

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

JULY 16, 2025

The I-195 Redevelopment District (the “District”) Commission (the “Commission”) met on Wednesday, July 16, 2025, 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, Dr. Barrett Bready, Ms. Mindy Penney, Mr. Vincent Masino.

Also, present were Ms. Caroline Skuncik, District Executive Director, Ms. Amber Ilcisko, District Director of Operations.

Ex-officio board member Mr. James Bennett, Mr. Charles F. Rogers and Mr. Adam Millard of Troutman Pepper Locke LLP, legal counsel to the District joined the meeting at 5:06 P.M. and Commissioner Mr. Robert McCann joined the meeting at 5:08 P.M.

Not present were Commissioners Ms. Sandra Smith and ex-officio board member Mr. Joseph Mulligan.

Chairperson Crisafulli called the meeting to order at 5:03 P.M. and announced that the presentation by Secretary of Housing, Deborah Goddard, would go first.

8. PRESENTATION BY DEBORAH GODDARD, RHODE ISLAND SECRETARY OF HOUSING.

Ms. Goddard used a Power Point presentation to present the State of Rhode Island’s Housing 2030 plan. The presentation included an overview of the plan, community engagement findings, goals of the plan including the overall production goal, how the State’s housing shortage came to be, hurdles to building more housing, municipal overall production goals, and a 2024 Housing Bond update.

Discussion continued on housing discussions from the Commission’s perspective and the Housing Secretary’s opinions, the value of condos, housing for all income levels, the concept of homeownership as a wealth builder in the context of affordability, political and economic impacts on housing, and municipal response to housing development.

Chairperson Crisafulli thanked Ms. Goddard for her presentation and suggested the District would be open to changes to its Development Plan if the Department of Housing saw any room for improvement.

Discussion continued on school budget impacts on housing development and perceptions, and quality of housing as it relates to salary.

There was no further discussion.

1. PUBLIC COMMENT SESSION.

No members of the public signed up for the public comment session.

2. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON JUNE 4, 2025.

Chairperson Crisafulli stated that the minutes of the June 4, 2025, 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 June 4, 2025.

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

Voting against the foregoing were: None.

3. EXECUTIVE DIRECTOR'S REPORT.

Ms. Skuncik provided an update on projects under construction in the District including 150 Richmond, the second phase of Parcel 9, and the park pavilion. She stated that 150 Richmond would be receiving their Certificate of Occupancy in the early fall and that she participated in a recent hard hat tour hosted by the Governor's Office and the Rhode Island Department of Health with the media in June. She also stated the Ocean State Labs Incubator is under construction on the fourth floor of the building. Next, she said the childcare located in the first phase of Parcel 9 opened the week before this Commission meeting. Ms. Skuncik stated Rhode Island Energy's contractor had begun their work in Peck Street related to the park pavilion and provided an update on the construction on the building itself.

She then provided an update on development projects in the pipeline. This included the proposed development on Parcel 2's anticipated ground breaking in the fall, that the proposed development on Parcel 14 and 15 is anticipated to return to the Commission for final design approval in the fall, that the development team for the developer making the proposed development on Parcel 5 has done geotechnical borings, that the proposed land swap on Parcel 34 requested an extension as they finalized their financing, and that Parcel 41 would be discussed later in this meeting.

Ms. Skuncik continued her report with an update on 195 District Park. She stated that the park has been having a great summer with an update on programming and attendance numbers. Her report concluded with an update on other happenings, such as the District's role in the Congress for New Urbanism annual conference recently held in Providence and cohosting the Boston-chapter of the Urban Land Institute for a day-long tour of downtown Providence, including the District.

Discussion continued on the opening date of the pavilion.

4. PRESENTATION REGARDING THE APPLICATION BY L&G 150 RICHMOND HOLDINGS LLC FOR WAIVERS FROM THE PROVISIONS OF SECTIONS 2.8.A.8, 2.8.C, AND 2.8.D OF THE DISTRICT DEVELOPMENT PLAN WITH RESPECT TO SIGN ILLUMINATION STANDARDS AND TEMPORARY AND PERMANENT SIGNS FOR THE MIXED-USE DEVELOPMENT ON LOT 3 OF PARCELS 22 AND 25.

Chairperson Crisafulli introduced Ford Gurall of GRE. Mr. Gurall used a Power Point presentation to present the request for the waivers. The presentation included the exterior building elevations with the building signage, the awning sign of the building address ID, the general dimensions of foot candles, and the exterior building elevations with tenant signage.

