



East Providence Waterfront Special Development District Commission

Meeting Minutes of June 29, 2011

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

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

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

1. Vice Chairman's Opening Remarks

2. Approval of Minutes

VOTE: A motion was made to approve the minutes of the May 4, 2011 meeting. The motion was seconded and unanimously approved without discussion.

3. New Business

A. Waterfront Commission financial update

Ms. Groch explained the financial sheets that the Commissioners received in their packet. There was a discussion regarding the total amount of Waterfront Commission funds that have been spent since 2009 on the Pond View/TLA lawsuit.

4. Continued Business

A. Watchemoket Cove Pump Station

Ms. Boyle stated that AECOM's need to cut down most of the trees on the Veteran's Memorial Parkway side of the site has resulted in a new landscape plan, which is currently being reviewed by the Commission's consulting landscape architect, Sara Bradford. The matter will be reviewed by the Design Review Committee in July.

B. Village on the Waterfront Tax Increment Financing- Special assessment report

Presenting to the Commission was the team from Village on the Waterfront (VOTW) development project: Mr. Jay Gowell, attorney for VOTW; Michael Hennessey from VOTW LLC; Carla Baker from Chevron Land Holdings; and Keenan Rice from Municap. The team presented the special assessment report for the Tax Increment Financing (TIF) agreement between the City and VOTW for the project.

Mr. Hennessey gave a brief update on the entire project, stating that the team has received comments from the RI Department of Environmental Management on the Remedial Action Workplan; full permits from the are expected in fall of 2011. Next year there will be more earth-moving at the site; the entire remediation process will take one-and-one-half to two years. Ms. Baker said that they are

focusing on Phase 1 of remediation, which also includes wall removal. She stated that they are laying the foundation for TIF reimbursement approval in three years for this work. VOTW LLC and Chevron have spent approximately \$300,000 on TIF soft costs to date.

Mr. Rice described the process for reimbursements for “usable segments” of the site improvements by the City to the development team. The City and Commission will perform the following tasks: 1) Review and process invoices and sign off on authorized costs (requisition process); 2) Update the assessment rolls on an annual basis; and 3) Keep track of new parcels at the site. The first report from the City Assessor will be next year.

Mr. Rice suggested that the Commission hire one or two authorized individuals to review the work and invoices for the Commission; the City would then make a final sign-off after the Commission’s review. The first requisition will be submitted soon, in late July of 2011. The work of the Commission needs to dovetail with the Assessor’s process; it’s a new financial process for everyone.

A commissioner asked who will hire the third party consultant: Ms. Boyle suggested that the Waterfront Commission have a say in choosing the consultant/inspector.

Mr. Andreoni joined the meeting at 7:45PM.

5. Reports from Subcommittees

There were no reports from subcommittees.

6. Miscellaneous Other Business

Ms. Boyle gave the Commission an update regarding the Commission’s EPA Stormwater Management Grant: the remainder of the grant will be use to construct stormwater best management practices (BMPs) at Squantum Woods. The BMPs will help keep the soon-to-be cleaned pond free of invasive plants by preventing scouring and keeping runoff from entering the pond.

VOTE: A motion was made to allow the Executive Director the authority to award the contract for the construction of BMPs at Squantum Woods, along with the Vice-Chairman. The motion was seconded and unanimously approved without discussion.

7. Staff Reports

A. Executives Director’s Report

Ms. Boyle stated that she would make her report in Executive Session.

B. General Counsel’s Report

Ms. Main gave a status update on TLA/Pond View. The Rhode Island Department of Environmental Management (RIDEM) has had no further proceedings on the 500 ton/day license request. The recent legal fees for her firm have been for this 500 ton license: Ms. Main stated that she does not anticipate any more activity on this issue yet. If there is activity, the work will be shared by Ms. Main’s firm, The City, and the Attorney General’s office.

East Providence issued a cease and desist order a few weeks ago: an appeal will be filed by TLA/Pond View in a few days.

Bill #5547 was passed by both the RI House and the RI Senate. It required local sign-off on any facility like Pond View. Pond View will fall under this new legislation because it has a license request under review at RIDEM.

8. Communication and Correspondence

There was nothing to report.

9. Executive Session

Mr. Gregory recused himself and left the meeting.

VOTE: A motion was made to enter into Executive Session at 8:05PM: the motion was seconded and unanimously approved, without discussion.

VOTE: A motion was made to exit Executive Session at 8:25PM.

Mr. Fazioli reported that there was discussion on three agenda items with no votes taken.

10. Announcements

There were no announcements.

11. Adjournment

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

The meeting was adjourned at 8:25PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG