

## **STATE PROPERTIES COMMITTEE**

**Tuesday, June 7, 2005**

**The meeting of the State Properties Committee was called to order at 10:07 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. