

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: January 22, 2019
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Jeff Barr
Edward Bonczek	Mark Thompson
George J. Lough, III	

Members Absent:

Royal Laurent	Renay McLeish
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Staff/Consultants Present:

Michael C. Wood, Secretary	Scott A. Gibbs, NEEDS, Inc.
Ray Goff, Planning Director	Timothy F. Kane, Esq.

Others:

Dennis Anderson, Council Liasion	Raymond Trinque, Town Councilman
Daniele R. DeCesaris, P.E., Casali Engineering	

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:04 PM. Langlois noted Royal Laurent and Renay McLeish have been excused from the meeting. Langlois announced that Mark Thompson and George Lough will be voting members.

Approval of Minutes:

Approval of minutes for the November 27, 2018 Regular Meeting, and to dispense with the reading of the minutes.

Jeffrey Barr made a motion to approve the minutes of the November 27, 2018 regular meeting. Mark Thompson seconded the motion and the vote in favor of the motion was unanimous.

Citizen's Comment:

None

Invoices:

Discussion, consideration and action relative to invoice from the Industrial Foundation of Burrillville for Promissory Note dated February 12, 2018, Payment #4. Thompson made a motion to approve payment of the invoice from the Industrial Foundation of Burrillville in the amount of \$3,452.55 relating to the Promissory Note dated February 12, 2018, Payment #4. Lough seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to invoice from Aharonian & Associates, Inc. for 73-89 Main St., Pascoag Tenant Fit-out-Pre-Design Floor Plans to receive and file.

Langlois made a motion to receive and file the invoice from Aharonian & Associates dated 8/15/2018. Barr seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to invoice from (Eramian Sign Corp.) N.E. Economic Development Services, Inc. for 75-81 Main St., Pascoag Signs and Installation to receive and file.

Langlois made a motion to receive and file the invoice from Eramian Sign Corp. dated 12/6/18. Thompson seconded the motion and the vote in favor of the motion was unanimous.

Langlois announced he would like to move up Meeting Agenda Item #10 for discussion.

Discussion, consideration and action relative to Joseph Casali presenting costs and options for building rest room facilities at the Pavilion in Stillwater.

Daniele DeCesaris, PE explained they are working on the rest room initiative at the Farmers Market Pavilion. DeCesaris described the various siting and development options referencing the existing sewer line and preferred approach for connecting the restroom to the existing sewer line via gravity flow. DeCesaris indicated that the siting option places the proposed restroom at the site of the current maintenance shed, with all-in costs estimated at \$70,000.

DeCesaris presented a second siting option on the opposite side of the utility shed, still priced out at \$70,000. A third option was presented to locate the restroom at the dumpster pad, which will require an ejector pump and longer water run with an estimated all-in cost of \$104,000. The fourth option presented located the restroom down by the parking area with an estimated all-in cost of \$120,000.

Mike Wood inquired about the Glocester facility and the approach they took. DeCesaris explained that Glocester used composting toilets, which have pluses and minuses. Questions were raised about when the restrooms would be accessible, and the ability to weatherize during winter months. Langlois stated that the Stillwater Management Committee met and discussed the location options and felt the option of

locating towards the parking lot was not preferred due to lack of convenience. Langlois asked Agency Members for feedback regarding the various location options. The need to optimize access to existing utilities and the importance of being visible to minimize vandalism were mentioned as important siting needs.

Consultants Staff Report:

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

A. Agency wages for maintenance and repair

Wood stated that this item is only on the agenda as a way to report wage costs. The time card was not included. Langlois made a motion to receive and file. Barr seconded the motion and the vote in favor of the motion was unanimous.

Old Business To Be Discussed And Acted On:

Discussion, consideration and action relative to marketing plan for 75-81 Pascoag Main Street marketing (Map 175, Lot 061).

Ray Goff referenced conversations with a baker. Goff stated that space needs were not identified, and the prospect is still working on the numbers. Wood referenced Ken Raspallo of Mundy's as being involved in the project. Tim Kane recommended that they reached out to DePetrillo's, which runs a bakery in Glocester. Kane indicated they are expanding. Gibbs referenced earlier conversations with smaller office users, which may indicate the possibility of building out a portion of the space for shared professional offices. It was also mentioned that two realtors on the rotary in Chepachet have their properties on the market.

Langlois referenced Downtown Putnam and their use of signs on available properties, which tell stories about each property's history, and what is going to happen in the future.

Discussion, consideration and action relative to Nasonville redevelopment planning.

Gibbs referenced the planned public meeting on January 28th, which is being held at the Library. Goff announced that an ad was placed in the Bargain Buyer. Goff indicated a direct mail piece was also sent.

Discussion, consideration and action relative to 252-A-D Harrisville Main St. (Map ID 160/066).

Wood explained that the prospective buyer vacated the deal and the property is back on the market.

New Business To Be Discussed And Acted On:

Discussion, consideration and action relative to Small Business Development Center (SBDC) services.

No discussion. SBDC representative from URI (Denis McCarthy) was not in attendance.

Correspondence:

None

Good & Welfare:

Town Councilman Raymond Trinquere referenced the need for a playground in the Pascoag area, and inquiring about who owns the land in proximity of the Post Office and the municipal parking lot. Wood referenced the Pascoag Fire District land that the BRA recently negotiated a deal with.

Langlois showed a picture of the Downtown Putnam window signs.

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.

No Executive Session

Adjournment:

Langlois made a motion to adjourn the meeting at 7:58. Bonczek seconded the motion and the vote in favor of the motion was unanimous.

Minutes approved by:

Michael C. Wood
Michael C. Wood, Secretary

2/26/2019
Date:

Date filed with Town Clerk: _____

