



**OFFICIAL MINUTES OF:**

|             |                               |
|-------------|-------------------------------|
| Meeting of: | Long Range Planning Committee |
| Date:       | March 11, 2009                |
| Time:       | 9:30 a.m.                     |

**MEMBERS PRESENT:**

Leo Thompson, Committee Chair  
Vincent J. Mesolella, NBC Chairman  
Richard Brown  
Richard Burroughs  
Joseph Kimball  
Michael Salvadore  
Harold Gadon, CAC

**MEMBERS ABSENT:**

Alan Nathan

**STAFF AND GUESTS PRESENT:**

Raymond J. Marshall, Executive Director  
Thomas Uva, NBC  
Rich Bernier, NBC  
Mark Thomas, NBC  
Karen E. Musumeci, NBC  
Jennifer Harrington, NBC  
Laurie Horridge Bissonette, NBC  
Joanne Maceroni, NBC  
Paul Nordstrom, NBC  
Joseph Pratt, Louis Berger Group  
Jamie Samons, NBC  
Rafael Cuello, NBC  
Deborah Samson, NBC

**1. Call to Order**

Noting that a quorum was present Chairman Thompson called the Long Range Planning Committee to order at 9:46 a.m.

**2. Approval of Minutes – December 17, 2008 Joint LRP/Finance Committee**

Chairman Thompson asked for a motion to approve the minutes of the December 17, 2008 Joint Long Range Planning-Finance Committee meeting as written. Commissioner Salvatore moved to approve the minutes of the December 17, 2008 Joint LRP/Finance

Committee meeting as written. Commissioner Mesolella seconded the motion. The vote taken by the Long Range Planning Committee was unanimous. The motion carries.

### **3. Items for Discussion**

#### **A. Plans for the development of property owned by NBC located in the Field's Point Area**

Commissioner Thompson advised that Executive Director Raymond Marshall would be making a presentation today regarding the development of the NBC property.

Mr. Marshall stated the Power Point presentation shown today is of the property that NBC owns in the Field's Point area. It will provide the Committee with a good idea of where our facilities are located, how it all fits together and provide information on what NBC intends to do in the next several years in regards to construction projects on the property. He directed the Commissioners attention to a table in the Board room which displayed renderings of the new Operations building and examples of the brick and glass materials that will be used on that building.

The presentation began with an overall aerial view of the Field's Point Area showing the property NBC owns. He advised that the present NBC campus is comprised of the Ernest Street Pumping Station, CSO Tunnel super structure site, Tunnel Pumping Station, Interceptor Maintenance building, Operations building, Corporate Office building and the Laboratory all which sit on approximately 36 acres.

Mr. Marshall stated that the first project is the relocation of the current dog pound to Terminal Road. The contract to build the new animal control facility was awarded to Alhambra Construction of Warwick, RI, at the last Board meeting and it is expected that construction will begin next month with completion anticipated by the end of 2009.

The second project that will move forward is the BNR project, with the construction of the new Operations and two treatment related buildings. The street level of the Operations building will house an education and training center and will be used as part of our Woon Watershed program. When we have tours of our facility we will operate out of this location. Additionally we will have the new control room for the new treatment process as well as the offices for our wastewater manager and staff. A new locker and lunch rooms for our operations and maintenance people will be located on the bottom floor. On the third floor in conjunction with our health and wellness program we will have a fitness center available for employees that work in the Field's Point area.

