

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: September 25, 2018
Meeting Time: 7:00 PM

Members Present:

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

Members Absent:

Staff/Consultants Present:

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

Others:

Dennis Anderson	Bob Barrera
Steve Lisker	Gary Cardono
Joseph Belliveau	

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:04 PM.

Approval of Minutes:

Approval of minutes for the August 28, 2018 Regular Meeting, and to dispense with the reading of the minutes.

Royal Laurent made a motion to approve the minutes of the August 28, 2018 meeting with the correction that Dennis Anderson did not attend the 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 National Grid for 74 Pascoag Main St. Fl.1 gas bills gas billing period – July 30, 2018 to August 29, 2018 to be received and filed.

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

Discussion, consideration and action relative to the invoice from S&S Electric for fans and new plug covers to be received and filed.

Langlois made a motion to receive and file. Laurent seconded the motion. Jeffrey Barr asked about the reuse and placement of the fans. Langlois explained that the four older fans were placed in the middle of the structure with the new fans on the outside. The vote in favor of the motion was unanimous.

Langlois made a motion to amend the meeting agenda to move agenda item 11 for discussion. Laurent seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to a potential project and zoning at 252 Main St., Harrisville (Map 160, Lot 066) with Keller Williams Realty (Stillwater).

Bob Barrera of Keller Williams Real Estate introduced the current owner and prospective purchaser of 252 Main Street, Harrisville. Steve Liskor of New England Furnishings Inc. indicated his interest in purchasing the property from Mr. Belliveau. Mr. Liskor explained that his company manufactures custom furniture for the hospitality industry. Liskor stated that his company is currently located in the Lark Industrial Park in Smithfield. Liskor explained that the company has outgrown its current space.

Langlois inquired about improvements planned for the building. Liskor stated that they do not plan to make interior improvements; however, they plan to reface the building exterior, clean-up the windows and fix the roof. Liskor stated that the company currently employs six but could possibly grow to ten. In response to questions regarding operations, Liskor stated that the company does do some welding, and some painting with lacquer. Liskor also indicated that they have a 26 ft box truck that will be parked at the property. Liskor stated that the property is zoned Village Commercial and they have been told they will need a special use permit to operate at the property. Wood indicated that it would be helpful if the company could provide some renderings or plans depicting the proposed improvements to the exterior of the building. Mr. Liskor indicated that they would provide the requested information.

Langlois made a motion to support the project and Mr. Liskor's request for a special use permit with renderings provided at the next meeting. 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

Wood referenced the enclosed Summary of Balances for the Agency at August 31, 2018. Wood stated the report indicates available cash of \$163,127.56. Langlois made a motion to receive and file the financial report. Barr seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to lease for 74-84 Pascoag Main Street.

Tim Kane indicated an agreement has been reached with WellOne for a 2-year lease for a portion of the space, with 4 automatic extensions, with the right of WellOne to terminate. The WellOne space is the space previously under a lease with Landmark. Kane explained that WellOne will have the right to lease the remaining space at any time consistent with the lease rate schedule previously adopted by the Agency. Langlois inquired about the status of the Landmark lease. Kane responded that the Agency has taken the necessary steps to terminate Landmark's lease rights and reserves the right to go after Landmark in the future for damages.

Old Business To Be Discussed And Acted On:

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

Gibbs summarized previous discussions regarding the marketing strategy. Gibbs referenced a proposal received from Mandeville Signs in Lincoln, RI for the fabrication and installation of a real estate leasing sign at the subject property. Wood suggested Gibbs approach East Coast Artisans for a price. Barr indicated he would like to see a rendering of the sign before proceeding. Thompson made a motion to move forward with the sign at a cost not to exceed \$1,500. The motion was subject to no objections being received from Agency members regarding the sign design. Langlois seconded the motion and the vote in favor was unanimous.

Wood referenced common area costs for the leasable space as they relate to snowplowing. Kane confirmed there is a common-area budget as part of the condo documents.

Discussion, consideration and action relative to Nasonville redevelopment planning.

Wood stated that the Agency can discuss this issue under Agenda item 10.

Discussion, consideration and action relative to approve the scope of duties for the part-time maintenance and repair position and to authorize the Secretary to hire an individual per the scope of duties.

Wood announced that the position has been filled with the person to begin work on October 1. Wood indicated that the person hired is a part-time worker for the Town's

Department of Public Works and had a very good work ethic. Wood referenced the revised Scope of Duties included in the meeting package.

Discussion, consideration and action relative to planning and proposal(s) for the bank property (Map #175), (Lot #048), town owned parking lot and abutting properties on Pascoag Main Street and South Main Street.

Wood indicated there is nothing new to report on this issue and they are waiting for a response from the deceased owner's family. Barr inquired about the BRA's vision for the property. Langlois responded that they would like to preserve the bank building, and a plan has been prepared by the Town that includes public parking on a portion of the property. Laurent inquired whether the BRA's desire is a restriction. Wood responded possibly, but they're willing to consider alternatives. Dennis Anderson inquired whether the parking lot next to the building belongs to the building. Langlois affirmed and indicated that it has been a problem.

New Business To Be Discussed And Acted On:

Discussion, consideration and action relative to CIP Redevelopment Agency, Transfer of Funds.

Wood referenced the potential costs for the building fit-out in conjunction with leasing activities. Wood stated that there are some CIP funds that could be transferred to support the Agency efforts at 85-95 Pascoag Main Street. If the funds are not used, they will go back to the Town's General Fund. Laurent made a motion to support the transfer of the 2016 and 2017 unused CIP funds to support the Agency's activities. Barr seconded the motion and the vote in favor of the motion was unanimous.

Correspondence:

None

Good & Welfare:

Thompson inquired about the status of the Deli. Langlois responded that there was no update.

Wood announced that Ace Ferrell will deliver the first sign shortly. Kane indicated that the sign easement with Murphy has been recorded.

Barr inquired about the status of the proposed bar in Downtown Pascoag. Wood stated that there appears to be a tax issue with the State that needs to be resolved first.

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 7:55. Thompson seconded the motion and the vote in favor of the motion was unanimous.

Minutes approved by:

Michael C Wood
Michael C. Wood, Secretary

10/23/2018
Date:

Date filed with Town Clerk: 10-24-2018
JLP