

BURRILLVILLE REDEVELOPMENT AGENCY

MEETING MINUTES

Meeting Place: Town Council Chambers, Town Hall

Meeting Date: August 23, 2005

Meeting Time: 7:00 PM

Members Present:

James A. Langlois, Chairman Robert Peloquin

Jeffrey J. Barr, Vice Chairman Cheryl Choquette

David A. Fontaine

Members Absent:

Staff/Consultants Present:

Timothy Kane, General Legal Counsel Scott A. Gibbs, NEEDS, Inc.

Michael C. Wood, Secretary Tom Kravitz, Town Planner

Others Present:

Margarita Iglesia, The Cecil Group David Block, The Community Builders

Call To Order:

Chairman James Langlois called the meeting to order at 7:15 PM.

Approval of Minutes:

On a motion by Jeffrey Barr, seconded by Bob Peloquin, the minutes of July 26, 2005 were unanimously approved as amended.

Approval of Invoices/Bills:

On a motion by David Fontaine, seconded by Bob Peloquin, the invoice from the Cecil Group in the amount of \$12,870 was unanimously approved subject to final review by the Town. On a motion by David Fontaine, seconded by Bob Peloquin, the invoice from the Cecil Group in the amount of \$23,158 was unanimously approved subject to final review by the Town. Tim Kane referenced the invoice from Continental Realty Inc. explaining that the principal of the firm, Mr. William G. Floriani, has considerable experience in condemnation cases through his previous work with the Providence Redevelopment Authority. Mr. Kane stated that Mr. Floriani had met with Mike Wood and David Block and would probably be used as a resource for future activities. On a motion by Jeffrey Barr, seconded by David Fontaine, the invoice from Continental Realty Inc. in the amount of \$300 was unanimously approved.

Citizen Comment:

None

Old Business:

1. Update on Downtown Pascoag Redevelopment District

Margarita Iglesia distributed a draft of the Downtown Pascoag Redevelopment Plan. Ms. Iglesia explained that she hoped to receive comments from the BRA regarding the draft plan prior to the planned September public meeting. Ms. Iglesia suggested that a deadline be established for receipt of the BRA comments so that a date could be set for the public meeting.

Mike Wood asked how the comments would be assimilated. Mr. Wood suggested that the comments be assimilated and presented back to the BRA prior to the incorporation of the comments into the final document. There was a consensus to delay the next public meeting until October and to review all comments at the next BRA meeting. It was agreed that all BRA members would forward their comments by September 19, 2005.

2. Update Stillwater Mill - Redevelopment District

Mike Wood stated that an update on the library project would be presented to the Town Council at its next meeting. Mr. Wood expressed optimism regarding the library project stating that building costs have been reduced to within budget and that fundraising activities are moving forward. Cheryl Choquette asked whether the location of the library had changed as discussed at the last BRA meeting. Mr. Wood stated that the location has not changed. Mr. Langlois inquired as to where the project was in terms of the design stage. Mr. Wood responded that the project was in the design development stage. Mr. Wood stated that it is possible that the

project could go out to bid before the end of the year with construction commencing next year.

New Business:

1. Consider action related to an option agreement for the sale of land/property to Community Builders or another owner entity established to own and operate real estate.

Tim Kane distributed a memo dated August 23, 2005 regarding an option agreement with Community Builders. Mr. Kane explained that in the event efforts to negotiate a purchase price with Mr. Cardente fail, it may be necessary for the BRA to enter into an “option to purchase” agreement with Community Builders. Mr. Kane explained that the memo sets forth the parameters of the “option to purchase agreement”. Mr. Kane stated that the agreement calls for a non-refundable option fee of \$50,000, or an option fee to be negotiated with Community Builders.

Jeffrey Barr asked whether the option agreement was sufficient for Community Builders to proceed with what they need to accomplish. Tim Kane answered that the option agreement was sufficient for Community Builders to proceed with securing the necessary commitments to fund the project. Mr. Kane summarized the various elements of the proposed option agreement. David Fontaine asked whether the Town would have the option to purchase the community center space. Tim Kane stated that the Town would have the option to purchase the community center space for a fee of \$1. Jeffrey Barr

asked what the community center space would be used for. Mike Wood explained that possible uses of the space are varied and that these options are currently under review. Mr. Barr asked whether the community center use is in conformance with the Stillwater Mill Redevelopment Plan. Mike Wood responded that the various plans called for various municipal uses and that the use of a portion of the Clocktower Building would not contradict this vision. Various additional questions were asked regarding Section 8 housing and affordable housing, property management, and the effects of changes in tenant income on resident tenancy.

Jeffery Barr asked Mr. Block his opinion regarding the probability of receiving funding support from Rhode Island Housing. Mr. Block explained that the type of project and its impact on the community are factors that favor the Clocktower project. Conversely, Mr. Block explained that the size of the project would result in Rhode Island Housing allocation a significant portion of its federal low income housing tax credits to the project.

Tim Kane stated that, if efforts to negotiate a purchase price with the property owner fail, it may be necessary for the agency to authorize the execution of a purchase option agreement between the agency and Community Builders. A motion was made by Jeffrey Barr, seconded by Cheryl Choquette, and unanimously approved to authorize James Langlois to enter into an option to purchase agreement with Community Builders for the Clocktower building.

Establish agenda item deadline.

Mike Wood suggested that the BRA establish a policy regarding a deadline to put items on a meeting agenda. After some discussion, a motion was made by David Fontaine, seconded by Bob Peloquin and unanimously approved to set a deadline of 4 PM, of the Tuesday prior to a regularly scheduled agency meeting.

Executive Session:

Pursuant to Rhode Island General Laws 42-46-5(a)5 regarding discussion relating to the acquisition of real property (Champion Realty Map 160 lot 65), a motion was made by Jeffrey Barr to go into closed session, the motion was seconded by Bob Peloquin, with James Langlois, Cheryl Choquette and David Fontaine all voting to support the motion.

A motion to reconvene the public portion of the meeting and to seal the minutes of the Executive Session was made by Jeffrey Barr, seconded by David Fontaine, with Cheryl Choquette, James Langlois and Bob Peloquin all voting to support the motion. The public portion of the meeting was reconvened in open session where it was announced that one vote was taken in Executive Session.

Adjournment:

On a motion by Jeffrey Barr, seconded by Bob Peloquin, a motion to adjourn the meeting was unanimously approved. The meeting

adjourned at 9:50 PM.

Minutes approved by:

Michael C. Wood, Secretary Date:

Date filed with Town Clerk: _____