

Rhode Island Convention Center Authority

Garrahy Courthouse Garage Committee

Tuesday, October 27, 2015

Meeting Minutes

The Garrahy Courthouse Parking Garage Sub Committee of the Rhode Island Convention Center Authority met on Tuesday, October 27, 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, Bernie Buonanno, Jeff Hirsh and Stan Israel.

Also present were Jim McCarvill, Executive Director; Larry Lepore, Amanda Wilmouth and Pamela Bacon, Convention Center and Dunkin' Donuts Center, Amy Pettine and Ray Studley, RIPTA; Bonnie Nickerson, City of Providence; Peter McNally, I 195 Commission; Ken Smith, RI Supreme Court; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.

Mr. MacDonald called the meeting to order at 11:25 AM

Mr. MacDonald welcomed guests and asked all present to introduce themselves. Mr. McCarvill reported that a tentative meeting schedule had been prepared and that the next meeting would be held on November 17th at 11:15 AM.

Mr. MacDonald noted that Mr. Keough was unable to attend this meeting. He asked Mr. Leach to update the Committee on the status of the project. Mr. Leach reported that Walker Parking Consultants

was chosen to perform preliminary work for the project. He said that a traffic study, a market study and preliminary schematic drawings are included in the contract that is being negotiated. Mr. Leach noted that Walker Parking Consultants works with the designer Vision 3. Mr. McCarvill said that a report on the feasible size of the garage should be available within sixty days once Walker is given the go ahead.

Mr. McCarvill reported that we have been advised that there might be electrical or other underground impediments. Mr. McCarvill also reported that there are title issues that could cause a problem with bonding.

Mr. MacDonald asked why we are so sure that the garage will lose money. Mr. Leach stated that an analysis was done a few years ago that shows a loss for several years. Mr. Buonanno said that in order for us to move forward with construction the State will have to understand that they will have to pay.

Mr. McNally had some questions regarding the bonding. Mr. Leach answered that the Authority has been given the task of floating bonds for the project. Mr. McNally also had questions on what information Walker would be looking for in order to complete their analysis. Mr. Leach responded with a list of things that Walker will be looking at such as the number of spaces needed by the courts, size of streets, etc.

Mr. McCarvill stated that we are trying to build a garage that will be better than what the courts have now and take into consideration other interested groups like RIPTA and I 195 Commission. He said

that we have the knowledge necessary to run a garage. Mr. McNally asked who is responsible of the final decision. Mr. McCarvill said that it is our job but we will not work in a vacuum. Mr. McNally asked if there are any groups that are opposed. Mr. Lepore said that he didn't think there were any.

Lengthy discussion ensued to bring Mr. McNally up to date. There was discussion on judges parking and the transport of prisoners into and out of the courthouse. Mr. McCarvill stated that he didn't think that there was any issue that we can't resolve around this table. Mr. McCarvill said that the size of the garage is important. He said that we need to know what will fit and the number of spaces that will be needed. Mr. McNally asked what happens if the other Purchase & Sales are contingent upon parking. Mr. McCarvill stated that is something that we will have to consider.

Further discussion ensued regarding RIPTA and the use of the garage as an intermodal hub. Mr. Studley commented on the size of the streets and on street parking that will be difficult to eliminate.

Mr. Hirsh asked if we are required to have retail as part of the project. Mr. Leach said that it is included in the legislation. Ms. Nickerson stated that the retail space envisioned on Richmond Street could be adjusted to fit the available space.

Noting that the Marketing Committee was scheduled to meet at 12:30 PM following the Garrahy Courthouse Garage Committee Mr. MacDonald reminded all that there would be a meeting on November 17th at 11:15 AM and asked for a motion to adjourn. Upon a motion duly made by Mr. Hirsh and seconded by Mr. Israel it was

unanimously

VOTED to adjourn at 12:25 PM