

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room
100 Tinkham Lane, Harrisville, RI 02830
Meeting Date: August 27, 2013
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Mark Thompson, Alternate Member
Edward Bonczek	Royal Laurent
David Fontaine	

Members Absent:

Jeffrey J. Barr, Vice Chairman

Staff/Consultants Present:

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

Others:

Mark Brizard
Renay McLeish

Call To Order:

James Langlois called the regularly scheduled meeting of the Agency to order at 7:00 p.m.. James Langlois requested that the minutes note that Jeffrey Barr has been excused for the meeting and that Mark Thomspom will be a voting member. Langlois recognized Mark Brizard and Renay McLeish as guests.

Approval of Minutes:

Approval of minutes of the July 23, 2013 Regular Meeting, and to dispense with the reading of said minutes.
Royal Laurent made a motion to approve the minutes of the July 23, 2013 Regular Meeting. David Fontaine seconded the motion and the vote in favor was unanimous.

Invoices:

Discussion, consideration and action relative to the invoice from the Bargain Buyer for Farmer's Market ads notifying residents about RIPTA Bus Schedule Change.

Fontaine made a motion to approve payment of the invoice from the Bargain Buyer in the amount of \$162.00. Laurent seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to invoice from Farrell Sign for Historic District signs.

Wood stated that he needed to make sure about the accuracy of the invoice based on design changes. Wood requested authorization to pay the invoice up to the amount of \$4,900. Langlois made a motion to approve payment of the invoice up to the amount of \$4,900.00. Thompson 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 stated that there was little change between June and July with a cash availability of \$170,000. Fontaine made a motion to receive and file the Financial Report. 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 on Signage Improvements and Sign Orders

Langlois stated that he continues to work closely with various business owners and Farrell Signs. Langlois outlined existing sign orders including continuing discussions with Clock Tower Associates and Scott and Beth Rabideau. Langlois stated that basically they have commitments from all business owners. David Maheu will fax pictures of what each sign will look like.

B. Update on NeighborWorks multi-purpose recreation project

Wood referenced previous meetings and discussions regarding concerns by RIDEM regarding the proposed playground improvements. Quotes have been secured to do the testing required by RIDEM. Wood stated that the alternative of remediating the site instead of doing the testing was suggested to RIDEM for which they were not supportive. NeighborWorks has subsequently agreed to underwrite the costs to do the testing.

Laurent inquired about the consequences if something was found. Wood explained that either soil removal or site capping would be required. Langlois asked whether future actions by the BRA (e.g. Gazebo) are going to run into the same situation. Wood stated that the property in question was not previously tested and therefore is a special situation.

Discussion, consideration and action relative to the Clock Tower Project

Wood referenced discussions with Scott and Beth Rabideau for which he has not yet heard back from. Wood stated that they are still in the process of flushing out the details given some of the items are arguably included in the current lease.

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

A. Update regarding Blackstone River Valley NeighborWorks project

Wood stated that he has received appraisals for the three lots affected; 175/44 \$65,400; 175/50 \$50,000; and 175/59 \$90,000. These appraisals were secured because they are needed to support NeighborWorks' funding requests this fall.

B. Update regarding Gonyea Park Project

Tim Kane provided the background regarding the transaction with the owner of the Dunkin Donuts property. Kane referenced the RIDEM letter, which will stretch out the property transaction to next spring. Kane stated that the delay will require an amendment to the P&S and an extension of the grant receipt from RIDEM. The property owner will have to complete the remediation per the previous RIDEM order/agreement. Kane explained that the remediation has to be completed prior to the Town taking ownership of the property.

C. Thai Time

Kane confirmed that the BRA has the power to loan money and that he is prepared to draft the pro-forma and loan agreement. Questions were raised regarding the actual capital needs of Thai Time. Wood affirmed that it would still make sense to go through the process as presented by Kane.

D. Laurent, LLC discharge of mortgage.

Laurent recused himself from discussions regarding this issue. Kane stated that the promissory note has been paid and that there is a need to have the mortgage discharged and recorded. Kane explained that the Town is obligated to discharge the mortgage. Fontaine made a motion to execute and record the discharge of mortgage relative to property owned by Laurent, LLC. Edward Bonczek seconded the motion and the vote in favor was unanimous.

New Business To Be Discussed And Acted Upon:

Discussion, consideration and action relative to the Burrillville Redevelopment Agency's proposed budget

Laurent made a motion to approve the budget. Fontaine seconded the motion and the vote in favor was unanimous.

Update the Town Council – consider setting a meeting with the Town Council

Langlois referenced Mike’s request for consideration of dates to meet with the Town Council to provide an update regarding BRA’s activities. Kravitz stated that it would be nice to schedule the meeting after NeighborWorks gets a funding decision regarding its Pascoag project. Wood suggested that they not set a date at this time and possibly consider a December or January meeting once more details are available regarding NeighborWorks’ time schedule.

Correspondence:

Thank you letter from Gonyea Family that includes suggestions for the park

Wood recommended that Jeff design the park to allow for future additions of the items referenced in the letter once funding is secured. Wood referenced the Town Council meeting tomorrow night, which may stipulate something else. Wood stated that the flagpole location is included in the current plan, but not the construction of the flagpole.

We Mean Business announcement of event on September 10, 2013 at Crowne Plaza in Warwick

Wood referenced the We Mean Business announcement from the Rhode Island Secretary of State and the Rhode Island Economic Development Corporation.

General Discussion:

Langlois noted that Oct 5 will be the Celebrate Burrillville event. Langlois referenced last year’s event. Wood suggested various visuals that could be included including NeighborWorks’ Pascoag project. Langlois asked for help from Agency members to man the Agency’s table.

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

Due to the lack of any new information to discuss, there was no Executive Session.

Adjournment:

On a motion by Langlois, seconded by Laurent, the meeting was adjourned at 8:00 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____

