



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Public Meeting

Thursday June 16, 2022- 6:30 PM

City Hall, Room 306- 145 Taunton Avenue
East Providence, RI 02914

1. Chairman's Opening Remarks

2. Old Business

A. Vote: Approval of Meeting Minutes from April, 28, 2022 meeting.

3. New Business

A. Resolution- Reaffirming the advisory recommendation regarding the project plan for the East Point project (Map 203, Block 1, Lot 4 & Map 303, Block 13, Lots 4 & 5) -Discuss and Vote

B. Resolution- Imposing Special Assessments for the East Point Project (Map 203, Block 1, Lot 4 & Map 303, Block 13, Lots 4&5). Discuss and Vote

C. FY 23 Budget Adoption –Discuss and Vote

D. Approval of amendment to boundaries of Waterfront District to include 500 Veterans Memorial Parkway, (Map 107, Block 15, Lot 1) comprising the Metacomet sub-district, as approved by the City Council on July 20, 2021 –Discuss and Vote

4. Staff Report

A. FY 22 Financial Report, March 31, 2022

5. Vote: Adjournment

Plans and supplemental material are available for review at <https://www.eastprovidencewaterfront.com/>

Individuals requesting interpreter services for the hearing impaired or needing other special services may call 435-7500 or 431-1633 (v/tdd) forty-eight (48) hours in advance of the meeting date.

Posted 6/14/22



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Waterfront Commission Meeting Minutes Thursday, April 28, 2022 – 6:30 PM

Commissioners present:

William Fazioli, Chair
Tim Conley, Vice Chair
Steve Hardcastle, Treasurer
Peter Willey
Rick Lawson
Dominic Pontarelli
Jennifer Griffith
David O'Connell
Mike Walker, Commerce RI

Voting Members Absent:

Luis Torrado, DRC Chair
David Sluter
Manny Barrows

Staff present:

Raymond Lavey, Executive Director
Amy Goins, UTR Legal Counsel

Glen Fontechio, Architectural Consultant

1. CHAIRMAN'S OPENING REMARKS: The Chair called the meeting to order at 6:30 PM. Mr. Fazioli provided an update on the permitting process of the South Quay Marine Terminal noting that CRMC approved the project recently

2. NEW BUSINESS

A. Crook Point Park Proposal –Discuss

Mr. Fazioli provided an overview of the potential to develop Crook Point as a public park. Crook Point the location of a former railroad track that would connect East Providence to Providence. The development of this public space would benefit the budding redevelopment of Valley Street. The proposed uses of this area would include walking trails and access to the Seekonk River. Crook Point is currently owned by the city of Providence and Rhode Island Department of Transportation. Any effort to upgrade this area would require the collaboration of East Providence and these other parties.

Mr. Conley and Mr. O'Connell noted that they would be receptive to this proposal in a conceptual phase but would recommend that the city gain site control of the parcel before committing any future resources. Mr. Fazioli would report back to the Commission before proceeding on this project.

B. Overview of Design Guidelines - Discuss

Mr. Fontechio led a discussion on the design guidelines that the Waterfront Commission adopted in 2003 and 2004. He noted has these guidelines have helped shape development within the District to fit the community. Mr. Fontechio provided an explanation of how the design guidelines can address the massing and scale of buildings as well as the transition of low density to high density uses.



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Mr. O'Connell noted that as a member of the Design Review Committee that he believes the guidelines provide a good framework for the District.

Mr. Fontechio indicated that he intends to review and update the guidelines to incorporate environmental elements and green energy alternatives. Mr. Willey expressed support for this emphasis on the design guidelines.

C. Executive Director Appointment – Discuss and Act

A discussion of appointing a new Executive Director for the Waterfront Commission. Mr. Fazioli described the hiring process for this position. Mr. Fazioli introduced Mr. Ray Lavey to the Commission. Mr. Fazioli noted Mr. Lavey's experience in commercial real estate development, permitting projects and maintain budgets. Mr. Lavey provided the Commission with an overview of his background and interest in the position. Mr. Lavey also discussed his work with the Bristol July 4th committee as an example of his civic involvement.

Motion to appoint Mr. Lavey as Executive Director made by Mr. Pontarelli and seconded by D. O'Connell. Passes unanimously

3. VOTE: ADJOURNMENT

Motion to adjourn made by D. Pontarelli and seconded by P. Willey. Motion passes unanimously.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR

**RESOLUTION OF THE EAST PROVIDENCE SPECIAL WATERFRONT
DEVELOPMENT DISTRICT COMMISSION**

**REAFFIRMING THE ADVISORY RECOMMENDATION REGARDING THE
PROJECT PLAN FOR THE EAST POINT PROJECT AREA WITHIN THE
PHILLIPSDALE SUB-DISTRICT OF THE WATERFRONT SPECIAL DEVELOPMENT
DISTRICT AND RECOMMENDING APPROVAL THEREOF TO THE CITY COUNCIL**

WHEREAS, On December 16, 2021, the Waterfront Commission approved Amendment No. 6 to the Redevelopment Plan and added a Project Plan with respect to the East Point Project Area within the Phillipsdale Sub-District of the Waterfront Special Development District (Amendment No. 6), and recommended the adoption of Amendment 6 to the City Council by the Notice of Decision dated January 14, 2022 (the “Notice of Decision”); and

WHEREAS, the number of affordable housing units included in the plan has increased from 36 to 45, although the total number of units has not changed.

