

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: May 22, 2018
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman
~~Edward Boneczek~~ *mcw*
Jeffrey Barr, Vice Chairman

Renay McLeish
Mark Thompson

Members Absent:

Royal Laurent

David Fontaine

Staff/Consultants Present:

Michael C. Wood, Secretary
Ray Goff, Planning Director

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

Others:

Dennis Anderson

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:01 PM. Langlois made a motion to excuse Royal Laurent and David Fontaine from the meeting. Jeffrey Barr seconded the motion and the vote in favor of the motion was unanimous. Langlois announced that Renay McLeish and Mark Thompson are voting members.

Approval of Minutes:

Approval of minutes for the April 24, 2018 Regular Meeting, and to dispense with the reading of the minutes

Mark Thompson made a motion to approve the minutes of the April 24, 2018 Regular Meeting. Renay McLeish seconded the motion and the vote in favor of the motion was unanimous.

Invoices:

None

Citizens Comment:

None

Consultants Staff Report:

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

Langlois made a motion to receive and file the Account Summary Trial Balance dated May 17, 2018. Barr seconded the motion and the vote in favor was unanimous.

Old Business To Be Discussed And Acted On:

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

Michael Wood indicated that Charter Care remains interested in the WellOne space and will reschedule for a tour of the space. Wood also indicated that the cardiologist remains interested in the space, possibly as a sub-tenant to Landmark. Wood also stated that they have not received a response from Landmark regarding the previously sent letter.

Scott Gibbs announced that the space fit-out is complete and fully invoiced. Tim Kane provided an overview of the condo closing. Kane explained that the condo documents have been complete for quite a while; however the survey of common areas has to be completed before the closing can take place. Kane stated that the survey should be completed in another week.

Discussion, consideration and action relative to the Pascoag Sub-Committee Report on Signage.

McLeish stated that the sub-committee met on May 15th to discuss proposals received. As explained by McLeish, a meeting was held with Ace Ferrell to discuss his proposal. Ferrell will revise and resubmit his proposal based on input from the sub-committee. McLeish indicated that the sub-committee will probably go with one sign given the cost. McLeish also explained that they are considering putting replicas of a couple historic mills on the sign, along with the snake. According to McLeish, the sub-committee hopes to have some cost estimates next week and to come back to the BRA for review and comment. There was a discussion concerning color schemes. Langlois suggested that a color scheme be selected that is unique to Pascoag.

Discussion, consideration and action relative to marketing plan for 85-95 Pascoag Main Street marketing.

Gibbs explained that they visited the space with the architect to review issues and options for subdivision. As explained by Gibbs, the architect will prepare several subdivision options from which cost estimates will be prepared. Once the information is collected, a meeting will be held with the sub-committee to discuss.

Discussion, consideration and action relative to Nasonville redevelopment planning.

Ray Goff provided a recap of the meeting with the Rhode Island Department of Transportation. Goff explained that the larger bridge is scheduled for rehab or

replacement in 2025, with design to commence in the fall of 2024. Goff stated that RIDOT was supportive of the Town's/BRA's efforts and indicated that these efforts may enhance the project's priority once it comes up for design and rehabilitation.

New Business To Be Discussed And Acted On:

Discussion, consideration and action relative to Resolution – Affordable Housing Board

Kane distributed a memo for review. Kane explained that pursuant to RI law, Burrillville is about to receive money from the Developer for the Steere Farm Road project. Kane explained that to receive the funds, the Town is required to establish an Affordable Housing Board. Because some of the affordable housing projects have occurred in the Redevelopment Districts, the approach is to have the BRA request the Town Council to form the board. Kane explained that if the Town doesn't establish the board, the funds will go to the State. Thompson made a motion to authorize Langlois, acting on behalf of the BRA, to request the Town Council establish an Affordable Housing Board. McLeish seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to update on small improvements / beautification projects in Pascoag

Wood provided a summary of various small projects he and Jeff McCormick are planning or working on in Pascoag. Wood referenced parking expansion on the Pici property, High Street park, construction of a new walkway from the Pascoag parking lot to the street, and replacement of some of the wood on the Riverwalk.

Discussion, consideration and action relative to authorizing work to replace the problematic decking / boards at WellOne Riverwalk for liability purposes.

Issue discussed in prior agenda item.

Discussion, consideration and action relative to the Stillwater Subcommittee Report on restrooms for the Pavilion.

Langlois stated that the subcommittee did meet. Langlois recapped the two basic types of restroom facilities; one which is more like an outhouse and the other which connects to public water and sewers. Langlois explained that the first type is less expensive; however, the second type is more consistent with what the BRA is trying to accomplish at the Pavilion. Langlois is proposing to come back to the BRA with a couple designs including an assessment how difficult it will be to connect with sewers. Wood suggested that the best thing to do is get an outside consultant to look at the situation given the time demands on ~~Jeff McCormick~~. Langlois also referenced a meeting he and ~~Jeff~~ had with the US Department of Agriculture indicating there may be some potential funding opportunities.

RAY

ok

Correspondence:

Letter sent to Michael Sousa, CEO regarding lease space for Pascoag Main Street.
Langlois made a motion to receive and file. McLeish seconded the motion and the vote in favor of the motion was unanimous.

Good & Welfare:

Barr inquired about an update regarding the proposed pub. Wood indicated that it was approved by the Town Council, but they need some State approvals. Wood indicated that he has not heard any updates regarding the proposed deli and utility connections.

Langlois inquired about any updates regarding the Eagle Motors property. Wood responded that he has heard nothing.

Executive Session:

No Executive Session

Adjournment:

On a motion by Langlois, seconded by Barr, the meeting was adjourned at 8:10 PM.

Minutes approved by:

Michael C. Wood
Michael C. Wood, Secretary

6/27/2018
Date:

Date filed with Town Clerk: JUN 27 2018

2 modifications