

Amanda Turco

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Thursday, April 14, 2022 2:08 PM
To: aturco@crmc.ri.gov
Cc: Lisa Turner; 'Rich Lucia'
Subject: FW: East Point Development 21-6-74
Attachments: EastPointTIF21522v4.pdf

For City of East Providence, pls include below email

From: William Fazioli [mailto:wfazioli@eastprovidenceri.gov]
Sent: Thursday, April 14, 2022 1:42 PM
To: Jeff Willis <jwillis@crmc.ri.gov>; tsilvia@crmc.ri.gov; James Boyd <jboyd@crmc.ri.gov>
Cc: James Moran <JMoran@eastprovidenceri.gov>
Subject: East Point Development

Hi Jeff, Jim and Tracy.

Thank you for your help with the permit for the South Quay. It is a project that has long been overdue. We are excited about the development potential of this property.

And now we are on to the next one. The East Point project in Phillipsdale has received all local approvals to move forward. There are some remaining conversations with the judicial receiver to finalize the sale of the property to the new developer. The City Council recently adopted a TIF plan to facilitate the redevelopment of this property. Attached is an overview of the TIF process along with a link to the Staff Report on this project;

https://2enzf81ni9g0z8j771j3p9yo-wpengine.netdna-ssl.com/wp-content/uploads/2021/07/EPWC-Executive-Director-Memo-to-DRC_HP_WC_East-Point-07-02-21.pdf

East Providence Waterfront Special District Commission

East Point: Advisory Recommendation EPWC Executive Director Memo to DRC_HP_WC_East Point 07-02-21_DRAFT Page 3 a minor effect on overall traffic operations along Roger Williams Ave, particularly during the daily morning and

2enzf81ni9g0z8j771j3p9yo-wpengine.netdna-ssl.com

Please let us know if you need any additional from the city to move forward with this project.

Thanks
Bill

William J. Fazioli
Director of Planning & Economic Development
City of East Providence, Rhode Island

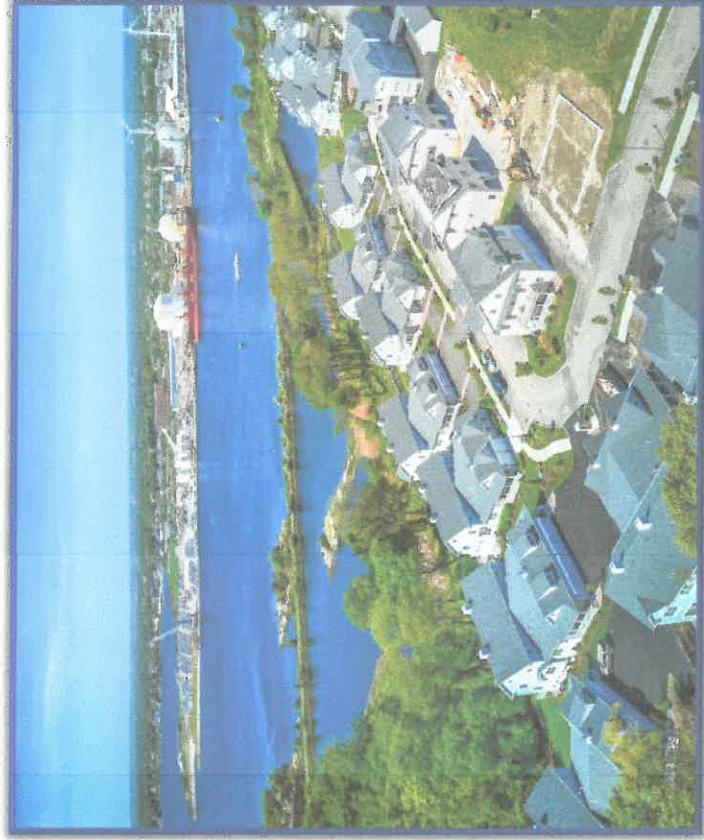
145 Taunton Avenue
East Providence, RI 02914
wfazioli@eastprovidenceri.gov
<https://www.eastprovidencebusiness.com/>
401.435.7530

