
RHODE ISLAND DEFENSE ECONOMY PLANNING COMMISSION

NOTICE OF MEETING

DATE: Thursday, December 14, 2017

TIME: 11:00 A.M

PLACE: Middletown Town Council Chambers
350 E Main Rd
Middletown, RI

AGENDA:

- I. Newport County Chamber of Commerce
 - Erin Donovan-Boyle- Executive Director
- II. Woodard & Curran
 - Jan Greenwood – Senior Project Manager
 - Aquidneck Island Infrastructure Realignment Assessment Report - Stakeholders goals and opportunities
- III. Towns of: Middletown, Portsmouth and Newport
 - Shawn J. Brown - Town Administrator: Middletown, Rhode Island
 - Richard A. Rainer Jr. - Town Administrator: Portsmouth, Rhode Island
 - Joseph J. Nicholson, Jr., Esq. - City Manager: Newport, Rhode Island

Please contact Charles J. Donovan Jr. – Rhode Island State House- Office of House Policy CDonovan@rilegislature.gov or Katuska Perez- Rhode Island State House- Office of Senate Policy Kperez@rilegislature.gov.

POSTED: FRIDAY, DECEMBER 8 2017, 4:00 P.M

Aquidneck Island Infrastructure Realignment Assessment

RI Defense Economic Planning Commission Meeting | December 14, 2017

Assessment Goals

- Document the Navy infrastructure assets proposed for transfer;
- Evaluate the feasibility of transferring these assets to the surrounding communities and/or other entities; and if feasible
- Identify steps toward accomplishing the transfer.



Stakeholders' Goals

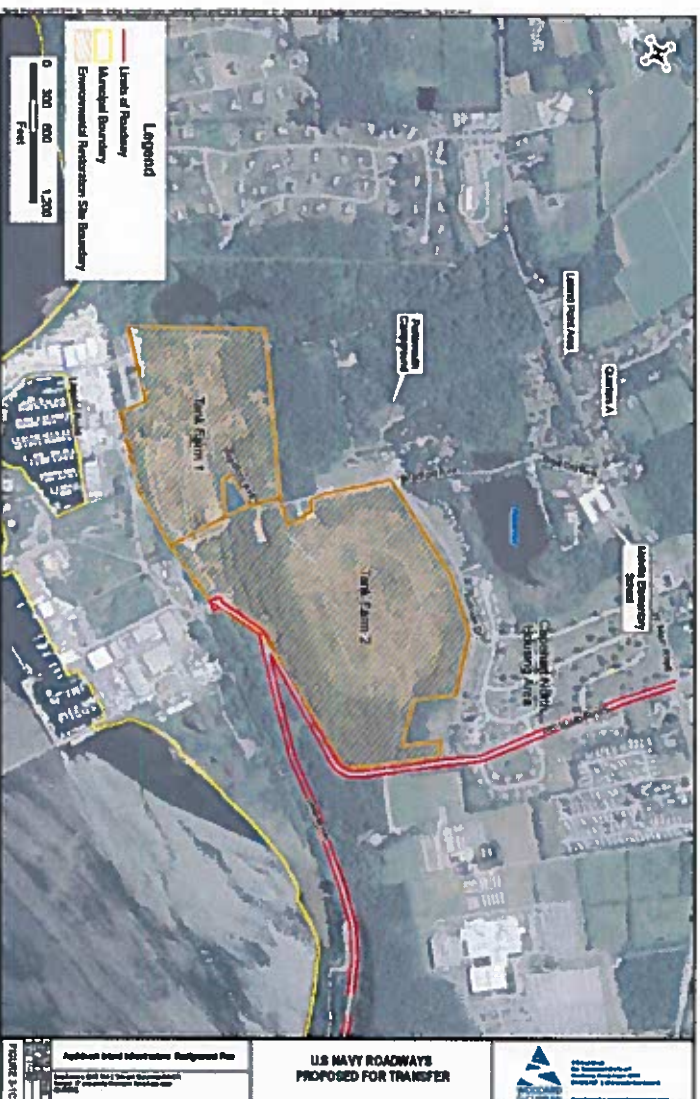
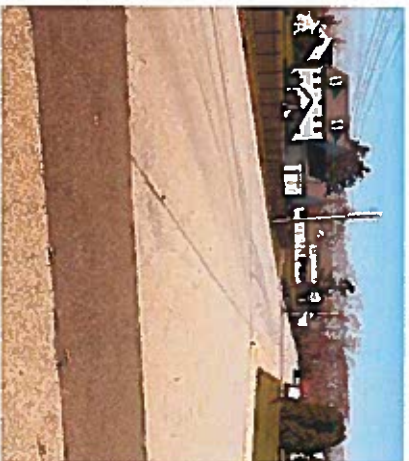
- **Navy:** Transfer infrastructure serving surplus properties targeted for divestiture: Roadways, water, and sewer north of Greene Lane.
- **Communities:** Provide good quality services to taxpayers and ratepayers for minimal cost.
- **Commercial:** Increase and/or expand business.
- **Residential:** Quality of service and simplified billing.



