

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: July 25, 2017
Meeting Time: 7:00 PM

Members Present:

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

Members Absent:

Staff/Consultants Present:

Timothy F. Kane, Esq.	Scott A. Gibbs, NEEDS, Inc.
Raymond Goff, Town Planner	Michael C. Wood, Secretary

Others:

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:04PM. Langlois requested that the minutes note that all Members are present. Langlois welcomed the new Town Planner, Raymond Goff.

Approval Of Minutes:

Approval of minutes for the June 27, 2017 Regular Meeting, and to dispense with the reading of the minutes.

Jeffrey Barr made a motion to approve the minutes of the June 27, 2017 Regular Meeting. Royal Laurent seconded the motion and the vote in favor of the motion was unanimous.

Invoices:

Discussion, consideration and action relative to the invoice from Airhart Electric dated July 3, 2017 in the amount of \$603.53 for the maintenance of pole lights at the Riverwalk and the Pavilion.

Langlois explained that the lights referenced in the invoice were not the lights previously converted to LED. Fontaine made a motion to approve payment of the invoice from Airhart Electric dated July 3, 2017 in the amount of \$603.53 for the maintenance of pole lights at the Riverwalk and Pavilion. Laurent seconded the motion and the vote in favor of the motion was unanimous.

Citizens Comment:

None

Consultants Staff Report:

Discussion, consideration and action relative to financial reports including budget and audits.

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

Old Business To Be Discussed And Acted On:

Discussion, consideration and action relative to a lease agreement with WellOne, Landmark and Tollgate Radiology at 74/84 Pascoag Main Street.

Kane referenced the signed lease with WellOne and Landmark. Kane explained that the lease space was supposed to be delivered by August 15. Kane suggested that Peter Bancroft be contacted to extend the delivery period. Kane stated that the P&S has been executed by Langlois and delivered to Garlick. Wood inquired whether the delivery period can be expedited for Landmark if the fit-out of the radiology lab is delayed. Gibbs indicated that he would discuss with Nation Wide Construction and would contact Bancroft regarding the delay.

Langlois outlined other radiology lab prospective tenants. Langlois indicated that we have been highly accommodating to Tollgate; however, are not obligated to lease the space to Tollgate in the event another prospective tenant surfaces.

Discussion, consideration and action relative to the fit-out of 74/84 Pascoag Main Street for WellOne.

Langlois stated that this agenda item had already been discussed in the prior agenda item discussion.

Discussion, consideration and action relative to the purchase of the commercial condominium unit at 74/84 Pascoag Main Street from Neighborworks Blackstone River Valley.

Langlois indicated that he had signed the P&S with Neighborworks Blackstone River Valley and the document is being delivered to Joe Garlick.

Discussion, consideration and action relative to the loan agreement with the Industrial Foundation of Burrillville relating to fit-out costs for WellOne at 74/84 Pascoag Main Street.

Langlois explained the loan agreement with the Industrial Foundation of Burrillville should be finalized. Barr asked what the payoff period for the loan would be. Gibbs explained that it would depend on the timing of the lease for the radiology lab. Gibbs stated that assuming the lease is executed concurrently with construction completion, the payoff period is slightly more than three years.

Discussion, consideration and action relative to the Nasonville (Nason Mill) Redevelopment Area.

Gibbs stated that he was planning for a September 2017 planning event, which he will coordinate with Wood. Wood indicated that he wanted to make sure that the designers and photography group coordinate.

New Business To Be Discussed And Acted On:

Discussion, consideration and action relative to painting of lines, crosswalks, No Parking, and Handicapped placards throughout Tinkham Lane, Main Street entrance and parking lots.

Langlois referenced his viewing of current conditions and the need to repaint or stripe the area(s). Wood stated that he would ask the Town's Department of Public Works to coordinate a quote to perform the work.

Mike Wood discussed the community planning meeting that was held in conjunction with the Town's Comprehensive Plan update. Wood thanked those BRA Members who attended the planning meeting and encouraged all Members to remain involved.

Correspondence:

None

Good & Welfare:

Laurent inquired about the timing on completion of the water improvements. Wood indicated that he would encourage the Water Department to repave Sales and Pascoag Main, where needed. Barr inquired about any moratorium on cutting into the road. Laurent also asked if there was a limit on the number of vehicles a living unit can have. Wood indicated he didn't think so although there may be a limit on the number of unregistered vehicles.

Executive Session:

No Executive Session

Adjournment:

On a motion by James Langlois, seconded by Laurent, the meeting was adjourned at 8:40 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____