

**BURRILLVILLE REDEVELOPMENT AGENCY**

**REGULAR MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: February 17, 2015  
Meeting Time: 7:15 PM

**Members Present:**

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

**Members Absent:**

**Staff/Consultants Present:**

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

**Others:**

Nancy Binns, Town Council Liaison

**Call To Order Of Regular Meeting:**

James Langlois called the Meeting to order at 7:15 PM.

**Approval of Minutes:**

Approval of minutes of the December 02, 2014 Regular Meeting, and to dispense with the reading of said minutes.

James Langlois made a motion to approve the minutes of the December 02, 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.

Michael Wood stated that the Financial Report just came out. David Fontaine stated that the financial position remains unchanged with \$136,000 remaining available.

Langlois made a motion to receive and file the Financial Report dated January 26, 2015. Jeffrey Barr 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** – Wood stated that they met with all parties involved to review the project. Wood explained that the Town’s share of the project costs is approximately \$121,000, which is available and will be released in phases. Wood outlined changes in the site plan as a strategy to reduce project costs by reducing the amount of soil that would have to be removed from the site. Barr inquired about the timeframe for commencing and completion of Phase 1. Wood stated approximately mid-summer.

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

**Update for Blackstone River Valley Neighborworks Project** – Tom Kravitz showed color renderings of the proposed new buildings. Wood stated that Rhode Island Housing should make its funding decision in May.

**Pascoag Main Street Professional Service Proposals** - Kravitz referenced the elevation plan for the DuPont and Music Hall properties explaining that there will need to be a modification to the previously issued RIDEM permit. Kravitz made a recommendation to engage Norbert Therien for professional support for the RIDEM tasks at a cost of \$1,660, not including the \$1,000 permit fee. Langlois made a motion to hire Norbert Therien for a total sum not to exceed \$2,700, which includes the permit fee. Laurent seconded the motion and the vote in favor was unanimous.

**Update Regarding Pascoag Natural Gas Line Project** – Wood stated that they are still working to get additional commitments to tie-into the gas line. Wood indicated that it appears that Bradford Court is back in. Wood stated that it looks like the project is a go and that early April will probably be the cutoff date for participation.

**Downtown Pascoag Ice Skating Rink** - Langlois referenced a rink in Westerly RI, which is open air with music events. Langlois stated that it is the 5<sup>th</sup> or 6<sup>th</sup> year of the rink, so it must be a success. Langlois indicated that they are trying to come up with events to bring people into Pascoag, and the rink would not compete with the Levy Rink. Laurent inquired about where in Pascoag the rink would be located. Langlois suggested that in addition to the site under consideration, possibly the old warehouse site or even the Mobile Gas site. Wood suggested that the issue be referred to the Pascoag Sub-Committee. Langlois made the designation.

**88-92 Pascoag Main Street Plat 175, Lot 042** – Wood explained that the condition of the building is problematic given that it will be adjacent to the DuPont/Music Hall

sites, which are being scheduled for redevelopment. Laurent stated that based on his previous inspection of the building, he believes that no private party would renovate the building and maybe the building should be raised. Wood stated that he would run title and see what kind of liens are on the property.

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

Wood explained that he put this item on the agenda because there are two tasks that will have to be accomplished including (1) updating the land use plan, and (2) preparing the redevelopment plan. Wood stated that the BRA would not have enough money to proceed with this initiative as well as undertaking the fit-out of the interior space for Garlick's proposed project. Wood referenced the three prospective redevelopment sites. Laurent and Barr indicated that the former Turex site would appear to be the most viable option.

Langlois announced that Mark Thompson would be a voting member for the rest of the meeting due to Edward Bonczek having to leave.

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

None

**Correspondence:**

Langlois made a motion to receive and file the email from Langlois referencing the January 14<sup>th</sup> Town Council agenda and the Downtown Pascoag project. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Langlois made a motion to receive and file the email from Michael C. Wood regarding activities related to the Downtown Pascoag Project. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Langlois made a motion to receive and file the letter from Tom Kravitz to Country Farms in reference to their interest in Map 175. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

**General Discussion**

Laurent inquired about the purpose of the CDBG grant, which was previously referenced in support of the Neighborworks' project. Wood stated that he wasn't sure if the CDBG grant could be decoupled in the event that the RI Housing funding is not secured.

**Meeting with the Town Council on March 24, 2015** – Wood indicated that some kind of presentation should be prepared.

**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 8:10 PM.

Minutes approved by:

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

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

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