

MEETING MINUTES

CAPITAL CENTER COMMISSION

Thursday, April 13, 2006

12:00 Noon

First Floor Theater

30 Exchange Terrace

Providence, RI

1. Roll Call

Chairman Gardner called the meeting to order at 12:10 PM. Members present included Chairman Leslie A. Gardner, Guy Abelson, Steve Durkee, Barry Fain, Wilfrid L. Gates Jr., Barry Preston (arrived 12:30 PM), Christopher Thomas, Stanley Weiss and Councilwoman Rita Williams.

Staff present included Deborah Melino-Wender.

Others present included Bill Perrett and Ken Geist, Sage Hospitality; Glenn LePore, LDL Design; Robert Bromley, Senate Fiscal Office; Louis Jutras, Metropark; Ron Chrzanowski, Capital Properties; Mike Bennett, RI DOT; Amy Vitale, Partridge, Snow & Hahn.

2. Minutes

2.1 Approval of Commission Minutes of March 9, 2006

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of March 9, 2006.

2.2 Acceptance of Design Review Committee Minutes of March 7, 2006 and March 21, 2006

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of March 7, 2006 and March 21, 2006.

3. Report of the Executive Director

The Executive Director reported that Parcel 12, the Providence Redevelopment parcel being developed by the Carpianato Group, is scheduled to begin workshops with the Design Review Committee on May 2nd. She also reported to the Commission that due to liability concerns, the Chamber has informed the CCC that it will no longer be able to continue its arrangement for processing payroll and serving as the conduit for the various employment benefits. The CCC would still remain a tenant of the Chamber and continue to pay rent and other expenses. This means that the CCC will need to find another way to provide the various employment benefits, which, for an office of one, may require some additional costs. This item is still being researched.

With the Commission's approval, the Chairman took the agenda out of order to accommodate people's meeting schedules.

4. Parcel 14: Masonic Temple: Request for Relocation of Transformer and Switch Box

The Chairman briefly reviewed the issue of the relocation of the transformer and switch boxes. Mr. Perrett and Mr. Geist also reviewed the various options which were explored and explained that given the timing and the cost, that they had no other option but to relocate these units to the Francis Street location. In order to meet all their deadlines, they need to provide power to the building by June 1st or this project is shut down. Discussion followed.

The motion was duly moved, seconded and unanimously passed to approve the relocation of the transformer and switch units to Francis Street, as presented, with the developer to come back to the Design Review Committee with a plan for the decorative treatment of these units.

5. Parcel 1: Citron Bistro: Request for Approval for Coffee Kiosk, Outdoor Seating, and Venting

Presenter: Glenn LePore, LDL Studio

Chairman Gardner explained that the Design Review Committee had seen and approved the plans for (1) a coffee kiosk; (2) outdoor seating; and (3) a revised vent configuration for the Citron Bistro restaurant, with some additional suggestions being offered. Mr. LePore presented the plans for the coffee kiosk, the outdoor seating and the revised vent configuration to the Commission. A brief discussion followed. Mr. Gates noted that the DRC had requested that the vent ends be finished and rounded and not appear square. Mr. LePore added that these would be painted out to match the wall.

Mr. Preston noted that activities such as this which are lively and well done need to be encouraged.

The motion was duly made, seconded and unanimously passed to approve the coffee kiosk, the outdoor seating and the revised vent, taking into consideration the recommendations of the Design Review Committee.

6. Parcel 1: Request for Extension of Approval of Temporary Signage

Chairman Gardner explained that on May 13, 1999, the Capital Center Commission granted temporary approval for the pylon sign at the corner of Memorial Boulevard and Exchange Street. This approval has been extended five times, with the most recent extension expiring on May 13, 2006. The developer is seeking a one-year extension to this approval. The Executive Director noted that she has spoken with MPM Management who is requesting the extension and who will be delivering a letter and check.

The motion was duly made, seconded and unanimously passed to extend the approval for the temporary pylon sign for one year through May 13, 2007, contingent upon receiving the letter request and required fee.

7. Parcel 6: Request for Extension of Certificates of Approval

Chairman Gardner explained that the certificate of approval and certificate of approval for deviations for the original Parcel 6 design was originally issued on November 13, 2003. This approval expires after one year if the developer has not received a building permit.

In November 2005, the Commission extended these approvals for a six month period. Mr. Roth is requesting an additional six-month extension to the original design to May 13, 2006.. Executive Director stated that she has spoken to Mr. Roth and he is expecting to close on his financing any time now, therefore he is seeking an additional six month extension.

The motion was duly made, seconded and unanimously passed to extend the Certificate of Approval and Certificate of Approval of Deviations for Parcel 6 for a six month period, expiring on November 13, 2006.

8. Design Consultant Contract

Chairman Gardner noted that the original contract with David Dixon of Goody Clancy and Associates was signed in the amount of \$20,000 for a one-year term commencing March 3, 1999. The present extension of that contract expired on March 3, 2006. Within this contract period, the Commission has incurred \$3,378.63 in design consultant expenses, of which \$3,206.86 is reimbursable, leaving a net cost to the Commission of \$171.77. She noted that Goody Clancy is willing to continue under the same terms and conditions for another year.

The motion was duly made, seconded and unanimously passed to approve the Design Consultant contract with Goody, Clancy and Associates in the amount of \$20,000 for a twelve-month period ending March 2, 2007 under the same terms and conditions.

9. New Business

Chairman Gardner stated that she and Wil Gates had met with the leadership of both the House and the Senate to discuss the issue of State House Park/polo and the budget. With respect to polo, she said that she and Mr. Gates explained that the issue was one of site control, and that the Commission could not review the plans until the group controlled the site. The Executive Director noted that she had heard that polo was not going forward this year due to issues relating to Amtrak, however, she had not heard directly from Providence Polo.

10. Adjournment

The meeting was adjourned at 12:50 AM.

Robert Reichley
Secretary