

## **I-195 REDEVELOPMENT DISTRICT COMMISSION**

### **MEETING OF COMMISSION**

#### **PUBLIC SESSION**

**AUGUST 17, 2022**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, August 17, 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, Ms. Sandra Smith, and ex-officio board members Ms. Bonnie Nickerson and Ms. Liz Tanner.

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 5:01 P.M. He stated that items regarding the proposed development on Parcels 8 and 8a would be discussed at the next Commission meeting.

#### **2. PUBLIC COMMENT SESSION**

One member of the public signed up to speak during the public comment session. Comments included the request for updates regarding the beer garden in District Park and the landmark public art project, and the letter submitted by the Jewelry District Association.

#### **3. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON JULY 20, 2022.**

This agenda item was deferred.

#### **4. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.**

Ms. Skuncik provided updates on construction in the District, including the development projects on Parcels 28 and 6. She stated the grocery store tenant as part of the Parcel 6 project is now publicly known to be a Trader Joe's. She noted that both construct projects are on track to be completed this fall. The report continued with an update on the traffic study presented at the July

20, Commission meeting. With regard to the reconfiguration of the I-195 off-ramp and connection of Pike Street and Alves Way, Ms. Skuncik explained Councilperson Goncalves organized a site visit with stakeholders and the Governor. She noted that it went well and next steps included a meeting with representatives from the city and the Rhode Island Department of Transportation. Ms. Skuncik's report concluded with an announcement that an update on the city's landmark public art project would be presented by city representatives at the September meeting.

Discussion continued on the location of the art and public charging stations as part of Development Plan updates.

#### **5. PRESENTATION BY NELSON NYGAARD REGARDING A PARKING STUDY FOR THE EAST SIDE OF THE DISTRICT.**

Ms. Skuncik provided an overview of the projection on the full build-out of the District and then introduced Jason Novsam of Nelson Nygaard. Mr. Novsam used a Power Point presentation to present the parking study for the east side of the District; his presentation included information about Nelson Nygaard, the approach to parking management, the relationship between parking management and mobility improvements, considerations for curb management, mixed-use "park once" development, pedestrians and parking, parking study area and approach, parking inventory of the area, parking utilization mid-day of the area, area parking utilization during the evening, a parking utilization comparison, a summary of the public meeting held earlier in the year, and a summary of community feedback. He continued his presentation with an overview of future parking demand and key assumptions, future parking demand, projected development program, future parking demand key findings for weekday demand, future parking demand key findings for weekend demand, challenges and opportunities in the area, a demand management toolset, and curbside management toolset.

Discussion continued on the future of self-driving vehicles.

Ms. Tanner left the meeting at 5:35 P.M.

#### **6. PUBLIC COMMENT ON THE PARKING STUDY COMPLETED FOR THE EAST SIDE OF THE DISTRICT.**

Two members of the public elected to provide comment. Their comments included concerns about employers locating parking for employees, the distance of the parking garages, the advantages of angled parking on South Water Street, traffic survey results versus parking survey results, concerns about parking in neighborhoods, the addition of e-bikes and scooters, and the role of the city and state. Other comments included suggestions to consider building management mandates to park in garages, circulation bus routes and shuttles, and concierge to accept all deliveries and buildings.

There was no further discussion.

#### **7. PRESENTATION BY AGORA REGARDING THE PAVILION IN DISTRICT PARK.**

Ms. Skuncik began by providing an overview of the project and then introduced Ben Donsky of Agora and John Harding of Urban Food Concepts who used a Power Point Presentation to present the following: overviews of Agora and Urban Food Concepts, selected relevant experience of their firms, their scope of services for the pavilion project, previous studies supporting the park pavilion project, the goals of the project, benefits of active urban parks, benefits to surrounding retail businesses, park-based concessions in relation to area dining sales, relevant precedents, program priorities, development of the food and beverage program, key findings of their analysis, recommended building program, essential park needs served by the pavilion, key lease terms, results of the June 2022 community survey, outreach to local restaurateurs, and timeline and next steps.

Discussion continued on the location of the operator event in the park and bathroom management.

#### **8. PRESENTATION BY THE ARCHITECTURE RESEARCH OFFICE (ARO) REGARDING THE PAVILION IN DISTRICT PARK.**

Ms. Kim Yao presented using a Power Point presentation; her presentation included a overview of ARO, the project team, relevant experience of the firm, pre-design process including the framework for project goals and the site evaluation, a summary of community engagement to date involving a community engagement event in June, a community survey and a summary of results from the event and survey, and a summary of activity boards at the June event. Ms. Yao continued her presentation with an analysis of the park and the siting of the pavilion, including views, the circulation network, activation of plaza and park zones, protected view corridors, flood projections, potential development and activity around the park, a subterranean gas service line in the park, the preferred building siting area on the northern edge of the park, and a siting summary. The presentation concluded with next steps and the project schedule.

#### **9. PUBLIC COMMENT ON THE PAVILION IN DISTRICT PARK.**

Three members of the public elected to provide comment regarding the pavilion project. Comments included noting a neighborhood survey of the proposed location, concerns about the view of the bridge, questions about deliveries to the building, park activation, outreach to restaurateurs, the fifth side of the building, and the consideration of locating and elevating the building on the north side of the park to minimize flood risk.

#### **10. 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 Mr. Crisafulli and seconded by Ms. Smith, 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, Ms. Smith, and Dr. Bready.

Voting against the foregoing were: None.

Commissioners and District staff then proceeded to enter into Closed Session at 7:09 P.M.

The Public Session was reconvened at 7:35 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 Ms. Smith, 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, Ms. Smith, and Dr. Bready.

Voting against the foregoing were: None.

## **11. DISCUSSION AND VOTE ON THE DISTRICT FISCAL YEAR 2023 BUDGET.**

Ms. Skuncik noted the operating budget for fiscal year 2023 had been circulated prior to the meeting. It was presented using a Power Point presentation.

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

VOTED: That the fiscal year 2023 operating budget be approved.

Voting in favor of the foregoing were: Chairperson Davis, Ms. Smith, Dr. Bready, and

Mr. Crisafulli.

Voting against the foregoing were: None.

**12. CHAIRPERSON'S REPORT/AGENDA FOR NEXT MEETING ON WEDNESDAY,  
SEPTEMBER 21, 2022, AT 5:00 P.M.**

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

VOTED: That the meeting be adjourned.

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

Voting against the foregoing were: None.

The meeting was adjourned at 7:36 P.M.

  
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Robert C. Davis, Chairperson