

**I-195 REDEVELOPMENT DISTRICT COMMISSION**

**MEETING OF COMMISSION**  
**PUBLIC SESSION**  
**NOVEMBER 19, 2025**

The I-195 Redevelopment District (the “District”) Commission (the “Commission”) met on Wednesday, November 19, 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, Ms. Sandra Smith, Ms. Mindy Penney, Mr. Vincent Masino, and ex-officio board member Mr. Joseph Mulligan.

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.

Not present were Commissioners Mr. Robert McCann and Dr. Barrett Bready.

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

Ex-officio board member Mr. Stefan Pryor joined the meeting at 5:03 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 SEPTMBER 17, 2025.**

Chairperson Crisafulli stated that the minutes of the September 17, 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 Ms. Smith the following vote was adopted:

VOTED: To approve the minutes of the Commission meeting held on September 17, 2025.

Voting in favor of the foregoing were: Chairperson Crisafulli, Ms. Penney, 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 began her report with an update on developments under construction, including the pavilion located in 195 District Park, stating the final site work and interior finishes are currently being completed and punch list work will begin at the end of the week. She said the last excavation related to the electrical service was finished and that Rhode Island Energy's latest schedule has the electrical connection being made in early 2026 after which Shawmut can complete the final equipment startups and commissioning work. She also noted the green roof installation is delayed until the spring. Next, she provided an update on the construction of the second phase of Parcel 9 where the building is weathertight with anticipated completion in mid-2026 and the ribbon cutting for 150 Richmond was held in early October. She stated the Rhode Island State Health Lab located in 150 Richmond is operating in the building and the fit-out for Ocean State Labs is moving forward with an anticipated opening in early 2026. She also said the facility operator, Portal Innovations, announced its first five tenants in the incubator space. Ms. Skuncik then reported the public art installation, part of the Rhode Island State Council of the Arts selection process, in the State Health Lab had been installed.

The report continued with updates on projects in predevelopment including the proposed development on Parcel 2 where they are working to assemble their debt and equity and are filing for their building permit and the proposed development on Parcels 14 and 15 which is currently at the design development stage of drawings and is working through what project waivers may be required. She stated the project is expected to return for final plan approval in the near term. Ms. Skuncik then provided an update on the proposed development on Parcel 1a, stating the development team is exploring a lower density proposal and the development team for the proposed development on Parcel 5 is beginning their review process with the State Historic Preservation Officer.

Ms. Skuncik continued to provide an update on 195 District Park listing the statistical achievements on visits and programs, announced the completion of the utility box murals project with The Avenue Concept, and the installation of a new temporary art installation called "STEWPS" to be in place over the next three months. Ms. Skuncik concluded her report stating she had participated in a panel at the Urban Land Institute fall meeting and two sessions at the Southern New England chapter of American Planning Association's annual meeting. She then welcomed Omar Bryan, the District's new Assistant Project Manager who joined in September.

Chairperson Crisafulli provided an update on Parcels 8 and 8a.

Discussion continued on the completion of the park pavilion.

**4. PRESENTATION REGARDING THE 195 DISTRICT PARK STRATEGIC PLAN.**

Ms. Skuncik stated the last strategic plan for the park was prepared in 2018 and 2019 and focused on management and operations. She said it was decided it was time to do another plan with the pavilion coming online. She introduced Mr. Ben Donsky of Agora Partners who used a Power Point presentation to present the park strategic plan. His presentation included priorities for the park strategic plan, an existing conditions analysis, and an overview on the engagement process. He then reviewed the goals for capital improvements that included attracting diverse audiences through a dog park and sculptural “play elements,” improving comfort for park visitors, and improving park entrances and visibility, followed by goals for programming that included extending the season and activating during the winter, ensuring use by all demographics, promoting public health, creating more innovative district- aligned programming, integrating the pedestrian bridge, and meeting the demand for live music. He presented goals for events that included improving the permitting process, increasing communication with key stakeholders, and addressing the impacts of large-scale concerts, in addition to the engagement goals such as continuing to engage park visitors and soliciting input from potential visitors, and the financial goals that included establishing park self-sufficiency and diversifying park revenue streams. He presented the key implementation partners, structural obstacles, proposed capital improvements phasing, and proposed overall milestone schedule.

Discussion continued on programming ideas, increasing park operating costs based on the proposed capital improvements, a showcase of innovations in the state’s history in the park, honoring the late Senate President in the park, and next steps.

#### **5. PUBLIC COMMENT REGARDING THE 195 DISTRICT PARK STRATEGIC PLAN.**

Two members of the public provided comment on the park strategic plan. Comments included concerns about event impacts on the neighbors and the noise levels, concerns about a dog park, and requests to consider an all-abilities playground and ongoing noise monitoring.