WHEREAS, the developer has asked that the City now pledge 75% of the TIF revenues to the Project; and that the debt service on the TIF Bonds will not exceed 63% of the TIF revenues; and

WHEREAS, the City Council will be asked to approve an Amended and Restated Amendment No. 6.

NOW THEREFORE BE IT RESOLVED by the Waterfront Commission, that:

SECTION 1. It is hereby determined that this change is generally consistent with the scope and intent of the conceptual development presented previously to the Waterfront Commission.

SECTION 2. The Waterfront Commission reaffirms its recommendation that the City Council adopt and approve the Amendment No. 6 to the Project Plan, as amended and restated.

SECTION 3. The Waterfront Commission ratifies the advisory opinion/Notice of Decision to the East Providence City Council dated January 14, 2022, incorporated herein

SECTION 4. This Resolution shall take effect upon passage.

A Resolution Concerning Special Assessments for the East Point Project

For the purpose of imposing and collecting special assessments on Assessed Property in the East Point Project; providing for and determining various matters in connection with the Assessed Property; providing for the imposition of a special assessment on all Assessed Property; creating a special fund for the collection and deposit of the special assessments from the Assessed Property; and generally relating to the establishment and use of the special fund and the payment of bonds issued by special assessment of the City pursuant to Rhode Island General Laws § 45-33.2-1 et seq. (the "TIF Act").

By authority of Chapter 345 of the Public Laws of 2003 (the "Waterfront Commission Act")

Recitals

The City intends to issue tax increment financing bonds ("TIF Bonds") pursuant to the TIF Act, the East Providence Waterfront Special Development District Plan (the "Redevelopment Plan") and the East Providence Waterfront Special Development District Tax Increment Plan (the "Project Plan") for the East Point Project.

The TIF Bonds will be payable from "Revenues" which include tax increments as set forth in the Project Plan to be adopted and the special assessments imposed hereby.

The City wishes to provide for the imposition of a special assessment on all Assessed Property as shown on Exhibit 1 hereto, for the purpose of providing additional security for the TIF Bonds and wishes to establish a special fund for the collecting and depositing of the special assessments imposed on the Assessed Property in the Tax Increment Area.

The East Providence Waterfront Commission has the power pursuant to the Waterfront Commission Act to impose Assessments and pledge such Assessments to the payment of the TIF Bonds.

SECTION 1. Be it resolved by the East Providence Waterfront Commission (the "Commission"), that for the purposes of this Resolution, the terms used herein shall have the meanings ascribed in the attached Assessment Plan and Assessment Methodology.

SECTION 2. And be it further resolved, that the Commission finds and determines that the designation of the Assessed Property, the creation of the special fund for the collecting and depositing of the Special Assessments on the Assessed Property and the issuance of bonds from time to time, all for the purpose of providing funds for the financing of the East Point Project, accomplishes the purposes of the TIF Act, serves public purposes, including the direct and indirect enhancement of the taxable base of the City and the facilitation of the East Point Project and generally promotes the health, welfare, and safety of the residents of the State of Rhode Island and of the City of East Providence.

SECTION 3. And be it further resolved, that a Special Fund is established for the collection and deposit of the Special Assessments collected on the Assessed Property to be known as the "Assessment Fund". The Director of Finance, Tax Assessor, or Tax Collector, as applicable, shall deposit in the Assessment Fund all special assessments imposed and collected in accordance with SECTION 4 of this Resolution. The Director of Finance, Tax Assessor, or Tax Collector, as applicable, and other officers and employees of the City shall take all necessary steps in order to establish the Assessment Fund as a separate fund to be held by or for the account of the City.

SECTION 4. And be it further resolved, that a special assessment shall be imposed upon the Assessed Property, unless exempted by the provisions of this Resolution or otherwise by law, for the purposes, to the extent and in the manner set forth in the Assessment Plan and Assessment Methodology attached to this Resolution as Exhibit 2 and made a part of this Resolution.

The revenues and receipts from the Assessment Fee, the Assessment Fund and any other fund into which all or any of these revenues and receipts are deposited are pledged to the payment of the principal of and interest on the TIF Bonds.

Assessments imposed on the Assessed Property may not be accelerated by reason of bond default.

SECTION 5. And be it further resolved, that the Director of Finance, Tax Assessor, or Tax Collector, as applicable, may do all acts and things and execute all documents and certificates relating to the Assessed Property and the Assessment Fund.

SECTION 6. And be it further resolved, that any approvals, authorizations, or activities provided in this Resolution do not constitute and may not be deemed to constitute or imply that the City Council, or any department, office or agency of the City has given or will give, any approval, authorization or consent to any action or activity within or required for the development of the Tax Increment Area, including any land use approval, requirements for the provision of public utilities or services, or any other administrative, judicial, quasi-judicial, or legislative approval, authorization or consent.

SECTION 7. And be it further resolved, that this Resolution shall not be construed as creating any contractual obligation between the Commission and any owner of Assessed Property.

