



Burrillville Redevelopment Agency
Meeting Minutes-October 27, 2020
Wallace F. Lees Public Safety Complex
1477 Victory Highway, Oakland, RI
7:00PM

This meeting was held in accordance with the provisions of the Governor's Executive Order 20-46. All members of the Burrillville Redevelopment Agency participated in person. Members of the public were able to attend and/or participate remotely in the meeting, as required, by the means listed below:

Zoom Link: <http://zoom.us/j/94636222456?pwd=U3dJNGphWk02cDJmYkJDUWIKOGhOZz09>

Meeting ID: 946 3622 2456

Password: 987428

Phone: 877-853-5247

MEMBERS PRESENT:

James A. Langlois, Chair, Jeffrey J. Barr, Vice Chair, Edward Bonczek, Mark Thompson, Renay McLeish (alternate member voting tonight), George J. Lough, III (alternate member).

MEMBERS ABSENT: Royal Laurent.

Chairman Langlois announced that Laurent has resigned from the Board. Alternate member McLeish is next in line for a full member seat. McLeish's appointment is on the October 28th Town Council Meeting agenda for consideration/vote.

STAFF/CONSULTANTS PRESENT:

Michael C. Wood, Secretary, Timothy F. Kane, Esquire, General Legal Counsel, Dennis Anderson, Town Council Liaison, Nicole Stockwell, Administrative Aide.

STAFF/CONSULTANTS ABSENT: Ray Goff, Planning Director

OTHERS PRESENT: None

CALL TO ORDER:

James Langlois called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES:

Approval of minutes of the September 22, 2020 Meeting, and to dispense with the reading of said minutes.

Thompson made a motion to approve the minutes of the September, 2020 meeting. Barr seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

CITIZEN COMMENT: None

INVOICES/BILLS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to the invoice from the Industrial Foundation of Burrillville for payment of the Promissory Note dated February 12, 2018 – payment #11.

McLeish abstained from voting out of ethical concern.

Thompson made a motion to receive and file the invoice from the Industrial Foundation of Burrillville for payment of the Promissory Note dated February 12, 2018 – payment #11. Bonczek seconded the motion and a roll call was requested with Barr, Bonczek, Thompson and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to the invoice from Bob's House Doctor, LLC for removal of drywall in janitor's closet, clean mold and paint at 75 Pascoag Main St, to be received and filed.

Discussion, consideration and action relative to the invoice from Bob's House Doctor, LLC to cut in a doorway to access other rooms at 75 Pascoag Main St. to be received and filed.

Discussion, consideration and action relative to the invoice from HFD Water Department for water meter reading at the Farmers Market Pavilion to be received and filed.

Discussion, consideration and action relative to the invoice from National Grid for natural gas at 79-81 Pascoag Main St. for period August 28 to September 25, 2020 to be received and filed.

Discussion, consideration and action relative to the invoice from Maloney Properties for additional rent for Clocktower to be received and filed.

Langlois made a motion to receive and file the next 5 invoices (agenda item # 3-7). Thompson seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to the invoice from PUD for Water service at 75 Pascoag Main St. for period of 8/18 to 9/17/2020.

Jim made a motion to receive and file the invoice from PUD for Water service at 75 Pascoag Main St. for period of 8/18 to 9/17/2020. Bonczek seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to the invoice from PUD for Electric service at 75 Pascoag Main St. for period 8/27 to 9/28/2020.

Barr asked when the tenants will take over the utility bills. Wood explained that the tenants reimburse the BRA. Jim made a motion to receive and file the invoice from PUD for Water service at 75 Pascoag Main St. for period of 8/18 to 9/17/2020. Bonczek seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

CONSULTANT/ STAFF REPORTS:

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

Lough noted that the adjusted fund is increasing.

McLeish made a motion to receive and file the financial report. Thompson seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

OLD BUSINESS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to the Signage Program

- a) Downtown Pascoag Subcommittee
- b) Stillwater District Subcommittee

McLeish stated that both Subcommittees met on September 28th via Zoom and reviewed the design proofs from East Coast Artisans. McLeish shared a copy of the proposed trail and parking sign design. The Subcommittees opted for a green sign with a historically accurate train depicted on it. This train pays homage to the previous use of the recreational trail site as a train track. McLeish shared that the 24x18 signs will be mounted on preexisting poles, posts or fencing on Main Street, Central Street, Tinkham Lane and Mowry Street. Jeff McCormick of the Department of Public Works informed McLeish that he does not foresee the need for the added cost of purchasing and installing posts because of the pre-existing mounting options. He also shared with her that State approval is not required to hang the signs. McLeish stated that Margaret from East Coast Artisans was unable to provide a final cost of the signs until she researches the cost of the aluminum sheets. This material was decidedly the best for durability. The aluminum will be decaled and laminated and will last 8+ years. This type of design allows for an easy and cost effective means of repair or replacement. The Board was pleased with the sign design and proposed placement. Because the cost is still pending, this item continue on the November agenda.

Discussion, consideration and action relative to amendment of the lease with Bravo Brewing Company.

