

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: April 25, 2017
Meeting Time: 7:00 PM

Members Present:

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

Members Absent:

Staff/Consultants Present:

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

Others:

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:02 PM.

Approval of Minutes:

Approval of minutes for the March 28, 2017 Regular Meeting, and to dispense with the reading of the minutes

Jeffrey Barr made a motion to approve the minutes of the March 28, 2017 Regular Meeting. Royal Laurent seconded the motion and the vote in favor of the motion was unanimous.

Invoices:

None

Citizens Comment:

None

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

David Fontaine made a motion to receive and file the Account Summary Trial Balance dated April 24, 2017. Jeffrey Barr seconded the motion and the vote in favor of the motion was unanimous.

Consultants Staff Report:

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.

Tim Kane indicated that the lease with Tollgate has been negotiated and should be executed soon.

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

Scott Gibbs provided an update regarding finalizing the fit-out budget and finalizing the approach construction with Neighborworks Blackstone River Valley. Gibbs explained that alternates for flooring have been presented to Tollgate for review and approval. Gibbs also explained that Tollgate hasn't yet provided electric load information for selected radiology equipment. As explained by Gibbs, once the final fit-out budget is determined, Neighborworks will execute a changer order for the improvements. The cost for the tenant improvements will be the purchase price for the condominium unit. Gibbs stated that Neighborworks will need to agree to the deposit structure so that they are not responsible for funding any of the improvements prior to the BRA's acquisition.

Discussion, consideration and action relative to the purchase of the commercial condominium unit at 74/84 Pascoag Main Street from Neighborworks Blackstone River Valley.

Kane stated he has drafted a template for the Purchase and Sales Agreement for circulation. Kane stated that he has left open the purchase price pending finalizing of the tenant improvement budget.

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

Wood explained that additional funding has been approved for the Capital Improvement Budget. Wood stated that a Request for Proposals for photographic services has been sent to the Bargain Buyer and will be put on the Town's website. Gibbs gave an update regarding the planning schedule indicating two additional planning sessions will be held. Gibbs also emphasized the importance of attracting greater public participation at the next meetings. Gibbs gave an overview of his discussion with the owner of the 40-acre site indicating the owner has been approached by a solar developer. Wood expressed concern about the utilization of this site for solar.

Discussion, consideration and action relative to John William Massonry BRS LLC and 252 A-D Harrisville Main Street.

Kane stated that he needed to put the document provided by the prospective buyer into an agreement. Chris Langlois stated the buyer needs to secure an environmental assessment of the property. There was a discussion among the Agency Members regarding (1) signage, and (2) adopt-a-spot requirement.

Report from the Pascoag Signage Subcommittee.

Wood indicated that the \$5,000 Legislative Grant from Representative Keable was delivered to Town Hall. Wood requested an update on the signage plan. McLeish stated that the sub-committee has not yet met. McLeish indicated that she did receive the previously developed signage presentation and thanked Christine Langlois.

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

Langlois referenced the marked-up Program of Work in the meeting package. Langlois explained that items in yellow are things that he felt should be looked at and the Green represents things that he thinks the BRA can do better at. Red means what has been completed but not knowing what the BRA is getting in terms of impacts. Langlois requested Agency members review the Program of Work for additional input. Wood suggested that the Agency members consider beautification activities given financial constraints.

New Business To Be Discussed And Acted Upon:

Correspondence:

None

Good & Welfare:

Edward Bonczek announced that the intersection between N. Main and Main has new paint on the street to enhance safe. Bonczek raised issues about the pipes along the road in Pascoag. Wood explained that the piping will be on the top as temporary fix to the water quality problem while the existing pipes are routed and relined.

Mike Wood announced that the Town is ramping up the adopt-a-spot program through the Bargain Buyer, indicating that there are multiple prospective adoption spots in Pascoag. Wood requested thoughts from Agency Members regarding possible sponsors.

Executive Session:

No Executive Session

Adjournment:

On a motion by James Langlois, seconded by Laurant, the meeting was adjourned at 7:50 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____