

**BURRILLVILLE REDEVELOPMENT AGENCY**

**REGULAR MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: October 27, 2015  
Meeting Time: 7:00 PM

**Members Present:**

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

**Members Absent:**

**Staff/Consultants Present:**

Michael C. Wood, Secretary	Scott A. Gibbs, NEEDS, Inc.
Tom Kravitz, Town Planner	Timothy Kane Esq.
Nancy F. Binns, Town Council Liaison	

**Others:**

**Call To Order Of Regular Meeting:**

James Langlois called the Meeting to order at 7:08 PM.

**Approval of Minutes:**

Approval of minutes of the September 22, 2015 Regular Meeting, and to dispense with the reading of said minutes.

Royal Laurent made a motion to approve the minutes of the September 22, 2015 Regular Meeting. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

**Invoices:**

None

**Citizens Comment:**

**Consultants Staff Report:**

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

On a motion by Fontaine seconded by Barr, the vote was unanimous to receive and file the financial report.

## **Old Business To Be Discussed And Acted Upon:**

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

Langlois reminded the Agency Members of the Saturday 10 AM ribbon-cutting ceremony for the new Stillwater playground.

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

**Update Regarding Blackstone River Valley Neighborworks Project** – Kravitz explained that they were still in the process of receiving the RIDOT and RIDEM permits. Wood referenced the bureaucratic issues with RIDOT and RIDEM. Wood stated that the issues for which there is disagreement were the rain garden and crosswalks. Wood stated that resolution of these issues is important because the final design will be incorporated into the RIDOT construction plans, if this can be resolved in a reasonable timeframe..

**Memorandum of Understanding WellOne** – Gibbs referenced his meeting with Peter Bancroft of WellOne and issues that will need to be managed in the tenant improvement design process. Gibbs also referenced architectural and engineering proposals received from Vision3 Architects and Aharonian Associates. Wood mentioned that there was a significant cost difference between the two proposals received. Gibbs stated that Vision3 Architects have previously worked on WellOne projects; however, Bancroft has indicated no preference as to whom the BRA engages. After limited discussion, Langlois made a motion to authorize the Chairman to select and engage the architects. Laurent seconded the motion and the vote in favor was unanimous.

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

Langlois referenced the process and rating sheet followed in 2006 indicating that he would suggest that it's an appropriate process to follow. There was a discussion regarding the previous rankings of the various redevelopment areas.

Wood referenced the previous weighting mechanisms suggesting that the complexity criteria should probably be weighted higher with the need for Agency involvement weighted a little higher. Langlois stated that the Agency knows what the properties are and Zambarano Hospital property should not be considered. Langlois read the various criteria used in 2006 and the total points leading to the selection of Stillwater Mill and Downtown Pascoag.

Barr suggested that the Agency rate the properties as a group as opposed to individually. Wood suggested that the Agency Members use the previous system and go back and rate the sites for consideration at the next meeting. As an alternative, Kane suggested that the top three areas from the new rankings be submitted to the previous weighting system with possibly four sites for detailed

rankings. Wood suggested that (1) impact on town services, (2) access to public utilities, (3) funding potential, and (4) projected tax revenue/spin-offs be added to the evaluation factors. Conversation from Laurent regarding the weighting process and what denotes words like “enhancement” that can mean different things to different people.

Langlois made a motion to use the same process as before. Barr seconded the motion and the vote in favor was unanimous. Following the vote, the issues of support of utility services and revenues should be added as additional criteria. Wood suggested one additional criteria regarding financial commitment from the local community. Langlois made a motion to add the criteria of “required financial resources” with a weighting factor of 4. Barr seconded the motion and the vote in favor was 4-1.

Discussion, consideration and action relative to Blackstone Valley Tourism Council.

Kravitz stated that the BVTC has not yet provided a scope of services but they are still working on maintaining the website.

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

None

**Correspondence:**

Correspondence from the Agency recognizing Ryan Pincince’s Eagle Scout project at the JMS Library.

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

**General Discussion**

Royal Laurent referenced earlier emails about the gas lateral to WellOne not being installed. Tom Kravitz will follow up with National Grid.

Mike Wood suggested a final report similar to the one prepared in 2006 be prepared incorporating the final rankings of the redevelopment areas for presentation to the Town Council.

**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 Fontaine, seconded by Barr, the meeting was adjourned at 8:15 PM.

Minutes approved by:

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

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

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