

QUONSET DEVELOPMENT CORPORATION STRATEGIC PLANNING COMMITTEE MEETING

January 14, 2008

A meeting of the Strategic Planning Committee of the Quonset Development Corporation (the "Corporation") was held at 3:00 p.m. on Monday, January 14, 2008 at the offices of the Corporation located at 30 Enterprise Drive, North Kingstown, Rhode Island, pursuant to notice to all members of the Strategic Planning Committee and a public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island Law.

The Following members constituting a quorum were present and participated throughout the meeting as indicated: John G. Simpson, Sav Rebecchi, and Barbara Jackson. Steven King, P. E. Chief Operating Officer, Heidi J. Green, Planning Specialist of Quonset Development Corporation, Edward Spinard of The Maguire Group, Jon Reiner of Town of North Kingstown and Robert Bromley participated as indicated:

1. Call to order

The meeting was called to order at 3:05 p.m. by Chairperson John Simpson

2. Approval of minutes

Upon motion duly made by Ms. Jackson and seconded by Mr. Rebecchi.

VOTED: To approve the minutes of the meeting of December 10, 2007 as submitted to the Strategic planning Committee.

Voting in favor were: John Simpson, Sav Rebecchi, and Barbara Jackson

Voting against were: none.

Unanimously approved.

3. Review of Draft Master Plan

The Committee agreed that the document was well put together, gave excellent history, and showed great appreciation of the future. The Committee members were impressed by the quality of the maps in the Draft Master Plan.

Discussion

The Committee discussed the relationship between the Master Plan and the QDC Board Member Briefing Book. There was a consensus among the committee members that the role of the QDC Board, procedures and processes should be included in a future Operating Plan. The Implementation Program section in the Master Plan requires enhancement and should reference the future Operating Plan.

There was some discussion as to who the audience would be for the Master Plan. Mr. Spinard indicated that the Master Plan would provide direction to the QDC Board and staff for future development. Secondly, it is a document for the regulatory agencies, Statewide Planning, and Town of North Kingstown to understand objectives and goals of the QDC. Additionally, it is useful for a business owner to understand the overall plan for the Business Park and how their business would fit into the Park.

The Committee further discussed the role of the CAC; how QDC interacts with the Town; what QDC's roles, policies and responsibilities are and QDC's enabling legislation. The Land Use Section (Chapter 3) may need to be upfront in the document and all of the background material (Chapters 1 and 2) which support the Master Plan should be moved to the back of the document. Mr. Rebecchi suggested that Chapter 3 become the first chapter. Mr. Simpson emphasized the need for a Master Plan, however, he thought details were missing regarding how the Park will operate, the management entity, and how the Park will sustain itself, but did not belong in the Master Plan, but that belongs in an Operating Plan.

Ms. Jackson stated that the contents of Chapter 6 belong in an Operating Plan. Mr. Simpson stated that Chapter 6 needs to describe specific jobs and industries being targeted. Mr. King pointed out that QDC's strategy is not to target a single industry but to build on the diversity of businesses in the Park to insulate the Park from industry and economic down turns.

Mr. Spinard added that the location and characteristics of Quonset along with the unique modes of transportation can attract different types of industries. The content concerning development initiatives was an attempt to focus on those different types of land use areas. Mr. Simpson feels that it needs to be stated stronger. Ms. Jackson agreed that the broad variety of businesses is an asset which would make Quonset more recession proof.

Mr. Rebecchi suggested calling the document the Master Land Use Plan. The Committee agreed to call this document the Land Use Master Plan. Committee reviewed the Draft Master Plan section by section and made the following comments:

Introduction and Background:

Relationship between QDC and the Town of North Kingstown

- Land was in the Town of North Kingstown before becoming a military installment

- Land was always located within the political subdivision of the Town of North Kingstown
- Fee Title was owned by the Federal Government
- Federal Government then transferred the land to the State of RI
- QDC's Master Plan should strive to be as compatible as appropriate with the North Kingstown Comprehensive Plan which includes a chapter that sets forth specific goals and objectives for Quonset
 - Wording should be revised to reflect that the QDC Master Plan is consistent with most of the goals and objectives of the Town's Comprehensive Plan

History

- 2003 Master Plan – Eliminate references to container port
- Goals and Mission Statement should be included in the beginning of Land Use chapter

Development of the QDC Mission Statement

- Last bullet of that section should indicate that the Development Package is consistent with Master Plan

Changes between the 2003 and 2008 Master Plan update

- Emphasize consistency with the Town Comprehensive Plan, the Base Reuse Plan, the State Guide Plan and other Plans relating to the Park
- QDC must abide by the Base Reuse Plan as set forth in its Enabling Legislation
- Projects must comply with the State Guide Plan as required by Statute
- QDC Master Plan is not required to be consistent with the Town's Comprehensive Plan
- However, it is QDC's intent is to be as consistent as possible

Section 1.7

- Eliminate container port and inter-modal references

Chapter 7

- The Master Plan should reference the Operating Plan describing the sustainable model to manage the Park

Milestones

- CAC - reference statute
- Clarification on waivers

Context:

- Update SWOT analysis
- More strengths today than in current SWOT analysis
 - Gateway services for businesses
- Updated SWOT analysis would be a good marketing tool
- Marketing influences

North Kingstown Comprehensive Plan

- QDC has been consistently striving for consistency with the North Kingstown Comprehensive Plan

Signage Program

- Signage is governed by the Development Package
- Section 2.2.7 Signage Program should be removed from Chapter 2 and be moved to the Milestone Section because it is currently being implemented

Hazardous Waste

- Good news and bad news is that the majority of the Quonset Business Park is a superfund site
- Well documented – responsible parties have been identified

Site opportunities paragraph

- Move Site Opportunities (Section 2.4) and Capital Improvements (Section 2.5) to Chapter 3

Land Use

- Lease vs. Purchase
 - If all land was sold tax revenue would go to the Town
 - Revenue for State would be via sales and income tax revenue
 - Not enough revenue to support Staff to manage the Park
 - Part of strategic package for sustainability – does not belong in Master Plan
- Residential development
 - Not included as a land use in Master Plan
 - Currently clean up standard is only to industrial/commercial standards
 - This is an area where the Master Plan is inconsistent with the Town's Comp Plan and some of the state planners' positions
- P. 3-7, last paragraph the reference to infill development should replace "sale" with "development"

Chapter 3

- If Chapter 3 becomes Chapter 1 as previously suggested, Chapter 3 will need to include an introduction

Chapter 4 - Transportation

- No changes

Chapter 5 - Infrastructure

- No changes

Chapter 6 – Development Program

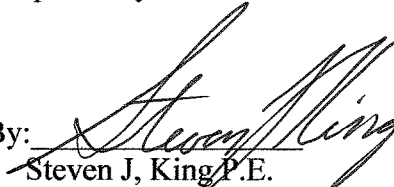
- Intent of QDC is to create jobs – this plan shows a time line
- Change Chapter Title from “Development Program” to “Employment Analysis”

Committee agreed to meet in February to continue with review of Draft Master Plan. Need to work on Operating Plan and update SWOT analysis.

The next Strategic Planning Committee will be February 11, 2008.

There being no further business to come before the committee, upon motion duly made by Mr. Rebecchi and seconded by Ms. Jackson the meeting is adjourned at 4:55 p.m.

Respectively submitted

By: 
Steven J, King P.E.
Chief Operating Officer