

STATE PROPERTIES COMMITTEE

Tuesday, January 25, 2005

The meeting of the State Properties Committee was called to order at 10:06 A.M. by Chairman Jerome F. Williams. Other members present were, Genevieve Allaire Johnson, Esquire, representing the Department of Attorney General, Mr. Robert Griffith, representing the Department of Administration, and Mr. Thomas Barry. Also present were Ms. Maureen McMahon, from the Department of Transportation; Mary Kay, Esquire, from the Department of Environmental Management; Ms. Kathleen Crawley and Mr. William Rivero, from the Water Resources Board; Ms. Virginia Faria and Mr. Robert Christie from the Department of Labor and Training; and, Mr. R. Edple, from the Providence Journal.

The Minutes of the meeting held on January 11, 2005 were approved.

1. OLD BUSINESS

The Chair, Mr. Williams gave an update on the Quonset Point lease. A question was brought up as to whether or not the State could extend the Lease of land at Quonset Point beyond the twenty (20) years. The Chair stated the initial reading is that the State could not do that, but there is additional documentation that has been requested through the Department of Transportation. The information is presently on file at the Airport Corporation. The Department of Transportation will obtain the Deed and Lease and this information will be forwarded to the Office of the Attorney General and to legal counsel at the Department of Administration for a determination.

ITEM A – DEPARTMENT OF TRANSPORTATION – A request was made by the Department for conceptual approval to convey land located at Routes 5 and 113, Warwick.

The Chair, Mr. Williams gave a brief overview. He indicated he had a meeting with the Department previously regarding this matter. This is property near the Apex property in Warwick. He had requested the Department come in and do an overview of the property. At the request of the Department, this matter was tabled.

ITEM B – DEPARTMENT OF TRANSPORTATION – A request was made by the Department for final approval and signatures on Warranty Deed for acquisition of property on Hartford Avenue, Johnston from Henry and Veronica Parrillo.

This matter was conceptually approved April 21, 2004. The total acquisition amount is \$196,500.00, of which 80% is Federally funded. The closing for this property had been delayed because the owners were looking for another house. There have been no changes since conceptual approval was granted.

A Motion was made by Mr. Robert Griffith and seconded by Mr. Thomas Barry to approve the request of the Department for final approval and signatures on Warranty Deed for acquisition of property on Hartford Avenue, Johnston from Henry and Veronica Parrillo.

Passed Unanimously

ITEM E– DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request was made by the Department for approval and signatures on Indenture of Lease with Point Judith Electronic Services, Inc. for Lot 225 in the Port of Galilee, Narragansett.

Point Judith Electronic Services, Inc. is the business which has been operating in the Port of Galilee on Lot 225 in the Port of Galilee and has been servicing the needs of the marine industry in the Port. This Lease is one of the Leases that the Department is currently having appraised and is expecting an appraisal in approximately two to three weeks. The Lease expires on January 31, 2005 and Point Judith Electronic Services, Inc. does not want to be without a Lease. The Department has put provisions in the Lease document, that when the new appraisal amount is determined, the Department will have the ability to adjust the rental. The term of the Lease is February 1, 2005 to January 31, 2010, with three five year options to renew. The rental amount for the Lease is \$1,132.80, which is the amount currently being charged.

A Motion was made by Mr. Griffith and seconded by Mr. Barry to approve the request of the Department for approval and signatures on Indenture of Lease with Point Judith Electronic Services, Inc. for Lot 225 in the Port of Galilee, Narragansett.

Passed Unanimously

ITEM F – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request was made by the Department for approval and signatures on License Agreement with the Rhode Island Lobstermen’s Association for use of land between the Connector Road, Great Island Road and the Escape Road in the Port of Galilee.

This License Agreement is with Rhode Island Lobstermen’s Association. Several years ago a master plan was done for the Port and the Department has been working with the Town of Narragansett

on ways to clean up the Port and make it a more efficient operation. One of the problems the Department had was the commercial fishermen and lobsterman would leave their pots and other gear along the pier and docks. The Department has set aside some land where the Lobstermen's Association has property available to them to store their gear. The License Agreement strictly prohibits the storage of vehicles, boats and trailers on the premises. The term of the License Agreement is February 1, 2005 to January 31, 2010, with one option to renew for an additional five- year term. There is a thirty (30) day notice cancellation clause.

A Motion was made by Mr. Barry and seconded by Mr. Griffith to approve the request of the Department for approval and signatures on License Agreement with the Rhode Island Lobstermen's Association for use of land between the Connector Road, Great Island Road and the Escape Road in the Port of Galilee.

Passed Unanimously

ITEM G – WATER RESOURCES BOARD – A request was made by the Board for conceptual approval to initiate negotiations for acquisition or acquisition of development rights on property in Richmond.

The Water Resources Board and the U.S. Geological Survey worked very closely together during the 1970s and 80's in a groundwater well investigation program. That program identified sites where high capacity wells could be located that would yield water of suitable quantity and quality for municipal-supply use, particularly in the Washington County area of the State, where they are ground water

dependent and where additional or supplemental or alternative supplies might be needed for the future. This request is part of that initiative, carrying forward that initiative, in moving forward to implement the wishes of the General Public with the \$8M Bond Referendum that passed. The \$8M was part of the \$70M Open Space Bond and that particular \$8M is targeted for implementing this particular program, the groundwater investigations program.

The Board has five (5) well heads, that it is asking permission to begin and initiate the negotiation process with the property owners. The Board will be working collaboratively with Mary Kay, Esquire, with the Department of Environmental Management, the Open Space Program, the Agricultural Land Preservation Program and any land trust that would like to work with the Board. Each of the high yield wells could potentially yield 1M gallons per day. The areas are as follows.

