I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION
PUBLIC SESSION
SEPTEMBER 16, 2026

The I-195 Redevelopment District (the "District") Commission (the "Commission") met on Wednesday, September 16, 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, Ms. Mindy Penney, Dr. Barrett Bready, Mr. Vincent Masino, and Ms. Emma Karnes representing ex-officio board member, Stefan Pryor.

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 Partridge Snow and Hahn, LLP, legal counsel to the District.

Not present was Commissioner Ms. Sandra Smith and ex-officio board members Mr. William Tsonos and Mr. Joseph Mulligan.

Chairperson Crisafulli called the meeting to order at 4:59 P.M.

1. PUBLIC COMMENT SESSION.

One member of the public spoke regarding the results of the recent primary elections in Ward 1.

2. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETINGS HELD ON JULY 15, 2026.

Chairperson Crisafulli stated that the minutes of the July 15, 2026 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 Dr. Bready, the following vote was adopted:

> VOTED: To approve the minutes of the Commission meetings held on July 15, 2026.
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> Voting in favor of the foregoing were: Chairperson Crisafulli, Dr. Bready, Ms. Penney, and Mr. Masino.
>
> Voting against the foregoing were: None.

Chairperson Crisafulli asked Ms. Karnes to introduce herself for the record. She stated she was representing the Commerce Secretary.

3. EXECUTIVE DIRECTOR'S REPORT.

Ms. Skuncik began the report with an update on development in District. She stated the ribbon cutting for Tandem, the second phase of Parcel 9, was celebrated in August and reminded everyone that it provided an additional 61 units of mixed-income housing. She then stated that the land swap on a portion of Parcel 34 would be the next to close and break ground and that the demolition of the yoga studio building was underway. Next, she said the proposed developments on Parcels 2 and 14 and 15 were ready to close with the exception of figuring out the last capital sources and reiterated the financing challenges commercial real estate projects are facing. She added that both development teams remain optimistic and are exploring all options. She stated the development team for the proposed development on Parcel 5 is working on responding to the feedback from the first concept plan review and that they are expecting to return later in the fall to complete concept plan review and she also said that the design is moving forward for the proposed development on Parcel 41. She then stated that the purchase and sale agreement was executed for the proposed development on Parcels 8 and 8a. Ms. Skuncik continued her report with an update on 195 District Park. She stated the pavilion hours of operations are expanding and that café operations are planned to begin this month. She provided an update on upcoming events and a landscaping project. Next, Ms. Skuncik reviewed recommended updates to the design review process to allow the potential for concept plan approval to occur at one meeting rather than requiring two mandatory meetings as is the current process. She said this would still permit the Commission to request a second meeting if they felt the need and allow the continued use of conditional approvals to be addressed at final plan approval. She included that this was aligned with changes the city recently made to their design review process. The second recommended change to the design review process would be the retirement of the role of the "Neighborhood Design Representative" due to the very limited engagement from them on recent projects. She added that this would not limit ability for public comment, however it would end the individual emails about upcoming design review, and these individuals would not be called upon first during public comment on design review.

Discussion continued on ways to improve the quality of design in the District.

Ms. Skuncik concluded her report with an update on the innovation district advancement study underway. She introduced Mr. Chad Shearer, Director of Research at the Global Institute on Innovation Districts (GIID) and stated the consulting team was in town to meet with various stakeholders for the week. She then asked Mr. Shearer to introduce himself and the team and provide a brief overview of their process.

Mr. Shearer introduced his team and provided a brief background on GIID. He discussed the work underway with the District and of the successes of the District to date. He reviewed the team's scope of work and current status, including meetings with stakeholders. He said GIID was working with LeVass Ventures and that they were expected to have the first phase of the report completed by year-end.

There was no further discussion.

4. PRESENTATION BY THE DISTRICT AUDITORS AND VOTE TO ACCEPT THE DISTRICT FISCAL YEAR 2026 AUDIT.

Mr. Ben Wilkinson of CBIZ, Inc. presented the District's fiscal year 2026 audited financial statements using a PowerPoint presentation. His presentation included the audit results of a "clean opinion," changes in GASB standards, the roadmap to issuance, and a walkthrough of the draft financial statements.

Discussion continued on the positive communication with staff and potential cyber threats.

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

> VOTED: That the resolution regarding fiscal year 2026 audit (a copy of which is attached hereto as Exhibit A), be, and it hereby, is adopted and approved.
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> Voting in favor of the foregoing were: Chairperson Crisafulli, Ms. Penney, Dr. Bready, and Mr. Masino.
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> Voting against the foregoing were: None.

5. EXECUTIVE SESSION

Chairperson Crisafulli stated that pursuant to the notice of the meeting, the Commission would go into Executive Session for discussion regarding the purchase, sale, exchange, lease, or value 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: Chairperson Crisafulli, Dr. Bready, Ms. Penney, and Mr. Masino.
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> Voting against the foregoing were: None.

Commissioners and District staff entered into Closed Session at 5:20 P.M.

The Public Session was reconvened at 6:09 P.M.

Chairperson Crisafulli reported that the discussion in the Executive Session was confined to the purchase, sale, exchange, lease, or value 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 Dr. Bready, 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.
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> Voting in favor of the foregoing were: Chairperson Crisafulli, Ms. Penney, Dr. Bready, and Mr. Masino.
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> Voting against the foregoing were: None.

6. 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.
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> Voting by in favor of the foregoing were: Chairperson Crisafulli, Ms. Penney, Dr. Bready, and Mr. Masino.
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> Voting against the foregoing were: None.

The meeting was adjourned at 6:09 P.M.

Marc A. Crisafulli, Chairperson

EXHIBIT A

I-195 REDEVELOPMENT DISTRICT

RESOLUTION REGARDING FISCAL YEAR 2026 AUDIT

September 16, 2026

VOTED: That the Audit of the District for fiscal year ended June 30, 2026, prepared by CBIZ CPAs, P.C. ("CBIZ"), which has been presented by CBIZ to the Commissioners this date, be and is hereby accepted and adopted.