



Town of South Kingstown Economic Development Commission

Regular Meeting Minutes
Wednesday, October 1, 2025 at 6:00 PM
Neighborhood Guild, Lounge
325 Columbia Street, Wakefield, RI
www.southkingstownri.gov

Michael Gagas, Chair
Randy Apuzzo, Vice Chair
Andrew Holt, Secretary
Thomas Routliffe
Ken Tetzner
Susan Marcus
Josh Gilman
Ian Clark
Jack Cadman
Kirk Brown
Gerry Schaffert

A. Call to Order:

The meeting was called to order at 6:28 pm, following the establishment of a quorum with the arrival of Mr. Routliffe.

B. Roll Call:

Present: Randy Apuzzo, Susan Marcus, Kirk Brown, Gerry Schaffert, Ken Tetzner, Tom Routliffe

Absent: Mike Gagas, Andrew Holt, Josh Gilman, Ian Clark, Jack Cadman

Staff: Brian Wagner

C. Approval of Minutes:

Mr. Tetzner moved to approve both the 8/13/2025 and the 9/3/2025 minutes. Mr. Routliffe seconded the motion and the motion was passed unanimously.

1. 8/13/2025 Draft Minutes
2. 9/3/2025 Draft Minutes

D. Correspondence & Public Comment:

E. Old Business:

1. EDC Surveys - Status report and discussion regarding the Innovation Center and Workforce surveys.
2. Old Tower Hill Road Neighborhood Plan - Discussion regarding the draft Form-Based Code ordinance. Possible action on public education and outreach or advisory recommendations to the Planning Board and Town Council. [Link to Draft Form-Based Code for OTHR](#)

F. New Business:

1. Main Street R.I. - Discussion and possible action as follow up to the 9/29/2025 presentation by GrowSmart RI on the state's new Main Street Program. See the following informational links.
 - [Main Street America](#)
 - [GrowSmart RI - Main Street](#)
 - [R.I. Legislature Main Street Press Release](#)

G. Staff Update & Planning Department Activities:

1. Monthly Update on Business Development Projects - [Link to Active Commercial Development Projects](#)
 - **Safe Harbors / Silver Spring Marina** - Planning Board hearing 10/16/2025

- **Village at South County Commons / Bldgs 26 & 28** - *Under administrative Final Plan Review*
- **South County Health** - 11 Kenyon Ave - IMP Update & Dev. Plan Review - *Approved by Planning Board 9/23/2025.*
- **Liberty Lane / South County Post & Beam** - *Application for a change to approved plan for expanded pavement - Incomplete*
- **82 Main St / Mixed Use Development** - *Technical Review Committee 10/8/2025*
- **Lofts at Fairgrounds** - *Master Plan hearing at Planning board 10/28/2025*

H. **Recurring Discussion Topics:**

I. **New Discussion Issues & Future Agenda Items:**

J. **Adjournment:**