

CAPITAL CENTER COMMISSION

Meeting Minutes of Wednesday, April 8, 2015

A meeting of the Capital Center Commission (CCC) was held on Wednesday, April 8, 2015 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, Barry Fain, Guy Abelson, Michael McCormick, Sam Bradner, John Sinnott, Martha Werenfels, William Kite, Luis Torrado, Enrique Martinez and Dorene Conlon

Members Absent: Duncan Johnson, Councilman John Igiozzi, and Chairman of the Committee on Urban Redevelopment, Renewal & Planning

Staff Present: Christopher Ise

Call to Order: The meeting was called to order at 12:10 PM, Chairman Sherman presiding.

Chairman Sherman welcomed new members Enrique Martinez and Dorene Conlon to the Commission. He announced the reappointment of John Sinnott, Barry Fain and Guy Abelson, noting that his own term expires on June 30, 2015 for which he is requesting reappointment.

2. Meeting Minutes

2.1 Approval of Commission Meeting Minutes of December 10, 2014: Mr. Abelson made a motion, seconded by Mr. Gates, to approve the meeting minutes. All voted in favor.

2.2 Acceptance of DRC Meeting Minutes of September 16, 2014, November 18, 2014 and December 2, 2014: Mr. Werenfels made a motion, seconded by Mr. Fain, to approve the meeting minutes. All voted in favor.

3. Election of Officers

On a motion made by Mr. Bradner, seconded by Mr. Gates, the Commission reelected Mr. McCormick as Vice Chair and Mr. Fain as Secretary and Treasurer. All voted in favor.

4. Internal Operating Procedures: Development Fees

Chairman Sherman proposed the reduction of the Capital Center Commission's application fees. He explained that the attorney for the developer of a proposed hotel on Parcel 12 questioned the high fee that is to be assessed to the project. He explained that the Commission is now staffed by the City, and there is no longer an Executive Director. Chairman Sherman stated that the cost to run the Commission annually by the City is between \$17,000 and \$20,000. A revised fee schedule was presented and a discussion ensued. It was also suggested that the collected fees be split 50/50, with half going to the Commission budget and half going to the City. Chairman Gates suggested capping out the fee at \$40,000. A discussion followed regarding the calculation of the fee. Ms. Werenfels made a motion, seconded by Mr. Fain, to approve the following fee calculation. All voted in favor.

For project values (a) up to and including \$5 million x 0.002, (b) more than \$5 million up to and including \$10 million x 0.00175, and (c) over \$10 million x 0.0015. Fee = a + b + c, and not to exceed \$40,000.

5. Parcel 15: Francis Street parking lot update

Chairman Sherman stated that he met with State Administration officials regarding the proposed parking lot, where he requested that the project be put on hold until a parking study for the area around the State House can be conducted. He also offered to split the cost of the \$40,000 study. Chairman Sherman explained that he was told the project would not be put on hold. He went on to say that the RFP for the study would be issued through the Department of Administration in conjunction with the Commission. Mr. McCormick made a motion, seconded by Ms. Werenfels, to approve the expenditure of \$20,000 for the parking study. Mr. Torrado recommended incorporating intermodal parking. All voted in favor.

6. Adjournment

With no further business, the meeting adjourned at 1:00 PM.

Barry Fain
Secretary/Treasurer