There was no further discussion.

5. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATION SUBMITTED BY L&G 150 RICHMOND HOLDINGS LLC FOR WAIVERS WITH RESPECT TO THE MIXED-USE DEVELOPMENT ON LOT 3 OF PARCELS 22 AND 25.

Zoe Mueller of Utile, Inc. summarized Utile's memorandum following their review of the waiver application submitted by L&G 150 Richmond Holdings LLC for waivers with respect to the mixed-use development on Lot 3 of Parcels 22 and 25. She stated there was no need for the waiver requested for Section 2.3.D.3 because the proposed signage does not exceed 25% of the window surface area. The other two waivers regarding Section 2.8.A.E to illuminate the canopy sign up to 1.2 foot-candles at the lot line and Section 2.8.C to install a building leasing banner on the lobby storefront up to 50 square feet and keep the banner in place for one year are recommended for approval. She continued that the context and role of the building justify the waiver related to sign illumination and the amount of retail space and time needed to lease that space justifies the waiver related to the temporary leasing banner.

There was no further discussion.

6. PUBLIC HEARING REGARDING THE APPLICATION SUBMITTED BY L&G 150 RICHMOND HOLDINGS LLC FOR WAIVERS WITH RESPECT TO THE MIXED-USE DEVELOPMENT ON LOT 3 OF PARCELS 22 AND 25.

One member of the public participated in the public hearing and expressed concerns on the process for notifying abutters and about the illumination of the canopy sign as outlined in a letter submitted by another member of the public that had been distributed to the Commission and Utile prior to the meeting. She requested that the hearing be postponed so that neighbors would have more time to review the requested waivers.

Chairperson Crisafulli requested Ms. Mueller respond to the concerns regarding the signs in the letter. Ms. Mueller stated the canopy sign and the foot candles were appropriate for the building and that a full signage package is under review.

Discussion continued on consideration for a vote postponement.

7. VOTE REGARDING THE APPLICATION SUBMITTED BY L&G 150 RICHMOND HOLDINGS LLC FOR WAIVERS WITH RESPECT TO THE MIXED-USED DEVELOPMENT ON LOT 3 OF PARCELS 22 AND 25.

Chairperson Crisafulli recommended moving forward with a vote and encouraged the development team to meet with the abutters regarding their concerns.

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

VOTED: That the resolution regarding approval of waivers for Lot 3 of Parcel 25 (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, Dr. Bready, Ms. Penney, Mr. McCann, and Mr. Masino.

Voting against the foregoing were: None.

9. DISCUSSION AND VOTE REGARDING THE DESIGNATION OF PARCEL 41 AS A PROPOSED DEVELOPMENT SITE FOR A FUTURE DEVELOPMENT THAT INCORPORATES ADJACENT LAND OWNED BY THE PROVIDENCE HOUSING AUTHORITY.

Ms. Skuncik provided an overview of the proposed development opportunity on Parcel 41 with the Providence Housing Authority (PHA), which owns the development on the adjacent parcel. She used a Power Point presentation to present the location and existing conditions of the site and provided a summary of the relationship with the PHA, the benefits of the partnership, and a development timeline. The timeline and process would entail a Request for Qualifications to be issued by the PHA in the fall where Ms. Skuncik would serve on the selection committee and lead developer outreach. Following the selection of a developer, the District would enter into a Letter of Intent based on the terms outlined in the proposed resolution.

Discussion continued on praise for Ms. Skuncik and the project.

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

VOTED: That the resolution regarding District Parcel 41(a copy of which is attached hereto as Exhibit B), be, and it hereby, is adopted and approved.

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

Voting against the foregoing were: None.

10. DISCUSSION AND VOTE REGARDING THE FISCAL YEAR 2026 DISTRICT BUDGET.

Ms. Skunick review the proposed fiscal year 2026 budget for the District, noting its similarity to fiscal year 2025's budget, the increase in private revenue, that fiscal year 2025 was not fully closed out, and that most actuals will change.

There was a discussion on the status of a finance committee.

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

VOTED: That the resolution regarding FY 2026 District budget (a copy of which is attached hereto as Exhibit C), be, and it hereby, is adopted and approved.

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

Voting against the foregoing were: None.

