

# NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

WEDNESDAY, APRIL 9, 2007

PRESENT: Michael R. Dowling; Kenneth L. Peloquin; Alfred S. Puccetti; Eugene Simone

ALSO: Michael Phillips, Town Planner; Scott A. Gibbs, President of New England Economic Development Services, Inc. (NEEDS); Michelle M. Godin of NEEDS

ABSENT: Bernice F. Salzberg

## Call to Order

Peloquin called the meeting to order at 5:30 PM.

## Public Comment

There was no public comment.

## Old Business

**Web Site** – Gibbs reported that the Town is making improvements to its existing web site as oppose to developing a completely new site. Consequently, Gibbs recommended that the Industrial Development Commission move forward in developing its own web site, which would be linked to the Town's web site. Gibbs said he would develop a budget based on price quotes and in consultation with Mike Phillips. Furthermore, Gibbs said the Commission will need to request that the Town Council re-allocate funds from the Small Business Loan Fund to pay for the web site development cost. Gibbs offered that NEEDS could maintain the site for the Industrial Development Commission. There was consensus that an economic development web site is a necessity. Gibbs recalled that the purpose of the site is to present the Town in a positive manner and to provide factual information for good communication. Peloquin indicated that a definitive budget should be prepared for the next meeting.

**Planned Corporate Zone** – Peloquin referenced a copy of correspondence sent to the Town Council regarding the Planned Corporate Zone. Peloquin recalled that the purpose of the letter is to make the Town Council aware of this effort.

**Branch River District** – Peloquin explained that John Flaherty initiated meetings comprised of several local individuals including Puccetti, Gibbs and himself to discuss redevelopment of the Branch River District. Peloquin defined the geographical boundaries of the proposed district, and indicated the group's desire to develop underutilized properties and undeveloped land. Peloquin stated that the group requested proposals for Phase I planning services, and three firms have been selected for interviews. Gibbs commented that the Phase I study includes (1) developing an overall land use plan, (2) creating visions statements for the type of desired redevelopment/development, (3) recommendations for design standards, (4) review of infrastructure issues, and (5) mapping of the Branch River District.

Peloquin stated that the cost for the Phase I study is anticipated to be approximately \$30,000. Peloquin suggested that the Industrial Development Commission demonstrate its support of this initiative by committing up to \$10,000. Discussion followed. Simone made a motion that the Commission demonstrate its support of the Branch River District initiative by making a commitment to fund one-third of the Phase I study up to a maximum amount of \$10,000 through the re-allocation of the Small Business Loan Fund; Puccetti seconded the motion, and the vote in favor was unanimous. Peloquin said that the Town is seeking \$10,000 from the State of Rhode Island and the balance of funds is being sought from

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property owners located within the district; including Sam Brickle, Leeway, and Lil General. Also, Peloquin noted that the Phase I is expected to take 3-months.

Phillips inquired about the use of Tax Increment Financing (TIF) for new sewers. Gibbs explained that TIF is not likely feasible for the Branch River District because the development is speculative. Gibbs said that TIF needs to be linked to an actual project.

**Update: Commercial Developments** – Phillips stated that the Phase I of Dowling Village plans are being revised to entail a larger footprint for CVS and a bank. Phillips said he expects to see plans for Phase II of Dowling Village in early summer. Phillips mentioned that Phase II entails retail, office and residential uses, and that the developer has made efforts to move the buildings away from Booth Pond.

Phillips reported that the Pound Hill Business Park should be on the Planning Board agenda in April. According to Phillips, the developer is proposing approximately 90,000 square feet of office and warehouse space for lease. Phillips provided an update on the status of the two mill conversion projects, and mentioned Brigido's preliminary plans for a mixed-use development behind the Slatersville Plaza. It was briefly noted that the Stop & Shop project continues to be delayed.

## Adjournment

The meeting was adjourned at 6:31 PM.

Respectfully submitted,

Kenneth L. Peloquin  
Chairman