



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Hearing Minutes March 15, 2018

Attendees: William Fazioli, Acting Chairman
Peter Willey
Paul Moura
Luis Torrado
Roy Coulombe
Stephen Hardcastle

Members absent: Jay Kern
David Sluter

Ex-Officio: Diane Feather, Acting Planning Director
Michael Walker, CommerceRI

Staff: Pamela M. Sherrill, Executive Director

The meeting was called to order at 6:35 PM.

1. **Acting Chairman's Opening Remarks.** Mr. Fazioli welcomed commission members and provided a brief overview of construction success at Kettle Point including completion of the fishing pier (not yet open to the public). Bold Point Waterfront Production has made exciting announcements of 2018 events. He also indicated that he has received feedback from developers from time to time and that he and the executive director are willing to meet with city staff in an effort to resolve a current taxation issue.
2. **Old Business**
 - A. **VOTE:** On a motion by Mr. Wiley seconded by Mr. Harcastle the Commission voted 5-0 to approve the minutes of January 18, 2018 (Mr. Moura arrived following the vote).
3. **New Business**
 - A. **Recognition of John Pesce's contribution to the Waterfront Commission, 2003 to 2018,** following his untimely death February 21. Mr. Pesce was one of two original Waterfront Commissioners and his institutional knowledge, developer perspective, and attendance record will be missed. Mr. Fazioli also recognized the service of Mr. Bruce Chick, another original Waterfront Commissioner who recently passed away. A moment of silence was held in memory of both commissioners for their service to their families, their businesses, and their community.
 - B. **VOTE:** FY17 Waterfront Commission Audit – Greg Parisi, Baxter Bansereau-Accountants. Mr. Dansereau indicated that the Waterfront Commission had a good year with a \$67,500 excess of revenues over expenses, attributed to decreased legal assistance and payroll savings between when Roberta Groch left and Pamela Sherrill started. Recommendations



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include the need to unreserve the remaining EDA grant fund account and to write-off uncollectible SBA Green Loan funds. Mr. Fazioli indicated that the FY19 budget should address the role of the executive director regarding administrative tasks.

On a motion by Mr. Moura seconded by Mr. Harcastle the Commission voted 6-0 to approve the FY17 audit.

- C. VOTE:** Revised Waterfront Commission Tier II Development Fees. Mr. Torrado recused himself from the discussion at 6:50 and completed the recusal form for filing with the Ethics Commission. Ms. Sherrill presented recommendations to increase the percentage of fees collected prior to the construction stage and to collect prorated phased development fees in full by phase during construction to reduce administrative tasks.

On a motion by Mr. Coulombe seconded by Mr. Harcastle the Commission voted 6-0 to approve the amended Tier II development fee structure as proposed in the February 27, 2018 memorandum from the executive director to the Waterfront Commission.

Mr. Torrado rejoined the meeting at 7:02 PM.

4. Staff Report

Ms. Sherrill provided an update on Chevron activities including participation as a stakeholder in RIDOT I-195 ramp meetings. A requested zone change from I-1 to PA for the parcel at 105-R Pawtucket Ave will be on the April 3 City Council docket so Ms. Sherrill anticipates that the application for the 98-unit development of the former FRAM site will be forthcoming. There has been continued interest in a joint developer application for the former GeoNova site. She is working with the Planning Department on a CommerceRI streetscape and signage grant on Warren Ave; DEM funding for a safe bike connection between the Linear Park and the East Bay Bike Path; and on a recommendation to nominate Census Tract 104 (including the Chevron and P&W parcels) as an Opportunity Zone under the Trump tax act. 2018 marks the 15-year anniversary of the state enabling act that created the Waterfront Commission.

Meeting was adjourned at 7:20 PM following a motion by Mr. Harcastle, seconded by Mr. Willey and unanimous vote. The next meeting is April 12, 2018.

Respectfully submitted,

PAMELA M. SHERRILL, AICP
Executive Director
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