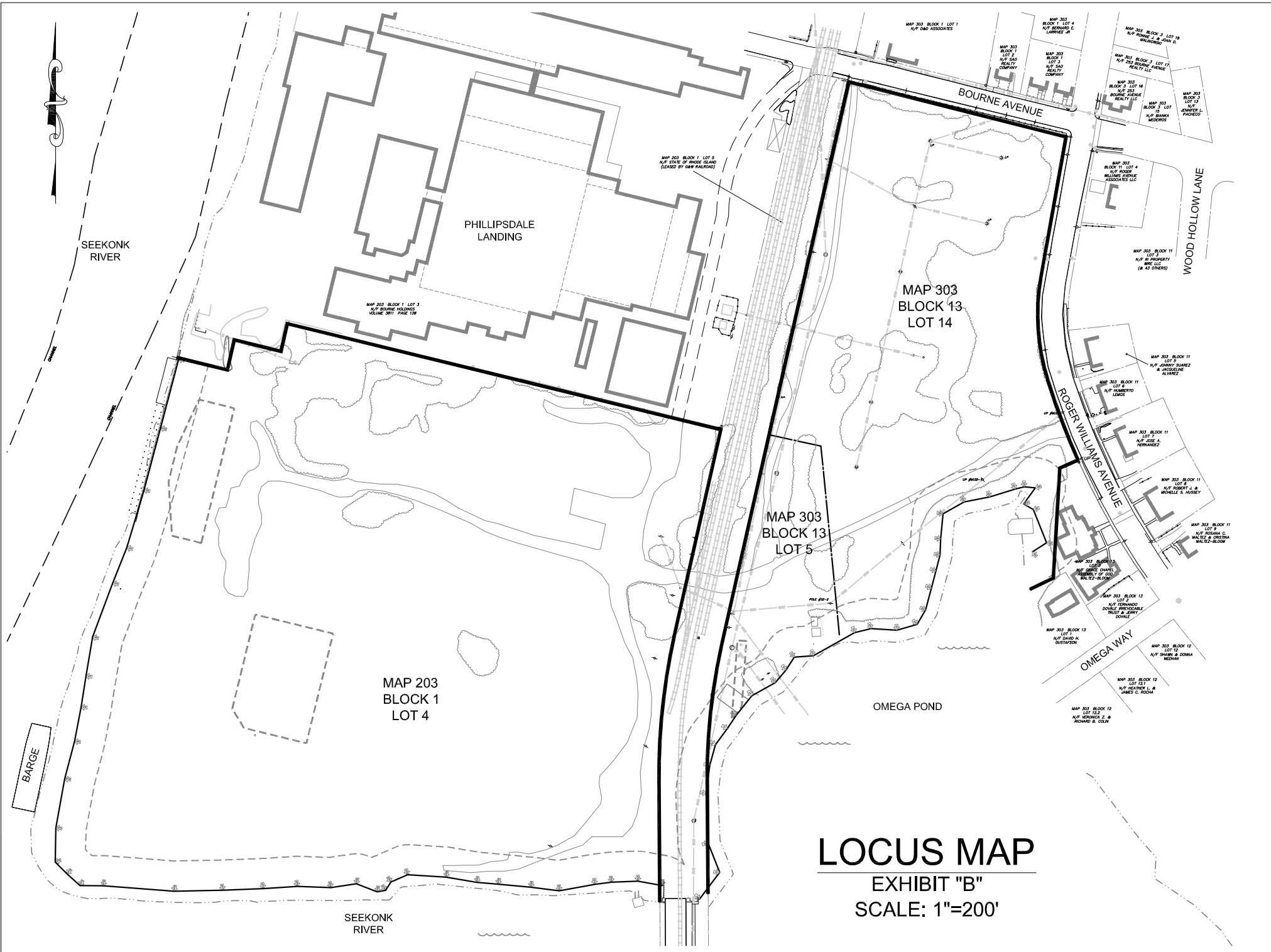
SECTION 8. And be it further resolved, that the provisions of this Resolution are severable. If any provision, sentence, clause, section or other part of this Resolution is held or determined to be illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, that illegality, invalidity, unconstitutionality, or inapplicability does not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Resolution or their application to other persons or circumstances. It is the intent of the Commission that this Resolution would have been passed even if the illegal, invalid, unconstitutional, or inapplicable provision, sentence, clause, section, or other part had not been included in this Resolution, and as if the person or circumstances to which this Resolution or part are inapplicable had been specifically exempted.

SECTION 9. And be it further resolved that with respect to any Assessed Property presently owned by the City, such assessments shall be imposed only upon transfer of ownership to a person or entity other than the City.

SECTION 10. And be it further resolved, that this Resolution take effect upon a determination by the City Clerk that there has been recorded in the Land Evidence Records of the City of East Providence of a consent of the record owner or owners of all of the Assessed Property to the imposition and collection of a special assessment pursuant to the Resolution, such consent to be substantially in the form attached hereto as Exhibit 3; provided, however, that once the City Clerk has made such determination, this Resolution shall be effective without regard to the validity of such consent or its manner of recording, to any revocation or annulment thereof for any reason, or to the enforceability thereof, to the omission of any Assessed Property therefrom, to any mistake of law or fact by the City Clerk in making the determination, or to any other reason.

