



## EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

### Meeting Minutes June 5, 2014

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

*Ex-officio:* Michael Walker, RI Commerce Corp.

*Staff:* Jeanne Boyle, Executive Director  
John Pariseault, Legal Counsel

*Consultants:* Glen Fontecchio, Architect

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The meeting was called to order at 6:431PM.

#### **1. Vice Chairman's Opening Remarks**

The Vice Chairman and Commission told the Commission that the 2004 East Providence Waterfront District plan was awarded a Grow Smart RI award for "Outstanding Smart Growth Plan."

#### **2. Approval of Meeting Minutes**

VOTE: A motion was made to approve the meeting minutes of February 27, 2014: the motion was seconded and approved without discussion.

Mr. Pesce recused himself from the following agenda item due to a potential conflict of interest and left the meeting.

#### **3. Continued Business**

##### **A. Kettle Point development project- tax increment finance (TIF) agreement revision**

Ms. Christine Engustion, legal counsel for the project applicant, explained why Kettle Point LLC was before the Commission and introduced Mr. Richard Baccari II, principal of Kettle Point LLC (the project developer). Mr. Baccari summarized the proposed amendment to the previously-approved tax increment finance (TIF) agreement with the City of East Providence. He also stated that the name of the corporation was no longer "CB Kettle Point LLC" but simply "Kettle Point LLC."

Originally the large signature building was 276 apartments and 136 condos: the amendment to the TIF and overall project will change the sixty-nine proposed luxury condominiums to luxury apartments. This change is due to the difficulty of selling TIF bonds for condominiums and the ability for apartments to be financed. Sixty-two free-standing condominiums will remain. Phase 1 of the project will include the construction of 108 apartments and the sixty-nine luxury unit building. The luxury unit market is very strong for apartments right now, but the large building can be converted to condominiums, if need be: all of the units are metered individually.

The Commission noted that the projected new net City revenues over the life of the agreement would be over \$10 million. There is also an increase in money being spent on public amenities as well as an increase in the cost of site work.

Mr. Baccari gave the Commission a new fiscal impact analysis and projections based on City staff comments, including Mr. Paul Luba, City Financial Advisor, who was present at the meeting. The developer seeks TIF bonds in the not-to-exceed amount of \$10,593,000, compared to total project cost of approximately \$78 million of private investment at full build-out in five or six years. Revenues will be pledged in the amount of seventy percent of the tax increment revenue to provide sufficient coverage on the debt service for the bonds, versus the sixty percent originally proposed in 2013. Any portion of the tax increment revenues that is not required for the tax increment financing will be returned to the City each year after the payment of debt service. The cost of the TIF will only cover approximately \$7 million of a total of \$16 million in public improvements; the remaining costs will be paid by the developer. There is no liability to the City if there is a problem with the bond sales: the property owner will be responsible for the debt service if the project does not go forward. Mr. Baccari anticipates breaking ground on the 108 garden style apartments and the luxury building within the first year of project construction.

Ms. Boyle noted that the Waterfront Commission has to hold a public hearing for the approval of the Assessment Plan: it will most likely be held between the City Council's first and second hearing and passage of the TIF. The first hearing by the Council is June 17, 2014.

VOTE: A motion was made to recommend approval of the revised Kettle Point TIF proposal to the City Council: the motion was seconded and passed unanimously, without discussion.

Mr. Pesce re-joined the meeting.

#### **4. New Business**

##### **A. Odd Fellows Hall (63-65 Warren Ave)- Structural condition report**

Mr. Patrick Hanner, a planner for the City of East Providence, introduced Ms. Martha Werenfels, a partner and architect with the architectural firm of Durkee Brown Viveiros & Werenfels. The firm was hired to undertake a structural assessment of the Odd Fellows Hall, located on Warren Ave., just outside of the Waterfront District, with a \$7,500 grant from the RI Historic Preservation and Heritage Commission and a fifty percent cash match from the Waterfront Commission. Ms. Werenfels gave a presentation about the condition of the building.

The most pressing issue is that the building has been exposed to incoming rain from numerous holes in the roof that has led to extensive water damage. The report recommended several next steps (not in order):

- The City of East Providence should have a hazardous materials assessment conducted and an abatement plan developed.
- The City should engage a contractor to remove all debris from the building and site and to remove non-original finishes from the first floor.
- Once the building has been cleaned out and demolition of non-original finishes has been completed, the City should engage a structural engineer to evaluate and analyze the entire framing system and foundation.
- The City should have an engineered site survey completed.

- The City should have a hydrant flow test performed at the nearest hydrant.
- The City should investigate possible reuse scenarios for the building taking into account market analyses, input from stakeholders, and programmatic studies by an Architect. Once a viable use has been determined, a code and zoning analysis can be performed.
- Once a building use has been determined, a team consisting of an Architect and Structural, Mechanical, Electrical, Plumbing and Fire Protection Engineers should be engaged to develop conceptual plans, conduct a thorough code analysis based on the proposed use, and develop professional cost estimates.

Mr. Hanner said that the City had just approved funds to replace the roof of the building; he had met with a roofer at the site earlier in the day. Mr. Fontecchio suggested that specifications for the roof should be developed before a contractor begins to make repairs, to ensure that all of the necessary work gets taken care of.

VOTE: A motion was made to recommend to the City Council that the Odd Fellows Hall be added to the Waterfront District through an amendment of the *East Providence Waterfront District Plan*; the motion was seconded and passed unanimously, without discussion.

#### **5. Staff Report**

Ms. Boyle stated that all Commission business had been discussed.

#### **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 8:43PM.

Respectfully submitted,

JEANNE M. BOYLE  
*Executive Director*

JMB/RG