

# **Capital Program Progress Report**

**By: Michael C. Wood, Town Manager**

## **Roads and Infrastructure**

**East Avenue, Chapel Street and Route 107 to Route 100** in Pascoag are all scheduled for reconstruction/paving/sidewalks/improvements by the state starting in 2005. State/Federal monies estimated to be approximately four (4) million and a \$500,000 Transportation Enhancement Grant have been secured by the Town for the roadway and infrastructure improvements, historic preservation, beautification and walkability projects in downtown Harrisville.

**Chapel Street Master Plan (Harrisville)** As an integral part of the major Route 107 reconstruction project, the Town Council has authorized a complementary project to make Main and Chapel Streets in Harrisville more pedestrian friendly while addressing long-term parking and traffic issues.

**Laurel Hill, Grove Street and North Main Street Sidewalks** Sidewalk and curb work is completed. Road repaving will be completed in 2005.

**Centennial Street** The curb, sidewalk, loam and seeding phases including the intersection re-alignment at Church Street and Laurel Hill Avenue has been completed and the road will be paved in the fall of 2004.

**Sewer Line Expansions** The Burrillville Sewer Commission, working under consent orders from the state, has received approval from Burrillville voters to construct sewer line extensions in three areas of town. The estimated cost of these projects combined is 5.4 million dollars. The state's low interest revolving loan program will help lower the overall cost to the Town. The areas to be serviced are as follows:

- 1) Glendale(2.6 million)
- 2) Mohegan (1.1 million)
- 3) Nasonville (1.7 million)

([www.burrillville.org](http://www.burrillville.org))

Note: The original bids received were over budget. The projects are being reengineered and will be re-bid this winter.

**Mapleville Bridge** The town secured \$1,035,000 in federal/state funding to replace Mapleville Bridge. The project will be completed in November 2004. A temporary pedestrian bridge has been installed. Neighborhood sidewalk and physical improvements are expected to follow in 2006.

**Tarkiln Bridge and Culvert** Replacement of the bridge and culvert was completed in 2003. Concrete sealing, loam and seeding projects were completed in the spring of 2004.

**Gazza Road Bridge** The Town will be replacing the Gazza Bridge in 2005. Town Public Works crews working under the Director of Public Works will coordinate construction with subcontractors and the bridge manufacturer. The project is currently in the DEM permitting stage.

**Mowry Road/Park** This road relocation and passive park construction project along Tarkiln Pond has been funded by the state and has been coordinated for construction after the Tarkiln Road Bridge/Culvert replacement projects are complete – final plans have been forwarded to the State DOT. Construction will start in the fall of 2004.

**CVS Bridge** This bridge with longstanding weight restrictions is now scheduled for replacement through the State Bridge Replacement Program. Pascoag Bridge, Bridge No. 198 on Route 100 near CVS is currently under 30% review with RIDOT. RIDOT is coordinating the detour required for the project with the Town. This bridge is scheduled for construction in 2006.

**Pulaski Road Construction** The town has accepted the roadways in this neighborhood. We need to obtain three (3) easements to construct drainage and build the roadway. When the complicated legal and administrative work is completed, a permanent road will be constructed and tailored to fit the characteristics of the neighborhood. The work schedule is subject to funding and completion of the legal and administrative requirements. Because of administrative set backs required to acquire easements for the road and drainage work, the project is now scheduled to start in the spring/summer of 2005.

**Spring Lake Road Culvert** The replacement project was authorized by the Town Council. Culvert design is 100% complete. The town is working with the Sewer Commission to replace the culvert in conjunction with the sewer line installation in the area.

**Conley Lane** Work on the road bed, curb and sidewalk is complete and paving will be in the fall of 2004.

**Harrisville Main & Steere Farm Road** The state will be repaving these roads to the Gloucester town line in spring of 2005. Some reconstruction will be performed on the Harrisville Main portion of the road.

### **Economic Development and Redevelopment**

**Daniele Proscuitto** The international specialty meat company has built a new plant and is maintaining it's corporate headquarters in Burrillville. Between 86,000 and 400,000 square feet of new commercial/industrial facilities is expected to be built over a fifteen (15) to twenty (20) year period. The Town has acquired 256 acres, has built the basic infrastructure and is completing the planning, etc. for expansion of the new industrial park. This will help increase the Town's industrial/commercial tax revenue over the same 15 to 20 year period. ([www.danielefoods.com](http://www.danielefoods.com))

**Stillwater Heights** is an elderly/handicapped housing complex that will be constructed on town owned property next to the Stillwater Mill Complex in Harrisville. Community Builders of Providence is coordinating this project which is expected to cost 5.6 million and will provide 53 units of housing for our seniors and handicapped. Ground breaking has occurred and the project is expected to be complete in 1 to 2 years. ([www.communitybuilders.com](http://www.communitybuilders.com))

**International Ventures Inc.,** Formally known as the Village Plaza, located at the corner of Route 102 and East Avenue (Route 107) was purchased by Robert H. Branchaud. The main building which primarily manufactures wall panels for international embassies is now operating. The business mall comprised of 7 units has been renovated and is available for lease. The plaza is named Bronco Crossings.

