

FEATURED PRODUCTS AND SERVICES FOR APRIL

Centerspread

Inclusionary zoning in the spotlight

The Rhode Island Builders Association brings in nationally known housing economist Elliot Eisenberg to show state decision-makers the dark side of inclusionary zoning.

Page 18

Legal issues you face during the rest of 2014

Two Rhode Island attorneys take a look at what the state's contractors face from a legal standpoint during the rest of this year and beyond.

Page 20

New lending pool is available for members

The National Association of Home Builders has lined up a new lender for members who need financing between \$1 million and \$10 million.

Page 21

Free courses for members

RIBA offers free tuition for members in its many valuable courses and seminars.

Pages 4, 11

R.I.'s road to the future?



Rhode Island's business, education and political leaders now realize that building a skilled workforce is crucial to the state's economic future. On the last day of February, a delegation from Rhode Island visited the nationally acclaimed Worcester Technical High School in Massachusetts with a view toward making it the prototype for a statewide career and technical system for the Ocean State. Here, the Rhode Island Builders Association's Robert J. Baldwin, left, confers with Rhode Island Education Commissioner Deborah A. Gist and RIBA's John Bentz. Story and more photos begin on page 2.

RIBA, 3 communities settle lawsuits on permit fees

Cranston, Lincoln, Warwick will issue refunds, revamp fee schedules.

By Paul F. Eno *Editor*

If you paid for a building permit in Cranston, Lincoln or Warwick during the last decade, legal action by the Rhode Island Builders Association

might have earned you a partial refund or credit.

Proposed settlements in three separate class-action lawsuits were announced in February. In the suits, filed in 2005, RIBA contended that applicants were overcharged for building-permit fees for new single-family homes or condominiums in the three communities between Novem-

see SETTLEMENTS...page 25

Worcester Tech proposed as model for R.I.'s CTE system

By Paul F. Eno Editor

"If we can do it, everyone can!"

That was the message from Sheila M. Harrity, principal of Worcester Technical

High School (WTHS), which has been acclaimed as a national model in career and technical education (CTE).

Dr. Harrity made her remarks on February 28th as she welcomed a delegation from Rhode Island that had trekked north of the border to learn more about the school as a possible prototype for a unified CTE system in the Ocean State. The group included five members of the Rhode Island Builders Association.

"In the 1996-1998 period, our predecessor school, Worcester Vocational High School, one of the oldest CTE schools in the United States, almost closed, but the community rallied," Dr. Harrity stated. "The original school was built in 1906, and people realized that you can't educate 21st century students in early 20th century facilities."

The result was the new WTHS, a \$90-million, 400,000 square-foot complex that sits on one of the highest hills in Worcester, the second largest city in Massachusetts and New England. The new facility opened in 2006 with 1,100 students and Dr. Harrity, a Providence College graduate, as principal. Today, WTHS, the largest of Worcester's seven high schools, has 1,400 students in 24 technical programs. The students, 51 percent of whom are female, have exceeded the national benchmarks in English, mathematics and every sub-group in five out of the past six years.

School Planning and Management magazine has rated WTHS "The #1 Public

Education Facility in the Nation."

In making WTHS such a success, however, several very large stereotypes had to be pulled inside-out, according to Dr. Harrity.

"It isn't just the facility that creates the success, we had to convince people that CTE isn't a dumping ground for students who can't make it in college courses. That was the prevailing attitude, and still is in many areas of the country."

Among the steps she and other WTHS leaders have taken:

- **Setting high expectations for students.** These include rigorous academic standards, many advanced-placement (AP) courses, and demanding criteria for success in the technical programs.

"Academic and technical classes are physically close to each other so they don't seem like separate worlds for the students," Dr. Harrity told the Rhode Island visitors.

- **Establishing a positive, highly motivational environment to encourage hard work and perseverance.** Among other things, this involves nationally known inspirational speakers such as Elizabeth Murray (subject of the film *From Homeless to Harvard*), Dr. Benjamin Carson, and "The Three Doctors" (Sampson Davis, Rameck Hunt and George Jenkins). During the February 28th visit, Dr. Harrity had to leave early to meet former secretary of state and retired Army general Colin

see WORCESTER...page 24

THE RHODE ISLAND

builder report

Official publication of the
Rhode Island Builders Association
since 1951

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DEADLINES FOR THE NEXT ISSUE

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→ Representatives of the Rhode Island Builders Association and other industry groups, along with state officials, visit Worcester Technical High School (WTHS) on February 28th. Leading a tour of the print shop, Kyle J. Brenner, WTHS director of career and technical education, shows off a shirt screen printed by students. Looking on are, from left, R.I. Commissioner of Education Deborah A. Gist; John Bentz of RIBA's Education and Workforce Development Committee; Mark S. Hayward of the Small Business Administration's Rhode Island District; William A. McCourt of the Rhode Island Manufacturers Association; RIBA Executive Director John Marcantonio; Paula S. Dominguez, Rhode Island Senate deputy director of policy; Gary S. Ezovsky of the SBA Region One Small Business Regulatory Fairness Board; and RIBA's Ronald J. Caniglia.



← The group visits the WTHS veterinary clinic, which is associated with Tufts University.



↑ Mark S. Hayward, director of the Small Business Administration's Rhode Island District office, left, talks possibilities with RIBA member Ronald J. Caniglia of Stand Corp.

↑ The Rhode Island visitors arrive at WTHS's "Main Street," where there is a bank, store, bakery and restaurant, all run by students.



← Mr. Baldwin, Mr. Bentz and Dr. Gist are ready to return to Rhode Island with plenty of food for thought.

LOOKING AHEAD!

♦**April 3-6: RIBA Annual Home Show** - Expanded show with many new attractions, more exhibits and the popular Model Home with special landscaping features done by the Rhode Island Nursery and Landscape Association. Rhode Island Convention Center, Providence. Visit www.RIBAHomeShow.com.

Details on page 10.

♦**April 14: Ladies' Night at RIBA** - Sponsored by RIBA's Professional Women in Building Council (PWB) and local members of the National Association of Women in Construction (NAWIC), RIBA headquarters. Light fare and refreshments will be served. *Details on page 10.*

April 16: Commercial Code Training - Presented by Conservation Services Group, RIBA headquarters. Lighting Energy Code Training will take place from 8:30 to 11:30 a.m., with Commercial HVAC Energy Code Training from 1 to 4 p.m. Visit www.NGrid.com/rienergycode for more information and to register.

♦**April 17: Mold Awareness Workshop** - RIBA headquarters, 4-6 p.m. FREE for members with a \$10 materials charge. Non-members \$45 with a \$10 materials charge. For more information and to register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on page 11.*

April 23: Spring Construction Forecast Webinar - Sponsored by the National Association of Home Builders online at www.NAHB.org, 2-4 p.m. Hear NAHB chief economist Dr. David Crowe make sense of all that's going on in the economy and how it affects the housing industry. Members \$29.95, non-members \$49.95. Visit www.NAHB.org to register by April 22nd. Each registration includes a login and passcode that can only be used once. You cannot log into the webinar from more than one location using a single passcode.