All would support transferring the assets that would accomplish their respective goals.

Roads

- Portions of three roadways totaling approximately 18,100 LF



Water

- Approximately 65,000 LF of water distribution piping along with two booster stations, an underground reservoir, hydrants, valves, meters, and other appurtenances; and



Sewer

- Approximately 28,000 LF of gravity sewer line and 18,000 LF of pressure sewer along with four pump stations, manholes, and other appurtenances.



Feasibility of Infrastructure Transfer

- Roadways
 - Connecting Burma Road to Coddington Highway through Navy property is key to securing stakeholder support.
- Water and Sewer
 - Metering of water and sewer flows can be easily implemented to provide a mechanism for billing.
 - Stakeholders are concerned with the condition and capacity of the water and sewer infrastructure. Verifying these attributes will be a factor in compensation negotiations.



Negotiable Terms of Transfer

High Level Planning Budgetary Costs

1. Compensation from the Navy based on a percentage of the full replacement value of the assets for expected renewal costs over some period.

ASSET	REPLACEMENT VALUE BUDGETARY COST
Roadways	\$6,000,000
Water	\$18,000,000
Sewer	\$15,000,000

2. Legal and administrative costs. \$25,000 - \$50,000

Recommended Next Steps

Public Entities

1. Form a committee or working group to evaluate the potential benefits and detriments of acquiring the assets, determine reasonable terms of negotiation, and pursue funding for due diligence and legal assistance.
2. Perform due diligence investigations: hydraulic capacity and condition assessments.

ASSET	CONDITION ASSESSMENT BUDGETARY COST
Roadways	\$5,000
Water	\$170,000
Sewer	\$270,000

