

CAPITAL CENTER COMMISSION

Meeting Minutes of Wednesday, June 11, 2014

A meeting of the Capital Center Commission (CCC) was held on Wednesday, June 11, 2014 in the 1st Floor Conference Room of the Joseph A. Doorley, Jr. Municipal Building, 444 Westminster Street, Providence, RI 02903.

1. Roll Call

Members Present: Deming Sherman, Wilfrid Gates, Seth Handy, Martha Werenfels, Sam Bradner and Luis Torrado

Members Absent: Michael McCormick, Duncan Johnson, John Sinnott, Greg Benik, Barry Fain, Guy Abelson, William Kite, Councilman John Iglizzi, and Chairman of the Committee on Urban Redevelopment, Renewal & Planning

Staff Present: Christopher Ise

Call to Order: The meeting was called to order at 12:12 PM, Chairman Sherman presiding. Due to the lack of a quorum, Chairman Sherman announced that any approvals made at the meeting would be ratified at the next CCC meeting.

2. Approval of Meeting Minutes of May 12, 2014

The minutes were not available.

3. Parcel 1: Union Station Parking Lot: Request for Extension of Parking Attendant Booth and Pylon Sign Approvals

Christopher Marsella, representing Union Station Parking, appeared to discuss the request for extensions of approvals for the parking attendant booth, controlled access and egress gates, and pylon sign for another 2-year period. Chairman Sherman inquired about the previous plan to move the existing booth at the Marriott Courtyard to this location. Mr. Marsella stated that they have converted the system from cash to automated. Ms. Werenfels made a motion, seconded by Mr. Gates, to extend the approvals for the parking booth, controlled access and egress gates, and temporary pylon sign for another two-year period through June 11, 2016. All voted in favor.

4. Parcel 15: RI Credit Union: Request for Extension of Parking Approval

Nancy Zeppa, representing the Rhode Island Credit Union, appeared to discuss the request for an extension of approval for the interim surface parking lot for the Rhode Island Credit Union. In response to a question by Chairman Sherman, Ms. Zeppa replied that there are no immediate plans to construct a parking garage on the site. In response to a question by Ms. Werenfels, Chairman Sherman replied that there is no limit to the amount of extensions that can be granted by the Commission. Mr. Gates remarked that these are ongoing temporary conditions. A motion was made by Mr. Bradner, seconded by Ms. Werenfels, to extend the approval for the interim surface parking lot for the Rhode Island Credit Union for a two-year period through June 11, 2016. All voted in favor.

5. FY 2015 Budget

Chairman Sherman noted a discrepancy regarding the fees in the draft budget. He stated that he would speak to Linda Pascoa to correct it. A brief discussion followed regarding the 90K in the reserves. Mr. Gates made a motion to accept the budget for FY 2015. The motion was seconded by Ms. Werenfels. All voted in favor.

6. Other Business

Chairman Sherman noted the \$35 million State Bond referendum for a transit hub at Providence Station. Todd Turcotte, representing Capital Properties, stated that the company funded a charrette to

study the concept of a transit hub. He explained that Capital Properties previously owned the air rights over the tracks, but Amtrak purchased the rights for the installation of the catenaries. He added that the City, RIPTA, the State, Amtrak and Capital Properties would all be involved in developing the hub. Mr. Turcotte noted that the bond issue goes out to the public for a vote, noting that the Tiger Grant would be used for planning dollars. He explained that the project would be tied in with a private developer for future development on the site. He mentioned that Capital Properties began a discussion with RIDOT a year ago regarding this issue.

Chairman Sherman stated that RIDOT is in the process of signing a maintenance agreement with the City for the proposed reconstruction of the plaza at Providence Station. The project is to go out to bid late summer. Regarding the Parcel 15 parking issue, Chairman Sherman stated that he had not received a response from Richard Licht. He added that he is disappointed with the lack of response from the City Administration.

7. Adjournment

With no further business, the meeting adjourned at 12:50 PM.

Barry Fain
Secretary/Treasurer