♦**April 24: Introduction to Contract Law** - RIBA headquarters, 5-7 p.m. FREE for members with \$15 materials charge, \$75 for non-members with \$15 materials charge. Instructor is attorney Girard R. Visconti. For more information and to register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400.

♦**May 20: Beginner Quickbooks for Contractors** - RIBA headquarters, 5-7 p.m. FREE for members with a \$25 materials charge. Non-members \$35 with a \$25 materials charge. For more information and to register, logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400. *Details on Page 11.*

♦**August 8: RIBA's Annual Outing & Clambake** - RIBA's biggest social event of the year, with great food, contests, networking and fun. Sponsorships will be available and will be used entirely to reduce the ticket price. Francis Farm, Rehoboth, Mass. *Watch for information.*

♦**September 29: RIBA's Annual Golf Classic** - Quidnessett Country Club, North Kingstown. *Watch for information.*

More information, registration and payment for most RIBA events is available at RIBUILDERS.org.

♦Indicates a RIBA-sponsored event.

PRESIDENT'S MESSAGE



Felix A. Carlone

A great showing at IBS, especially for our PWB

It was the best I've seen in years!

The 2014 International Builders Show (IBS) and National Association of Home Builders Convention in Las Vegas was fantastic, and it attracted over 75,000 builders, remodelers and suppliers. The IBS floor, well over half a million square feet of it, was full of crowds and energy. Truly, business is back!

For the first time, NAHB and the National Kitchen & Bath Association teamed up for a combined show. Altogether, it was an unparalleled exhibition and education program for anyone in the residential construction industry. And I'm proud to say that over 30 members of the Rhode Island Builders Association attended.

Not only that, but our Professional Women in Building Council (PWB) brought distinction to RIBA by bringing home six national awards, including top honors for the best membership growth and retention in the country. Congratulations to PWB President Cheryl Boyd (who herself won an award for best PWB recruiter in the nation in her category) and all the members for their hard work this past year! (*Story on page 7*)

It's important for RIBA to be well represented at national industry events like the IBS, so if you didn't attend this year, plan to

attend the 2015 IBS, January 20-22, in Las Vegas.

Despite these great signs of recovery in the market nationally, shortages of credit and skilled labor continue to be a problem. Those problems are exacerbated in Rhode Island because of a poor business climate. Let's get after our leaders in 2014 to remedy those long-standing problems and to finally make changes in the way we do things so those problems never occur again.

RIBA's own Home Show takes place during the first week of April, and will certainly be bigger and better than ever. Exhibit space is sold out, and we expect huge crowds. Don't miss it! (*Story on page 10*)

Of course, one of the biggest stories of the year for the RIBA family is the free education now being offered for members and their employees. Whether you need an OSHA-10 card, lead certification, or want to take advantage of any other valuable RIBA course offering, it's covered by your annual membership dues. (There could be a small charge for books or materials.) For more information, visit www.ribuilders.org.

RIBA membership is one of the best investments you can make in 2014!



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CONTACTING RIBA

Members are encouraged to contact the Rhode Island Builders Association staff at any time for information about their membership and its many benefits, RIBA events and educational opportunities, chances for leadership or to help with the association's legislative advocacy program, or with industry or business-related questions. General information is online at RIBUILDERS.org. RIBA's headquarters is located at 450 Veterans Memorial Parkway, Building # 3, East Providence, RI 02914. Hours are Monday-Friday, 8:30 a.m. to 5 p.m. Phone: (401) 438-7400, Fax: (401) 438-7446. Here is a list of staff:

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30 from RIBA attend IBS, PWB wins 6 national honors

By Paul F. Eno *Editor*

In one of the best showings from the Ocean State in recent years, nearly 30 members of the Rhode Island Builders Association attended the 2014 International Builders Show in Las Vegas, Nev. The event took place February 4th-6th.

Not only that, but RIBA's Professional Women in Building Council (PWB), took home six awards worth \$2,175.

At a February 5th awards ceremony and, later, at the NAHB Spike Reception, the national PWB honored RIBA's PWB with:

- A plaque and \$675 for winning the national membership contest "Back in the Black." RIBA's PWB won for its net increase in membership, June-December 2013, in its category.
- A plaque and a \$400 scholarship for placing first in its category for the "Calling all Women" Membership Drive.
- A \$300 scholarship for the highest retention percentage in its category.
- A "Back in the Black" recognition for PWB President Cheryl Boyd of Arnold Lumber Co. as top national recruiter for most members recruited during a special membership campaign.
- A \$500 Building Hope Scholarship Award for "PWB Spike Rookie of the Year."



Receiving two of the national awards presented to RIBA's Professional Women in Building Council (PWB) in Las Vegas on February 5th is RIBA PWB President Cheryl Boyd, center. With her are Region A PWB Trustee Cindy Cepko, left, and Area 1 Trustee Maria Coutts.

- A \$300 Building Hope Scholarship Award for winning the PWB Spike recognition as top recruiter in Region A.

"The honors won by the fine job Cheryl Boyd and the Professional Women in

Building Council have done really brings national distinction to RIBA," commented President Felix A. Carlone.

The 2015 IBS takes place January 20th-22nd in Las Vegas.

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Board hears Block's plan to 'fix R.I.'

By Paul F. Eno *Editor*

Rhode Island *can* be fixed.

That was the message on March 4th as Ken Block, Republican candidate for governor, told the Rhode Island Builders Association's Board of Directors just how he would do it.

"I have a three-step plan. Make Rhode Island more economically competitive, make our schools work, and remake how the state governs," Mr. Block said.

He outlined points of waste in each area and suggested ways that each could be eliminated. He stressed the waste that exists in state and local governments and pledged to work for regionalization of purchasing and services, though in gradual doses.

"I'm realistic about regionalization. I realize that jurisdictions won't give up their empires easily."

Mr. Block also focused on the state's flawed temporary disability insurance (TDI) and unemployment insurance systems.

Computerization alone would greatly improve the bottom line



Republican gubernatorial candidate Ken Block addresses the RIBA board on March 4th.

in some departments, he stated, using the example of the still-paper-based state payroll system.

"We have a 1950s mindset and we're using 1980s technology," he quipped.

Asked how he would accomplish all this, given the limited power of the governor's office in Rhode Island, Mr. Block was clear.

"TDI and other areas within the executive branch can be

fixed by the governor. Other areas have to be fixed by legislation, and that would involve weekly or even daily press conferences in the governor's office to drive home the areas needed for reform. It would also involve mobilizing the business community and concerned citizens to get to the State House and make their wishes known."

Mr. Block also called for a statewide system of permitting and fees that would provide predictability.

In other matters, Environmental Committee co-chairmen Thom-

see BOARD REPORT...page 25



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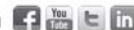
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Member Profile: Tim Grenier of The Grenier Group

A great builder team from an unlikely mix of relatives



By Paul F. Eno Editor

Tim Grenier knows better than anyone that life can steer a person and a family in completely unexpected directions. And that's exactly what happened in his family when a police officer, a school teacher and a former Marine all contributed to what would become one of Rhode Island's most respected residential custom-building firms.

