

## BURRILLVILLE REDEVELOPMENT AGENCY

### MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: August 26, 2014  
Meeting Time: 7:00 PM

#### **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:**

Deborah Giannini, Williams & Stuart Real Estate  
Joyce Serafin

#### **Call To Order Of Regular Meeting:**

James Langlois called the Meeting to order at 7:05.

#### **Approval of Minutes:**

Approval of minutes of the July 22, 2014 Regular Meeting, and to dispense with the reading of said minutes.

Jeffrey Barr made a motion to approve the minutes of the July 22, 2014 regular meeting. Royal Laurent 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.

James Langlois made a motion to receive and file the financial report dated August 21, 2014. David Fontaine 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** – Mike Wood announced RIDEM approval of the remediation plan. Wood explained that they are working on the budget per RIDEM remediation requirements, which will impact project costs. Wood stated that they would present a new plan and budget to the Agency at next month's meeting. Langlois asked about project timing and whether the project will commence this year. Wood answered that project timing will depend on various factors currently under review including Public Works work load.

**Tinkham Lane Streetlights** – Langlois stated that two more lights were lost following the last rainstorm as well as four lights in the parking lot of the restaurant. Langlois raised concerns about the durability of the lights, especially referencing the (lack of) weather tight nature of the fixtures.

**Access Easement** – A request was made by the owner of Plat 160 Lot 070 for an access easement over Plat 160 Lot 069. Tim Kane explained that the requested easement is necessary given that the land for which the access easement is requested was never officially deeded as a public right-of-way. David Fontaine made a motion to grant the requested access easement over Plat 160 Lot 069. Jeffrey Barr seconded the motion and the vote in favor was unanimous. This will assist in the marketing and sale of the property.

### Discussion, consideration and action relative to the Clock Tower Project

None

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

**Neighborworks Project** – Mike Wood indicated that there is no word yet regarding project funding. Wood stated that they should hear about project funding the later part of September.

**Gonyea Park Project** – Wood stated that RIDEM approval was secured yesterday. As explained by Wood, some restrictions were incorporated into the RIDEM approval, which are currently being reviewed. Wood stated that bid packages are ready to issue. Wood also stated that they are waiting for RIDOT approval relative to improving the wall that is on RIDOT property.

**Pascoag Natural Gas Expansion Project** – Kravitz stated that NGRID has been meeting with Main Street property owners and has also reached a consensus with the owner of the retail center and laundromat as well as Bradford Court to tie into the natural gas service.

**Agreement to Convey Plat 175/Lot 061, 87-89 Main Street** – Wood explained that the Agency previously authorized James Langlois to sign the option to convey. Wood explained that he put this item on the agenda because there was a slight variation negotiated into the previous agreement with the Agency. Joe Garlick has agreed to put into the agreement the willingness to put in certain utility drops into the commercial space. James Langlois made a motion to approve the amended option agreement with Neighborworks. Jeffrey Barr seconded the motion and the motion was unanimously approved with David Fontaine recusing himself from the discussion and vote.

**Agreement for Natural Gas Connections to Redevelopment Agency Properties** – Wood stated that the Agency previously authorized the Chairman to enter into agreements for three properties. Wood stated that the Agency is now being required to sign a formal agreement with no downside because there are no buildings on two of the properties. Jeffrey Barr asked about the impact on pending sales with Neighborworks. Wood stated that Neighborworks would assume the agreements if they secure their project funding. James Langlois approved execution of the agreements with National Grid. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to redevelopment areas/districts  
Wood summarized discussions pertaining to previously designated blighted areas and their possible consideration as redevelopment districts. Wood stated that the Town Council may be looking for priorities from this list and/or new areas for consideration for redevelopment. Wood referenced the earlier meeting with the Town Council, which referenced several additional areas that they suggested might warrant consideration. Tom Kravitz presented a computer presentation of the seven areas previously identified as being physically blighted and substandard.

Wood asked for a discussion and direction regarding the seven previously defined substandard areas. Edward Bonczek stated that if the Agency is going to consider new districts, there still is a lot of unfinished business within the existing Districts. Bonczek and Royal Laurent indicated that the Mapleville area appears to be the most viable. Laurent spoke against Grove Street given the number of properties, and Oakland due to the severity of the environmental issue. There seemed to be a consensus to leave the seven areas alone and focus on new areas. The MedTech and Turex sites were discussed as logical options to add.

Langlois asked whether the BRA would like to take an extra month to further discuss the options, especially new areas. There was a consensus regarding scheduling a Saturday tour of potential and existing sites. Wood stated that he would get back to the Agency with some options for dates and times.

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

None

**Correspondence:**

Mortgage Deed for Thai Time Building Improvements – Langlois made a motion to receive and file, seconded by Bonczek and unanimously approved.

We Mean Business Expo, September 3<sup>rd</sup> from 10 AM to 3 PM – Kravitz indicated that the event this year would be held at the Providence Convention Center

Email Regarding the Comp Plan – The email was provided by Kravitz, which clarifies substandard and blighting areas.

**General Discussion:**

**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 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 Barr, the meeting was adjourned at 8:30 PM.

Minutes approved by:

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Michael C. Wood, Secretary

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

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