

## **BURRILLVILLE REDEVELOPMENT AGENCY**

### **REGULAR MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: July 23, 2019  
Meeting Time: 7:00 PM

#### **Members Present:**

James Langlois, Chairman  
Edward Bonczek  
Jeff Barr  
Renay McLeish

George J. Lough, III  
Mark Thompson  
Royal Laurent

#### **Members Absent:**

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

Michael Wood, Secretary  
Ray Goff, Planning Director

Scott A. Gibbs, NEEDS, Inc.  
Timothy Kane, Esq.

#### **Others:**

Dennis Anderson, Town  
Councilor

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

James Langlois called the Meeting to order at 7:03 PM. Langlois noted all members and staff are present.

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

Approval of minutes for the June 25, 2019 Regular Meeting, and to dispense with the reading of the minutes.

Jeffrey Barr made a motion to approve the minutes from the June 25, 2019 Regular Meeting. Mark Thompson seconded the motion and the vote in favor of the motion was unanimous.

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

None

**Invoices:**

Discussion, consideration and action relative to the invoice from Timothy F. Kane, Esq. for legal services rendered from April 17, 2019 through June 30, 2019.

Barr made a motion to approve payment of the invoice from Timothy F. Kane dated July 17, 2019 in the amount of \$770.00. Thompson seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to the NEEDS invoice for June 7, 2018 to June 30, 2019, to be received and filed.

Royal Laurent made a motion to receive and file the invoice from New England Economic Development Services dated June 30, 2019 in the amount of \$3,412.50. Barr seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to invoice from Pascoag Utility District for water service at 75-89 Pascoag Main St. to be received and filed.

Thompson made a motion to receive and file the invoice from Pascoag Utility District dated July 15, 2019 in the amount of \$29.55. Laurent 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 and maintenance and repair – to be received and filed.

Barr made a motion to receive and file. Thompson seconded the motion and the vote in favor of the motion was unanimous. Renay McLeish inquired who in the Finance Department could educate Board members about the reports. Wood stated that the Finance Director, Michael Larocque could respond to any questions.

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

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

Gibbs referenced inquiries from a North Smithfield company looking for office space. Gibbs explained that the prospect had a very short timeframe to identify and move into new space. Gibbs also referenced a new office inquiry that must be responded to. Langlois indicated that he and Mike Wood would be meeting with Peter Bancroft to get an update on options for marketing the space to radiology labs. Wood also announced that they will be using the Bravo Microbrewery to promote the property and Downtown Pascoag.

Discussion, consideration and action relative to the Signage Program

- A. Downtown Pascoag Subcommittee. Assignment, design and develop a direction signage program that will point the way to points of interest in downtown area (such as River-Walk, Gonyea Park, parking, and businesses).

McLeish stated that there is no update since last meeting.

Discussion, consideration and action relative to the Stillwater District Subcommittee. Assignment, design and develop a directional and historic signage program, which identifies areas of historical interest, especially those created by the Levy's. Also, directional signs that help visitors locate the recreational path, canoe launch, and Freedom Park. Including estimated cost.

Langlois stated that there was nothing to report since last meeting's presentation.

Discussion, consideration and action relative to security at the Pavilion.

Langlois announced that they received two proposals for security technology. As explained by Langlois, Tech 911 recommends three cameras, which have a wider view angle. According to Langlois, each of the Pavilion stanchions have power in them. One of these stanchions will have to support the cameras, which means one light will have to be disconnected. Tech 911 indicated that there is no security problem giving up one of the plugs. Langlois stated that the Tech 911 proposal has a total cost of \$4,806.58, which includes the sales tax. This system will be monitored remotely. Langlois stated that the other security firm has not yet submitted a proposal (Bork Alarm). Langlois made a motion to authorize the Chairman to proceed with installing a security system at the Pavilion with a cost not to exceed \$5,000. Laurent seconded the motion and the vote in favor of the motion was unanimous. Thompson recused himself from the discussion and vote.

Discussion, consideration and action relative to Riverwalk repairs.

Wood announced that the repairs were out to bid.

Discussion, consideration and action relative to Nasonville redevelopment planning.

Gibbs referenced Ray Goff and his attendance at a Harrisville Fire District meeting. Gibbs stated that the reception was very open and cooperative. Gibbs referenced the existing water system as an option to service Nasonville; however, the water yield of the system would have to be increased. Gibbs announced that he and Ray would also be attending a meeting of the Burrillville Sewer Commission in August. Gibbs stated that the consulting team is preparing a rough draft of the redevelopment plan.

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

Discussion, consideration and action relative to new ownership, 252 Harrisville Main Street (Stillwater).

Langlois announced that the property has been sold. Goff indicated that the buyer is an excavation and infrastructure contractor. Goff showed various interior pictures of the building stating that 1/3 of the building is empty. Goff explained that a portion of

the building has been occupied by an auto parts company that takes cars apart and sells the parts online.

Owner will be meeting the Redevelopment Agency at a future Agency meeting.

**Correspondence:**

None

**Good & Welfare:**

Wood explained that he has had multiple conversations with Al Bettencourt regarding the Flower Garden at the Pavilion. According to Wood, they want the BRA to take over the responsibility of maintaining the garden, which Wood indicated he was not prepared to do. Langlois recounted all the things that the BRA has done to assist the Burrillville Farmers Market. Wood explained that they have attempted to keep the area neat; however, they are not gardeners and qualified to maintain the garden to the Farmers Market standards.

Langlois stated that the Cow's Tail is ready to open in Pascoag. Barr inquired about the status of the Powers Pub.

**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.

Langlois made a motion to go into Executive Session with Bonczek, Barr, Laurent and Thompson all voting in favor.

Langlois made a motion to reconvene the Regular Meeting with Bonczek, Barr, Laurent and Thompson all voting in favor of the motion. The Regular Meeting reopened where it was announced that no votes were taken in the Executive Session. Laurent made a motion to seal the Executive Session minutes. Laurent seconded the motion and the vote in favor of the motion was unanimous.

**Adjournment:**

Langlois made a motion to adjourn the meeting at 8:16. Barr seconded the motion and the vote in favor of the motion was unanimous.

Minutes approved by:

Michael C. Wood  
Michael C. Wood, Secretary

8/28/2019  
Date:

Date filed with Town Clerk: AUG 28 2019 