

**BURRILLVILLE REDEVELOPMENT AGENCY**

**REGULAR MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: March 22, 2016  
Meeting Time: 7:00 PM

**Members Present:**

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

**Members Absent:**

**Staff/Consultants Present:**

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

**Others:**

**Call To Order Of Regular Meeting:**

James Langlois called the Meeting to order at 7:04 PM. Langlois requested that the minutes reflect that all Members are present.

**Approval of Minutes:**

Approval of minutes of the February 23, 2016 Regular Meeting, and to dispense with the reading of said minutes.

Royal Laurent made a motion to approve the minutes of the February 23, 2016 Regular Meeting. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

**Invoices:**

Discussion, consideration and action relative to an invoice from Timothy Kane Esq. for services rendered from November 25, 2015 through March 16, 2016.

Jeffrey Barr made a motion to approve payment of the invoice from Timothy Kane Esq. dated March 16, 2016 in the amount of \$1,615.00. David Fontaine seconded the motion and the vote in favor was unanimous.

Discussion, consideration and action relative to an invoice from East Coast Artisans for copies of engineering plans.

Royal Laurent made a motion to approve the invoice from East Coast Artisans dated March 7, 2016 in the amount of \$147.00. Jeffrey Barr seconded the motion and the vote in favor was unanimous.

**Citizens Comment:**

None

**Consultants Staff Report:**

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

David Fontaine referenced the balance sheet and account trial balance indicating approximately \$130,000 available. Michael Wood requested that the next report incorporate the Town Council's approved transfer of \$350,000. Fontaine made a motion to accept the report, seconded by Barr.

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

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

**Update regarding signage, new tenants and sign-maker** – Langlois referenced two new businesses in the redevelopment district, Scott Rabideau's new tenant and a new hair salon. Langlois wanted to reach out to Maheiu first to make sure that he is available to do the signs for the new businesses. Royal Laurent inquired about whether a specification is available in the event that we have to switch vendors. It was affirmed that written specifications are available. It was suggested that Langlois reach out to the two new tenants to determine their interest in paying for the signs.

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

**Update Regarding Blackstone River Valley Neighborworks Project and Related Permitting** – Kravitz affirmed that all RIDEM and RIDOT permits are secured.

**Update Regarding WellOne and Architectural and Engineering Services** – Gibbs provided an update including the issue of construction timing. Kravitz indicated the issue surfaced in conjunction with conversations he was having with Joe Garlick concerning the bridge. Kravitz stated that there was a misunderstanding between Garlick and the design team regarding the construction date for the building. Follow-up conversations with Joe Garlick resulted in Garlick confirming the October 1 deadline. Gibbs stated that they needed to stay on top of this issue due to lease liabilities for the BRA in the event that space is not ready for occupancy by year-end.

**Update Coordinating Construction Projects with RIDOT** – Kravitz indicated that through the Town's direction all parties to the project were coming together at a coordination meeting. Kravitz stated that NGRID was the only party who did

not respond to the meeting request but is probably just looking for a project schedule. Bonczek referenced the opportunity to bury power lines, which Kravitz indicated that there was no chance. Langlois asked about the RIDOT start date, which Kravitz stated he would probably find out at the coordination meeting.

**Park Place Connection to Nahant Street** – Langlois stated that he requested that this issue be put on the agenda. Langlois stated that the BRA needs to make a decision one way or another. Thompson asked whether there were any private properties that would be affected. Langlois referenced an existing garage, which the road could curve around the garage. Wood stated that it would be a one-way and could entail a land swap with the property owner affected; however, the potential swap property would be a portion of the property transferred by the BRA to Garlick, which could raise problems due to Garlick’s funding sources. Wood stated that he would have Jeff McCormick take a look at it and report back.

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

**Discussion, consideration and action relative to the Nasonville Mill redevelopment area** – Mike Wood referenced the attached proposal from New England Economic Development Services dated March 16 2016. Wood stated that the proposal is consistent with the project scope and budget previously approved by the BRA. Jeffrey Barr made a motion to receive and file. Royal Laurent seconded the motion and the motion was approved with David Fontaine recusing himself.

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

None

**Correspondence:**

None

**Good & Welfare:**

James Langlois informed the Members that the Zoning Board of Review approved the requested Pascoag changes.

**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.

James Langlois made a motion to go into Executive Session. Royal Laurent seconded the motion and the motion was unanimously approved. Laurent recused himself and left the meeting.

The Regular Meeting was reconvened where it was noted that one vote was taken in Executive Session.

**Adjournment:**

On a motion by Langlois, seconded by Barr, the meeting was adjourned at 7:46 PM.

Minutes approved by:

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

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

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