11. DISCUSSION AND VOTE REGARDING THE DISTRICT PERSONNEL PLAN.

Ms. Skuncik reviewed the memorandum circulated to Commissioners highlighting changes to the personnel plan which include the addition of the role of an Assistant Project Manager to allow flexibility when recruiting between the Assistant Project Manager and Project Manager roles.

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

VOTED: That the resolution regarding the District Personnel Plan (a copy of which is attached hereto as Exhibit D), be, and it hereby, is adopted and approved.

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

Voting against the foregoing were: None.

12. VOTE TO ADJOURN.

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

VOTED: That the meeting be adjourned.

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

Voting against the foregoing were: None.

The meeting was adjourned at 6:05 P.M.



Marc A. Crisafulli, Chairperson

EXHIBIT A

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING APPROVAL OF WAIVERS FOR LOT 3 OF PARCEL 25

July 16, 2025

WHEREAS: Pursuant to the Rhode Island Special Economic Development District Enabling Act (the “SEDD Act”), the Commission is charged with approving all plans for development within the I-195 Redevelopment District; and

WHEREAS: Pursuant to the SEDD Act, the Commission has adopted a Development Plan (the “Development Plan”) applicable to construction with the I-195 Redevelopment District; and

WHEREAS: The Commission has received an application from L&G 150 Richmond Holdings LLC (“L&G”), the owner of Lot 3 of Parcel 25 (a/k/a 150 Richmond Street), in which L&G requests waivers from the provisions of (i) Section 2.8.A.8 of the Development Plan with respect to Sign Illumination Standards and (ii) Section 2.8.C of the Development Plan with respect to Temporary Signs (the “Waivers”); and

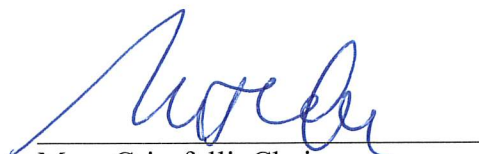
WHEREAS: Utile, Inc., the District’s design consultant (“Utile”), has determined that the Waivers are appropriate and has recommended to the District, by letter dated July 11, 2025, a copy of which is attached hereto as Exhibit A and is incorporated herein by reference (the “Utile Letter”), that the District grant the Waivers; and

WHEREAS: At a public hearing held this date, following publication and notice to abutters as required by applicable law, the Commission heard a presentation by Utile with respect to the Waivers; and

WHEREAS: The Commission heard comments from the public and one member of the public requested that the vote be postponed so that neighbors could have more time to review the requested Waivers.

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

RESOLVED: That the District hereby (a) finds that enforcement of the regulations for a non-residential use contained in the Development Plan would preclude the full enjoyment by the owner of a permitted use and amount to more than a mere inconvenience, (b) adopts the recommendations contained in the Utile Letter with respect to the Waivers and (c) grants the Waivers.



Marc Crisafulli, Chairperson

July 16, 2025

EXHIBIT A

utile

July 11, 2025

Caroline Skuncik, Executive Director
I-195 Redevelopment District Commission
225 Dyer Street, Fourth Floor,
Providence, RI 02903

RE: 150 Richmond Street - Approval Recommendation for Requested Signage Waivers

Dear Caroline,

Utile, the I-195 Redevelopment District's Urban Design and Planning consultant, recommends that the Commission approve the following two requested signage-related waivers to the I-195 Redevelopment District Development Plan for the project located at 150 Richmond Street. The requested waivers recommended for approval are:

- 1) Section 2.8.A.8.E: Waiver to illuminate the canopy sign up to 1.2 foot-candles at the lot line.
- 2) Section 2.8.C: Waiver to install a building leasing banner on the lobby storefront up to 50 SF and keep the banner in place for one year.

An additional waiver was requested to Section 2.3.D.3 in order to install a building leasing banner on the lobby storefront in excess of 25% of the surface area of the glass panel. This waiver is not needed because the proposed signage does not exceed 25% of the window surface area as defined in the Development Plan.

The reasons and conditions for the two approval recommendations are outlined below:

1. Waiver to illuminate the canopy sign up to 1.2 foot-candles at the lot line.
The requested waiver would allow the illumination of the canopy sign up to 1.2 foot-candles at the lot line, which exceeds the maximum light level of 1 foot-candle at the lot line listed under Sections 2.8.A.8 and 2.7.A.1.a of the Development Plan.

