



*Aquidneck Island Reuse Planning Authority*

*Representing the municipalities of Newport, Middletown and Portsmouth, Rhode Island*

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## **AIRPA Board Meeting**

Tuesday, July 13, 2010, 1:00 pm to 3:00 pm

### **Attendees:**

Art Weber, Chairman, *Town of Middletown*  
John Riendeau, *RI Economic Development Corporation*  
Keith Humphreys, *Town of Portsmouth*  
Fred Faerber, Treasurer, *Town of Portsmouth*  
Bill Corcoran, *City of Newport*  
Dick Adams, *Town of Middletown*  
Bob Gilstein, *Town of Portsmouth*  
Naomi Neville, Vice-Chairman, *City of Newport*  
Jan Eckhart, Secretary, *Town of Middletown*  
Paige Bronk, *City of Newport*  
Ron Wolanski, *Town of Middletown*  
Tina Dolen, *AIPC*  
Julie Oakley, *AIRPA*

### **Key Outcomes:**

**Decided** that Tina Dolen, Julie Oakley, and the municipal planners will review and interview the four consultant teams who submitted a response to the AIRPA RFP.

### **Agenda Items:**

Art Weber, Chairman, convened the meeting at 1:05 pm

- I. Introduction of Julie Oakley, as Property Reuse Coordinator
  - a. Tina Dolen introduced Julie Oakley as the Property Reuse Coordinator. She discussed the application, interview and hiring processes that took place in order to hire J. Oakley.
- II. Discussion of July 28, 2010 Workshop
  - a. Art Weber introduced what would take place at the July 28<sup>th</sup> workshop and tour.
  - b. Julie Oakley described that she and T. Dolen would be reaching out to the media to publicize the event. There will be an ad for two days in the Newport Daily News, a potential op ed piece, personalized letters to all government representatives and the tribes, and a e-newsletter to the AIPC list serve.
  - c. J. Oakley described the presentation and NOI packet that was being created for the workshop.
  - d. B. Corcoran asked if we had gotten any responses to the ad that was run on June 22<sup>nd</sup>. T. Dolen responded yes that some homeless services providers had RSVP for the workshop.
  - e. A conversation occurred documenting the NOI process and the Continuum of Care and its importance in the process. The NOIs received should “plug the holes” currently

outlined in the Continuum of Care for the homeless located on Aquidneck Island. Proposals from the homeless service providers could range from housing to a job training center.

- f. Jan Eckhart asked that the board be provided with a “cheat sheet” of the environmental conditions of the properties and another for the regulations that the board would need to follow especially in regards to the HUD submission.
- g. J. Oakley will research and report back to the board what the Continuum of Care states for Aquidneck Island. This will assist in reviewing the NOIs once they are submitted by November 22, 2010. If after review of the NOIs and the Continuum of Care, a NOI is accepted as part of the redevelopment plan, a legally binding agreement will need to be reached with that party. All NOIs are equal in this process as no one party or entity has an “upper hand”.
- h. A discussion occurred regarding what would happen after the redevelopment plan is completed, which would be the consideration and ultimate acceptance of the plan by HUD and DoD. At this time the AIRPA could evolve into an “Implementation LRA”, there could be EDCs, and/or negotiated sale of the property. J. Eckhart asked if the board should be concerned with the current zoning of the properties which led to B. Gilstein asking if the municipalities needed to have zoning and comprehensive plan information on hand to counter an NOI if needed. What is the process in which we will base our decisions on the NOIs? J. Oakley stated that she felt it would be applicable to look at all plans, ordinances, and other documentation that has been agreed upon by each separate municipality. For example, the West Side Plan has been complete for five years and documents land uses for the five surplus properties.
- i. A. Weber stated that the town or city councils would have the ultimate say in what the uses of the properties would be. It’s each town or city’s responsibility to do as it recommends in the redevelopment plan.
- j. John Riendeau stated that it would be a good idea to establish document repositories at the local public libraries as a location where the public can come and view the documentation resulting from this process. Not all citizens have access to the internet. A second idea was to have the libraries be able to direct the public to the project website if they were to come in to use the computers with internet access. J. Oakley will find out if the NOIs that AIRPA receives are allowed to be viewed by the public or if they are considered private.

### III. Proposals received from the consultants

- a. J. Oakley stated that four proposals were received in response to the AIRPA RFP. She passed out proposals to all interested in reading them.
- b. P. Bronk suggested that shortlist presentations are conducted to provide the opportunity to meet with each team and its members face to face.
- c. B. Corcoran put forth a motion after some discussion that the three municipal planners, J. Oakley, and T. Dolen schedule shortlist presentations with all four teams and selected the preferred consultant to present to the board.
- d. J. Eckhart seconded the motion and it passed unanimously.
- e. T. Dolen will send out the selection criteria she has from OEA to the selection committee.
- f. J. Oakley will send out the official RFP for review as well and coordinate setting up a date for the interviews.
- g. The board discussed what the benefit/end result of the economic analysis and feasibility study is as outlined in Task 1 of the RFP.

IV. City of Newport as Grant Authorizing Official

- a. T. Dolen explained that AIPC would remain the Point of Contact if that was acceptable by the board as she has 10 hours a week to work on this project. J. Riendeau asked if any of those hours could be transferred to the state so that other agencies could assist when needed. T. Dolen stated she would check with Richard Tenga at OEA.
- b. T. Dolen informed the board that there was going to be a meeting on July 27<sup>th</sup> with R. Tenga and Jennifer Findley to ensure all the team members were on the same page going forward in regards to the grant and financial reporting.

V. Association of Defense Communities Workshop

- a. A. Weber stated that the municipal planners, J. Oakley, and T. Dolen were attending the Association of Defense Communities conference from August 7 to August 11, 2010.

VI. New Business

- a. Paige Bronk will be taking the place of Bruce Bartlett as the alternative for the City of Newport.
- b. J. Riendeau reiterated how important communication was in the Quonset/Davisville project. He stated that AIRPA must ensure communication is broad and to let the Navy know the path AIRPA is looking to take as communication with them is a key to the success of the project.
- c. J. Oakley asked who the Navy BRAC POC was and for the moment it is Roger Poissen.

Art Weber adjourned the meeting at 2:55 PM.

Respectfully submitted,

Julie L. Oakley  
Property Reuse Coordinator