



# **Burrillville Redevelopment Agency**

## **Meeting Minutes-January 26, 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 Orders 20-46, 20-103 and 21-01. 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, Chairman, Jeffrey J. Barr, Vice Chairman, Edward Bonczek, Mark Thompson, Renay McLeish and George J. Lough III, and Gerald Lapierre.

### **MEMBERS ABSENT:**

### **STAFF/CONSULTANTS PRESENT:**

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

**STAFF/CONSULTANTS ABSENT:** Ray Goff, Planning Director

**OTHERS PRESENT:** None

### **CALL TO ORDER:**

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

### **APPROVAL OF MINUTES:**

Approval of minutes of the November 24, 2020 Meeting, and to dispense with the reading of said minutes.

Voted to approve the November 24, 2020 minutes. Motion by Thompson. Seconded by Barr. Motion Carried unanimously.

**CITIZEN COMMENT:** None

### **INVOICES/BILLS TO BE DISCUSSED AND ACTED ON:**

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

Voted to approve the invoice from Industrial Foundation of Burrillville for payment of Promissory Note dated February 12, 2018, payment number 12. Motion by Langlois. Seconded by Thompson. Motion carried unanimously.

Discussion, consideration and action relative to the invoice from PUD for Water service at 75 Pascoag Main St. for period of 11/16/2020 to 12/15/2020 to be received and filed.

Discussion, consideration and action relative to the invoice from PUD for Electric service at 75 Pascoag Main St. for period of 11/25/2020 to 12/29/2020 to be received and filed.

Voted to receive and file both PUD invoices for 11/16/2020 to 12/15/2020. Motion by Langlois. Seconded by Thompson. Motion carried unanimously.

### **CONSULTANT/ STAFF REPORTS:**

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

Langlois noted that the YTD available funds are \$222,690.30. Lough questioned the monthly utility amount of \$3,430.52. Wood stated he will research.

Voted to receive and file the financial reports including budgets and audits. Motion by Thompson. Seconded by Barr. Motion carries carried unanimously.

### **OLD BUSINESS ON:**

Discussion, consideration and action relative to the Signage Program

a) Downtown Pascoag Subcommittee

b) Stillwater District Subcommittee

McLeish stated that Margaret of East Coast Artisans priced the final cost of the aluminum signs at \$123.25 per sign. Total cost of the 15 signs, with design and assembly fees, will be a maximum of \$2,200. DPW will mount 14 of the 15 signs on existing poles at designated points along Chapel St., Elm St., East Ave, Railroad Ave., Tinkham Lane, Mowry St. and Central St directing visitors to the trail and parking. One sign at the parking lot behind PUD will require a post, which DPW will install.

Voted to approve sign fees up to \$2,200. Motion by McLeish. Seconded by Barr. Motion carried unanimously.

Discussion, consideration and action relative to the next phase of the Nasonville Redevelopment plan and the modifications to the plan as discussed at the November 24, 2020 meeting - Ray Goff.

Wood stated that Scott Gibbs and Planner Ray Goff are partnering to develop the proposed zoning changes in the area. These proposals will be shard at the joint meeting with the Town Council in March. The final proposals would then go through the formal process with the Planning Board and then to the Town Council for adoption. Langlois requested a review of the Troiker plan. Wood stated that he would follow up on this request.

Voted to receive and file. Motion by Langlois. Seconded by Thompson. Motion carried unanimously.

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

Attorney Kane stated that he analyzed the fees, which were all lumped together. Attorney Kane presented what he considers a fair BRA fee responsibility to Greenridge/Neighborworks. To date, Attorney Kane has not received a response. Wood stated that these obligations are retroactive so he anticipates some payments to be high.

Discussion, consideration and action relative to a schematic plan and funding for a parking lot, Pascoag Main Street and lease of property to accommodate a parking lot, or take any other action thereon.

Wood stated that WellOne has presented a proposed lease to the Town for the use of the proposed 28-space (estimated) parking lot and a green space. The new parking lot would be an extension off the existing Town lot near Bravo Brewing. Wood recommended including a contractual obligation to protect the \$150,000-\$250,000 construction investment that the Town would incur. The construction cost would be on the lower end of the estimate if the Town completed some or all of the work verses fully contracted with a vendor. Regardless, this project would require CIP funding.

Voted to approve moving forward with the lease of the property for a Town parking lot and green space. Motion by Langlois. Seconded by Barr. Motion carried unanimously.

Discussion, consideration and action relative to the planning and grant process to construct a pedestrian bridge in downtown Pascoag, or take any other action thereon.

Discussion, consideration and action relative to the Rhode Island Trails Grant Application – High Street Park Bridge.

Wood stated that the Planning Department has submitted the RIDEM Trails Grant application and is awaiting the award status. If awarded, the grant will partially fund the cost of the \$142,000 proposed bridge. Grant recipients are responsible for a 20% match for a maximum \$100,000 grant award. Regardless of the grant award amount, the project would require CIP funding. Construction at High Street Park is underway. Planner Goff will review in further detail at the February meeting.

#### **NEW BUSINESS:**

Discussion, consideration and action relative to the notice of the Annual Meeting in February 2021.

Wood stated that election of officers will be held at the February meeting.

Discussion, consideration and action relative to a meeting with the Town Council proposed for March 23, 2021, or take any other action thereon.

Wood stated this joint meeting is to discuss the Nasonville Redevelopment Plan, but other projects and plans will be included.

Discussion, consideration and action relative to COVID assistance for local business in redevelopment districts, or take any other action thereon.

Wood stated that the Planning Department has been working with local businesses to educate and facilitate grant applications and awards for eligible businesses. Planner Goff will review the details at the February meeting.

Discussion, consideration and action relative to 2021 Redevelopment Agency Schedule of Meetings.

Voted to approve the 2021 meeting schedule. Motion by Langlois. Seconded by Thompson. Motion carried unanimously.

#### **CORRESPONDENCE:**

Discussion, consideration and action relative to the Certificate of Liability Insurance for Greenride Downtown: 74-86 Pascoag Main St. and 76-89 Pascoag Main St., Pascoag RI and Greenridge Uptown: 11-315 Garvy Ledges Lane, Pascoag RI 02859 to be received and filed.

Voted to receive and file the Certificate of Liability of Insurance. Motion by Langlois. Seconded by McLeish. Motion carried unanimously.

#### **ADJOURN:**

Voted to adjourn. Motion by McLeish. Seconded by Barr. Motion carried unanimously.

Meeting adjourned at 7:38p.m.



Michael Wood, Secretary

3/8/2021

Date

MAR 09 2021



Date filed with Town Clerk