

QUONSET DEVELOPMENT CORPORATION STRATEGIC PLANNING COMMITTEE MEETING

APRIL 16, 2007

PUBLIC SESSION MINUTES

A meeting of the Strategic Planning Committee of the Quonset Development Corporation (the "Corporation") was held at 3:00 p.m. on Monday, April 16, 2007 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 David A. Doern. Also present were: W. Geoffrey Grout, Managing Director; Steven J. King, P.E., COO; and Heidi Green, Planning Specialist, Development and Planning.

1. CALL TO ORDER:

The meeting was called to order at 3:34 p.m. by Chairperson John Simpson.

2. CONTINUATION OF WEDNESDAY, APRIL 11, 2007 MEETING:

Mr. Grout distributed copies of relevant documents:

- State Guide Plan elements
- 1978 Settlement Agreement
- Rules for the procedure to review project/proposal of the RI Port Authority and Economic Development Corporation
- Quonset Master Plan 2007 Revision / Update Outline

Mr. Doern suggested copies of the Mission Statement and outline should be provided to the Board when presenting these changes to the Master Plan.

A) Items 4E & 4G on outline: Transportation / Update Section 4.6 (Multi – Modal and Transit Centers) and reduce Bike Paths to one

Mr. Grout inquired whether QDC would be building a transit center and where should it be built? RIDOT has plans to build a railroad station at Wickford Junction. There have been suggestions that there are 40 acres available in West Davisville, 20 acres belong to RIDOT and 20 acres belong to QDC that could be developed as a railroad station. The question is what does QDC mean by transit

development? A true transit development is a mix-use development with high density housing, commercial and retail development. Or is it a railroad station and parking garage?

The Committee discussed the transit center:

- Are we going to build a multi modal transit center?
- Current tenants may not need one.
- Section should be a real plan.
- Who would build and operate it?
- What is the need?
- Is it a good strategy to wait and see what happens with DOT?
- QDC may need to support the Town with this issue.
- We need to be clear what the DOT / QDC envisions.
- Rail and housing could create a tremendous asset to this park.
- The Committee agreed multimodal and transit center should be identified and allocated at West Davisville.

Mr. Grout stated that water transit from Section 4.7 of the Master Plan should be deleted and to reduce the proposed bike paths from three to one.

The Committee agreed water transit should be deleted and clarify that there is one dedicated bike path.

B) Item 4H on outline: Transportation Update / Delete 4.10 (Strategies to Reduce Vehicle Trips) & 4.11 (Transportation Management Association):

The Committee discussed whether 4.10 & 4.11 should be deleted from the new Master Plan:

- Language maybe should state that QDC will encourage our development rules for public transportation.

The Committee agreed that Section 4.10 should be reworded and Section 4.11 deleted.

C) Item 5 on outline: Infrastructure:

Mr. Grout explained the water supply difficulty related to the definition of safe flow. The Committee needs to think about our position on water resources.

The Committee discussed some water issues:

- Responsibility to tenants to have sufficient water
- Current usage of Hunt River aquifer by NK, KCWA and QDC is unsustainable

- At current rate there is not enough water for full build out of QBP
- Biggest obstacle to full build out is to establish an initiative to meet water demands
- Different business require different amounts of water
- QDC has three wells in the Hunt River Aquifer; withdrawal will be determined by the definition of safe yield
- Have to keep moving until a conservation plan is in place
- This is a critical area requiring collaboration between the three water suppliers and Water Resources Board
- Outline initiatives that will be undertaken
- Looking at desalination and grey water re-use
- QDC/EDC does not have a vote on the Water Resources Board
- All Board members need to be educated on the water issues

Mr. Rebecchi stated this is an important issue and maybe the Corporation can write this section as a guide plan. He suggested that there should be a special committee to report back to the Board quarterly.

The Committee agreed the section needed to be rewritten.

D) Item 5B on outline: Infrastructure / Steam Plant:

Mr. Grout stated the Steam Plant is closed and needs to be demolished. It is an asset of RIAC or RIDOT. The plant can not be used.

Mr. King suggested rewriting the section to encourage clean up.

E) Item 5D on outline: Infrastructure / Master Plan and Town Comprehensive Plan:

The Committee discussed Section 5.9:

- The Section should be rewritten to reflect how QBP is envisioned
- We do have overlapping and cooperative issues
- Infrastructure relationship with the Town
- More appropriate to be addressed in context section

The Committee also discussed athletic field uses:

- Could serve everyone
- Could ask large user to sponsor facility
- Opportunity exists at the former Nike Site

F) Item 6A of outline: Development Programs / Mixed Use Definition:

Mr. Grout suggested that the last sentence in Section 6.1 be removed. Mr. Grout recommended that the Board affirm the employment densities.

The Committee discussed mixed-use:

- Not promoted in its entirety
- New Boston development plan
- Need to stress density and amenities
- Board should reaffirm
- Development phasing needs to be updated

The Committee agreed to restate the section and reaffirm amenities.

G) Item 7A on outline: Implementation Program / Add Sustainable Operating Entity:

Mr. Grout suggested that the marketing program needed to be rewritten. Land use controls have been completed. Need to reference the \$48 million bond initiatives. Capital Improvement Program should incorporate the progress of bond projects.

Mr. Grout suggested a section be drafted regarding the future operating model of QBP. QDC should meet with the legislators to discuss agenda.

- Port security issues – peace officer status
- Homeland security issues
- Cannot use TONK police for port issues
- Special improvement district
- The right to buy “a la carte” services from the Town (i.e. police and fire)
- CAM charges incorporated into each lease
- Road maintenance issues
- PILOT Agreement negotiations

Mr. Doern stated QDC currently only has lease incomes.

Mr. Grout stated that the issue to resolve is recurring operating income for leases. Capital spending gap issues with no sales. A discussion ensued regarding infill lots that are still for sale.

Mr. Grout introduced a 2012 map depicting leased and sold properties.

Mr. Simpson stated that the Master Plan is a Strategic Plan. Mr. Simpson stated that he was not sure all operating issues should be included in the Master Plan and suggested that the Operating Plan should be a separate document.

Mr. Grout stated that the Operating Plan is a separate plan that gets updated every year. It does not include long term working relationships with the Town. Mr. Grout recommended having the Asset Management Model included in the Implementation Section of the Master Plan. Mr. Grout suggested adding a paragraph that sets forth a management structure that will follow an Asset Management Model with a property management component and a tax structure to manage the park as a whole with “a la carte” services purchased from the Town.

Mr. Simpson stated this approach should be in the Master Plan.

Mr. Grout stated QDC will be re-negotiating the PILOT Agreement in two years which will include negotiating services with the Town.

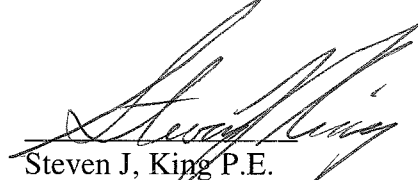
Mr. Doern suggested there should be a reference to the Operating Plan.

Mr. Simpson asked that a re-written draft be circulated.

There being no further business to come before the committee, upon motion duly made by Mr. Rebecchi and seconded by Mr. Doern the meeting was adjourned at 5:23 p.m.

Respectively submitted by:

By:


Steven J, King P.E.
Chief Operating Officer