"My father, Bill, was a teacher in Johnston and my grandfather was a Providence police officer and a basement craftsman who built furniture," Tim recalls. "Then it all grew. When I was 10 to 13 years old, I worked with my father on weekends (in the late '70s and early '80s), building additions and doing other work for friends and family. That's how I learned."

Tim, a Foster native, graduated from Ponaganset High School in 1985. There was a hiatus in his construction work as he attended Colgate University in Hamilton, N.Y., then spent four years in the Marine Corps.

"I returned to Rhode Island with my wife, Lori, and got a job working for J.J. Gregory & Son Construction Equipment in East Providence, and that's what really got me interested in construction again."

Tim bought several rental properties on Providence's East Side. Then "one thing led to another, and first thing I knew I was building houses."

In fact, Tim had caught the construction bug, and so had his brothers. In 1997, Bill and Tim, along with Tim's brothers Will and Chris, founded The Grenier Group, based in East Greenwich, as a custom home-building company. Ranging throughout Rhode Island, but with a concentration in South County, the Greniers have built homes, amassed a faithful clientele, and assembled a group of subcontractors Tim can't praise enough.

Sadly, Tim's brother Will passed away five years ago, but Bill, Tim and Chris carry on. Today, the company averages three new homes a year, with the Greniers themselves doing most of the framing and finish work, and some of the siding.

"We've built from Little Compton to Charlestown to Foster, but we primarily build in South County," Tim reports. "Ninety percent of our business is new single-family custom homes. We do very little remodeling."

"What I like is working with such great clients, lots of really nice people. And they give us great referrals," Tim says.

The Grenier Group joined the Rhode Island Builders Association in 2002.

"We love the monthly magazine and the important information it provides. We appreciate all RIBA's services, and the staff can always answer our questions," Tim states.

The Grenier Group also contributed to the home-building project in Burrillville, carried on throughout 2013 by RIBA's non-profit subsidiary, Builders Helping Heroes. The Greniers did the baseboards and some interior trim at the home, presented in December to a wounded Marine and his family.

Find out more about The Grenier Group at www.TheGrenier-Group.com



The Grenier Group

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RIBA member since: 2002

Focus: Custom homes

Serves: Rhode Island

Founded: 1997

Based: North Kingstown, Rhode Island

Airport Corp. seeks contractors for work on up to 564 homes

By Paul F. Eno *Editor*

Looking for work?

The Rhode Island Airport Corp. (RIAC) wants contractors to do sound-mitigation work on up to 564 single- and multi-family units in areas surrounding T.F. Green State Airport in Warwick. And that's just the beginning.

"Over the next four years, there will be a multi-phase sound-proofing project for homes around Green Airport," said Daniel Porter, RIAC's vice president for planning. "The sound insulation will include everything from caulking around windows, doors and vents all the way to replacing windows and doors, installing AC units and HVAC work. We have to bring eligible homes to soundproofing levels acceptable to the Federal Aviation Administration (FAA)."

RIAC plans to call for bids for the project in phases. Phase one, between now and May, will involve 120 homes in two groups of 60 each.

"We hope that will attract smaller contractors who might not be able to handle all 120 homes," Mr. Porter said.

Ninety percent of funding is coming from the FAA, with the other 10 percent from RIAC.

An open house for contractors is planned soon, but the date wasn't available before press time. Watch the Rhode Island Builders Association's Facebook page and www.RIBuilders.org for information.

Above and beyond the soundproofing projects, RIAC needs contractors for ongoing infrastructure and utility work at Green Airport and the five general aviation airports around the state. These include North Central State Airport in Smithfield, Block Island State Airport, Newport State Airport, Quonset State Airport in North Kingstown and Westerly State Airport.

Look for requests for bids on the procurement page at www.PVDIAirport.com/corporate/procurement.



The Home Show is here! Come and bring your friends!

WHEN: Thursday through Sunday, April 3rd-6th.

WHERE: Rhode Island Convention Center, Providence

FOR INFORMATION: Call Yoffe Exposition Services at (800) 963-3395 or visit www.RIBAHomeShow.com.

It's Home Show time! Publicity for the Rhode Island Builders Association's biggest event of the year has been well under way for months, and over a million coupons have hit the streets with the aim of attracting people to the show.

An expanded Home Show, with sold-out exhibit space and many new attractions, is expected to attract huge crowds. The bigger-than-ever Model Home is back, courtesy of RIBA member CRM Modular Homes. It's over 2,000 square feet and decorated by Cabot House and Karen Corinha of Corinha Design. It also features the "Ultimate Edible Landscape" by the Rhode Island Nursery and Landscape Association (RINLA).

The Commissioner's Trophy is scheduled to make an appearance on April 3rd from 7:30 to 9 p.m., courtesy of the Boston Red Sox, 2013 World Series victors.

Watch the May *Rhode Island Builder Report* for complete coverage.



PWB slates RIBA ladies' night in April

WHEN: Monday, April 14th, 6 to 9 p.m.

WHERE: RIBA – 450 Veterans Memorial Pkwy., Building #301, East Providence

COST: \$10 per person

FOR INFORMATION AND TO REGISTER: Members of the Rhode Island Builders Association and its Professional Women in Building Council, contact Elizabeth Carpenter (401) 438-7400 or ecarpenter@ribuilders.org. National Association of Women in Construction members contact Sophia Karvunis at (401) 965-5679 or sophia@closets-etc.com.

It will be a fun-filled ladies night at Rhode Island Builders Association headquarters as the Professional Women in Building Council (PWB) and local members of the National Association of Women in Construction (NAWIC) gather at RIBA headquarters to meet with a fashion consultant from CAbi™ Clothing and to enjoy a clothing show. Light fare and refreshments will be served.

PWB invites all women involved with the residential construction industry in any way to join. Men are welcome at PWB events also.

"PWB is always looking for new members to bring their individual and professional talents to the council," Ms. Boyd said. "This is a great opportunity to network with other women in various professions within the housing industry."

She pointed out that, along with regular member benefits, joining PWB includes membership in the National Association of Home Builders Professional Women in Building Council.

For more information about PWB, contact Ms. Boyd at (401) 255-5910 or cboyd@arnoldlumber.com.



RIBA presents Mold Awareness Workshop

WHEN: Thursday, April 17th, 4-6 p.m.

WHERE: RIBA headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914

COST: FREE for members with a \$10 materials charge.
\$45 for non-members with a \$10 materials charge.

DEADLINE TO REGISTER: April 12th

FOR INFORMATION AND TO REGISTER: Logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400.

In this Mold Awareness Workshop, get the latest information on this important and highly litigious topic. Areas to be covered include: Introduction to mold and indoor air quality, basic health hazards associated with mold, potential locations of mold within buildings, monitoring and sampling of mold within buildings and HVAC systems, protecting yourself and others when working with mold, and good work practices when dealing with small-scale mold growth.

QuickBooks is May topic at RIBA

WHEN: Tuesday, May 20th, 5-7 p.m.

WHERE: RIBA headquarters, 450 Veterans Memorial Pkwy. #301, East Providence 02914

COST: FREE for members with a \$25 materials charge.
\$35 for non-members with a \$25 materials charge.

