

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: March 28, 2017
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Renay McLeish
Edward Bonczek	Mark Thompson
Jeffrey Barr, Vice Chairman	
David Fontaine	

Members Absent:

Royal Laurent

Staff/Consultants Present:

Michael C. Wood, Secretary	Scott A. Gibbs, NEEDS, Inc.
Christine Langlois, Deputy Town Planner	
Timothy F. Kane, Esq.	

Others:

Dennis Anderson

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:03 PM. Langlois indicated that Royal Laurent is absent (excused) from the meeting and Mark Thompson will be a voting member.

Approval of Minutes:

Approval of minutes for the February 28, 2017 Annual Meeting, and to dispense with the reading of the minutes

Mark Thompson made a motion to approve the minutes of the February 28, 2017 Annual Meeting. Jeffrey Barr seconded the motion and the vote in favor of the motion was unanimous.

Approval of minutes for the February 28, 2017 Regular Meeting, and to dispense with the reading of said minutes.

Barr made a motion to amend the minutes of the February 28, 2017 Regular Meeting reflecting his recusal from the discussion and vote regarding the Industrial Foundation of Burrillville's loan to the BRA. Mark Thompson seconded the motion and the vote in favor of the motion was unanimous. Note: Amended minutes were filed with the Town Clerk.

Langlois made a motion to approve the amended minutes of the February 28, 2017 Regular Meeting. Barr seconded the motion and the vote in favor of the motion was unanimous.

Invoices:

Discussion, consideration and action relative to the invoice from Timothy F. Kane Esq. dated March 22, 2017 for legal services rendered.

Jeffrey Barr made a motion to approve the invoice dated March 22, 2017 in the amount \$2,370 for legal services rendered. David Fontaine seconded the motion and the vote in favor of the motion was unanimous.

Citizens Comment:

None

Langlois made a motion to amend the agenda and move agenda item #7 up for discussion. Barr seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to the use of property at 252 A-D Harrisville Main Street.

Wood referenced the subject property and introduced John William as an interested buyer. Also attending were Bob Barrera of Keller Williams, listing agent for the property, and Joe Belliveau and Norman Belliveau, current owners of the property. Barrera referenced the subject property describing current companies occupying the building including Meheu Signs and a company that is in the business of Internet sales of late model mustangs. Barrera introduced John William, owner of JW Massonry, who is interested in purchasing the property. John William explained that he wants to buy the property for the short-term purpose of storing staging. William indicated that he also has interest in restoring the property for commercial, and possibly residential purposes. William stated that his company does business in the Boston market. William also stated that he would like to see the building's aesthetics improved to blend in more with the restored Clock Tower Building.

Joe Raymond indicated that he doesn't have a problem with the project as proposed indicating that the property and project will move the property use closer to Village Commercial. Langlois inquired about traffic and trucks. The owner indicated that they have three flatbed trucks. He indicated that they may keep their space up in Norwood, Massachusetts, but if they parked the trucks on site, they want to keep them out of site. McLeish asked why they are interested in Burrillville. William responded that he lives in Blackstone, his truck driver lives in RI, and he is interested in the economics of low purchase price (compared to the Boston market) and the opportunity to redevelop.

Mike Wood referenced past activities of the BRA and its interest in Partnerships. Wood questioned how the BRA can feel sure that what the prospective owners say they are going to do, they will do. Wood inquired whether they would be willing to enter into an agreement. Wood referenced the handout provided by the buyer suggesting that it be put in a letter form for execution. William responded that he would have no problem with complying with that request.

Thompson made a motion to approve the project as presented and to authorize the Chairman and the Manager to enter into an agreement with the purchaser incorporating the property improvement items outlined in the handout. Barr 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.

David Fontaine referenced the Trial Balance indicating the report is basically unchanged from the previous month. James Langlois made a motion to receive and file. Jeff Barr seconded the motion and the vote in favor of the motion was unanimous.

Mike Wood referenced last year's Town appropriation of \$30,000 under the capital budget to the Burrillville Redevelopment Agency. Wood indicated that it appears unlikely that the BRA will undertake an additional redevelopment planning initiative this year; therefore, there shouldn't be an additional appropriation for this year. After some discussion, Wood indicated that he will review the known obligations and needs of the BRA to determine if any additional appropriation is needed.

Old Business To Be Discussed And Acted Upon:

Discussion, consideration and action relative to a lease agreement with WellOne, Landmark and Tollgate Radiology at 74/84 Pascoag Main Street.

Kane stated that Tollgate's attorney is working on the lease document, but they need a little more time due to workload. Kane stated that we are waiting for them.

Discussion, consideration and action relative to the fit-out of 74/84 Pascoag Main Street for WellOne.

Gibbs summarized a meeting held with WellOne, Landmark, Tollgate, Nation Wide Construction and Aharonian & Associates. Gibbs stated that various design alternates were discussed. As a result of the meeting, Tollgate will need to provide heating load information regarding their equipment and the architect and tenants will review suggested changes in flooring.

Discussion, consideration and action relative to the Nasonville (Nason Mill) Redevelopment Area.

Langlois referenced the joint meeting with the Town Council indicating that the meeting went well. Langlois inquired of Wood what the next step will be. Wood stated that he is putting an additional \$25,000 into the CIP plan. Wood indicated the need for a visual inspection and photos of existing conditions. Wood suggested possibly going to the community with an RFP for local photographers. Bonczek inquired about the scope of the project and various infrastructure as well as zoning and subdivision regulations changes. Thompson stated the need to get more people involved, possibly using the Nasonville Fire District or Uncle Ronnie's for future community meetings.

Discussion, consideration and action relative to the Program of Work.

Wood stated that he will work with Jim Langlois to put together a Program of Work in conjunction with a budget.

Discussion, consideration and action relative to signage planning for downtown Pascoag.

Langlois indicated that he called Cale Keeble who explained he has been very tied up at the Legislature but will drop the check off to Wood's office. Langlois referenced the Interpretive Signage presentation stating that they could take some ideas from the presentation for possible implementation in Pascoag. Barr suggested maybe they could get some Federal money from the BRVNHCC. Langlois referenced the Pascoag Subcommittee and maybe they could take this issue on. Langlois assigned to the subcommittee.

New Business To Be Discussed And Acted Upon:

Correspondence:

None

Good & Welfare:

Langlois indicated he received another inquiry from a restaurateur regarding the new property under construction. The restaurateur is in the seafood industry.

Fontaine inquired about any concerns regarding the Pascoag water (rust) issue. Wood referenced his previous experience with these kinds of issues. Fontaine inquired whether this issue will pose a problem for marketing of the properties.

Executive Session:

No Executive Session

Adjournment:

On a motion by James Langlois, seconded by Barr, the meeting was adjourned at 8:15 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____