

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: November 24, 2015
Meeting Time: 7:00 PM

Members Present:

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

Members Absent:

David Fontaine

Staff/Consultants Present:

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

Others:

Raymond Daignault III, Downtown
Pascoag Neighborhood Association

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:04 PM. Langlois requested that the minutes reflect that David Fontaine has been excused from the meeting. Langlois stated that Mark Thompson and Renay McLeish are both voting members for the meeting. Barr entered the meeting at 7:10.

Approval of Minutes:

Approval of minutes of the October 27, 2015 Regular Meeting, and to dispense with the reading of said minutes.

Mark Thompson made a motion to approve the minutes of the October 27, 2015 Regular Meeting. Royal Laurent seconded the motion and the vote in favor was unanimous.

Raymond Daignault addressed the BRA Members stating that the Pumpkin Festival was the best the DPNA has had and thanked the BRA for their donation. Daignault also stated that the Haunted River Walk was also a success. Langlois thanked Daignault and other DPNA volunteers for their efforts.

Invoices:

Discussion, consideration and action relative to an invoice from Roots & Shoots in the amount of \$1,000 for pumpkins for the DPNA Pumpkin Fest.

Royal Laurent made a motion to approve payment of the invoice from Roots & Shoots. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to an invoice from the Harrisville Fire District Water Department in the amount of \$178.17 for sprinklers at the Stillwater Mill Redevelopment District Pavilion.

Royal Laurent made a motion to approve payment of the invoice to the Harrisville Fire District Water Department. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

Citizens Comment:

Daignault referenced the Victorian Holiday event in Downtown Pascoag on Saturday, November 28th and invited BRA Members to attend.

Consultants Staff Report:

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

Langlois stated that the current available cash balance is \$131,000, with a projected cash balance at the end of the year of \$120,000. Langlois made a motion to receive and file the Financial Report. 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

Langlois referenced the official opening of the new playground park indicating approximately 25 people attending. McLeish also referenced the new signs indicating that they looked good.

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

Update Regarding Blackstone River Valley Neighborworks Project – Kravitz stated that they are still waiting on State permits and that the road project will soon be out to bid. Laurent asked about the timing of the street improvements; Wood stated mid to late summer of 2016.

Memorandum of Understanding WellOne – Gibbs stated that the Agreement with the architect, Aharonian Associates has been executed. Tim Kane inquired about the status of Lease Agreement and Condo Documents. Gibbs stated that he has impressed upon both Garlick and Peter Bancroft the importance of proceeding with the drafting of both documents.

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

Ranking of Redevelopment Areas - The redevelopment areas rating sheet was distributed to the Members. Wood reviewed the rating and ranking process. Wood stated that the bottom-line is whether there is agreement among the Members with the results. Langlois stated that he wasn't surprised by the results. Wood explained that going forward, the rating and rankings goes to the Town Council and then becomes the basis for future actions. Wood stated that there would be a lot of work going forward as it pertains to preparing a redevelopment plan. There was a discussion about the process and what needs to be accomplished.

McLeish inquired about the appropriateness of asking staff about their thoughts regarding the recommended redevelopment district. Wood stated that every option has pros and cons, and there is a difference in scale and scope such as prospective benefits and costs to make the project happen. Wood gave examples using the various options. Barr opined consistent with Wood's thoughts.

Laurent inquired about whether the BRA needed to have an idea of what they want before they proceed. Wood outlined a process using the Nasonville as an example.

Langlois summarized that he hasn't heard anyone say they didn't agree with the final recommendations. Langlois made a motion to approve as recommended and to authorize Gibbs and Kravitz to partner in preparing the final write-up. Barr seconded the motion and the vote in favor was unanimous. The scoring tabulation is attached.

Budget Requirements - Wood recommended that the BRA prepare to go to the Town Council with a capital request including the WellOne tenant fit-out, anticipated costs for the lease space across the street from WellOne, and the costs for establishing the new redevelopment district. Wood stated that the target date for preparing the budget is the second Council meeting in January.

New Business To Be Discussed And Acted Upon:

None

Correspondence:

Petition to Foreclose on the Fregeau Property

Langlois stated that the issue does not impact the BRA. Langlois made a motion to receive and file. Laurent seconded the motion and the vote in favor was unanimous.

Proposal from Aharonian & Associates Architects selected to design WellOne tenant improvements.

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

General Discussion

Wood stated that the issue of the Mobil Station site was resurfaced by RIDEM. Wood stated that RIDEM might be more motivated given the realization that they will not be able to get anything out of the current property owner. Kravitz referenced an inquiry from a car wash prospect. Wood expressed skepticism about RIDEM and its accommodation to any private party.

Laurent referenced a conversation with Bancroft regarding an interest in leasing some space for a methadone clinic. Laurent indicated that he decided to not pursue this option and such a clinic will not be supported in Downtown Pascoag.

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: _____