EXHIBIT 1

Map of Assessed Property



MAP 203
BLOCK 1
LOT 4

PHILLIPSDALE
LANDING

MAP 303 BLOCK 1 LOT 5
N/P STATE OF RHODE ISLAND
(LEASED BY GRW PALMROAD)

MAP 303 BLOCK 1 LOT 3
N/P BOHNING HOLDINGS
VOLUME 0311 PAGE 128

MAP 303
BLOCK 13
LOT 5

MAP 303
BLOCK 13
LOT 14

OMEGA POND

LOCUS MAP
EXHIBIT "B"
SCALE: 1"=200'

BOURNE AVENUE

ROGER WILLIAMS AVENUE

OMEGA WAY

WOOD HOLLOW LANE

SEEKONK RIVER

SEEKONK RIVER

BARGE

MAP 303 BLOCK 1 LOT 1
N/P D&D ASSOCIATES

MAP 303 BLOCK 1 LOT 4
N/P BOWLING C
LAWRIE, JR

MAP 303 BLOCK 3 LOT 18
N/P PHILLIPS & JAM R
MATHERSON

MAP 303 BLOCK 1 LOT 2
N/P D&D REALTY COMPANY

MAP 303 BLOCK 3 LOT 17
N/P 255 BOHNING REALTY LLC

MAP 303 BLOCK 3 LOT 17
N/P 255 BOHNING REALTY LLC

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MAP 303 BLOCK 3 LOT 17
N/P 255 BOHNING REALTY LLC

EXHIBIT 2

Assessment Plan and Assessment Methodology

EXHIBIT 3

Consent to Special Assessment

CONSENT TO ASSESSMENT

The Undersigned, being the owner of the Assessed Property or a portion thereof, does hereby, for itself and its heirs, successors, and assigns, consent to the imposition of the Assessment described in the Resolution.

[Signature of Owner of Assessed Party]

STATE OF RHODE ISLAND)
COUNTY OF) ss.

On [date] in [location], before me appeared [Owner or Owner Representative], the [Title] of [Owner], who executed the within Consent, and [s/he] acknowledged that such Consent was [his/her] free act and deed and the free act and deed of [Owner].

Notary Public

EXHIBIT A

[Metes & Bounds Legal Description of Assessed Property]

	Approved FY22 Budget	Actual to 3/31/22	Proposed FY 23 Budget
Income			
Development Fees	\$23,000	\$2,970	20,000
Program Service Income	\$6,500	\$21,261	6,500
Rental Income	\$39,419	\$29,565	39,419
Govt funding	\$50,000	\$37,500	50,000
TOTAL	\$ 118,919	\$ 91,296	115,919
Expenses			
Contract Sevices			
Accounting Fees	\$3,000	\$917	3,000
Auditing Fees	\$6,500	\$6,500	6,500
Legal Fees	\$15,000	\$7,500	15,000
Outside Contract Services	\$10,000	\$9,175	7,500
Operations			
Advertising/ Website	\$750	\$0	1,000
Bank charges	\$0		
Dues and Subscriptions	\$425	\$67	425
Postage, Mailing Service	\$100	\$80	
Supplies	\$400		400
Insurance			
Workers Comp	\$280	\$293	350
Liability, D&O	\$3,325	\$3,325	3,325
Payroll Expenses	\$76,765	\$51,409	76,725
Travel and Meetings			
Conference, convention, meeting	\$300	\$0	300
Travel and Meetings	\$100	\$0	100
TOTAL	\$ 116,945	\$ 79,266	114,625
Income - Expenses	\$1,974	\$12,030	\$1,294

City of East Providence

Waterfront District Commission

The City of East Providence Waterfront District Commission hereby resolves that:

The Commission, pursuant to Section 3 of Rhode Island Public Law, Chapter 345, hereby approves of the amendment of the boundaries of the Waterfront District as approved by the City of East Providence City Council pursuant to that certain Ordinance in Amendment of Chapter 19 of the Revised Ordinances of the City of East Providence, Rhode Island, 1998, As amended, entitled “Zoning” adopted on July 20, 2021, and by that certain Ordinance in Amendment of the City of East Providence 2010-2015 Comprehensive Plan Updated adopted on July 20, 2021, to include that certain real property known as 500 Veterans Memorial Parkway (Map 107, Block 15, Lot 1), containing approximately 131.036 acres of land (and expressly excluding the approximately 9.602 acres of land shown as Proposed Lot B on that certain subdivision plan approved by the City of East Providence Planning Board on June 13, 2022).

REFERENCES:

- THE OFFICIAL TAX ASSESSOR'S MAP OF EAST PROVIDENCE, PROVIDENCE COUNTY, SHEET #107.
- MAP ENTITLED "COMMISSIONER'S PLAN IN THE BILL IN EQUITY, EDWARD D. PEARCE VS. WILLIAM BINNEY ET AL., NO. 1746," PREPARED BY WALTER DEXTER, DATED NOVEMBER, 1880. RECORDED WITH THE EAST PROVIDENCE TOWN CLERK'S OFFICE AS PLAT BOOK 4, PAGE 23.
- MAP ENTITLED "FINAL PLAN OF MINOR SUBDIVISION, LOT 3 - BLOCK 27, MAP 207, SOUTH BROADWAY IN EAST PROVIDENCE, RHODE ISLAND FOR JOSEPH D. CORREIA, JR. AND FLORA G. CORREIA," PREPARED BY STANLEY ENGINEERING, INC., DATED AUGUST, 2002. RECORDED WITH THE EAST PROVIDENCE TOWN CLERK'S OFFICE AS PLAT BOOK 36, PAGE 38.
- NOAA TIDAL BENCHMARK DATA SHEET FOR STATION ID 845000, PUBLISHED APRIL 41, 2003 AND RETRIEVED FROM THE NOAA ONLINE RESOURCE. TIDAL EPOCH 1983 - 2001, MEAN HIGH WATER ELEVATION 2.1 FT NAVD83
- MAP ENTITLED "ALTANSPS LAND TITLE SURVEY, METACOMET PROPERTY COMPANY, LLC, 500 VETERANS MEMORIAL PARKWAY, MAP 107, BLOCK 15, LOT 1, CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND," PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED SEPTEMBER 4, 2020. SEVENTEEN SHEETS.
- MAP ENTITLED "MASTER PLAN, 500 VETERANS MEMORIAL PARKWAY, EAST PROVIDENCE, RI," PREPARED BY BOHLER ENGINEERING, DATED AUGUST 23, 2021.
- REPORT ENTITLED "CITY OF EAST PROVIDENCE CHAPTER, AN ORDINANCE IN AMENDMENT OF CHAPTER 19 OF THE REVISED ORDINANCES OF THE CITY OF EAST PROVIDENCE, RHODE ISLAND, 1998, AS AMENDED, ENTITLED "ZONING," PREPARED BY THE CITY OF EAST PROVIDENCE LEGAL DEPARTMENT, DATED JULY 23, 2021.
- CITY OF EAST PROVIDENCE ZONING MAP, DATED FEBRUARY 28, 2019.

