

# **I-195 REDEVELOPMENT DISTRICT COMMISSION**

## **MEETING OF COMMISSION** **PUBLIC SESSION** **DECEMBER 14, 2022**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, December 14, 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, Vice Chairperson Marc Crisafulli, Mr. Michael McNally, Mr. Robert McCann, and ex-officio board member 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, Mr. Jacob Nathan, District Park Manager, 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.

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

No members of the public signed up to speak during public comment session.

### **3. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETING HELD ON NOVEMBER 9, 2022.**

Chairperson Davis noted that the minutes of the November 9, 2022, meeting had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Chairperson Davis and seconded by Mr. McNally, the following vote was adopted:

VOTED: To approve the minutes of the of the Commission meeting held on November 9, 2022.

Voting in favor of the foregoing were: Vice Chairperson Crisafulli, Mr. McCann, and Mr. McNally.

Voting against the foregoing were: None.

Chairperson Davis abstained.

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

Ms. Skuncik used a Power Point presentation to report on activity in the District throughout 2022. Her presentation included 2022 development highlights in the District, impacts in and around the District, 2022 planning initiatives, community engagement efforts, and a status of District build-out. Mr. Nathan then presented an update on the District Park in 2022, including 2022 park visits and park infrastructure highlights. Ms. Skuncik provided an update on the park pavilion project, and Mr. Nathan continued to present park operations and communications highlights, 2022 concessions, the Call for Curators program, and public art.

Discussion continued on the next steps regarding the Pike Street connection and appreciation for the District staff.

**5. DISCUSSION ON THE 2023 COMMISSION MEETING CALENDAR.**

Chairperson Davis stated the proposed Commission meeting calendar for 2023 had been circulated to the Commissioners and asked if there were any comments.

There being none, upon motion made by Mr. McNally and seconded by Vice Chairperson Crisafulli, the following vote was adopted:

VOTED: To approve the 2023 Commission meetings calendar.

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

Voting against the foregoing were: None

**6. DISCUSSION REGARDING AN AMENDMENT TO THE MAY 15, 2017, PROJECT FUND AUTHORIZATION TO INCREASE THE ALLOCATION FOR THE RIVERWALK AND PEDESTRIAN BRIDGE.**

Ms. Skuncik provided an overview of the 2017 Project Fund authorization to extend the Riverwalk from District Park to continue behind the transformer yard and the South Street Landing development in which the Commission agreed to split the costs with Wexford as part of the negotiations for the development of Point 225. She explained that the project is experiencing significant cost overruns due to lengthy delays caused by RI Energy and that Wexford is covering those costs that amount to approximately \$800,000. Ms. Skuncik stated this request was to increase the original allocation of \$500,000 by \$235,000 to include lighting in the project which was not part of the approved design. She noted Wexford has funded the design to include lighting in the project, and that these funds would be for the construction.

There was no further discussion.

**7. VOTE TO AMEND THE MAY 15, 2017, PROJECT FUND AUTHORIZATION TO INCREASE THE ALLOCATION FOR THE RIVERWALK AND PEDESTRIAN**

## **BRIDGE.**

Chairperson Davis stated the draft resolution could be found on the District's website and continued to read the resolved language.

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

VOTED: That the resolution authorizing project funding under the I-195 Redevelopment Project Fund Act for infrastructure funding (a copy of which Resolution had been circulated to the members and is attached hereto as Exhibit A), be, and it hereby, is adopted and approved.

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

Voting against the foregoing were: None

## **8. PRESENTATION BY NEIL VELOSO OF BROWN UNIVERSITY REGARDING BROWN TECHNOLOGY INNOVATIONS.**

Ms. Skuncik introduced Neil Veloso of Brown University's Brown Technology Innovations. Mr. Veloso used a Power Point presentation to present Brown Invents, their mission, what they do, the focus on ideas, funding, and people, the results, and the District's ability to become a home for high growth startups.

Discussion continued on the interaction with entrepreneurship at Brown, appreciation for the organization's efforts and blueprint, location of companies not location in Rhode Island, the need for a wet lab incubator, and business development opportunities.

## **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 parties if discussed in open session.

Accordingly, upon motion duly made by Vice Chairperson Crisafulli and seconded by Mr. McNally, 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 by in favor of the foregoing were: Chairperson Davis, Mr. McCann, Vice

Chairperson Crisafulli, and Mr. McNally.

Voting against the foregoing were: None.

Commissioners and District staff then proceeded to enter into Closed Session at 5:51 P.M.

The Public Session was reconvened at 6:24 P.M.

Chairperson Davis reported that discussion in the Executive Session was confined to review and discussion of proposals regarding the purchase and sale of District real estate and that a vote was taken with respect to the sale of District property, the terms of which vote will be made public when disclosure will no longer jeopardize the negotiating position of the Commission. 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. McCann, 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. McCann, Vice Chairperson Crisafulli, and Mr. McNally.

