

NORTH SMITHFIELD INDUSTRIAL DEVELOPMENT COMMISSION

TUESDAY, SEPTEMBER 18, 2007

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

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

ABSENT: None

Call to Order

Peloquin called the meeting to order at 5:36 PM.

Public Comment

There was no public comment.

Old Business

Guided Tour of The Halstead – Maggie Cerce, Property Manager for The Halstead, provided a tour of the many amenities and an apartment at the Slatersville Mill complex.

At 6:15 PM, the meeting was reconvened at the Kendall-Dean School Administration Building. Peloquin requested that Godin prepare a thank you letter to Cerce for the tour of The Halstead. There was discussion about the number of units renovated to date, the total number of units to be made available, the number of units leased to date (12), and the many amenities that the development has to offer.

Planned Corporate Zone – Peloquin asked Phillips about the status of the draft Planned Corporate Zone. Phillips mentioned that the draft should be presented to the newly established Ordinance Review Committee; however, there are two vacancies on the Committee. Peloquin requested a workshop with the Planning Board as a “dress rehearsal” before presenting to the Ordinance Review Committee. Phillips indicated that he would schedule a workshop with the Planning Board for the second week in October.

Branch River District – Lowe stated that the Branch Village Revitalization Task Force is doing an unbelievable job. According to Lowe, the Task Force will attempt to entice the proposed new court house to the Branch River site, and funds will be sought from Rhode Island Housing. Lowe said the timing seems to be right and there appears to be momentum to revitalize the area. Phillips mentioned that a traffic impact study will have to be conducted.

Web Site – Peloquin mentioned that NEEDS, Inc. offered to design and maintain a web site for the Commission at no cost to the Commission. The Commission would provide input on design and maintenance of the site. Godin explained that NEEDS, Inc. would absorb the monthly cost for the site as part of the consulting and advisory fee paid to NEEDS, Inc. by the Town of North Smithfield. Puccetti made a motion to rescind a prior vote to request that the Town Council reallocate \$10,000 from the Small Business Revolving Loan Fund for the design and development of a web site; Dowling seconded the motion, and the vote in favor was unanimous. Simone made a motion to accept NEED, Inc.’s offer to design and maintain a web site for the Commission with input from the Commission, and based on representation made by NEEDS, Inc. that it will absorb the monthly cost to maintain the site; Salzberg seconded the motion, and the vote in favor was unanimous.

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Phillips indicated that the balance in the Small Business Revolving Loan Fund at May 31, 2007 was \$55,480.06. Phillips noted that the \$10,000 commitment and reallocation of funds for the Branch Village study has yet to be drawn down. Therefore, the balance of uncommitted funds is approximately \$45,000.

Update: Commercial Developments- Phillips reported that Stop & Shop plans to commence construction in spring 2008 and open in December 2008. Lowe mentioned that there may be a water capacity issue with regard to the Stop & Shop project. Phillips continued to report that Bridgidos' project may be on hold since they learned that The Halstead consists of apartments and not condominiums for sale. With regard to the Pound Hill Business Park, Phillips reported that the foundation has been poured and the developer is actively seeking tenants. According to Phillips, The Homestead Group will be leasing space at that location; however the YMCA has decided against it.

Phillips mentioned that site work has re-commenced at the CVS site in Dowling Village. Phillips noted that the developer and the Town have been working on signage issues. Furthermore, Phillips indicated that Bob Branchaud recently received master plan approval for buildings on Industrial Drive, and word is that the owner of the Cornforth property is negotiating to sell it.

New Business

Discussion: Sewer Bond – Peloquin referenced correspondence from Lowe requesting the Commission's support of the sewer bond. Peloquin then referenced a document prepared by Puccetti, who reviewed the proposed sewer improvement plans. The document outlined a series of questions about the plans. Following a lengthy discussion, Simone made a motion that the Commission publicly endorse the sewer bond; Salzberg seconded the motion, and the vote in favor was unanimous.

Discussion: Local Redevelopment Agencies – Peloquin mentioned that the towns of Burrillville and Lincoln have redevelopment agencies to facilitate redevelopment of areas within their communities. Discussion followed. Lowe asked that information on the establishment of a redevelopment agency be provided to him. Godin indicated that she would mail the requested documents to Lowe.

Adjournment

The meeting was adjourned at 7:42 PM.

Respectfully submitted,

Kenneth L. Peloquin
Chairman