ABUTTERS LIST (AS OF AUGUST 31, 2021):

- | | | | |
|--|--|---|--|
| A) MAP 207, BLOCK 27, LOT 19
N/F LANDS OF HUMBERTO SANTOS
BK. 3620, PG. 144 | J) MAP 207, LOT 27, LOT 4
N/F LANDS OF WATERVIEW RI LANDLORD, LLC
BK. 3283, PG. 38 | Q) MAP 108, BLOCK 1, LOT 22
N/F LANDS OF JASON F. KALIN
BK. 1729, PG. 23 | Y) MAP 108, BLOCK 1, LOT 13
N/F LANDS OF PHYLLIS WALL
BK. 362, PG. 29 |
| B) MAP 207, LOT 27, LOT 16
N/F LANDS OF GREGORY OLSON
BK. 1609, PG. 301 | K) MAP 207, BLOCK 27, LOT 15
N/F LANDS OF JENNIFER AMERANTAS & PATRICK LOWELL
BK. 3608, PG. 82 | R) MAP 108, BLOCK 1, LOT 19
N/F LANDS OF JOSEPH A. & JEANNE F. CATO
BK. 3724, PG. 236 | Z) MAP 108, BLOCK 1, LOT 12
N/F LANDS OF JAMIE GOMES
NO RECORD DEED |
| C) MAP 207, BLOCK 27, LOT 15
N/F LANDS OF JENNIFER AMERANTAS & PATRICK LOWELL
BK. 3608, PG. 82 | L) MAP 207, BLOCK 27, LOT 2
N/F LANDS OF JOSEPH F. MARTINS
BK. 4236, PG. 216 | S) MAP 108, BLOCK 1, LOT 18
N/F LANDS OF MERIDETH K. LEMONT
NO RECORD DEED | AA) MAP 108, BLOCK 1, LOT 11
N/F LANDS OF PATRICK KWEE
BK. 3673, PG. 189 |
| D) MAP 207, BLOCK 27, LOT 14
N/F LANDS OF DEANNE & THEODORE GIGURE
BK. 3016, PG. 213 | M) MAP 108, BLOCK 1, LOT 26
N/F LANDS OF CITY OF EAST PROVIDENCE
BK. 3677, PG. 253 | T) MAP 108, BLOCK 1, LOT 17
N/F LANDS OF SUZANNE & RUSSELL MACIEL
BK. 3666, PG. 28 | BB) MAP 108, BLOCK 1, LOT 10
N/F LANDS OF FLORA G. CORREIA LIFE ESTATE
BK. 4155, PG. 222 |
| E) MAP 207, BLOCK 27, LOT 13
N/F LANDS OF AHMED FARHANE
BK. 4107, PG. 116 | N) MAP 108, BLOCK 1, LOT 25
N/F LANDS OF SAO REALTY COMPANY
BK. 478, PG. 129 | U) MAP 108, BLOCK 1, LOT 16
N/F LANDS OF MICHAEL & ANNE TEIPEL
BK. 3613, PG. 153 | CC) MAP 108, BLOCK 1, LOT 9
N/F LANDS OF MICHAEL G. GETTEL
BK. 2651, PG. 298 |
| F) MAP 207, LOT 27, LOT 12
N/F LANDS OF MICHELLE BELCASTRO
BK. 3838, PG. 45 | O) MAP 108, BLOCK 1, LOT 24
N/F LANDS OF DOUGLAS H. & AMY A. ALLEN
BK. 4228, PG. 176 | V) MAP 108, BLOCK 1, LOT 15
N/F LANDS OF JAMES A. SULLIVAN, JR.
BK. 3583, PG. 215 | DD) MAP 108, BLOCK 1, LOT 8
N/F LANDS OF TERRANCE M. PROPPER
BK. 1746, PG. 23 |
| G) MAP 207, BLOCK 27, LOT 11
N/F LANDS OF DONALD J. FINKBENER
BK. 1625, PG. 251 | P) MAP 108, BLOCK 1, LOT 23
N/F LANDS OF KUYONG KIM
BK. 3522, PG. 68 | W) MAP 108, BLOCK 1, LOT 14-1
N/F LANDS OF ROBERT TAYLOR
BK. 1700, PG. 24 | EE) MAP 108, BLOCK 1, LOT 1
N/F LANDS OF STATE OF RHODE ISLAND
NO RECORD DEED |
| H) MAP 207, BLOCK 27, LOT 10
N/F LANDS OF HUMBERTA COSTA
BK. 3901, PG. 155 | | X) MAP 108, BLOCK 1, LOT 14
N/F LANDS OF ROBERT TAYLOR
BK. 1700, PG. 24 | |

