



East Providence Waterfront Special Development District Commission

Meeting Minutes of June 2, 2010

Attendees: William Fazioli, Vice Chairman
Bruce Chick
John Gregory
Steven Hardcastle
Jacob Harpootian
Jonathan Killian
John Pesce

Ex-officio: Richard Brown, City Manager
Michael Walker, RIEDC

Staff: Jeanne Boyle, Executive Director
Roberta Groch, AICP- Planner
Robin Main, Counsel

The meeting was called to order at 6:32PM.

1. Vice Chairman's Opening Remarks

Mr. Fazioli welcomed the Commission back from their long recess.

2. Approval of Minutes

VOTE: A motion was made to approve the minutes of the August 11, 2009. The motion was seconded and unanimously approved without discussion.

3. New Business

A. General Assembly Bill S2704

General Assembly bill S2704 will permit a majority of the appointed voting commissioners of the East Providence Waterfront District to constitute a quorum. The bill has been passed by the City Council, the Senate and the Municipal Government Committee. It still needs passage by the House.

VOTE: A motion was made to support Bill S2704: the motion was seconded and passed unanimously, without discussion.

B. FY 2010 Audit and Commission finances

The Commission had its audit finalized for FY2010: there were no outstanding issues. There will most likely be no Legislative grant award this year.

C. Small Business Administration loan program

Ms. Boyle said that the Commission has been awarded a \$235,000 grant from the Small Business Administration for loans for "green" improvements to businesses in the Waterfront district. The Commission will be able to give revolving business loans up to \$75,000. A subcommittee of the Commission needs to be created.

VOTE: A motion was made to appoint a Loan Committee composed of Mr. Hardcastle, Mr. Killian

and Mr. Fazioli: the motion was seconded and passed unanimously, without discussion.

D. Tax Increment Financing (TIF) application

Ms. Boyle updated the Commission on the status of the Village on the Waterfront (VOTW) TIF application. A team from the City has been meeting with the VOTW team and their TIF advisors for the past few months to come to negotiate the terms of the proposed \$18 million TIF agreement, including timing, betterment fees, and benchmarks. VOTW wants to see action from the City by August of 2010. The agreement will need to be approved by the City Council.

E. Watchemoket Cove pump station upgrade

The wastewater pumping station at Watchemoket Cove is slated for reconstruction to address capacity deficits. The new station will have a capacity of ten million gallons per day and will cost over \$2 million. The new station will address odor control and will have a one-year construction time. The station design has received approval from the RI Department of Environmental Management (RIDEM), but the plans need to be reviewed by the RI Department of Transportation (RIDOT), the Scenic Highways Board, and possibly the State Historic Preservation Officer.

VOTE: A motion was made to refer the project to the Design Review Committee (DRC): the motion was seconded and passed unanimously, without discussion.

The Commission requested that Ms. Main research whether the Commission has the authority to waive the application fee (and other fees) for a project undertaken by the City.

4. Continued Business

A. Baer Supply Co.

Ms. Boyle stated that the Baer Supply building, as constructed, does not look like the building design that was approved by the Commission last year. She has spoken with Ms. Beck at Baer, who has agreed to have her architect work with Glen Fonteccio, the Commission's architectural consultant, to correct the situation.

5. Reports from Subcommittees

Mr. Gregory reported that the DRC and Hearing Panel met in January to review and grant approval for changes to the cell tower and associated equipment at 10 Dexter Road.

6. Miscellaneous Other Business

There was no miscellaneous other business.

7. Staff Reports

A. General Counsel's Report

Ms. Main stated that Pond View/TLA's 1,500-ton/day RIDEM application is pending and has been deemed nearly complete: public workshops should be scheduled for August or September.

The RI Supreme Court has decided in favor of sending Pond View's 2003 application for a 500-ton/day license back to RIDEM for a full hearing. Staff will monitor the status of this application.

B. Executives Director's Report

Ms. Boyle told the Commission about the water type change granted recently by the Coastal Resources Management Council (CRMC). The CRMC approved the change from Type 6 waters around the Bold Point Park area to Type 5 waters, at the request of the City: however, CRMC staff and Capitol Terminals objected to the change, citing concern with interference to their operations. The CRMC staff has recommended a re-hearing of the matter. The P&W south quay is zoned mixed use/ commercial, but CRMC wants to see it used as a cargo port. Staff and legal counsel will continue to monitor and address this issue.

8. Communication and Correspondence

9. Executive Session

Mr. Gregory recused himself from the session.

VOTE: A motion was made to enter into Executive Session: the motion was seconded and unanimously approved, without discussion. The Commission entered Executive Session at 8:25PM.

At 8:38PM the meeting was re-opened to the public. Mr. Fazioli reported that there was a discussion with no motions made. Mr. Gregory rejoined the meeting.

10. Announcements

VOTE: A motion was made to adjourn the meeting: the motion was seconded and unanimously approved without discussion.

The meeting was adjourned at 8:40PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG