

**BURRILLVILLE REDEVELOPMENT AGENCY  
MEETING MINUTES**

Meeting Place: Council Chambers, Town Hall  
Meeting Date: April 28, 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
David Fontaine	

**Members Absent:**

None.

**Staff/Consultants Present:**

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

**Others:**

Joseph Garlick, Neighborworks Blackstone  
River Valley

**Call To Order:**

James Langlois called the meeting to order at 7:03 PM. Langlois requested that the minutes show Edward Bonczek as a voting member.

**Approval of Minutes:**

Jeffrey Barr made a motion to approve the regular meeting minutes of March 24, 2009 and dispense with the reading of the minutes. The motion was seconded by Mark Brizard and the vote was unanimously approved.

**Approval of Invoices/Bills:**

Mark Brizard made a motion to approve the invoice from B&M Printing and Trophies dated April 1, 2009 for business cards in the amount of \$56.00. Edward Bonczek seconded the motion and the vote was unanimously approved.

**Citizen Comment:**

None.

**Consultants/Staff Reports:**

Discussion, consideration and action relative to Financial Report including Budgets and Audits.  
Mark Brizard made a motion to table this agenda item until the next meeting. Jeffrey Barr seconded the motion and the vote was unanimously approved.

Discussion, consideration and action relative to the Community Events Planner's report and continuation of services of the Community Events Planner.  
Mark Brizard made a motion to table this agenda item until the next meeting. Jeffrey Barr seconded the motion and the vote was unanimously approved.

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

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

Joe Garlick provided an update on the Clock Tower redevelopment project stating that construction was suspended due to the state of the current credit markets. Garlick indicated that the United States Treasury is currently working on a plan for purchasing the housing tax credits, and that Rhode Island Housing is offering to provide a bridge loan. Garlick stated that the project needs to realize an additional 3% of cost savings due to changes in the anticipated proceeds from the US Treasuries purchase of the tax credits. Also, Garlick said he is working with the general contractor to identify potential savings. Garlick stated that if he is not able to realize the 3% savings with the existing contractor, the project will go back out to bid. Garlick indicated that construction should recommence in 1 month. Furthermore, Garlick explained that due to the problems with the credit markets, the purchase and sales agreement on the Belliveau property lapsed. Garlick stated that he is still maintaining discussions with the property owner.

David Fontaine entered the meeting at which time James Langlois announced that Fontaine would be a voting member and Edward Bonczek would be an alternate member. Joe Garlick left the meeting.

Mike Wood informed the members that Garlick responded to previously submitted infrastructure costs. Wood stated that Garlick's numbers were not acceptable to the Town. Wood explained that Daniel Joubert would be assisting the Town to address this issue.

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

This topic is covered under Stillwater Mill Redevelopment District agenda item.

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

Tim Kane indicated that the RIDEM permit for the Music Hall property will sunset in May of 2011. Kane stated that the Town/Agency should monitor this situation in the event the Agency proceeds with the purchase of the property. James Langlois referenced the Bryant University PowerPoint presentation and the question and answer session held at the University. Tom Kravitz referenced the Bryant marketing report, and the recent drop-off in camping activity in Burrillville and its importance to Pascoag's market. Kravitz indicated that there is a need to re-energize this segment of the economy for Pascoag. Wood stated that Pascoag may need a theme. Mike Wood stated that the Agency will make the difference in effectuating a change and growth in Pascoag.

Discussion, consideration and action relative to Amended 2009 Schedule of Meetings.

Mark Brizard made a motion to ratify the Amended 2009 Schedule of Meetings. David Fontaine seconded the motion and the vote was unanimously approved.

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

Discussion, consideration and action relative to FY 2009 Community Development Block Grant Application; proposed planning schedule.

James Langlois referred to the meeting package information outlining the objectives and rules of the Community Development Block Grant Program and the upcoming Town CDBG planning schedule. Tom Kravitz indicated that he has prepared a funding application for the Mobil Station property. Mark Brizard made a motion to receive and file the information. Jeffrey Barr seconded the motion and the vote was unanimously approved.

Discussion, consideration and action relative to Boards and Commissions stipends.

James Langlois indicated that the Burrillville Budget Board has voted to eliminate meeting stipends for Town Boards and Commissions. Mike Wood explained that the Budget Board that he does not have the authority to eliminate stipends and that the authority resides with the Town Council. Various Agency members stated that they did not have a problem with the Town Council eliminating or

reducing stipends. The consensus of the Agency was to wait until the Town Council takes a position on this issue; however, whatever position the Town Council takes, the Agency will support.

**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) (5)] for discussion and considerations related to the acquisition, sale or exchange of real property regarding multiple properties in Downtown Pascoag;; including but not limited to:

- 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 David Fontaine 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 David Fontaine all voting to support the motion. The public portion of the meeting was reconvened in open session where it was announced that no votes were taken in Executive Session relative to the acquisition, sale or exchange of real property.

**Adjournment:**

On a motion by James Langlois seconded by Jeffrey Barr, the meeting was adjourned at 8:25 PM.

Minutes approved by:

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

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

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