



*Aquidneck Island Reuse Planning Authority*

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

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Meeting Minutes

Tuesday, March 1, 2011

1p.m.

LOCATION: Middletown Police Station Community Room

**Attendees:**

Fred Faerber, Chairman pro tem, *Town of Portsmouth*  
Dick Adams, Vice-Chair pro tem, *Town of Middletown*  
Paige Bronk, *City of Newport*  
Ted Clement, *Aquidneck Land Trust*  
Tina Dolen, *Aquidneck Island Planning Commission*  
Jan Eckhart, Secretary, *Town of Middletown*  
Bob Gilstein, *Town of Portsmouth*  
Keith Humphreys, *Town of Portsmouth*  
Naomi Neville, *City of Newport*  
Julie Oakley, Property Reuse Coordinator, *Aquidneck Island Reuse Planning Authority*  
Jared Rhodes, *DOA – Statewide Planning*  
John Riendeau, ex-officio, *RI Economic Development Corporation*  
Joseph Robicheau, *Portsmouth Town Council President*  
Allen Shers, *Town of Portsmouth*  
Ron Wolanski, *Town of Middletown*

**The meeting was called to order at 1:10 p.m.**

Fred Faerber, Chairman pro-tem, welcomed the attendees.

**Key Outcomes:**

**Approved** the minutes of the AIRPA meeting of January 4, 2011.

**Voted** to elect its new officers for 2011.

**Agenda Items**

- I. The minutes of January 4, 2011 were approved as written.
- II. AIRPA members unanimously elected the following officers:
  - Fred Faerber, Chairman
  - Dick Adams, Vice-Chairman
  - Jan Eckhart, Secretary

### III. Overview of Second Public Workshop

- a. Julie Oakley stated she was pleased at how the workshop came together after having to reschedule the date of the workshop due to weather. Approximately 45 people participated. She mentioned that the speaker explaining the contaminants on the sites probably went into too much detail for a general public presentation. J. Oakley felt everyone had the opportunity to ask questions. Members agreed that in the future AIRPA would have an “acronym dictionary” on hand to better explain the process.
- b. The next workshop will be more interactive, since at that point the reuse plan alternatives will have developed to the point where “breakout sessions” can be used, and the public will have more opportunity to move around and connect with project presenters.

### IV. Association of Defense Communities (ADC) Conference

- a. J. Oakley and municipal planners Bob Gilstein, Ron Wolanski and Paige Bronk attended the San Antonio ADC Conference, which was described as very successful. The ADC Conference provided an opportunity for learning exchanges with many other communities (most of whom are already ahead of AIRPA, so it was very educational for our group) and also to attend workshops and an innovation laboratory.
- b. Almost 450 participants were in San Antonio to share their ideas on the BRAC 2005 process to date and to learn from the ADC and one another. A new item on the conference agenda was the proposed revised EDC regulation. This change illustrates how the military is becoming more flexible in its negotiations with LRAs. For instance, transfers may now include payback for properties over a longer time period; cleanup costs may be credited toward valuation; payment could be delayed to the back end of transfer; costs could be paid to the service through a percentage of commercial use on the property. All strategies are intended to speed up the BRAC 2005 transfer processes that are required to be complete by September 2011.
- c. Green energy also was highlighted at the conference. Tina Dolen referred to the potential for the Navy’s new, no-cost source of energy that may be provided by the wind turbines currently under consideration for Tank Farms 3 and/or 4 and within the base perimeter.
- d. John Riendeau described a portion of the tri-state efforts to support and prepare for the 2005 BRAC. A focal point of these efforts is always to keep Naval Station Newport’s “Center of Excellence” as competitive in the BRAC process as possible – part of which means that base energy and operating costs must remain as low as possible. He said the “Newport Salutes” program has been especially successful.

### V. Grant/Budget Update

- a. The budget for the AIRPA grant is scheduled to end in April; however that date does not take into account the fact that AIRPA began later than originally expected. Rich Tenga and J. Oakley agreed to reallocate funds through the end of July. The final plan should be ready by that time frame. T. Dolan stated that J. Oakley has done an excellent job of keeping expenditures to a minimum.

### VI. Communications Strategy

- a. J. Oakley explained that as the alternatives begin to roll out, they would first be vetted with planners and the AIRPA Board. Presentations would then move to town and city entities such as the Portsmouth Redevelopment Agency, the Newport Redevelopment Agency, and the municipal

Planning Boards. Then the alternatives would move to the Council level, the local community and the state and federal delegations as well.

## VII. Baseline Conditions Report

- a. This report has been expanded and J. Oakley is in the process of redlining it to get back to the consultants.

## VIII. AIRPA's Planning Timeline

- a. The next AIRPA meeting will be held on April 5. It's possible the public workshop could follow that meeting and R. Tenga could attend. It was agreed to have the public workshop at CCRI again if possible.
- b. J. Oakley stressed that a key in the communications strategy is to emphasize that all five surplus sites are part of a single regional LRA action. In speaking about the Naval Station Newport surplus land, all of the land is included, and the island has much more strength as a single unit than as divided sites. Although each community will have control over the parcels within its jurisdiction, it is important to remember that the 225 acres are a single, regional surplus site. By viewing the island as a whole, no one community's land can be unduly threatened due to PBCs, etc.
- c. J. Oakley explained the balance as one plan for all three communities as containing recommendations for:
  - Development
  - Open space
  - Commercial
  - Recreational
  - Municipal/town center
  - Etc.
- d. After alternatives are vetted through the appropriate parties and approved by the councils, recommendations will return to AIRPA to put together the final package. AIRPA will hold a final public hearing in which the board members will vote on the preferred reuse plan which will be submitted to DoD and HUD.

The meeting was adjourned at 2:40 p.m.

Submitted by:

Tina Dolen, Executive Director  
AIPC