

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

JUNE 22, 2022

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, June 22, 2022, in Public Session, beginning at 5:00 P.M., at District Hall, located at 225 Dyer Street, Providence, Rhode Island pursuant to a 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: Chairperson Robert Davis, Dr. Barrett Bready, Mr. Marc Crisafulli, Mr. Michael McNally, and ex-officio board members Ms. Bonnie Nickerson and Ms. Hannah Moore representing the Commerce Secretary.

Also, present were Ms. Caroline Skuncik, District Executive Director, Ms. Amber Ilcisko, District Director of Operations, Mr. Peter Erhartic, District Director of Real Estate, Ms. Sarina Conn, District Office Manager, and Mr. Charles F. Rogers of Locke Lord, LLP, legal counsel to the District.

1. WELCOMING REMARKS BY CHAIRPERSON DAVIS.

Chairperson Davis called the meeting to order at 5:03 P.M. He then provided an overview of the process regarding the review of the proposals for Parcels 8 and 8a which included an anticipated final decision to select the preferred developer at the August Commission meeting.

2. PUBLIC COMMENT SESSION

Two members of the public signed up to speak during the public comment session. Comments included several park maintenance items including a trash can overfilled, the reason behind a downed light pole, and a poster on a utility box, concerns about the public engagement event for the park food and beverage pavilion project, request for data for the parking and traffic studies on the east side of the District, implementation of a permanent community architect and design group to review all proposed projects and RFPs, and the proposals for Parcels 8 and 8a.

Chairperson Davis requested the comments for Parcels 8 and 8a be deferred until that item on the agenda was before the board.

3. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON MAY 18, 2022.

Chairperson Davis noted that the minutes of the May 18, 2022, meeting had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Mr. Crisafulli and seconded by Dr. Bready, the following vote was adopted:

VOTED: To approve the minutes of the Public Session of the Commission meetings held on May 18, 2022.

Voting in favor of the foregoing were: Chairperson Davis, Mr. Crisafulli, Mr. McNally, and Dr. Bready.

Voting against the foregoing were: None.

VOTED: To approve the minutes of the Closed Session of the Commission meetings held on May 18, 2022.

Voting in favor of the foregoing were: Chairperson Davis, Mr. Crisafulli, Mr. McNally, and Dr. Bready.

Voting against the foregoing were: None.

4. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.

Ms. Skuncik welcomed two new staff members to the District, Ms. Sarina Conn, District Office Manager, and Ms. Devanshi Ved, Park Program Coordinator. She then proceeded to provide an update on the proposed development for Parcel 2, noting parking and traffic studies were underway for the east side of the District, which included a recent walk with local community members that resulted in expanded scopes of the studies as a result of that meeting. She also provided an update on the construction progress for Parcels 28 and 6 followed by an update on the community engagement event for the permanent food and beverage pavilion in the District Park.

There was no further discussion.

5. PRESENTATION BY CHURCHILL AND BANKS REGARDING A PROPOSED DEVELOPMENT ON PARCELS 8 AND 8A.

Ms. Skuncik introduced the proposed developments for Parcels 8 and 8a using a Power Point presentation. Her presentation including a description of the parcels and an overview of the specifications in the District Development Plan, an overview of the RFP, the RFP evaluation criteria, and the preferred developer selection process and anticipated timeline.

Chairperson Davis clarified the definition of the selection of a preferred developer, noting it was not final project approval but just the beginning of the process for a proposal by the selected developer.

Mr. Richard Baccari II of Churchill and Banks presented a proposal for a ten-story mixed-use building with 52 luxury condos, 19,000 SF of speculative commercial office space, 7,000 SF of

commercial office space for tenant, 9,900 SF of retail space, a 4,000 SF rooftop restaurant, and 215 on-site covered parking spaces. He used a Power Point presentation that included an introduction to the project. Eric Zuena of ZDS, architect for the project, then continued to present the site proximity study, a neighborhood activation diagram, a proposed site plan, massing and material, sound and view study, schematic section and development program tables, a first-floor lower parking plan, the underground parking plan, first floor upper parking plan, second and third floor plans, third through fifth floor plans, sixth through tenth floor plans, a typical unit layout, and project renderings.