DEADLINE TO REGISTER: May 15th

FOR INFORMATION AND TO REGISTER: Logon to RIBUILDERS.org, and click on this event under the "Events Calendar," or contact Sheila McCarthy, smccarthy@ribuilders.org, or call (401) 438-7400.



Join instructor Jeanne George for a journey into "Beginner QuickBooks™ for Contractors." The class covers the basics of setting up and using QuickBooks and is geared toward beginners or those who feel they don't have a good foundation for using QuickBooks. Topics covered will include setting up QuickBooks, working with lists, working with bank accounts, creating invoices, receiving payments and making deposits, and entering and paying bills.

Participants are encouraged to bring their laptops to the workshop. Class size is limited. Light refreshments will be served at 4:30 p.m.



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Inclusionary zoning in the spotlight



Steven Carlino

Eliminating any local inventory tax on unsold or foreclosed properties, ensuring a fair tax on work trucks, and giving developers more choice in inclusionary zoning situations are top priorities for the Rhode Island Builders Association during the current General Assembly session.

The "Spec Housing and Rehab Bill" returns in another form after having been passed during the 2012 and 2013 legislative sessions but vetoed both times by Gov. Lincoln Chafee. The measure would eliminate any local inventory tax on new residential construction, or on residential rehabilitation on foreclosed properties, by preventing cities and towns from collecting taxes "at full and fair cash value" on those improvements until that property was either occupied or sold, for up to two years.

We believe this would encourage speculative development with

the intent of creating an inventory of housing in the state, which is so desperately needed. It would also benefit communities by encouraging the purchase and improvement of foreclosed properties. The bill would be in effect for six years.

In another bill proposed by RIBA, trucks with a gross vehicle weight of up to 14,000 lb. (such as a Ford F-350 pickup truck) would be taxed on their trade-in value, not on the full retail price.

In still another major issue, RIBA is supporting proposed legislation that would give developers more choice when they build in areas where inclusionary zoning is imposed. This would include a choice of paying a "fee-in-lieu" rather than building the lower-priced units. Other choices are being considered, and RIBA believes that communities requiring

see **LEGISLATION...page 24**



Robert J. Baldwin

RIBA's Legislative Committee

Steven Carlino, Co-Chairman
Douglas Lumber, Kitchens & Home Center

Robert J. Baldwin, Co-Chairman
R.B. Homes Inc.

President Felix A. Carlone, Ex Officio
F.A. Carlone & Sons

John Marcantonio

Executive Director, Rhode Island Builders Association

John Anderson

Insurance Reconstruction Services/Tech Builders

Robert J. Baldwin

R.B. Homes Inc.

John Bentz

Property Advisory Group Inc.

Frank Bragatin

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Thomas D'Angelo

Terry Lane Corp./Progressive Realty Group

Michael DeCesare

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J. Robert Pesce

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John Pesce

Lehigh Realty LLC.

Timothy Scanlon

Government Strategies Inc.

Joseph W. Walsh

Government Strategies Inc.

Eric Wishart

Civil CADD Services Inc.

Gayle Wolf

Government Strategies Inc.



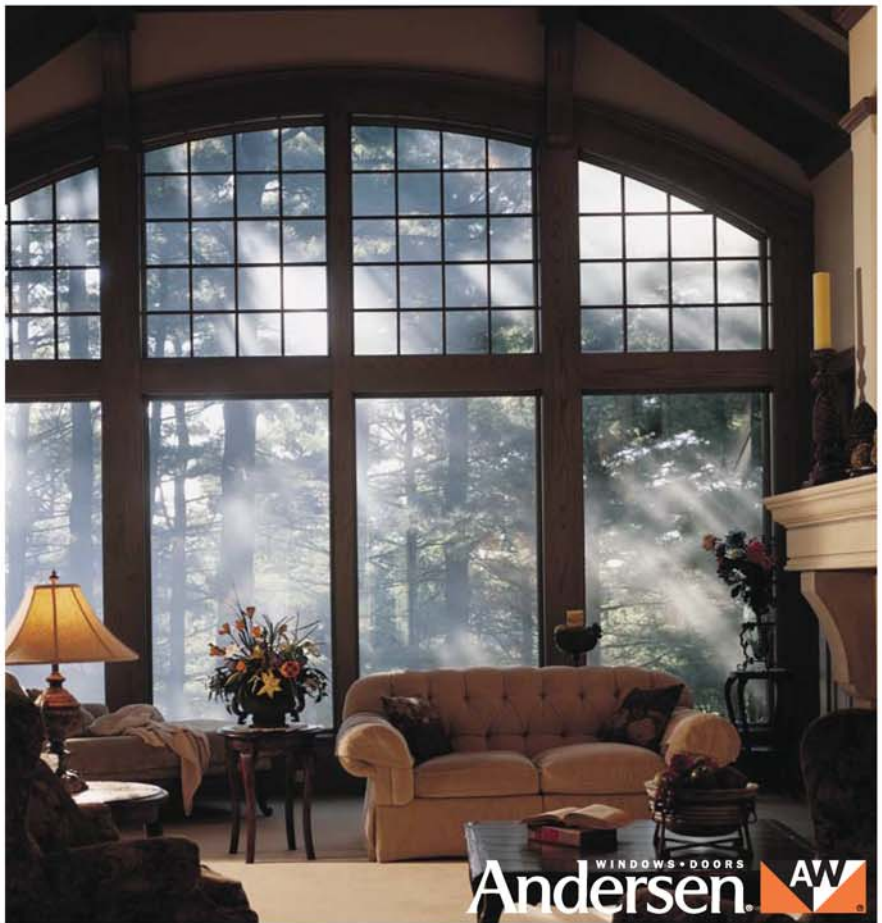
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A Rhode Island
Builder Report
Special Section

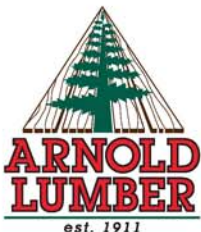
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DEM asks applicants to reduce paper

The Dept. of Environmental Management (DEM) has issued recommendations to reduce the amount of paper submitted with stormwater design applications.

The purpose is "to eliminate submittals for items that are repetitive and unnecessary. We understand that if you are not sure about what to submit, you may submit the information anyway," a DEM statement said.

The suggestions include:

- Whenever possible, please print double-sided.
- Don't submit printouts of hydrographs, either in graphical or tabular form, unless the project or analysis involves addition of hydrographs with dissimilar times to peak, or unless specifically requested by DEM.
- Don't submit multiple copies of weighted curve number calculations and time of concentration calculations. Submit the full set of information for the one-year

storm, but only summary sheets for the 1.2", 10-year, and 100-year storm analyses.

For more information and the complete

list of DEM's paper-saving suggestions, visit www.DEM.ri.gov/programs/beniviron/water/permits/swcoord/pdf/probrede.pdf.
-Paul Eno

Providence unveils online permitting

Providence now allows online filing of applications and plans, along with online payments. Permit cards can even be printed from the Internet.

