

BURRILLVILLE REDEVELOPMENT AGENCY

REGULAR MEETING MINUTES

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

Members Present:

James Langlois, Chairman	Renay McLeish
Edward Bonczek	Mark Thompson
David Fontaine	Royal Laurent

Members Absent:

Jeffrey Barr, Vice Chairman

Staff/Consultants Present:

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

Others:

Call To Order Of Regular Meeting:

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

Approval of Minutes:

Approval of minutes for the September 26, 2017 Regular Meeting, and to dispense with the reading of the minutes

Laurent made a motion to approve the minutes of the September 26, 2017 Regular Meeting. Mark Thompson seconded the motion and the vote in favor of the motion was unanimous.

Invoices:

None

Citizens Comment:

None

Consultants Staff Report:

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

Fontaine referenced the summary trial balance. Fontaine made a motion to receive and file. Thompson seconded the motion and the vote in favor of the motion was unanimous.

Old Business To Be Discussed And Acted On:

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

Mike Wood indicated that he is not satisfied with how they have handled this project. Wood referenced previous efforts to keep Tollgate in the project; however, now there is a possibility that WellOne will walk from the project. Wood stated that he feels that they should jettison Tollgate at this time. Langlois echoed Mike's comments concluding that too much time has passed that ultimately effected the Landmark transaction.

Kane indicated that Tollgate never came to the point of signing a lease. Kane stated that they are left with Landmark (Primary One), which has a signed lease on the table with a September 15 delivery date with a \$15/day penalty. Kane stated that if the BRA decides to go forward, the BRA could send a one-way letter to Landmark stating that the BRA previously sent an extension request and informing the BRA is proceeding with the fit-out. McLeish asked if Landmark still has an interest. Langlois explained issues with Landmark including new leadership immediately after the lease was signed. Kane indicated that Landmark would not be staffing the clinic, at least for the time being. Kane indicated that Landmark would still have to pay under the lease. Wood stated that WellOne is still with the BRA and wants the space to be used in a manner proposed. Mike Wood inquired about the status of the condo documents relative to the lease with Landmark. Kane indicated that Landmark is okay with the condo documents.

Wood stated that the bottom-line question is whether the BRA wants to proceed with the entire fit-out, or a partial fit-out. Wood also indicated that the BRA has already paid for the design work, so if the BRA wanted to hold off for another tenant, they may have to redesign for a future tenant. Laurent questioned (1) how much has been spent already for a radiology lab; (2) would WellOne be interested in the space in the future; and (3) were there other radiology labs that were interested in the space? Wood indicated that the BRA has paid for the space design, as well as the transformer. Wood also indicated that WellOne may have future interest in the radiology space; however, that is not a guarantee. WellOne is committed to working with the BRA to identify potential replacements. Bonczek asked if Bancroft would be willing to attend a BRA meeting for a conversation? Langlois answered that they have had many conversations, and he would probably be more than willing to attend.

After further discussion, Langlois made a motion to approve commencing with the full fit-out of the space, including the radiology space. Laurent seconded the motion

and the vote in favor of the motion was unanimous. Laurent made a motion to notify Tollgate that the BRA has terminated interest in leasing the space to Tollgate. Mark Thompson seconded the motion and the vote in favor of the motion was unanimous.

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

Previously discussed.

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.

No Discussion.

Discussion, consideration and action relative to Nasonville redevelopment planning. Gibbs reminded the BRA that a public meeting has been scheduled for 7 PM on November 2nd at Uncle Ronnie's. Gibbs referenced a meeting flyer, which was distributed by hand in the Village.

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

Renay McLeish indicated that the subcommittee has not been able to schedule a meeting, although they are scheduled to meet tomorrow night. McLeish stated that she promises that a final recommendation will be made as to how to spend the \$5,000.

Discussion, consideration and action relative to the Purchase and Sales Agreement of the first-floor building at 74 Main Street, Pascoag to be received and filed.

Langlois made a motion to receive and file the Purchase and Sales Agreement. Laurent seconded the motion and the vote in favor of the motion was unanimous.

New Business To Be Discussed And Acted On:

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

Langlois indicated that the work is about 80% done and should be completed by week end.

Discussion, consideration and action relative to a DEM grant and a local enhancement project for Pascoag.

Wood referenced previous discussions regarding a site in downtown Pascoag for a child-oriented recreational opportunity. Wood referenced property owned by the Pascoag Utility Company. Wood explained that Pascoag Utility will not sell the property and the project would not be eligible for an RIDEM grant. Wood referenced discussions with the Pascoag Utility and \$17,000 previously appropriated by the Town Council under the Capital Improvement Program. Wood suggested that at a minimum the BRA could clean the site of trash and debris. A motion was made by Langlois to authorize Wood and the solicitor to negotiate a land-lease with the

Pascoag Utility Company, and then come back to the BRA to talk about a budget. Laurent seconded the motion and the vote in favor of the motion was unanimous.

Discussion, consideration and action relative to field/park user fees.

Wood explained that the Town Council wants all the user fees for the Town's recreational fields and venues be reviewed. Langlois referenced the previous process for designing the fee structure. McLeish raised the issue of bathroom facilities, which Wood said the Pavilion has a porta-john at the site. Langlois suggested that the issue go back to the sub-committee for review and to come back to the BRA with recommendations. Langlois made a motion to request that the sub-committee review the fee structure and report back to the BRA with recommendations. Fontaine seconded the motion and the vote in favor of the motion was unanimous.

Correspondence:

None

Good & Welfare:

McLeish referenced a previous meeting attended by the owner of the former bank property. McLeish stated that the property is completely overgrown. Wood stated that the BRA should send a note to the owner about the issue.

Langlois referenced work done in downtown Putnam Connecticut as a good model to inspire redevelopment 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.

Adjournment:

On a motion by Laurent, seconded by Thompson, the meeting was adjourned at 8:20 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____