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2021-06-074

East Point Waterfront Redevelopment

Presented by Noble Development, a Subsidiary of Churchill & Banks



Presentation to:
East Providence City Council
Feb 15, 2022

Introduction

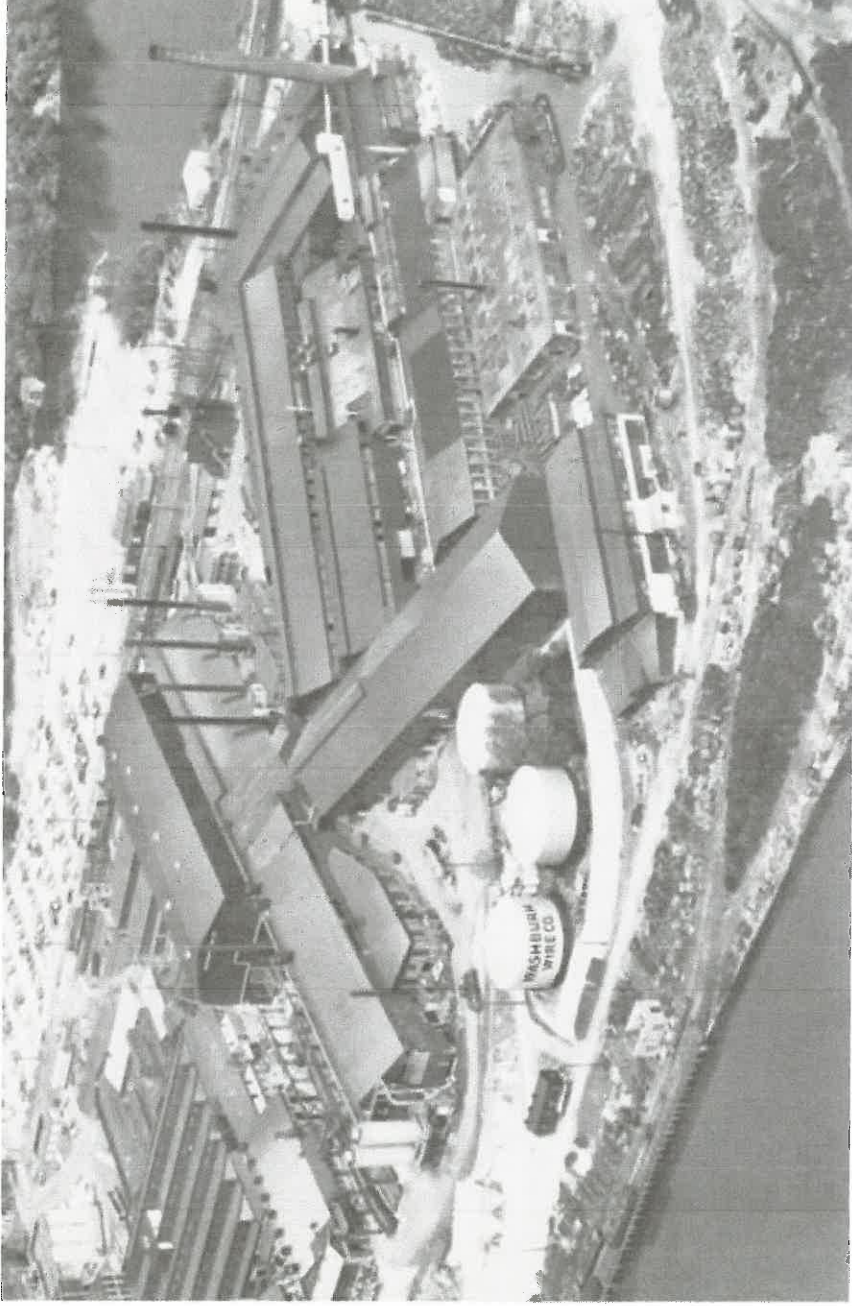
In conjunction with purchasing the Site from the City, the Developer is proposing an amendment to the Project Plan for the East Point TIF

This presentation will address the updated project plan

- The Waterfront Commission provided a positive advisory opinion to recommend the adoption of the project

