

I-195 REDEVELOPMENT DISTRICT COMMISSION
PUBLIC NOTICE OF MEETING

A meeting of the I-195 Redevelopment District Commission will be held at **Rhode Island Economic Development Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **MONDAY, AUGUST 19, 2013**, beginning at **5:00 p.m.**, for the following purposes:

I. PUBLIC SESSION

Call to Order: The Chairperson

1. Welcome by Chairperson: Chairperson Colin Kane.
2. Approval of the Minutes of the Commission Meetings held on July 8, 2013. (Tab 1.)
3. Ratification of Votes Taken at Meeting of July 8, 2013.
4. Executive Director's Report – Review of Activities in Past Month and Proposed Future Activities.
5. Approval of License Agreement with Hecht Development Regarding a Portion of Parcel 30.
6. Approval of Providence Downtown Improvement District Proposal for Corner of Parcel 41.
7. Discussion of Preliminary 2014 - 2015 Budget.
8. Report from Fuss & O'Neil, Commission Engineers.
9. Discussion of Public Art Issues.
10. Approval of Expenses – Commissioner Trip to New Haven.
11. Discussion Regarding Selection of Communications, Public Relations and Urban Frameworks Consultants.

II. EXECUTIVE SESSION

To consider and act upon such matters as may be considered at a meeting closed to the public pursuant to the Open Meetings Law, specifically matters permitted to be so considered under subsection (5) (disposition of public property) of Rhode Island General Laws, Section 42-46-5(a) (the Open Meetings Law).

12. Informational Presentation by Brown University (subject to availability).

III. PUBLIC SESSION

13. Chairman's Report – Review of Activities in Past Month and Proposed Future Activities/Tentative Agenda for September 9, 2013 Meeting.
14. Vote to Adjourn.

I-195 REDEVELOPMENT DISTRICT COMMISSION

AGENDA

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TAB 1

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

July 8, 2013

The I-195 Redevelopment District Commission (the "District") met on Monday, July 8, 2013, in Public Session, beginning at 5 PM, at the offices of the Rhode Island Economic Development Corporation, located at 315 Iron Horse Way, Suite 101, Providence, Rhode Island, pursuant to notice of the meeting to all Commissioners and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting as indicated: Chairperson Colin Kane, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Mark Ryan, Dr. Barrett Bready and Mr. Michael Van Leesten. Also present were non-voting Commissioners, Mr. Marcel Valois and Mr. Ruben Flores-Marzan.

Also present were Ms. Jan Brodie, Executive Director, Mr. Michael Walker, as staff assigned by the Rhode Island Economic Development Corporation, and Mr. Charles F. Rogers of Edwards Wildman Palmer LLP, legal counsel to the District.

Chairperson Kane called the meeting to order at 5:00 PM.

1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON JUNE 10, 2013

Chairperson Kane stated that the minutes of the meeting of June 10, 2013 had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion duly made by Ms. Johnson and seconded by Mr. Van Leesten, the following vote was adopted:

VOTED: To approve the minutes of the meeting held on June 10, 2013 as submitted.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, Dr. Bready and Mr. Van Leesten.

Voting against the foregoing were: None.

2. EXECUTIVE DIRECTOR'S REPORT

Ms. Brodie provided a summary of her recent activities as follows:

- a. She is working on human resource policies and is preparing a manual. She expects this work to be completed in July.

- b. She has interviewed eight or nine candidates for the position as her assistant. She has identified a candidate and extended an offer and is waiting to hear from that candidate with respect to the offer of employment.
- c. She reported that the District has received eleven responses to the RFP for media and public relation services. Ms. Brodie suggested that the sub-committee (Mr. Kane, Mr. Ryan and Mr. Van Leesten) meet in the next several weeks to narrow the responses to three or four firms, who would then be interviewed with the goal of making a recommendation to the Board at the August meeting. A tentative sub-committee meeting date of July 17, 2013 was set.
- d. With respect to the RFP for services relating to disposition of the I-195 parcels, Ms. Brodie stated that responses to the RFP are due by Friday, July 12, 2013. She said that she hoped to establish a sub-committee which would identify the best three or four proposals and then conduct interviews, narrow the search to one and make a recommendation to the Board at the August meeting. A discussion followed, and it was determined that the sub-committee would consist of Mr. Kelly, Dr. Bready and Mr. Kane and that the sub-committee would meet on July 29, 2013.
- e. With respect to property management, Ms. Brodie reported that Shalvey Bros. has been doing a good job in maintaining the parcels and keeping them clear of parked vehicles.
- f. Ms. Brodie reported that, in recent weeks, she has met with a variety of groups, including the Providence Foundation, the Chamber of Commerce, RISD, Brown University, URI and Johnson & Wales University. She has upcoming meetings scheduled with the Fox Point Neighborhood Association and Quonset Development Corporation among others.
- g. Ms. Brodie said that she will invite Brown University to present its development plans to the Commission at its next meeting on August 19, 2013. She noted that bi-weekly meetings at the Department of Transportation have resumed and that it is expected that meetings regarding the parks will commence in the near future.

