

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

Meeting Place: Jesse M. Smith Library, Community Room
Meeting Date: September 26, 2017
Meeting Time: 7:00 PM

Members Present:

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

Members Absent:

Staff/Consultants Present:

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

Others:

Raymond Trinqué – Town
Councilman

Call To Order Of Regular Meeting:

James Langlois called the Meeting to order at 7:03PM. Langlois requested a vote to excuse David Fontaine from the meeting. Royal Laurent made a motion to excuse David Fontaine from the meeting. Jeffrey Barr seconded the motion and the vote in favor was unanimous. Langlois announced that Mark Thompson is now a voting member. Langlois also announced that Tim Kane is sick and will be absent from the meeting.

Approval of Minutes:

Approval of minutes for the July 25, 2017 Regular Meeting, and to dispense with the reading of the minutes

Laurent made a motion to approve the minutes of the July 25, 2017 Regular Meeting. Mark Thompson seconded the motion and the vote in favor of the motion was unanimous.

Invoices:

Discussion, consideration and action relative to the invoice from Timothy F. Kane, Attorney at Law, dated September 20, 2017, for legal services for the period of June 27, 2017 to September 12, 2017.

Mark Thompson made a motion to approve payment of the invoice dated September 20, 2017 in the amount of \$3,720 for legal services rendered. Barr 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.

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

Old Business To Be Discussed And Acted On:

Langlois made a motion to change the agenda to move agenda item 13 for discussion. The motion was seconded by Barr and was unanimously approved.

Discussion, consideration and action relative to signage and public relations promotions requested from Raymond Trinque.

Councilman Trinque referenced the powerplant issue and the need to find and invest the necessary resources to effectively position Burrillville in the market. Councilman Trinque referenced the need for better signage to direct visitors and residents to key places and businesses in town. Trinque also suggested kiosks strategically located at certain destinations in town, such as the ice rink. Trinque explained that these kiosks could direct visitors to area businesses to better leverage the potential economic advantages of their visit. Councilman Trinque also mentioned ecotourism as aligned with Burrillville's environmental and recreational resources as an idea for future consideration.

Langlois referenced the absence of a local chamber of commerce to marshal these kinds of ideas and initiatives. Langlois explained that the BRA has at times surfaced as a promoter and facilitator of these kinds of initiatives. Edward Bonzcek referenced the importance of having a Town Council Liaison to attend BRA meetings to enhance communication and information exchange between the Town Council and the BRA.

Discussion, consideration and action relative to a lease agreement with WellOne, Landmark and Tollgate Radiology at 74/84 Pascoag Main Street.

Mike Wood gave an overview of the process regarding the lease agreement, with specific reference to the condominium documents. Wood referenced the specific problem between Garlick and his lenders regarding parking issues. Wood explained steps that the Town has taken to address the parking assignments, which the Tenants are satisfied with. Wood indicated that Peter Bancroft has been instrumental in keeping Landmark in play. The revised leased documents have been sent back to Landmark for review. Wood stated that as of today, the P&S with Garlick has been

executed, which is predicated on the final change order. Fit-out will not occur until the BRA gives Garlick a notice to proceed.

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

Langlois referenced the previous discussion regarding the change order indicating no additional information to add regarding this agenda item.

Discussion, consideration and action relative to the purchase of the first-floor commercial condominium unit at 74/78 Pascoag Main Street from Neighborworks Blackstone River Valley.

Langlois referenced the previous conversation reiterating that the purchase agreement with Neighborworks Blackstone River Valley has been signed.

Discussion, consideration and action relative to Nasonville redevelopment planning.

Gibbs explained that they are attempting to select a meeting date for the next community meeting. Gibbs indicated that the meeting should be held in the study area and suggested Uncle Ronnie's Tavern as a potential option. Langlois suggested BRA members check their calendars and communicate back regarding their availabilities.

Discussion, consideration and action relative to John William Masonry BRS LLC and 252 A-D Harrisville Main Street.

Wood explained that the purchaser has completed a Phase II environmental assessment. Wood stated that the report has been submitted to RIDEM and they are waiting to hear back.

Discussion, consideration and action relative to report from Pascoag Sub-committee regarding signage for downtown Pascoag.

Renay McLeish explained that it was determined that the cost of the prototype existing signs was \$7,000. As explained by McLeish, the Legislative Grant is only for \$5,000, which means that there is a funding shortfall. McLeish also informed the Agency that the sub-committee discussed Village of Pascoag directional signs. Bonczek referenced previous signage efforts and the need for additional funding to execute the signage options. Wood suggested a multiphase effort and suggested that the sub-committee prepare a plan and bring it back to the BRA to prepare a budget.

New Business To Be Discussed And Acted On:

Discussion, consideration and action relative to Pascoag Riverwalk lighting.

Langlois connected this issue to previous conversation regarding future visions for downtown Pascoag. Langlois stated that he knows there will be pedestrian traffic on the Riverwalk during darkness; however, there currently are no lights. Wood stated that there will be a light installed to light the walkway in the parking lot behind the post office. Other options are being discussed for the Riverwalk bridge area.

Discussion, consideration and action relative to Tinkham Lane lighting. Discussion on proposal from Pascoag Utility to maintain streetlights on Tinkham Lane.

Langlois indicated that the BRA has been maintaining the lights along Tinkham Lane, which have been converted to LED and are now being managed by Pascoag Utility. As explained by Langlois, the BRA is still maintaining the lights that have not been switched out to LED. Langlois stated that the Pascoag Utility has submitted a proposal to maintain the remaining lights, with the BRA providing the bulbs. Wood suggested that the BRA delay action on this issue.

Discussion, consideration and action relative to the quote for parking lot striping at Stillwater.

Langlois referenced the price quotes for striping. Langlois indicated that he reviewed the proposals with Jeff McCormick. Given how late it is in the year, he feels that this issue can wait until the spring. Langlois stated that items in the proposal marked with an asterixis should be done this year. After discussion, Laurent mad a motion to do everything this year. Thompson seconded the motion and the vote in favor of the motion was unanimous with Langlois recusing himself from the vote.

Correspondence:

None

Good & Welfare:

Bonczek made reference to a traffic-pedestrian experience in Downtown Pascoag. Laurent expressed concern about the parking situation in downtown Pascoag indicating the importance of devising a strategy to improve parking availability.

Executive Session:

No Executive Session

Adjournment:

On a motion by James Langlois, seconded by Barr, the meeting was adjourned at 8:40 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____