The developer engaged a signage lighting consultant to calculate the illumination intensity of the proposed canopy sign based on assumptions specific to the canopy lettering. The lighting calculation study tested three light meter configurations and two of the three light meter configurations predicted light levels would not exceed one foot-candle at the lot line. As

utile

such, the study provides a reasonable basis to conclude that real-world lighting conditions will not substantially exceed the one-foot-candle maximum.

In the event that the illumination reaches 1.2 foot-candles, this increase is justifiable given the building's context and location combined with its commercial use and scale and its role marking the primary entry of the building. With this in mind, Utile recommends approving the requested waiver to provide clear wayfinding for the building in this context.

2. Waiver to install a building leasing banner on the lobby storefront up to 50 SF and keep the banner in place for one year.

Section 2.8.C of the District Development Plan requires that temporary signs adhere to the Providence Zoning Ordinance standards. For real estate signs, these standards include a maximum of 32 square feet in sign area and require the removal of the sign within 30 days of the lease transaction. In addition, Appendix 2 of the District Design Review Application limits the display of building leasing signs to six months following the project completion.

Given the significant amount of available commercial and research space, Utile recommends that the Commission approve the waiver to increase the maximum allowable sign size to 50 SF and extend the allowable sign display period to one year. This extension will allow the developer adequate time to attract high-quality tenants that align with the mission of the District and help grow the local innovation economy.

Please do not hesitate to reach out if you have questions or would like additional information.

Regards,



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EXHIBIT B

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING DISTRICT PARCEL 41

July 16, 2025

- 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:** The Act authorizes the District, acting through its Commission (the “Commission”), to enter into agreements for the sale of properties owned by the District for any consideration and upon such terms and conditions as the Commission shall determine; and
- WHEREAS:** The Providence Housing Authority (“PHA”) owns and operates a 291 unit housing site – Dexter Manor – on Lot 22, Assessor’s Plat 24 at 100 Broad Street, Providence (the “Dexter Manor or PHA Parcel”); and
- WHEREAS:** The District is the owner of Lot 666, Assessor’s Plat 24 located at 295 Pine Street containing approximately 12,543 sf (“Parcel 41”) and abutting the PHA Parcel to the south; and
- WHEREAS:** The District understands that development potential of Parcel 41 is improved with shared access to the existing Dexter Manor Right of Way; and
- WHEREAS:** The District and the PHA have studied various redevelopment scenarios and determined that combining Parcel 41 with a portion of the PHA parcel is advantageous for both agencies and maximizes the development potential of both sites; and
- WHEREAS:** The District understands that disposition of a portion of the PHA parcel requires HUD approval; and
- WHEREAS:** The PHA also desires to redevelop Dexter Manor utilizing US Department of Housing and Urban Development (HUD)’s Repositioning options and other capital sources; and
- WHEREAS:** The PHA anticipates issuing one Request for Qualifications (“RFQ”) seeking a third-party developer for the development of a new residential development on Parcel 41 and a portion of the PHA Parcel (“New Project”) and the redevelopment of the Existing PHA Project; and

WHEREAS: Following the receipt of responses to the RFQ process, PHA selection committee, which shall include the District's Executive Director, will select a developer or developers (the "Preferred Developer/s") who will develop the New Project and redevelop the Existing PHA Project; and

WHEREAS: It is anticipated that the Preferred Developer/s will be selected by December 31, 2025; and

WHEREAS: The District and PHA have agreed to certain business terms set forth in Exhibit A that will be incorporated into the agreements with the developer RFQ, along with PHA terms consistent with Exhibit A, regarding the purchase and development of Parcel 41.

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

RESOLVED : That the District be, and it hereby is, authorized to enter into negotiation of a Letter of Intent ("LOI") to sell Parcel 41 for the New Project in accordance with the terms of sale set forth in Exhibit A attached hereto (the "Sale Terms"); and

RESOLVED: That each of the Chairperson and Executive Director, acting singly, be and hereby is, authorized to execute an LOI on behalf of the District incorporating the Sale Terms and, at such time as the Preferred Developer has been selected by PHA, to negotiate the terms a Purchase Agreement consistent with the Sale Terms, subject to such modifications as he or she in his or her discretion deems necessary and appropriate and provided that such LOI be executed not later than [ninety (90)] days after the Preferred Developer has been selected.