The third project which will be put out for bid in 2010 is the Regulatory Compliance building which will house the new Laboratory. He noted that while this building will have a similar appearance and architectural features to other building on the campus it will have a curved roof to provide for the air handling equipment that must be installed in conjunction with the laboratory. By installing this equipment inside it will last longer, we will have fewer problems with leaks and maintenance crews will be able to access the

equipment during all types of weather. In addition to a fair amount of glass on this building solar collectors will be installed on the south facing roof. The glass and solar collectors will maximize solar and light gain to keep the cost of heating and lighting the building to a minimum. We are also looking into installing some mini wind turbines on the roof to help keep our energy costs down. Mr. Marshall advised that attempts are being made in the design of this building to keep it energy efficient and it may be possible to have the building LEEDS certified. If the certification can be obtained with a small expenditure we will attempt to accomplish that, if not we will have to take a step back and decide if further costlier expenditures are worthwhile. The Laboratory will be housed on the second floor of this building, and on the first floor we will have the Environmental Monitoring Group and the Pretreatment section in addition to several conference rooms. As part of the last two contracts, the BNR and Regulatory Compliance Contract, we will be improving the security on the site with new fencing and a control gate by the Interceptor Maintenance Building.

Mr. Marshall reviewed with the Committee the proposed locations of the wind turbines. The turbines exact locations are being surveyed and will be submitted to the FAA for approval. They will be spread out in a triangular pattern on our site to avoid interference with one another. We are working toward some type of a procurement plan on how to get these towers in place. There is money in the economic recovery package for green technology which these would qualify for. There is about \$5.5 million dollars available to the State for energy efficient projects on wastewater treatment plant sites. Our goal is to capture some of that money for this work.

Mr. Marshall stated when we look down the road to the future beyond the current projects one of the parcels of land that has caught our attention and we have some affinity to acquire is the old transfer station owned by the City of Providence. This parcel would be used for additional final clarifiers, at some point in time, as both treatment requirements and flows increase, as they have with the CSO tunnel. When we look at what is available in the current area to expand our level of treatment this property is the most obvious. We will be discussing this in the next several months or year.

Commissioner Worrell asked what the tanks just to the north of the Mar Scaffolding Company which runs along terminal road are used for.

Mr. Marshall stated they are fuel storage tanks and believes that Hudson has leased this land and was using them to store bio-diesel.

Mr. Marshall presented for the Committee's review some aerial and street views of what the new NBC campus will look like upon completion of construction. He noted that the new Operations building will have a couple of green roofs which will be maintained by the rainwater coming off the building and that they will also help with the heating and cooling of the building.

Chairman Mesolella commented that there has been discussion regarding the existing utility poles which line Terminal and Service Road and the possibility of installing underground utility services. In that regard we made contact with representatives of

National Grid and were advised that it would be extremely costly to install underground services, however they did suggest relocating the poles to the west behind the Administration building where they would be out of sight and not encumber our current construction.

Commissioner Burroughs asked if in the planning exercise have we explicitly done anything about hurricane storm surges with respect to the design of the buildings which might allow us to deal with those issues should they arise and what is proposed regarding a possible use of the old Operations and Laboratory buildings.

Mr. Marshall stated that we are evaluating the use of the existing Operations building. The ground floor of this building has been identified as a potential location for the storage/garaging of the small electronic carts used by staff to travel on campus. Also due to the records retention policy and laws we have a tremendous need for document storage and anticipate using a portion of this building for that purpose. Regarding the hurricane issues our tanks are designed so the top of tanks are above the hundred year flood level. He noted the tanks are at a lower level than our buildings. Also Paul Nordstrom, Director of Operations, advised that this property is out of the hurricane flood zone, but that it is in the wind zone.

Commissioner Burroughs asked if he was correct in understanding that the elevation of the NBC buildings is such that a thirteen foot storm surge would not affect the buildings. If so he suggested that it might be useful to have an elevation drawing done to put that question to rest.

Chairman Mesolella advised that one item under consideration is for the existing Laboratory to be converted into a Daycare Center. He asked Laurie Horridge Bissonette to comment on that matter.

Ms. Bissonette stated that most of the research that has been done to date has indicated that this would be a good location for the Daycare both in terms of the parking, the location on the campus and from initial discussions with DCYF in regard to space requirements, green area, safety issues, etc. At this time we have determined that this would be an appropriate site and the best location should we move forward with a Daycare center.

