



Aquidneck Island Reuse Planning Authority

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

Meeting Minutes

Tuesday, October 5, 2010

11 a.m.

LOCATION: CCRI, Newport Campus – Room 224

Attendees:

Art Weber, Chairman, *Town of Middletown*
Fred Faerber, Treasurer, *Town of Portsmouth*
Naomi Neville, Vice-President *City of Newport*
Jan Eckhart, Secretary, *Town of Middletown*
Bob Gilstein, *Town of Portsmouth*
Paige Bronk, *City of Newport*
Ron Wolanski, *Town of Middletown*
Keith Humphreys, *Town of Portsmouth*
Dick Adams, *Town of Middletown*
Captain Stan Dietrich, *OEA*
Richard Tenga, *OEA*
Tina Dolen, *AIPC*
Julie Oakley, *AIRPA*
Craig Seymour, *RKG Associates, Inc.*
Geoffrey Morrison-Logan, *VHB*
Valerie Ferro, *Weston Solutions*
Linda Balcom, *Weston Solutions*
Darren Mochrie, *RKG Associates, Inc.*
Michael Casino, *RKG Associates, Inc.*

Art Weber, Chairman, convened the meeting at 11:05 pm

Key Outcomes:

Approved the minutes of the AIRPA meeting of September 17, 2010 (Fred Faerber moved and Keith Humphreys seconded).

Voted unanimously to accept the selection committee's recommendation of RKG, (K. Humphreys moved and Jan Eckhart seconded), as its consultant for the planning process. RKG was one of four finalists interviewed for the contract.

Agenda Items:

- I. Approved the minutes of the September 17, 2010 Meeting.

II. Vote to Hire Preferred Consultant

- a. AIRPA voted unanimously to hire RKG as its consulting firm for the planning process. The firm brings a deep BRAC experience to the table, and is expected to be a highly professional partner.

III. Legal Counsel Interview

- a. Julie Oakley reported that the interview with David Knisely, Esq. will be on October 13, 2010 at 1pm. He will be presenting his previous experience and his initial insight into his role on this project. It is assumed the D. Knisley knows that he was the only lawyer to respond to the RFP since the City of Newport posts who responds to all RFPs on their website. Craig Seymour spoke highly of D. Knisley and his knowledge as a BRAC experienced attorney.

IV. New Business

- a. J. Oakley introduced RKG Associates and their team to the AIRPA Board. With help from Richard Tenga and RKG Associates, J. Oakley presented a timeline for what the Board could expect moving forward in this process. The timeline shows the steps that had been completed as well as future steps that will be taken from now until the end of 2011.
- b. C. Seymour described RKG Associates and team's role in the process in relation to the timeline. He reviewed each of the five tasks that RKG Associates and team have in their statement of work and how each of these task assists in reaching the end goal of submitting a reuse plan and homeless assistance submission to DoD and HUD.
- c. C. Seymour also stressed that they are aware that many studies have been completed in the past and they do not wish to reinvent the wheel. They will use all information available to them and will not burden the public or other folks gathering information that is already available through other efforts.
- d. Art Weber stated that each town is different and individual. It will be essential to go to each town/city council to bless the reuse plan that AIRPA wished to submit to DoD and HUD.
- e. A. Weber also spoke about Burma Road (Defense Highway) and the communication to date with Rhode Island Department of Transportation (RIDOT). RIDOT is interested in a public benefit conveyance but they would like to know if the north and south connections to the main conduits will be achievable.
- f. C. Seymour educated the board on the multiple Navies that they could be dealing with in this process. There is the BRAC PMO office, the local Navy at Naval Station Newport, Naval Facilities Command which is involved in the Backyard transfer to Rhode Island Economic Development Corporation, and Headquarters Navy.
- g. K. Humphreys stated that the Town of Portsmouth has thought a lot about what to do with Tank Farms 1 and 2. The town wants to be a good neighbor to the Navy and support their mission much like the other two communities on Aquidneck Island.
- h. R. Tenga said that Greg Preston, at the BRAC PMO in Philadelphia, is our main contact and will oversee this process. His office is the one AIRPA will deal with primarily. They will also be the ones who will work with AIRPA on the conveyance mechanisms used to move the land from the Navy's possession to that of its future owner. R. Tenga also stated that the local Navy should help in provided information to AIRPA and its consultant. OEA is here to assist and help facilitate any discussions/meetings as needed.
- i. Bob Gilstein stated that the Town of Portsmouth was interested in a four acre multimodal facility, however he wasn't sure that the location that was currently being considered was

the best. C. Seymour said that they would take a look at it and see if it was a good fit for the surplus property. C. Seymour said that he and the team were open minded and want to work with each community throughout the process.

- j. A discussion took place in regard to the cost of environmental cleanup of the surplus property. The Navy will clean the property to an industrial standard or that of its previous use. If the reuse plan documents a different use then the LRA or the developer will be responsible for cleaning the property up to the standards for that use. However, through the work of RKG Associates and team alternative approaches will be investigated. One example is an early transfer. The Navy will clean up the property only when they have the dollars to do so, therefore the cleanup timeline can be very long. In addition, the Navy could spend more than a private company. Therefore, in an early transfer the property could be conveyed before clean up through negotiations with the Navy. The LRA or developer would receive money to complete the cleanup on their own. However, this can be hard to do and liability insurance is important.
- k. A. Weber asked about the cleanup of lead and asbestos at the Naval Hospital property. C. Seymour said that the Navy doesn't not clean up lead or asbestos. However, an estimate will be completed on the cost to clean up that property. If it is too costly alternatives will be looked at such as selective demolition. The State Historic Preservation Officer would have to be a part of that discussion since there is a historic district on this property.
- l. The attendees also discussed the Backyard property. The new owners of that property are taking a risk in taking on the cleanup of that parcel.
- m. R. Tenga thanked the Board for inviting him. He discussed the planning process that AIRPA is currently involved in and stressed that the reuse plan is useful in setting up the next steps that will take place such as the NEPA process. He also spoke of how this planning LRA could transform into an implementation LRA if there is an economic development conveyance in the reuse plan. At that point the implementation LRA would have to be a city/town. However if more than one municipality has an economic development conveyance, OEA would have to see what would be acceptable as that has never happened before.
- n. R. Tenga also stressed that other communities/bases in the country have been more affected by BRAC and that AIRPA is dealing with a tight timeline. AIRPA is getting RKG Associates and team on later than expected.
- o. Lastly, R. Tenga spoke to the fact that all public benefit conveyances and homeless assistance providers applications are asked to be submitted by the deadline imposed by HUD, so that the Board can include all ideas in the planning process. If not then an application for a public benefit conveyance could come to the Board at the end of the process.

V. Next Regularly Scheduled Board Meeting

- a. The next regularly scheduled board meeting will be held on November 3, 2010 since November 2, 2010 is Election Day. The location will be the Middletown Police Station Community room and the meeting time is 1pm.

Chairman Art Weber adjourned the meeting at 12:15 p.m.

Respectfully submitted,

Tina Dolen, Executive Director
Aquidneck Island Planning Commission