

## **BURRILLVILLE REDEVELOPMENT AGENCY**

### **REGULAR MEETING MINUTES**

Meeting Place: Jesse M. Smith Library, Community Room  
Meeting Date: January 23, 2018  
Meeting Time: 7:00 PM

#### **Members Present:**

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

#### **Members Absent:**

David Fontaine	Mark Thompson
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#### **Staff/Consultants Present:**

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

#### **Others:**

Dennis Anderson

#### **Call To Order Of Regular Meeting:**

James Langlois called the Meeting to order at 7:08PM. Langlois 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 Renay McLeish is now a voting member.

#### **Approval of Minutes:**

Approval of minutes for the November 28, 2018 Regular Meeting, and to dispense with the reading of the minutes

Jeffrey Barr made a motion to approve the minutes of the November 28, 2018 Regular Meeting. Renay McLeish 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.

Langlois made a motion to receive and file the Account Summary Trial Balance report dated January 18, 2018. Laurent 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 the fit-out project for 74/84 Pascoag Main Street for WellOne.

Gibbs indicated that construction is progressing well and that he and the architect have been visiting the site to monitor progress and performance. Gibbs indicated that they should receive the first contractor invoice shortly. Wood referenced a tenant lead, Partner Healthcare System out of Boston. Wood also referenced a conference call between himself, Peter Bancroft and the prospective tenant. Wood explained that the prospect is currently working with various large healthcare providers in Rhode Island. Wood indicated that the Prospect is not prepared to move forward with the Pascoag option at this time; however, they are interested in the location.

### Discussion, consideration and action relative to Nasonville redevelopment planning.

Gibbs indicated that changes to the redevelopment plan have been made reflecting comments received at the last public meeting. As explained by Gibbs, specific areas addressed included the density of development on the parcel behind the Western Hotel and Tavern, residential development on the parcel of land across from the Nason Mill, and elimination of the new bridge to run parallel to the existing bridge. Gibbs explained that the consulting team is not convinced that the installation of a pedestrian bridge across the river is not feasible. Gibbs also indicated that additional investigation needed to occur in the areas of sewer and water infrastructure. Wood suggested a meeting to discuss the issues in more detail with specific focus on the infrastructure.

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

Renay McLeish indicated no sub-committee update. Mike Wood indicated that he will get involved with this committee and help coordinate.

### Discussion, consideration and action relative to development of a marketing plan for the Commercial/Retail/Professional space at 75/81 Main Street. Create a plan that will reach out to potential lessees by using advertising, trade networks, and other effective tools.

Ray Goff referenced the document titled Marketing Plan – 75/81 Pascoag Main Street. Ray raised the question on how to move forward with marketing the property's commercial space. Goff presented the marketing options of (1) BRA to take the lead.

(2) Hire a broker, or (3) Use NEEDS. Goff also referenced the information required to prepare a marketing package. Mike Wood indicated that there is a subcommittee to address these issues. Wood suggested that BRA members convey any thoughts and he will provide to the subcommittee to discuss and come back with recommendations. Wood suggested that they also put the second unit on the river side into the mix.

Langlois referenced other private activity that is surfacing in the Pascoag area. Langlois specifically mentioned Powers Pub who is before the Town for a liquor permit. Royal Laurent referenced some issues regarding the property for the Powers Pub. Wood referenced possible use of CDBG monies to assist in mitigating any property problems.

Discussion, consideration and action relative to the lease agreement with Pascoag Utility District for a parcel of land (Map 174, Lot 80), and to authorize the Chairman or Secretary to execute the agreement.

Wood indicated that he received a draft of the lease agreement. Wood stated that as soon as they finalize all the details, they will execute the lease agreement.

Discussion, consideration and action relative to the Town's consultants, Horsley Whitten regarding updating the Comprehensive Plan.

Ray Goff summarized issues that surfaced at the previous evening's planning meeting. Goff indicated it wasn't particularly a very interesting meeting although there was considerable discussion about the Power Plant. Wood asked whether the previously provided information from the BRA was included, which Goff affirmed.

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 27<sup>th</sup>, 2018 at 7 pm. (Monthly meeting to follow at 7:15 pm.)

Mike Wood referenced the notice of the Annual meeting, which is a requirement of the BRA's organizational documents.

### **New Business To Be Discussed And Acted On:**

Status of loan with the Industrial Foundation of Burrillville.

Kane indicated two options were drafted and provided for consideration. Kane provided an overview of the two options. Kane explained that with Tollgate not committing to leasing their portion of the space, the lease revenue has been reduced. Wood indicated a need for a meeting with the IFB to finalize.

### **Correspondence:**

None

### **Good & Welfare:**

Edward Bonczek inquired about anything going on at Eagle Motors. Royal Laurent stated that the owner has previously indicated an interest in attracting a convenience

store. Bonczek again referenced an experience at the Pascoag Main Street interchange.

Mike Wood stated that Peter Bancroft of WellOne is coming to the next meeting. Bancroft also offered a tour of WellOne's Pascoag facility. Wood indicated that Mondays are best for him between 4:30 – 5:30. Wood indicated that he will shoot for February 12<sup>th</sup>.

Wood indicated a recent discussion with Bruce Rylah regarding Mike Karmozyn's proposed deli. Wood indicated that there appears to be a problem with the Landlord and an infrastructure issue.

Jim Langlois indicated that the subcommittees need to take a more active role now that there are several issues that are now happening.

**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 McLeish, seconded by Barr, the meeting was adjourned at 8:42 PM.

Minutes approved by:

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Michael C. Wood, Secretary

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Date:

Date filed with Town Clerk: \_\_\_\_\_