



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Meeting and Public Hearing Minutes October 28, 2014

Attendees: William Fazioli, Vice Chairman
John J. Gregory III
Steven Hardcastle
John Pesce
Luis Torrado
Peter Willey

Staff: Jeanne Boyle, Executive Director
John Pariseault, Legal Counsel
Roberta Groch, AICP- Planner

The meeting was called to order at 6:34PM.

Due to the lack of a quorum, the Commission heard the presentation of the FY13 audit and the staff updates. A quorum, was achieved at 7:12PM, at which time the public hearing was opened and the meeting minutes were approved.

1. Vice Chairman's Opening Remarks

Mr. Fazioli mentioned the burial of the power lines across the Providence River from India Pont Park to Bold Point Park.

2. Approval of Meeting Minutes

VOTE: A motion was made to approve the meeting minutes of July 14, 2014: the motion was seconded and approved without discussion.

3. New Business

A. American Equipment & Fabricating Corp.

VOTE: A motion was made to refer the application for American Equipment & Fabricating Corp., located at 100 Water St., to the Design Review Committee: the motion was seconded and passed unanimously, without discussion.

B. Senate Bill S2585

There was a discussion about a bill passed by the State Legislature called the "Quasi-Public Corporations Accountability and Transparency Act". The Waterfront Commission is a quasi-public corporation created by State legislation and therefore falls under this Act. Although the Commission already complies with many of the Act's requirements, it needs to create written policies and procedures on several items, including: internal accounting and controls; travel; employee reimbursement and credit card use; marketing expenses; and personnel issues such as hiring, dismissing, promoting, compensation and job performance review.

C. Waterfront Commission Treasurer

VOTE: A motion was made to appoint Mr. Hardcastle to the position of Treasurer of the

Waterfront Commission: the vote was seconded and passed unanimously, without discussion.

D. Waterfront Commission Secretary

VOTE: A motion was made to appoint Mr. Moura to the position of Secretary of the Waterfront Commission: the vote was seconded and passed unanimously, without discussion.

E. House Bill H7632

There was a discussion of recent House legislation entitled “An Act Relating to Towns and Cities-Zoning Ordinances” which allows for municipalities to allow fee in-lieu payments and other options for developers of affordable housing where inclusionary zoning applies. Because the Waterfront District requires ten percent this will apply. However, the legislation also requires that inclusionary zoning provide density bonuses or other incentives designed “to offset differential costs of below-market units”: because zoning already allows for much higher density in the Waterfront District than in the rest of the City it is unclear how this needs to be addressed. Legal counsel will start research on the matter.

4. Old Business

A. Kettle Point development project- modified plan

VOTE: A motion was made to refer the modified plans for the approved Kettle Point development project to the Design Review Committee: the vote was seconded and passed unanimously, without discussion.

B. Quarterly budget report

Ms. Groch reviewed the Waterfront District’s proposed FY15 budget and gave an update on the Commission’s FY2014 actuals vs. budgeted. For almost all spending categories the budget is on target.

C. Website re-design

Ms. Groch stated that the new website design was underway by the consultant, Omnia Agency of Providence. The site did not go live in October as originally planned but will most likely be up in January.

5. Staff Reports

A. General Counsel’s report

Mr. Pariseault had nothing to report.

B. Executive Director’s report

Ms. Boyle gave an update on several items:

- National Grid has released a new estimate for the cost of burying the power lines and it is \$11 million more than the 2011 estimate. Both Providence and East Providence are requesting an independent estimate.
- The litigation regarding the Geonova parcel is over (formerly Ocean State Steel) and a court-appointed special master is marketing the property.
- Tockwotton on the Waterfront is at capacity and there is now a waiting list.
- Aspen Aerogels is building another addition and hiring more workers.
- Teknicote has been operating out of 10 New Road for several months: they relocated due to the improvements made to the building by Eaton. The entire building is now filled.

- The Getty site has been sold and the tanks may come down.
- There is still not much interest in the properties along Valley St.

6. Adjournment

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

The meeting was adjourned at 8:01PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director

JMB/RG

DRAFT