I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION
PUBLIC SESSION
JUNE 3, 2026

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, June 3, 2026, 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 ex-officio board members Mr. Stefan Pryor and 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.

Chairperson Crisafulli called the meeting to order at 5:06 P.M.

Commissioner Dr. Barrett Bready joined the meeting at 5:09 P.M.

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 MEETING HELD ON APRIL 15, 2026.

Chairperson Crisafulli stated that the minutes of the April 15, 2026 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 April 15, 2026.
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> Voting in favor of the foregoing were: Chairperson Crisafulli, Dr. Bready, Ms. Penney, Ms. Smith, Mr. McCann, and Mr. Masino.
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> Voting against the foregoing were: None.

3. EXECUTIVE DIRECTOR'S REPORT.

Ms. Skuncik provided an update on projects under construction in the District since the last Commission meeting, including the ribbon-cutting on the pavilion in 195 District Park and the opening of Ocean State Labs with the Rhode Island Life Sciences Hub in 150 Richmond. She stated the pavilion would be open to the public after the Guild completed their fit-out in the near future. She also stated construction of the second phase of Parcel 9 was near completion. Next, Ms. Skuncik provided an update on proposed projects in predevelopment including the upcoming closing of the land swap on Parcel 34 and the forthcoming demolition of the adjacent building as part of the site the District will acquire. She stated that the proposed developments on Parcels 14 and 15 and Parcel 2 are both close to receiving their final building permits and have been focused on their financing and that the Parcel 5 concept plan is on the agenda for this meeting. She also said that the terms with the selected developer and the Providence Housing Authority for the proposed development on Parcel 41 would likely come before the Commission at the July meeting. Ms. Skuncik continued her report with an update on 195 District Park; she said June was typically the busiest month in the park with large events such as the RISD alumni weekend events, Pride, and Day of Portugal, and two new events, the Rhode Island Indian Council's Intertribal Pow Wow and the Scottish Tartan Army World Cup ceremony. She said the Providence Flea would be starting their season in the park on Sunday. Her update on the park continued with implementations of recommendations from the park strategic plan including the opt-in email notification list for large events, a new curfew for outdoor stage events in the park, expanding fitness and wellness offerings, and introducing lunchtime programming. Ms. Skuncik stated a horticulturist had recently been retained and the first project would be to develop an invasive species management plan for the park focused on the meadow areas. She said the public WIFI in the park was operating as part of the pavilion project and that a commemorative bench program was being launched. Her report concluded with announcing an article featuring the park's activation strategies was recently published.

There was no further discussion.

4. PRESENTATION BY DESIGN CENTER PARTNERS REGARDING THE APPLICATION FOR CONCEPT DESIGN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCEL 5.

Chairperson Crisafulli stated that there was no vote scheduled regarding the concept design for the proposed development on Parcel 5 and that written public comment would be accepted until July 14, 2026 in advance of the Commission meeting scheduled for July 15, 2026.

Mr. Andrew Wade Keating of Design Center Partners used a Power Point presentation to present the proposed concept design approval for the proposed development on Parcel 5. His presentation included the building context, the College Hill and Fox Point neighborhoods context, and the changes from the design presented as part of Design Center Partners proposal for Parcel 5.

Discussion continued on the change from condominium to rental units.

Mr. Keating continued his presentation with a site plan, site access plan, site context, parking level plan, typical level plan, a material palette, and renderings of the concept design from the north, south, inner street, and west, building elevation, a building section, and inner street precedents.

Discussion continued on parking management, the removal of the balconies from the original proposed design, interest from retail tenants, changes to the massing from the original proposed design, the location of the mechanical systems and visibility, mix of local and national tenants, a lack of cohesion in the design between facades and gables, ability to fill ground floor retail spaces, and the Wickenden Street gateway.

Chairperson Crisafulli stated the development team must show ability to fill retail before concept design would be approved.

5. PRESENTATION BY UTILE, INC. REGARDING THE APPLICATION SUBMITTED BY DESIGN CENTER PARTNERS FOR CONCEPT PLAN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCEL 5.

Mr. Tim Love of Utile, Inc. used a Power Point presentation to present an urban design summary regarding the application submitted by Design Center Partners for the concept plan approval for the proposed development on Parcel 5. The presentation included a review of the design evolution from the RFP proposal, concerns regarding the inner street entries and suggestions to address the concerns, the lower floor relationship, the inner street relationship to the upper stories, and the use of gables at the gateway and throughout.

Discussion continued on the façade materiality and the façade hierarchy.

6. PUBLIC COMMENT REGARDING THE APPLICATION SUBMITTED BY DESIGN CENTER PARTNERS FOR CONCEPT PLAN APPROVAL FOR THE PROPOSED DEVELOPMENT ON PARCEL 5.

Design representatives from abutting neighborhood organizations did not provide any comment. Only one member of the public spoke to withdraw support for the proposed development on Parcel 5 on behalf of the labor unions due to engagement by the developer with non-signatory contractors.

There was no further discussion.

7. DISCUSSION AND VOTE REGARDING THE DISTRICT POLICY REGARDING MARKETING AND LOBBYIST EXPENSES.

Ms. Skuncik stated the policy was a recommendation from the District performance audit that the District adopt a policy regarding marketing and lobbyist expenses and asked if there were any questions.

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 policy for marketing and lobbying expenses (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.

Chairperson Crisafulli announced his recusal from matters regarding Parcels 8 and 8a and stated Dr. Bready would lead the remainder of the meeting. Ms. Penney also announced her recusal from matters regarding Parcels 8 and 8a.

Chairperson Crisafull and Ms. Penney left the meeting at 5:58 P.M.

8. PRESENTATION BY MARATHON CONSTRUCTION & DEVELOPMENT REGARDING A PROPOSED DEVELOPMENT ON PARCELS 8 AND 8A.

Ms. Skuncik used a Power Point presentation to provide an overview of Parcels 8 and 8a and the RFP solicitation process. Her presentation included context regarding Parcels 8 and 8a, land use regulations, and a summary of the request for proposals.

There being no further discussion, she introduced Marathon Construction & Development and The Kelsey.

Marathon Construction & Development and The Kelsey proposed The Kelsey Fox Point, an approximately 133,000 square-foot development that included 134 affordable housing units where nine would be for persons with disabilities, 2,400 square-feet of retail space, and basement parking for 48 vehicles. Harry Angevine of Marathon Construction & Development used a Power Point presentation to present the co-development partnership and the project vision. Ms. Micaela Connery of The Kelsey presented The Kelsey's mission focused on disability-forward housing, diversity, inclusive design standards, and their approach to property management. Mr. Angevine continued to present the design metrics, building program, site plan, site access diagram, urban design plan, a rendering of an aerial view west, a rendering of the commercial entrance from the north, a rendering of the main entrance from the north, building elevations from the east and south, building elevations from the north and west, architectural design of the first floor, architectural design of typical floors two through six, and below grade parking. Ms. Connery then presented the inclusive design standards. Mr. Frank Angevine presented the unit mix and the milestone schedule. Ms. Connery concluded the presentation on the resident services program and the inclusion concierge program.

Discussion continued on the number of similar developments and their locations.

9. PRESENTATION BY CHURCHILL AND BANKS REGARDING A PROPOSED DEVELOPMENT ON PARCELS 8 AND 8A.

Churchill and Banks proposed 580 South Water Apartments Phase II, an approximately 113,000 square-foot development that included 100 rental units, 4,305 square feet of retail/office space, a rooftop garden, 45 basement parking spaces, and 36 surface spaces.

Mr. Rich Baccari of Churchill and Banks used a Power Point presentation to present an update from the proposal presented at the February 2, 2026 Commission meeting that increased the unit count to 100 units. Ms. Julie Bartlett of ZDS Architects presented the project narrative, the sustainability narrative, the resiliency narrative, a site proximity study, the context using a neighborhood diagram, a proposed site plan, the massing and material, a development program table, a lower level garage floor plan, a ground floor plan, a typical floor plan, cross sections, and a rendering.

Discussion continued on the Housing and Urban Development financing part of the previous proposal, parking arrangements and locations, the change to the building footprint from the previous proposal, the purpose of the design similarity with the adjacent building owned by Churchill and Banks, and the consideration of affordable units.

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

Mr. Bruce Murray of RES Group, the District's real estate and economic analysis consultant, used a Power Point presentation to present an analysis of the proposed developments on Parcels 8 and 8a. His presentation included a proposal comparison, a proposal comparison by unit mix, a proposal snapshot of the proposed development by Marathon Construction and Development and The Kelsey, strengths and weaknesses of the proposed development by Marathon Construction and Development and The Kelsey, a proposal snapshot of the proposed development by Churchill and Banks, strengths and weakness of the proposed development by Churchill and Banks, and residential apartment demand in Providence.

Discussion continued on the low per square foot construction cost of the Churchill and Banks proposal, Marathon's experience with similar projects with The Kelsey, and Marathon's experience as joint venture partners.

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

Mr. Tim Love of Utile, Inc., the District's planning and design consultant, used a Power Point presentation to present an urban design summary of the proposed developments of Parcels 8 and 8a. His presentation included a program comparison, a ground floor plan comparison, and exterior renderings of both proposals from the corner of South Main Street and Pike Street.

Discussion continued on potential improvements to the proposed development by Churchill and Banks, and the manufacturer of the cladding included on the proposed development by Marathon and The Kelsey.

12. PUBLIC COMMENT REGARDING THE PROPOSED DEVELOPMENTS ON PARCELS 8 AND 8A.

Dr. Bready stated a letter from Mayor Brett Smiley was received regarding parking. No other members of the public elected to provide comment regarding the proposed developments on Parcels 8 and 8a.

13. EXECUTIVE SESSION

Dr. Bready stated that pursuant to the notice of the meeting, the Commission would go into Executive Session for discussion regarding the purchase and sale of District real estate.

Accordingly, upon motion duly made by Mr. Masino and seconded by Ms. Smith, 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), to discuss matters relating to the purchase, sale, exchange, lease, or value of real property of District real estate where the discussion in an open meeting would have a detrimental effect on the negotiating position of the Commission with the other party to the negotiations.
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> Voting in favor of the foregoing were: Dr. Bready, Ms. Smith, Mr. McCann, and Mr. Masino.
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> Voting against the foregoing were: None.

Commissioners and District staff entered into Closed Session at 7:07 P.M.

The Public Session was reconvened at 8:03 P.M.

Dr. Bready 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 and that no votes were taken. 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. Masino and seconded by Ms. Smith, 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: Ms. Smith, Mr. McCann, Dr. Bready, and Mr. Masino.

Voting against the foregoing were: None.

14. VOTE TO SELECT A PREFERRED DEVELOPER FOR PARCELS 8 AND 8A.

Dr. Bready read the resolved language of the resolution selecting Churchill and Banks as the preferred developer for Parcels 8 and 8a with findings and conditions.

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 Parcels 8 and 8a (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: Dr. Bready, Mr. McCann, and Mr. Masino.
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> Voting against the foregoing were: Ms. Smith.

Dr. Bready stated there were key factors that lead to the decision including the financing from the Department of Housing and Development and the ownership of the adjacent lot.

15. VOTE TO ADJOURN.

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

> VOTED: That the meeting be adjourned.
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> Voting by in favor of the foregoing were: Ms. Smith, Dr. Bready, Mr. McCann, and Mr. Masino.
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> Voting against the foregoing were: None.

The meeting was adjourned at 8:08 P.M.

Marc A. Crisafulli, Chairperson

EXHIBIT A

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING DISTRICT POLICY FOR MARKETING AND LOBBYING EXPENSES

June 3, 2026

VOTED: That the District policy regarding expenses to be incurred for marketing and lobbying attached hereto as Exhibit A be and hereby is approved and adopted.