To begin, visit www.ProvidenceRI.com and click the "ProvSmart Online Permitting" link on the right. Then create an account. This will give you an online dashboard where you can track and keep a record of all your permits.

Once you have an account, just select the type of permit you require and fill out the application, leaving any fields blank that do not apply or that you don't know the answer to. Then click "Save" to submit your application or "Save Draft" to finish and submit at a later time.

Your application will be reviewed, and you will receive an e-mail approving it or requesting more information. When you receive this e-mail, you can upload drawings for review. At any time in the online process you can also come into the department for more help or to deliver paper drawings if you wish, or to pay with a check.

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Inclusionary zoning has unintended consequences, national economist tells R.I. lawmakers

By Paul F. Eno Editor

“Regulations such as inclusionary zoning can have all sorts of unintended consequences for the economy. And what you’ve been doing here in Rhode Island hasn’t been spectacularly successful.”

That was the word from nationally acclaimed housing economist Elliot F. Eisenberg on February 26th as he gave members of the General Assembly, state and local planners, and housing industry leaders a crash course on how ill-conceived government regulation can sideswipe the economy.

The scene was the Senate Lounge at the Rhode Island State House and a meeting of the Housing Act Implementation Oversight Commission. The 15-member panel, headed by Rep. Donna Walsh (D-Charlestown) is taking another look at the state’s Low and Moderate Income Housing Act of 2004, which sets minimum requirements for each community’s affordable housing stock. Over 25 people attended the session.

As a tool to increase their affordable-housing stock to comply with the law, many communities have turned to inclusionary zoning. This requires that a certain portion (usually 10 to 20 percent) of units in new developments meet the federal definition of “affordable” wherever the zoning applies.

In his presentation, “The Economics of Government Regulation,” Dr. Eisenberg contended that inclusionary zoning can actually reduce a community’s affordable housing stock.

“Artificial restrictions on supply cannot increase affordable housing,” he stated, explaining that developers have to boost the prices on market-rate units in order to subsidize the affordable units.

“Inclusionary zoning only works where there is a huge housing inventory that can absorb the extra cost or where government or private interests somehow finance the difference in the affordable-unit price,” he continued.



Nationally known housing economist Elliot F. Eisenberg tells the inside story about inclusionary zoning to state lawmakers, planners and builders during a presentation at the State House on February 26th.

In some towns with inclusionary zoning, notably North Smithfield, Richmond and South Kingstown, the affordable-housing stock has, in fact, been receding.

“Another problem is from the buyer’s perspective. Most inclusionary zoning statutes require that the unit remain affordable for at least 30 years. Who stays in their house for 30 years? Buyers will see that as a poor investment,” said Dr. Eisenberg, who was an economist with the National Association of Home Builders for many years.

In general, government regulations must be well thought out and have a sensible economic context in order to work, he indicated.

“When you make regulations, be aware of the unintended consequences. Regulatory changes mean price changes. Government regulation increases housing prices, decreases supply, and makes builders build somewhere else. And it’s not the builders and developers who pay, it’s the buyers.”

Dr. Eisenberg’s suggestions to avoid regulatory pitfalls included “harnessing” the local housing market and making the best of it, being clear about regulatory objectives, and especially encouraging “smaller, taller and denser” in planning policy.

Along with Rep. Walsh, the Housing Act

Implementation Oversight Commission includes William R. Facente of Warwick’s Office of Housing and Community Development, Pawtucket’s Director of Planning and Redevelopment Barney Heath, Rep. Brian Patrick Kennedy (D-Hopkinton, Westerly), President Thomas B. Gentz of the Charlestown Town Council, Rhode Island Housing Executive Director Richard Godfrey, Sen. Juan M. Pichardo (D-Providence), Ann P. Strong of the Barrington Town Council, and Grow Smart Rhode Island Executive Director Scott Wolf.

David A. Caldwell Jr. of Caldwell and Johnson Inc. represents the Rhode Island Builders Association.

The commission was established by the Low and Moderate Income Housing Act of 2004.



A National Association of Home Builders grant will also allow RIBA to bring in environmental experts to provide information about our industry to Rhode Island decision-makers.

**-Executive Director
John Marcantonio**

DEM sets April workshop on changes to SESC Handbook

WHEN: Friday April 25th, 1-3 p.m.

WHERE: Conference Room 300, Dept. of Environmental Management headquarters, 235 Promenade Street, Providence. Directions are available at www.dem.ri.gov/contact/fo.htm

By Paul F. Eno *Editor*

A workshop will be held on April 25th to review proposed changes to the *Rhode Island Soil Erosion and Sediment Control (SESC) Handbook*. The Handbook has been unrevised since 1989.

The Rhode Island State Conservation Committee (SCC), under the direction of the director of the Dept. of Environmental Management (DEM), is proposing the updates. Public input will be welcomed according to law. The public review period began on March 7th and will end on Tuesday, May 6th.

"The SESC Handbook is an important guidance tool for local, state and federal agencies, the general public and the private sector in the application of appropriate soil erosion and sediment-control measures in Rhode Island," a DEM statement said.

According to the agency, the 2014 revisions are intended to:

- Meet the needs of local, state and federal agencies, along with developers, homeowners and the erosion-control industry;
- Contain the most up-to-date technical information on soil erosion and sedimentation-control measures;
- Offer up-to-date information on the regulatory and implementation processes on erosion control and on how to use the Handbook;
- Be consistent with the *2010 Rhode Island Stormwater Design and Installation Standards Manual*;
- Be easy to use and understand; and

- Be internally consistent in terms of detail, utility of illustrations, and applicability to Rhode Island.

The 2014 updates also involve a format change "to make its use easier and more accessible to end-users," according to DEM. A measure-selection guide has been added, and the Handbook includes more details on planning for sites. The update also adds several new sections, including Section Two: Site Planning and Management, Section Three: Pollution Prevention and Good Housekeeping, along with bio-engineering measures in Section Four.

The proposed Handbook can be viewed on the RI DEM website at: www.DEM.ri.gov/soilerosiondraft3.pdf. Please direct questions to Beverly Migliore, Supervising Environmental Scientist, Office of Customer and Technical Assistance, Dept. of Environmental Management, 235 Promenade St., Providence, RI 02908. Contact her at (401) 222-4700, ext. 7503, or beverly.migliore@dem.ri.gov.

Copies can also be viewed at the following locations at the hours listed:

-Eastern Rhode Island Conservation District, 2490 Main Road, Tiverton, RI 02878, Tuesdays 11 a.m. to 4 p.m., Fridays 9 a.m. to 2 p.m. or by appointment. Call (401) 816-5667 or e-mail info@easternriconservation.org.

-Northern Rhode Island Conservation District, 2283 Hartford Avenue, Johnston, RI 02919. By appointment only. Call (401) 500-0422 or e-mail gdemarco.nricd@gmail.com.

-Southern Rhode Island Conservation District, East Farm Way, Building No. 50, Kingston, RI 02881. By appointment only. Call (401) 500-0422 or e-mail sricd.info@gmail.com.