Heavy Industrial use dating from 1883-1994

Washburn Wire – World's Largest Copper & Steel Wire Maker



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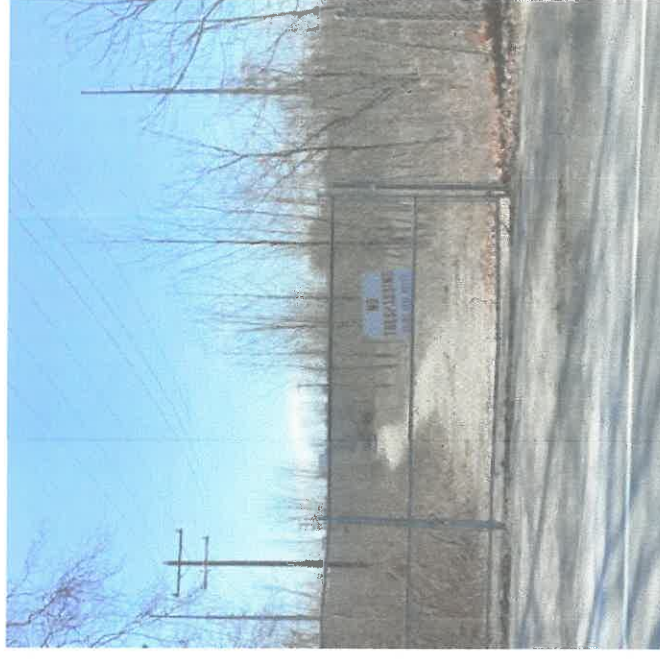
Ocean State Steel was shutdown in 1994 due to environmental concerns

RIDEM calculated approximately 600,000 tons of steel dust had been emitted into the atmosphere between August and December 1992

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site:<http://artinruins.com> washburn wire





Currently site is vacant & fenced off under the control of a judicial receiver

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Site History

Most Recent use was for the Ocean State Steel site

- Ordered to cease operation following a case brought by the RI Department of Environmental Management in 1994 for environmental issues

GeoNova Development Company LLC proposed redevelopment project in 2001

- \$200 million plan for 500 condominiums, townhomes, single-family homes, and commercial spaces
- ***Site was remediated but the Development Project never materialized***

Prominem LLC released plans for 144 apartment units in 2016

- Plan never made it off the drawing board

Churchill & Banks submitted redevelopment plans in 2020



Site Plan for Proposed Development

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Proposed Redevelopment

A 387 unit residential community along the Seekonk River that will contain a mix of inland and waterfront homes, as well as an apartment complex

Proposed Redevelopment:

- 226 market rate apartments
- **39 age-restricted affordable apartments**
- 28 row houses
- 76 duplexes, midrise & walkups
- 1 small single-family home
- 17 waterfront single-family homes



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Project Benefits



Develop a vacant & blighted parcel on Seekonk River



Increase housing supply to the city

Market rate & age restricted affordable housing units



Will contribute to city's tax base and improve surrounding area



Will provide public access to Seekonk River and Omega Pond for the first time since 1880's



Development will improve environmental quality of site

Improved stormwater management & stewardship of property



Proposed TIF Benefits to City

The Redevelopment is expected to generate over \$89 million in permit fees and real property tax revenues over twenty-five years

- *Current site is owned by the City of East Providence and does not any generate tax revenues*
- All property tax revenues not used to pay debt service will flow to the City
- The City will benefit directly from increased housing & benefit the abutting area
- Will create public access to a long-dormant site that will provide recreational opportunities to Omega Pond, Seekonk River, and the Ten Mile River

Taxes to pay for TIF bonds are exclusively paid from properties within in this area



As development occurs the assessed value of the project area increases

No taxes are deferred or abated but rather are channeled to fund public improvements that support private investment