There was no further discussion.

6. PRESENTATION BY D+P REAL ESTATE AND TRUTH BOX INC. REGARDING A PROPOSED DEVELOPMENT ON PARCELS 8 AND 8A.

Jordan Durham of D+P Real Estate used a Power Point presentation to present their proposed development which included two connected building with one apartment building with 69 units of mixed-income rental housing, and one commercial office building with 58,000 SF of built-to-suit corporate headquarters with 7,000 SF of retail. The development would have 169 shared subsurface and ground level parking. The presentation included an overview of D+P Real Estate and projects in the area, a status of the construction of the development on Parcel 6, an overview of other projects in the area, their approach to sustainability, the building program, parking, and history of corporate headquarter construction in Providence. Mr. Doug Brown of DBVW Architects, the project architect, continued to present the concept design, connectivity images, landmark map, lower-level parking plan, upper parking and commercial entry level plan, residential first floor/typical commercial floor, typical upper-level plan, roof level plan, various building sections, and project renderings.

Discussion continued on parking, height and density of the building, and construction estimate costs for both projects.

7. PUBLIC COMMENT ON THE PROPOSED DEVELOPMENT ON PARCELS 8 AND 8A.

One member of the public elected to provide comment regarding EV charging and parking.

There was no further discussion.

8. UPDATE REGARDING THE DISTRICT PARK.

Ms. Skuncik used a Power Point presentation to provide an update on the District Park. The presentation included the Park and the District mission, current operating principles, park revenue sources, property assessment projections, and an overview of the food and beverage pavilion community event. Mr. Nathan continued to present on large-scale events, the Call for Curators and Programming, recurring and upcoming programming, and attendance data.

Discussion continued on the beer garden and the future of the park.

9. EXECUTIVE SESSION

Chairperson Davis stated that, pursuant to the notice of the meeting, the Commission would go into Executive Session for discussion regarding the purchase, sale, exchange, lease, or value of real property that would have a detrimental effect on the negotiating position of the Commission with the other party if discussed in open session.

Accordingly, upon motion duly made by Dr. Bready and seconded by Mr. Crisafulli, 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 (the Open Meetings Law) and 42-64.14.6(i) (the I-195 Act), in order to consider the purchase, sale, exchange, lease or value of District real estate.

Voting in favor of the foregoing were: Chairperson Davis, Mr. Crisafulli, Mr. McNally, and Dr. Bready.

Voting against the foregoing were: None.

Commissioners and District staff then proceeded to enter into Closed Session at 6:20 P.M.

The Public Session was reconvened at 6:58 P.M.

Chairperson Davis reported that the discussion in the Executive Session was confined to review and discussion of proposals regarding the purchase and sale of District real estate. Additionally, the Commission voted to end the Executive Session, maintain the Executive Session minutes, and reconvene the Public Session

Upon motion duly made by Mr. McNally, and seconded by Mr. Crisafulli, the following vote was adopted:

VOTED: That pursuant to Rhode Island General Laws Section 42-46-5(a), 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 the meeting until disclosure would no longer jeopardize the Commission's negotiating positions.

Voting in favor of the foregoing were: Chairperson Davis, Mr. Crisafulli, Mr. McNally, and Dr. Bready.

Voting against the foregoing were: None.

**10. CHAIRPERSON'S REPORT/AGENDA FOR NEXT MEETING ON WEDNESDAY,
JULY 20, 2022, AT 5:00 P.M.**

There being no further discussion, upon motion made by Dr. Bready and seconded by Mr. Crisafulli, the following vote was adopted:

VOTED: That the meeting be adjourned.

Voting in favor of the foregoing were: Chairperson Davis, Mr. Crisafulli, Mr. McNally, and Dr. Bready.

Voting against the foregoing were: None.

The meeting was adjourned at 6:54 P.M.



Robert C. Davis, Chairperson