3. Identify legal procedures required for infrastructure transfer.

Recommended Next Steps

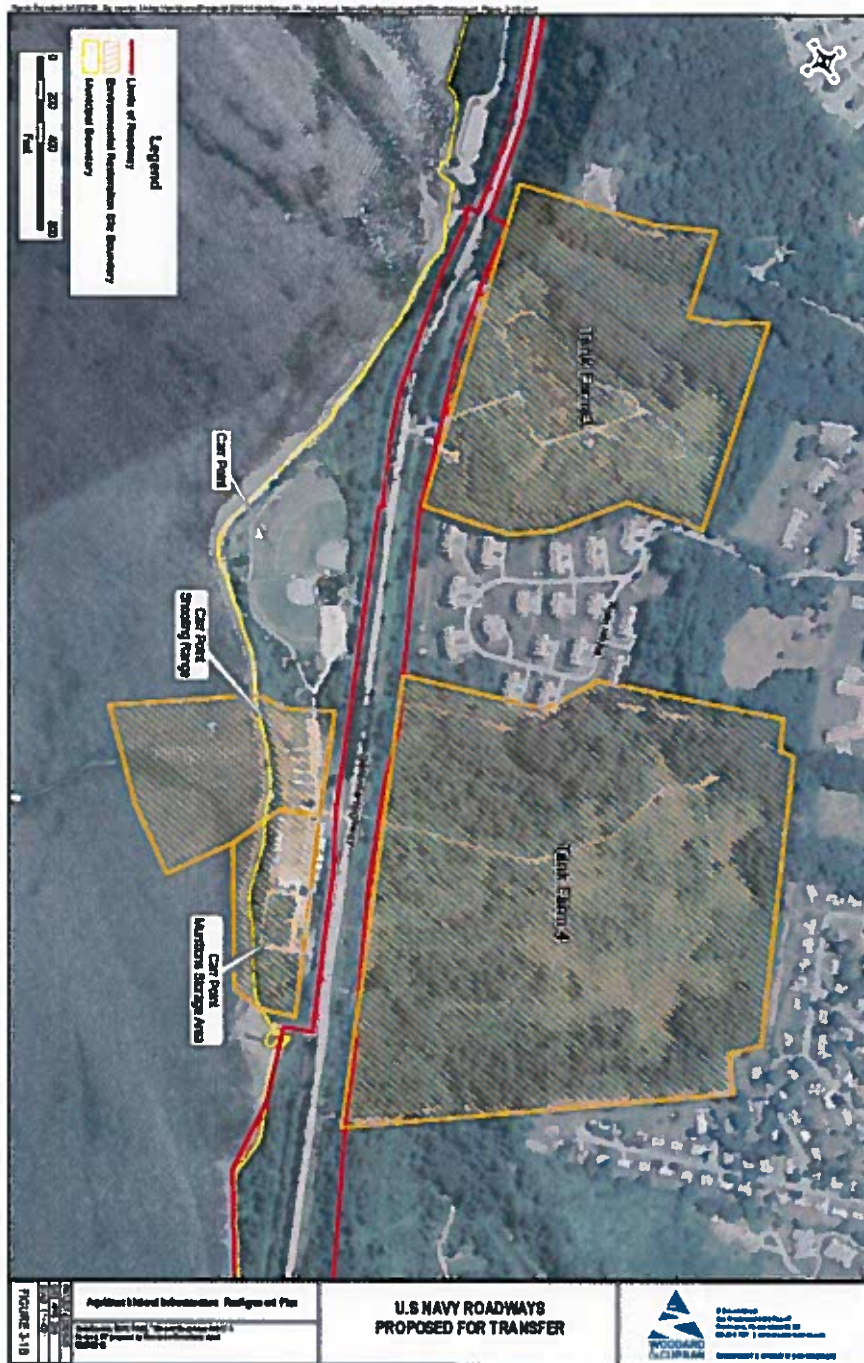
Navy

1. Investigate the possibilities of relocating or obscuring/protecting the sensitive assets near Simonpietri Drive to allow Burma Road connection to Coddington Highway.
2. Evaluate the lifecycle of the assets proposed for transfer, including annual operations and maintenance costs to help establish a reasonable amount of compensation to provide the acquiring entities.

