



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes October 17, 2019

Attendees: William Fazioli, Chair
Steven Hardcastle
Rick Lawson
Peter Willey
Jennifer Griffith
Tim Conley
Paul Moura

Absent: Domenic Pontarelli
Luis Torrado
David Sluter

Staff: Pamela M. Sherrill, AICP, Executive Director

- 1. CHAIRMAN'S OPENING REMARKS** The chair called the meeting to order at 6:30 PM and confirmed quorum.
- 2. OLD BUSINESS**
 - A. VOTE:** On a motion by Mr. Moura, seconded by Mr. Lawson, September 19, 2019 meeting minutes were voted unanimously.
- 3. NEW BUSINESS**
 - A. Vote:** Award of \$116,600 in-lieu funding as an affordable housing subsidy to PKL Ventures for two affordable housing units at 59 Purchase Street.

Ms. Sherrill summarized points of her planner's memo and indicated that 30 Veterans Memorial Parkway LLC, a 100% subsidiary of PKL Ventures, LLC has made a payment of \$166,600 to the East Providence Waterfront Commission Affordable Housing In-Lieu fund in accordance with the February 21, 2019 vote of the Waterfront Commission as a condition of approval for construction of 22 market rate units at 30 Veterans Memorial Parkway. She indicated that PKL Ventures has purchased a 2-family house at 59 Purchase Street for two units of affordable housing. To be included on the list of affordable housing in the city, a three-prong test must be met of deed restriction, municipal subsidy, and rent affordable to households with 80 percent or less of median area income. The commission is being asked to vote to award \$166,600 to 30 Veterans Memorial Parkway LLC, a 100% owned subsidiary of PKL Ventures, LLC, as a municipal subsidy for affordable housing at the 59 Purchase Street property.

Rob Stolzman, attorney for the applicant, indicated that the deed restriction has been drafted. He supports the creative efforts of the Waterfront Commission to increase affordable housing units in the city. Kent Lorenz indicated that he has begun renovations

at 59 Purchase Street and the building permit application for 30 Veterans Memorial Parkway will be submitted next week.

Commissioners supported scattered site affordable housing and asked if there would be a priority to rent to East Providence residents. Ms. Sherrill said that she would look into it but believes that this would not be consistent with the Fair Housing Act. If consistent, priority for East Providence residents will be included in the draft affordable housing regulations.

On a motion by Mr. Moura and seconded by Mr. Lawson, the commission voted 7-0 vote to fund \$116,600 as a municipal subsidy in accordance with RIGL Chapter 45-53-2.23 for two units of affordable housing at 59 Purchase Street, subject to the following:

1. Clearing the \$116,600 check to the East Providence Waterfront Commission Affordable Housing In Lieu Fee account.
2. Application for a building permit for a 22-unit residential development at 30 Veterans Memorial Parkway.
3. A 30-year deed restriction be recorded to assure that two rental units are affordable at 59 Purchase St for persons and households of less than 80% area median income.
4. The East Providence Community Development Division or other approved HUD compliance monitoring agent be retained to conduct annual compliance with and to enforce the terms of the deed restriction.

B. Vote: Q1 Quarterly Report. The budget reflects a FY2020 \$50,000 state legislative grant. Billing has begun based on work plan milestones. The planner job description has been posted. On a motion by Mr. Willey and seconded by Mr. Hardcastle, the commission voted 7-0 to approve the FY2020 Q1 report.

4. Staff Report

Ms. Sherrill indicated that Marshall Properties is continuing with due diligence for development of the 7-acre parcel at 1 Waterman Ave. City Council has had the first reading for the UNOCAL TIF and has voted to extend the Bold Point Park lease to Live Nation for one additional year. A solar field application is anticipated for vote at the January meeting. Letters of support to remove the India Point railroad bridge have been sent to the congressional delegation per the vote at the last meeting. Chair and staff will meet with Terry Gray, DEM ex-officio commissioner, to discuss development of vacant brownfields including the former Getty Terminal. The next meeting will be November 14, 2019.

5. VOTE: A motion was made by Mr. Lawson, seconded by Mr. Willey, and voted unanimously to adjourn the meeting. Meeting adjourned at 6:56 PM.

Respectfully submitted,

PAMELA M. SHERRILL, AICP, *Executive Director*