



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, June 16, 2022 – 6:30 PM

Commissioners present:

William Fazioli, Chair
Many Barrows
Peter Willey
Rick Lawson
Jennifer Griffith
David O'Connell
Mike Walker, Commerce RI

Voting Members Absent:

Luis Torrado, DRC Chair
David Sluter
Steve Hardcastle
Dominic Pontarelli

Staff present:

Raymond Lavey, Executive Director
Amy Goins, UTR Legal Counsel

S. Amoroso- present but not participating,
Commissioner pending approval of RI Senate

1. CHAIRMAN'S OPENING REMARKS: The Chair called the meeting to order at 6:30 PM. W. Fazioli provided opening remarks regarding a press conference that held at City Hall earlier in the day about an \$80MM award of funds by RI Housing to support affordable housing. Several projects in East Providence will receive funding from this program which include Sutton Ave, (36 units), Riverside Residences, (16 units) and Ivy Place, (13 units.)

Motion to approve minutes of April 28, 2022 made by R. Lawson, seconded by M. Willey.
Motions passes unanimously.

2. NEW BUSINESS

A. Discussion to amend East Point TIF terms to modify percentages of incremental revenues pledged to debt service from 70% to 75% and further change amount of revenues directed to general fund from 30% to 25%

W. Fazioli explained that this change is being requested to accommodate the affordable housing component of the project. The developer of the 39 affordable housing units is seeking to take advantage of a city ordinance that caps their annual property taxes to 8% of gross rents. This financing element does reduce the original projected incremental revenues of the project. The Waterfront Commission is being asked to provide an advisory opinion to the City Council on this amendment. The City Council will have to approve this amendment at a later date.

J. Berlinksy representing the applicant, Noble Development, provided further information on the project and the need to amend the proposed TIF. J. Berlinksy noted that there is no modification to the original project plan or change in the number of total units. W. Fazioli indicated that several other affordable housing developments utilize the 8% tax ordinance.

P. Willey asked if the new projections were reviewed by an independent consultant. W. Fazioli responded that the city's financial advisor has reviewed the new calculations and agrees with the findings.

Motion by D. O'Connell and seconded by D. Pontarelli to adopt the resolution to provide a positive advisory opinion to the City Council on the amended TIF.

Motion passes unanimously.

B. Discussion to impose a special assessment on the East Point TIF District

The purpose of the special assessment is to safeguard the city's general fund if any shortfalls in revenues required to pay debt service on the TIF bonds.

Motion by M. Barrows and seconded by P. Willey to adopt a resolution to impose special assessments.

Motion passes unanimously.

C. Discussion of FY 23 budget proposal for Waterfront Commission

W. Fazioli indicated that it is a level funded budget from FY 22. The FY 23 budget includes a \$50,000 budget appropriation from the State budget.

Motion to approve the proposed FY 23 made by R. Lawson and seconded by J. Griffith.

Motion passes unanimously.

D. Discussion on an amendment to the boundaries of the Waterfront District to include 500 Veteran's Memorial Parkway, Map 107, Block 15, Lot 1 comprised of the Metacomet Sub District as approved by the City Council on July 20, 2021.

Ms. Goins provided an explanation of this action by the Waterfront Commission by noting that this is a housekeeping matter. The resolution follows the enabling legislation of the Waterfront District that the District boundaries shall be established by the City Council and may be amended by the City Council. In July 2021 the City Council approved an amendment to the zoning ordinance and to the city's comprehensive plan relating to the Metacomet property. It is now time for the Waterfront Commission to bless this action of the city council. Further, several steps are needed before any actual development plans can be submitted to the Waterfront Commission for review. Mr. Conley, representing the applicant, agreed with the overview provided by A. Goins. Mr. Conley noted that the property now reflects a donation of approximately 9 acres of land to the city. This land donation was a condition of the city council rezoning approved in July, 2021. The subdivision of this parcel was approved by the city Planning Board on June 13, 2022. A. Goins noted that this new parcel will be zoned as open space and not be part of the Waterfront District boundaries.

W. Fazioli recognized several members of the public in attendance and asked for consent from the Commission to allow public comment even though this is not a public hearing. The Commission agreed to allow public comment.

Ms. Candy Seel expressed that it may be premature for the Waterfront Commission to proceed without a final title report in place for the subdivision. Mr. Tepiel asked how W. Fazioli could be attending this meeting as Chair while his term expired earlier this month. D. Beaudoin encouraged that the Waterfront Commission should take its time to update its plan before taking any further action. H. Andrade asked about the conditions that the Planning Board that are required before the subdivision can be finalized.

Prior to the vote, W. Fazioli noted that all matters pertaining to this issue were conducted at regularly scheduled meetings of the Planning Board and Waterfront Commission. No special meetings were scheduled or conducted for this action.

Motion by R. Lawson and seconded by D. O'Connell to approve the change in boundaries to the Waterfront District.

Motion passes unanimously.

E. Discussion of the March 31, 2022 financial report

3. VOTE: ADJOURNMENT

Motion to adjourn by M. Barrows and seconded by J. Griffith. Meeting adjourned at 7:11pm

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR