

# **BURRILLVILLE REDEVELOPMENT AGENCY**

## **MEETING MINUTES**

**Meeting Place: Town Council Chambers, Town Hall**

**Meeting Date: July 26, 2005**

**Meeting Time: 7:00 PM**

### **Members Present:**

**James A. Langlois, Chairman Robert Peloquin**

**Jeffrey J. Barr, Vice Chairman Cheryl Choquette**

### **Members Absent:**

**David A. Fontaine**

### **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 Roger Bourbonniere, DPNA**

**Douglas L. Brown, Durkee Brown Viveiros Werenfels**

**Architects Barbara Sokoloff, Barbara Sokoloff Associates**

**Joseph Garlick, WNDC AI Constatino**

**Joseph Cardente**

### **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 June 28, 2005 were unanimously approved as amended.**

**Approval of Invoices/Bills:**

**On a motion by Jeffrey Barr, seconded by Bob Peloquin, the invoice from ATS Survey, Inc. in the amount of \$5,780 was unanimously approved. On a motion by Jeffrey Barr, seconded by Bob Peloquin, the invoice from Tim Kane, Esq. in the amount of \$1,962 was unanimously approved. On a motion by Jeffrey Barr, seconded by Bob Peloquin, the invoice from Coyle Appraisals in the amount of \$750 was unanimously approved.**

**Citizen Comment:**

**Roger Bourbonniere of the DPNA stated that the DPNA has a meeting on August 4 at 7:00 PM. Mr. Bourbonniere requested BRA attendance at the meeting to provide an update on the Downtown Pascoag redevelopment planning process. Mr. Bourbonniere also stated that a draft job description for a coordinator for the DPNA/Downtown Pascoag has been prepared and provided to the Town.**

**Cheryl Choquette made a motion to take the agenda out-of-order and move to new business, item #1, "Request by Joseph Cardente, owner of the Clocktower Building at 250 Harrisville Main Street (Map 160, Lot**

65) to address the agency". The motion was seconded by Jeffrey Barr and unanimously approved.

Al Constatino, representing the owner of 250 Harrisville Main Street, summarized a proposal to redevelop the subject property into both market rate and affordable residential rental units. Mr. Constatino introduced the various participants in the proposed redevelopment project. Mr. Joseph Garlick of the Woonsocket Neighborhood Development Corporation stated that he was first approached by Mr. Constatino on July 4, 2005 regarding the potential redevelopment of the subject property. Since being first approached, Mr. Garlick indicated that he has had subsequent discussions with Ms. Barbara Sokoloff and Douglas Brown regarding the proposed project. Mr. Garlick indicated that the proposed project offers an exciting opportunity for redevelopment.

Mr. Douglas Brown of Durkee Brown Viveiros Werenfels provided an overview of his firm's experience in the redevelopment of industrial mill structures into residential projects. Mr. Brown indicated that his firm has extensive experience in adaptive reuses of industrial mill buildings, affordable housing and historic renovations. Mr. Brown specifically referenced the Rau Fasteners and Pearl Street Lofts projects in Providence as evidence of his firm's experience. Mr. Brown summarized his limited investigation of the subject property and indicated that the property was structurally sound and offered a viable opportunity for residential redevelopment.

**Barbara Sokoloff of Barbara Sokoloff Associates referenced a previous meeting with representatives of the Town of Burrillville and highlighted her experience in packaging affordable housing projects with Rhode Island Housing and not for profit developers. Ms. Sokoloff stated that Woonsocket Housing Development Corporation is considered one of the top four not for profit housing development corporations in Rhode Island. Ms. Sokoloff stated that she would be primarily involved with the financing portion of the project. Ms. Sokoloff highlighted the importance of meeting the October deadline for Rhode Island Housing funding and historic tax credits. Ms. Sokoloff expressed confidence in the development team's success in securing Rhode Island Housing funding.**

**Bob Peloquin inquired about the relationship between Woonsocket Neighborhood Development Corporation and Durfee Brown Viveiros Werenfels. Douglas Brown indicated that he had previous experience with WNDC on the Constitutional Hill project in Woonsocket. James Langlois asked Brown if he had developed any conceptual drawings of the Clocktower Buildings redevelopment. Mr. Brown stated that conceptual plans have not been developed and that the first step would be to develop existing conditions plans and to survey and review code issues. Tim Kane asked Mr. Garlick what he thought would be the mix of affordable and market rate units in the Clocktower Building. Mr. Garlick responded that the mix would probably be 60% affordable and 40% market rate rental units.**