LYON AVENUE

(PUBLIC-50' WIDE)

(PER REF #3)

(PER REF #3)

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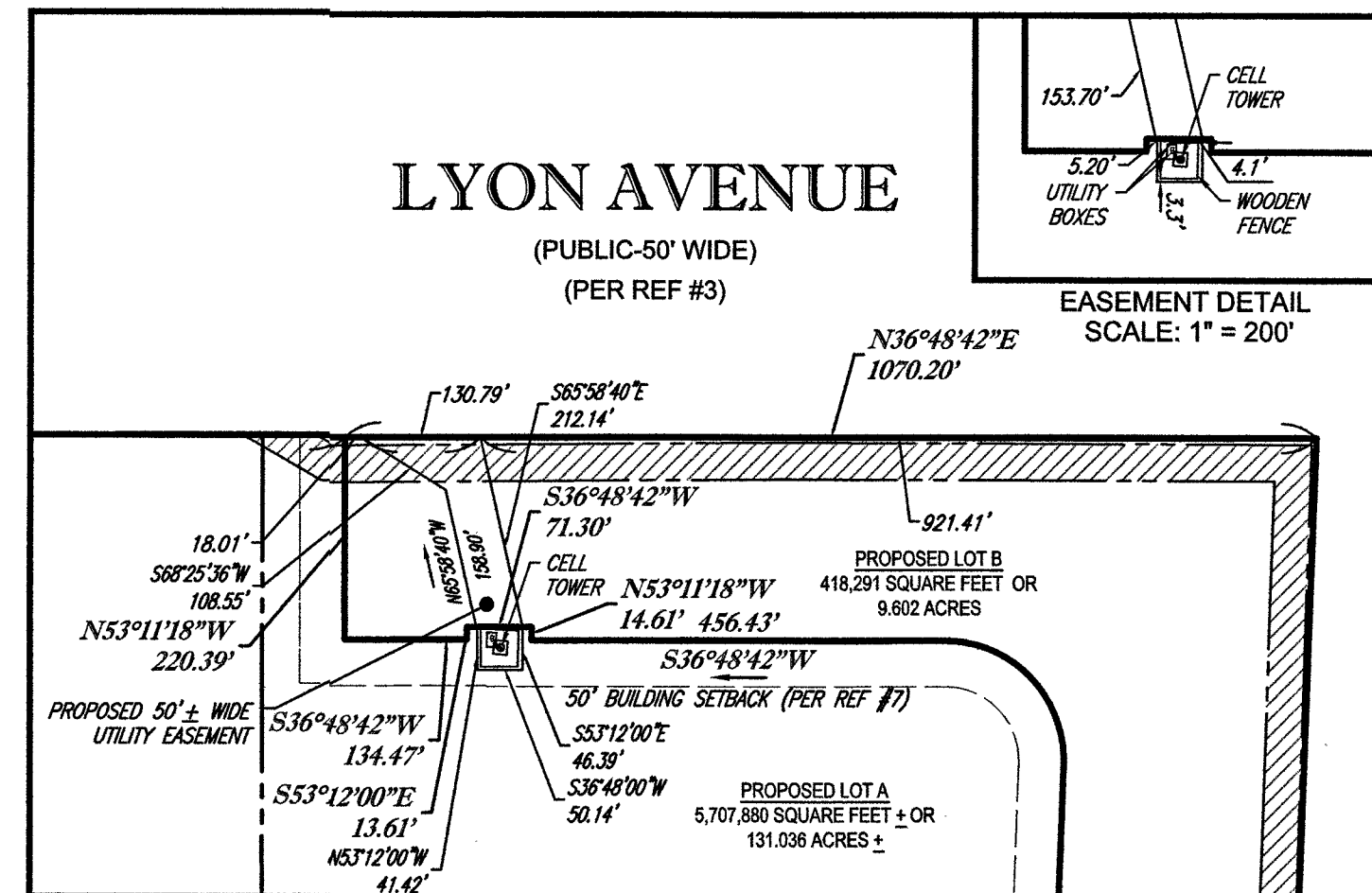
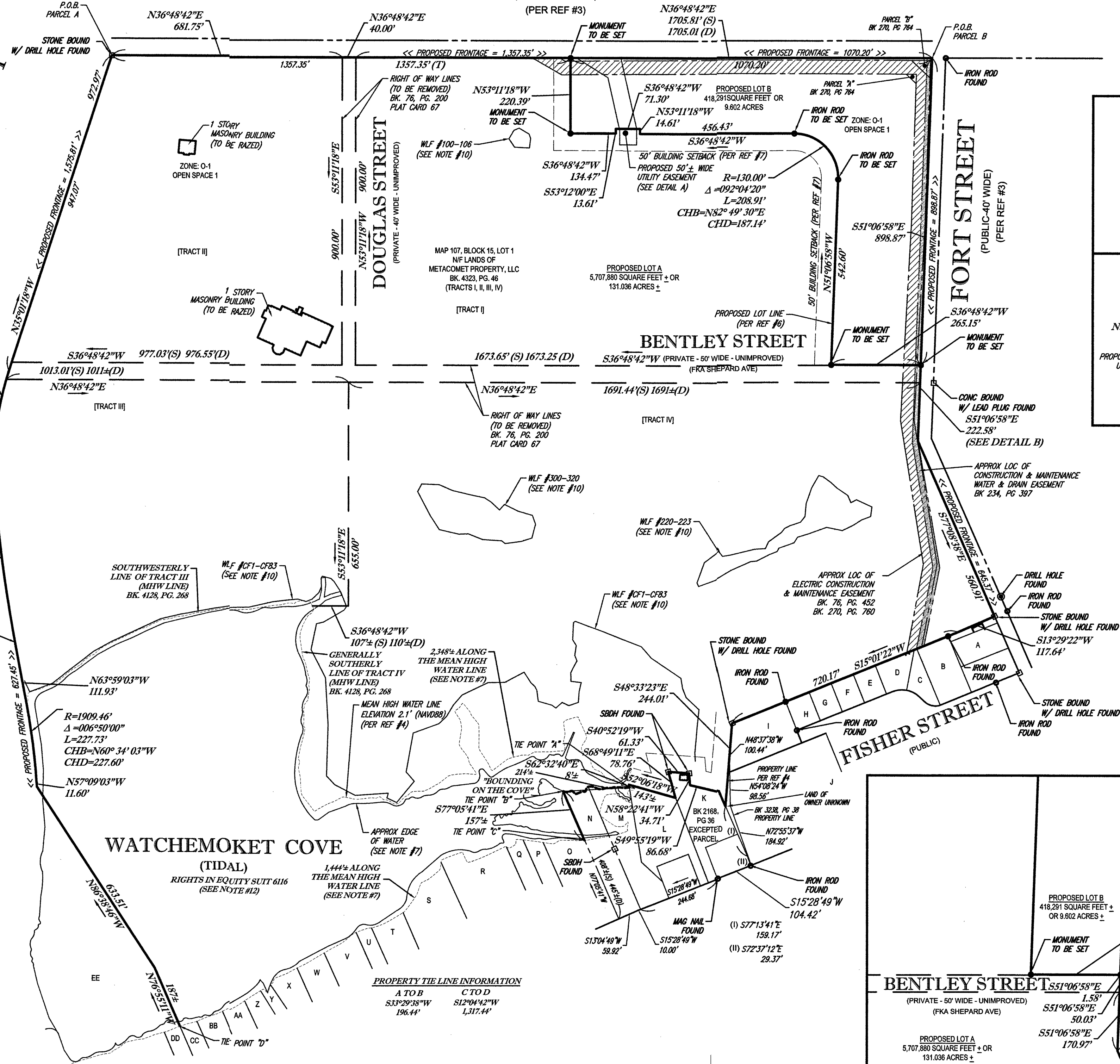
(PER REF #3)