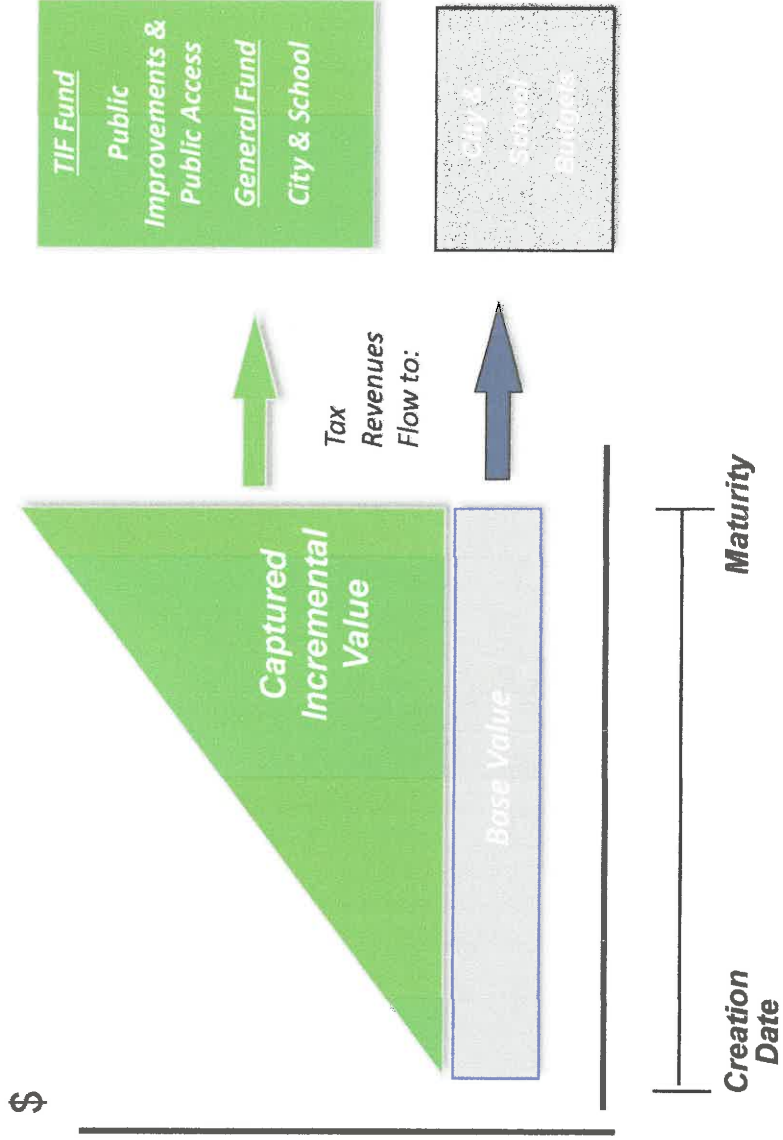


Sample Case for Illustration purposes only

Property tax revenues also increase within the area as development occurs

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Only taxes within the project area are used to support the TIF bond



Horizontal and Vertical Development – Sources and Uses

Projected Total Project Sources and Uses

<i>Sources of Funds</i>	Amount	Percent
Private Debt	\$64,365,000	59.69%
Equity	\$21,461,106	19.90%
Sub-total private funds	\$85,826,106	79.60%
TIF gross bond proceeds	\$22,000,000	20.40%
Total sources of funds	\$107,826,106	100.00%
<i>Uses of Funds</i>		
Private development costs	\$85,820,000	79.59%
Public development costs ¹	\$17,245,108	15.99%
Bond issuance costs	\$200,000	0.19%
Underwriter's discount	\$165,000	0.15%
Capitalized interest	\$2,301,961	2.13%
Debt service reserve fund	\$2,094,037	1.94%
Total uses of funds	\$107,826,106	100.00%

¹See Table B.



Horizontal and Vertical Development – Estimated Costs

Horizontal development costs are estimated to be \$17.245 million

- Represent the horizontal infrastructure constructed to support the site
- Includes public utilities and infrastructure needed to support the development, including stormwater utilities, as well as the removal of the existing barge and pier, and construction of public parking for access to the waterfront, a railroad crossing, public pathways, and a pump station
- Public improvements are necessary for development to proceed

Vertical development costs are estimated to be \$85.826 million

- Represents the construction costs of the residential units
- 80.1% of estimated costs are privately funded

The Redevelopment will leverage \$5.11 of private investment per \$1 of public investment



Compliance with City and District Goals

The proposed redevelopment plan aligns with the below goals stated in the East Providence Waterfront Special Development District Plan

- General land use goals
- Expand and enhance waterfront public access and transportation opportunities
- Enhance waterfront special development district economic development opportunities
- Enhance the attractiveness of the project area
- Protect and enhance the natural waterfront environment and allow for public access



An approved plan will allow the City to sell the current site to the Developer

- This will help the City recoup CDBG funds allocated towards the remediation of the current site
- A TIF is a condition of the sale as outlined by Judicial Receiver, City Council, Former property owner and proposed purchaser