Voting against the foregoing were: None.

**10. CHAIRPERSON'S REPORT/AGENDA FOR NEXT MEETING ON WEDNESDAY, JANUARY 18, 2023, AT 5:00 P.M.**

Chairperson Davis announced his retirement from the Commission effective December 31, 2022, and that he had notified the Governor earlier in the day. He thanked everyone and extended appreciation to the staff.

Discussion continued on appreciation for the work and dedication of Chairperson Davis.

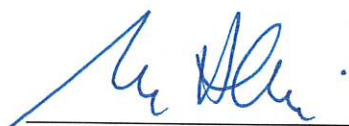
There being no further discussion, upon motion made by Vice Chairperson Crisafulli and seconded by Mr. McNally, the following vote was adopted:

VOTED: That the meeting be adjourned.

Voting by in favor of the foregoing were: Chairperson Davis, Vice Chairperson Crisafulli, Mr. McCann, and Mr. McNally.

Voting against the foregoing were: None.

The meeting was adjourned at 6:29 P.M.

A handwritten signature in blue ink, appearing to read "Marc Crisafulli", written over a horizontal line.

Marc Crisafulli, Chairperson

**EXHIBIT A**

**I-195 REDEVELOPMENT DISTRICT**

**RESOLUTION AUTHORIZING PROJECT FUNDING  
UNDER THE I-195 REDEVELOPMENT PROJECT FUND ACT FOR  
INFRASTRUCTURE FUNDING**

December 14, 2022

**WHEREAS:** The I-195 Redevelopment District (the "District") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island and Providence Plantations (the "State") under Chapter 64.14 of Title 42 of the General Laws of Rhode Island (the "Act"); and

**WHEREAS:** Chapter 64.24 of Title 42 of the General Laws of Rhode Island (the "Project Fund Act") authorizes the District, acting through its Commission (the "Commission"), to provide financial assistance to projects located on I-195 Land in order to further the goals of the Act and to promote the development and attraction of advanced industries and innovation on and near I-195 Land in order to enhance the State's economic vitality; and

**WHEREAS:** The Commission has promulgated rules and regulations (the "Rules") governing the funding program established by the Project Fund Act. Capitalized terms used herein but not defined shall have the meanings as set forth in the Rules; and

**WHEREAS:** On May 15, 2017, the District adopted a Resolution (the "2017 Resolution") to provide funding in the amount of \$3,000,000 to enable the District to contribute to and/or supplement the costs of infrastructure improvements to be made to the I-195 Land adjacent to and southerly of District Parcel P-4, such funding to be allocated (i) \$500,000 for burial of existing overhead power lines, (ii) \$2,000,000 for screening of the National Grid transformer yard and (iii) \$500,000 for construction of a section of the Riverwalk and pedestrian bridge across Ship Street Inlet; and

**WHEREAS:** The District has requested that an additional \$235,000 be made available from the Project Fund for lighting of the pedestrian bridge and Riverwalk thereby enhancing public safety (the "2022 Improvements"); and

**WHEREAS:** The Commissioners have received a presentation detailing the 2022 Improvements and proposed financial assistance together with a recommendation from the staff of the District to approve financial assistance to the 2022 Improvements in accordance with the Project Fund Act and the Rules.

NOW, THEREFORE, acting by and through its Commissioners, the District hereby resolves as follows:

**RESOLVED:**

1. To accomplish the purposes of the Act and the Project Fund Act, the District hereby (a) increases the allocation of \$500,000 for construction of a section of the Riverwalk and pedestrian bridge set forth in the 2017 Resolution to \$735,000 and (b) commits to provide disbursements from the Project Fund for the 2022 Improvements in an aggregate amount not to exceed \$235,000.
2. The authorization provided herein is subject to the following conditions:
  - a. The concurrence of the Secretary of Commerce as required by the Project Fund Act; and
  - b. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.
3. The Commission hereby finds and determines that: (i) the 2022 Improvements will be located on I-195 Land and (ii) the 2022 Improvements can be instrumental in achieving some of the economic development goals for the 195 Land as set forth in the Act.
4. The Authorized Officers of the District for purposes of this Resolution are the Chairperson, the Vice Chairperson and the Executive Director (the "Authorized Officers"). Any one of the Authorized Officers of the District, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the District. The Secretary or the Assistant Secretary of the District, and each, acting singly, is hereby authorized to affix a seal of the District on any of the documents authorized herein and to attest to the same.
5. All covenants, stipulations, and obligations and agreements of the District contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the District to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the District or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the District, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.
6. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby

authorized, empowered and directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

7. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby, and all prior actions taken in connection herewith are, ratified, approved and confirmed.