

BURRILLVILLE REDEVELOPMENT AGENCY

MEETING MINUTES

Meeting Place: Town Council Chambers, Town Hall

Meeting Date: May 24, 2005

Meeting Time: 7:00 PM

Members Present:

James A. Langlois, Chairman Robert Peloquin

Jeffrey J. Barr, Vice Chairman

Cheryl Choquette

Members Absent:

Howard Covitz David A. Fontaine

Staff/Consultants Present:

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

Michael C. Wood, Secretary

Others Present:

Steven G. Cecil, The Cecil Group Richard A. Paik, Bonz & Associates

Margarita Iglese, The Cecil Group

Call To Order:

Chairman James Langlois called the meeting to order at 7:09 PM.

Approval of Minutes:

None

Approval of Invoices/Bills:

On a motion by Jeffrey Barr, seconded by Bob Peloquin, the invoice from Tim Kane, Esq. dated May 20, 2005 in the amount of \$5,340 was unanimously approved. On a motion by Bob Peloquin, seconded by Cheryl Choquette, the invoice from New England Economic Development Services, Inc. dated May 2004 in the amount of \$1,350 was unanimously approved. On a motion by Jeffrey Barr, seconded by Bob Peloquin, the invoice from the Cecil Group dated May 2004 in the amount of \$2,506 was unanimously approved.

Citizen Comment:

None.

Old Business:

1. Downtown Pascoag Redevelopment District

Steven Cecil summarized the results of the recently held public meeting. Mr. Cecil stated that there was a good diversity of people and interests that were represented in the meeting. A slide presentation was shown that summarized many of the findings of the public meeting. Mr. Cecil referenced comments regarding the importance of addressing the regulatory issues, particularly State

regulatory issues. These regulatory issues were seen as potential barriers to facilitating and responding to development and investment opportunities. Other issues and opportunities that were identified during the public meeting included (1) Route 100/107 intersection, (2) parcelization, (3) the strong village character, (4) seasonal amenities, (5) the existing river edge, and (6) vacant and undeveloped sites. Weaknesses that were identified were (1) high costs of renovations, (2) lack of convenient parking, and (3) narrow sidewalks and overhead utilities. Cecil outlined a series of priorities that were identified.

Richard Paik presented both development constraints and market constraints. Development constraints included relatively low traffic volume, small size of market population, and regional competition in Greenville, RI and Putnam, Massachusetts. Paik also outlined the profile of the market in terms of household income and other demographic trends. Paik presented an overview of Burrillville's market capture rate as compared to the capture rate for a 12 mile radius. Of particular interest was the relatively low capture rate for groceries which should be closer to 100%. This was identified as a potential market opportunity. Eating and drinking was the only category that showed a net inflow of consumer spending.

Steven Cecil identified various vacant site and building reuse opportunities. Paik stated that it was important to keep in mind the alignment of the river as well as the presence of the pond and site

development opportunities on this pond. Cecil presented various land-use choices stating that a realistic goal would be to nurture a diversified mix of these uses as compared to a critical concentration of one or two uses. A discussion occurred regarding the viability of a youth center in Pascoag. Redevelopment choices were discussed for the Route 107/Route 100 intersection and the Pascoag Main Street vacant sites. Choices regarding traffic and circulation were presented. Three overall approaches were presented including (1) commercial, (2) mixed use with housing, and (3) lower density with an emphasis on civic uses and/or open space. Cecil concluded by providing an overview of the next tasks for the months of July and August.

James Langlois outlined several news events in Pascoag including a recently announced condo development along Union Pond, the recent sale of a critical building and a for sale sign on the former music hall. Mr. Langlois expressed concern regarding the fact that these events are occurring while the Redevelopment Agency is still in the planning process to define what the preferred vision is for Pascoag. Cecil indicated that these news events are positive from the standpoint that there is obvious investment interest in Pascoag.

2. Update Stillwater Mill - Redevelopment District

Mike Wood indicated that the Library project is still under planning including responding to environmental issues and managing budget issues. Mr. Wood stated that a June Planning Board meeting is being

anticipated.

Gibbs indicated that the outlining of allowed uses will be presented at the next meeting of the Redevelopment Agency.

3. Update on Status of Property Tax Incentive Program

Mike Wood explained that this issue will more than likely be deferred until the next General Assembly session and will probably be addressed at the same time that the formal adoption of the Downtown Pascoag Redevelopment District is considered by the Town Council.

New Business:

1. Adoption of Resolution Appointing Tim Kane as “Agent for Service”.

A resolution was presented designating Tim Kane as “Agent for Service”. Jeffery Bar made a motion authorizing the signing of the resolution, seconded by Bob Peloquin. The motion was unanimously approved.

General Discussion:

Robert Peloquin restated the DPNA’s need for assistance in the planning and coordination of the various events in Downtown Pascoag.

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 and Cheryl Choquette all voting to support the motion.

Vote #1

Vote #2

Vote #3

Adjournment:

On a motion by Jeffrey Barr, seconded by Bob Peloquin, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 9:25 PM.

Minutes approved by:

Michael C. Wood, Secretary Date:

Date filed with Town Clerk: _____