Exhibit A

I-195 REDEVELOPMENT DISTRICT

June 4, 2025

Summary of Terms of Purchase Agreement for Parcel 41

1.	<u>Property:</u>	Parcel 41 – 12,543 sq. ft.
2.	<u>Project:</u>	Development of a mixed-income residential building not less than six stories
3.	<u>Purchaser</u>	To be finalized in Purchase and Sale Agreement, but the District understands that the intent is for the PHA to combine Parcel 41 with the PHA Parcel and execute a long-term ground lease to the Preferred Developer
4.	<u>Purchase Price:</u>	\$250,000 to be paid by the Preferred Developer
5.	<u>Deposits, Third Party Expense and Application Fee (all payable by Preferred Developer):</u>	<ul style="list-style-type: none">a) \$10,000 deposit upon execution of Purchase Agreement;b) Additional \$15,000 deposit upon conclusion of due diligence periodc) \$50,000 third party expense deposit to be replenished when/if expendedd) Non-refundable application fee in accordance with the Seller's published fee schedule payable upon final construction plan approval by Seller
6.	<u>Due Diligence Period:</u>	One hundred and eighty (180) days from execution of the Purchase Agreement
7.	<u>Permitting Periods:</u>	Earlier of award of LIHTC and/or other financial sources for the project or two (2) years from the end of the Due Diligence Period
8.	<u>Closing Date:</u>	30 days after expiration of the Permitting Period.

9.	<u>Default:</u>	<ul style="list-style-type: none"> a) If Purchaser defaults, Seller to retain deposit/s as liquidated damages b) If Seller defaults, Purchaser will have all remedies available, including suit for damages and specific performance.
10.	<u>Broker:</u>	None
11.	<u>Project Milestones:</u>	<ul style="list-style-type: none"> a) Preferred Developer shall be required to meet the following milestones: <ul style="list-style-type: none"> i) Commence construction within 30 days of closing; ii) Commence vertical construction in accordance with an approved development schedule and iii) Complete construction in accordance with an approved development schedule. <p>These obligations will be evidenced by a development agreement to be executed and recorded at closing. Financial penalties for failure to meet milestones will be secured by a mutually agreed security to assure the developer's construction obligations.</p>
12.	<u>Park Maintenance Fee:</u>	Upon completion of the project, Preferred Developer will be obligated to make annual contributions to the maintenance of the District parks based on the square footage of the portion of the building located on Parcel 41.
13.	<u>Seller Conditions:</u>	<p>Seller's obligation to close the sale will be subject to satisfaction by Preferred Developer of certain conditions, including but not limited to the following:</p> <ul style="list-style-type: none"> a) all permits for construction shall have been issued, including design review by Seller; and b) construction financing to be closed and funding of equity to be completed at closing;

EXHIBIT C

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING FY 2026 DISTRICT BUDGET

July 16, 2025

VOTED: That the budget of the District for fiscal year 2026, a copy of which is attached hereto as Exhibit A, be and it hereby is approved and adopted.

