



## **Burrillville Redevelopment Agency Meeting Minutes-September 28, 2021 Regular Meeting**

### **MEMBERS PRESENT:**

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

**MEMBERS ABSENT:** Renay McLeish

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

Michael C. Wood, Secretary, Timothy F. Kane, Esquire, General Legal Counsel, Ray Goff, Planning Director, 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. Mr. Lough will be a voting member in Ms. McLeish's absence.

### **APPROVAL OF MINUTES:**

Approval of minutes of the August 24, 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 the quarterly utilities payment to Clocktower for July, August and September 2021 to be received and filed.

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

Discussion, consideration and action relative to invoice from Pascoag Utility District for water usage on 7/16/2021-8/17/2021 at 75-81 Pascoag Main St. to be received and filed.

Voted to receive and file. Motion by Chairman Langlois. Seconded by Jeff Barr. Motion carried unanimously.

Discussion, consideration and action relative to invoice from Pascoag Utility District for electric usage on 7/28/2021-8/27/2021 at 180 Tinkham Lane to be received and filed.

Voted to receive and file. 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. Motion by Chairman Langlois. Seconded by Vice Chairman Barr. Motion carried unanimously.

Agency Wages for Maintenance and Repair

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

Note: Agency members requested that the payment totals be shown on the report.

BRA Field Update Report

Voted to receive and file. Motion by Chairman Langlois. Seconded by Vice Chairman Barr. Motion carried unanimously.

**OLD BUSINESS:**

Discussion, consideration and action relative to the Memorandum of Understanding (MOU) between the Burrillville Redevelopment Agency & NeighborWorks Blackstone River Valley to be received and filed.

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

- a. Discussion, consideration and action relative to invoice from Greenridge Associates for Shared Condominium Costs for 2019 and 2020 at Main St. and Park Place, Pascoag, to be received and filed.

Voted to receive and file. Motion by Chairman Langlois. Seconded by Vice Chairman Barr.

Motion carried unanimously.

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

DPW Director Jeff McCormick provided an update on the following:

Parking lot and park, Pascoag- Paving underway, split rail fencing installed. Two (2) Joe Casali Engineering landscaping designs were reviewed and discussed. The designs included landscaping and hardscapes for a stage area and for built in wall seating around a restored historic fountain. Secretary Wood requested the Pascoag Subcommittee meet with Jeff McCormick to refine the plan and return to the Board for presentation and vote. Motion to approve option B design plan subject suggested modifications. Motion by Chairman Langlois. Seconded by Vice Chairman Barr. Motion carried unanimously.

High Street Park- Quotes and images for climbing rocks and seating were shared and discussed. Suggestion from Secretary Wood to postpone further development of this park until the spring of 2022.

Gonyea Park- Quotes and images for shade structures and privacy screening were shared and discussed. Further details about fencing options was requested and a site visit from each member was recommended prior to making a decision.

Stillwater Restroom Facility- No update needed.

Discussion, consideration and action relative to the status of the Bravo lease and fit-out improvements.

Secretary Wood stated that the unit 3 fit-out is complete. The owners of Bravo have submitted the invoices for consideration for a rent adjustment. Legal Counsel, Tim Kane will review and discuss at the next meeting if necessary.

**NEW BUSINESS:**

Discussion, consideration and action relative to Stillwater upgrades, 252-266 Harrisville Main St. – Ray Goff. Planner Goff stated that North Smithfield Welding, owners of 266 Harrisville Main, are using some of the space for storage for their offsite business. They are working on the renovation and fire suppression/sprinkler system design for the unused portions of the building which they hope to rent out in the future. Secretary Wood suggested inquiring about their eligibility to utilize American Rescue Plan funds to potentially finance this costly project. Mr. Goff stated there are new owners of 266A and 252A-D. Both properties are in need of renovation and repair. They will start with 252A-D. The auto business is will continue renting the end unit from the new owners who have spoken to this tenant about maintaining a tidy area. 266A will also potentially be renovated as a whisky distillery business.

**CORRESPONDENCE:**

Discussion, consideration and action relative to a letter to the Planning Board supporting the Nason Mill site plan as presented to the agency on August 24, 2021 to be received and filed.

Voted to receive and file. Motion by Chairman Langlois. Seconded by Vice Chairman Barr. Motion carried unanimously.

Discussion, consideration and action relative to mail received from Fawcett Energy to be received and filed.

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

At 8:20, Chairman Langlois polled the board for an executive session.

**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, consideration and action related to the acquisition or lease of real property for leasing 180 Tinkham Lane in Stillwater (Clock Tower building); or take any other action thereon.

At 8:30pm, voted close executive and open regular session. Motion by Chairman Langlois. Seconded by Mark Thompson. Motion carried unanimously.

Voted to seal the executive session minutes noting that one (1) vote was taken. Motion by Chairman Langlois. Seconded by Vice Chairman Barr. Motion carried unanimously.

**ADJOURN:**

Meeting adjourned at 8:30p.m.

Voted to adjourn. Motion by Chairman Langlois. Seconded by Vice Chairman Barr. Motion carried unanimously.

 10/26/2021  
Michael Wood, Secretary Date

Date filed with Town Clerk: OCT 28 2021 