Written comments on the proposed updates may be submitted to Ms. Migliore at the above address. There is a comment form in Appendix L, on the last page of the draft Handbook.

House passes flood insurance relief

National Association of Home Builders

The National Association of Home Builders on March 4th commended the U.S. House of Representatives for passing flood-insurance legislation that will benefit home buyers and home owners, and that will boost home building and remodeling while providing certainty and financial stability to the National Flood Insurance Program (NFIP).

The Senate passed a companion bill on

January 30th. The two bills must still be reconciled before final passage.

The House bill, H.R. 3370, will help address some of the costly and unintended consequences of the Biggert-Waters Flood Insurance Reform Act of 2013, including huge premium spikes and impacts on the sale, construction and remodeling of homes across the nation.

The Homeowner Flood Insurance Affordability Act will:

- Provide a more affordable rate structure

for policyholders.

- Repeal the rate increases from the sale or transfer homes to full actuarial rates.

- Create more accurate flood maps.

- Return the "substantial improvement threshold" that triggers a higher flood insurance rate to the historic 50 percent level of a structure's fair-market value, creating more remodeling incentives.

For more information, visit <http://beta.Congress.gov/bill/113th-congress/house-bill/3370>.

A conversation with...

Michael A. Kelly and Joelle C. Sylvia

On legal issues facing R.I. contractors in 2014

MICHAEL A. KELLY is a founding partner at Providence-based Kelly & Mancini P.C. With more than 35 years of legal practice, he serves as lead counsel for some of Rhode Island's biggest developers before municipal zoning and planning boards in Rhode Island and Massachusetts, the Rhode Island Dept. of Environmental Management, Massachusetts and Connecticut Depts. of Environmental Protection, and the EPA. He is lead litigator and case supervisor for the firm's real estate, construction and business-dispute litigation before federal and state courts, and has represented the Rhode Island Builders Association on many occasions.



JOELLE C. SYLVIA is an associate attorney in the Kelly & Mancini litigation department where she handles a range of matters relating to real estate development, land-use litigation, business disputes, tax appeals and general civil litigation in all Rhode Island and Massachusetts courts, including the federal district courts for both states, and before various municipal boards and state agencies. She has represented RIBA on many occasions and is an active member of RIBA's Professional Women in Building Council.

THE BUILDER: What legal issues or problems regarding due process, land takings, land use, etc. do you see the residential construction industry facing here in 2014?

KELLY: RIBA actually had a very good year on these issues in 2013. Certainly, it was a success legislatively. The Legislative Committee, (Executive Director) John Marcantonio, (lobbyist) Joe Walsh and others did a good job getting some important legislation through.

In terms of other legal matters, I see some additional environmental issues brought up by those who don't want development

SYLVIA: I really don't see any new issues, but RIBA members can probably expect more of the same. There will be more of the NIMBY ("Not In My Back Yard") phenomenon, with neighbors fighting development. That will be especially true as developments move forward that have had their first set of approvals but have been dormant during the slowdown. There might be a completely new set of neighbors who have arrived in the meantime

who don't want any development.

THE BUILDER: Do you see any particular trends in these areas in the future? Do you think the issues will remain the same, or will there be new devils to deal with?

KELLY: In terms of those issues, I don't see it changing at all. And, frankly, I haven't seen much of an effect from this so-called movement by

the state government to ease or streamline the regulatory climate. I certainly haven't seen it in the developments we represent for RIBA members.

I don't think the Dept. of Environmental Management (DEM) process has been eased at all. We still have developments and other issues mired up there, just as developments have been for the last 35 years.

THE BUILDER: So do you see any hope for the work of DEM Director Janet Coit, who has promised regulatory reforms?

KELLY: It has nothing to do with the director. I think that Director Coit is making progress, and I have praise for her. But DEM as an institution seems to continue, on the permitting side, to move at a snail's pace.

THE BUILDER: When it comes to additional environmental issues, are you thinking of the new, statewide initiatives on global warming and sea-level rise?

KELLY: Those aren't going to be helpful. That's for sure.

SYLVIA: I agree. There are already tons of regulations in place, and these are among the issues RIBA has been moving on. As long as (these regulations) stay in the hands of proper authorities, we should be able to deal with them. But one of the problems RIBA recognizes is that we have 39 different municipalities in this state, and they can be like 39 independent states in making their own regulations.

These new issues could provide other opportunities for these communities to regulate on their own in areas they should leave to the state. (RIBA is represented on a committee that is studying

...continued next page

NAHB announces new lending pool for builders

The credit crunch just got a little less crunchy thanks to emergence of a new lending pool for members of the National Association of Home Builders.

In cooperation with NAHB, Columbia, Md.-based North Star Funding Solutions has set up a \$100 million fund from which

it plans to make loans between \$1 million and \$10 million for NAHB members.

The loans will provide 100 percent debt financing for small to medium-sized home builders who need from \$1 million to \$10 million for acquisition, development and construction loans, according to North

Star principal Tom Ellis.

For more information and requirements, members should contact Jessica Lynch at jlynch@NAHB.org.



the best way to implement statewide environmental regulation. Editor.)

THE BUILDER: What effects might the 2013 Koontz v. St. John's River Water Management District have on local exaction* issues, and have any of these manifested yet?

SYLVIA: The Koontz decision answered questions that arose about what exactly entailed an illegal exaction, after the Nollan and Dolan precedents** were set by the Supreme Court. After that time, many communities tried to find loopholes in the Nollan and Dolan doctrines to continue to try and seek conditions from developers such as providing the municipality with a donation of land, money or easements, which go beyond the scope of the development itself. Koontz put to bed these loopholes and applied the Nollan and Dolan doctrine outlawing unconstitutional conditions and exactions in a broader scope.

That's a big deal because we've seen a lot of these exactions. For a given approval, they might want an easement here or something else there. This case limits support for that.

THE BUILDER: In your travels, do you find that local boards in Rhode Island are aware of the Koontz decision? You'd certainly think that city and town solicitors would be.

SYLVIA: No. It doesn't seem that anyone is aware of the Koontz decision. And, yes, you would think the solicitors would be.

I've had a very recent experience with a town requiring something from a developer that isn't appropriate or related to the impact of the development itself. And it doesn't appear that there is knowledge about the Koontz decision, which, as I said, clarifies the older Nollan and Dolan decision, and prevents such a request or condition as part of an approval.

Without knowledge on the part of municipal officials, it will open up those municipalities to lawsuits which probably could be prevented.

THE BUILDER: Do you have any other legal concerns that RIBA members should be aware of this year?

SYLVIA: Legislatively, we haven't seen anything yet (as of February 27th) that really impacts them. So far, it's the usual battles.

THE BUILDER: What's the story on RIBA's legal settle-

ments with Cranston, Lincoln and Warwick over permit fees?

KELLY: Those cases were filed by RIBA in 2005, during the boom. In the year or two before that, those communities were experiencing a pretty good growth swing, so they started raising building-permit fees. At that point, all the members were building and busy, so it didn't make that much difference. Then the downturn came, and the fees started looking very high.

