

**BURRILLVILLE REDEVELOPMENT AGENCY  
MEETING MINUTES**

Meeting Place: Council Chambers, Town Hall  
Meeting Date: October 28, 2008  
Meeting Time: 7:00 PM

**Members Present:**

James Langlois, Chairman  
Cheryl Choquette  
David A. Fontaine

Mark Brizard  
Edward Bonczek, Alternate Member  
Barbara Schouboe, Alternate Member

**Members Absent:**

Jeffrey J. Barr, Vice Chairman

**Staff/Consultants Present:**

Timothy F. Kane, General Legal Counsel  
Thomas J. Kravitz, Town Planner  
Jane Coutu, Community Events Planner

Scott A. Gibbs, NEEDS, Inc.  
Michael C. Wood, Secretary

**Others:**

Joe Garlick, WNDC

**Call To Order:**

Chairman James Langlois called the meeting to order at 7:00 PM. Langlois requested that the minutes reflect that Jeffrey Barr's absence is excused and that Ed Bonczek will be a voting member.

**Approval of Minutes:**

Edward Bonczek made a motion to approve the regular meeting minutes of September 23, 2008 and dispense with a reading of the minutes. The motion was seconded by David Fontaine and the vote was unanimously approved.

**Approval of Invoices/Bills:**

Discussion, consideration and action relative to approving the invoice from B&M Printing for printing of 500 business cards for the Community Events Planner in the amount of \$39.00.

Mark Brizard made a motion to approve the invoice from B&M Printing for the amount of \$39.00. The motion was seconded by Cheryl Choquette and was unanimously approved.

**Citizen Comment:**

None.

Chairman Langlois amended the meeting agenda to move agenda item 5 up since Joe Garlick was in attendance to provide an update on the status of the Clock Tower project. Joe Garlick provided an overview of changes to several exterior design items in response to comments made by the United States Park Service, Department of the Interior. Garlick explained that the current turmoil in the credit markets has posed significant challenges to the project. As explained by Garlick, two entities that were going to buy the tax credits have left the National Equity Fund pool of buyers of the tax credits. Garlick stated that the National Equity Fund has prioritized the project and has already identified a possible replacement for the credit purchase pool. Investors who will purchase the state tax credits have dropped the tax credit price by 13 cents which translates into a loss of \$500,000. Garlick

explained that Rhode Island Housing filled the funding gap with other tax credits. Garlick stated that the project is on track for a late November 2008 closing. Asbestos abatement has been completed and a partial demolition should commence next week. Langlois inquired whether there had been a change with the internal building corridors. Garlick indicated that they had made changes resulting from the reorientation of the apartments which will face the opposite direction from the street, again in response to National Park Service comments. Brizard requested status of the permits for which Joe indicated that all permits have been secured. Wood referred to the gymnasium building and asked Garlick for his thoughts on possible funding sources to acquire and redevelop that building. Garlick indicated that the owner is still interested in working with WNDC and that WNDC is still interested in working with the Town as it pertains to the community space. Langlois referenced the southeasterly section of the building as a possible means to provide river access. Garlick stated that he didn't want to address the issue at this time out of fear of complicating the RIDEM permitting.

### **Consultants/Staff Reports:**

#### Discussion, consideration and action relative to the Financial Report including Budgets and Audits.

David Fontaine referred to the handouts demonstrating a \$600,000 surplus with the exception that the 96 Main Street property is still showing on the balance sheet which would reduce the funds balance by \$150,000. According to Fontaine, the BRA has a funds balance of \$500,000 reflecting the elimination of the property as well as the anticipated revenue stream. Mike Wood also indicated that funds are owed by Joe Garlick to the redevelopment agency and they will further increase the funds balance. James Langlois made a motion to receive and file the financial report. The motion was seconded by Mark Brizard and was unanimously approved.

Langlois amended the agenda to allow June Coutu to present her report. June introduced herself and gave an overview of the recently held Pumpkin Festival. She stated photos of the event are on the web site and that attendance was greater than last year. June indicated that there is interest in extending the event to an entire day. Coutu stated that she has secured 13 vendors to date for the Victorian Holiday event. She also stated that she has secured approval from the Pascoag Utility District which could allow for up to 15 vendors to move indoors. Tom Kravitz referenced Jane's contacts with Bryant College which could present an opportunity for using students for a studio project for Downtown Pascoag, possibly marketing based.

### **Old Business To Be Discussed and Acted On:**

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

Previously discussed

#### Discussion, consideration and action relative to the Clock Tower Project.

Previously discussed

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

Wood inquired as to whether it is true that the Mobil Station has sold. Kravitz stated that he will review the grantor/grantee index to determine the status. Langlois stated other issues will be addressed under closed session.

#### Discussion, consideration and action relative to 96 Main Street, Pascoag and Transfer of funds (\$30,000) to the Town.

Wood referenced the agreement included in the package. David Fontaine made a motion to approve the agreement. The motion was seconded by Mark Brizard and was unanimously approved.

#### Discussion, consideration and action relative to modifying the Redevelopment Agency's By-Laws.

Wood referenced previous conversations with Tim Kane regarding minor changes to the BRA's by-laws. Wood stated that he doesn't feel there is adequate time to address this issue before the Agency's annual meeting given that the December meeting has been cancelled. Wood requested that this issue be kept on future agendas.

**New Business To Be Discussed And Acted Upon:**

None.

**Correspondence:**

Correspondence regarding selection of Community Events Planner.

James Langlois referenced the October 3, 2008 correspondence to Jane Coutu confirming Ms. Coutu's acceptance of the Community Events Planner position.

Memo regarding WNDC's reimbursements to Town of Burrillville.

According to Mike Wood, \$100,000 of the \$225,000 referenced in the memo will go to the BRA. Wood stated that the \$225,000 should be paid immediately following WNDC's tax credit closing. Wood stated that there will probably be some disagreement regarding infrastructure costs which will have to be resolved the reimbursement could be as high as \$650,000, less the \$125,000 pre-payment when received.

**General Discussion:**

James Langlois referred to his attendance at the RI Housing Board Meeting stating that he was very pleased by the comments from the Rhode Island Housing regarding the Clock Tower project and the Town of Burrillville.

**Executive Session:**

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.

James Langlois made a motion to go into Executive Session with Cheryl Choquette, Mike Wood, 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 Cheryl Choquette, Barbara Schouboe, Mark Brizard, Edward Bonczek 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 by Cheryl Choquette, a vote to adjourn the meeting was unanimously approved. The meeting adjourned at 8:00PM.

Minutes approved by:

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

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

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