<u>Exhibit A</u>

195 District
Expense Policies Governing Marketing and Lobbyist Expenses

Expenses incurred for marketing and lobbyists may be incurred in accordance with the annual budget approved by the I-195 Redevelopment District Commission. All such expenses must be approved by the Executive Director or his/her designee in advance and such expenses must be incurred for the purposes of advancing the mission, goals, and objectives of the 195 District.

EXHIBIT B

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING DISTRICT PARCELS 8

and 8a June 3, 2026

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: The Act authorizes the District, acting through its Commission (the "Commission"), to dispose of properties owned by the District for development that will be beneficial to the State and the City of Providence and upon such terms and conditions as the Commission shall determine; and

WHEREAS: The Commission has received proposals and presentations from two (2) developers with respect to development of District Parcels 8 and 8a; and

WHEREAS: After review and consideration of the two (2) proposals and presentations, the Commission has determined that it is appropriate to select a preferred developer for Parcels 8 and 8a and to negotiate a letter of intent with respect to such developer's proposal; and

WHEREAS: The Commission has made certain findings with respect to the proposal of Churchill & Banks which findings are attached hereto as Exhibit A and incorporated herein (the "Findings"); and

WHEREAS: The Commission has determined that approval of any development of District Parcels 8 and 8a be subject to those conditions set forth on Exhibit A attached hereto and incorporated by reference (the "Conditions");

WHEREAS: After review and consideration of the proposals, the Commission has determined that the proposal of Churchill & Banks to develop a mixed-use building on Parcels 8 and 8a best satisfies the goals of the Commission and its obligations under the Act.

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

RESOLVED: That Churchill & Banks be selected as the preferred developer to develop a mixed-use building on Parcels 8 and 8a and that the District commence negotiation with Churchill & Banks of a letter of intent for the purchase and development of Parcels 8 and 8a, including financial terms and performance dates, and subject to the Conditions.

EXHIBIT A

FINDINGS and CONDITIONS

Findings

1. The Commission recognizes the statewide housing supply shortage in the State of Rhode Island with a documented need for up to 55,000 additional studio, one-bedroom, and two-bedroom units.[1] The preferred developer has proposed 100 rental apartments.

2. The preferred developer owns the abutting property at 580 South Water Street, and the Commission recognizes there are benefits, both in terms of design and available financial products, by having the same ownership develop Parcels 8 and 8A.

3. The preferred developer has a long-term lease on an adjacent parking lot, which provides additional parking options for residents of the Parcel 8/8A development.

4. The preferred developer has proposed a purchase price of $1,000,000 which is consistent with the Commission's objectives.

5. The Commission, by law, is the owner and operator of the District parks and is charged with generating revenue to support their maintenance and operation. The Commission does not accept the preferred developer's request to waive the annual park assessment given that the financial plan for the operation and maintenance of the parks contemplates that the owners of completed buildings in the District will pay an annual assessment based on the square foot area of their buildings at the current rate of $0.53 per rentable SF and that the contribution from the development of Parcels 8/8A is estimated at approximately $40,000.00.

Conditions

1. The proposal of Churchill & Banks shall be subject to a design review and approval process under the District's Development Plan during which the Commission will undertake an intensive review of the design of the project. This process will include public meetings for preliminary (concept) review and a final plan review. The concept plan application shall address the feedback from Utile and the Design Review Committee on the RFP submission, as described in Utile's May 27, 2026 memo, and shall strive to differentiate the Parcels 8/8A building from the adjacent 580 South Water Street building rather than match it.

2. All customary 195 District fees will apply to the project including the funding of a third-party expense escrow, payment of an application fee when the project receives final plan approval, and the ongoing park maintenance assessment.

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1 Rhode Island Foundation, "Housing Supply and Homelessness in Rhode Island," April 2023.

3. The entirety of Parcels 8/8A must be developed as one project with no phasing and with not less than 100 units, and the proposal shall adhere to the District's Development Plan regarding the build-to-line requirements.

4. The performance milestones in the Purchase and Sale Agreement shall match those outlined in the preferred developer's proposal.