



## EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

### Waterfront Commission

#### Meeting Minutes

Thursday, December 17, 2020 – 6:30 PM

A remote/virtual meeting was held in accordance with Governor Gina Raimondo's EXECUTIVE ORDER 20-46, JUNE 12, 2020, FORTY-SECOND SUPPLEMENTAL EMERGENCY DECLARATION - PUBLIC MEETINGS AND PUBLIC RECORDS REQUESTS, EXTENDED BY EXECUTIVE ORDER 20-103, DECEMBER 8, 2020, NINETY-EIGHTH SUPPLEMENTAL EMERGENCY DECLARATION – EXTENSION OF EXECUTIVE ORDERS.

*Commissioners present via video and audio:*

William Fazioli, Chair

David O'Connell

David Sluter

Jennifer Griffith

Tim Conley, Vice Chair

Luis Torrado

Domenic Pontarelli

Paul Moura, Secretary

Mike Walker, CommerceRI

*Voting Members Absent:*

Rick Lawson

Peter Willey

Steve Hardcastle, Treasurer

*Staff present via video and audio:*

Chris Martin, Executive Director

Dominic Leonardo, Waterfront Intern

Amy Goins & Andy Teitz, UTR Legal Counsel

**1. CHAIRMAN'S OPENING REMARKS** The Chair called the meeting to order at 6:47 PM and gave an overview of remote meeting protocol.

**2. OLD BUSINESS**

**A. VOTE:** The motion by Mr. Moura to approve the minutes of November 19, 2020 was seconded by Ms. Griffith and passed by a unanimous voice vote.

**3. NEW BUSINESS**

**A. VOTE:** Approval of FY20 Audited Financial Statements.

Greg Parisi of Baxter Dansereau presented the findings from the FY20 Audit. It shows that the Commission is in better position than FY19 with a surplus of \$78k—this figure excludes the \$116k of affordable housing in-lieu funds, which were a pass-through. The auditor also addressed the \$3k in EDA/ SBA loans that is in its own account and not being used because the Commission is not currently in the business of putting out EDA/ SBA loans. The auditor had no major issues or comment on the audit.

On a motion by Mr. Pontarelli and a second by Mr. Moura, the Commission voted unanimously to approve the FY20 Audited Financial Statements.

**B. VOTE:** Approval of Calendar Year 2021 Waterfront Commission Meetings Calendar

On a motion by Mr. Pontarelli and a second by Ms. Griffith, the Commission voted unanimously to approve the 2021 Waterfront Commission Meeting Calendar.

**4. STAFF REPORT.** Mr. Martin gave a staff report, giving highlights of the past year, including South Quay award of \$15M in Rebuild RI tax credits for the future offshore wind port; Residences at Bold Point imminent opening; Dexter Road Solar field approval in February, construction beginning in August and completion by end of 2020; Ivy Place affordable housing development approval; Kettle Point Townhomes

approval and Kettle Point Condos 1-6 modification approvals, bringing Kettle Point one step closer to completion; Kettle Point Pier transfer officially completed and turned over to City control.

The Chair gave a preliminary presentation on the findings from the Watchemocket Gateway Study, commissioned by the City with support from \$75k grants from EDA and Commerce RI. There will be a more formal presentation in January 2021.

The next meeting will be held on January 21<sup>st</sup>, 2021.

**5. VOTE: ADJOURNMENT**

A motion was made by Mr. Pontarelli, seconded by Ms. Griffith to adjourn. On voice vote the Waterfront Commission voted unanimously to adjourn at 7:30 PM.

Respectfully submitted,  
CHRIS MARTIN, EXECUTIVE DIRECTOR