

**BURRILLVILLE REDEVELOPMENT AGENCY  
MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: February 25, 2014  
Meeting Time: 7:15 PM

**Members Present:**

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

**Members Absent:**

David Fontaine

**Staff/Consultants Present:**

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

**Others:**

**Call To Order:**

James Langlois called the regularly scheduled meeting of the Agency to order at 7:18 PM. Langlois requested that the minutes note that David Fontaine has been excused from the meeting and that Mark Thompson will be a voting member for this meeting.

**Approval of Minutes:**

Approval of minutes of the January 28, 2014 regular meeting, and to dispense with the reading of said minutes.

Jeff Barr made a motion to approve the minutes of the January 28, 2014 regular meeting. Mark Thompson seconded the motion and the vote in favor was unanimous.

**Invoices:**

None

**Citizens Comment:**

None

**Consultants Staff Report:**

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

Langlois indicated that due to Fontaine not being available, he would request that this item be tabled until next month's meeting. Wood stated that there is approximately \$128,000 of liquidity following the purchase of the Main Street Pascoag property. Royal Laurent made a motion to table the Financial Report until the March 2014 meeting. Jeff Barr seconded the motion and the vote in favor was unanimous.

**Old Business:**

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

Kravitz referenced the proposed neighborhood park by NeighborWorks and the need to decide what the BRA is going to do regarding this project. Kravitz referenced the ambiguity regarding what RIDEM will require regarding remediation. Barr requested clarification of previous actions relating to this issue, which were clarified by Wood. Wood restated the question as to whether the BRA is still interested in the park and if so, authorizing NeighborWorks to file the application to RIDEM. Thompson made a motion to authorize the filing of the environmental report and application to RIDEM. Barr seconded the motion and the vote in favor was unanimous.

Wood mentioned that a new project budget will need to be developed taking into consideration the cost of DEM remediation, when those costs are known.

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

A. Update regarding Blackstone River Valley NeighborWorks project

Wood stated that this is the week to hear from Rhode Island Housing regarding project funding. Wood also stated that Garlick is going to look at the Dupont building for potential inclusion in the project scope. Wood stated that they are going to get the inside of the Dupont Building cleaned up. Wood also explained that he verbally confirmed with the Fire Inspector that a fire ladder can be installed at the rear of the building. Laurent stated that the tenant in 88-90 Main Street has moved out of the property due to a water pipe problem.

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

Wood informed the agency that there is a scheduled meeting with RIDEM and he will update the BRA following the meeting.

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

Kravitz stated that he is looking for a date to hold the meeting and notify the businesses with the preference either March 11th or 19th. Agency consensus was the 19<sup>th</sup> would be the best date. Langlois made a motion to schedule the information meeting for Pascoag businesses on March 19<sup>th</sup> at 7 p.m. Barr 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 2014 Program of Work

Langlois referenced the 2012 Program of Work and the proposed outline enclosed in the meeting package. Wood suggested that the BRA review and modify the outline as they see fit, and Wood will then incorporate the suggested changes into a new document. Langlois inquired as to whether the Program of Work will include looking at other areas in the town that should be redeveloped. Wood requested that Kravitz go through the various additional areas that were identified as prospective areas for redevelopment. Kravitz showed a visual presentation of these various areas.

Langlois stated that since they originally reviewed prospective areas for redevelopment, the situation has changed for some of the properties such as the former Turex property. Langlois also explained that there are several projects that are in the outline, but are not included in the existing Program of Work. Wood stated that he would include in the program of Work looking at other locations for possible future expansion of BRA activities. Expansion of redevelopment areas is on the Town Council's goals and objectives. Langlois motioned to adopt the outline as presented, seconded by Barr. The motion was unanimously approved.

Notice – The March regular meeting includes a meeting with the Burrillville Town Council at 7:00 p.m.

Langlois informed the Agency members that the next regularly scheduled meeting will include a meeting with the Burrillville Town Council.

**Correspondence:**

None

**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

Langlois indicated that there were no issues to discuss in Executive Session, and no Executive Session was held.

**Adjournment:**

On a motion by Langlois, seconded by Barr, the meeting was adjourned at 8:35PM.

Minutes approved by:

\_\_\_\_\_  
Michael C. Wood, Secretary

\_\_\_\_\_  
Date:

Date filed with Town Clerk: \_\_\_\_\_