



*Aquidneck Island Reuse Planning Authority*

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

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Meeting Minutes

Tuesday, April 5, 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*

Bill Corcoran, *City of Newport*

Tina Dolen, *Aquidneck Island Planning Commission*

Jan Eckhart, Secretary, *Town of Middletown*

Keith Humphreys, *Town of Portsmouth*

Naomi Neville, *City of Newport*

Julie Oakley, Property Reuse Coordinator, *Aquidneck Island Reuse Planning Authority*

Ron Wolanski, *Town of Middletown*

**The meeting was called to order at 1:02 p.m. by Chairman Fred Faerber**

**Key Outcomes:**

Approved the minutes from March 1, 2011 Meeting

**Agenda Items:**

- I. The minutes from the March 1, 2011 meeting were Review and approve.
- II. Overview of Third Public Workshop
  - a. Julie Oakley, PRC, distributed to AIRPA the PowerPoint planned for the public meeting. The public workshop is being held on April 7<sup>th</sup> starting at 6pm at CCRI Newport Campus Auditorium. Alternative design scenarios for surplus properties will be shown for each of the municipalities. Participants will sign in and receive a one-page agenda for the evening.
  - b. The group discussed how to handle break-out sessions and decided that an hour for that activity would be more than sufficient. These groups will be facilitated by the consultants and J. Oakley. Once the large group is reassembled in the auditorium, the facilitators will report back the findings from the sessions.
  - c. A question and answer session will wrap up the meeting.
  - d. A discussion of alternatives for the former Navy hospital took place:
    - i. Naomi Neville thought the hospital property could have an improved or broader mix of uses than what was shown on the alternatives. For general purposes, it was determined that printing on the waterside should indicate potential marine use. Other attributes should be labeled as well.

- ii. N. Neville suggested a fourth option be created, showing a corporate park and/or research campus, which had been suggested by the consultant early in the process.
- iii. Both Bill Corcoran and N. Neville emphasized that unless all uses are shown early, residents can come back to say “they never saw it” and create difficulty. Having four alternatives will provide the opportunity to comment on all options discussed to date.

III. Grant/Budget Update

- a. J. Oakley explained that AIRPA is applying for an amendment of allocation for the original grant. This would occur as a no-cost extension. It will provide another 2 months of salary for the J. Oakley and related costs that will allow the PRC to continue right through the close of the reuse planning process. This extension is possible both because J. Oakley’s employment began later than expected in the funding cycle but also because she has carefully contained expenditures.

IV. Communications Strategy

- a. J. Oakley will continue meetings with municipalities and other agencies. She will ensure that every entity with a potential interest in the outcome of the surplus properties will be fully briefed before the AIRPA takes the package back to the municipal Councils for approval.
- b. Additional AIRPA briefs are scheduled in tandem with AIPC before Governor Chafee and the Aquidneck Island General Assembly Delegation. Communications will go out to all elected and appointed officials on the state and federal levels.
- c. State and federal delegations will be invited to the Public Workshop on April 7.

V. Baseline Conditions Report

- a. As previously discussed the Baseline Conditions Report has been completed by RKG Associates and their team. To review what the report contains and what will be reviewed at the public workshop on the April 7th:
  - i. Navy Hospital
    - 1) The majority of the buildings on the Navy Hospital site future use would need to be reviewed by the State Historic Preservation Office, and since little use can be made of these highly contaminated and deteriorating buildings; AIRPA is hoping to receive permission to raze the buildings. All the alternative scenarios that have been designed reflect that status with the exception of Building 45 which remains on one alternative.
    - 2) The interior walls are literally falling in, and the lead and asbestos will not be cleaned up by the Navy.
    - 3) Questions regarding the uses for the hospital determined in the market analysis were raised, to ensure recommendations matched those market projections.
    - 4) Fred Faerber mentioned the City will likely be most interested in the tax yield from this property.
  - ii. Navy Lodge
    - 1) The Navy Lodge site is clean and ready to go.
    - 2) The municipality and the committee for the West Main/Coddington Development Master Plan are coming along very well, and the results of this plan will be wrapped into the final report.

- 3) If roundabouts are incorporated into a final plan, then it will require land takings.
- iii. Tank Farms 1 and 2
  - 1) The Tank Farms pose the greatest development challenge of any of the surplus properties.
  - 2) Tank Farms 1 and 2 present site cleanup issues that were not fully anticipated, although the town knew there would be problems. Due to instability, the tanks each will require at minimum a 120 foot setback, or a maximum of 300 feet according to Navy protocol.
  - 3) The plan presented by RKG uses the 120 foot setback; however due to the number of tanks, it leaves only peripheral areas that can be developed. AIRPA agrees this is at least a start. As development continues, an owner can gradually fill in the adjacent tanks and incrementally increase the footprint for development.
  - 4) There also is a plan to carve out space for a sewage treatment plant. The 4 acre parking remains as a PBC application.

VI. Next Steps/Planning Timeline

- a. The Timeline as established is on target and moving exactly on schedule.
- b. Next steps include the upcoming public workshop, briefings to legislators and continued contact for invitations to events, working with BRAC PMO on issues of concern, and continued collaboration with OEA.

I. Next Regularly Scheduled Board Meeting

- a. The next regularly scheduled board meeting will be on the May 3, 2011 at 1pm.

The meeting adjourned at 2:52 p.m.

Submitted by:

Tina Dolen, Executive Director  
Aquidneck Island Planning Commission