



## Economic Development Commission - Richmond, Rhode Island

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### Meeting

Wednesday, September 14, 2022, at 9:00 am

Richmond Town Hall, 5 Richmond Townhouse Road (Council Chambers), Wyoming, RI 02898  
(401) 539-9000x9 / edcrichmondri@gmail.com

### MINUTES

Members in Attendance: William McIntosh, Joe Reddish, Bryan Lebeau, David Woodmansee

Guests in Attendance: none

**CALL TO ORDER** at 9:05am by William McIntosh

### MINUTES

1. Approval of minutes from May 9, 2022
2. *[MOTION to approve the amended minutes (corrected spelling) from May 9, 2022 by David Woodmansee, second Joe Reddish, ALL AYE]*

### OLD BUSINESS

1. Available vacant commercial lots for sale – generate letter from EDC
  - WM: Karen Pinch has given us permission to list these properties in the EDC section of the Town's Website
  - JR: EDC should only be listing properties currently on MLS or with written permission (email) from owner
  - Joe Reddish to write the letter and include the following locations:
    - i. Aiello's frontage lot on 138
    - ii. Aiello's 399 acre lot
    - iii. "Capstone Gas Station"
    - iv. Stilson Road 10 Acres
    - v. "Village Pizza"
    - vi. "John and Cindy's"
    - vii. Frontage lot next to Napa
    - viii. 20 Acres
    - ix.
    - x.
2. Available vacant buildings – generate letter from EDC
  - Included in section 1 above
3. Marketing and Advertising Richmond
  - Why Richmond? Include 7 or so points in the letter and take an excerpt from the letter for the EDC website
    - i. Open space
    - ii. Acreage available
    - iii. Highly rated school district
    - iv. Trails & outdoor activities
    - v. Highway access
    - vi. More...
  - b. Generate list of business types wanted based on Comprehensive Plan

-Bryan to generate list based on review of Comp Plan

4. Flattening the tax on residents
  - a. Discussion on 134 commercial lots in town
  - b. How many additional units are needed
    - \$893K paid in commercial taxes on 1.1M square feet of taxable commercial space
    - This number needs to double or triple
    - Where can it go?
      - John & Cindy's
      - Heaton Orchard Road
      - Route 2 – between Heaton Orchard and Kenyon Industries

#### **NEW BUSINESS**

1. Report from Town Planner – Tabled for future meeting
  - a. New Applications
  - b. Existing Projects
2. EDC Webpage planning – this item was developed throughout old business discussion
3. Draft Letter to RI Commerce
  - BL: We should identify some sample letters used by other EDCs
  - WM: This letter is to the “outside world” to use with Commerce and RE agents and is not the same content as our webpage
4. Best locations for future builds
  - a. Existing zoning
    - WM: once we have our list from the comp plan, we need to compare it to the available space that we have
    - JR: will need to educate the residents about what the taxes will mean from additional businesses
    - JR: will need to get town leadership to “buy-in” to the plan
  - b. Locations where zoning changes should be considered
    - This is a future step to be taken after other sections are completed

**PUBLIC FORUM** - None

**CALL TO ADJOURN** at 10:02AM

*[MOTION to adjourn by Joe Reddish, second David Woodmansee, ALL AYE]*

*The public is welcome to any open meeting of the Town Council or its committees. If communication assistance [readers/interpreters/captions] is needed or any other accommodations to insure equal participation, please contact the Town Clerks Office at least [3] business days prior to the meeting at [401\) 539-9000 ext.9](tel:4015399000)*