



## EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

### Waterfront Commission Meeting Minutes Thursday, September 23, 2021 – 6:30 PM

#### *Commissioners present:*

William Fazioli, Chair  
David Sluter  
David O'Connell  
Daniel Borges  
Tim Conley, Vice Chair  
Steve Hardcastle  
Peter Willey

Manny Barrows  
Dominic Pontarelli  
Rick Lawson  
Jennifer Griffith  
Mike Walker  
Mayor DaSilva  
*Voting Members Absent:*  
Luis Torrado, DRC Chair

#### *Staff present via video and audio:*

Chris Martin, Executive Director  
Amy Goins, UTR Legal Counsel

Dominic Leonardo, Planning Department

- 1. CHAIRMAN'S OPENING REMARKS** The Chair called the meeting to order at 6:31 PM. The Executive Director then conducted a roll call to confirm quorum of voting members.

- 2. OLD BUSINESS**

- A. VOTE:** The motion by Mr. Lawson to approve the minutes of July 15, 2021 was seconded by Mr. Hardcastle and passed by a unanimous voice vote.

- 3. NEW BUSINESS**

- A. The Chair gave a presentation on the Kettle Point TIF Annual Assessment Report for the 2021 - 2022 Assessment Cycle.** The TIF is working exactly what it was designed to do at Kettle Point and for the City of East Providence. Highlights for this report include: due to the Kettle Point development, the assessed value of the property has gone from \$2.7M in 2009 to \$74M in 2020; tax revenues from the property in Fiscal Year 2009 were \$67k, but in Fiscal Year 2020 saw over \$1.7M, of which \$525k is additional revenue (over the anticipated annual TIF revenue). This money can be used for public improvements, public access as well as for the General Fund (City & School Budgets). This trend is expected to continue into the next fiscal year.
- B. VOTE:** On a motion by Mr. Lawson, seconded by Mr. O'Connell and approved unanimously by voice vote, the Commission voted to approve the Kettle Point TIF Annual Assessment Report for the 2021 – 2022 Assessment Cycle.
- C. DISCUSSION:** Mr. Martin gave an overview of how the Waterfront Commission considers climate change and sea level rise in development decisions. This includes the fact that city zoning ordinance requires all applications adhere to DEM and CRMC requirements; stormwater management, permeable paving and infiltration systems are included in developments; the Waterfront Commission Plan requires access and protection of waterfront areas; brownfield

remediation reduces the amount of pollution runoff into local water systems; the Commission and peer review consultants all consider climate change and sea level rise when reviewing development applications; staff also uses STORMTOOLS and other resources that show the impact of future sea level rise on development areas. The Waterfront Commission is considering an update to the Waterfront Plan to ensure stricter adherence to the consideration of climate change on development projects in the Waterfront District.

#### **4. STAFF REPORT**

New Sales within the Waterfront include: The Chevron/ Gulf Property and Unocal Property to Rhode Island Waterfront Enterprises. 65, 71, 79 Valley were just sold--We hope to hear from the buyer soon on their future development plans. Upcoming Development in the Waterfront: Bold Point residences, Phase 2 moving ahead with 12 units in addition to the 22 completed and leased out in Phase 1. The Getty Terminal subdivision was approved at the Planning Board meeting last week. Honeybird kitchen has started work on their location at the Getty property on Massasoit Ave. Unsure at the time when they plan to open. The Waterfront Commission secured a \$50k operating grant from RI Commerce for FY22.

#### **5. VOTE: ADJOURNMENT**

A motion was made by Mr. Pontarelli, seconded by Mr. Hardcastle to adjourn. On voice vote the Waterfront Commission voted unanimously to adjourn at 7:12 PM.

Respectfully submitted,

CHRIS MARTIN, EXECUTIVE DIRECTOR