

**BURRILLVILLE REDEVELOPMENT AGENCY  
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: June 25, 2013  
Meeting Time: 7:00 PM

**Members Present:**

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

**Members Absent:**

**Staff/Consultants Present:**

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

**Others:**

**Call To Order:**

James Langlois called the regularly scheduled meeting of the Agency to order at 7:03 p.m. James Langlois requested that the minutes note that Jeffrey Barr will be late so until Jeff Barr arrives, Mark Thompson will be a voting member for the meeting.

**Approval of Minutes:**

Approval of minutes of the April 23, 2013 Regular Meeting, and to dispense with the reading of said minutes.

Royal Laurent made a motion to approve the minutes of the April 23, 2013 Regular Meeting. Mark Thompson seconded the motion and the vote in favor was unanimous.

Approval of minutes of the May 28, 2013 Regular Meeting, and to dispense with the reading of said minutes.

David Fontaine made a motion to approve the minutes of the May 28, 2013 Regular Meeting. Royal Laurent seconded the motion and the vote in favor was unanimous.

**Invoices:**

Discussion, consideration and action relative to the invoice from Timothy F. Kane dated June 21, 2013 in the amount of \$534.00 for legal services rendered.

Royal Laurent made a motion to approve payment of the invoice from Timothy Kane in the amount of \$534.00. Mark Thompson seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to the invoice from New England Economic Development Services dated June 21, 2013 in the amount of \$2,550.00.

Mark Thompson made a motion to approve payment of the invoice from New England Economic Development Services in the amount of \$2,550.00.

**Citizens Comment:**

Steve Depina, owner of Thai Time Restaurant, informed the Agency that he is looking to acquire the building at 98 Main Street Pascoag and renovate the property. Mr. Depina inquired about available grants to assist in the building renovation. Wood referenced earlier discussions regarding the Agency’s ability to loan and/or grant funds to support projects. Wood suggested the option of meeting with the Rhode Island Economic Development Corporation regarding their small business assistance programs. Laurent also referenced a local tax program where you can get a property tax break for facade renovations. Mike suggested Tom Kravitz begin to prepare the necessary information in terms of funding programs.

**Consultants Staff Report:**

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

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

**Old Business:**

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

A. New directional signage for canoe launch

Wood informed Agency members that he requested a new sign directing patrons to the canoe launch area(s). Wood explained that the sign will be located where it is visible from where canoes have traditionally been launched.

B. Signage for Stillwater District

Wood explained that all Route 102 signs have been approved by RIDOT. Langlois stated that he spoke to representatives of the Farmer’s Market who indicated that they are willing to purchase a sign, but won’t be able to do so until July. Langlois stated that REDiscover and Waterfall Café have also indicated their interest in purchasing a sign. Langlois stated that he conducted a review of other signs and sizing. Langlois made a motion to advance the funds for the Farmer’s Market sign. The motion was seconded by Jeffrey Barr, and unanimously approved.

C. Playground at Stillwater

Wood explained that they approached Neighborworks to discuss possibly scaling back the plans presented at the last meeting, specifically as it relates to the amount of paved area. Wood referenced a revised plan included in the meeting package. Langlois asked about fencing type. Wood stated that he isn’t quite sure but believes it is the black anodized metal fencing. Laurent inquired about the lack of fencing around the exercise area and the “to be determined area”. Wood stated that he can get some unit pricing for fencing in those areas. Langlois made a motion to approve the revised plan and to move forward with Phase I of the planned improvements as defined in the plan. Mark Thompson seconded the motion and the vote in favor was unanimous. Wood noted that a meeting with DEM was scheduled and that might impact the scope and cost of the project.

Langlois motioned to amend agenda to move Item “6-D” on the agenda to Section 7, Downtown Pascoag section. Barr seconded the motion and the motion was unanimously approved.

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

No Discussion

Discussion, consideration and action relative to the Clock Tower Project

Wood gave an update regarding leasing issues with Scott Rabideau and Neighborworks Blackstone River Valley. Wood stated that he had another conversation with Mr. Garlick who indicated that he had no problem with the issues and would talk to Scott Rabideau.

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

A. Update regarding Gonyea Park Project

Wood indicated that he wanted the environmental people to look at the property before they proceeded with the closing. Wood referenced the issue of ash, which triggered a response by RIDEM regarding a previous issue that the Town was never notified about. Wood raised an issue of whether purchasing the parcel for the park will drag the Town into the pending environmental issue(s). Wood stated that he doesn't think it's a big issue; however he wants to be sure before they subdivide and take title. Wood stated that they are ready to proceed with the improvements as soon as the subdivision is recorded and the land is transferred.

Wood referenced his recent discussion with Neighborworks Blackstone River Valley concerning their proposed project in Pascoag. Wood informed Garlick about the proposed gas improvements, which may afford their project access to funding assistance through NGRID's Pilot Program. Wood explained that there might be a possibility of bringing gas service down Pascoag Main Street, at least as far as Garlick's project. Wood informed the Agency members that Garlick has reached an agreement to purchase the Nardelli properties, and Garlick has agreed to incorporate the Music Hall site into the development project. Wood also discussed structuring the commercial space of the proposed project as condominiums and deeding those to the Agency to be managed similar to the RE:Discover space in Stillwater.

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

Discussion, consideration and action relative to the appointment of Jeffrey Barr as full liaison to the Board of Administration

James Langlois made a motion to appoint Jeffrey Barr as a full liaison to the Board of Administration. Royal Laurent seconded the motion and the vote in favor was unanimous.

**Correspondence:**

Correspondence regarding Stillwater Mill Pavilion address for 911

Langlois made a motion to receive and file the correspondence. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Correspondence regarding Paddle Across Rhode Island launch from the Clock Tower canoe launch

Tom Kravitz provided a summary of the event. James Langlois made a motion to receive and file the correspondence. Royal Laurent seconded the motion and the motion was unanimously approved.

Memo to Town Clerk regarding the appointment of Mark Thompson as liaison to Board of Administration

James Langlois made a motion to receive and file. David Fontaine seconded the motion and the motion was 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) 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

James Langlois requested a roll call to go into Executive Session with James Langlois, Edward Bonczek, David Fontaine, Royal Laurent, and Jeff Barr all voting in favor.

James Langlois made a motion to reconvene the public portion of the meeting and to note that there was one vote taken in Executive Session and to seal the minutes of the Executive Session. Mark Thompson seconded the motion and the vote in favor was unanimous.

**Adjournment:**

On a motion by Langlois, seconded by Royal Laurent, the meeting was adjourned at 8:08 PM.

Minutes approved by:

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Michael C. Wood, Secretary

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Date:

Date filed with Town Clerk:  
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