

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: June 27, 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:

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

Others:

Bruce Rylah	John Pesce
Dr. Lucien Benoit	Dennis Anderson

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:03PM. Langlois requested that the minutes note that all Members are present.

Approval of Minutes:

Approval of minutes for the May 23, 2017 Regular Meeting, and to dispense with the reading of the minutes

Langlois/Barr made a motion to approve the minutes of the May 23, 2017 Regular Meeting. Jeff Barr seconded the motion and the vote in favor of the motion was unanimous.

Langlois made a motion to move agenda item 11 on the agenda to accommodate the guests in attendance. The motion was seconded by Royal Laurent and unanimously approved. Bruce Rylah introduced John Pesce of Burrillville Capital LLC. Mr. Pesce distributed handouts to the Members. Pesce stated that he is the owner of the CVS in Pascoag, which he has owned since the 1980's. Pesce also stated that the small commercial building on the CVS property has been leased to a deli for an opening in late fall. Pesce referenced his attendance at the International Council of Shopping Centers convention and his discussion with McDonalds. Pesce referred to the

handout depicting the development of parcels 175-48, 175-44 and 175-49 in Pascoag, which he has purchased. Pesce indicated that the McDonalds opportunity seems not to be an option anymore given changes in the company's business strategy. Pesce stated that he has been unable to secure any interest in the former bank building, which he has owned for almost 4 years. Pesce indicated that he has had some discussions with gas stations; however, there is a concern regarding underground storage tanks. Pesce referenced alternative options of above-ground storage tanks, which are being implemented in other markets. Pesce explained that in conjunction with their marketing efforts, he wants to regrade the sites to enhance their marketability. Pesce stated that he was before the BRA because he wants to demolish the two houses as well as the bank building.

Langlois thanked the presenters. Langlois asked for further clarification regarding the development concept that includes the McDonalds. Langlois also referenced the BRA's intent to preserve or replicate the unique historical qualities of the downtown Pascoag area of which the bank is one of the important properties. Mark Thompson referenced the success of other areas to repurpose bank buildings. Pesce indicated that they have sat on the property for multiple years with no interest.

Royal Laurent reaffirmed Pesce's comments regarding national retail chains and their location requirements. Langlois asked how much effort they have expended with courting local restaurateurs. Laurent also referenced the Cumberland Farms concept indicating that there were several other Cumberland Farm facilities in the surrounding area. Pesce indicated that these Cumberland Farms operations normally have gas facilities, which is an important market distinction.

Renay McLeish referenced recent improvements in Pascoag and asked what the developer has done to re-market the property given recent development events. Pesce referenced previous marketing activities from which they received very few calls. McLeish also inquired about the possibility for expanding the current building for more market appeal.

Langlois indicated that the preference is to save the bank building. Wood suggested that a possible approach would be to demolish the two residential properties and hold off with the bank building. Wood suggested that with a new Town Planner coming, which would allow the new planner to meet with the developer and to review the property and to report back to the BRA by the next meeting.

Langlois made a motion to approve demolition of the 2 residential properties; however, not to approve the demolition of the bank building and to seed and maintain the cleared lots. Laurent seconded the motion and the vote in favor of the motion was unanimous. Correspondence will be sent confirming the votes.

Invoices:

Discussion, consideration and action relative to the invoice from NEEDS in the amount of \$3,037.50.

Fontaine recused. Barr made a motion to approve payment of the invoice from NEEDS dated June 20, 2017 in the amount of \$3,037.50 for economic development advisory and management services. Laurent seconded the motion and the vote in favor of the motion was unanimous. David Fontaine requested that the minutes reflect that he recused himself from both the discussion and vote.

Discussion, consideration and action relative to the invoice from Timothy F. Kane in the amount of \$2,535.00.

Jeffrey Barr made a motion to approve payment of the invoice from Timothy F. Kane dated June 20, 2017 in the amount of \$2,535 for legal services. Edward Bonczek seconded the motion and the vote in favor of the motion was unanimous.

Citizens Comment:

None

Consultants Staff Report:

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

Fontaine referenced the Trial Balance in the package. Fontaine stated that there was no significant change from the last reporting period. Fontaine made a motion to receive and file the report. Laurent seconded the motion and the vote in favor was unanimous.

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.

Langlois referenced a meeting with Peter Bancroft. Langlois referenced lease issues, which relate to new facility requirements per Tollgate's consultant. Mike Wood echoed the comments made by Langlois and stated that because of commitments to Landmark, they gave Tollgate a deadline to accept the lease. Wood also stated that we are looking for other prospective medical tenants for the space.

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

Gibbs explained that he requested a revised construction budget from Nation Wide Construction, eliminating improvements specifically relating to the Tollgate space. Gibbs stated that the tenant improvements would still require construction of the waiting room area, which was to be shared by Tollgate. As explained by Gibbs, if the Tollgate lease is not executed, the BRA could still proceed with constructing the Landmark space. Gibbs stated that the purchase and sale agreement with Neighborworks Blackstone River Valley would be based on the revised construction costs.

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

Kane indicated that the draft Purchase and Sale Agreement has been drafted and is pending final determination as to purchase price.

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

Gibbs indicated that he had a meeting with the consulting team to prepare for proceeding to the next public meeting. Gibbs reminded the Members that a decision was made to delay the next public meeting until after Labor Day to ensure maximum attendance. Gibbs stated that they are developing some interesting design scenarios that should excite the BRA.

Wood referenced the recent engagement of the McGill Design and the issue of making sure that the photography work is supportive of efforts by Troika Studio to prepare the vision statements. Gibbs stated that he will connect both parties to coordinate.

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

Langlois referenced the clean and marked-up copies of the Program of Work in the package, which is the final draft. Royal Laurent made a motion to approve the Program of Work. David Fontaine seconded the motion and the vote in favor of the motion was unanimous.

Report from the Pascoag Signage Subcommittee.

Renay McLeish indicated that the subcommittee has met twice, but they still need some clarification in their efforts including, directions from the Board as to what they want to see and any restrictions regarding the \$5,000 legislative grant. Langlois referenced directional signs including parking and location attributes. Langlois referenced signs installed at the Gazebo and the Gonyea Park as guides. Laurent also referenced a Welcome to Pascoag sign with historical elements. Langlois stated that we have done a poor job signing the bike path and the canoe launch.

New Business To Be Discussed And Acted Upon:

Discussion, consideration and action relative to increasing the hourly billing rate for New England Economic Development Services from \$150.00 per hour to \$175.00 per hour.

Langlois indicate that NEEDS has used the same billing rate for over 10 years. Langlois indicated an increase in the billing rate is justified. Barr made a motion to increase NEEDS billing rate from \$150.00 per hour to \$175.00 per hour. Laurent seconded the motion and the vote in favor of the motion was unanimous. Fontaine requested that the minutes reflect that he recused himself from both the discussion and vote relating to this agenda item.

Review draft budget, effective July 1, 2017

Fontaine indicated that he has spoken with Mike Wood and will submit a proposed budget at a future meeting.

Correspondence:

None

Good & Welfare:

Mike Wood indicated that the Town's Comprehensive Planning process will commence on July 17th and invited BRA Members to attend the kick-off meeting to be held at 7 PM in the library.

Executive Session:

No Executive Session was convened.

Adjournment:

On a motion by James Langlois, seconded by Barr, the meeting was adjourned at 8:45 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____