So our contention was that the fees were exorbitant and did not comport with the reasonable cost of issuing the permits and doing the inspections. And it was quite a battle to get those communities to produce the records we needed to prove that the fees were too high. That went on for quite a while, and they filed motions to dismiss the case. A few years ago, Joelle joined us and has done a remarkable job getting the cases together and getting them settled.

It turned out that they had, in fact, overcharged the builders. We were close to going to trial in December, but we had some serious settlement discussions. John Marcantonio and the RIBA Board of Directors did an excellent job negotiating with the applicable mayors and town managers. And with the threat of the trial, and with the accompanying exposure, we were able to get them to resolve the matter.

It's a great result. Members and others who paid for permits in the applicable period from 2002 to 2010 will get some money back. In Cranston, there will be \$100,000 in credits for building permits. The entire package amounts to \$475,000, including the credits.

SYLVIA: Another important part of this settlement is changing the fees. All three communities will have to establish committees that will include RIBA members, and they will look at the fees and come up with new fee schedules that are more in line with what their actual costs are.

(See related story on Page 1.)

**Exactions are burdens or requirements that a local government places on a developer to dedicate, construct or pay for all or part of capital improvements for public facilities as a condition for development approval.*

*** In the Koontz decision, the Supreme Court ruled that an exaction is not constitutional unless it has a "nexus" to a governmental purpose and it is "roughly proportional" to the impact of the project. In law, this is known as the Nollan and Dolan test, named after two Supreme Court cases. Part of the decision was that monetary exactions are subject to the same Nollan and Dolan test as land exactions.*

Power of Place Summit slated for May in Providence

WHEN: Friday, May 23rd

WHERE: Rhode Island Convention Center, Providence

COST: Early bird registration fees range from \$50 (students) to \$75 (government and non-profit) to \$100 (regular rate).

FOR INFORMATION AND TO REGISTER: Visit www.GrowSmartRI.org

Join 500 state, local and federal officials, business and civic leaders, real estate professionals, investors, architects, developers, builders, farmers and community stakeholders from across Rhode Island and New England for Grow Smart's 5th biennial Power of Place Summit.

The theme of this year's Summit is "The Power of Place: Positioning Rhode Island for an Economic Renaissance." This will drive the keynote address and the more than 15 workshops at the day-long forum.

"Expect to hear the latest about Rhode Island's new emerging economic-development strategy as well as programs and poli-

cies that leverage our state's many strengths," said a statement from Grow Smart Rhode Island, one of the event organizers.

"We'll cover the future of the State Historic Tax Credit, urban revitalization initiatives, transportation and infrastructure funding, mass transit, housing, agricultural viability and farmland protection," the statement continued.

"We'll also hear from those advancing, game-changer community development projects such as the I-195 Development District (The Link), the Warwick Station Development District (Warwick City Centre) and the East Providence Waterfront Development Project, among many others."

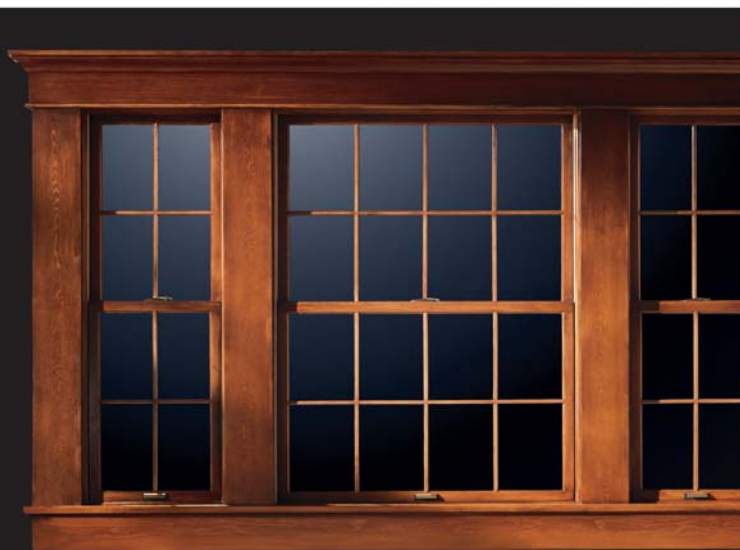
Since this is a gubernatorial election year, Grow Smart has invited the candidates to a panel discussion for their views on the governor's role in shaping economic and community development. *Providence Business News* Editor Mark Murphy is scheduled to moderate.



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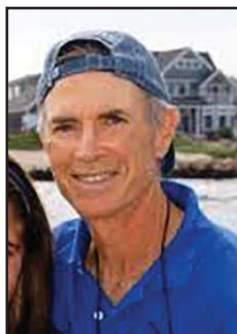


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John Meehan, headed Meehan Builders

John W. Meehan of Gloucester, founder and president of Meehan Builders Inc. and a longtime member of the Rhode Island Builders Association, died February 6th at Miriam Hospital. He was the husband of Mary Lou Meehan and father of two daughters, Madison and McKenzie Meehan.



John Meehan

Holder of a degree in architecture from Yale University, Mr. Meehan was a 1976 graduate of La Salle Academy and also attended Phillips Academy in Andover, Mass. A lifelong lover of ice hockey, he spent several years playing professionally in Europe. His team, Hielo Puigcerda Club, won Spain's National Championship in 1982-83.

Along with his wife and daughters, Mr. Meehan is survived by his mother, two sisters and four brothers. The family asks that donations in his memory be made to the

Leukemia Society, 1210 Pontiac Avenue, Cranston, RI 02920. For messages of condolence, please visit www.andersonwinfield.net



Marie Calcagni, was active in RIBA Women's Council

Marie Louise Calcagni of Providence, wife of Rhode Island Builders Association past President George A. Calcagni for 46 years, died peacefully on January 17th.

Mrs. Calcagni was an active member of RIBA's former Women's Council (now the Professional Women in Building Council) for many years.

She worked in the engineering division at the former New England Telephone Co., then as a nursery school teacher at Kids Kitty Corner at the Federal Hill House in Providence. She also was active in char-

ity work through St. Sebastian Church in Providence.

Mrs. Calcagni enjoyed painting, music, dancing and theater.

Besides her husband, she is survived by their son, G. Alfred Calcagni Jr., and their daughter, Caroline Calcagni, a member of the RIBA Board of Directors. Mrs. Calcagni also leaves a granddaughter and two sisters

Donations in her memory may be made to St. Sebastian Church, 67 Cole Ave., Prov., RI 02906.



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WORCESTER...from page 2

Powell at the Worcester Airport.

"Everyone wants to be on a winning team," she said of the students.

● **Maintaining direct connections with national and local businesses for mutual benefit.** Several of the school's technical programs operate under standards and certifications by companies like Cisco Systems, Microsoft, Toyota and others. As a result, Students can earn industrial certifications at WTHS and many walk right into high-paying jobs after graduation.

Locally, some 350 businesses are associated with the school as donors, sponsors and providers of internships.

● **Maintaining direct connections with the community.** Students in many programs work directly with low-income residents in the Worcester area, repairing cars or renovating dwelling units. WTHS even has an on-campus "Main Street." Open to the public, this mall-like facility includes a 125-seat restaurant and bakery, a branch of the Worcester Credit Union, a beauty salon and a gift shop, all run by students.

