



Burrillville Redevelopment Agency Regular Meeting Minutes September 26, 2023

MEMBERS PRESENT: Chairman James A. Langlois, Vice-Chairman Jeffrey Barr, George J. Lough III, Edward Bonczek, Mark Thompson, Gerald Lapierre (Alt. 1 VOTING).

MEMBERS ABSENT/EXCUSED: Mary Leach (Alt. 2)

STAFF/CONSULTANTS PRESENT: General Legal Counsel, Dennis Anderson, Town Council Liaison, Ray Goff, Planning Director,

STAFF/CONSULTANTS ABSENT: Timothy F. Kane, Esq., Michael C. Wood, Secretary and Nicole Stockwell, Administrative Aide.

OTHERS PRESENT: Charlie Horwich and Roxanne Igolen, Owners of 252 Harrisville Main St. David & Kathi Baker, Owners of Bakers Boffins. Khaldown Atassi, co-owner of of Redux Rovers with David & Kathi Baker.

CALL TO ORDER: Chairman Langlois called the meeting to order at 7:00 pm.

CITIZEN COMMENT: None

APPROVAL OF MINUTES: August 22 2023 meeting minutes. **Voted to approve.** Motion by Chairman James Langlois. Seconded by Mark Thompson. Motion carried unanimously.

CONSENT AGENDA-Receive & File:

\$26.16 invoice from PUD for electric at Pole 15 Pascoag Main – 7/28/2023 to 8/29/2023.

\$18.04 invoice from PUD for electric at 65 Pascoag Main – 7/28/2023 to 8/29/2023.

\$110.38 invoice from PUD for water at 75-81 Pascoag Main – 7/19/2023 to 8/17/2023.

\$149.90 invoice from PUD for water at 65 Pascoag Main – 7/19/2023 to 8/17/2023.

\$2,300.00 invoice from M. Norberg Plumbing on 8/24/2023 to replace electric water heater at 180 Tinkham Ln.

\$650.00 invoice from Cal Co Electrical on 8/15/2023 for Stillwater Mill lighting upgrades.

\$102.00 invoice from Debug Pest Control on 8/15/2023 for quarterly pest control at WellOne.

\$51.92 invoice from The Home Depot on 7/14/2023 for lights purchased for 180 Tinkham Lane.

\$42.45 invoice from The Home Depot on 8/22/2023 for ceiling tiles at 180 Tinkham Lane bathroom.

\$15.97 invoice from The Home Depot on 8/30/2023 for roller mop at Stillwater Pavilion bathroom.

\$185.40 invoice from East Coast Artisans, Inc. on 9/8/2023 for Banner and Posters for the Fall Splash on 9/30/2023.

\$300.00 invoice from D77 Productions for DJ performance for the Fall Splash on 9/30/2023.

\$1,403.94 invoice from Maloney Properties for the additional rent owed for 4th quarter payable to Clocktower Associates.

\$307.40 invoice from Burrillville Sewer Commission for billing dates 5/1-7/31/2023 at 75-81 Pascoag Main St.

\$449.56 invoice from Burrillville Sewer Commission for billing dates 5/1-7/31/2023 at 74-84 Pascoag Main St.

Burrillville Redevelopment Authority Draft Budget for 2023-2024 Fiscal year.

Voted to approve consent agenda items. Motion by Chairman James Langlois. Seconded by Mark Thompson. Motion carried unanimously.

CONSULTANT/ STAFF REPORTS:

Discussion, consideration and action relative to financial reports including budgets, reports and audits, or take any other action thereon. Report from subcommittee on future financial reports and year-end audit information. George Lough reviewed the financial reports with opportunity for discussion and questions.

Voted to receive and file financial reports. Motion by Mark Thompson. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

OLD BUSINESS:

Discussion, consideration and action relative to update on the status of lease with Art Box Studios, modifications thereto, or take any other action thereon.

Chairman James Langlois stated that Art Box's 60-day notice of non-renewal of lease clause deadline was 9/1/2023 and both the BRA and Art Box have committed to renew on 11/1/2023. Chairman Langlois stated that the past due rent balance is now approximately \$1,000. Details presented at the next meeting where the BRA will consider forgiving the full amount.

Voted to table. Motion by Mark Thompson. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

NEW BUSINESS:

Discussion, consideration and action relative to request by Redux Rovers to establish a new business at 218/220 Main Street, Harrisville, RI (Plat 160, Lot 074) for the mechanical restoration and preservation of classic Land Rovers, or take any other action thereon.

David & Kathi Baker, owners of Bakers Boffins explained they have established a new business co owned with Khaldown Atassi. Redux Rovers is a niche market company specializing in enhanced improvements to late model Range Rovers. As with Bakers Boffins, there will be no storage of vehicles, hazardous waste or odors associated with business operations. Target open date is November 2023.

Voted to approve use and record Findings of Fact into Land Evidence. Motion by Chairman James Langlois. Seconded by Vice Chairman Jeff Barr. Motion carried unanimously.

Discussion, consideration and action relative to new handicap space on Pascoag Main Street, or take any other action thereon.

Voted to receive and file. Motion by Vice Chairman Jeff Bar. Seconded by Mark Thompson. Motion carried unanimously.

Discussion, consideration and action relative to the 2023 Main Street RI Streetscape Improvement Grant application and appropriation of funds for associated projects, or take any other action thereon.

Planner Ray Goff reviewed the RI Commerce 2023 Main Street RI Streetscape Improvement Grant award of \$40,000 grant with \$12,000 match. The previously purchased \$18,000 illuminated gift box display will be used as matching funds. Chairman James Langlois noted he will work with Pascoag Utility District and Harrisville Fire to determine an itemized list to complete the string light projects in both villages.

Discussion, consideration and action relative to installing leaf guard protection to rain gutters on rear of 74-84 Main Street Pascoag Building, WellOne leased space, or take any other action thereon.

Voted give authority to Chairman James Langlois to seek quotes. Motion by George Lough. Seconded by Gerald Lapierre. Motion carried unanimously.

Discussion, consideration and action relative to update on 252 A-D Harrisville Main St., or take any other action thereon.

Charlie Horwich and Roxanne Igolen, owners of 252 Harrisville Main St. provided an update on their distillery development plan. A new fire suppression system was recently installed and the targeted open date is spring 2024. As requested, all stored vehicles will be moved into a fenced in area soon.

CORRESPONDENCE:

Discussion, consideration and action relative to mail from Town of Burrillville, Office of the Clerk, Application for New Victualing License, Holiday License from 54 Sales Ave. LLC d/b/a Brigido's Fresh Market, or take any other action thereon.

Voted to receive and file. Motion by Vice Chairman Jeff Barr. Seconded by Mark Thompson. Motion carried unanimously.

Discussion, consideration and action relative to mail from Town of Burrillville, Office of the Clerk, Application for One-Day Expansion of Premises for Service of Alcohol for Bravo Brewing, Elayna's, George's Pizza and Thai Work, or take any other action thereon.

Voted to receive and file correspondence. Motion by Chairman James Langlois. Seconded by Gerald Lapierre. Motion carried unanimously.

EXECUTIVE SESSION: None

OTHER:

ADJOURN: Voted to adjourn at 8:20p.m. Motion by Vice Chairman Jeff Barr. Seconded by Gerry Lapierre. Motion carried unanimously.

Michael Wood, Secretary:

James Langlois
Chairman, BRA

Date:

10/26/2023

Date filed with Town Clerk:

OCT 26 2023