

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Council Chambers, Town Hall
Meeting Date: June 23, 2009
Meeting Time: 7:00 PM

Members Present:

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

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

Members Absent:

None.

Staff/Consultants Present:

Timothy F. Kane, General Legal Counsel
Michael C. Wood, Secretary

Thomas J. Kravitz, Town Planner
Scott A. Gibbs, NEEDS, Inc.

Others:

Call To Order:

James Langlois called the meeting to order at 7:05 PM.

Approval of Minutes:

None

Approval of Invoices/Bills:

None

Citizen Comment:

None

Consultants/Staff Reports:

None

Old Business To Be Discussed and Acted On:

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

Mark Brizard referenced the planned community space to be located at the Stillwater Mill. Brizard referenced discussion at the Town Council meeting regarding the senior center and the statement that its location at the mill would require a 2nd story. Wood stated that the comments made at the Town Council meeting were incorrect. Wood stated that the proposed center is contingent on voter approval of the bond referendum; however, the proposed location is proximate to the police station.

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

Wood referenced correspondence from Joe Garlick indicating that Nation Wide Construction was the successful bidder. Rhode Island Housing will be acting on the tax credits later in the week. Wood indicated that attendance at the Rhode Island Housing meeting is not necessary.

Langlois requested the status concerning reimbursement of infrastructure costs. Wood indicated that the infrastructure reimbursement is primarily a Town Council issue since the refunded monies will go

to the Town. Langlois inquired as to whether July was the expected timeframe for recommencing construction. Wood and Kravitz stated that Mr. Garlick has led them to believe that construction would recommence in late July.

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

Barbara Schouboe indicated that the Downtown Pascoag Block Party went well; although she would like to see more vendors at next year's event. Wood also indicated that he received positive comments regarding the event.

New Business To Be Discussed And Acted Upon:

None

Correspondence:

The Marketing Research Report completed by the students of Bryant University.

Wood stated that an immediate first step is to enhance the Town's web site with a focus on recreation and outdoors with links to the web sites of various town resources. Wood referenced discussions with the owner of Addieville East; indicating that it is an incredible sporting and recreation resource.

Mark Brizard referenced the report's recommendation for a bicycle shop; however, he noted the report did not recommend antique shops which were recommended in the prior market report. Brizard recommended that this use would have value for Nardelli's property, which should be advertised in associated trade magazines.

Brizard referenced Woonsocket's minimum housing standards agency, indicating that a similar requirement seems to be needed in Burrillville. Tom Kravitz stated that a significant obstacle to using CDBG monies to support reinvestment in dilapidated properties is the \$2,000 threshold for federal prevailing wage requirements. Wood stated that Burrillville doesn't have access to the resources unlike communities like Woonsocket; and the only strategy is to make changes in Pascoag gradually; addressing one building at a time. Brizard inquired as to whether the Agency can lend monies to a private property owner for rehabilitation. Kane indicated that he would investigate these issues. Langlois recommended that all Agency members review the Bryant University report. Mike Wood stated that he is meeting with Ted Garille to discuss the former Mobile station property and concerns regarding the redevelopment of the property and its impact on the contaminated groundwater.

A memo stating the first installment payment was received as required in the Promissory Note for 96 Pascoag Main Street.

Langlois referenced the memo in the member packages. Brizard made a motion to receive and file; seconded by Jeffrey Barr and unanimously approved.

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.

a) Discussion and consideration related to the acquisition, sale or exchange of real property regarding multiple parcels 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

b) Discussion, consideration and action relative to property on Harrisville Main Street Map 160, Lot 74.

c) Discussion, consideration and action relative to proposed use for Map 160, Lot 66.

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 one vote was 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 8:20 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____