

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: January 24, 2017
Meeting Time: 7:00 PM

Members Present:

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

Members Absent:

David Fontaine

Staff/Consultants Present:

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

Others:

Dennis Anderson

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:04 PM. Langlois requested that the minutes reflect that David Fontaine have been excused from the meeting. Laurent made a motion to excuse Fontaine from the meeting. Barr seconded the motion and the motion was unanimously approved. Langlois stated that Mark Thompson would be a voting member.

Approval of Minutes:

Approval of minutes of the November 22, 2016 Regular Meeting, and to dispense with the reading of said minutes.

Jeffrey Barr made a motion to approve the minutes of the November 22, 2016 Regular Meeting. Royal Laurent seconded the motion and the vote in favor of the motion was unanimous.

Invoices:

No Invoices

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 Trial Balance in the meeting package. Jeffrey Barr seconded the motion and the vote in favor of the motion was unanimous.

Old Business To Be Discussed And Acted Upon:**3) Discussion, consideration and action relative to a lease agreement with WellOne, Landmark and Tollgate Radiology at 74/84 Pascoag Main Street.**

Kane and Gibbs provided an overview of the draft lease. After some discussion, Langlois requested Kane reach out to WellOne to discuss remaining issues. Kane indicated that there didn't appear to be any significant issues to discuss.

4) Discussion, consideration and action relative to bids for construction services for the WellOne fit-out at 74/84 Pascoag Main Street and options for funding of the construction costs.

Wood referenced the previous discussion regarding use of State Housing funds, explaining that the funds could not be used as proposed by Mr. Kravitz. Therefore, the difference between the construction bids and previously appropriated funds would have to be underwritten through other sources. At the request of Wood, Gibbs indicated that the Industrial Foundation of Burrillville has discussed this issue and has indicated a willingness to provide a loan to the BRA, to be paid through the Project's cash flow. Wood inquired whether this option is supported by the IFB or is willing to discuss further. Gibbs explained that the IFB appeared to be very receptive to the option.

After additional discussion, Thompson made a motion to authorize the Chairman and or Secretary to select the lowest qualified bidder for the WellOne construction fit-out and to finalize negotiations with the IFB to provide a loan to the BRA to fund the balance of costs. The motion was seconded by Laurent and the vote in favor of the motion was unanimous with Jeffrey Barr abstaining from the discussion and vote.

5) Discussion, consideration and action relative to meeting with the Town Council regarding Nasonville Redevelopment Program and other projects.

Wood indicated that originally he was hoping to have the BRA invited to make a presentation to the Town Council. Wood indicated that a transition meeting with the Town Council is problematic due to their heavy meeting schedule. Langlois indicated he had no problem with a Special Meeting with the Town Council. Laurent asked for clarification about the issues relating to the Nasonville initiative. Gibbs responded that the primary question is whether the Town Council was supportive of expanding the planning scope to include all of the village versus just the Nason Mill. Langlois made a motion to hold a Special Meeting with the Town Council at the

call of the chair. Laurent seconded the motion and the vote in favor of the motion was unanimous.

New Business To Be Discussed And Acted Upon:

6) Discussion, consideration and action relative to Notice of Annual Meeting: The Annual meeting of the Burrillville Redevelopment Agency will be held prior to the regular meeting on February 28th, 2017 at 7:00 pm. (Monthly meeting to follow at 7:15).

Mike Wood explained that the official Notice of Annual Meeting is required pursuant to the BRA's bylaws.

7) Discussion, consideration and action relative to Tinkham Lane Street Lights.

Langlois explained that the decision to transition to LED lights was to solve the ongoing problem of burned-out fixtures. Langlois stated he received notice that four (4) lights were out; however, it was determined that the lights were not burnt out but rather were simply dislodged.

Correspondence:

None

Good & Welfare:

Ed Bonczek addressed the issue of losing Tom Kravitz as the Town Planner. Bonczek suggested that the BRA should acknowledge Kravitz and all that he did for the BRA.

Executive Session:

No Executive Session

Adjournment:

On a motion by 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: _____