**Supreme Mid-Atlantic** - A 20,000 square foot truck assembly plant has recently opened for business on property located on Route 7. Supreme is a well-known company with manufacturing and assembly sites located throughout the United States. ([www.supremeind.com](http://www.supremeind.com))

**Crystal Lake Golf Course** Course construction was completed in 2003. The 23,000 square foot clubhouse which will feature a restaurant and large banquet room is now complete and operating.

Crystal Lake is located off of Bronco's Highway between Route 102 and Steere Farm Road abutting the Town of Gloucester.

**Golf Driving Range** The owners of the golf course are now developing land proximate to the course off of Route 102 for a new golf driving range. Construction is underway and the facility is expected to be open to the public in the spring/summer of 2005.

**Stillwater Mill Master Plan** The master plan is in place and has become the catalyst for redevelopment that we hoped it would be. Work is continuing to redevelop the clocktower building and to encourage existing business to upgrade/improve their facilities.

An interesting footnote, Stillwater Mills was owned and operated by the Austin T. Levy family until its closing in the early 1960's. When the Town began its efforts to rehabilitate the Mill Complex, it was the A.T. Levy Foundation that provided the funds to pay for the initial master plan, which has been the catalyst for the Mill's redevelopment.

**Stillwater Mills Housing Rehabilitation Project** The town has designated Community Builders as it's project developers. The clocktower complex, known locally as Stillwater Mill #4, is targeted for housing redevelopment.

A variety of state, federal and private financing sources will be used to finance the redevelopment of the Clocktower Building. In addition to the requested \$1,820,000 in Section 108-guaranteed loan proceeds, the Town has received \$910,000 in BEDI funds to be used primarily for site cleanup. The Town intends to use the Section 108-guaranteed loan funds as a construction loan, which will be repaid at the time of permanent loan closing by a permanent first mortgage issued by Rhode Island Housing and Mortgage Finance Corporation (RIHMFC). The RIHMFC first mortgage is required to qualify for RIHMFC's targeted loan program, which will provide nearly \$600,000 in additional soft subsidy to the project.

The Town has utilized approximately \$75,000 in already-awarded EPA assessment funds to prepare a Phase II Environmental Assessment Report for the site, and if necessary, a Phase III ESR. The Town or the developer expect to apply for additional EPA cleanup funds (if necessary) – the current estimated amount is \$200,000. The developer will also apply for \$500,000 in HOME funds from the Rhode Island Housing and Mortgage Finance Corporation. Any federal funds awarded directly to the limited partnership or limited liability corporation owner entity will be structured as deferred-payment loans carrying the Applicable Federal Interest Rate, to ensure compliance with Internal Revenue Code requirements about subsidized federal funding in tax credit projects.

The bulk of the project's funding (60%) will be from private equity raised through the syndication of federal and state tax credits, including the Low-Income Housing Tax Credit, Federal & State Historic Tax Credits, and the Rhode Island Historic Mill Tax Credit program.

**Redevelopment Agency** The Agency has been empowered by the Town Council. The Agency has completed the general planning for redevelopment districts which was presented to and approved by the Town Council. The Town Council approved the associated redevelopment plan (for Stillwater) and the Agency can start proactive activities in this district. Downtown Pascoag is the next area under consideration.

**Route 102 Rezoning** The Route 102 Development Committee has completed its work and the Town Council has approved the Committee's plan. This plan is, effectively, a master plan for

development of Route 102 and this corridor. Implementation of the various elements of the plan started in the summer of 2003. The most important objective of the plan was the rezoning of Route 102 which was approved by the Town Council in 2003.

**Downtown Pascoag Master Plan** The master plan is in place and has become the catalyst for redevelopment that we hoped it would be. Plans for the Downtown Pascoag Riverwalk Project are now complete. The small parking lot across from the old music hall site has been completed and the larger parking lot behind the post office abutting the river was constructed in the spring of 2004. Renovation plans for the old "Laundromat" building should be ready in late 2004. The town believes the rehabilitation and resale or lease of the building will lead to a new mixed use business locating into Downtown Pascoag further enhancing the redevelopment initiatives in the downtown area.

**Tennessee Valley Gas/Ocean State Power** This facility is a multi-million dollar plant which compresses natural gas for use at the Ocean State Power plant and for all of Rhode Island. It is basically a non-intrusive, safe facility that will increase our commercial tax base.

**Expansion of Natural Gas Service** The Town has held very productive meetings with New England Gas Co. regarding potential construction of an underground natural gas line from Pascoag, through Harrisville to Commerce Park and the Clear River Drive properties. A one million, two hundred thousand dollar grant has been applied for to construct this proposed line.

