



# EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

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## Waterfront Commission Meeting Minutes Thursday, September 15, 2022 – 6:30 PM

### *Commissioners present:*

William Fazioli, Chair  
Domenic Pontarelli  
Peter Willey  
Rick Lawson  
Steve Amoroso  
Manny Barrows  
Steve Hardcastle

### ***Voting Members Absent:***

Jennifer Griffith  
Mike Walker, Commerce RI  
David Sluter  
David O'Connell  
Tim Conley

### *Staff present:*

Raymond Lavey, Executive Director  
Amy Goins, UTR Legal Counsel

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**1. CHAIRMAN'S OPENING REMARKS:** The Chair called the meeting to order at 6:30 PM. Chairman Fazioli provided opening remarks informing the Commission of the groundbreaking ceremony at Ivy Place and the terminal for the South Quay which both occurred since the last Commission meeting.

### **2. OLD BUSINESS**

Motion to approve minutes of July 21, 2022 made by D. Pontarelli, Seconded by R. Lawson. Motions passes unanimously.

### **3. NEW BUSINESS**

#### **1. Public Hearing**

**Plan Amendment to the 2003 East Providence Waterfront Special Development District Plan to include that certain real estate property known a 500 Veterans Memorial Parkway, (Map 107, Block 15, Lot 1) comprising the Metacomet sub-district, within the Waterfront District-Discuss and Vote.**

Chairman Fazioli opened the floor to public comment. The applicant's attorney William Conley and a member of the public Dan Baudouin spoke in support of the amendment.

Motion to adopt the amendment made by R. Lawson, Seconded by M. Barrows. Motion passes unanimously.

#### **2. Appointment of Secretary**

P. Willey made a motion to designate Rick Lawson as secretary for the Waterfront Commission. Motion seconded by S. Hardcastle. Motion passes unanimously.

### **3. 2022 Kettle Point Annual Assessment Report**

Chairman Fazioli explained that the Waterfront reports each year on the tax revenue of Kettle Point and the revenue to be paid on the TIF bond. The assessed value of the property in 2016 was about \$4 Million, at the end of 2021, the assessed value exceeded \$80 Million. As a result, the property tax revenue exceeds the amount needed to pay the debt service on the TIF bond and the tax revenue to the city's general fund exceeds the original projection.

### **4. STAFF REPORT**

Executive Director S. Lavey provided a staff report to the Commission, informing them the annual financial audit is scheduled to take place, and that he continues to visit parcels in the District.

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

Motion to adjourn by R. Lawson and seconded by S. Amoroso. Meeting adjourned at 6:46 PM.

Respectfully submitted,

RAYMOND LAVEY, EXECUTIVE DIRECTOR