

**BURRILLVILLE REDEVELOPMENT AGENCY  
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, 100 Tinkham Lane, Harrisville, RI.  
Meeting Date: June 9, 2008  
Meeting Time: 7:00 PM

**Members Present:**

James Langlois, Chairman  
David Fontaine  
Jeffrey J. Barr, Vice Chairman

Mark Brizard , Alternate Member  
Edward Bonczek, Alternate Member

**Members Absent:**

Cheryl Choquette

**Staff/Consultants Present:**

Tim Kane, General Legal Counsel  
Michael C. Wood, Town Manager

Scott A. Gibbs, NEEDS, Inc.  
Tom Kravitz, Town Planner

**Call To Order:**

Chairman James Langlois called the meeting to order at 7:00 PM. Langlois requested that the minutes reflect Edward Bonczek will be voting member in the meeting and Cheryl Choquette has been excused from the meeting.

**Business To Be Considered And Acted On:**

Discussion, consideration and action relative to the proposed Plan of Work.

James Langlois requested that Scott Gibbs provide an overview of the draft Program of Work. Gibbs referenced recent discussions between Mike Wood and the prospective investor in 96 Main Street. Wood stated that discussions were positive and that the disposition and redevelopment of this property should remain a top priority of the Agency.

Gibbs referred to various infrastructure issues in Pascoag emphasizing that the Agency should remain fully aware of proposed State plans to insure that amenities important to downtown Pascoag's future are incorporated into these plans. Wood stated that State financial concerns promise to delay for a while the advancement of large scale infrastructure changes. It was agreed that various interim infrastructure improvements in Pascoag should remain priorities including (1) striping and other traffic flow management measures, (2) consolidation of utility poles in the short term with the long term priority of placing all telephone, cable and electric utilities underground, and (3) ongoing road and sidewalk improvements.

In regards to Acquisition of Target Properties, there was a consensus that as a short term goal the Agency should investigate the possible acquisition of the Music Hall site for use as a gazebo or other open/public space improvement. The Agency concurred that such a strategy would help reinforce planned private property improvements with the possible redevelopment of the Music hall site in the future when market conditions are more favorable. The Agency concurred that they should continue to monitor the status of the Mobile station property.

In terms of the strategy of a Business Improvement District in Pascoag and Stillwater, it was agreed that a critical mass of businesses and property owners needed to be reached first before this strategy could become viable.

The Agency agreed that they need to be proactive in developing a relationship with Northwest Community Health Care based on the need to insure that their presence remain and grow in Pascoag. It was also agreed that other key businesses in the Pascoag area, such as Brigidos and CVS need to be monitored. Gibbs referenced the importance of promoting green projects in Pascoag and Stillwater to reflect national trends and as a possible strategy to differentiate the two redevelopment districts for business/investment attraction.

Gibbs indicated that he would amend the draft Program of Work for Agency consideration.

**Invoices to be Considered and Acted on:**

Discussion, consideration and action relative to approving the invoice from Coyle Appraisal in the amount of \$6,500.00.

David Fontaine made a motion to approve Invoice #3109 from Coyle Appraisal dated May 27, 2008 in the amount of \$6,500.00. The motion was seconded by Jeffrey Barr and was unanimously approved.

Discussion, consideration and action relative to approving the invoice from Timothy F. Kane in the amount of \$3,632.00.

Mark Brizard made a motion to approve the invoice from Timothy F. Kane dated June 4, 2008 in the amount of \$3,632.00. The motion was seconded by Edward Bonczek and was unanimously approved.

Discussion, consideration and action relative to approving the invoice from Scituate Surveyors, Inc. in the amount of \$3,198.50.

Mark Brizard made a motion to approve the invoice from Scituate Surveyors, Inc. dated May 29, 2008 in the amount of \$3,198.50. The motion was seconded by Edward Bonczek and was unanimously approved.

**Executive Session:**

Request for Executive Session from Timothy F. Kane, Esq., pursuant to Rhode Island Open Meeting Law [42-46-5 (a)(5)] to consider, discuss and act related to the acquisition or disposition of property, as follows:

A) Discussion, consideration and action relative to effectuate the sale of the Clock Tower Building (Plat 160, Lot 65) to Woonsocket Neighborhood Development Corporation d/b/a Neighborworks Blackstone River Valley Alliance along with the conveyance of any easements appurtenant thereto.

B) Discussion, consideration and action relative to condemnation of portions of Lots 62, 63 and 64 on Assessor's Plat/Map 160 within the Stillwater Mill Redevelopment District for the purpose of providing access to the Clock Tower Building located on Assessor's Plat/Map 160, Lot 65.

James Langlois made a motion to go into Executive Session with Jeffrey Barr, Mark Brizard, Edward Bonczek 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 with Jeffrey Barr, Mark Brizard and Edward Bonczek 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 James Langlois, seconded by Cheryl Choquette, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 8:20 PM.

Minutes approved by:

\_\_\_\_\_  
Michael C. Wood, Secretary

\_\_\_\_\_  
Date:

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