EXHIBIT A

I-195 Redevelopment District Commission

FY26 OPERATING BUDGET

	PROPOSED FY26 BUDGET	FY25 BUDGET	FY25 ACTUAL	NOTES
Revenue				
Operating Revenue				
State General Revenue Appropriations	\$ 1,245,050	\$ 1,245,050	\$ 1,245,050	
Development Fees	\$ 348,799	\$ 352,943	\$ 71,176	Application fees, District portion of building permit fees, etc.; increase due to pipeline projects anticipated to move forward in FY26
Interim Use Fees	\$ 106,701	\$ 120,279	\$ 195,099	License fees for interim uses of parcels; expected to decrease due to some agreement terms ending
Park Property Assessments	\$ 426,562	\$ 332,540	\$ 327,003	Increase due to inflation adjustment, Parcel 9 phase 1 and 150 Richmond completion
Park Programming and Vendor Fees	\$ 150,509	\$ 134,021	\$ 171,683	Event fees, vendor fees
Park Sponsorships & Donations	\$ 100,000	\$ 100,000	\$ 100,000	Bally's contractual contribution
Miscellaneous	\$ 45,000	\$ 44,106	\$ 86,319	Interest earned
Total Operating Revenue	\$ 2,422,620	\$ 2,328,938	\$ 2,196,331	
Expenses				
General Operating Expenses				
Personnel (salary & benefits)	\$ 612,301	\$ 633,260	\$ 492,002	Assistant PM, 90% Exec Dir., 65% of Dir. Operations, 90% of Office Mgr.; 10% Programming & Marketing Coord.
Legal	\$ 150,000	\$ 150,000	\$ 102,488	OMA compliance, contract negotiation, procurement, Commission support, etc.; highly variable
Engineering & Design	\$ 38,000	\$ 38,518	\$ 31,360	Non-capitalized engineering and urban design/planning
Accounting/Audit	\$ 47,388	\$ 87,436	\$ 65,494	Decrease due to no performance audit; 33% all fees allocated to park budget
Other Contractual Services	\$ 172,000	\$ 164,226	\$ 64,124	IT, HR, PR, etc.; increase reflects potential need for additional consulting
Property Maintenance - Landscaping	\$ 32,398	\$ 32,398	\$ 30,714	Lawn cutting, trash pick up for undeveloped parcels
Property Maintenance - Snow Removal	\$ 31,310	\$ 31,310	\$ 18,156	Variable based on actual snow events; assumes 10 events
Insurance	\$ 58,650	\$ 105,506	\$ 77,255	Reduction reflects reallocation between park/operations
Office Rent	\$ 33,050	\$ 31,653	\$ 31,657	Rent; 33% allocated to park
Other Expenses	\$ 72,645	\$ 69,314	\$ 48,292	Office supplies, regulatory expenses, meeting expenses, payroll fees, etc.
Subtotal General Operating Expenses	\$ 1,247,742	\$ 1,343,622	\$ 961,541	
Park Operating Expenses				
Park Personnel (salary & benefits)	\$ 433,753	\$ 393,074	\$ 370,509	Park Mgr., Asst Park Mgr., 90% Programming & Marketing Coord., 2 seasonal PTE's; 10% of Exec Dir., 35% Dir. of Ops, 10% Office Mgr.
Park Landscaping	\$ 102,512	\$ 70,000	\$ 80,642	Increase due to implementation of organic landscaping practices, anticipated horticulturalist contract, and pavilion
Park Snow Removal	\$ 27,600	\$ 21,597	\$ 25,160	Variable due to actual snow events; assumes 10 events
Park Graffiti Removal/Powerwashing	\$ 28,192	\$ 27,545	\$ 25,629	Variable; moderate increase projected over FY25 actuals
Park Sanitation	\$ 63,846	\$ 24,743	\$ 31,378	Moderate increase projected over FY25 actuals plus addition of pavilion
Park Other Maintenance	\$ 43,571	\$ 41,047	\$ 34,155	Irrigation system maintenance, installation of seasonal décor, furniture repairs/replacements, etc.
Park Riverwalk Maintenance Contribution	\$ 40,225	\$ 40,536	\$ 44,882	District responsible for half Riverwalk annual maintenance
Park Accounting & Legal	\$ 41,663	\$ 30,364	\$ 24,229	Legal related to contract negotiations and procurement; park accounting fees
Park Marketing & PR	\$ 25,000	\$ 20,000	\$ 17,691	Moderate increases projected over FY25 actuals
Park Other Contractual Services	\$ 86,869	\$ 81,625	\$ 98,348	IT, HR, park consultant fees
Park Utilities	\$ 18,396	\$ 11,978	\$ 16,724	Moderate increase projected over FY25 actuals
Park Insurance	\$ 34,466	\$ 19,170	\$ 7,185	Increase reflects reallocation between park/operations and addition of pavilion
Park Programming Support	\$ 105,000	\$ 116,200	\$ 114,599	Call for Curators grant program (\$75k) and associated legal and consulting costs; offset by programming revenue
Park Other Expenses	\$ 48,899	\$ 32,483	\$ 34,875	Office supplies, payroll fees, rent, etc.
Subtotal Park Expenses	\$ 1,099,990	\$ 930,361	\$ 926,005	
Total Operating Expenses	\$ 2,347,731	\$ 2,273,983	\$ 1,887,546	
Contingency Reserve	\$ 74,889	\$ 54,955	\$ 308,785	
SURPLUS/(DEFICIT)	\$ 0	\$ 0	\$ -	

Notes:

- 1) FY25 Actuals are estimates; fiscal year closeout/audit is still in progress
- 2) Executive Director has authority to reallocate budget within categories and to allocate any new revenues/carryover budget from previous FY as needed throughout the year

EXHIBIT D

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING DISTRICT PERSONNEL PLAN

July 16, 2025

VOTED: That the updates to the Personnel Plan of the District as presented to, and reviewed by, the Commissioners this date, be and hereby are approved and adopted.