

BURRILLVILLE REDEVELOPMENT AGENCY

MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: December 02, 2014
Meeting Time: 7:00 p.m.

Members Present:

James Langlois, Chairman
Edward Bonczek

Jeffrey J. Barr, Vice Chairman
Renay McLeish, Alternate Member
Mark Thompson, Alternate Member

Members Absent:

Royal Laurent

David Fontaine

Staff/Consultants Present:

Michael C. Wood, Secretary
Tom Kravitz, Town Planner

Scott A. Gibbs, NEEDS, Inc.
Timothy Kane Esq.

Others:

Nancy Binns, Town Council Liaison

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:03 p.m. noting that Royal Laurent and David Fontaine have been excused from the meeting. Langlois welcomed Nancy Binns as the new Town Council Liaison with the BRA.

Approval of Minutes:

Approval of minutes of the October 28, 2014 Regular Meeting, and to dispense with the reading of said minutes.

Edward Bonczek made a motion to approve the minutes of the October 28, 2014 Regular Meeting. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Invoices:

Discussion, consideration and action relative to the invoice from Stanley Tree Service for brush removal in the Pascoag bridge way.

Jeffrey Barr made a motion to approve payment of the invoice from Stanley Tree Service dated November 10, 2014 in the amount of \$1,200. Mark Thompson seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to the invoice from Timothy F. Kane for legal services as rendered to the Redevelopment Agency.

Jeffrey Barr made a motion to approve payment of the invoice from Timothy F. Kane dated November 13, 2014 in the amount of \$1,998.00. 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.

James Langlois made a motion to receive and file the Financial Report dated November 25, 2014. Mark Thompson 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 referenced the letter from the Rhode Island Department of Environmental Management dated November 17, 2014 indicating final approval of the Remedial Action Work Plan. Wood stated that this represents the final required environmental approval. Wood indicated that a meeting would be organized in early 2015 among the project participants to coordinate scheduling and funding of the improvements. As Wood explained, improvements will not begin until spring of next year.

Discussion, consideration and action relative to the Clock Tower Project

None

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

Gonyea Park Project – Mike Wood referenced pictures that were electronically distributed stating that park improvements are 80% near completion. Tim Kane raised the issue of the BRA possibly transferring ownership of the land to the Town. Wood stated that they could address this issue once the work was completed and terms of the grant and DEM permitting fulfilled. James Langlois referenced a discussion he had with Janet Fish regarding Union Pond stating that when the mill building was taken down, a portion of the dam was taken down lowering the water level by approximately 2'. According to Langlois, Ms. Fish stated that the pond seems to be filling itself in and you can almost walk across the pond. No action was taken and it appears to be outside of the jurisdiction of the Agency.

Pascoag Natural Gas Expansion Project – Wood referenced extensive meetings with the gas company. As explained by Wood, they have been told by NGRID that the project has been approved subject to project funding that should occur in March of 2015. Wood stated that the Town is seeking a deadline date for gas service sign-ups so that they can go back to the remaining parties who have yet to commit to connecting and give them final notice. Jeffrey Barr inquired about RIDOT dates for

road improvements. Wood explained that the timing is driven by RIDOT funding, which is tied up with the Federal Highway Trust Fund statewide in Congress.

Discussion, consideration and action relative to redevelopment areas/districts.

Wood referenced last meeting's authorization for Wood, Kravitz, Kane, and Gibbs to meet to develop a schedule and budget for designating the additional redevelopment districts approved by the Town Council. Wood stated that first week of January should be the deadline for the budget, which will be submitted with the upcoming capital budget.

New Business To Be Discussed And Acted Upon:

Open Discussion for Potential Events at Stillwater in 2015

James Langlois referenced the importance of timing to schedule events at the Stillwater Pavilion for 2015. Langlois argued the importance for the BRA to define the type of events and music they would like to see at the Pavilion. Langlois continued by stating that the BRA could hire the entertainment, or rent the Pavilion to various musical acts with a negotiated revenue sharing formula. Gibbs raised the possibility of a road race, which could be billed as Rhode Island's State Championship Race. Gibbs stated that the only stumbling block could be the prohibition against alcohol, which Gibbs explained typically follows the race. Nancy Binns stated that there is a possibility for a special event liquor permit subject to an insurance policy. Mark Thompson also referenced the possibility of car shows. Langlois stated that he would call a meeting of the Entertainment Subcommittee in early January to discuss these options.

Wood referenced RIPTA's flex service for the Farmers Market. The RIPTA program did not pan out as hoped. Wood offered to put some numbers together to continue the shuttle service in 2015 using the Town owned van/bus.

James Langlois referenced the Notice of the Annual Organizational Meeting, which is required to be held in either February or March of each year. Mark Thompson made a motion to have the Annual Organizational Meeting in February. Jeffrey Barr seconded the motion and the vote in favor was unanimous. Mike Wood indicated that the date for the annual meeting would be February 24, 2015, 7:00 p.m. The regular meeting would start at 7:15 p.m.

Correspondence:

Water Bill Credit for Pavilion – Langlois referenced the letter from the Harrisville Fire District dated November 6, 2014 stating that the Fire District will be crediting the water bill for the Stillwater Pavilion in the amount of \$892.67. The credit is due to the installation of the wrong water meter at the Pavilion.

Illegal Business at 266 Harrisville Main Street – Jeffrey Barr inquired what property the address is for. Langlois answered the former UFO building. Langlois

stated that the Agency does not have any zoning/regulatory authority and therefore the letter is for information purposes only. Jerome Godin and Marc Godin stated their names for the record at the request of James Langlois. Langlois inquired about whether the Godin's have a plan for redevelopment. The Godin's indicated that they do not but have entertained various uses; however, the limitations imposed by the Village Commercial District have been problematic. Gibbs referenced previous discussions with the owners as well as discussions with Burrillville Zoning Official. Gibbs indicated that there appears to be more flexibility in the zoning ordinance than a strict interpretation of the Village Commercial Zone would indicate. Langlois offered open communications with the owners in an effort to move the property redevelopment further along. Langlois asked about the status of the water main and whether it has been repaired. Marc Godin stated that it hasn't been repaired; however, there is a question about ownership and responsibility.

General Discussion

Langlois stated that he noticed that the streetlight taken by the Pascoag Fire District to convert to LED is back, but it does not look like an LED light. Wood stated that the fixture should be the same, but only the light should have been exchanged. Wood stated that he would investigate.

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.

No items to discuss in Executive Session.

Adjournment:

On a motion by Langlois, seconded by Barr, the meeting was adjourned at 8:05 p.m.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____