FOR REGISTRY USE ONLY

NOTES:

- PROPERTY KNOWN AS BLOCK 15, LOT 1, AS SHOWN ON THE CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, TAX MAP NO. 107.
- AREA: EXISTING MAP 107, LOT 1 = 6,126,171+/- SQUARE FEET OR 140.638+/- ACRES
PROPOSED LOT A = 5,707,880+/- SQUARE FEET OR 131.036+/- ACRES
PROPOSED LOT B = 418,291 SQUARE FEET OR 9.602 ACRES
TOTAL LOT 1 = 6,126,171+/- SQUARE FEET OR 140.638+/- ACRES
- THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN. BEFORE ANY SITE EVALUATION, PREPARED OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12A), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
- PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC. ON FEBRUARY 20, 2020 WITH A PHOTO SCALE OF 1.89 cm GSD. A GROUND SURVEY WAS NOT PERFORMED FOR TOPOGRAPHIC INFORMATION EXCEPT FOR STORM AND SANITARY STRUCTURES.
- THIS DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR AN ACCURACY LEVEL THAT IS WITHIN FOUR TIMES GREATER THAN THE ERROR OF CONTROL.
- AERIAL CONTROL PROVIDED BY CONTROL POINT ASSOCIATES, INC. UTILIZING GPS OBSERVATIONS ON FEBRUARY 20, 2020. (SEE NOTE #7)
- WETLAND DELINEATION FLAGS HUNG BY MASON & ASSOCIATES DURING APRIL, 2020 AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. DURING APRIL, 2020.
- OTHER IMPROVEMENTS HAVE NOT BEEN SHOWN.
- WATCHEMOKET COVE - RIGHTS APPURTENANT TO THE LAND IN EQUITY SUIT 6116, APPELLATE DIVISION OF THE SUPREME COURT, COUNTY OF PROVIDENCE, ENTITLED "PEARCE-MAJANIC LAND CO. VS. EDWARD D. PEARCE ET AL. TRUSTEES ET AL. (CITED DOCUMENT NOT PROVIDED TO SURVEYOR FOR REVIEW).
- LOT B WILL BE SUBDIVIDED AND CONVEYED TO THE CITY OF EAST PROVIDENCE AS A CONDITION OF APPROVAL OF ANY DEVELOPMENT PLANS FOR THE PROPERTY, AND SHALL RETAIN ITS CURRENT "O1" OPEN SPACE "ZONING DESIGNATION (PER REF #7).
- LOT A WILL HAVE THE RIGHT TO BE USED FOR ANY OF THE USES PERMITTED IN THE METACOMET SUB-DISTRICT AS SET FORTH IN THE ORDINANCE (PER REF #7)

VETERANS MEMORIAL PKWY
(PKA VUE DE LEULU, FKA BARRINGTON PARKWAY)
(PUBLIC - VARIABLE WIDTH)



