

Rhode Island Convention Center Authority

Garrahy Courthouse Garage Committee

Tuesday, November 17, 2015

Meeting Minutes

The Garrahy Courthouse Parking Garage Sub Committee of the Rhode Island Convention Center Authority met on Tuesday, November 17, 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, 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, Bonnie Nickerson, City of Providence; Elizabeth Keithline, RI State Council on the Arts; Steve Kent, RI Courts; Ray Keough and Rick Hall, Keough Construction; Amber Ilcisko, I 195 Commission; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.

Mr. MacDonald called the meeting to order at 11:10 AM

Mr. MacDonald asked for a motion to approve the minutes of the October 27th meeting. Upon a motion duly made by Mr. Butler and seconded by Mr. Israel it was unanimously

VOTED: to approve the minutes of the October 27th meeting.

Mr. MacDonald welcomed guests and asked all present to introduce themselves. He reported that the next meeting would be held on

December 15th at 11:15 AM.

Mr. MacDonald asked Mr. Keough to update the Committee on the progress of the project. Mr. Keough noted that we have a great many questions for the I 195 Commission. Mr. McCarvill suggested that the questions be sent to Amber Ilcisko. Mr. Keough distributed an expected time line for the project. He noted that several pieces of the project are underway including the Traffic Study and Market Study. Mr. Keough said that at the end of December a report would be available for review. He said that after carefully looking at the report a decision about whether or not to move forward could be made.

Mr. McCarvill asked what you do with the parkers that you have now during construction. Mr. Keough answered that is another challenge.

Mr. McCarvill said that maybe there is some empty land that could be used. Mr. Keough noted that there is a contract in place for employee parking, therefore arrangements would have to be made for those individuals. Mr. Lepore stated that parking has expanded at the Kent County Courthouse and is free. Mr. Lepore stated that he had heard that the courthouse is expected to close in about ten years.

Mr. Keough noted that a proposal was issued for a land survey that is due to the Authority on November 18th. Discussion ensued regarding Beta Engineering and Mr. Keough asked if we want the environmental study done now or sometime in the future. Mr. MacDonald asked if Beta was the firm that we selected. Mr. McCarvill said that several months ago Beta was selected to perform environmental tasks for the project and we negotiated the rates. Mr. Keough said that the work needs to be done and it is just a matter of

doing it now or later. Mr. Butler asked Mr. Keough if he thought Beta was the best choice. Mr. Keough answered yes. Mr. Hirsh asked what the land was used for in the past and what are the chances that we will run into environmental and toxic problems. Mr. Keough said that the land was used mostly by the jewelry industry and that we will know more following the testing. Mr. Leach stated that in his opinion Mr. Keough is doing his job and working well for the Authority. Mr. Hirsh made a motion that was seconded by Mr. Butler and unanimously

VOTED: to move forward with environmental testing by Beta Engineering.

Mr. Butler reminded everyone that if this garage is going to lose money the legislature has to be made aware and approve the project. Everyone agreed. Mr. Keough said that we should have a better idea once we get the market study in December.

Mr. Hirsh asked about RIPTA's plans. Mr. McCarvill said that they are unsure and there has been nothing new from RIPTA. He stated that we will need some answers by the end of December in order to proceed with design. Mr. McCarvill stated that there are several zoning issues that we will have to overcome. Ms. Nickerson suggested that we design the best garage to fit our requirements and then go for a variance from the City if it needed. Mr. Butler said that he does not see how RIPTA can work. Mr. McCarvill said that it is possible but is it worth it when RIPTA may have better options. Mr. Butler commented that he would like to see a state of the art garage that does not look like a parking facility that can turn a profit.

Mr. MacDonald stated that we will meet again on December 15th 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 12:08 PM