

**Rhode Island Convention Center Authority**

**Garrahy Courthouse Garage Committee**

**Tuesday, June 23, 2015**

**Meeting Minutes**

**The Garrahy Courthouse Parking Garage Sub Committee of the Rhode Island Convention Center Authority met on Tuesday, June 23, 2015 pursuant to notice at the Rhode Island Convention Center, One Sabin Street and the Dunkin' Donuts Center, One LaSalle Square, Providence, RI 02903.**

**Board members present were Paul MacDonald, Patrick Butler, Bernie Buonanno and Tony Mendez.**

**Also present were Jim McCarvill, Executive Director, Amanda Wilmouth and Larry Lepore, Convention Center and Dunkin' Donuts Center, Ray Keough, Keough Construction Management; Amy Pettine, RIPTA; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.**

**Mr. MacDonald called the meeting to order at 11:35 AM**

**Mr. MacDonald stated that three firms were invited to make their pitch as to why they would be the best choice for us. Mr. Keough reported that Walker had discussed the problems that they encountered with the Johnson & Wales Garage. Walker noted that the City insisted that access and exits could only be done from B streets. Also the school requires that two cards are needed in order to enter the facility. Mr. Lepore stated that it is not the system that Walker recommended. Mr. MacDonald noted that swiping is not the architect's problem. Mr.**

**Lepore stated that the school didn't want the students to pay for transponders and this was the school's solution.**

**Mr. Butler commented that we should know what form of retail will be acceptable. He noted that a restaurant will require very different amenities than a lawyer's office. Mr. Buonanno stated that he has a lot of faith that Jan Brodie will be able to assist us with the retail portion of the project.**

**Mr. Keough said that there are many unanswered questions and we should discuss money and see what \$250,000 will buy us. Mr. McCarvill stated that the project is supposed to be ready for bonding as soon as a Purchase and Sales agreement is signed for three parcels of the I-95 land. Mr. Buonanno said that he is unsure that we should go ahead with the project if it is going to lose money. Mr. Butler asked what happens if we decide that we don't want to build. Mr. McCarvill stated that the State has to make that decision.**

**Mr. McCarvill noted that our legal counsel was on the City's zoning board for 8 years and said that the City is very protective of their A & B streets. Mr. Leach said that every plot is different. He said that we can go to zoning and explain our situation and possibly get a variance. Mr. Leach also stated that the legislation does not require accommodations for buses only retail.**

**Mr. MacDonald stated that he still has a lot of questions before we can make an informed decision. Mr. Buonanno said that we need more information and we should invite the principles back. Mr. Keough said that we need an engineer to answer some of these questions. Mr. Buonanno asked why we need to have buses there**

**and did anyone look at the fact that you can't turn a bus around.**

**Mr. MacDonald asked Mr. Keough to prepare a bid form and invite Walker and Dsesman back for a second interview.**

**Mr. MacDonald suggested that July 13th at 9:00 AM for the next meeting.**

**Upon a motion duly made by Mr. Butler and seconded by Mr. Buonanno it was unanimously**

**VOTED to adjourn at 12:30 PM**