

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Town Council Chambers, Town Hall
Meeting Date: October 24, 2006
Meeting Time: 7:15 PM

Members Present:

James A. Langlois, Chairman	David A. Fontaine
Cheryl Choquette	Mark Brizzard (Alternate)
Robert Peloquin	

Members Absent:

Jeffrey J. Barr

Staff/Consultants Present:

Tim Kane, General Legal Counsel	Scott A. Gibbs, NEEDS, Inc.
Michael C. Wood, Secretary	Tom Kravitz, Town Planner
Joyce Rowley, Consultant	

Others Present:

Joseph Garlick, Woonsocket Neighborhood
Housing Development Corporation

Call To Order:

Chairman James Langlois called the meeting to order at 7:07 PM.

Approval of Minutes:

David Fontaine made a motion, seconded by Bob Peloquin to approve the meeting minutes of September 26, 2006 subject to the revision indicating that Bob Peloquin made the motion to approve the invoice from the Cecil Group. The motion was unanimously approved.

Approval of Invoices/Bills:

David Fontaine made a motion to approve the invoice from Joyce Rowley for professional services dated October 16, 2006 in the amount of \$3,136.00. The motion was seconded by Bob Peloquin. The motion was unanimously approved.

Citizen Comment:

None

James Langlois made a motion to amend the agenda to allow for Joe Garlick of the WNHDC to address the agency regarding the Clock Tower project. The motion was seconded by David Fontaine and was unanimously approved.

Joseph Garlick provided an update on funding status for the Clock Tower project. Mr. Garlick referenced the HUD Hope 6 grant which he stated was a coup for the Town. Garlick stated that he should be in a position to receive approval on the remainder of the tax credits before the end of the year. Garlick stated that they are in discussions with Bank of America regarding the purchase of the tax credits. Garlick continued by explaining that their contractor continues to work on refining project cost estimates and that the architect will be wrapping up the design and bid process by the end of November. Garlick projected that construction should commence in March or April of 2007.

Mike Wood inquired as to whether the request by the tenant to remain in the building for an additional six months would create a problem for WNHDC. Garlick responded that it wouldn't be a problem as

long as they can continue to have unfettered access to the property to conduct measurements and possibly some test borings.

Mike Wood questioned Garlick as to how the BRA should proceed in discussing the end use and planning for the community space. Joe Garlick responded that he will need some guidance from the Town as to what it desires for the community space.

Consultants/Staff Reports:

Ms. Rowley referenced her memo dated October 16, 2006 addressing project updates. Ms. Rowley stated the Town was interested in applying for an RIDEM open space grant in support of Phase III of the riverwalk. Ms. Rowley explained that the Town was having problems in securing signatures from the property owners on the consent form. Ms. Rowley stated that at the suggestion of Tom Kravitz, it was suggested that they redirect the open space grant for the acquisition of the railroad right of way between Pascoag and Harrisville. Tom Kravitz continued by providing an overview of the railroad right of way and the proposed bike path. James Langlois inquired as to the issue of wetlands permitting. Tom Kravitz stated that there are provisions to exempt this type of permitting given that it is within the railroad right of way and that the wetlands have already been disturbed. Robert Peloquin made a motion to endorse the Town's application for funding support to purchase the railroad right of way. The motion was seconded by Cheryl Choquette and was unanimously approved.

Joyce Rowley referenced the pumpkin carving event at the Veterans' Park and the DPNA's decision to allocate funds to support the provision of electricity for the Victorian Christmas activities. Robert Peloquin expressed concerns about the attendees of the Pumpkin Carving event and possible conflicts with the areas that are currently under construction. Ms. Rowley provided an overview of various steps that can be taken to contain event attendees in designated areas.

Old Business:

1. Discussion, consideration and action relative to Stillwater Mill Redevelopment District.

Mike Wood stated that the Library project is proceeding well. Mr. Wood stated that they have uncovered a drain that goes down to the river which the Town has agreed to replace. Tom Kravitz explained that a demising wall on Mill 4 will need to be constructed that will be four feet high with wood finished to the roof. Kravitz also explained changes to the roof line that is exciting and could result in project cost savings and the possible inclusion of cedar shingles.

James Langlois referenced the proposed community center to be included in the redeveloped Clocktower building. Wood explained that the senior center group is looking at various options for a new center which includes the Clocktower building as one alternative. Mike Wood stated that the seniors may have a different idea in mind and that he will see if the BRA can be invited to a future discussion with the Senior Group to better understand the direction that they are going. Cheryl Choquette inquired as to what was the size of the area set aside for the senior center. Mike Wood stated that it is approximately 10,000 SF.

2. Discussion, consideration and action relative to the Downtown Pascoag Redevelopment District.

Tom Kravitz provided an overview on the status of construction activities related to the riverwalk. Kravitz also provided an update on the redevelopment of 96 Main Street. Both projects should be completed in time for the Victorian Christmas.

Mike Wood indicated that the Mad Dog Saloon has closed due to the fact that their license had been revoked. Wood indicated that he communicated with the previous operator that the Town would be willing to work with him on any alternative uses.

Mark Brizzard raised the issue of traffic at Dunkin Donuts and whether anything that could be done with it. Tom Kravitz explained that one option would be to have their engineers prepare a recirculation plan and possibly have it reviewed and approved administratively.

Robert Peloquin inquired about the former humane society property that is vacant. Kravitz stated that he has had some discussions with Excel Property which has done the Pascoag Grammar School property. He has not received anything formal at this time.

New Business:

None

General Discussion:

None

Executive Session:

1. Request for Executive Session from Michael C. Wood, Secretary, pursuant to Rhode Island Open Meeting Law [42-46-5(a)(5)] for discussion and considerations related to the acquisition, sale or exchange of real property. A motion was made by James Langlois to go into Executive Session, seconded by Bob Peloquin, 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 James Langlois, seconded by Bob Peloquin, Cheryl Choquette and David Fontaine all voting to support the motion. The public portion of the meeting was reconvened in open session where it was announced that two votes were taken in Executive Session.

Adjournment:

On a motion by David Fontaine, seconded by Cheryl Choquette, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 8:40 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____