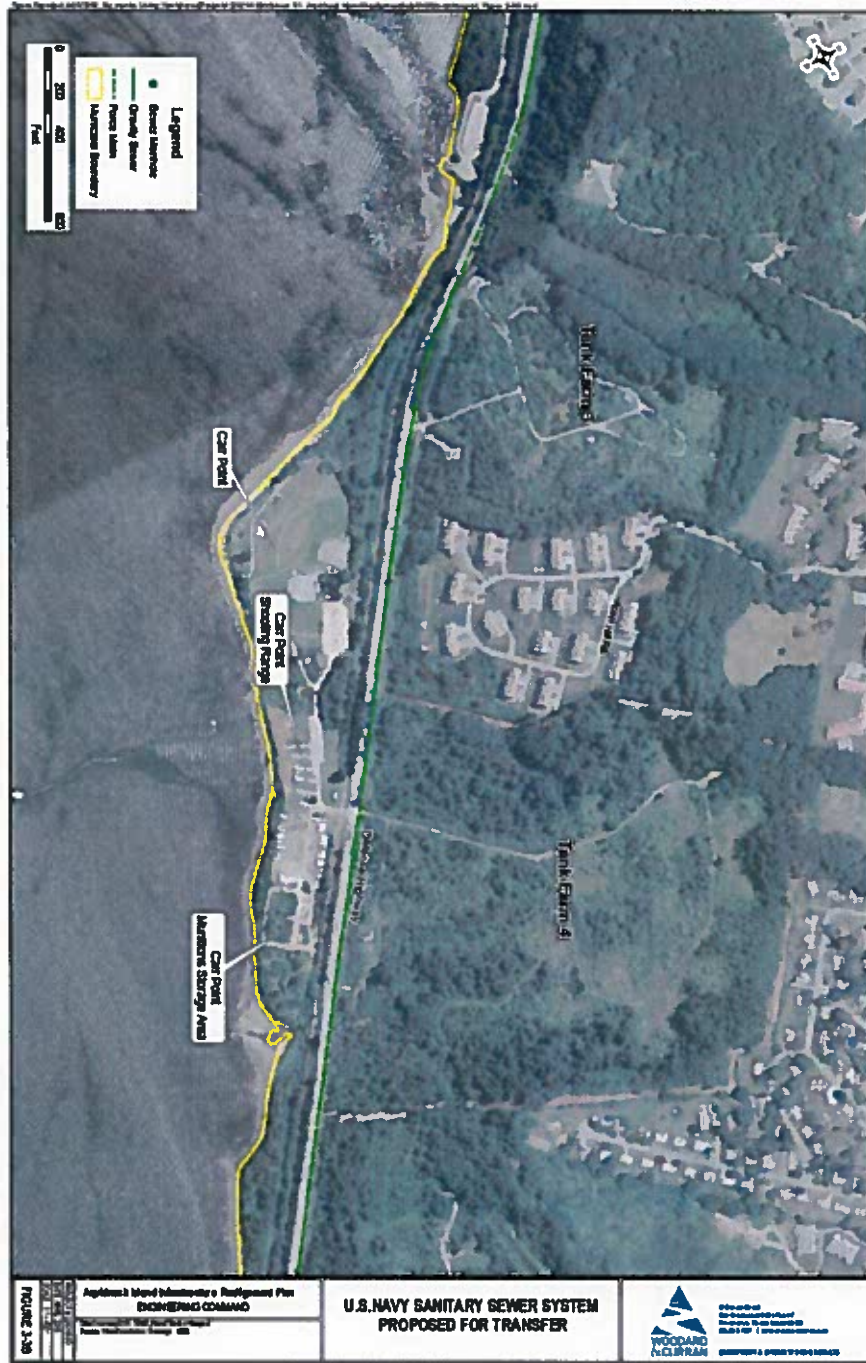


Implementation Schedule for Initial Actions

DESCRIPTION	MONTH																																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
Form committees/working groups																																						
Investigate relocating sensitive assets (by Navy)																																						
Obtain funding for due diligence and legal																																						
Identify and study legal procedures																																						
Conduct capacity and condition assessments																																						
Public engagement of proposed solutions																																						