● **Maintaining direct connections with other academic institutions.** WTHS has integrated academic and technical curricula with other schools, such as Becker College, Johnson & Wales University, Massachusetts Bay Community College, Mt. Wachusett Community College, New England Institute of Technology, and Quinsigamond Community College. Students can earn college credit in many WTHS courses.

Dr. Harrity stressed that, despite WTHS's success, relations with the city's school department are a constant challenge. When public money began to dry up, she and her staff formed the Skyline Technical Fund, a non-profit, 501 C3 organization that brings in corporate and private donations to help support the school.

After Dr. Harrity's presentation, the Rhode Island group toured the school with WTHS Director of Career and Technical Education Kyle J. Brenner, then enjoyed a lunch and discussion at the student-run Skyline Bistro. In a final session, Mr. Brenner addressed questions from Robert J. Baldwin, one of RIBA's point men on CTE. These involved the admissions

process; industry programs, sponsorships, equipment and curricula; school administration; 501 C3 setup, organization and input to the school; internships and career placement for students; post-secondary education and reciprocity agreements; comparison with other Massachusetts CTE programs; and possible solutions for Rhode Island based on the WTHS model.

"For once, Rhode Island's small size can be a significant advantage here. There's no reason why we can't establish a unified, statewide CTE system on this model," Mr. Baldwin stated.

Along with Mr. Baldwin, of R.B. Homes Inc., RIBA visitors on February 28th were John Bentz of Property Advisory Group Inc., Ronald J. Caniglia of Stand Corp., Paul F. Eno of *The Rhode Island Builder Report* and Executive Director John Marcantonio. Also representing Rhode Island were Commissioner of Education Deborah A. Gist, William A. McCourt of the Rhode Island Manufacturers Association, Mark S. Hayward of the U.S. Small Business Administration's (SBA's) Rhode Island District, Gary S. Ezovsky of the SBA Region One Small Business Regulatory Fairness Board, Marcelo Canales of OIC of Rhode Island, and Rhode Island Senate policy officials Dr. Paula S. Dominguez and Robert Kalaskowski.

"As you go through this school, you con-

stantly see an energy, not only by the principal and staff, but among the students in every program," Mr. Caniglia commented.

"You go to the automotive department and it's been certified by Toyota. It's reaching out into the community and servicing cars owned by lower-income people. The construction students are doing three-story gut rehabs in some of the poorest parts of Worcester."

WTHS emphasizes real-world experience, he said

"There's real marketing in the marketing program, real bookkeeping in the accounting program, and a real restaurant in the culinary arts program. It's real people with real needs being served by real students, dealing with real issues in real time."

What has been done in Worcester can be done in Rhode Island, delegation members agreed.

"What Worcester did is kick it all up a notch. Not only did they realize that tech education isn't the second tier. They made it the higher tier," Mr. Baldwin said. "Especially with our business and political leaders fully aware that lack of a skilled and motivated workforce is pulling Rhode Island down, it's time for us to apply this proven model to our own CTE."

For more information about WTHS and its methods, visit <http://worcestertechnicalhigh.com>.



LEGISLATION...from page 12

inclusionary zoning should provide incentives such as density bonuses to compensate for the fee, if paid.

Watch for more details on the inclusionary zoning issue on the May *Rhode Island Builder Report*. Also see the related story on page 18.

RIBA is also working on measures related to apprenticeship rules, independent contractor definitions, regulatory reform, moratoriums on fees, income taxes, the corporate tax, the estate tax "cliff," and sales tax reduction.

Many of these actions are in cooperation with the Rhode Island Business Coalition and the Construction Industry Coalition.

Watch for more information on these issues, and for ways that you can help! If we are to have anything like the success we

had during the 2013 session, we will need the help of all our members.

For information now, contact RIBA Executive Director John Marcantonio at (401) 438-7400 or jmarcantonio@ribuilders.org.



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BOARD REPORT...from page 8

as E. D'Angelo and Timothy A. Stasiunas reported on recent meetings of the study committee on statewide wetlands and septic-system standards.

"With various global warming and sea-level rise initiatives being started, there will be new environmental challenges," Mr. D'Angelo said.

In a report from the Legislative Committee, Co-Chairman Robert J. Baldwin outlined 11 points that RIBA is concentrating on during the current session of the General Assembly, mostly in cooperation with the Rhode Island Business Coalition and

the Construction Industry Coalition. (*Related story on page 12*)

Home Show Committee Chairman Ronald J. Smith reviewed details of the "bigger and better" 2014 Home Show, set for April 3rd – 6th at the Rhode Island Convention Center. He stressed that volunteers are needed to help with show set-up, operation and dismantling.

In his report, Executive Director John Marcantonio said that RIBA is receiving help from the National Association of Home Builders to bring in national experts to speak to legislators on environmental issues.

Mr. Marcantonio also outlined oppor-

tunities for members to meet one-on-one with federal legislators at RIBA headquarters. Members should watch *The Rhode Island Builder Report*, their e-mail and the RIBA website and Facebook page for more information.

Also presented to the board was a preliminary draft of a major report, *The Economic Impact of the Construction Industry on the Economy of Rhode Island*, prepared by Dr. Edinaldo Tebaldi, associate professor of economics and director of the Center for Global and Regional Economic Studies at Bryant University at RIBA's request.

Copies of the report will be distributed as soon as it is finalized.

SETTLEMENTS...from page 1

ber 17, 2002, and May 21, 2010.

The settlements also involve RIBA working with the three communities on new fee structures.

In total, the proposed settlements amount to \$375,000 in cash refunds, with an additional \$100,000 in building-permit credits to be issued by the City of Cranston, according to attorney Michael A. Kelly, whose firm represented RIBA in the lawsuits.

Checks were to be mailed, and credits issued, pending approval of the settlements by the Superior Court at a hearing scheduled for March 20th. Mr. Kelly told *The Rhode Island Builder Report* that, as of February 27th, there had been no objections to the settlements, and there was no reason to believe the court would not approve them.

No action by eligible recipients is required. Payments will be automatic.

Warwick

The proposed settlement with Warwick involves cash distributions to applicants for 361 building permits issued during the dates listed above. Under the agreement, the city will pay \$50,000. After payment of legal fees and costs, a court-approved amount will be distributed to eligible recipients.

Lincoln

Under the proposed settlement with Lin-

coln, the town will pay \$150,000 into a settlement fund based on charges for 298 building permits issued between the specified dates. After payment of legal fees and costs, a court-approved amount will be distributed to those eligible.

Cranston

Under the proposed settlement, the City of Cranston will pay \$175,000 and make available an additional \$100,000 in credits against future building permit fees to

eligible applicants. The amount is based on fees charged for 575 permits issued between the specified dates. After payment of legal fees and costs, a court-approved amount will be distributed to those eligible in the form of cash and/or credits.

There is no need for eligible recipients to take any action. As stated above, payments and/or credits for those eligible applicants will be automatic. Full details of the proposed settlement are available online at www.maklawfirm.com.

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