In conclusion, Ms. Brodie stated that her focus over the next month will be on parking and transportation issues, the permitting process and a business outreach initiative. She also noted that she plans to take a trip to New Haven to see how that city has developed a 10-acre site similar to the I-195 property.

3. DISCUSSION OF PROPOSED 2014 BUDGET

Ms. Brodie said that she will circulate to the Commissioners a draft of the proposed 2014 budget. It was noted that the General Assembly has approved an appropriation to the District for the fiscal year July 1, 2013 – June 30, 2014. That budget appropriated \$501,000 for the District's operations and \$250,000 for capital expenditures. Ms. Brodie said that her budget will show how she proposes these funds be expended in the next fiscal year.

It was also noted that the 2015 operating budget information must be submitted within the next few weeks. All of the capital budget submission is due by October 1, 2013.

4. APPROVAL OF EXPENSES FOR BROWNFIELDS CONFERENCE

Ms. Brodie noted that Mr. Kane had attended a Brownfields conference in Atlanta on behalf of the District and had incurred certain expenses for which he is seeking reimbursement. Chairperson Kane briefly summarized those expenses, which he said totaled \$1,082.00.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: That the District be and it hereby is authorized to reimburse Chairperson Kane for his expenses in the amount of \$1,082.00 incurred while attending the Brownfields Conference in Atlanta.

Voting in favor of the foregoing were: Ms. Hunger, Ms. Johnson, Mr. Kelly, Dr. Bready and Mr. Van Leesten. Chairperson Kane abstained.

Voting against the foregoing were: None.

There followed a brief discussion about appropriate procedures with respect to reimbursement of expenses incurred by Commissioners. It was noted that it was not anticipated that Commissioners would be incurring expenses on a regular basis, and it was agreed that approval/reimbursement of expenses be addressed on a case-by-case basis. It was also noted that Ms. Johnson had incurred certain expenses in connection with her activities as a member of the Art sub-committee and requested that the District reimburse her for those expenses.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: To approve reimbursement to Ms. Johnson of expenses in the amount of \$627.74 incurred by her in connection with her activities as a member of the Art sub-committee.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Mr. Kelly, Dr. Bready and Mr. Van Leesten. Ms. Johnson abstained.

Voting against the foregoing were: None.

5. EXECUTIVE SESSION FOR INFORMATIONAL PRESENTATION BY HECHT DEVELOPMENT

Chairperson Kane noted that, pursuant to the notice of the meeting, the Commission would go into Executive Session in order to hear an informational presentation by Hecht Development. Chairperson Kane then read the Commission's previously circulated statement concerning such informational presentations.

Accordingly, upon motion duly made by Dr. Bready and seconded by Ms. Johnson, the following vote was adopted:

VOTED: To go into Closed Session, pursuant to the Open Meetings Act, Rhode Island General Laws Section 42-46-5(a) (the Open Meetings Law), in order to hear an informational presentation by Hecht Development.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, Dr. Bready and Mr. Van Leesten.

Voting against the foregoing were: None.

Members of the public were then asked to leave the boardroom for the Closed Session, and members of the Commission and staff entered into Closed Session at 5:50 PM.

The Public Session was reconvened at 6:10 PM.

Chairman Kane reported that the discussion during the Closed Session was confined to discussion regarding an informational presentation by Hecht Development, and that no votes were taken. Additionally, the Commission voted to end the Closed Session, maintain the Closed Session records and reconvene the Public Session.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: That pursuant to Rhode Island General Laws Section 42-46-4, Section 42-46-5 and Section 42-46-7, the Open Meetings Act, the minutes of the Closed Session shall not be made available to the public, except as to the portions of such minutes as the Commission ratifies and reports in Public Session of this meeting.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, Dr. Bready and Mr. Van Leesten.

Voting against the foregoing were: None.

6. CHAIRMAN'S REPORT/AGENDA FOR AUGUST 19, 2013 MEETING

Chairperson Kane noted that he and Ms. Brodie had met with Verizon and that a great deal of communications infrastructure will be constructed by Verizon. Chairperson Kane said that he would provide detail on this infrastructure at the next meeting. He noted that the District has received a program letter from the Department of Environmental Management accepting the reports submitted by the District and that our application remains on the anticipated approval schedule.

Chairperson Kane suggested that it was appropriate to invite representatives of the brokerage community to provide an update as to developments in the market, and he suggested that this update be scheduled for the October meeting. He also noted that it was expected that the public relations and land disposition marketing contracts would be available to review and approve at the August meeting of the Commission.

There being no further business in the Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:25 PM.

Colin P. Kane
Chairperson