

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

### **MEETING OF COMMISSION** **PUBLIC SESSION** **SEPTEMBER 25, 2024**

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, September 25, 2024, in Public Session, beginning at 5:00 P.M., at District Hall, located at 225 Dyer Street, Second Floor, Providence, Rhode Island pursuant to a notice of the meeting to all Commissioners and public notice of the meeting as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Marc Crisafulli, Mr. Robert McCann, Ms. Sandra Smith, Mr. Vincent Masino, and Ms. Mindy Penney.

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.

Not present were Commissioner Dr. Barrett Bready and ex-officio board members Mr. Joseph Mulligan and Ms. Liz Tanner.

Chairperson Crisafulli outlined the process to review the proposals for Parcel 5. He stated that a decision to select a developer for Parcel 5 would not be made during this meeting, and that semifinalists would be selected at a subsequent meeting. He explained further questions and answers would come before a selection of a preferred developer is made. He added that public comment would be taken at the meeting tonight and written public comment would be accepted until October 2. He stated public comment had been received by Build RI prior to the meeting.

#### **1. PUBLIC COMMENT SESSION.**

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

#### **2. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON JULY 24, 2024.**

Chairperson Crisafulli stated that the minutes of the July 24, 2024, meetings had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Mr. Masino and seconded by Mr. McCann, the following vote was adopted:

**VOTED:** To approve the minutes of the Commission meetings held on July 24, 2024.

Voting in favor of the foregoing were: Chairperson Crisafulli, Ms. Penney, Ms. Smith, Mr. McCann, and Mr. Masino.

Voting against the foregoing were: None.

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

Ms. Skuncik provided an update on projects under construction in the District including 150 Richmond and the first phase of Parcel 9. She said that the Parcel 9 development team is working toward a closing on the second phase and intends to begin construction by the end of the year. She stated other projects are in varying stages of predevelopment. The report continued with an overview of happenings in District Park including the conclusion of a successful season 2024 with the Providence Flea and the groundbreaking on the pavilion which is anticipated to be complete in the summer of 2025. Ms. Skuncik noted a presentation on the park would be provided at a later date.

There was no further discussion.

Ms. Skuncik then provided an overview of the Parcel 5 request for proposal process using a Power Point presentation. The presentation included Parcel 5 context, Parcel 5 land use regulations, the Parcel 5 request for proposals, and the anticipated selection process.

There was no further discussion.

Chairperson Crisafulli noted that each presentation for each of the proposals for Parcel 5 would be limited to twelve minutes.

### **4. PRESENTATION BY EQT EXETER REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Mr. Bryan Lamb of EQT Exeter presented their proposed project for Parcel 5. EQT Exeter proposed a mixed-use development that would include approximately 210 residential units inclusive of live-work units and workforce housing, 110 on-site parking spaces, and 10,000-SF of ground floor retail space. Mr. Lamb used a Power Point presentation to present the development team and about EQT Exeter. Ms. Clara Weinberg of SCB, the project architect, presented about SCB and Mr. Noah Koretz of Graffito SP, the project retail consultant, presented about Graffito. Mr. Lamb continued to present the approach to the project and Ms. Weinberg presented the urban sensitivity of the site with Mr. Koretz. Ms. Weinberg presented the design relationships, vehicular and pedestrian access, plans, massing diagram, and program, the building sections, and a rendering of Wickenden and Water Streets. Mr. Koretz presented the retail vision and activation. Ms. Weinberg continued to present a rendering of the Water Street view, Main Street view, and the Wickenden Street corner. Mr. Lamb presented the execution timeline and the systematic assured performance.

There was no further discussion.

**5. PRESENTATION BY TRANSOM REAL ESTATE REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Mr. Peter Spellios of Transom Real Estate presented their proposal for Parcel 5. Transom Real Estate proposed a mixed-use development that would include approximately 220 residential units over ground floor retail including gallery space, a gym, and pop-up retail space with 130 on-site parking spaces. Mr. Spellios used a Power Point presentation to present the design collaboration with Howeler + Yoon, other projects including 212 Stuart Street, Zero Athens, Converse World Headquarters and Bremen 282, and 20+50 Prospect Street and 44 Soldiers Field Place. Eric Howeler of Howeler + Yoon, the project architect, presented public participation as part of previous projects, the Parcel 5 project's guiding principles, Parcel 5 context, urban massing, the plan, a rendering of a view on South Water Street toward downtown, ground-level activation, a rendering of the South Water Street entrance view, a rendering of a sidewalk gallery view on South Main Street, a rendering of a view on Wickenden Street toward the bridge, contextual materiality, and a rendering of the park view.

Discussion continued on the proposed development's program.

There was no further discussion.

