

## **BURRILLVILLE REDEVELOPMENT AGENCY**

### **REGULAR MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: February 26, 2019  
Meeting Time: 7:15 PM

#### **Members Present:**

James Langlois, Chairman	Jeff Barr
Edward Bonczek	Mark Thompson
George J. Lough, III	Royal Laurent
Renay McLeish	

#### **Members Absent:**

#### **Staff/Consultants Present:**

Michael C. Wood, Secretary	Scott A. Gibbs, NEEDS, Inc.
Ray Goff, Planning Director	Timothy F. Kane, Esq.

#### **Others:**

Dennis Anderson

#### **Call To Order Of Regular Meeting:**

James Langlois called the Meeting to order at 7:12 PM. Langlois announced that all Members are present.

#### **Approval of Minutes:**

Approval of minutes for the January 22, 2019 Regular Meeting, and to dispense with the reading of the minutes.

Jeffrey Barr made a motion to approve the minutes of the January 22, 2019 regular meeting. Mark Thompson seconded the motion and the vote in favor of the motion was unanimous.

#### **Citizen's Comment:**

None

Discussion, consideration and action relative to marketing activity for 75-81 Pascoag Main Street (Map 175, Lot 061).

Langlois announced an alteration to the agenda to move Agenda Item #7 for discussion. Chris Mishoe and Brianna Hughes provided an overview of their interest

in locating a micro-brewery at 75-81 Pascoag Main Street. Brianna indicated she has 10 years of experience in the food science business, and Chris is a former member of the United States Air Force. Brianna and Chris indicated an absence of micro-breweries in the market, and a comprehensive plan indicating a public attitude supportive of a community-centric micro-brewery.

Langlois welcomed Chris and Brianna and congratulated them for taking the time to learn about the community. Langlois asked whether they ever considered going into distribution. Chris indicated that they weren't interested in a distribution business model, especially given the limited size of the facility. Brianna indicated that they may be interested in supporting caterers and local restaurants.

McLeish asked about their ability to manage their fulltime jobs and run the brewery. Chris explained that they look to hire a couple bartenders, and an assistant brewer. Chris explained that this venture would be a fulltime job for him. Royal Laurent inquired about timeframe. Chris stated that they are currently pursuing Federal and State licensing, but could consider 3-4 months as a reasonable timeframe for implementation.

McLeish asked about the operations in terms of noise and smells. Chris indicated that there would be no noise, but some minor hops smells on brewery days. McLeish also asked about the layout. Chris stated that there would be 1,000 SF in the rear for brewing, and the front 1,000 SF for the tap room. Chris explained that they want to maintain visibility from the tap room to the brewing room.

Jeffrey Barr asked about how long it takes once you brew to when it's available. Chris indicated approximately 6 weeks.

Discussion, consideration and action relative to Small Business Development Center (SBDC) services by Dennis McCarthy, Director, URI, Office of Small Business Development.

Langlois announced an alteration to the agenda to move Agenda Item #10 for discussion. Dennis McCarthy provided a background of the SBDC. McCarthy explained that the mission of the SBDC is to help businesses grow by providing no-fee services in the areas of strategic planning, marketing, and accounting. McCarthy also explained that they help companies get money, mostly debt but sometimes equity. McCarthy referenced Chris Mishoe and Brianna Hughes of Bravo Brewing as a good example of what they do. McCarthy stated that the RISBDC is based at URI with an office in Lincoln.

**Invoices:**

Discussion, consideration and action relative to invoice from the Bargain Buyer for the Burrillville Redevelopment Plan Public Planning Session Ad.

Mark Thompson made a motion to approve payment of the invoice from the Bargain Buyer in the amount of \$592.00. Laurent seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to invoice from Farrell Signs for the second Historic Village of Pascoag sign.

McLeish made a motion to open for discussion, seconded by Thompson and unanimously approved. McLeish stated that her hesitation in approving payment is because the back of the signs are not completed. Wood recommended a vote subject to McLeish making a phone call to Farrell Signs to clarify the situation. Thompson made a motion to approve payment of the invoice from Farrell Signs Dated February 11, 2019 in the amount of \$2,950 subject to McLeish confirming the status of the work. Barr seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to the invoice from East Coast Artisans, Inc. for the three (3) lease signs for Pascoag Main St. Buildings.

Laurent made a motion to approve payment of the invoice from East Coast Artisans dated January 28, 2019 in the amount of \$345. Barr seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to invoice from Maloney Properties for the Clocktower Additional Rent and Utilities owed for FY 2018.

Barr made a motion to approve payment of the invoice from Maloney Properties dated January 28, 2019 in the amount of \$925.58. Thompson seconded the motion and the vote in favor of the motion was unanimous.

**Consultants Staff Report:**

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

A. Agency wages for maintenance and repair – (none)

Langlois made a motion to receive and file. Laurent seconded the motion and the vote in favor of the motion was unanimous.

**Old Business To Be Discussed And Acted On:**

Discussion, consideration and action relative to marketing plan for 75-81 Pascoag Main Street marketing (Map 175, Lot 061).

Gibbs presented a draft Letter-of-Intent (LOI) to enter into a lease agreement with Bravo Brewing. Langlois made a motion to execute the LOI and immediately proceed with lease drafting. Thompson seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to Nasonville redevelopment planning.

Gibbs presented a summary of findings from the January 28, 2019 public planning meeting. Wood suggested that Gibbs provide a digital copy of the summary for distribution to the BRA Members. Gibbs indicated that the timeframe for completing the planning work and drafting the redevelopment plan will be dictated by the timing of Crossman Engineering in finalizing the conceptual bridge and roadway design.

Discussion, consideration and action relative to cost and options to construct restroom facilities at the Pavilion in Stillwater.

Wood indicated his concern over projected costs. Wood stated that he met with the Building Official and DPW to discuss. Wood suggested an alternative approach of soliciting for design-build proposals based on basic design parameters and the award to the lowest bidder. Laurent made a motion to approve the approach presented by Wood. Barr seconded the motion and the vote in favor of the motion was unanimous.

**New Business To Be Discussed And Acted On:**

Previously discussed

**Correspondence:**

None

**Good & Welfare:**

None

**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 and considerations related to the acquisition, sale or exchange of real property.

No Executive Session

**Adjournment:**

Langlois made a motion to adjourn the meeting at 7:58. Bonczek seconded the motion and the vote in favor of the motion was unanimous.

Minutes approved by:

Michael C. Wood

Michael C. Wood, Secretary

3/24/2019

Date:

Date filed with Town Clerk: \_\_\_\_\_

