

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

JUNE 11, 2024

The I-195 Redevelopment District (the “District”) Commission (the “Commission”) met on Wednesday, June 11, 2024, in Public Session, beginning at 5:00 P.M., at District Hall, located at 225 Dyer Street, Second Floor, Providence, Rhode Island pursuant to a notice of the meeting to all Commissioners and public notice of the meeting as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Marc Crisafulli, Ms. Sandra Smith, Mr. Vincent Masino, Ms. Mindy Penney, and ex-officio board members Mr. Joseph Mulligan and Ms. Liz Tanner.

Also, present were Ms. Caroline Skuncik, District Executive Director, Ms. Amber Ilcisko, District Director of Operations, Mr. Peter Erhartic, District Director of Real Estate, Ms. Sarina Conn, District Office Manager, and Mr. Charles F. Rogers of Locke Lord, LLP, legal counsel to the District.

Chairperson Crisafulli called the meeting to order at 5:02 P.M. He welcomed new Commissioner, Mindy Penney and thanked former Commissioner Michael McNally for his service.

1. PUBLIC COMMENT SESSION.

No members of the public signed up to speak during public comment session.

2. REVIEW AND APPROVAL OF THE MINUTES OF THE COMMISSION MEETING HELD ON MAY 15, 2024.

Chairperson Crisafulli stated that the minutes of the May 15, 2024, meeting had been distributed to the Commissioners and asked if there were any comments or corrections.

There being none, upon motion made by Mr. Masino and seconded by Ms. Smith, the following vote was adopted:

VOTED: To approve the minutes of the Commission meeting held on May 15, 2024.

Voting in favor of the foregoing were: Chairperson Crisafulli, Ms. Penney, Ms. Smith and Mr. Masino.

Voting against the foregoing were: None.

3. EXECUTIVE DIRECTOR'S REPORT ON DISTRICT ACTIVITIES.

Ms. Skuncik provided an update on projects in the District, including Rhode Island Housing's award of the Low-Income Housing Tax Credits to Pennrose for the second phase of their mixed-income project on Parcel 9. She stated that the project is anticipated to close and begin construction at the end of the year. She then provided a construction update on 150 Richmond, the development that will include the Rhode Island health lab and PVD Labs. Ms. Skuncik announced that an RFP for construction of the park pavilion project was released and that bids are due in late June. She also stated that the Parcel 5 RFP was receiving a lot of interest and that bids are due at the end of August. Ms. Skuncik concluded her report with an update on 195 District Park. She said the park is very busy and that the park recently hosted large events for Brown and RISD. She reminded the Commission that revenue generated from private rentals fund the Call for Curators program that supports free public programming. She also provided an update on the Providence Flea's operations in the park and the positive feedback from vendors and patrons.

Discussion continued on the Providence Flea in the new location.

4. PRESENTATION BY BROWN UNIVERSITY REGARDING THEIR INTEGRATED LIFE SCIENCES AT BROWN RESEARCH FACILITY, OTHER PROJECTS IN AND NEAR THE DISTRICT, AND RESEARCH INITIATIVES.

Chairperson Crisafulli thanked Brown University for their partnership and introduced Russell Carey, Executive Vice President for Planning and Policy at Brown. Mr. Carey introduced the project and provided a summary of Brown's presence in the District. He then introduced Dean Mukesh Jain, Senior Vice President for Health Affairs and Dean of the Medicine and Biological Sciences. Dean Jain used a Power Point presentation to present a summary of life sciences research and innovation, Brown's distinctive approach, the project vision, why integrated life science is different at Brown, Brown's roadmap, leveraging a distinctive home, principles underlying scientific focus, scientific opportunity, engineering to deliver RNA therapeutics, and basic research to clinical trials.

Discussion continued on Car T-cell therapy research, investigator attraction and retention, private sector retention, and the alliance between Lifespan and Brown.

Noah Biklen of TenBerke Architects continued the Power Point presentation regarding the Integrated Life Sciences building under construction. His presentation included the vision and key goals, which include to catalyze investment toward a vibrant, mixed-use neighborhood, a massing concept and key considerations, the promotion of an active public realm with publicly accessible open spaces, a site plan, a typical lab floor plan, exterior views, and additional views and renderings.

Discussion continued on permitting, community engagement, and construction timeline.

5. PRESENTATION BY THE CITY OF PROVIDENCE REGARDING THE COMPREHENSIVE PLAN UPDATE.

Mr. Mulligan used a Power Point presentation to present an update on the City's comprehensive plan. His presentation included an overview of the comprehensive plan, the elements of the comprehensive plan, the engagement process, community survey results, the draft plan, an overview of the draft plan, future land use map, key policies including sustainable resilience, built environment, economic development, and mobility, and next steps in the process.

Discussion included impacts by the circumstances related to the Washington Bridge, what the Commission can do from the City's perspective to advance the plan, and alignment between the City and Commission.

6. VOTE TO ADJOURN.

Chairperson Crisafulli stated that the August meeting would be canceled.

There being no further discussion, upon motion made by Ms. Smith and seconded by Mr. Masino, the following vote was adopted:

VOTED: That the meeting be adjourned.

Voting by in favor of the foregoing were: Chairperson Crisafulli, Ms. Smith, Ms. Penney, and Mr. Masino.

Voting against the foregoing were: None.

The meeting was adjourned at 6:22 P.M.



Marc Crisafulli, Chairperson
Barrett Bready