Proposed TIF – Structure

Bond Structure:

- 25-year term
- May 2022 issuance date (est.)
- Twenty-four months of capitalized interest
- Not-to-exceed amount of \$22,250,000

Security for the bonds:

- 70% of real property tax revenues will be pledged **solely** from property within project area
- No general fund or any city revenues will be used or obligated in TIF
- Bonds will utilize no more than 60% of real property tax revenues generated (as is consistent with Kettle Point)

A special assessment will be levied on the private property of the Redevelopment to provide security in case of a deficit in revenues

- Bonds will be solely backed by the revenues generated within the TIF area, as well as the special assessment on the property in case of shortfalls
- There will be no recourse to the City's credit or finances

Above terms and structure are consistent with TIFs approved for other waterfront redevelopment projects, including Kettle Point



Next Steps

Waterfront Commission adopted recommendation for Project Plan



Waterfront Commission issued advisory memo to City Council, recommending adoption



City Council first reading



City Council public hearing and vote



Update analysis and amend TIF as necessary



Obtain private financing



Issue bonds



Tracy Silvia

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Thursday, April 7, 2022 10:11 AM
To: 'Anthony DeSisto'; 'Jeff Willis CRMC'
Cc: 'Rich Lucia'; 'James Boyd'
Subject: RE: Confidential Attorney-Client Privileged Communication

Hi Tony,

I updated Jim at yesterday's permit staff meeting. Application was received last year and has been under review/waiting for additional information/behind others (Fortuitous, RI Waterfront, etc) in the queue. Revised information responding to staff's request was received last month and staff is just beginning to review it.

I replied to their PE this week stating no available April agendas and unlikely to be sooner than the late May agenda (staff has vaca leave as well). They are actually next on our 'large project' queue.

We will be sending you their draft easement/HOA docs for review shortly as well, presuming they are in the packet we received.

Rich, correct me where I am wrong.

Thanks,
Tracy

Tracy A. Silvia
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Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Rd, Suite 116
Wakefield, RI 02879
(401) 783-3370
www.crmc.ri.gov
tsilvia@crmc.ri.gov

From: Anthony DeSisto [mailto:tony@adlawllc.net]
Sent: Wednesday, April 6, 2022 5:38 PM
To: Tracy Silvia <tsilvia@crmc.ri.gov>; Jeff Willis CRMC <jwillis@crmc.ri.gov>
Subject: Confidential Attorney-Client Privileged Communication

Hi Tracy and Jeff:

I was called just now by Josh Berlinsky, Esq., the lawyer for Noble Development (the current developer for East Point). He asked if the matter was going to be placed on a Council agenda and I said yes, at some point, when the application was ready for review. I'm assuming that (a) an application has been filed and (b) the application is complete. I told him that staff has to review the application and then draft a report, which is detailed and takes time. I also told him that the agency

is short-handed and that applications have been, and are still coming in, at a high rate. If this isn't accurate, please let me know.

That said, I've been to court twice on this one because it's still in receivership. Any idea how long this one will take? I get the feeling they're going to drag me in again, and soon.

Tony

Tracy Silvia

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Wednesday, May 18, 2022 1:48 PM
To: 'tony@adlawllc.net'; 'Mark Hartmann'
Subject: City of EP (former Geonova)
Attachments: SKM_C654e22051812370.pdf

Tony,

Could one of you review/approve the attached easement/UCG/subdivision documents (draft)?

Thanks,
Tracy/Rich

Tracy A. Silvia
Sr. Environmental Scientist
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Rd, Suite 116
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tsilvia@crmc.ri.gov

Tracy Silvia

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Friday, January 14, 2022 2:24 PM
To: 'Lyn Small'
Cc: 'Rich Lucia'
Subject: RE: City of East Providence #2021-06-074

Hi Lyn,

Rich and I have reviewed the general responses contained in the January 11, 2022 letter, per your request.

Yes, a pre- and post-construction survey is required.

Staff concur with the described approaches to responding to the remaining items originally requested by CRMC.

We look forward to reviewing your future formal submission of such and a reminder that all information is required prior to staff formal report preparation.