Langlois and Town Manager, Wood explained that Bravo Brewing will expand operations into unit 3 and have agreed to incur the initial expense of materials and labor of the fit out. Eligible expenses will be submitted for review and negotiated to be deducted from the remaining lease in January. This space will be an employee only space and will include storage and kitchen area. Window decals with the Brewery logo were recently applied to screen the view into the space while offering aesthetically pleasing advertising. McLeish asked if the current electric/utilities could support a full kitchen. Langlois responded that the menu is limited to appetizers and cured meats, which does not warrant the need for a full commercial kitchen, which is not allowed in this space. Any necessary upgrades to the utilities and/or their connections are part of the build out. Wood explained that section 1 and exhibit B will be amended in future leases to include the 364 square feet (former common space) which is currently not included in/paid for in the existing lease agreement. The Bravo Brewing Company's three leases will be consolidated in October of 2022.

Thompson made a motion to amend the Bravo Brewing Company Lease. Barr seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to the status, air conditioning condensers/Greenridge, and possible reimbursement to the agency.

Chairman Langlois stated that Joe Garlic/Neighborworks has offered \$3,000 in response to the reimbursement request packet that the BRA submitted in regards to the A/C and condenser(s) being included in the "shell build out" plan. Attorney Kane noted that although this is offer much less than requested, he recommended the Board accept it. He explained that the administrative cost of fighting the issue is not cost effective for the difference in the amount requested.

Thompson made a motion accept the \$3,000 reimbursement offer for A/C and condenser expenses. Barr seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to the High Street Park improvements and proposal for professional services.

Town Manager Wood explained that we have secured DEM approval and that Jeff McCormick of the Department of Public Works and Casale Engineering are working on the site design including the possibility of adding a pedestrian bridge (same style as the one on Sayles Ave) over the water to the river walk owned by Mark Murphy. This is not part of the current DEM permit and if the Board decides to move forward with installing a bridge, a second application and/or amendment to the permit would need to be submitted to DEM for approval. The Board expressed concern that the parts of right of way area are not well maintained, are potentially unsafe, and suggested the taking over this area. Additional discussion ensued about extending the path along the river down the west side of Sayles Ave to the vacant lot of the former Mobile Station/MTBE contamination site. This will then offer a connection to the Recreational Trail system. The Board agreed that connecting the High Street Park to the Recreational Trail would be a great addition but question the cost and complications of acquiring the necessary land and also expressed liability concerns associated with the former MTBE contamination site. Wood stated he will forward the proposed conceptual design fee for the High Street Park bridge for the Board to consider at the next meeting. This item will continue on the November agenda.

Discussion, consideration and action relative to the next phase of the Nasonville Redevelopment plan and planning process.

Chairman Langlois discussed the next steps in updating the master redevelopment plan for this area. These tasks include: 1.) Securing a development plan update from the Turex Mill owners, 2.) determining sewer and water connections in the area and 3.) Repairing the identified local dam and sluice way defects, which run directly under the Turex Mill, extends between two houses and under the second bridge. The defects are causing flooding and wash out. Wood suggests a meeting with Scott Gibbs to review and modify the original master plan when and if needed. Wood recommended that the updated master plan then be presented to the Town Council for their review and consideration of approval. Wood stated that adoption from the Town Council is necessary if there are any requests for zone changes, district changes or fund requests to support the development of the area. The original master plan will be sent to the Board for their review prior to the next meeting/review with Scott Gibbs. Wood also requested that Planner Goff (absent) contact the owners of the Turex Mill to secure a development plan update and share his findings at the next meeting. This item will continue on the November agenda.

NEW BUSINESS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to the Town Council's proposed ordinance for tax levy and stabilization.

The Board agreed that the benefit of a tax credit and increased assessed property value that this ordinance offers to eligible property owners would entice participation in the program. Participation was viewed as positive for the Town as it will both improve the appearance and assessed value of the properties in these designated areas. Barr made a motion support the proposed ordinance for the tax levy and stabilization. Bonczek seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

CORRESPONDENCE:

Discussion, consideration and action relative to their Department of Environmental Management Office of Water Resources, Insignificant Alteration Permit – Application No. 19-0252 to be received and filed.

Langlois made a motion to receive and file Department of Environmental Management Office of Water Resources, Insignificant Alteration Permit–Application No. 19-0252. Thompson seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to the certified vote by the Town Council on the Nasonville bridge on September 9, 2020 to be received and filed.

Langlois made a motion to receive and file the certified vote by the Town Council on the Nasonville bridge on September 9, 2020. McLeish seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

EXECUTIVE SESSION PURSUANT TO RHODE ISLAND GENERAL LAWS:

Request for Executive Session from Michael C. Wood, Town Manager., pursuant to Rhode Island Open Meeting Law for review and discussions relating to §42-46-5 (a)(5).

Langlois stated there is no executive session this evening.

ADJOURN:

Barr made a motion to adjourn the meeting at 8:08p.m. Bonczek seconded the motion and a roll call was requested with Barr, Bonczek, Thompson, McLeish and Langlois all voting in favor of the motion.

Michael C. Wood 11/24/2020
Michael Wood, Secretary Date

NOV 25 2020 WOM
Date filed with Town Clerk