

**BURRILLVILLE REDEVELOPMENT AGENCY  
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: November 23, 2010  
Meeting Time: 7:00 PM

**Members Present:**

James Langlois, Chairman	Mark Brizard
Jeffrey J. Barr, Vice President	Barbara Schouboe, Alternate Member
Edward Bonczek	David Fontaine

**Members Absent:**

Royal Laurent, Alternate Member

**Staff/Consultants Present:**

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

**Others:**

**Call To Order:**

James Langlois called the meeting to order at 7:05 PM. Langlois stated that Royal Laurent has been excused from the meeting and that Mike Wood is traveling. Mr. Langlois noted that Ms. Schouboe will be a voting member for this meeting.

**Approval of Minutes:**

Edward Bonczek made a motion to approve the minutes of the October 26, 2010. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

**Approval of Invoices/Bills:**

Discussion, consideration and action relative to approving the invoice from National Land Surveyors regarding Map 175, Lot 44 and 2 easements per the proposal dated August 24, 2010.

Mark Brizard made a motion to approve the invoice from National Land Surveyors in the amount of \$860.00. Fontaine seconded the motion and the vote was unanimously approved.

Discussion, consideration and action relative to approving the invoice from Timothy Kane, Esq. for legal services rendered to the Redevelopment Agency.

Mark Brizard made a motion to approve the invoice from Timothy F. Kane Esq. in the amount of \$1,710.00. Barr 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 October statements summarizing that there have been minimal expenses for the current fiscal year.

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

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

Tom Kravitz stated that paving of the parking lot is currently underway. Kravitz also stated that a model apartment has been completed, and that occupancy of some of the units is still forecasted for early January 2011.

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

James Langlois indicated that this issue would be discussed in Executive Session.

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

Kravitz stated that the new parking lot is basically complete. Langlois stated that the Pascoag Fire District has indicated that they don't want to be involved in the maintenance of the lights unless they get to choose the fixture. Jeffrey Barr made a motion to put out to bid the ongoing servicing of the lights in the redevelopment district. Fontaine seconded the motion and the vote in favor was unanimous.

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

Kravitz informed the Agency that CVS has not begun construction of their new store.

Request for development proposals, mixed-use building, historic Pascoag Main Street, Map 175, Lots 44 and 50.

Kravitz stated that he has put together a request for development proposals for the subject property. Also, Kravitz stated that he did not want to release the RFP until he first received feedback from the Agency. Fontaine inquired about the availability of any incentives. Langlois inquired about the status of the Hayes building. It was indicated that the property is vacant and has been purchased by the China Star.

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

None.

**Correspondence:**

None.

**General Discussion:**

None.

**Executive Session:**

Request for Executive Session from James Langlois, Chairman, pursuant to Rhode Island Open Meeting Law [42-46-5 (a) (5) (2)] for discussion and considerations related to potential litigation and 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) Agreement with NeighborWorks to lease and/or acquire property.
- b) Exchange or lease of property within the Clock Tower building.
- c) Stillwater lot (Map 160, Lot 75).
- d) Downtown Pascoag Properties (various).
  - i. Consider and act on Map 175, Lot 019
  - ii. Various Redevelopment Agency owned property

James Langlois made a motion to go into Executive Session with Jeffrey Barr, David Fontaine, Barbara Schouboe, Mark Brizard and Edward Bonczek all voting in favor.

James Langlois made a motion to reconvene the public portion of the meeting and to seal the minutes of the Executive Session with Jeffrey Barr, Mark Brizard, Barbara Schouboe, 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 two votes were taken in Executive Session.

**Adjournment:**

On a motion by James Langlois seconded by Barbara Schouboe, the meeting was adjourned at 7:55 p.m.

Minutes approved by:

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Michael C. Wood, Secretary

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

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