

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: March 24, 2015
Meeting Time: 7:15 PM

Members Present:

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

Members Absent:

Staff/Consultants Present:

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

Others:

John F. Pacheco III	Kimberly Brissette Brown
Stephen N. Rawson	Donald A. Fox
Nancy F. Binns	

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:05 PM. Langlois requested that the minutes note that Mark Thompson would be voting member in replace of David Fontaine.

New Business To Be Discussed And Acted On:

Langlois welcomed the Town Council to the Redevelopment Agency meeting. Langlois referenced handouts beginning with the recap of BRA initiatives to date. Langlois also referenced other district alternatives and associated costs for the preparation of the redevelopment plans. Langlois mentioned the on-line business directory; Visit Burrillville website; BRA's support of various events; Pascoag Riverwalk and extension to Gonyea Park; Geo-tourism initiative and rack cards. Langlois also discussed the planned playground in Stillwater and a planned Gazebo in front of the Pavilion in honor of the Levy. Langlois also referenced the Clock Tower business incubator being leased to RE Discover and Natural Resource Services.

Langlois indicated that the BRA has been exploring various options for the establishment of additional redevelopment districts. Langlois referenced maps of various areas identified as substandard including reasons for targeting these areas. Langlois specifically referenced the former Turex Mill and its previously envisioned

redevelopment, Nason Mill Landings for possible residential or business uses. Langlois indicated that the BRA is seeking feedback from the Town Council on what they feel about the various redevelopment district options and their priorities.

Langlois outlined the various successes relating to the Stillwater Mill Redevelopment District and surrounding area. Langlois explained that there was still work to complete in the District including two buildings that have still not been redeveloped.

Jeff Barr turned the Town Council's attention to Downtown Pascoag including the river walkway and Gonyea Park. Barr referenced various renderings of Downtown Pascoag buildings. Barr mentioned the Music Hall site and Nardelli properties and referenced visuals of proposed redevelopment projects currently before Rhode Island Housing for potential funding. Barr and Langlois said that the BRA would end up with a long-term lease of the commercial space that would, in turn, be leased out by the Burrillville Redevelopment Agency, similar to the approach at the Clock Tower Building in Stillwater. Langlois referenced discussions with WellOne who has expressed interest in leasing some or all of the space (on the river). Barr also mentioned an envisioned road extension connecting Park Place to Nahant Place (for traffic flow and safety). Langlois outlined other ancillary investments that could go with the redevelopment project including historical signage, extension of the bike/walkways, and possible seasonal attractions.

Wood explained that a real value in successful ventures to date has been the strong working relationship between the Redevelopment Agency and the Town Council to do the necessary things to carry out the vision. Wood suggested that in the event Garlick's project happens, the Town might want to consider becoming more aggressive in tackling other blighted properties. Wood said that the evolution of the districts should be market driven. Wood stated that the Administration and Town Council should continue to provide direction to the Redevelopment Agency. Wood also referenced changes in available grants, which further complicates future transactions.

Langlois solicited questions and comments from the Town Council through Town Council President Pacheco. Pacheco indicated that he would withhold any comments or questions until after the Town Council gets through the current budget process. Pacheco referenced the Route 7 property as a logical target given the work completed to date.

Approval of Minutes:

Approval of minutes of the February 17, 2015 Regular Meeting, and to dispense with the reading of said minutes.

Royal Laurant made a motion to approve the minutes of the February 17, 2015 Regular Meeting. David Fontaine (Fontaine showed-up to the meeting following the Call To Order) seconded the motion and the vote in favor was unanimous.

Citizens Comment:

None.

Invoices:

Discussion, consideration and action relative to an invoice from National Land Surveyors for professional services for Pascoag Main Street

Kravitz explained the status with RIDEM regarding permitting of the Music Hall site, which will require additional services from Norbert Therien. Barr made a motion to approve payment of the original invoice for services from National Land Surveyors dated March 9 2015 in the amount of \$1,660. Royal Laurant seconded the motion and the vote in favor was unanimous.

Consultants Staff Report:

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

Fontaine indicated no reports issued this month for review and action.

Old Business To Be Discussed And Acted Upon:

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

Stillwater Playground – Wood stated no change from what was discussed at the February Redevelopment Agency meeting.

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

Update for Blackstone River Valley NeighborWorks Project:

Langlois referenced the scope of work is consistent with the previous agenda item, Langlois made a motion to receive and file. Barr seconded the motion and the vote in favor was unanimous.

Gonyea Park:

Wood stated that they are waiting for the ground to thaw in order to install signage and lights. A dedication ceremony will need to be scheduled at a future date.

Update Regarding Pascoag Natural Gas Line Project – Wood explained that letters have gone out indicating the deadline for commitment for connection to the gas line of April 15th. RIDOT has indicated that the deadline may be flexible depending on the paving schedule. Wood stated that once paved, there will be a 5-year moratorium for cutting into the street.

Downtown Pascoag Ice Skating Rink – Wood summarized discussions with the sub-committee regarding locating an ice-skating rink in Downtown Pascoag. Wood explained that the property adjacent to the CVS property is not viable given wetland issues as well as maintenance and potential capital costs such as operating a

Zamboni. Laurant talked about a themed park focusing on trains or the mill industry.

National Land Surveyors – Scope not submitted yet.

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

Langlois stated that there was nothing more to discuss following the Town Council presentation. Wood stated that the update to the Comprehensive Plan is coming up and the additional target areas would have to be added as a first step towards establishing the redevelopment plan(s).

New Business To Be Discussed And Acted Upon:

None

Correspondence:

Memo to Town Clerk regarding the annual meeting appointments

Langlois made a motion to receive and file. Laurant seconded the motion and the vote in favor was unanimous.

2015 Schedule of Meetings

Barr made a motion to receive and file. Fontaine seconded the motion and the vote in favor was unanimous.

General Discussion:

Laurent inquired about any news on the Pascoag project. Wood responded that he is not sure if the Governor's budget would have any impact on the Rhode Island Housing's funding sources. Laurent asked if the Main Street project could be spun off in the event that the larger funding fails. Wood responded that he was not sure.

Executive Session:

No Executive Session.

Adjournment:

On a motion by Langlois, seconded by Barr, the meeting was adjourned at 8:15 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____