

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION **PUBLIC SESSION** **SEPTEMBER 17, 2025**

The I-195 Redevelopment District (the “District”) Commission (the “Commission”) met on Wednesday, September 17, 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, Mr. Robert McCann, Ms. Sandra Smith, Ms. Mindy Penney, Mr. Vincent Masino, and Dr. Barrett Bready.

Also, present were Ms. Caroline Skuncik, District Executive Director, Ms. Amber Ilcisko, District Director of Operations, Mr. Kevin Rodriguez District Office Manager, and Mr. Charles F. Rogers of Troutman Pepper Locke LLP, legal counsel to the District.

Ex-officio board member Mr. Stefan Pryor joined the meeting at 5:07 P.M.

Not present was Commissioner ex-officio board member Mr. Joseph Mulligan.

Chairperson Crisafulli called the meeting to order at 5:02 P.M.

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 MEETING HELD ON JULY 16, 2025.

Chairperson Crisafulli stated that the minutes of the July 16, 2025, meeting 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 16, 2025.

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

Voting against the foregoing were: None.

3. EXECUTIVE DIRECTOR'S REPORT REGARDING THE STATUS OF DEVELOPMENT PROJECTS, 195 DISTRICT PARK, AND RECENT ACTIVITIES AND INITIATIVES.

Ms. Skuncik introduced Kevin Rodriguez, the new Office Manager, and stated an Assistant Project Manager would be starting later in the month. She continued her report with updates on developments under construction, including 150 Richmond and the Ocean State Labs fit-out, the second phase of Parcel 9, and the pavilion in 195 District Park. She stated 150 Richmond had received its Certificate of Occupancy and that Rhode Island State Health Lab had started to move in; she also stated planning for a building ribbon cutting event was underway. Ms. Skuncik provided an update on the design review process for the proposed project on Parcels 14 and 15, the status of the proposed development on Parcel 5, and the proposed development on Parcel 41 with the Providence Housing Authority. Ms. Skuncik concluded her report with an update on 195 District Park, including the park strategic plan, programming, and the utility box mural project with the Avenue Concept.

Discussion continued on the status of the proposed development on Parcel 2.

4. PRESENTATION BY THE DISTRICT'S AUDITORS AND VOTE TO ACCEPT THE FISCAL YEAR 2025 AUDIT.

Mr. Jim Wilkinson of CBIZ CPAs P.C. presented the District's fiscal year 2025 audited statements including the expectation of a "unmodified" or "clean opinion" upon final issuance. He used a Power Point presentation to present the scope, approach, risk assessments, and financial statement review, the new GASB standards implemented in 2025, upcoming new GASB standards, auditor results and required communications, and the road to issuance of the audit opinion.

Discussion continued on the positive interaction with the staff during the process.

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

VOTED: That the resolution regarding fiscal year 2025 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, Dr. Bready, Ms. Penney, Mr. McCann, Ms. Smith, and Mr. Masino.

Voting against the foregoing were: None.

5. VOTE TO ADJOURN.

There being no further discussion, upon motion made by Ms. Penney and seconded by Mr.

McCann, 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, Ms. Smith, Dr. Bready, and Mr. Masino.

Voting against the foregoing were: None.

The meeting was adjourned at 5:17 P.M.



Marc A. Crisafulli, Chairperson

EXHIBIT A

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING FISCAL YEAR 2025 AUDIT

September 17, 2025

VOTED: That the Audit of the District for fiscal year ended June 30, 2025, prepared by CBIZ CPAs P. C. ("CBIZ"), and presented by CBIZ to the Commission at its meeting this date, be and is hereby accepted and adopted.