



Burrillville Redevelopment Agency

Meeting Minutes-March 8, 2021

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(alt), and Gerald Lapierre (alt).

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 7:05 p.m.

ELECTION OF OFFICERS:

Chairman – term of one (1) year

Voted to elect James Langlois. Motion by Jeff Barr. Seconded by Ed Bonczek. Motion carried unanimously.

Vice Chairman – term of one (1) year

Voted to elect Jeff Barr. Motion by Mark Thompson. Seconded by James Langlois. Motion carried unanimously.

Secretary – term of one (1) year

Voted to elect Michael Wood. Motion by Renay McLeish. Seconded by Jeff Barr. Motion carried unanimously.

APPOINTMENT OF SUBCOMMITTEES:

Finance Subcommittee-Voted to reappoint Renay McLeish, James Langlois and George Lough (Alternate)

Personnel Subcommittee-Voted to reappoint Jeff Barr, Mark Thompson and James Langlois (Alternate)

Stillwater District Management Subcommittee-Voted to reappoint Jeff Bar and James Langlois and remove resigned member Royal Laurent. The vacant seat to be filled at a later date.

Stillwater Event Subcommittee- Voted to reappoint James Langlois, Mark Thompson and Renay McLeish (Alternate)

Pascoag Subcommittee- Voted to reappoint Ed Bonczek and Renay McLeish (Alternate) and remove resigned member Royal Laurent. The vacant seat to be filled at a later date.

Mainstreet Marketing Subcommittee- Voted to reappoint James Langlois and Renay McLeish and remove resigned member Royal Laurent (Alternate). The vacant seat to be filled at a later date.

Voted to make the appointment changes as stated above. Motion by Jim Langlois. Seconded by Ed Bozczek. Motion carried unanimously.

Voted to combine the Pascoag Subcommittee and Main Street Marketing Committees. Motion by Renay McLeish. Seconded by Mark Thompson. Motion carried unanimously.

APPROVAL OF MINUTES:

Approval of minutes of the January 26, 2021 Meeting, and to dispense with the reading of said minutes.

Voted to approve the January 26, 2021 minutes. Motion by Mark Thompson. Seconded by Renay McLeish. Motion Carried unanimously.

CITIZEN COMMENT: None

INVOICES/BILLS TO BE DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to the invoice from Sweeney Appraisal Company for real estate appraisal for property located at 74-84 Pascoag Main St.

Voted to approve. Motion by Jeff Barr. Seconded by Mark 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 12/15/2020 to 1/15/2021 to be received and filed.

Voted to approve. Motion by James Langlois. Seconded by Renay McLeish. Motion carried unanimously.

Discussion, consideration and action relative to the invoice from PUD for Electric service at 75 Pascoag Main St. for period of 12/29/2020 to 1/27/2021 to be received and filed.

Voted to approve. Motion by James Langlois. Seconded by Mark Thompson. Motion carried unanimously

Discussion, consideration and action relative to the invoice from Burrillville Sewer Commission for 75-81 Pascoag Main St. for billing dates 11/1/2020 to 1/31/2021.

Voted to approve. Motion by Jeff Barr. Seconded by Renay McLeish. Motion carried unanimously

Discussion, consideration and action relative to the invoice from Burrillville Sewer Commission for 74-84 Pascoag Main St. for billing dates 11/1/2020 to 1/31/2021.

Voted to approve. Motion by Mark Thompson. Seconded by Renay McLeish. Motion carried unanimously

Discussion, consideration and action relative to the invoice from National Service, Inc., reimbursement made to Bravo, to be received and filed

Voted to approve. Motion by Renay McLeish. Seconded by Mark Thompson. Motion carried unanimously.

CONSULTANT/ STAFF REPORTS:

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

Voted to receive and file. Motion by James Langlois. Seconded by Mark Thompson. Motion 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 a delayed aluminum sheet delivery had adversely affected the deadline. Margaret of East Coast Artisans anticipates the project completed by spring.

Discussion, consideration and action relative to the Nasonville Redevelopment plan and the modifications to the plan as discussed at the November 24, 2020 and January 26, 2021 meetings - Ray Goff.

Planner Ray Goff stated that Scott Gibbs made some edits to the plan including 1.) Added photos. 2.) Noted the need for water and sewer, 3.) Added elements of the Troiker Plan, 4.) Modified the housing plan. The revised plan will be shared at the joint meeting with the Town Council. The final proposals would then go through the formal process with the Planning Board and then to the Town Council for adoption.

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 has a meeting with Greenridge/Neighborworks on March 9th to discuss this matter and will update the agency regarding the outcome at the next meeting.

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 – Ray Goff.

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

Planner Goff stated that we are awaiting our award status for this \$100,000 grant. He added that Casali revised the bridge location after meeting with RIDEM and the revised plan will be shared with the agency once available.

NEW BUSINESS:

Discussion, consideration and action relative to Bravo lease and fit-out.

Secretary Wood stated that the tenants have been busy with operation duties and thus have fallen behind on their fit-out schedule. They will hire contractors to complete the work and will submit invoices for reimbursement.

Discussion, consideration and action relative to parking lot/Greenspace lease.

Secretary Wood stated that he, Chairman Langlois and Attorney Tim Kane are working with Well One to secure a license agreement for the lot and greenspace. He recommends an appraisal and a meets and bounds survey of the parcel prior to final negotiations.

Voted to finalize the license agreement for a Town parking lot and green space. Motion by Jeff Barr. Seconded by Ed Boncczek. Motion carried unanimously.

Voted to spend up to \$3,600 for an appraisal of the parcel. Motion by Jeff Barr. Seconded by Mark Thompson. Motion carried unanimously.

Voted to spend up to \$3,000 for a meets and bounds survey of the parcel. Motion by Jeff Barr. Seconded by Mark Thompson. Motion carried unanimously.

Voted to proceed with negotiations to sell the property and/or to acquire the lot and greenspace. Motion by Jeff Barr. Seconded by Renay McLeish. Motion carried unanimously.

Discussion, consideration and action relative to appraisal on Map ID 175, Lot 034-04.

See last agenda item

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 that he, Chairman Langlois and Planner Ray Goff will meet to discuss the agenda and logistics of the meeting.

CORRESPONDENCE: None

ADJOURN:

Voted to adjourn. Motion by Renay McLeish. Seconded by Ed Bonczek. Motion carried unanimously.

Meeting adjourned at 7:56p.m.

Michael C. Wood 3/23/2021
Michael Wood, Secretary Date
MAR 25 2021 *lrm*

Date filed with Town Clerk