



Burrillville Redevelopment Agency

Meeting Minutes-June 22, 2021

Regular Meeting

**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 and 21-59. 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: <https://us02web.zoom.us/j/87987891200?pwd=eHlDc2JKaWpleTRlajVtblZYWIRFUT09>

Meeting ID: 879 8789 1200 Password: 965366 Phone: 833-548-0276

MEMBERS PRESENT:

James A. Langlois, Chairman, Jeffrey Barr, Vice-Chairman, Edward Bonczek, Mark Thompson, Renay McLeish, George J. Lough III (alt), Gerlad Lapierre (alt).

MEMBERS ABSENT:

STAFF/CONSULTANTS PRESENT:

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

STAFF/CONSULTANTS ABSENT: None

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 May 25, 2021 Meeting, and to dispense with the reading of said minutes.

Voted to approve. Motion by Mark Thompson. Seconded by Jeff Barr. Motion carried unanimously.

CITIZEN COMMENT: None

INVOICES/BILLS DISCUSSED AND ACTED ON:

Discussion, consideration and action relative to invoice from Timothy F. Kane for legal services rendered from July 27, 2020 to June 10, 2021 to be received and filed.

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

CONSULTANT/ STAFF REPORTS:

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

George Lough reviewed the reports with the Board.

Voted to receive and file the financial reports. Motion by Chairman Langlois. Seconded by Renay McLeish. Motion carried unanimously.

OLD BUSINESS:

Discussion, consideration and action relative to the lease agreement with Natural Resource Services, Inc. 180 Tinkham Lane (Map ID 160, Lot 065).

Secretary Wood stated that the tenant's business plan is in a state of change and as such he requested to negotiate a pre-paid six month lease to end in December. Wood requested that he and Chairman Langlois be granted authority to negotiate and execute the lease. Wood added that the former subletted space should be marketed immediately to fill.

Voted to grant Chairman Langlois and Secretary Wood authority to negotiate and execute the lease agreement. Motion by Renay McLeish. Seconded by Ed Bonczek. Motion carried unanimously.

Discussion, consideration and action relative to property located at 74-84 Pascoag Main St., WellOne (Map ID 175, Lot 043-04).

Chairman Langlois stated that WellOne would like to lease the remaining units at 74-84 Pascoag Main Street and roll them into their current lease with the same terms and conditions. Wood stated that this would include the vacant unit that was built out for radiology services though it is unclear at this time if the space will be used for this purpose. Wood requested that he and Chairman Langlois have the authority to negotiate and execute the lease.

Voted to grant Chairman Langlois and Secretary Wood authority to negotiate and execute the lease agreement. Motion by Mark Thompson. Seconded by Jeff Barr. 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 noted they are making headway in negotiations and review of insurance coverage however, the matter is not settled. He anticipated finalizing the negotiations by the next meeting.

Discussion, consideration and action relative to the Redevelopment Agency maintenance and repairs for buildings and grounds, and receive and file of Employment Agreement for Stephen Moore or take any other action thereon.

Secretary Wood stated that Stephen Moore was hired for the light construction and general maintenance of the BRA buildings and grounds. He will be walking the properties and meeting the tenants this week.

Voted to receive and file the employment agreement. Motion by Renay McLeish. Seconded by Jeff Barr. Motion carried unanimously.

Discussion, consideration and action relative to update on various projects and initiatives.

Secretary Wood stated that the Department of Public Works has stopped work on High Street Park to begin work on the Pascoag Parking Lot project. Andrea Hall of Parks and Recreation, Jeff McCormick of DPW have met with Planner Goff, Chairman Langlois and Secretary Wood to review preliminary plans for the green space. Wood noted that the park plans should not be finalized until the parking lot is complete. Planner Goff reviewed his research relating to informational placards to highlight Pascoag's historic past. The Board agreed that although a good idea, the placard project would be cost prohibitive at over \$4,000 per sign. They felt that park seating would be a better investment.

NEW BUSINESS: None

CORRESPONDENCE:

Discussion, consideration and action relative to the Appropriations Requests to repair an existing 125 foot x 12 foot wide timber Riverwalk and add an additional pedestrian bridge near the west limit of this deck to access a nearby park to be received and filed.

Wood stated that the bridge repairs are complete on the section of bridge between Well One and Pascoag Main Street. There is still a section on the Sayles Ave bridge that is in need of repair. Wood added that the Town is awaiting their award status on two grants that would partially fund these repairs as well as fund the build of a bridge connecting High Street Park to the river walk.

Discussion, consideration and action relative to the email from Tim Kane's hourly rate increase effective July 1, 2021.

Secretary Wood noted that the new rate is \$200.

ADJOURN:

Voted to adjourn. Motion by Renay McLeish. Seconded by Mark Thompson. Motion carried unanimously. Meeting adjourned at 7:40p.m.

Michael C Wood 7/27/2021
Michael Wood, Secretary Date
Date filed with Town Clerk: JUL 28 2021 *am*