### **Industrial Parks**

**Commerce Park (Town's Industrial Park)** Daniele Prosciutto has completed construction on its building which will be operational in the fall of 2004. The new roadway has been dressed properly, berm installed and a final layer of blacktop placed. The entranceway to the park has new signs and landscaping. A request for proposals for park planning, management and development of the 256 acre site will be issued in the fall of 2004 or spring of 2005.

**Clear River Drive Industrial Park** Owned and managed by private developers (Adler Properties L.L.C. of Greenville, RI) and the Town's Industrial Foundation, this park is now open for business and is in development. There are four (4) lots available sized between 69,000 and 170,000 square feet. For information regarding the Adler property, Mr. Scott Adler (949-2727) of Adler Properties should be contacted. For information regarding the Industrial Foundation property, Mr. Scott Gibbs (401-334-0665) can be contacted.

### **Recreation and Parks**

**Hauser Field/Branch River Park** The upgrade to our athletic fields is continuing into 2005. The town is building the project in phases. Phase one, which is now complete, was the upgrade of the playing fields themselves which was the core objective. The 1.1 million dollar project is supplemented by a three hundred thousand dollar (\$ 300,000) State Recreation Grant.

Phase II which is now underway consists of building a walking path, a restroom/utility room, a basketball court, lights and additional parking at Hauser. The Recreation Department secured \$350,000 in grant money to pay for portions of these projects. We are currently seeking new grant sources to fund lights at Branch River Park.

**Police Station Fields** The open area behind the police station has been properly researched for wetlands and a plan to relocate and/or work within the wetlands has been approved by DEM. The

Town will be able to maximize the use of this current open space for recreation fields/facilities or for other municipal uses. A planning study to determine the best use of this area has been authorized.

**Spring Lake Bike Path** Feasibility analysis report, Phase 1 completed. Field review complete showing no major obstacles. The project is on hold pending funding. The concept is to build a bike/walking path on Town owned land connecting Spring Lake Road and accessing Spring Lake Beach. The project will be submitted to the state for potential funding from the bicycle program.

**High School Football and Soccer Field** If approved, the Public Works Department will be coordinating the construction of a new high school football and soccer field to be located on high school property abutting Whipple Avenue. Public Works will do the lion's share of the work to build the field and the Town will subcontract work on the majority of the structures planned. The project is designed so that a base or core field will be constructed and while the other components (options) will be phased in as funds and public support for assisting the school becomes available

### **Buildings and Grounds**

**Town Library/Municipal Complex** The Town has acquired property within the Stillwater Mill Complex for expansion of Town services. The parcel is located at the East Ave end of the Stillwater Mill complex. Acquisition of this property will give the entire redevelopment effort a major boost as well as providing the Town with a site to build a "state of the art" library and possibly provide meeting space for other municipal services not currently having a home. The bond issue will be voted on in the November 2004 election. The maximum project budget is \$5,000,000.

The Town has retained architectural services to prepare preliminary plans for the library complex. These services are necessary because we have a bond issue to present to the voters who should be given as much information about the project as possible to make an informed decision.

This level of planning and architectural service is required to qualify for state library matching (capital) funds and to make presentations to private charities such as the Champlain Foundation for supplemental funding to offset the Town's financial obligation.

The follow-up plan is to relocate part of the administration currently housed in Town Hall, Harrisville to what is now the Jessie Smith Library once the library project in Stillwater is completed and Jessie Smith has relocated.

The Town resolves a number of its major problems if this is approved by the voters. The library has an appropriate multi-use site, redevelopment of the Mill Complex continues promoting senior housing and mixed use development (both residential and small business), and Town Hall staff overcrowding as well as severe storage problems will be addressed.

**Pascoag Grammar School** This 87 year old school vacated in 1995, was offered to the Burrillville Housing Authority by a vote of the Town Council in 2000. The Housing Authority could not find funding nor a use for the building.

In 2003, the Town put the sale of the building out to public bid. The objectives were to save the building and restore the exterior to its original condition, not to use taxpayer money to renovate the building because we do not have a cost justified use for the building and to help the Town meet the new state mandated housing requirements.

Proposals were reviewed and an award made. Renovations are now underway and 20 units of housing for Burrillville residents is expected to be ready in late 2005.

**Salt Storage Facility** – The Town is coordinating a project to construct a salt storage facility in Town. The final grant agreement (\$60,000) has been approved by RIDEM. DPW is coordinating with the contractor to finalize a location for the structure. A meeting was held November 3, 2004. Plans are being developed.

### **Miscellaneous Projects**

**Granite Mill Bridge**, Bridge No. 308 on Route 107 in Harrisville is currently under 30% review with Rhode Island Department of Transportation (RIDOT). It is RIDOT's desire to have this bridgework done with the road improvement project currently being designed for East Avenue and Route 107. A winter advertisement and construction in 2005 is anticipated.

**Shippee Bridge**, Bridge No. 307 on Sherman Farm Road will have a safety fence installed by RIDOT Maintenance Section. The bridge is currently under design for reconstruction in 2007.