

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: August 25, 2015
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Royal Laurent
Edward Bonczek	Renay McLeish
Jeff Barr, Vice Chairman	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.
Nancy F. Binns, TC Liaison	

Others:

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:03 PM.

Approval of Minutes:

Approval of minutes of the July 28, 2015 Regular Meeting, and to dispense with the reading of said minutes.

Jeffrey Barr made a motion to approve the minutes of the July 28, 2015 Regular Meeting. Royal Laurent seconded the motion and the vote in favor was unanimous.

Invoices:

Discussion, consideration and action relative to an invoice from the Harrisville Fire District Water Department with a credit balance for the Farmer's Market Pavilion account.

On a motion by Royal Laurent seconded by David Fontaine, a motion to receive and file was unanimously approved.

Citizens Comment:

None

Consultants Staff Report:

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

David Fontaine stated that approximately \$140,000 to \$145,000 was available as the Agency moves into the new fiscal year. Jeffrey Barr made a motion to accept the 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 – Langlois remarked that the new fence makes the playground stand out. Langlois explained that the trees and grass would be planted once the weather is appropriate. There was a general consensus that the playground looks good. Langlois stated that the parking lot still needed to be lined.

Signage – Wood stated that the signs are on order and therefore not installed yet.

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

Update Regarding Blackstone River Valley Neighborworks Project – Kravitz indicated that they are still waiting for the RIDOT permit. Kravitz outlined the issue of a crosswalk and disagreements with RIDOT regarding location. Kravitz also referenced the tree wells, which were a requirement of the RIDEM permit, which RIDOT opposes. Kravitz stated that he has requested that RIDOT defer to the requirements of the environmental permit.

Memorandum of Understanding WellOne – Gibbs explained that the draft MOU is being reviewed by Landmark, which will assume the WellOne lease. Gibbs stated that he would be reaching out to Vision3 Architects and O’Hearne Associates regarding the option of Vision3 working as a sub-architect to O’Hearne in the design of the WellOne fit-out.

Pascoag Natural Gas Improvements – Wood stated that the improvements are underway; however, they have run into some significant ledge on North Main Street, which slowed the project up. Renay asked about the State timetable for road improvements. Wood stated that the last he heard is that they’re ready to go to bid with a late fall or early spring construction commencement.

High Street Park/Recreation Area – Renay indicated that she looked at a conceptual site plan provided by Mike Wood. Renay referenced a previous understanding that the site would remain an open area. Wood stated that the

trees have to remain and improvements would have to work around the trees. McLeish explained that it would be a great space that would tie into the existing walkways. McLeish mentioned possible use of mill equipment and signage at the site explaining what happened at or close to the site. Wood stated that the Pascoag Utility District has to be onboard given that they own the property.

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

Wood stated that there are two things to accomplish: (1) Comp Plan Amendment, and (2) Meeting with the Town Council. Wood also referenced an additional agenda item regarding capital requirements pertaining to the WellOne project. Langlois clarified that the objective for meeting with the Town Council is to get input regarding which one of the three prospective redevelopment areas is the Town Council's preference. Langlois stated that the Town Council approved funding for one new redevelopment district this year. Nancy Binns suggested that the Agency make a recommendation on the preferred district option and why they are recommending this option. Wood recommended that the Agency take up this issue at their next meeting.

New Business To Be Discussed And Acted Upon:

Discussion, consideration and action relative to reviewing the project budget and available funds for the Downtown Pascoag Project(s).

Wood stated that there is need for capital for both sides of Pascoag Main Street regarding anticipated tenant improvement costs. Wood stated that these anticipated demands should be addressed before entering into any final agreement with a prospective tenant.

Correspondence:

Notification from Statewide Planning that they have received Burrillville's submission for a local Comprehensive Plan Amendment to recognize three new substandard areas.

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

General Discussion

Laurent explained that he received a phone call from the owner of the building next door indicating that he is having problems with getting funds to invest in his property. Laurent provided him an overview of how he funded his project. Kravitz stated that he also met with the same individual and recommended that they send a letter to the BRA. The discussion referenced mixed signals from the property owner as to what his intentions were, whether they are to rehab or flip the property. Kravitz stated that they have no numbers at this point.

Langlois referenced the Stillwater streetlights issue explaining that they have reached out to Airhart Electric regarding the costs for a better light bulb as well as warranties. Langlois recounted his observation of the light fixtures wobbling. Langlois also referenced a concert event where the people were dancing next to a streetlight and the streetlight was shaking. Langlois stated that the light went out and then came back on.

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 8:00 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____