Be well,
Tracy

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tsilvia@crmc.ri.gov

From: Lyn Small [mailto:lyns@northeastengineers.com]
Sent: Friday, January 14, 2022 12:33 PM
To: Tracy Silvia <tsilvia@crmc.ri.gov>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: RE: City of East Providence #2021-06-074

Tracy & Rich,

Thank you for sending your review comments via email. We developed the attached response letter for your preliminary review. This includes our intended revisions. Would you mind taking a quick look and let me know if our intended responses fall in line with your expectations please?

Thank you very much!

Lyn Small, PE
Vice President

6 Valley Road

Middletown, Rhode Island 02842

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Tuesday, December 21, 2021 1:36 PM
To: Lyn Small <lyns@northeastengineers.com>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: RE: City of East Providence #2021-06-074

Hi Lyn,

We have completed initial review of this project, please find below comments to continue processing:

- Please provide construction methodology of removing the Barge. In particular, provide method of debris and turbidity control. A pre and post construction should be performed and be part of the sequence of removal. This removal work shall be done prior to construction of the upland development. Please coordinate with the ACOE and Coast Guard for their review/input.
- Please provide sizing for all the proposed culverts that will be used for stormwater conveyance.
- As noted in CRMC PD 2021-01-027, due to environmental contamination and former industrial uses, please provide authorization from RI Department of Environmental Management's, Office of Land Revitalization and Sustainable Material Management. These authorization are considered perquisite approvals to CRMC approval.
- Please address the Natural Heritage Area, as applicable
- Native/sustainable plantings/habitat management is required within the 50' greenway and a proposed UCG Buffer Management Plan shall be submitted further documenting proposed landscaping. Trees shall be included within any management plan.
- Please clarify proposed work around the A-13 flag, in particular proposed impacts to the shoreline from the proposed dock, as this area was also questioned in the previous PD relative to FWW impacts.
- Details for the proposed dock, including benthic habitat and construction methodology are required.
- Please provide documentation for compensation for reduced greenway width (100' to 50') as required by the Metro Bay SAMP (ie, public access, additional habitat/buffer, restored areas, etc) and noted in the previous PD. Monetary compensation shall not be allowed.
- Paths should be 8' in width for public access under the SAMP, some areas note 5', please document the need for such variance as well as compatibility with ADA requirements.
- Relief from the required construction setback is noted, please submit corresponding variance criteria.
- Additional sapling/tree plantings are required in the landscaping plan, a diversity of habitat should be employed. Specifically, the Omega Pond area requires more than existing vegetation line, the previous PD specifically notes allowing Greenway in this 'area of land within 50' provided native vegetation is retained and restored with habitat quality being a key consideration in this area. An expanded narrative and accompanying landscape plan are required, including areas for invasive management/methodology and an IM contract.

- Work on the existing osprey pole shall be coordinated directly with the DEM's Division of Fish and Wildlife as no disruption to the nest site shall occur during the active season (~March 15-August15) and/or a time of year restriction applied in any Assent.
- As discussed with the project attorney, please provide appropriate UCG easement/restriction documents for proposed greenway, public use areas, and public parking areas. Appropriate signage shall be included within these documents/exhibits per the SAMP.
- Written response to RIHPHC comments shall be submitted, documenting compliance with requested revisions, as applicable.

Enjoy the holiday season,
Tracy

Tracy A. Silvia
Sr. Environmental Scientist
Coastal Resources Management Council
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4808 Tower Hill Rd, Suite 116
Wakefield, RI 02879
(401) 783-3370
www.crmc.ri.gov
tsilvia@crmc.ri.gov

From: Lyn Small [<mailto:lyns@northeastengineers.com>]
Sent: Friday, August 6, 2021 10:51 AM
To: Tracy Silvia <tsilvia@crmc.ri.gov>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: RE: City of East Providence #2021-06-074

Thank you, Tracy.
I will get this to the developer and his attorney.

Lyn Small, PE
Senior Project Manager

6 Valley Road
Middletown, Rhode Island 02842

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Friday, August 6, 2021 10:03 AM
To: Lyn Small <lyns@northeastengineers.com>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: City of East Providence #2021-06-074

Lyn,

Please find attached the RIHPHC's comment letter regarding this project.