**6. PRESENTATION BY CRANLAKE LLC REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Mr. John Matteson of Matteson Companies presented their proposal for Parcel 5. Matteson Companies proposed a mixed-use development that would include approximately 201 residential units inclusive of workforce housing, over ground floor retail and office with approximately 118 on-site parking spaces. Mr. Matteson used a Power Point presentation to present the team experience. Ms. Aeron Hodges of Stantec, the project architect, continued to present the project benefits, honoring a rich history of cultural and economic independence, site connection and activation, a rendering of a view from South Water Street looking northeast, a rendering of a view towards the riverfront, a rendering of a view from the corner of Wickenden Street and South Main Street, a rendering of a view from the corner of Wickenden Street and South Water Street, a rendering of a view from the riverfront, a zoning summary with a rendering of a view from the riverfront looking south on South Water Street, site circulation, floor plans, building sections, conceptual façade materials, program summary, and sustainability and resilience.

There was no further discussion.

**7. PRESENTATION BY BLUEDOG CAPITAL PARTNERS, LLC REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Mr. Richard Tasca of Bluedog Capital Partners presented their proposal for Parcel 5. Bluedog Capital Partners proposed a mixed-use development that would include approximately 16 high-end residential condo units, extended stay units, co-working office space, a learning center, gym, and retail with approximately 129 on-site parking spaces. Mr. Tasca used a Power Point presentation to present about the development team and the project narrative. Mr. Eric Zuena of ZDS Architecture and Interiors, the project architect, continued to present about ZDS, the design consultant team, the concept evolutions, inspiration, program, the proposed site plan, landscape

features, project floor plans, schematic sections, a rendering of a view from Point Street Bridge facing east, a rendering of a view from the river, a rendering of a view from South Main Street facing west, a rendering of a view from Wickenden Street facing west, promenade vignettes, and material selection.

There was no further discussion.

**8. PRESENTATION BY DESIGN CENTER PARTNERS REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Ms. Kaitlin McCarthy of Ionic Development with Mr. Andrew Wade Keating of Wade Keating Architecture (Design Center Partners) presented their proposal for Parcel 5. Design Center Partners proposed a mixed-use development that would include approximately 200 residential units inclusive of workforce housing, over a design center comprised of design related retail and workspace and 72 on-site parking spaces. Ms. McCarthy used a Power Point presentation to present the narrative project overview. Mr. Keating continued to present the mission, the design narrative, a project rendering, program and floor plans, elevations, zoning, site connection, site activation, landscape diagram, inner pedestrian street, and sustainability and resilience. Ms. McCarthy then presented the design center partners, about Ionic Development Company, design center precedents, why Providence, and team experience.

There was no further discussion.

**9. PRESENTATION BY THE PARCEL 5 JV REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Mr. Ralph Parent of Parent + Diamond (Parcel 5 JV) presented their proposal for Parcel 5. Parcel 5 JV proposed a mixed-use development comprised of two buildings, that would include approximately 104 residential condo units inclusive of live/work units and workforce housing over ground floor retail and approximately 74 on-site parking spaces. Mr. Parent used a Power Point presentation to present about Parent + Diamond and Urban Spaces, the development team, and lessons learned from the previous three proposals presented before the Commission in the past. Ms. Elizabeth Whittaker of Merge Architects, the project architect, presented about Merge, Merge projects, Merge's 2400 Mass Ave. project, Parcel 5 context, the concept, a park-level axonometric view, an overall axonometric view with a program summary, a garage plan, a park level plan, the second floor plan, sections, a rendering of a view of Parcel 5 from South Water Street with Parcel 2 beyond, a rendering of a view of Parcel 5 from the Point Street Bridge with Parcel 6 to the right, a rendering of a view of Parcel 5 from the corner of South Main Street and Wickenden Street, a rendering of a view of Parcel 5 from South Main Street showing the park and restaurant, a rendering of a view from Parcel 5 towards the Providence River and Point Street Bridge, a rendering of a view from Parcel 5 towards the Providence River and the Michael S. Van Leesten Memorial Bridge, and a rendering of a view of Parcel 5 from South Water Street with Parcel 5 beyond.

There was no further discussion.

**10. PRESENTATION BY CABOT, CABOT & FORBES REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Mr. Matt D'Amico of Cabot, Cabot & Forbes presented their proposal for Parcel 5. Cabot, Cabot & Forbes proposed a mixed-use development that would include approximately 259 residential units inclusive of workforce housing over ground floor retail and approximately 81 on-site parking spaces. Mr. D'Amico used a Power Point presentation to present the project team and about Cabot, Cabot & Forbes. Mr. Al Spagnolo of SGA, the project architect, presented about SGA. Mr. Jacob Pray of Dellbrook JKS, the project construction manager, presented about Dellbrook JKS. Mr. Walker Shanklin of SGA, continued to present the site context, massing concept, a rendering of a view from Wickenden Street and South Water Street, site access, street activation, floor plan of the ground level, a rendering of a view from Main Street, a floor plan of amenity level 2, a rendering of a view from Wickenden Street and Water Street, a rendering of a view from Wickenden Street and Main Street, the development program, and sustainability. Mr. D'Amico then presented the project schedule, competitive advantage and project execution.