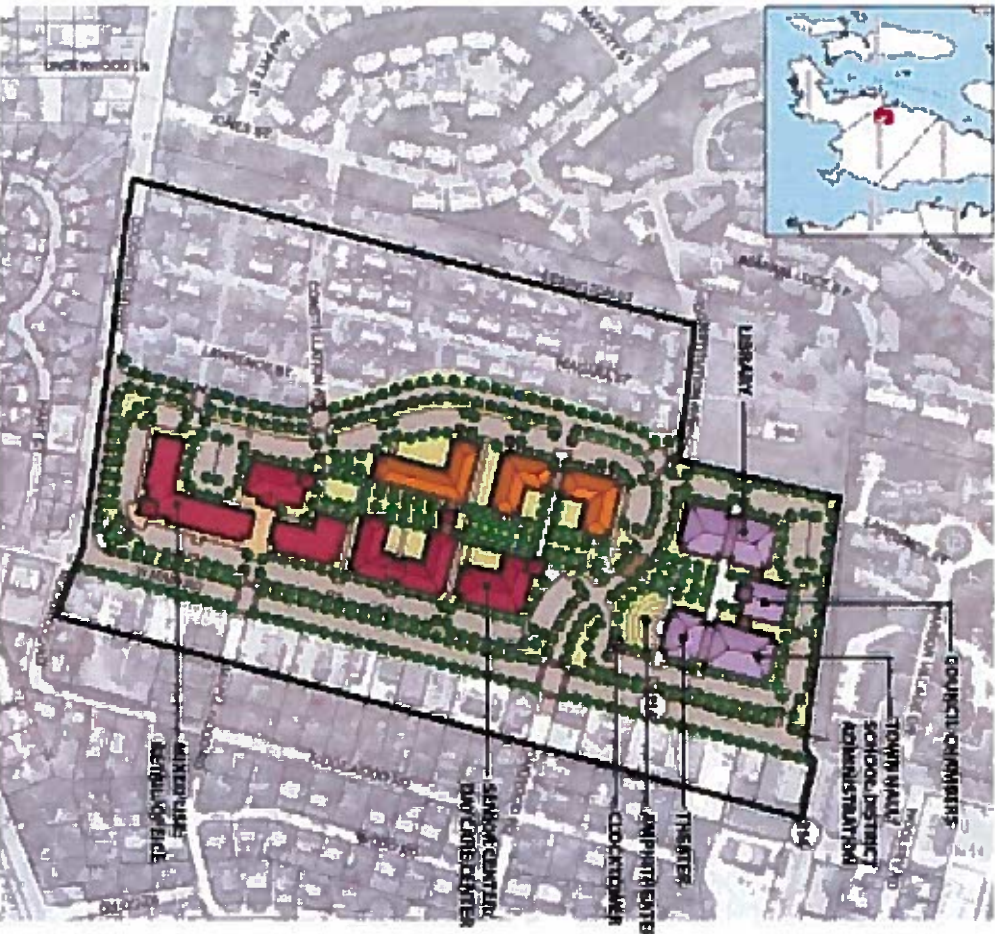


Stakeholders' Flow Allotments

Stakeholder	Water (gpd)	Metering Method	Wastewater (gpd)
BBC – Greene Lane Housing	20,000	Navy Master	20,000
Leland Point	30,800	Navy Master	30,800
Portsmouth Melville Elementary School	3,000	Newport Direct	3,000
Portsmouth Melville Campground	3,000	Newport Direct	3,000
New England Boat Works	12,000	Newport Direct	12,000
Hinckley Yachts	12,650	Newport Direct	12,650
Backyard - Portsmouth Marine Partners	30,000	Navy Master	7,500
O'Neill Property Group	100,000	Navy Master	77,350
BBC – Melville Housing Area	Unrestricted	Navy Master	Unrestricted

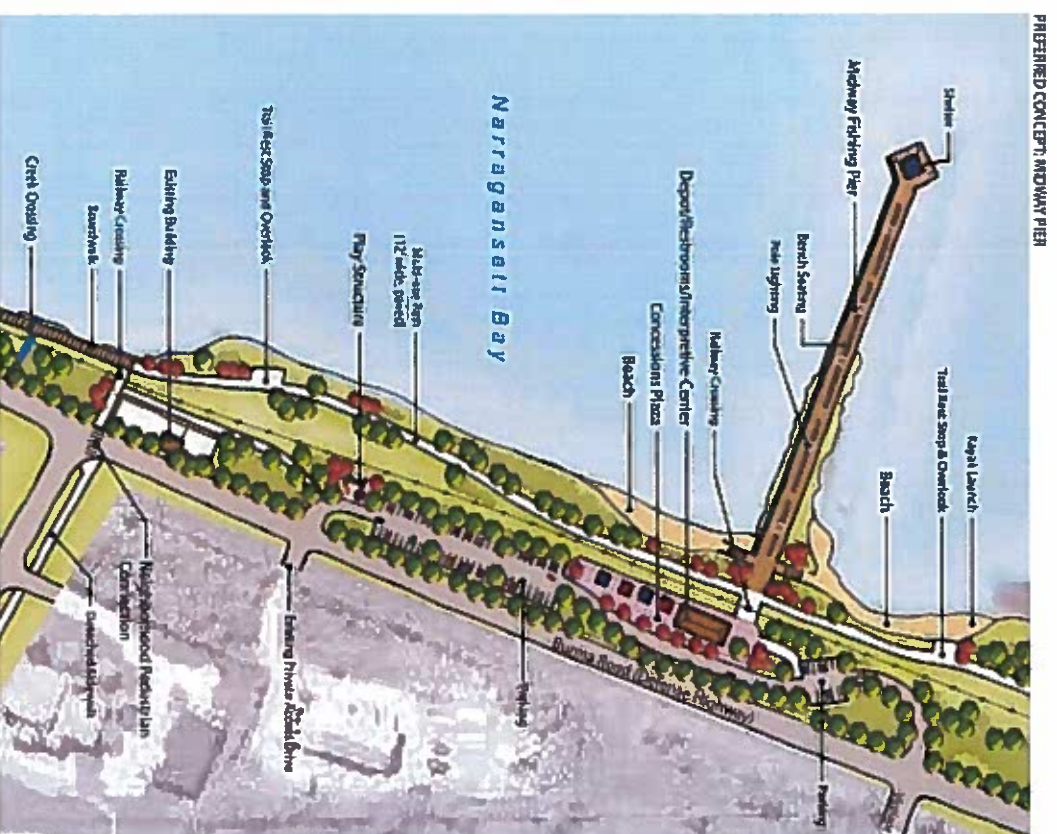
NAVY LODGE PROPERTY
WEST MAIN ROAD
DEVELOPMENT

- Negotiated conveyance
- NEPA, FOST completed
- Sale authorized by Congress
- Purchase agreement executed
- Closing tentatively scheduled for January 29, 2018



GREENE LANE MIDWAY PIER SHORELINE PARK

- Public benefit conveyance
- No. 6 fuel cleaned up (PBC free)
- Transfer anticipated in next 12 months
- RIDEM pier project in state capital plan



INFRASTRUCTURE REALIGNMENT

- BURMA ROAD (DEFENSE HIGHWAY)
- OPPORTUNITY FOR SEWER
RE-DIRECTION



OTHER PRIORITIES

- 2021 BRAC Resiliency
- Broadband

