

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION **PUBLIC SESSION** **JULY 20, 2022**

The I-195 Redevelopment District (the “District”) Commission (the “Commission”) met on Wednesday, July 20, 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, Ms. Sandra Smith, Mr. Michael McNally, Mr. Robert McCann, 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 5:04 P.M. He welcomed and introduced two new Commissioners, Mr. McCann and Ms. Tanner. He announced the parking presentation on the east side of the District would be deferred until the next meeting due to the consultant being ill. Finally, he noted that there were three opportunities for public comment on the agenda.

2. PUBLIC COMMENT SESSION

Two members of the public signed up to speak during the public comment session. Comments included an update on the Guild project from its principal, including key metrics and factors contributing to the increase in sales and attendees this year and the intention to improve the aesthetics of the site during off-hours. Other comments included community participation in all discussion on all District parcels, the status of leasing on the Parcel 28 project, and a reference to an upcoming news story.

3. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON JUNE 22, 2022.

Chairperson Davis noted that the minutes of the June 22, 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. McNally and seconded by Mr. McCann, the

following vote was adopted:

VOTED: To approve the minutes of the Public Session of the Commission meetings held on June 22, 2022.

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

Voting against the foregoing were: None.

Ms. Smith abstained.

VOTED: To approve the minutes of the Closed Session of the Commission meetings held on June 22, 2022.

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

Voting against the foregoing were: None.

Ms. Smith abstained.

4. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.

Ms. Skuncik provided an update on the park landscape improvements including the completion of the transformer screening project, the advancement of the public art project on the utility boxes in the park, the Riverwalk extension project, Tizzy K's operations, and the improvements to the Guild site. She continued with an update on the projects under construction, stating Parcels 6 and 28 would be opening in the fall. She stated the proposed development on Parcel 9 was expected to close on its first phase by year-end and was working on the design of its second phase.

Discussion continued on the proposed development on Parcel 2.

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

This agenda item was deferred.

6. PRESENTATION BY FUSS & O'NEILL REGARDING A TRAFFIC STUDY FOR THE EAST SIDE OF THE DISTRICT.

Ms. Skuncik introduced the agenda item with a Power Point presentation which outlined the main objectives of the parking and traffic studies, the community engagement process, and modeling future traffic and parking demand.

Mr. Matthew Skelly from Fuss & O'Neill then used a Power Point presentation to present the traffic study on the east side of the District. His presentation included the purpose, the scope, community engagement, data collection, traffic volumes on South Water Street, South Main Street, and Benefit Street, traffic speeds, crash data, traffic analysis, traffic study methodology, trip generation, intersection level of service, capacity analysis during morning peak hours, capacity analysis during afternoon peak hours, roadway improvements, pedestrian safety at Pike Street, photos from 2015, 2017, 2021 along Pike Street, the I-195 ramp relocation, Pike Street extension, conclusions from the study, and recommendations.

There was no further discussion.

7. PUBLIC COMMENT ON THE TRAFFIC STUDY COMPLETED FOR THE EAST SIDE OF THE DISTRICT.

Five members of the public elected to provide comment; comments were in favor of the safety data, future of younger people obtaining drivers licenses as residents of future of buildings, concerns regarding construction staging, the need to repeat studies, percent of vehicles versus bicycles, in favor of bike infrastructure improvements to encourage more bicycles, impact of exit ramp relocation on South Main Street, in favor of the proposed ramp relocation, agreement with the speeds, delivery time restrictions, the consideration of the Commission to put a concierge requirement in place for new buildings with a 15 minute parking zone, incentivizing parking on the west side with transit shuttle, and appreciation for the inclusion of other modes of transportation.

There was no further discussion.

8. PRESENTATION BY RES GROUP REGARDING THE PROPOSED DEVELOPMENTS ON PARCELS 8 AND 8A.

Mr. Bruce Murray of RES Group used a Power Point presentation to present the financial analysis of the proposals for Parcels 8 and 8a. His presentation included a proposal comparison, proposal snapshot of the proposed development by Churchill and Banks with a summary of their proposal, and the proposal strengths and weaknesses followed by a proposal snapshot of the proposed development by D+P Real Estate and Truth Box, Inc. with a summary of their proposal, and the proposal strengths and weaknesses. The presentation continued on residential demand in Providence and office demand in Providence.

There was no further discussion.

9. PRESENTATION BY UTILE, INC. REGARDING THE PROPOSED DEVELOPMENTS ON PARCELS 8 AND 8A.

Mr. Tim Love of Utile, Inc. used a Power Point presentation to present an urban design analysis of the proposals for Parcels 8 and 8a. His presentation included the following: urban context of Parcels 8 and 8a, parcel specifications and zoning of Parcels 8 and 8a, illustrative development capacity test-fits of commercial projects, illustrative development capacity test-fits of residential

projects, a program comparison of the proposed developments for Parcels 8 and 8a, a review of the Churchill and Banks proposal including the ground plan, the ground floor plan, massing and program mix, parking plan, split residential/office upper floors, residential-only upper floors and restaurant, a typical unit layout, massing and material, the view from South Main Street, an aerial view, highway view, and sustainability, resilience, and waivers. Mr. Love continued with an analysis of the proposed development by D+P Real Estate and Truth Box, Inc. including the program, lower-level parking plan, ground floor plan, second floor plan, section of Pike Street to Tockwotten Street, a typical upper floor plan, roof plan, roof deck view, the view from South Main Street, the view from Tockwotten Street, the highway view, and sustainability, resilience, and waivers.

There was no further discussion.

10. PUBLIC COMMENT ON THE PROPOSED DEVELOPMENTS ON PARCELS 8 AND 8A.

No members of the public elected to speak.

11. 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 Ms. Smith 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 in favor of the foregoing were: Chairperson Davis, Ms. Smith, Mr. McNally, and Mr. McCann

Voting against the foregoing were: None.

Commissioners and District staff then proceeded to enter into Closed Session at 6:58 P.M.

The Public Session was reconvened at 7:48 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. 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, Ms. Smith, Mr. McNally, and Mr. McCann.

Voting against the foregoing were: None.

12. CHAIRPERSON'S REPORT/AGENDA FOR NEXT MEETING ON WEDNESDAY, AUGUST 17, 2022, AT 5:00 P.M.

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

VOTED: That the meeting be adjourned.

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

Voting against the foregoing were: None.

The meeting was adjourned at 7:50 P.M.



Robert C. Davis, Chairperson