Tuckahoe Turf Farms, Inc. – Plat 09B – Lot 001-000 Town of Richmond – approximately 8 acres of land off Switch Road, at Ellis Flats near the Lower Wood River. (RIW 458 – Project site reference #)

Additional adjacent Plats and Lots for possible consideration are Town of Richmond Plat 09A, Lot 018-003 – approximately 4 acres (Owned by William James) and Plat 09B, Lot 004-000 – approximately 4 acres (Owned by Robert James).

Tuckahoe Turf Farms, Inc. – Plat 10B, Lot 008-000 Town of Richmond – approximately 15 acres of land located off Switch Road, abutting the Meadow Brook near Wood River Junction. (RIW 481 – Project site

reference #)

Tuckahoe Turf Farms, Inc. – Plat 10B, Lot 011-000 – Town of Richmond – approximately 15 acres of land located off Church Street (Route 91), near Wood River Junction and the Pawcatuck River in Richmond. (RIW 510 – Project site reference #)

Tuckahoe Turf Farms, Inc. – Plat 10B, Lot –008 Town of Richmond – approximately 15 acres of land off Switch Road, near Ellis Flats and the Meadow Brook. (RIW 576 – Project site reference #)

Additional consideration – site RIW 500.

Rauhala and Dorothy Martti – Plat 10B, Lot 12-000 Town of Richmond – Approximately 5 acres off Switch Road, abutting the Meadow Brook near Wood River Junction (RIW 500-Project site reference #)

Loren Masog – Plat 10B, Lot 15-000 Town of Richmond – approximately 2 acres of land located off Switch Road, abutting the Meadow Brook near Wood River Junction. (RIW 500-Project site reference #)

There are five well sites, with six property owners

Mr. Griffith stated, in the interest of full disclosure, that he represents the Director of Administration on the Water Resources Board and he Chairs the Sub-committee on Water Quality Protection.

A Motion was made by Mr. Barry and seconded by Mr. Griffith to approve the request of the Board for conceptual approval to initiate negotiations for acquisition or acquisition of development rights on property in Richmond.

Passed Unanimously

ITEM D – DEPARTMENT OF LABOR AND TRAINING – A request was

made by the Department for conceptual approval to convey property at 877 Broadway, East Providence.

This property consists of a 3,330 square foot office building. The Department

Purchased this building in 1981, after a twenty - year lease. During the 1980s and early 1990s, the building was used to conduct Unemployment Insurance and Employment Service programs.

Approximately ten (10) years ago, the Department converted to a telephone call center system for claims filing and now has gone to Internet claims filing. For the last ten (10) years, the Department has been using the building as an administrative building for staff of the Workforce Partnership of Greater Rhode Island who were recently relocated from East Providence to the Center General Complex in Cranston. The building is now vacant. The building was purchased in 1981 with Federal dollars and the Department has secured permission from the Regional Office of the United States Department of Labor to sell the building and the Department has received permission to use the proceeds for improvements at the Center General.

A letter has been received from Rhode Island Housing stating that it is interested in the property for the purpose of developing an affordable homeownership opportunity. The Chair stated they would have the same opportunity as others to bid on the property. Statewide Properties has indicated it does not have any objections relative to the sale of the property.

Conversation ensued regarding auctioning the property. The Chair

Mr. Williams had a question regarding the sale process and inquired about public notice being given if using an auctioneer. He stated that Rhode Island Housing should be provided notice of an upcoming sale since a letter of interest has been received.

A Motion was made by Mr. Griffith and seconded by Mr. Barry to approve the request of the Department for conceptual approval to convey property at 877 Broadway, East Providence.

Passed Unanimously

ITEM C – DEPARTMENT OF ADMINISTRATION – A request was made by the Department for approval to allow T-Mobile to install a cell tower on the Pastore Center water tank.

This matter was deferred to February 8, 2005.

The Committee moves to go into Executive Session, pursuant to Rhode Island General Law 42-46-4 (a)(5) for the specific purpose of discussion or consideration related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public.

The property being considered is located in Warwick.

A Motion was made to go into Executive Session by Ms. Allaire Johnson and seconded by Mr. Barry. A roll call vote was made. Ms. Allaire Johnson voted “Aye”, Mr. Griffith voted “Aye”, Mr. Barry voted “Aye”, and the Chair voted “Aye”.

A Motion was made by Mr. Griffith and seconded by Mr. Barry to close the Executive Session and return to the regular meeting.

The regular session of the State Properties Committee re-opened with

the following request.

DEPARTMENT OF TRANSPORTATION

A request was made by the Department for approval and signatures on Temporary Easement Agreement, in connection with the reconstruction of the Greenwood Railroad Bridge #2, Warwick, Condemnation Plat 2557/Parcel 3B.

On August 22, 2000 the Committee approved the acquisition of land and temporary easements along the Greenwood Railroad Bridge at Main Street and Jefferson Boulevard. The Department was asking for approval of an additional period of six and one half (6 ½) months for the property. The easement consists of 933 square feet of land at value of \$710.00.

A Motion was made by Mr. Griffith and seconded by Mr. Barry to approve the request of the Department for approval and signatures on Temporary Easement Agreement in connection with the reconstruction of the Greenwood Railroad Bridge #2, Warwick, Condemnation Plat 2557/Parcel 3B.

Passed Unanimously

All matters presented to the Committee were approved by all present. There being no further business to come before the Committee, the meeting adjourned at 10:50 A.M.

Anne L. Lanni, Executive Secretary