

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Council Chambers, Town Hall
Meeting Date: February 24, 2009
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Mark Brizard
Cheryl Choquette	Edward Bonczek, Alternate Member
Jeffrey J. Barr, Vice Chairman	Barbara Schouboe, Alternate Member

Members Absent:

David A. Fontaine

Staff/Consultants Present:

Timothy F. Kane, General Legal Counsel	Thomas J. Kravitz, Town Planner
Michael C. Wood, Secretary	Scott A. Gibbs, NEEDS, Inc.

Others:

Jeanne Tracey, Community Housing Land
Trust of RI

Call To Order:

James Langlois called the meeting to order. Langlois requested that the meeting minutes reflect that David Fontaine is excused from the meeting and that Edward Bonczek will be a voting member for this meeting.

Approval of Minutes:

Jeffrey Barr made a motion to approve the regular meeting minutes of November 25, 2008 and dispense with the reading of the minutes. The motion was seconded by Edward Bonczek and the vote was unanimously approved.

Edward Bonczek made a motion to approve the annual meeting minutes of January 27, 2009 and dispense with the reading of the minutes. The motion was seconded by Jeffrey Barr and the vote was unanimously approved.

James Langlois made a motion to receive and file the regular meeting minutes of January 27, 2009. The motion was seconded by Edward Bonczek and the vote was unanimously approved.

Approval of Invoices/Bills:

Jeffrey Barr made a motion to approve the invoice from Timothy F. Kane for legal services rendered for the period of August 20, 2008 to January 21, 2009 for the amount of \$2,031. The motion was seconded by Edward Bonczek and was unanimously approved.

Citizen Comment:

None.

James Langlois made a motion to amend the meeting agenda to move agenda item 10 up for discussion. The motion was seconded by Cheryl Choquette and was unanimously approved.

Tom Kravitz introduced Jeanne Tracey of the Community Housing Land Trust of Rhode Island. Ms. Tracey stated that the Community Housing Land Trust received a grant to track and recapture foreclosures. Ms. Tracey explained that it is their hope that foreclosed properties are recaptured and

placed into the Community Housing Land Trust for affordable housing. Ms. Tracey stated that the Community Housing Land Trust is proposing to undertake 8 pilot projects in Rhode Island. The pilot projects will include technical assistance from the Trust in the areas of property acquisition, rehabilitation, marketing and stewardship into the Community Housing Land Trust. Ms. Tracey stated that participation in the pilot program would require a contribution to the trust from a municipality of \$3,500.

After discussion, a motion was made by Jeffrey Barr to authorize the Burrillville Town Planner to submit an application on behalf of the Burrillville Redevelopment Agency for a CDBG grant for the possible acquisition and rehabilitation of properties located within the Town's redevelopment districts with the Agency providing up to \$150,000 in matching funds. Included in the CDBG application shall be a request for funding to participate in a pilot program with the Community Housing Land Trust up to \$3,500. The motion was seconded by Mark Brizard and was unanimously approved.

Consultants/Staff Reports:

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

Mark Brizard made a motion to move this agenda item to the March meeting agenda. The motion was seconded by Jeffrey Barr and was unanimously approved.

Discussion, consideration and action relative to the Community Events Planner's report and continuation of services of the Community Events Planner.

A motion was made by James Langlois to receive and file the written update from Jane Coutu, Community Events Planner, for the month of January. The motion was seconded by Jeffrey Barr and was unanimously approved.

Old Business To Be Discussed and Acted On:

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

Mike Wood stated that he met with the owner of the small building adjacent to the gym who indicated an interest in rehabbing or selling the property. Wood stated that he provided an overview of the BRA's desires in the redevelopment district. Wood explained that these were only preliminary discussions.

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

Tom Kravitz stated that project work was stopped due to winter weather conditions. Kravitz stated that the top 2 floors have been sandblasted and that the roof system will need to be replaced. According to Kravitz, the key remaining issues relate to the placement of Rhode Island and National Historic tax credits which have been complicated due to the current status of the economy and capital markets. According to Kravitz, Joe Garlick remains optimistic that these issues will be resolved.

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

Mike Wood explained that the rehabilitation of 96 Main Street, Pascoag is progressing well with a grand opening planned for June. Scott Gibbs suggested that the Agency work to get media coverage for the grand opening, given that the media coverage would be good for downtown Pascoag.

New Business To Be Discussed And Acted Upon:

Presentation by Jeanne Tracey of the Community Housing Land Trust of RI on foreclosures and CDBG's allocation to the Community Housing Land Trust.

Previously discussed.

Discussion, consideration and action relative to amendments to Redevelopment Agency By-Law's.

Tim Kane referred to handouts including proposed amended by-laws with strikeouts and additions and a clean copy of the proposed amended by-laws. Kane provided an overview of all proposed by-law

amendments. Jeffrey Barr made a motion to approve the amended by-laws as presented. The motion was seconded by Mark Brizard and was unanimously approved.

Discussion, consideration and action relative to business cards for the Redevelopment Agency Chairman and vice Chairman.

James Langlois provided background information in support of the request. After some discussion, James Langlois made a motion to secure business cards for Agency members. The motion was seconded by Edward Bonczek and was unanimously approved.

Correspondence:

Correspondence relating to Jesse M. Smith Library's 2nd Annual Silent Auction/Dinner.

James Langlois stated that the hand-out in the meeting package is provided as general information. Jeffrey Barr and Barbara Schouboe encourage members to attend the event which will be held at Crystal Lake.

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) (5)] for discussion and considerations related to the acquisition, sale or exchange of real property and R.I.G.L. Chapter 42-46-5(a)(2) related to litigation.

- 24 North Main Street, Pascoag – Lot 175/019
- 38 Park Place, Pascoag - Lot 175/059
- 74 Main Street, Pascoag – Lot 175/044
- 73-75 Main Street, Pascoag – Lot 175/060
- 0 Main Street, Pascoag – Lot 175/050
- 160 Main Street, Pascoag – Lot 175/025
- 85-89 Main Street, Pascoag – Lot 175/061

James Langlois made a motion to go into Executive Session with Cheryl Choquette, Jeffrey Barr, Mark Brizard and Edward Bonczek all voting in favor of 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 with Cheryl Choquette, 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 no vote was taken in Executive Session relative to the acquisition, sale or exchange of real property.

Adjournment:

On a motion by Cheryl Choquette, seconded by Mark Brizard, the meeting was adjourned at 9:10.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____