

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Town Council Chambers, Town Hall
Meeting Date: March 27, 2007
Meeting Time: 7:23 PM

Members Present:

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

Members Absent:

Staff/Consultants Present:

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

Others Present:

Joe Garlick, NWBRV	Joseph Raymond, Building Official
Doug Brown, Durkee Brown	Norman C. Mainville, Town Council
Louise Phaneuf, Town Clerk	Wallace F. Lees, Town Council
Nancy Binns, President, Town Council	John M. Karmozyn, Jr., Town Council
Margaret L. Dudley, Town Council	

Call To Order:

Chairman James Langlois called the meeting to order at 7:03 PM.

Approval of Minutes:

Jeffrey Barr made a motion to approve the regular meeting minutes of February 27, 2007. The motion was seconded by Robert Peloquin and the vote was unanimous.

Approval of Invoices/Bills:

Discussion, consideration and action relative to approving the Community Development Coordinator invoice.

David Fontaine made a motion to approve invoice number BRA INV-06 dated March 12, 2007 from Joyce Rowley, Community Development Coordinator, for professional services in the amount of \$2,884.00. The motion was seconded by Jeffrey Barr. The motion was unanimously approved.

Discussion, consideration and action relative to approving the Pascoag Utility District invoice for service at 252 Harrisville Main Street.

James Langlois made a motion to approve the invoice from Pascoag Utility District dated February 2, 2007 in the amount of \$10.00. The motion was seconded by Jeffrey Barr and was unanimously approved. Jeffrey Barr made a motion to approve the invoice from Pascoag Utility District dated February 2, 2007 in the amount of \$48.15. The motion was seconded by David Fontaine and was unanimously approved.

James Langlois announced an agenda change to address the issue under Old Business of Discussion, Consideration and Action Relative to Stillwater Mill Redevelopment District. Mr. Langlois also announced that the meeting was a joint meeting of the BRA with the Town Council. Joseph Garlick

provided an update on progress regarding design and funding of the Clock Tower redevelopment project. Garlick stated that they had hit a snag regarding the project that they needed to discuss with the BRA and the Town Council. Garlick stated that as part of the Town's construction of the library, they had to raise the library site by three feet to provide adequate cover for the stormwater management system. Doug Brown explained that due to the grading change, the revised grade would intersect the one story, dye house building at the level of the windows. Brown continued by stating that in meetings with the Rhode Island Historic Preservation Commission, it was voiced that the grading changes would raise issues with the National Park Service. Mr. Brown distributed handouts that visually outlined three options for responding to this issue. As explained by Mr. Brown, Option 1 eliminates the one story building which results in the creation of an outdoor public space as well as eliminates an egress problem at the site. Mr. Brown stated that the issue is the impact of Option 1 on the community space. As explained by Mr. Brown, Option 1 would result in restricting the community center space to the first floor of the three story brick building. Brown referenced a conceptual layout of the community center space as a Teen Center and as a Small Business Incubator Space. Mr. Brown stated that Option 2 entailed the restoration of the single story building as the community center and keeping the three story brick building entirely for residential use. Use of the top two floors of the brick building for residential use responds to the Rhode Island Historic Preservation Commission's decision to reject the addition of two stories per the original redevelopment plan. Elimination of the single story building and its use as outdoor public space also provides future flexibility of providing drainage access to the river through the green space which would be eliminated if there was a building there.

A question was asked concerning ownership of the community center space. Garlick responded that the space would be owned by the developer and leased by the Town with a conversion option some time in the future. Mike Wood provided an overview of the background of the Community Center space and its subsequent reduction in size from 9,000 sf to 3,000 sf. This change reflects the fact that RI Housing approved a set number of residential units. Wood explained that due to a decision by the RIHPC, the number of housing units would be reduced unless the second floor of the three story building were reprogrammed from the original community space use to residential use. Joseph Garlick stated that he had a discussion with the owner of the old gym who is amenable to selling his building at a reasonable price. Garlick stated that this building includes 9,500 sf of contiguous space on the first floor. Garlick suggested that this option may present an opportunity for addressing the Community Center needs including a possible use as a senior center. Jeffrey Barr inquired whether this property would qualify for the historic tax credits. Joe Garlick confirmed that it would.