Chairman Mesolella stated the concept of providing daycare has been well received. We have done some market analysis as to not only Narragansett Bay Commission employees but some of the industry that is in the surrounding area namely Johnson & Wales and again it has been extremely well received. The economics work out well, it is another service that we can provide to our employees and should be a strong consideration for future of the Laboratory building.

Commissioner Rotella what the timeframe is for the construction.

Mr. Marshall advised that the BNR project will be bid this Spring with construction beginning on the Operations building in 2009. All the work including the wastewater

treatment area will be done the end of 2013 or early 2014. The Regulatory Compliance building is planned to go out to bid mid to late 2010 and probably be completed 2 years later or the end of 2012, beginning of 2013. Prior to this construction we will need to relocate the dog pound and that should begin in the next month or two and will be ready for the City to move into by the end of this year.

The wind turbines we are hoping to have a contract awarded by late 2009, early 2010. We are trying to get a feel for when the green stimulus money needs to be allocated so that we can get in under the deadline. The concern we have is the delivery time on the units. There is a large demand for the units and the wait could be as long as eighteen months before we receive delivery however we will award the contract and the foundations could be installed.

Commissioner Rotella asked if we have a price range for the units and if there is any possibility that we could substantially tap into any stimulus dollars to help finance this project.

Mr. Marshall stated that we do not have a price range for the units at this time. In regard to the stimulus money we are sure that we will receive some of the stimulus money but that there is not a lot available as only four billion is available nationally. That translates to about \$26.5 million dollars for Rhode Island and it is not close to what the State needs. We will receive a portion of that amount and most of it will be in the form of loans, some of it will include principal forgiveness. He also noted if further stimulus money is available we have additional projects in the queue including the new Regulatory Compliance building which hopefully we can gain some additional funding for.

Commissioner Mesolella stated that he discussed with Mr. Marshall and staff the cost of the new Regulatory Compliance building. Because of the technology that we are considering employing in this construction the construction costs are a little higher. We are doing a cost analysis on reimbursement on some of the systems namely, the installation of the mini turbines, the solar panels and the energy efficient glass. The cost analysis will provide us with information as to whether the pay back justifies the additional cost. He also advised the Committee that Tom Uva and Laurie Horridge Bissonette have just begun preliminary discussions with Ernest and Young in New York relative to tax credits that we as a non-profit agency cannot use, but working through a private developer we think we can get some consideration on value if they can use the tax credits for green projects. He asked Ms. Bissonette to update the Committee on this issue.

Ms. Bissonette stated that they have learned from Ernest and Young that a tax credit through a third party is a strong possibility however now that the stimulus money has become available it might be free money. They are currently doing an analysis to provide clients with recommendations as to whether it is would be advantageous to seek stimulus money or tax credits on their projects.

Commissioner Worrell asked Tom Uva if he could update the Committee on the status of the permitting of the wind turbines.

Mr. Uva stated that we have received FAA approval to install three turbines on our site with a maximum turbine height of 240 feet. A survey of the site is being done tomorrow to provide the FAA with exact coordinates and elevations. They have assured us that they will promptly review the survey and get back to us and we hope that the information we have supplied will enable us to be approved for a turbine with a height of 300 feet.

After a brief discussion between Mr. Uva and the Commissioners regarding the wind turbines the presentation was concluded.

#### B. Identify future LRP Committee topics

Commissioner Mesolella stated that for the benefit of the Long Range Planning Committee there are a couple of initiatives that we are contemplating such as the potential acquisition of the City of Providence Transfer Station. Mr. Marshall touched on this acquisition in his presentation noting that fact that we are very confined in the area. This is a matter that had been considered by this Board and basically the Board has already officially acted. We have maintained a civil relationship with the City and have taken by eminent domain the dog pound and Service Road and it has worked out nicely with the proposed new dog pound being something that the City can be proud of.

