

Rhode Island Convention Center Authority

Garrahy Courthouse Garage Committee

Tuesday, December 15, 2015

Meeting Minutes

The Garrahy Courthouse Parking Garage Sub Committee of the Rhode Island Convention Center Authority met on Tuesday, December 15, 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, Tony Mendez, Dale Venturini and Stan Israel.

Also present were Jim McCarvill, Executive Director; Larry Lepore, and Amanda Wilmouth, Convention Center and Dunkin' Donuts Center, Bonnie Nickerson, City of Providence; Cliff Wood, Downtown Providence Parks Conservancy; Joseph Baxter and Steve Kerr, RI Supreme Court; Ray Keough and Rick Hall, Keough Construction; Peter McNally and Amber Ilcisko, I 195 Commission; Art Stadig, Walker Parking Consultants; Bob Clinton, Jon Siarach, VHB; Dan Baudouin, Providence Foundation; Bruce Leach, Legal Counsel and Eileen Smith, Recording Secretary.

Mr. MacDonald called the meeting to order at 11:08 AM. Mr. MacDonald welcomed guests and asked all present to introduce themselves. Mr. MacDonald then announced that the next meeting would be held on January 26th at 11:15 AM.

Mr. MacDonald asked for a motion to approve the minutes of the

November meeting. Upon a motion duly made by Mr. Israel and seconded by Mr. Mendez it was unanimously

VOTED: to approve the minutes of the November meeting.

Mr. MacDonald asked Mr. Keough to update the Committee on the progress of the project. Mr. Keough explained that Walker Parking Consultants was engaged to perform certain tasks in this phase of the project. Mr. Keough turned the meeting over to Art Stadig of Walker Parking Consultants. Mr. Stadig noted that a Traffic Study and Market Study were performed. Mr. Stadig began his presentation.

A draft findings of the financial analysis was presented. Mr. McNally asked several questions regarding the analysis and how certain conclusions were reached. Mr. Stadig stated that they made assumptions in part with the information provided by the I 195 Commission. Mr. McNally asked if he could be provided with a line by line explanation of the assumptions that were used. Mr. Stadig answered that he would not provide that information to Mr. McNally. Mr. Keough offered his assistance to Mr. McNally by way of a conference call answer Mr. McNally's concerns. Mr. McCarvill said that he would participate in the call.

Mr. Hirsh said that he is aware that there is not enough parking in the district and asked if the Johnson & Wales garage has or will have any impact on Garrahy parking. Mr. Stadig said that Johnson & Wales has sufficient space in their facility and Courthouse parkers will most likely not use Johnson & Wales. Discussion ensued regarding what State will pay for parkers and it was noted that they have agreed to pay nursing school \$175.per space. If the State is willing to pay

market rates the project is more feasible. Mr. Keough said he would do some homework because he thinks that the State provided an answer to that questions in the past.

Mr. McCarvill asked about increasing the size to 1500 spaces. Mr. Stadig reported that the demand is there for 1250 spaces and that is what was called for in the legislation. Mr. McCarvill noted that if it is feasible we could ask that the legislation be revised. Mr. McCarvill said that parking will assist the I 195 Commission to sell the land and get development moving. Mr. Stadig noted that there would be more risk if you build a bigger garage but he would look into the possibility.

Mr. Butler asked how soon an approval to move forward is needed. Mr. Keough said that we will be able to give the OK to proceed during the first quarter of 2016. He explained the process and stated that 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. Keough noted that Traffic Study had been done by VHB and that we are waiting for a report. Discussion ensued regarding Beta Engineering and Mr. Keough noted that the test borings would be done this weekend.

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. Mr. McCarvill reported

that he will meet with RIPTA to determine where they fit in the project.

Mr. Baxter said that there are many questions and concerns with having bus births all around the building. Mr. McCarvill said that RIPTA is aware of the issues and will look for alternatives elsewhere if necessary. Mr. Baxter said that pedestrian traffic has to be taken into consideration.

Mr. MacDonald questioned the amount that Walker had used for labor and that assumptions were made that the garage would operate with pay on foot and limited business hours. The facility would not be open and staffed 24/7. Mr. MacDonald asked that the assumption be revisited. He said that he would like to see the garage staffed and secure at all times.

Mr. McNally said that he still had some questions on the model used and asked who he should speak with. Mr. Keough said any questions should be addressed to him and that Walker had responded that they would not make their model public.

Mr. MacDonald asked for a motion to adjourn. Upon a motion duly made by Mr. Israel and seconded by Mr. Mendez it was unanimously VOTED to adjourn at 1:18 PM