

BURRILLVILLE REDEVELOPMENT AGENCY

MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: July 22, 2014
Meeting Time: 7:00 p.m.

Members Present:

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

Members Absent:

Staff/Consultants Present:

Michael C. Wood, Secretary	Scott A. Gibbs, NEEDS, Inc.
Tom Kravitz, Town Planner	Timothy Kane Esq.

Others:

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:04 p.m.

Approval of Minutes:

Approval of minutes of the June 24, 2014 Regular Meeting, and to dispense with the reading of said minutes.

Jeffrey Barr made a motion to approve the minutes of the June 24, 2014 regular meeting. David Fontaine seconded the motion and the vote in favor was unanimous.

Invoices:

Discussion, consideration and action relative to ratification of payment of the invoice from New England Economic Development Services, Inc. dated June 19, 2014 for economic development advisory services for the period of July 2013 through June 2014.

Mike Wood indicated that the NEEDS' invoice was submitted and approved at the June 24 meeting. Jeffrey Barr made a motion to receive and file the invoice. Royal Laurent seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to the invoice from Timothy F. Kane dated June 20, 2014 for legal services for the period of April 17, 2013 through June 20, 2014.

David Fontaine made a motion to approve the invoice from Timothy F. Kane dated June 2, 2014 in the amount of \$324.00 for legal services rendered for the period of June 21, 2014 to June 30, 2014. Edward Bonczek 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 referenced the July 17, 2014 financial report indicating revenue of \$36,000 and expenses of \$63,000. Fontaine explained that by factoring out the land acquisition of 84-86 Pascoag Main Street would result in positive cash position, subject to final audit. Barr made a motion to accept the draft year-end financial report. Laurent seconded the motion and the vote in favor was unanimous.

Old Business To Be Discussed And Acted Upon:

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

Stillwater Playground – Kravitz indicated that there is a July 31st public meeting as part of the required public outreach regarding the environmental remediation plan. Kravitz referenced discussions with the snow plowing service provider and concerns as to where he would put the snow, which historically has been in the location of the proposed playground. McLeish inquired as to whether members of the BRA should attend the public hearing. Attending is optional but not required.

Discussion, consideration and action relative to the Clock Tower Project

Wood indicated that he still does not have a reconciliation report from Joseph Garlick, which is now in the third year.

Discussion, consideration and action relative to the Downtown Pascoag Redevelopment District

Neighborworks Project – Kravitz stated that he still has not received any updated information regarding the project's funding request to Rhode Island Housing. Wood referenced the CDBG funding requests. Kravitz stated that the application process for subsequent funding rounds for CDBG is later in the year.

Gonyea Park Project – Langlois announced that the property has been acquired. Wood referenced possible modifications regarding the subdivision plan. Kravitz stated that the issue pertains to easements, and not the subdivision plan itself. Wood stated that Jeff McCormick is getting his bids together for the Town's work,

which will be his priority park project for this year. Kane indicated that there should be a deeding of the land to the Town, which is contiguous to another parcel currently owned by the Town. Wood stated that they could address this once the project is complete.

Pascoag Natural Gas Expansion Project – Wood explained that he has had additional conversations with National Grid regarding the status of this project. Wood stated that the Town’s focus to date has been commercial; however, the sense he’s getting is that NGRID was modifying the program to be more residentially focused. Wood explained that many of the commercial properties surveyed have residential units as part of their properties. Wood explained that there might be a need for the Town to put more data together to respond to the changing program purpose. Wood stated that this initiative is not dead yet, and he is still working on keeping the project viable.

Thai Time Loan – Kravitz stated that a mortgage deed and promissory note has been drafted and forwarded to Tim Kane for review. Tim indicated that he only has some minor revisions. Laurant stated that he has spoken to the owner who has determined that about a third of an anticipated \$15,000 loan would comprise fees and costs relating to securing RIDEM approval. Kravitz indicated that he spoke recently with the owner who made no reference to this issue and only indicated that he was proceeding with the improvements. Kravitz will follow up.

New Business To Be Discussed And Acted Upon:

None

Correspondence:

General Discussion:

Kane referenced previous discussions regarding designating additional redevelopment areas. Kane stated that the Town’s Comprehensive Plan would first have to be amended by vote of the Town Council, which could include one or more of the previously designated areas, and/or the inclusion of a new area(s). One or more of these areas would have to be designated by Plat and Lot by the Town Council as a redevelopment area. The third phase would require the drafting of a redevelopment plan, which will require considerable amount of work. Kane referenced the contents of the redevelopment plan including public improvements, changed zoning designations, specific structures to be acquired or removed, density, etc.

Wood also stated that the Agency should request input from the Town Council regarding any other areas that they feel should be included. Wood outlined an approach that would include thoughts from the BRA regarding areas that it believes should be included, and then input/direction from the Town Council. Wood suggested that the BRA make a presentation to the Town Council regarding process and requirements for going forward. Wood suggested that the next BRA meeting

review the previously designated areas and make a recommendation regarding which areas should still be included, and then meet with the Town Council.

Wood informed the Agency that the Town Council did approve funding for a new planning charette, and the previous planning charette document is on the Town's website. Langlois stated that the process would be more difficult this time given the last time the choices were much clearer. Wood emphasized the importance of designating a redevelopment district as a baseline approach, which sets the stage for securing public resources as they may become available. Wood indicated that the fiscal climate and diminished pool of public resources make the next phase a more difficult process.

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.

- Plat 175/Lot 061 (Vacant Building, Pascoag Main) 87-89 Pascoag Main St.

No items to discuss in Executive Session.

Adjournment:

On a motion by Langlois, seconded by Laurent, the meeting was adjourned at 7:50 p.m.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____