

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: March 26, 2013
Meeting Time: 7:00 PM

Members Present:

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

Members Absent:

Staff/Consultants Present:

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

Others:

Nancy F. Binns	John F. Pacheco, III
Kimberly Brissette Brown	David J. Place
Edward Blanchard	Louise Phaneuf, Town Clerk
Steven N. Rawson	

Nancy Binns called the joint meeting between the Town Council and the Burrillville Redevelopment Agency to order at 7:00 PM.

Langlois reviewed the history and progress of the BRA. Langlois referenced activities in the Stillwater Mill Redevelopment District stating that the revitalization of the complex is evolving with projects such as aesthetic improvements planned including a signage program. Langlois identified the former UFO property as an important issue to address. Langlois then summarized activities in the Downtown Pascoag Redevelopment District including the Riverwalk, strategic acquisition of properties, private investments in property rehabilitation and redevelopment, and planned open space improvements contiguous to the Dunkin Donuts property. Langlois identified the former Mobil Station property and other properties identified for redevelopment. Finally, Langlois summarized promotional and branding activities including the Geotourism project and social media initiatives. Langlois referenced the handout titled Program of Work dated March 2012 as a comprehensive overview of the planned activities for the BRA.

Tom Kravitz presented a slideshow identifying the areas previously identified as substandard and blighted. Kravitz also identified the two geographic areas designated as redevelopment districts. Kravitz presented renderings including a project to replace the former Music Hall and its possible connection with WellOne. Another rendering of the site adjacent to the Music Hall was presented including window additions and façade improvements.

Mike Wood requested that Tom Kravitz identify the location of the Mobil Station property. Wood gave an update on efforts to purchase the property and related environmental issues that need to be clarified. Langlois referenced possible use options of the Mobil Station property highlighting the importance to bring people into Downtown Pascoag. Wood indicated that there would be use limitations to reusing the site as a consequence of the environmental contamination. There was a conversation with Town Council members

regarding open space opportunities, planned transportation improvements, and synergies with the geotourism initiatives. Nancy Binns identified possible issues relating to parking associated with possible planned events such as car shows. There was also a discussion concerning alternative routes or links with the bike path, including the improvements by the State to the Bargain Buyer intersection.

Mike Wood summarized efforts by the agency and NeighborWorks to acquire and redevelop properties currently owned by Nardelli and traffic improvements to enhance traffic flow in the area. Langlois emphasized the possible aesthetic improvements that would result from the redevelopment of the Nardelli properties and the WellOne facility.

Mike Wood provided an overview of the process to establish a redevelopment district and informed the Town Council that if they wanted the BRA to look at the additional areas, they can do so but formally ask the Agency to provide a plan based on Council input. Rawson mentioned the former MedTech and Turex properties, as areas the BRA should look at. There was a brief discussion concerning the proposed public garden and dog park at Stillwater Mill and other amenities and connections associated with the bike path. Edward Blanchard raised a concern regarding a surcharge by the Harrisville Water District for Pascoag.

With no further items to discuss, the joint meeting between the Town Council and the Burrillville Redevelopment Agency was adjourned at 7:55.

Call To Order:

James Langlois called the regularly scheduled meeting of the Agency to order at 8:00.

Approval of Minutes:

Royal Laurent made a motion to approve the minutes of the February 26, 2013 Annual Meeting. David Fontaine seconded the motion and the vote in favor was unanimous.

Royal Laurent made a motion to approve the minutes of the February 26, 2013 Regular Meeting. Jeffrey Edward Bonczek seconded the motion and the vote in favor was unanimous.

Invoices:

Discussion, consideration and action relative to the invoice from the BVTC for Phase 2 and Phase 3 of the Geotourism project.

David Fontaine made a motion to approve the invoice from the BVTC dated March 13, 2013 in the amount of \$5,368.65. Royal Laurent 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.

David Fontaine made a motion to receive and file. Royal Laurent seconded the motion and the vote in favor was unanimous.

Old Business:

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

A. Update Regarding Directory and Directional Signage.

Tom Kravitz stated that the sign orders for Stillwater have been placed. Kravitz referenced the enclosed invoice with the addition of the Farmers Market sign and the Assembly Hall sign. Langlois made a motion to pay the additional \$200 for the Farmers Market sign with the stipulation that they continue to pursue

getting shared funding from the Farmers Market. Edward Bonczek seconded the motion and the vote in favor was unanimous.

B. Request from Public to Install Benches

Langlois made a motion to table this agenda item until the next meeting. Royal Laurent seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to the Geo-Tourism Project:

Mike Wood stated that the order for promotional pieces has been placed with actual pictures to be left up to the BVTC. Wood states that June 15th is the schedule for Rediscover/Farmers Market/Family's Fair event in Stillwater.

Stillwater Mill Redevelopment District/Incubator

There was a discussion regarding Scott Rabideau's lease including cleaning of the common area bathroom and replacing air filters in the heating units. The issue is whether these activities are the responsibility of Scott Rabideau, the Clocktower property owner or the Agency. Edward Bonczek also raised an issue concerning junk cars in the district along the UFO property. Wood asked Tom Kravitz to have Joe Raymond review this issue.

Discussion, consideration and action relative to the Downtown Pascoag Project.

Wood informed the Agency that NeighborWorks has indicated they are close to finalizing a deal with Nardelli for the acquisition of Nardelli's properties. Wood stated that he has given authorization to proceed with the subdivision process and property cleanup relating to the Dunkin Donuts property. Wood stated that they are waiting to hear news regarding the larger \$100,000 grant. Wood informed that the property located at 84/86 Main Street is back on the market with an asking price of \$79,000. Langlois made a motion to receive and file. Royal Laurent seconded the motion and the vote in favor was unanimous.

New Business To Be Discussed And Acted Upon:

Board of Administration Liaison

Wood stated that Jeff Barr is already designated as a liaison but he is looking for a second volunteer. Mark Thompson volunteered. Langlois made a motion to appoint Thompson as a Liaison to the Board of Administration. Royal Laurent seconded the motion and the vote in favor was unanimous.

Correspondence:

Memo to Town Clerk regarding the Agency's election of officers at its Annual Meeting on February 26, 2013

James Langlois made a motion to receive and file. David Fontaine seconded the motion and the vote in favor was unanimous.

Correspondence from the Board of Administration approving the revised cost of \$200 for Assembly Theater signage to be incorporated into the Agency's signage project for Stillwater

James Langlois made a motion to receive and file. Royal Laurent seconded the motion and the vote in favor was unanimous.

Copy of an email from Tom Kravitz regarding the \$1,000 grant award from the Narragansett Bay Wheelman for two bike racks

Kravitz referenced the grant from the Narragansett Wheelmen. There was a discussion regarding where to put the two bike racks. Langlois suggested that the BRA give this some thought for discussion at the next meeting.

General Discussion:

Laurent referenced the status of the UFO building asking if there are any plans for it. Laurent suggested that the BRA pay close attention to the building because of potential physical problems he noticed when he walked through the building. Gibbs mentioned the concept of an indoor bike track and similar projects in other cities.

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 042 (Vacant Building, Substation building) 89-92 Pascoag Main St.
- e) Plat 192/Lot 17 (Dunkin Donuts site) 1 South Main Street, Pascoag

Wood indicated that there were no issues to discuss in Executive Session.

Adjournment:

On a motion by David Fontaine seconded by Jeffrey Barr, the meeting was adjourned at 8:40 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____