

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: January 28, 2014
Meeting Time: 7:00 PM

Members Present:

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

Members Absent:

Staff/Consultants Present:

Scott A. Gibbs, NEEDS, Inc.
Tim Kane, Legal Counsel
Michael C. Wood, Secretary

Others:

Call To Order:

James Langlois called the regularly scheduled meeting of the Agency to order at 7:03 PM. Langlois requested that the minutes note that Tom Kravitz have been excused from the meeting.

Approval of Minutes:

Approval of minutes of the November 26, 2013 Regular Meeting, and to dispense with the reading of said minutes.

David Fontaine made a motion to approve the minutes of the November 26, 2013 regular Meeting. Jeff Barr seconded the motion and the vote in favor was unanimous.

Invoices:

Discussion, consideration and action relative to the invoice for from Airhart Electric for repair to lights on Tinkham Lane.

Laurent made a motion to approve payment of the invoice from Airhart Electric in the amount of \$473.13. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to the invoice from Backgrounds by Maheu dated January 6, 2014 for Burrillville Farmers Market sign.

Barr made a motion to approve payment of the invoice in the amount of \$225.00. Laurent seconded the motion and the vote in favor was unanimous. Langlois made a comment that Deb Yablonski of the Burrillville Farmers Market could not attend but wanted to express their appreciation.

Citizens Comment:

None

Consultants Staff Report:

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

Wood stated that it was sent out today. Langlois made a motion to table this agenda item until next month's meeting. Barr seconded the motion and the vote in favor was unanimous.

Old Business:

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

Mike Wood stated that the proposed bike race has been pushed up to later in the summer because of potential conflicts with other races. Wood explained that this new date should alleviate the conflict with the Burrillville Arts Festival, although the status of the festival is still in question. Wood stated that there remain questions regarding where to start and end the race.

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

A. Update regarding Blackstone River Valley NeighborWorks project

Wood indicated that they should know next month about the status of Rhode Island Housing's funding.

B. Update regarding Gonyea Park project and Dunkin Donuts property acquisition

Wood explained that RIDEM will be responding to the property owner's proposal on how they will mitigate the longstanding environmental issues. As explained by Wood, the environmental issue on the property the Agency is acquiring pertains to soil conditions including arsenic levels, likely a consequence of coal ash. These are separate environmental problems. The issues on the land the Agency is acquiring are minor in nature and will be addressed during construction.

C. Update regarding Bank of America Property

Wood stated that the Bank of America (BOA) kiosk has been installed at the Brigido's property. Wood stated that the new owner of the BIA building has not contacted the Town. Wood explained that one problem with the BOA property is that there is not enough area to have a drive through, making future use as a bank doubtful.

D. Update on Plat175/Lot 43 84-86 Main Street (Dupont Property)

Wood stated that we closed on the property acquisition yesterday. Wood explained that there is a fire code issue requiring a fire ladder to the rear of the building. A fire alarm system will be needed later on depending on proposed use(s). Langlois also stated that they found out that the property is not connected with the sewer system. Wood and Langlois indicated that they were unsure if there is a lateral to the property. Wood stated that connecting the building to the sewer should occur simultaneously with the reconstruction of the road.

Laurent referenced the property between the DuPont property and the Laurent property, indicating that he thinks that there was a major water pipe break in the building. Wood stated that he would have Joe Raymond follow-up.

E. Update regarding expansion of natural gas on Pascoag Main Street, and Routes 107 and 100

Wood stated that Tom Kravitz has been reaching out to the property owners regarding the gas expansion project. Wood suggested National Grid hold a meeting for local property owners regarding the natural gas project. In order to coordinate with DOT, Wood stated that he is thinking mid-summer to undertake the expansion project, assuming financial participation by affected property owners. Bonczek inquired about the connection fee. Wood answered that he was not sure what the connection fee would be, and probably won't be finalized until the engineering and planning has been completed.

Wood stated that the Federal Government funds that the State and DOT uses to support road construction projects are being held up at the Federal level. The good news is that the Rhode Island Department of Transportation has included the project in their immediate plans. We requested that they bifurcate the improvements to do downtown Pascoag first with Route 107 to follow at a later date. Wood continued stating that there were still additional logistical issues including approval from RIDEM.

New Business To Be Discussed And Acted Upon:

Discussion, consideration and action relative to the Program of Work Outline

Langlois referenced a previous meeting with Mike Wood, with the subsequent drafting of a Program of Work outline. Langlois stated that the BRA is still far away from completing the Stillwater redevelopment project with such projects as the UFO and gym properties still unresolved. Langlois explained that he doesn't think the BRA is effectively reaching out to the realtors to educate them about the advantages of the redevelopment district.

Wood stated that the Program of Work is a good starting point to use in formulating the detailed work plan. Wood referenced social events such as the bike race and the arts festival, and whether the BRA wants to financially participate in these events. Wood also mentioned continuation of the bus service for the coming year in support of the Farmers Market. There is a possibility of using our Department of Public Works bus that will give us more flexibility. Wood also referenced the CDBG program and how the Town has typically expended these funds. Wood suggested that maybe the BRA should be a recipient of some of these funds, which would require definitive projects, or possibly using some monies to work in tandem with Joe Garlick's project. Wood stated that the only other major project on the existing list is the disposition of the Mobil Station property. Langlois referenced some options including being more aggressive with RIDEM; although Wood expressed concern given that he doesn't want to complicate other issues that the Town is working on with RIDEM.

Wood asked that BRA members review the outline and get back to him with any additional comments. Laurent inquired whether there are any additional redevelopment districts, which Langlois responded there are additional redevelopment target areas, but not districts. Laurent suggested that they put on the Program of Work outline the additional redevelopment target areas for future consideration. Wood referenced the planned near-future meeting with the Town Council and a charette similar to what has been undertaken in the past. Langlois referenced the possible need to establish a Pascoag subcommittee, similar to that established for the Stillwater Mill management committee.

Discussion, consideration and action relative to the 2014 Program of Work

Wood explained that once the outline is refined, he will prepare the 2014 Program of Work document.

Reminder that next month's meeting will include the Annual Meeting

Langlois reminded BRA members that next month's meeting will follow the required Annual Meeting. Annual Meeting will start at 7:00 p.m., Regular Meeting will start at 7:15 p.m.

Correspondence:

Langlois referenced letters to businesses thanking business owners for participating in the sign program including Maheu and Jeff at DPW.

General Discussion:

Langlois referenced discussions with Mike and Jeff regarding putting up a banner advertising the availability of the pavilion for rental. Langlois stated that they would wait till the spring to install the banner. McLeish inquired about a policy for renting the pavilion; Fontaine stated that a policy exists including rates.

Wood conveyed a problem with wind at the Pavilion, especially during the early part of the year. Wood is looking at possible options for shielding the wind. Wood also thanked Jim and Jeff for their work on the signs.

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

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

Adjournment:

On a motion by Laurent, seconded by Barr, the meeting was adjourned at 8:10 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____