At James Langlois request, Scott Gibbs provided an overview of the Office Incubator concept. Gibbs distributed a memorandum concluding that the office incubator concept appeared to be a feasible option. Brown stated that due to the historic regulations, the issue of window treatments becomes an issue. Based on a smaller office incubator concept, advance investigation would be required to insure that they could address the window requirements within context of the regulations. James Langlois explained that the BRA was never certain as to what the community center space would entail. Tom Kravitz explained that timing is an issue with regards to the BEDI funds. Kravitz stated that he has attempted to flush out the options of the senior center and the teen center. He explained that the available option in the future of an additional 10,000 sf of space could be addressed and is not linked with the immediate project.

Mike Wood asked Joe Garlick if he is supportive of dedicating the first floor of the 3 story brick building for use as an office incubator and pursuing the second building option for dedication as a community center. Joe Garlick responded affirmatively. Mike Wood addressed the Council asking what their preference was based on the proposed use of the space originally targeted as a community center and would they have a problem with the Agency pursuing a revenue generating option such as the office business incubator. Councilwoman Binns inquired about the existence of the market for the office incubator use. Gibbs responded that it was a good question and that the availability of quality, smaller office units with shared services is absent in the market and would appear to respond to market demand trends. Gibbs also stated that there remains the option, given the relatively small amount of proposed

office space that a single user could be found such as a real estate agency, insurance agency or law firm. It appeared that nobody on the Town Council has a problem with this direction.

Mike Wood suggested that the Agency consider voting to approve the amended masterplan for the Stillwater Mill Redevelopment Plan (Clock Tower Building) eliminating the Dye House. James Langlois made a motion to approve the amendment to the Stillwater Mill Redevelopment Plan. The motion was seconded by Jeffrey Barr and was unanimously approved with David Fontaine recusing himself from the discussion and the vote. Robert Peloquin made a motion to amend the purchase contract regarding the Clock Tower Building eliminating the Dye House. The motion was seconded by Jeffrey Barr and was unanimously approved with David Fontaine recusing himself from the discussion and the vote.

Citizen Comment:

None

Consultants/Staff Reports:

Discussion, consideration and action relative to January/February Projects Update from Joyce Rowley, Community Development Coordinator.

Joyce Rowley stated that the report dated 3/21/07 basically speaks for itself and she would entertain any questions. Rowley stated that they experienced only a 10% return rate on the survey. Langlois inquired about the business inventory and asked whether she included the larger businesses. Rowley responded that she had and that many of the larger companies responded. Wood stated that once she has completed the survey work, he would like her to share it with the Town Council.

Old Business To Be Discussed And Acted Upon:

Discussion, consideration and action relative to Library Project.

Tom Kravitz stated that the UIC is in place which is the only new development. Wood inquired on the status of the grants. Rowley stated that many applications have gone out although there aren't a lot of positive results. Rowley stated that the local activities will probably be more fruitful.

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

Rowley stated that the DPNA were meeting this Saturday and considering the possibility of a fundraising and membership initiative. Rowley continued by explaining that the DPNA is concerned about discussions about a townwide business organization. Mike Wood explained that he was concerned about how much more effort can be provided to the DPNA if the DPNA isn't able to step-up and start undertaking some initiatives. Robert Peloquin stated that many of the people on the DPNA are burned out.

Mike Wood asked Tom Kravitz if he had heard that the music hall lot is back on the market. Tom responded that he wasn't sure but he did find out that the owner is willing to sell the lot separate to accommodate development opportunities.

New Business To Be Discussed And Acted Upon:

None

Correspondence:

None

General Discussion:

None

Executive Session:

Request for Executive Session from Michael C. Wood, Secretary, pursuant to Rhode Island Open Meeting Law [42-46-5(a)(2)] for review and discussions relating to litigation matters and [42-46-5(a)(5)] for discussion and considerations related to the acquisition, sale or exchange of real property.

James Langley made a motion to go into Executive Session with Cheryl Choquette, Robert Peloquin, Jeffrey Barr and David Fontaine all voting in favor.

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 Robert Peloquin, with Cheryl Choquette, Jeffrey Barr 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 one vote was taken in Executive Session.

Adjournment:

On a motion by James Langlois, seconded Jeffrey Barr, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 9:10 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____