**Mike Wood expressed to Mr. Cardente that he needed to provide more information to the Agency detailing why the Agency should change directions at this late hour and chose instead to work with his team. Mr. Cardente responded that he has received a deposit from WNDC and that the team is ready to proceed. Mr. Constantino referenced the strength of the development team and that his team offered a more peaceful alternative to the redevelopment of the Clocktower building. Mike Wood asked for an overview of the incremental steps to accomplish over the next year. Ms. Sokoloff stated that WNDC would be the developer and that the most important milestone is the October 1, 2005 Rhode Island Housing funding deadline. In preparation for the Rhode Island Housing funding application, a schematic layout, development budget and source-and-use-of-funds statement would need to be prepared. Ms. Sokoloff explained that Rhode Island Housing makes recommendations to its Board of Directors in December or January. Assuming preliminary approval is secured, final approval would occur in June or July of 2006. Ms. Sokoloff stated the importance of local community development corporations and their connections with local communities. Mr. Garlick also referenced the importance of other funding sources including Rhode Island and federal historic tax credits, lead paint abatement funds, Community Development Block Grant funds and the Rhode Island Housing Resource Commission.**

**Mr. Wood inquired as to what the development team needs or expects**

from the Town in order to effectively execute the project. Mr. Constantino referenced any previous architectural and base civil engineering work. Mr. Constantino also stated that the development team will need a commitment from the Town that it will cooperate with the development team in securing funding from the various sources including possibly CDBG funds and a Section 108 loan guarantee. Mr. Constantino also referenced the importance of working out an agreement with the Town regarding the brick building that is connected to the subject property and is owned by the Town.

Wood stated that he believed the proposed number of units, 59, by Woonsocket Neighborhood Development may necessitate the redevelopment of both properties in order to have adequate parking and meet other zoning requirements. Mr. Garelick stated that the 59 units were based on only using Cardente's property. Both Sokoloff and Brown concurred that there needed to be a real dialogue with the Town concerning these issues. Sokoloff stated that Rhode Island Housing will require municipal certifications of compliance with zoning and subdivision requirements.

James Langlois inquired about the timing of securing historic tax credits. Mr. Brown responded that the process is basically concurrent with the process for securing Rhode Island Housing funds, although the process for historic tax credits would proceed quicker.

**A motion was made by Jeffrey Barr to go back to the original agenda. The motion was seconded by Cheryl Choquette and unanimously approved.**

**Old Business:**

**1. Update on Downtown Pascoag Redevelopment District**

**Margarita Iglesia distributed a hand-out dated July 25, 2005 summarizing the various draft redevelopment plan elements and recommendations. Ms. Iglesia stated that upon the Agency acceptance of these plan elements and recommendations, the Cecil Group would then proceed with the preparation of the final report. Ms. Iglesia explained that the plan elements and recommendations focus on various general improvement areas including (1) redevelopment of key vacant sites, (2) building improvement program, (3) parking development program, (4) roadway improvements, (5) construction of a river walk, (6) creation of “pocket parks”, (7) streetscape improvements, (8) infrastructure relocation, (9) zoning review and update, and (10) code enforcement.**

**James Langlois inquired as to whether the objective was to secure approval of the plan elements and recommendations from the Agency at this meeting. Tom Kravitz explained that the approach would be to incorporate the plan elements and recommendations into the final public meeting for final review and approval. Mr. Kravitz stated that the final meeting will be scheduled in September. Mike Wood asked that the document outlining the plan elements and recommendations**

**be disseminated electronically and that Agency members communicate their feedback to the consultant prior to the next Agency meeting.**

**Bob Peloquin questioned how the improvements would be funded. Mr. Peloquin stated that based on past stalled attempts to facilitate the redevelopment of Downtown Pascoag, it is important that the new plan provide detail on how the various plan elements are to be funded. Ms. Iglesia referenced downtown improvement districts as one possible approach. It was agreed that this issue needs to be clarified.**

## **2. Update Stillwater Mill - Redevelopment District**

**Mike Wood summarized the assumptions and conclusions of Coyle Appraisals' review of the Clocktower Building appraisal. Mr. Wood explained that the Coyle review supported the original findings of the Andolfo appraisal which is important in the event that the property is taken by the Agency through condemnation. Tom Kravitz presented preliminary plans for the proposed library project. Mr. Kravitz provided an overview of site location, design and cost issues.**

### **New Business:**

**1. Consider action on Resolution No. 2005-101, Resolution declaring the necessity for acquisition of land or interest therein, in the redevelopment of the plat of land to be condemned for Stillwater**

**Clocktower Building project, re: 250 Harrisville Main Street (Map 160, Lot 65) owned by Champion Realty.**

**Mike Wood requested feedback from the Agency members regarding the presentation by Mr. Constatino and the various individuals comprising the development team for the Clocktower Building property. A lengthy discussion pursued regarding the various timing issues surrounding the project and the importance of selecting a development proposal and team that has the capacity to meet the time constraints. Mr. Wood explained that the Town Council would be holding a special meeting on Saturday, July 30, 2005 to address several issues that will have a bearing on the decisions of the Agency. Jeffrey Barr made a motion to table this agenda item until the next Agency meeting. The motion was seconded by Bob Peloquin and unanimously approved.**

#### **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.**

**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 Bob Peloquin, with Cheryl Choquette and James**

**Langlois 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 10:00 PM.**

**Minutes approved by:**

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**Michael C. Wood, Secretary      Date:**

**Date filed with Town Clerk: \_\_\_\_\_**