The other parcel of land that is on the radar screen is a parcel that would connect all the rest of our campus and it is owned by Mars Scaffolding. We don't have an immediate need for this property but in viewing the assembly of our property it is fair to say that the acquisition by NBC of those two parcels would make sense if and when the need arises.

The second issue that we need to address sooner than later is expanding our service area. Chairman Mesolella spoke at the last meeting about extending our lines and service to attract new development in particular the Johnston and Smithfield/Lincoln area. We have been looking at an immediate expansion of our system into Smithfield/Lincoln at the corner of Route 7 and Twin River Road. This is an issue that was raised with the Board awhile back as there seems to be some contention between the interested users in Smithfield and the Town of Lincoln. Ms. Bissonette has been in contact with Anthony Bucci, Esquire, who represents NBC in regard to easements, takings and eminent domain and he has written NBC a letter regarding his position on the issue. He asked Ms. Bissonette to bring the Committee up to date on this matter.

Ms. Bissonette stated that Attorney Bucci is still doing some research on this matter however basically he feels that under our existing general powers we may be able to require Lincoln to let Smithfield users connect to their system to ultimately come to us. If you look at our overall Legislation the Town of Lincoln needs to go through other towns to get to NBC so stopping Smithfield which is also in our District under the Legislation from going through them to get to us is inappropriate. That's the general theory. Our general powers require that whatever we can do to promote the overall project which means increased flow, revenue, etc. makes sense. The problem is if we sent a letter to Lincoln ordering them in accordance with our Legislation to allow Smithfield to tie in they would say no. We would then have to make a cross benefit analysis as to the cost of

increased revenue vs. litigation. Lincoln if they were to prohibit Smithfield from entering their system clearly has a concern about giving access however from an environmental point of view it makes absolutely no sense. There is no down side to Lincoln in allowing Smithfield to enter. It appears to be a political dispute. In closing Ms. Bissonette advised the Commissioners that in addition to the initial party that asked Lincoln to connect there is also a very large nursing home facility which I am assuming could possibly give us a good source of revenue along with other businesses along that corridor.

Commissioner Mesolella stated that we could move forward with an eminent domain process but basically in accordance with our existing Statute we could order them to allow the connection however we are hoping to get a positive reaction from Lincoln. He noted that allowing the connection would be an immediate source of revenue for the Narragansett Bay Commission.

Commissioner Burroughs asked if NBC engineers have looked at the pipe sizes to make sure that NBC could accept the flow should we have additional tie-ins.

Ms. Bissonette stated that both she and Tom Brueckner testified at a Lincoln Town Council meeting that it would actually benefit the flow going through Lincoln because the flow slows up at the end of that line also as mentioned from an environmental point of view the septic systems that are failing in Smithfield right now about the Wenscott Reservoir and we don't know why Lincoln would want that to occur.

Commissioner Brown asked if at the next meeting of the Committee a presentation could be made similar to what was presented today on the NBC office expansion, perhaps a map of the current service area, area's we are looking to expand and also provide us with an idea of volume, customer base, etc.

Mr. Marshall stated that we would be able to provide that information at the next meeting of the Long Range Planning Committee.

Commissioner Mesolella stated that the Narragansett Bay Commission in its own interest needs to pursue an expansion of our system because we have an eroding revenue base and thinks as an issue for the Board we need to look at every possibility to expand our service to mitigate the impact of the eroding revenue base. In conjunction with the Long Range Planning Committee we need to continue to advance these discussions. We have the Johnston and Lincoln issues which are immediate and then there are some other developing situations in the Greenville area. There is quite a large sector of development which is being proposed we would like to take a look at how that impacts us and how we might benefit from expanding our service even that far.

#### **4. Other Business**

None.

#### **5. Adjournment**

A motion to adjourn was made by Commissioner Salvadore, seconded by Commissioner Mesolessa and the Long Range Planning Committee meeting adjourned at 10:35 a.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Raymond J. Marshall".

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Raymond J. Marshall, P.E.  
*Executive Director/Secretary*