

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: April 27, 2009
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Edward Bonczek
Jeffrey J. Barr, Vice Chairman	David Fontaine
Mark Brizard	Royal Laurent, Alternate Member

Members Absent:

Barbara Schouboe, Alternate Member

Staff/Consultants Present:

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

Others:

Joseph Garlick, Neighborhoods Works
Blackstone Valley

Call To Order:

James Langlois called the meeting to order at 7:03 PM. Langlois welcomed attending members of the Town Council.

Approval of Minutes:

David Fontaine made a motion to approve the regular meeting minutes of March 23, 2010 and dispense with a reading of the minutes. The motion was seconded by Jeffrey Barr and the vote was unanimously approved.

Approval of Invoices/Bills:

Discussion, consideration and action relative to the invoice from FedEx in the amount of \$13.61 for the delivery of HUD documents.

Edward Bonczek made a motion to approve the invoice from FedEx in the amount of \$13.61 for the delivery of HUD documents. Jeffrey Barr seconded the motion and the vote was unanimously approved.

Discussion, consideration and action relative to the invoice Timothy F. Kane Esq. for legal services.

Jeffrey Barr made a motion to approve the invoice dated April 22, 2010 from Timothy F. Kane in the amount of \$2,558 for legal services. David Fontaine 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

David Fontaine referenced the March 2010 statement from John Rainville indicating no activity for the reporting period. Mark Brizard made a motion to accept and file the report. The motion was seconded by Jeffrey Barr and the vote in favor was unanimous.

Old Business To Be Discussed and Acted On:

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

a. Update and discussion with Joseph Garlick – project status.

Following his introduction, Joseph Garlick announced that his organization closed on project financing on Friday, April 23. Garlick stated that as soon as the new windows are installed, there will be a dramatic improvement in the property. Garlick continued by stating that trenching for the geothermal system is underway; as well as interior improvements including rough plumbing and interior framing. In terms of marketing, Garlick informed the Agency that interest levels are greater than they expected at this period of time. Garlick reaffirmed that construction will be completed by the end of the year, or maybe a month earlier. Langlois inquired when they would begin publically advertising for tenants to which Garlick responded September.

b. Lease, office space – Clock Tower building.

Gibbs provided an update on discussions with two prospective tenants for the office space. Gibbs outlined the general conditions of the proposed lease transactions. Gibbs stated that tenant layout plans are being refined and once accepted by the prospective tenants, a construction estimate will be developed. Gibbs stated that Nationwide Construction had initially indicated a fit-out cost range which according to Gibbs was significantly higher than his experience. Gibbs stated that the Agency should retain the ability to go to market for bids in the event that the contractors estimate is too high. Wood raised issues of designated parking and signage for the tenants.

Discussion, consideration and action relative to Stillwater Mill Redevelopment District

Wood stated that they are moving ahead with the parking lot next to the Mill House. Kravitz stated that they will need construction easements with the abutting properties in conjunction with the construction of the retention walls. Langlois referenced previous discussions with the previous owner regarding dedicated parking spaces. Wood stated that it is still an option; however, he would recommend that they wait till after the parking lot is built to see how the situation “pans-out”. Langlois inquired whether there is any new information on the UFO property. Kravitz stated that there isn’t anything happening currently.

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

Wood stated that he is meeting with RIDOT tomorrow afternoon to walk Downtown Pascoag to scope the State work in conjunction with the Town work. Wood stated that he hopes to combine State and local resources to enhance public improvements in the area. Wood also stated that he had met with Verizon to devise a plan to remove the unused poles. According to Wood, Verizon did raise the issue of costs. According to Kravitz, he is working with RIPTA for bus stops and a park-and-shop options on Broncos Highway. Langlois stated that the warehouse is demolished and the only thing remaining is the concrete foundation. Langlois stated that Mark Murphy has purchased the yellow building across from his property and is rehabbing the property. Also, a Thai restaurant is coming into the former Chowder Shack space.

Discussion, consideration and action relative to the preliminary plan application for Pascoag plat 174, lots 132 & 133; plat 191, lot 114 (CVS Plaza).

Kravitz stated that the current plan is the same as originally presented to the Planning Board and presented to the BRA. Kravitz provided an overview of architectural modifications. Kravitz stated that the plans are being presented again to the Planning Board on May 3rd. There was considerable discussion regarding the traffic effects which according to Kravitz are being favorably reviewed by RIDOT. Langlois made a motion to authorize the Chairman to write a letter in support of the proposed CVS project. The motion was seconded by Jeffrey Barr and the vote was unanimously approved.

Discussion, consideration and action relative to proposed amendment(s) to the Downtown Pascoag Redevelopment Plan.

Kane made reference to the provided maps and draft proposed amendment to the redevelopment plan. Kane stated that the documents are self-explanatory and the proposed amendments are in conformance with the state statutes by identifying specific properties for acquisition including the option of using the power of eminent domain. Royal Laurent informed the BRA that he will be recussing himself from the vote to amend the redevelopment plan. Kane requested that Kravitz proof the document for current vacancies and that the approval being requested from the Town Council would be to approve the amendment and modification subject to minor changes (Langlois/Fontaine). Langlois made the motion as outlined by Kane. The motion was seconded by David Fontaine and the vote in favor was unanimous. Langlois motion to add lot 65 to the list of properties referenced in the amendment. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

New Business To Be Discussed And Acted Upon:

None

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.

- a) Downtown Pascoag properties.

- b) Lease, office space – Clock Tower building.

James Langlois made a motion to go into Executive Session with Jeffrey Barr, Mark Brizard, Edward Bonczek and David Fontaine all voting in favor. Royal Laurent announced that he is recussing himself from any discussions and votes.

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, 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 relative to the acquisition of land.

Adjournment:

On a motion by James Langlois seconded by Mark Brizard, the meeting was adjourned at 8:37 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____