

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: February 28, 2016
Meeting Time: 7:15 PM

Members Present:

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

Dennis Anderson

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:15 PM.

Approval of Minutes:

Approval of minutes for the January 24, 2017 Regular Meeting, and to dispense with the reading of said minutes.

Jeffrey Barr made a motion to approve the minutes of the January 24, 2017 Regular Meeting. Royal Laurent seconded the motion and the vote in favor of the motion was unanimous.

Invoices:

James Langlois referenced the invoice from Aharonian and Associates in the amount of \$1,500. Gibbs requested that this invoice be tabled until the next meeting. Gibbs explained that the invoice was for outside professional services to design the leading improvements for the proposed Tollgate Radiology space at 74/84 Pascoag Main Street.

Citizens Comment:

None

Consultants Staff Report:Discussion, consideration and action relative to financial reports including budget and audits.

David Fontaine referenced the Trial Balance dated February 2, 2017 with slightly over \$520,000 in available funds. 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 be able to 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 current 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.

Wood indicated that the lease with WellOne has been executed along with the assignment to Landmark. As explained by Wood, Tollgate's execution of the assignment is in the process of being executed.

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

Gibbs outlined the modification to the structure of the WellOne fit-out. Gibbs explained that Neighborworks Blackstone River Valley (NWBRV) will be executing a change order with its contractor Nation Wide Construction who will undertake the tenant improvements. Gibbs stated that due to this change, the purchase agreement between the BRA and NWBRV for the first-floor commercial condo will be for the cost to construct the tenant improvements. Gibbs also outlined various value-engineering options that could result in a lower construction cost.

Wood informed Agency Members that the Industrial Foundation of Burrillville (IFB) has voted to provide up to \$85,000 of financing to help capitalize the WellOne tenant improvements. Fontaine inquired about the terms of the loan. Gibbs stated that the loan would be at an interest rate of 2% and would be paid through the net rental income of the lease with WellOne. Royal Laurent made a motion to authorize the Chairman or Secretary to execute a promissory note with the IFB for up to \$85,000 at 2% to be repaid through the project's net rental. Edward Bonczek seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to the purchase of the first-floor commercial condominium unit with Neighborworks Blackstone River Valley.

David Fontaine made a motion to authorize the Chairman or Secretary to execute a purchase and sales agreement between the BRA and NWBRV for the first-floor condominium unit at 74/84 Pascoag Main Street at a price to be negotiated, and to authorize the Agency's legal counsel to draft the agreement. Royal Laurent seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to Burrillville Planning Board's vote to reallocate State housing funds from the Steere Farms Village Project to the Burrillville Redevelopment District in the amount of \$164,000.

Wood indicated that the Planning Board has voted to reallocate \$164,000 of housing funds to the Pascoag redevelopment project, subject to a vote by the BRA to accept. Langlois made a motion to accept the reallocation of \$164,000 of housing funds from the Planning Board. Dave Fontaine seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to meeting with the Town Council regarding Nasonville redevelopment planning – March 2 at JMS Library, 7:00 PM.

Langlois asked if there might be a conflict with the Power Plant meeting also scheduled on March 2nd. After discussion, Wood will confirm with the Town Council President and advise the Agency members accordingly. Wood stated that he would notify the Agency Members tomorrow regarding the meeting status.

New Business To Be Discussed And Acted Upon:

Presentation of State Legislative Grant by Representative Cale Keable in the amount of \$5,000 for signage in Downtown Pascoag Redevelopment District.

Langlois explained that the purpose of the grant is for directional signage on the River Walk and Downtown Pascoag. Wood referenced previous signage planning and asked Christine Langlois to check her files for the earlier work. James Langlois made a motion to send a letter of appreciation to Representative Keable for his support after the grant is received. Fontaine seconded the motion and the vote in favor of the motion was unanimous.

Correspondence:

None

Good & Welfare:

Bonczek again referenced his concern about the new intersection in Downtown Pascoag. Langlois referenced the positive comments he is receiving from the community regarding efforts in Pascoag.

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:

On a motion by James Langlois, seconded by Barr, the meeting was adjourned at 7:58 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____