



Burrillville Redevelopment Agency

Meeting Minutes-November 24, 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=U3dJNGphWk02cDlmYkJDUEWIKOGhOZz09>

Meeting ID: 946 3622 2456

Password: 987428

Phone: 877-853-5247

MEMBERS PRESENT:

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

MEMBERS ABSENT: Jeffrey J. Barr, Vice Chair

STAFF/CONSULTANTS PRESENT:

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

STAFF/CONSULTANTS ABSENT: OTHERS PRESENT: Ray Goff

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Approval of minutes of the October 27, 2020 Meeting, and to dispense with the reading of said minutes.

Thompson made a motion to approve the minutes of the September, 2020 meeting. McLeish seconded the motion and a roll call was requested with Bonczek, Thompson, Lough, 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 National Grid for natural gas at 79-81 Pascoag Main St. for period September 25, 2020 to October 28, 2020 to be received and filed.

Discussion, consideration and action relative to the invoice from PUD for Water service at 75 Pascoag Main St. for period of 9/17/2020 to 10/16/2020 to be received and filed.

Langlois made a motion to receive and file the invoices for: National Grid natural gas at 79-81 Pascoag Main St. for period September 25, 2020 to October 28, 2020 and PUD water for service at 75 Pascoag Main St. for period

of 9/17/2020 to 10/16/2020. Thompson seconded the motion and a roll call was requested with Bonczek, Thompson, Lough, McLeish and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to the invoice from Burrillville Sewer Commission for 75-81 Pascoag Main St. for sewer use from August 1 through October 31, 2020.

Langlois made a motion to approve and pay the invoice from the Burrillville Sewer Commission for 75-81 Pascoag Main St. for sewer use from August 1 through October 31, 2020. Thompson seconded the motion and a roll call was requested with Bonczek, Thompson, Lough, McLeish and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to the invoice from Burrillville Sewer Commission for 74-84 Pascoag Main St. for sewer use from August 1 through October 31, 2020.

Langlois made a motion to approve and pay the invoice from the Burrillville Sewer Commission for 74-84 Pascoag Main St. for sewer use from August 1 through October 31, 2020. Thompson seconded the motion and a roll call was requested with Bonczek, Thompson, Lough, 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.

McLeish made a motion to receive and file the financial report. Lough seconded the motion and a roll call was requested with Bonczek, Thompson, Lough, 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 she has a meeting with Margaret from East Coast Artisans on November 30, 2020 where final cost of the aluminum signs were be reviewed. Because the cost is still pending, this item will continue on the January agenda (No December meeting).

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

Wood explained that we have a proposed conceptual design fee for the High Street Park Bridge for \$3,900 from Casali Engineering for the design work for the High Street Bridge Project. Planner Goff stated that if the BRA approves this fee proposal and can facilitate a timely project proposal from Casali, we could include this fee proposal in a grant application to the DEM Trails Grant Program where, if approved, will fund the project with 80% /20% match. Goff said there is a deadline of December 15th.

Thompson made a motion to approve Casali's conceptual design fee and, if Casali produces a design and estimated cost prior to December 15th, apply to the DEM Trails Grant for funding assistance. Thompson seconded the motion and a roll call was requested with Bonczek, Thompson, Lough, McLeish and Langlois all voting in favor of the motion.

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

Planner Goff stated that his meeting with the owners of Nason Mill was cancelled and is rescheduled to next week. At this meeting Goff will be discussing the development plan and learning more about the developer who is interested in purchasing and redeveloping Mill. This information is pivotal in the next stage of developing this area and will be shared with the Board at the next meeting.

Scott Gibbs reviewed the original master plan with the Board where no major edits were suggested at this time. Wood recommended that Gibbs add the tax stabilization plan and modifications to the housing concepts to the master plan which will then be presented to the Town Council for their review and consideration for approval.

Wood stated that adoption from the Town Council is necessary if there are any requests for zone changes, creating a redevelopment district or fund requests to support the development of the area.

NEW BUSINESS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative on condominium fees, charges and reserve for maintenance, with Greenridge/Neighborworks or take any other action thereon.

Attorney Kane stated that there are three areas of concern relating to Greenridge's property and liability fees that he has feels need further clarification and breakdown: management fees, landscaping fees and insurance fees for buildings on the Bravo side of Main Street.

It appears that total costs were lumped together in some cases and must be clarified to ensure there is a fair split between BRA vs Greenridge as it relates to use, responsibility and liability. This item will continue on the January agenda (No December meeting).

CORRESPONDENCE:

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

Langlois made a motion.. Thompson seconded the motion and a roll call was requested with Bonczek, Thompson, Lough, McLeish and Langlois all voting in favor of the motion.

Discussion, consideration and action relative to a check from Neighborworks for the air conditioning condensers to be received and filed.

Langlois stated that the Board approved check in the amount of \$3,000 was deposited.

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.

Wood added that Well One has agreed to allow the town to design and construct a parking lot behind the newly purchased former bank building at the intersection of Main Street and South Main Street AP 175 Lot 47. Casale Engineering would complete the design work. Construction, if agreed to by both parties, is to be determined and may be partially completed by the Department of Public Works. The town will enter into a long-term lease agreement with Well One for public use of the parking lot.

ADJOURN:

McLeish made a motion to adjourn the meeting at 8:19p.m. Bonczek seconded the motion and a roll call was requested with Bonczek, Thompson, Lough, McLeish and Langlois all voting in favor of the motion.

Michael C Wood 1/27/2021
Michael Wood, Secretary Date

Date filed with Town Clerk: JAN 27 2021 DM