No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
9	REMOVAL OF HEIGHT RESTRICTION NOTES & REVISION OF METACOMET	-	R.J.K.	J.P.L.	5-7-2022
8	REVISED PER NEW PROPOSED LOT B	-	R.J.K.	J.P.L.	5-27-2022
7	REVISED PER TOWN COMMENTS	-	R.J.K.	J.P.L.	4-29-2022
6	UPDATED DEED REFERENCE & OWNER'S INFORMATION	-	R.J.K.	J.P.L.	4-13-2022
5	UPDATED OWNER'S INFORMATION	-	R.J.K.	J.P.L.	4-11-2022
4	REVISED PER CLIENT COMMENTS	-	R.J.K.	J.P.L.	4-7-2022
3	REVISED UTILITY EASEMENT ADDED	-	R.J.K.	J.P.L.	11-9-2021
2	REVISED PROPOSED PROPERTY LINES	-	R.J.K.	J.P.L.	10-15-2021
1	REVISED ZONING DESIGNATION AND REMOVAL OF SETBACK LINES	-	R.J.K.	J.P.L.	9-9-2021

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

- TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY. MEASUREMENT SPECIFICATION: I
- OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY). MEASUREMENT SPECIFICATION: III
- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARATION OF A BOUNDARY SURVEY TO SHOW EXISTING LOT 1, BLOCK 15, MAP 107 TO BE SUBDIVIDED INTO PARCELS A & B.

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING SUBDIVIDED ARE TRUE AND CORRECT.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

JOHN P. LYNCH
No. 1925
PROFESSIONAL LAND SURVEYOR

JOHN P. LYNCH
Rhode Island Professional Land Surveyor #1925
Certificate of Authorization #A350

FIELD DATE	2-26-2020	FIELD BOOK NO.	19-22 MA	FIELD BOOK PG.	71-87
FIELD CREW	J.O.	DRAWN	R.J.K.	REVIEWED	J.P.L.
DATE	9-7-2021	SCALE	1"=200'	FILE NO.	03-200021
DWG. NO.	1	OF	1		

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ZONING OFFICER _____ DATE _____

I DO HEREBY CERTIFY THAT THE LOTS SHOWN ON SUBDIVISION PLAT MEET THE SCHEDULE OF AREA AND OTHER DIMENSIONAL PROVISIONS OF CHAPTER 19 ZONING, OF THE REVISED ORDINANCES OF EAST PROVIDENCE.

PLANNING DIRECTOR _____ DATE _____

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE EAST PROVIDENCE LAND DEVELOPMENT AND SUBDIVISION REVIEW RULES AND REGULATIONS, AND IS NOW ELIGIBLE FOR RECORDING.

PRELIMINARY SUBDIVISION PLAN OF LAND
METACOMET PROPERTY, LLC
500 VETERANS MEMORIAL PARKWAY
MAP 107, BLOCK 15, LOT 1
CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

CONTROL POINT ASSOCIATES, INC.
MANHATTAN, NY 646.780.0411
MT. LAUREL, NJ 609.857.2099
CHALFONT, PA 315.712.9600
WARREN, NJ 908.668.0009

**Waterfront Commission Approved
FY'22 Budget with Legislative Grant**

	Approved FY22 Budget	Q1 FY22	Q2 FY22	Q3 FY 22	Year to Date March 31, 2022	Balance
Income						
Development Fees	\$23,000	\$1,479	\$1,492	\$0	\$2,970	\$20,030
Program Service Income	\$6,500	\$13,775	\$7,386	\$100	\$21,261	-\$14,761
Rental Income	\$39,419	\$9,855	\$9,855	\$9,855	\$29,565	\$9,854
Govt funding	\$50,000	\$12,500	\$12,500	\$12,500	\$37,500	\$12,500
TOTAL	\$ 118,919	\$ 37,609	\$ 31,232	\$ 22,455	\$ 91,296	\$ 27,623
Expenses						
Contract Sevices						
Accounting Fees	\$3,000	\$450	\$467	\$0	\$917	\$2,083
Auditing Fees	\$6,500		\$6,500	\$0	\$6,500	\$0
Legal Fees	\$15,000	\$2,500	\$2,500	\$2,500	\$7,500	\$7,500
Outside Contract Services	\$10,000	\$375		\$8,800	\$9,175	\$825
Operations						
Advertising/ Website	\$750	-\$252	\$0	\$200	-\$52	\$802
Bank charges	\$0	\$0		\$0	\$0	\$0
Dues and Subscriptions	\$425	\$1	\$66	\$0	\$67	\$358
Postage, Mailing Service	\$100	\$5		\$0	\$5	\$95
Supplies	\$400	\$80		\$0	\$80	\$320
Insurance						
Workers Comp	\$280	\$293		\$0	\$293	-\$13
Liability, D&O	\$3,325		\$3,490	\$0	\$3,490	-\$165
Payroll Expenses	\$76,765	\$25,413	\$16,579	\$9,417	\$51,409	\$25,356
Travel and Meetings						
Conference, convention, meet	\$300			\$0	\$0	\$300
Travel and Meetings	\$100			\$0	\$0	\$100
TOTAL	\$ 116,945	\$ 28,865	\$ 29,602	\$ 20,917	\$ 79,383	\$ 37,562
Income - Expenses	\$1,974	\$8,744	\$1,631	\$1,538	\$11,912	

Account Balances	As of 3/31/22
Unrestricted Account	\$ 157,198.23
Restricted Accounts	
SBA Loan Account	\$ 65,698.00
SBA Grant Administration	\$ 1,188.00
EDA 10 New Road Grant	\$ 3,000.00
AH In-Lieu Fund	\$ 639,375.00