There was no further discussion.

#### **11. PRESENTATION BY GREYLOCK PROPERTY GROUP REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Mr. Ken Navarro of Greylock Property Group presented their proposal for Parcel 5. Greylock Property Group proposed a mixed-use development including approximately 160 residential units inclusive of workforce housing over ground floor retail and office with approximately 128 on-site parking spaces. Mr. Navarro used a Power Point presentation to present about Greylock Property Group, the project team, team experience, and site concept. Mr. John Selle of Phase Zero Design, the project architect, presented the program and sections, the site plan, upper-level floorplans, and renderings from various viewpoints.

There was no further discussion.

#### **12. PRESENTATION BY TOLL BROTHERS REGARDING A PROPOSED DEVELOPMENT ON PARCEL 5.**

Mr. Will Adams of Toll Brothers presented their proposal for Parcel 5. Toll Brothers proposed a mixed-use development including approximately 227 residential units over retail with approximately 130 on-site parking spaces. Mr. Adams used a Power Point presentation to present about Toll Brothers, Toll Brothers qualifications and experience, about Partridge Snow and Hahn, their legal counsel, and about the architecture firm, Cube 3 Studio. Mr. Evan Staples of Toll Brothers continued to present the Parcel 5 locus map, the concept site connection and activation diagram, conceptual floor plan of ground floor, conceptual floor plans of typical level concept and podium level concept, the development program, the conceptual material palette, a rendering of a view from the south at the Point Street Bridge, a rendering of a view from the south at South Water Street, a rendering of a view from the west at South Water Street, and a rendering of a view from the north at South Main Street.

There was no further discussion.

#### **13. PUBLIC COMMENT REGARDING THE PROPOSED DEVELOPMENTS ON PARCEL 5.**

Six members of the public elected to provide comment regarding the proposed developments on Parcel 5 which included support for Bluedog Capital Partners, a commitment to build all union, hiring local tradespeople, Transom's proposal, the Design Center Partners' proposal, Parcel 5 JV's proposal, housing, consideration for pedestrian needs over parking and traffic needs, and support for current residents and the development's interaction with the neighborhood.

Chairperson Crisafulli asked the Commissioners to consider the additional public comments and presentations before them tonight prior to the next Commission meeting.

#### **14. PRESENTATION BY THE DISTRICT AUDITORS AND VOTE TO ACCEPT THE DISTRICT FISCAL YEAR 2024 AUDIT.**

Chairperson Crisafulli highlighted the District bond has been paid off as shown in the Commission meeting materials. He thanked the state for paying off the bond and stated that would be reflected in the District's numbers. He then introduced Mr. James Wilkenson of Marcum LLP, the District auditors, who used a Power Point presentation to present the District's fiscal year 2024 audit in which his firm was issuing a clean or unmodified opinion. His presentation included the audited financial statements, new GASB standards implemented in 2024, upcoming new GASB standards, auditor results and required communications, and the road to issuance.

Discussion continued on interactions with staff and cybersecurity.

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

VOTED: That the resolution regarding FY 2024 audit (a copy of which is attached hereto as Exhibit A), be, and it hereby, is adopted and approved.

Voting in favor of the foregoing were: Chairperson Crisafulli, Ms. Smith, Mr. McCann, Ms. Penney, and Mr. Masino.

Voting against the foregoing were: None.

#### **10. VOTE TO ADJOURN.**

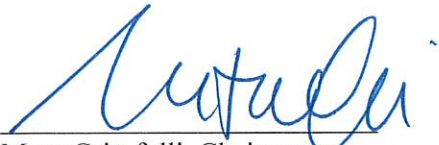
There being no further discussion, upon motion made by Mr. McCann and seconded by Mr. Masino, the following vote was adopted:

VOTED: That the meeting be adjourned.

Voting in favor of the foregoing were: Chairperson Crisafulli, Mr. McCann, Ms. Smith, Ms. Penney, and Mr. Masino.

Voting against the foregoing were: None.

The meeting was adjourned at 7:21 P.M.

A handwritten signature in blue ink, appearing to read "Crisafulli".

Marc Crisafulli, Chairperson

**EXHIBIT A**

**I-195 REDEVELOPMENT DISTRICT**

**RESOLUTION REGARDING FISCAL YEAR 2024 AUDIT**

September 25, 2024

**VOTED:** That the Audit of the District for fiscal year ended June 30, 2024, prepared by Marcum LLP, which has been presented to the Commissioners this date, be and is hereby accepted and adopted.