It is advised your client works directly with RIHPHC to resolve their concerns and obtain a letter of no objection.

Thanks,
Tracy

Tracy A. Silvia
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tsilvia@crmc.ri.gov

Lisa Turner

From: Rich Lucia <rlucia@crmc.ri.gov>
Sent: Friday, January 14, 2022 9:08 AM
To: 'Lisa Turner'
Subject: FW: City of East Providence #2021-06-074

Can we add this email to pdf and file...thanks

Richard Lucia, P.E.
Environmental Engineer IV
RICRMC
4808 Tower Hill Road
Wakefield RI, 02879
(401) 783-3370

From: Lyn Small
Sent: Tuesday, December 21, 2021 3:11 PM
To: Tracy Silvia <tsilvia@crmc.ri.gov>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: RE: City of East Providence #2021-06-074

Super!
Thank you!
Have a great Christmas!

Lyn Small, PE
Senior Project Manager

6 Valley Road
Middletown, Rhode Island 02842

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Tuesday, December 21, 2021 3:04 PM
To: Lyn Small <lyns@northeastengineers.com>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: RE: City of East Providence #2021-06-074

Yes 😊

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Coastal Resources Management Council
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tsilvia@crmc.ri.gov

From: Lyn Small [<mailto:lyns@northeastengineers.com>]

Sent: Tuesday, December 21, 2021 1:50 PM

To: Tracy Silvia <tsilvia@crmc.ri.gov>

Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>

Subject: RE: City of East Providence #2021-06-074

Thank you, Tracy. I will get these to our team and we will prepare revisions.
Are these comments inclusive of biological and engineering?

Lyn Small, PE
Senior Project Manager

6 Valley Road
Middletown, Rhode Island 02842

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Lisa Turner

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Friday, January 14, 2022 2:25 PM
To: 'Lisa Turner'
Subject: FW: City of East Providence #2021-06-074

For PAES

From: Tracy Silvia [mailto:tsilvia@crmc.ri.gov]
Sent: Friday, January 14, 2022 2:24 PM
To: 'Lyn Small' <lyns@northeastengineers.com>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
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From: Lyn Small [mailto:lyns@northeastengineers.com]
Sent: Friday, January 14, 2022 12:33 PM
To: Tracy Silvia <tsilvia@crmc.ri.gov>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: RE: City of East Providence #2021-06-074

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Lyn Small, PE
Vice President

6 Valley Road
Middletown, Rhode Island 02842

Tracy Silvia

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Monday, December 20, 2021 12:17 PM
To: 'Mark Russo'; 'Anthony DeSisto'
Cc: 'Rich Lucia'
Subject: RE: City of EP #21-6-74

We should be getting them finalized and out to you both tomorrow afternoon Mark, we met internally again late last week on them.

Tracy

Tracy A. Silvia
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tsilvia@crmc.ri.gov

From: Mark Russo [mailto:mrusso@frlawri.com]
Sent: Monday, December 20, 2021 10:41 AM
To: Tracy Silvia <tsilvia@crmc.ri.gov>; 'Anthony DeSisto' <adlawllc@gmail.com>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: RE: City of EP #21-6-74

Tracy – Thank you. I don't think Lynn Small has received the comments yet.

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Friday, December 10, 2021 11:57 AM
To: Mark Russo <mrusso@frlawri.com>; 'Anthony DeSisto' <adlawllc@gmail.com>
Cc: 'Rich Lucia' <rlucia@crmc.ri.gov>
Subject: City of EP #21-6-74

Hi Mark,

I met with Tony and Rich this morning, shortly after your call.

To confirm, CRMC is reviewing this project as a separate new development on a vacant parcel, rather than a modification to previous approvals for the site.

That said, my initial review compiled some minor adjustments to the proposal (biologically).

Together with any engineering comments Rich may have, we will try to get those to your consultant by the end of next week.

Following receipt of comments, if a meeting is still necessary, we can work with you to set one up.

The earliest Council hearing dates are January, so staff reports would need to be prepared (based on any revised materials which are sent in response to our comments) at least two weeks prior to a hearing date, so I would expect late January at the earliest.

We will keep you and Tony in the loop as we continue to proceed with review and I have noted the file that you are working with Tony on the UCG easement documents.

Best,
Tracy

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