

MEETING MINUTES

CAPITAL CENTER COMMISSION

November 18, 2004

12:00 Noon

**First Floor Theater
30 Exchange Terrace
Providence, RI**

1. Roll Call

Leslie A. Gardner called the meeting to order at 12:05 PM. Members present included Leslie A. Gardner, Wilfrid L. Gates, Jr., Ken Dulgarian, Stanley Weiss, Barry Fain, Barry Preston, Steve Daniels, Robert Reichley, Steve Durkee, Councilwoman Rita Williams, and Representative Paul Moura (left at 1:40 PM).

Staff present included Deborah Melino-Wender, Executive Director, Richard Peirce, legal counsel, and David Dixon, design consultant.

Others present included Al Spagnolo, Matt Michel and Nat Finley, Spagolo & Gisness; Jim Loyd, USAA; Richard Galvin and Lee Vernison, Commonwealth Development; Bill Warner and Glenn Fontecchio, William Warner & Associates, Inc.; James Hagan and Janet Raymond, Greater Providence Chamber of Commerce; Jack Partridge and Amy Vitale, Partridge, Snow & Hahn; Chris Marsella, Marsella Development; Ron Chrzanowski and Barbara Dreyer, Capital Properties; Luigi Bianco, Providence Preservation Society; Charles Meyers, Metropark; John Garrahy, Moses, Afonso, Jackavony; Eric Dyson and Richard Seges, GTECH; David Brussat, Providence Journal; Richard Libardoni, Intercontinental Development; Mike Bennett, RIDOT; Greg Mancini, 21st Century Labor; Michael Walker, RIEDC; Charles Frances, CB Richard Ellis; Bob Bolton, Arden Engineering; David Arpin, Paul Arpin Van Lines; John Osowa, EW Audet; Brad Hyson, Aperion; Charles Pinning, Providence; Greg Mallane, Johnston; Melissa Nickerson, Providence; Peter Borgmeister, Providence.

2. Meeting Minutes

2.1 Approval of Commission Minutes of November 4, 2004

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of November 4, 2004.

2.2 Acceptance of Design Review Committee Minutes of October 19, 2004; October 21, 2004; October 26, 2004

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of October 19, 2004, October 21, 2004 and October 26, 2004.

3. Report of the Executive Director

The Executive Director updated the Commission members on the status of the Westin elevator. She also informed the Commission that the City has hired Sasaki Associates to develop a plan for the downtown entitled "Providence Downtown".

4. 2005 Meeting Schedule

The Executive Director presented the proposed meeting schedule for 2005. The motion was duly made, seconded and unanimously passed to approve the 2005 Capital Center Commission meeting schedule.

**5. Parcel 9: GTECH: Public Hearing:
Application for Development and Deviations**

Chairman Gardner opened the public hearing at 12:15 PM. The minutes of this portion of the meeting can be found in the stenographic record. The public hearing was closed at 1:30 PM.

**6. Parcel 9: GTECH: Action
Application for Development and Deviations**

The Executive Director reviewed the proposed draft motions, the first of which related to approval of the requested deviations, and the second of which related to the approval of the project as a whole.

Representative Moura noted that, in light of Separation of Powers, he is abstaining from all votes. He also stated that the House has decided to follow Separation of Powers immediately, rather than wait until January. He stated that this would also be his last Commission meeting and that it has been an honor and privilege to serve on the Commission. Chairman Gardner stated that the Commission would miss the valuable input of both Representative Moura and Senator Walaska and that the balance of the City, State and private industry has always worked well.

Mr. Dulgarian made the motion to approve Motion #1, relating to the requested deviations, as attached. Mr. Reichley seconded the motion. Those voting in favor of the motion were Leslie A. Gardner, Wilfrid L. Gates, Jr., Ken Dulgarian, Stanley Weiss, Barry Preston, Steve Daniels, Robert Reichley, Steve Durkee, and Councilwoman Rita Williams. Representative Moura and Mr. Fain abstained from the vote. The motion passed.

Mr. Dulgarian made the motion to approve Motion @2, relating to the approval of the project as a whole, as attached. Mr. Reichley seconded the motion. Discussion followed. Councilwoman Williams made a motion to amend the motion to include "(h) that the developers consider incorporating energy conservation, environmental building technologies and renewable energy, as

much as possible.” Mr. Fain seconded the amended motion. Those voting in favor of the motion were Leslie A. Gardner, Wilfrid L. Gates, Jr., Ken Dulgarian, Stanley Weiss, Barry Preston, Steve Daniels, Robert Reichley, and Councilwoman Rita Williams. Representative Moura, Steve Durkee and Mr. Fain abstained from the vote. The motion passed.

Chairman Gardner noted that this building is more cutting edge that has been previously approved and that the controversy and public debate has been good. She stated that she is looking forward to the construction of the new building and is pleased that GTECH is up to the challenge.

7. New Business

Chairman Gardner noted new items of new business. First, she stated that RIDOT is looking to make some interim repairs to the Francis/Memorial intersection. She introduced Mike Bennett of DOT. Mr. Bennett explained that DOT intends to remove the Euro cobble and replace it with asphalt until the GTECH building is complete. At the end of the GTECH construction, a permanent solution will be reviewed and implemented, with that plan to come back before the Commission for approval. The motion was duly made, seconded and unanimously passed to approved the interim repairs to the Francis/Memorial intersection.

Chairman Gardner then explained, with regret, that Mr. Dulgarian has resigned as a member of the Commission. He has said that his business commitments now required more travel and time and that he is no longer able to serve. Chairman Gardner and the Commission thanked Mr. Dulgarian for his many years of dedicated service.

8. Adjournment

The meeting was adjourned at 1:45 PM.

Robert Reichley
Secretary