

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION **PUBLIC SESSION** **MAY 18, 2022**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, May 18, 2022 in Public Session, beginning at 5:00 P.M., at the offices of the Rhode Island Commerce Corporation, located at 315 Iron Horse Way, Suite 101, 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, and Ms. Sandra Smith.

Also, present were Ms. Caroline Skuncik, Executive Director, Ms. Amber Ilcisko, District Director of Operations, Mr. Peter Erhartic, District Director of Real Estate, 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

Two members of the public signed up to speak during the public comment session. Comments included a request for an update on the City's landmark public art sculpture and the park, a concern regarding the portable bathrooms in the park, a statement on the extension for the proposed development on Parcel 42, concerns about the parking and traffic studies underway on the east side of the District, and questions about the Parcel 2 design process and timeline.

3. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON MARCH 16, 2022.

Chairperson Davis noted that the minutes of the March 16, 2022, meeting had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Ms. Smith 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 March 16, 2022.

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

Voting against the foregoing were: None.

4. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.

Ms. Skuncik started her report with an update on development in the District, including the proposed development for Parcel 2. She noted the archaeology study had been completed and posted on the District website and that a parking study for the east side is underway. She stated the District hosted a listening session for the parking and traffic studies for the east side and noted it was highly attended. Ms. Skuncik also said a representative from the Mile of History Association had been added to the design review process for the proposed development on Parcel 2. She also announced that the developer for the proposed development on Parcel 9 received their award from Rhode Island Housing and that a Request for Proposals had been released for Parcels 8 and 8a.

Ms. Skuncik continued to provide an update on various projects in the District Park, including the transformer screening project, storage container installation, the purchase of movable furniture, and the 2022 programming season. She concluded her report with the announcement that the District had entered into a contract with Architecture Research Office (ARO) for the design of the permanent food and beverage pavilion in the park.

Discussion continued on the request for a discussion on the park network at the next meeting.

5. VOTE TO RELEASE THE EXECUTIVE SESSION MINUTES OF THE MARCH 16, 2022, COMMISSION MEETING RELATING TO THE VOTE TO ENTER INTO CONTRACT NEGOTIATIONS FOR ARCHITECTURE AND ENGINEERING SERVICES FOR THE DISTRICT.

Chairperson Davis noted that because the District had now entered into a contract with ARO for the design of the food and beverage pavilion it is necessary that the minutes of the March 16, 2022 Executive Session regarding the vote to enter negotiations for architecture and engineering services be made public and a vote is required to release those minutes. He continued to read the resolution.

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

VOTED: That the resolution regarding release of the Executive Session minutes of March 16, 2022 and votes taken at that meeting (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 by in favor of the foregoing were: Chairperson Davis, Ms. Smith, Dr. Bready, and Mr. Crisafulli.

Voting against the foregoing were: None.

6. PRESENTATION REGARDING THE I-195 REDEVELOPMENT DISTRICT RESILIENCY PLANNING BY UTILE, INC.

Ms. Skuncik provided an overview of the effort and purpose of the resiliency planning for the District, noting it was an outgrowth of the work of the Providence Resilience Partnership who are assisting with the District initiative along with Coastal Resource Management Council and the University of Rhode Island.

She then introduced Matthew Littel of Utile who presented using a Power Point presentation to give an overview of the new resiliency planning effort, including adopting a new approach to District parcels, establishing new guidelines and park improvements through a multi-layered approach, Providence Resilience Partnership recommendations for Downtown, a baseline risk analysis and opportunity assessment, implementation process for increased resilience for development parcels, update development with resilience guidelines, components of resilient development guidelines, park resiliency planning, goals for the guidelines, relevant findings for storm events, relevant findings for tidal floodings, and the process and next steps.

Discussion continued on the timeline, sea level rise model and assumptions around the hurricane barrier, threat of tidal flooding models, current zone of District, process, the addition of a climate change expert to the design review panel and other outside experts, anticipated low technical requirements, and hurricane barrier reliability.

7. 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 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 and the investment of public funds.

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 Closed Session in the Newport Room, and entered into Closed Session at 6:12 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 Ms. Smith, and seconded by Dr. Bready, 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.

8. CHAIRPERSON'S REPORT/AGENDA FOR NEXT MEETING ON WEDNESDAY, JUNE 22, 2022, AT 5:00 P.M.

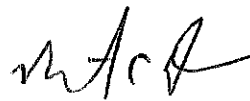
There being no further discussion, upon motion made by Mr. Crisafulli and seconded by Ms. Smith, the following vote was adopted:

VOTED: That the meeting be adjourned.

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

Voting against the foregoing were: None.

The meeting was adjourned at 6:59 P.M.



Robert C. Davis, Chairperson

EXHIBIT A

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING EXECUTIVE SESSION MINUTES AND VOTES

May 18, 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 under Chapter 64.14 of Title 42 of the General Laws of Rhode Island (the "Act"); and

WHEREAS: On March 16, 2022, pursuant to the Act, the I-195 Redevelopment District Commission (the "Commission") met in Executive Session to discuss the selection and retention of an architectural firm to provide architectural services to the District with respect to the design and construction of a food service pavilion to be located on District Parcel P4; and

WHEREAS: At such meeting in Executive Session, the Commission voted to retain Architecture Research Offices ("ARO") to provide such services, subject to negotiation of terms acceptable to the Executive Director; and

WHEREAS: pursuant to the Act, the Commission voted to seal the minutes of the Executive Session of March 16, 2022, and the vote taken at that meeting until the release of such minutes and vote would no longer jeopardize the negotiating position of the Commission; and

WHEREAS: the District has completed negotiations and has entered into a contract with ARO and accordingly the release of the March 16, 2022, minutes and the vote will no longer jeopardize the negotiating position of the District.

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

RESOLVED:

That the minutes of the March 16, 2022, Executive Session of the Commission and the vote taken at such meeting relating to the retention of ARO be made public.