#### **6. DISCUSSION AND VOTE REGARDING THE APPLICATION BY THE 195 DISTRICT FOR AN ALLOCATION OF FUNDS FROM THE 195 PROJECT FUND TO FUND A PORTION OF THE DESIGN OF THE OFF-RAMP RELOCATION PROJECT WITH THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION.**

Ms. Skuncik provided background on the project using a Power Point presentation to show the existing conditions of the area of concern off the I-195 Exit 1C off-ramp adjacent to Pike Street and Alves Way and the proposed off-ramp realignment and connection of Pike Street and Alves Way. She stated the Rhode Island Department of Transportation has committed construction dollars to the project and has requested the District commit up to \$500,000 for the design that will begin in 2026. She explained the project is currently advancing through the scoping consultant’s review.

Discussion continued on the Washington Bridge project impacts on the schedule.

Chairperson Crisafulli stated that it is important to move this forward even if the timeline is unknown.

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 authorizing project funding under the I-195 Redevelopment Project Fund Act for design of I-195 exit ramp (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, Ms. Penney, and Mr. Masino.

Voting against the foregoing were: None.

#### **7. 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, Ms. Smith, and Mr. Masino.

Voting against the foregoing were: None.

The meeting was adjourned at 5:59 P.M.



Marc A. Crisafulli, Chairperson

**EXHIBIT A**

**I-195 REDEVELOPMENT DISTRICT**

**RESOLUTION AUTHORIZING PROJECT FUNDING  
UNDER THE I-195 REDEVELOPMENT PROJECT FUND ACT  
FOR DESIGN OF I-195 EXIT RAMP**

November 13, 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 (the “State”) under Chapter 64.14 of Title 42 of the General Laws of Rhode Island (the “Act”); and
- WHEREAS:** Chapter 64.24 of Title 42 of the General Laws of Rhode Island (the “Project Fund Act”) authorizes the District, acting through its Commission (the “Commission”), to provide financial assistance to projects in order to further the goals of the Act and to promote the development and attraction of advanced industries and innovation on and near the I-195 land in order to enhance the economic vitality of the State; and
- WHEREAS:** The Commission has promulgated rules and regulations (the “Rules”) governing the funding program established by the Project Fund Act. Capitalized terms used herein but not defined shall have the meaning as set forth in the Rules; and
- WHEREAS:** The State is considering the feasibility of reconfiguring the I-195 westbound exit 1C off-ramp to South Main Street to accommodate direct access to Tockwotten Street in addition to extending Pike Street access to South Main Street to connect with Alves Way and thus provide better pedestrian and vehicular connectivity and enhanced pedestrian safety for the adjacent streets and District parcels; and
- WHEREAS:** The State plans to obtain design proposals for the reconfiguration and has asked the District to contribute to the design cost; and
- WHEREAS:** The District proposes to allocate funds from the Project Fund for such purpose and has submitted an application under the Project Fund Act for funds to contribute the cost of obtaining design proposals for a reconfigured exit; and
- WHEREAS:** The Commissioners have received a presentation from the staff of the District detailing the proposed reconfiguration and proposed contribution by the District to the design cost to be incurred by the State together with a recommendation to approve a contribution from the Project Fund to the State to be used to partially fund the design costs for the reconfigured streets in accordance with the Project Fund Act and the Rules.

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

**RESOLVED:**

1. The Commission hereby finds and determines that: (i) the Project will be located on the I-195 land; and (ii) the Project can be instrumental in achieving some of the economic development goals for the I-195 land as set forth in the Act and the Project Fund Act.
2. To accomplish the purposes of the Act and the Project Fund Act, the District hereby approves the application for a contribution from the Project Fund and, subject to the execution of definitive agreements, will make funds available for such purpose in an aggregate amount not to exceed \$500,000.00.
3. The authorization provided herein is subject to the following conditions:
  - a. The execution of agreements between the District and the State with respect to the project design and contribution by the District and otherwise meeting the requirements of the Project Fund Act and the Rules in such form as any one of the Authorized Officers shall deem appropriate in the sole discretion of such Authorized Officer;
  - b. The concurrence of the Secretary of Commerce as required by the Project Fund Act; and
  - c. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.
4. The Authorized Officers of the District for purposes of this Resolution are the Chairperson and the Executive Director (the "Authorized Officers"). Any one of the Authorized Officers of the District, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the District. The Authorized Officers shall have no obligation to take any action with respect to the authorization granted hereunder and the Commission and District shall in no way be obligated in any manner to the Applicant by virtue of having adopted this Resolution until an agreement obligating the parties is executed. The Secretary or the Assistant Secretary of the District, and each, acting singly, is hereby authorized to affix a seal of the District on any of the documents authorized herein and to attest to the same.

5. All covenants, stipulations, and obligations and agreements of the District contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the District to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the District or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the District, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.
6. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.
7. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby, and all prior actions taken in connection herewith are, ratified, approved and confirmed.
8. This Resolution shall take effect immediately upon adoption by the Commission