

# **MEETING MINUTES**

## **CAPITAL CENTER COMMISSION**

**Thursday, January 10, 2008**

**12:00 Noon**

**First Floor Conference Room**

**30 Exchange Terrace**

**Providence, RI**

### **1. Roll Call**

**Vice Chairman DeConti assumed the Chair in the absence of Leslie Gardner and called the meeting to order at 12:00 Noon. Members present included Merlin DeConti, Guy Abelson, Rebecca Barnes, Greg Benik, Councilwoman Josephine DeRuzzo, Wilfrid L. Gates, Jr., Phillip Stone, Christopher Thomas and Stanley Weiss. Members absent included Leslie A. Gardner, Jennifer Cookke, Steve Durkee, Barry Fain, Councilman Terrence Hassett and Duncan Johnson.**

**Staff present included Deborah Melino-Wender.**

**Others present included Robert Bromley, Senate Fiscal Office; Todd Turcott, Capital Properties; Mark Lane, Avalon Properties; and Aharon Lantzitsky, Capitol Cove.**

**The Chairman recognized and welcomed Rebecca Barnes, who has**

been appointed by the Providence Foundation to fill the unexpired term of Bob Reichley, who retired from the Commission in December. Ms. Barnes is Director of Strategic Growth at Brown.

## **2. Minutes**

### **2.1 Approval of Commission Minutes of December 13, 2007**

The motion was duly made, seconded and unanimously passed to approve the minutes of the Capital Center Commission meeting of December 13, 2007.

### **2.2 Acceptance of Design Review Committee Minutes of November 27, 2007;**

**December 18, 2007**

The motion was duly made, seconded and unanimously passed to accept the minutes of the Design Review Committee meetings of November 27, 2007 and December 18, 2007.

## **3. Report of the Executive Director**

The Executive Director updated the Commission members on the status of the Blue Cross construction.

## **4. Election of Officers**

Chairman DeConti noted that the By-Laws required that at the first meeting of the year, the Chairman present to the Commission, for advice and consent, the Chairman's choice for Vice-Chairman, Secretary and Treasurer. These officers serve until the first meeting

of the next calendar year. He stated that, as permitted in the By-Laws, Chairman Gardner is proposing to combine the duties of Treasurer and Secretary and is proposing the following slate of officers:

**Vice Chairman: Merlin DeConti**

**Secretary/Treasurer: Chris Thomas**

The motion was duly made, seconded and unanimously passed to consent to the appointment of Merlin DeConti as Vice Chairman and Christopher Thomas as Secretary/Treasurer.

#### **5. Design Review Committee Appointment**

Chairman DeConti noted that with the retirement of Bob Reichley, Chairman Gardner is proposing that Rebecca Barnes be appointed to the Design Review Committee.

The motion was duly made, seconded and unanimously passed to appoint Rebecca Barnes to the Design Review Committee through her term which expires June 30, 2010.

#### **6. Parcel 5: CenterPlace Apartments: Request for Signage**

**Presenter: Mark Lane**

Chairman DeConti introduced Mark Lane of Avalon. Mr. Lane stated that in order to better market the apartments at CenterPlace, management is proposing some temporary signage for the project.

He presented the proposed signage to the Commission. This included three vinyl signs along Stillman Street, above the garage. Mr. Gates stated that this signage was presented to the Design Review Committee at its December 18th meeting and that the Committee thought it was well done and is recommending approval.

A brief discussion followed.

The motion was duly made, seconded and unanimously passed to approve the temporary signage, as presented, through October 1, 2008, or earlier if leasing targets are met.

## **7. Parcel 6: Capitol Cove: Request for Signage**

**Presenter: Aharon Lantzitsky**

Chairman DeConti introduced Mr. Lantzitsky of Capitol Cove. Mr. Lantzitsky stated that Capitol Cove is proposing some construction signage around portions of the site to clean up the construction area and to promote the project. These plans included scrim around a portion of the site and two, free-standing signs, one across from the train tracks and one at the corner of the canal and Park Row. Mr. Gates noted that the plans were reviewed by the DRC at the December 18th and January 8th meetings and that the DRC is recommending approval of the proposed signage with the proviso that the present contractor's signs must be removed before this signage can be installed. Also, the DRC is recommending that the

**developer be allowed to include the contractor's name and/or logo to be incorporated into the proposed signage without coming back for further approval. Mr. Gates noted that the DRC is pleased with the professional quality of the signs.**

**A brief discussion followed.**

**The motion was duly made, seconded and unanimously passed to approve the construction signage, as proposed with the proviso that (1) the present nonpermitted contractor's signs must be removed before this signage can be installed, and (2) that the developer is allowed to include the contractor's name and/or logo to be incorporated into the proposed signage without coming back for further approval.**

## **8. New Business**

**There was no new business.**

## **9. Adjournment**

**The meeting was adjourned at 12:25 PM.**

---

**Christopher Thomas  
Secretary/Treasurer**