

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: February 28, 2012
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Jeffrey J. Barr, Vice Chairman
Edward Bonczek	David Fontaine
Mark Brizard	

Members Absent:

Barbara Schouboe, Alternate Member	Royal Laurent, Alternate Member
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Staff/Consultants Present:

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

Others:

Call To Order:

James Langlois called the meeting to order at 8:10 PM. Langlois stated that Royal Laurent and Barbara Schouboe have been excused from the meeting.

Approval of Minutes:

Jeffrey Barr made a motion to approve the minutes of the January 24, 2012 meeting. David Fontaine seconded the motion, and the vote in favor was unanimous.

Invoices:

David Fontaine made a motion to approve the invoice dated February 10, 2012 from Airhart Electric for work on the lights in the Stillwater Mill Redevelopment District in the amount of \$685.27. Jeffrey Barr seconded the motion, and the vote in favor was unanimous.

David Fontaine made a motion to approve the invoice from Timothy F. Kane Esq. dated February 23, 2012 in the amount of \$2,604. Edward Bonczek seconded the motion, and the vote in favor was unanimous.

Citizens Comment:

None

Consultants Staff Report:

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

Fontaine indicated that he was going to pass this month's report. Fontaine stated that he has posed several questions to the Finance Director regarding the report, but has not received any response to date. Wood suggested that he and the Finance Committee sit down with the Finance Director to discuss. David Fontaine made a motion to receive and file the Financial Report dated February 23, 2012. Jeffrey Barr seconded the motion, and the vote in favor was unanimous.

Old Business:

Discussion, consideration and action relative to the Geotourism Project.

Langlois stated that they have mailed letters to the candidates identified for the committee. Langlois stated that they are still waiting for several non-respondents. Langlois provided an overview on the status of the responses to the invitation. Langlois stated that they are going to try to complete the committee formation by the weekend so that they can get the process going. Langlois made a motion to receive and file. Jeffrey Barr seconded the motion, and the vote in favor was unanimous.

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

Wood stated that they are still waiting for the cost reconciliation from Joe Garlick. Brizard inquired about the status of the 10,000 square feet of community space that was initially part of the project. Wood stated that if the BRA wants to approach Garlick about this issue, that's fine.

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

A. Jessie M. Smith Library Lighting

Langlois referenced a meeting with all parties involved in the lighting issue in Stillwater Mill including Dan Joubert, Nationwide Construction Company, Library, and Airhart Electric. Langlois stated that all of the lights have been repaired. Langlois referenced an enclosed list of lights serviced. Wood referenced remaining state stimulus money for energy saving projects. Wood explained that he wasn't sure if the retrofitting of the lights is eligible for funding. Langlois reiterated that all lights are working, and that all parties are happy.

Wood stated that Department of Public Works has been working on the transition area between the library and the farmer's market. DPW found a drainage culvert that is partially collapsed, which they will fix. Several bids were received for the site work for the Farmer's Market pavilion. Wood stated at this time there are no financial obligations for the BRA with the exception of the cost of the Gazebo. Wood is presenting the project to the Town Council at its next meeting. Any additional costs to the BRA will be because of amendments to the construction plans, which would be at the discretion of the BRA.

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

Kravitz inquired about the RIDOT's schedule for the road improvements. Wood stated that their schedule went into 2013, however, he communicated to RIDOT that he would like to have the schedule bumped up. Langlois inquired about the staging of the improvements, Pascoag or Harrisville first. Wood stated that they could ask for the project to commence in downtown Pascoag if that's what the BRA wished.

Discussion, consideration and action relative to the Program of Work

Wood explained that he has provided in the meeting package three basic types of information: the original list, suggestions regarding the original list, and a third piece, which is Mike's attempt to summarize the information with costs attached. Wood stated that what is relevant is proposed discussions with the Finance Director concerning available capital for BRA projects. Wood wanted to begin with the document that summarizes potential projects with projected costs.

Langlois inquired about amending the initial program of work to integrate the summary of projects prepared by Wood. Barr made a motion to do as suggested by Langlois. Ed Bonczek seconded Barr's motion, and the vote in favor was unanimous. Wood referenced the legislative initiative, which would include putting together a bipartisan approach to go to the State Legislature for approval of tax credits in the redevelopment districts.

New Business To Be Discussed And Acted Upon:

Discussion, consideration, and action relative to the April meeting location.

Langlois referenced the selection of a different location for the April meeting. Brizard made a motion for the Legion Hall. Barr seconded the motion, and the vote in favor was unanimous.

Resolution(s) of Necessity – Map 175, Lots 60 and 61.

Wood stated that this agenda item was put in procedurally in the event the Agency wanted to come back to this agenda item after the Executive Session. Brizard made a motion to table this item until later in the meeting. Bonczek seconded the motion and the vote in favor was unanimous.

Correspondence

Correspondence from Thomas Staples of Bobby’s Bait and Tackle regarding use of the adjacent lot.

Wood stated that they are still trying to determine if they can do this per the zoning ordinance. Wood stated that the party in question previously had a farm stand on Rte 102, which he ran into a problem with due to the fact that it was on State land. Brizard made a motion to deny. Barr seconded the motion and the vote in favor was unanimous.

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) Plat 175/Lot 019 (Mobil Station Property) 24 North Main Street
- b) Plat 175/Lot 025 (Apt. House, Pascoag Main) 160 Pascoag Main Street
- c) Plat 175/Lot 060 (Apt. House, Pascoag Main) 73-75 Pascoag Main Street
- d) Plat 175/Lot 061 (Vacant Building, Pascoag Main) 87-89 Pascoag Main St.
- e) Plat 175/Lot 43 (Dupont) 84-86 Pascoag Main Street

James Langlois made a motion to go into Executive Session with Jeffrey Barr, Mark Brizard, David Fontaine, 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, 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 no votes were taken in Executive Session.

Adjournment:

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

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____