

BURRILLVILLE REDEVELOPMENT AGENCY

MEETING MINUTES

Meeting Place: Town Council Chambers, Town Hall

Meeting Date: July 26, 2004

Meeting Time: 7:00 PM

Members Present:

James A. Langlois, Chairman Cheryl Choquette

Thomas Humphrey, Vice Chairman Howard Covitz

Jeffrey J. Barr

Members Absent:

Staff/Consultants Present:

Michael C. Wood, Secretary Scott A. Gibbs, NEEDS

Timothy Kane, Esq. David Block, The Community Builders

Others Present:

Bob Peloquin, DPNA

Call To Order:

Chairman James Langlois called the meeting to order at 7:13 PM.

Approval of Minutes:

On a motion by Jeffrey Barr, seconded by Cheryl Choquette, the June 22, 2004 Meeting Minutes were unanimously approved.

Approval of Invoices/Bills:

No invoices/bills were presented for approval.

Citizen Comment:

None

Old Business:

1. Update Stillwater Mill - Redevelopment District

Mike Wood informed the Agency that the Town Council has approved the Stillwater Mill Redevelopment Plan which effectively establishes the Stillwater Mill Redevelopment District. Gibbs informed the Agency members that he will be producing the final bound document.

Tim Kane emphasized the importance of making sure that the final document is provided to the Town Clerk.

David Block gave an update of the Stillwater Heights project. Mr. Block informed the members that Community Builders received the commitment from the United States Department of Housing and Urban Development two weeks ago. Mr. Block explained that the attorneys are putting together closing documents and that the closing would occur in late August or early September. Construction should be completed within twelve months from the commencement

of construction.

Mike Wood informed the Agency that the Town Council will, at its next meeting, vote to place the library project on the ballot for this fall. Mike Wood also stated that an architect has been selected and that the Town is proceeding with land acquisition.

Gibbs referenced a handout concerning the Blackstone Watershed Integrated Water Resource Restoration Project. Gibbs explained that Tom Kravitz brought this program to the attention of the Agency as a potential source of funding support for the Stillwater Mill redevelopment project. Gibbs explained that he contacted the Rhode Island Department of Environmental Management (“RIDEM”) to clarify application procedures. According to RIDEM, the program has not yet been finalized and that its primary focus is to support projects in areas that are not currently serviced by sewers. RIDEM did indicate that the Stillwater Mill project could be submitted for funding support given its positive impact on the water quality of the Clear River and the fact that the project has been identified by the State of Rhode Island as a “Growth Center”. Wood requested that Gibbs prepare a draft letter to the RIDEM to be submitted by the Town and the BRA indicating their interest in the draft program and their intention to submit the Stillwater Mill redevelopment project for funding support.

There was a length discussion concerning the Pascoag Fire District water connection fee structure and its impact on both the Stillwater

Heights project as well as other future projects in the redevelopment district. Mike Wood indicated that the current fee structure does not effectively respond to redevelopment projects such as the Stillwater Heights and Clock Tower residential projects. Wood explained that the Pascoag Fire District has engaged professional services to redesign the fee structure. David Block explained that the fee structure is the most severe that the Community Builders have encountered in Rhode Island and that unless the fee structure is changed, the financial viability of projects such as the proposed Clock Tower residential project could be seriously threatened.

2. Downtown Pascoag Redevelopment District

Scott Gibbs stated that the draft “Request for Proposals” and “Scope of Services” has been refined and reviewed by Tom Kravitz. Gibbs apologized for not emailing the RFP and Scope to the Town Manager’s office for distribution at the meeting.

New Business:

1. Overview of Condemnation Procedure

Tim Kane provided an overview of the condemnation procedure. According to Kane, the procedure is fairly simple beginning with the approval of a resolution to condemn a specific property. This resolution must also include a legal description of the property. Kane explained that the BRA would have up to 6 months to record the resolution in the Land Evidence Records along with the deposit of

funds to pay for the property to be condemned. If the BRA and the property owner are unable to reach an agreement on the price for the property and relocation, the BRA would file suit in the Superior Court for determination of the purchase price and relocation expenses. Mike Wood requested that Tim Kane provide a written overview of the process.

General Discussion:

There was additional discussion regarding the water connection fee structure and the Pascoag Fire District. Tom Humphrey suggested that the BRA communicate their concerns with the Pascoag Fire District. Mike Wood indicated that may be appropriate after he gets better definition from the fire district regarding the direction they are considering as part of the fee structure redesign.

Jeff Barr inquired on the status of the meeting stipends for the Agency. Mike Wood indicated that the BRA could not vote on the issue unless it was on the agenda. Gibbs indicated that the issue would be on the next meeting agenda.

Executive Session:

Pursuant to Rhode Island General Laws 42-46-5(a)5 regarding discussing the acquisition of property, a motion was made by Jeffrey Barr to go into closed session, the motion seconded by Thomas Humphrey, with James Langlois, Cheryl Choquette and Howard Covitz all voting to support the motion.

Vote #1

Vote #2

Vote #3

Vote #4

Vote #5

Adjournment:

On a motion by Howard Covitz, seconded by Jeffrey Barr, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 9:20 PM.

Minutes approved by:

Michael C. Wood, Secretary Date:

Date filed with Town Clerk: _____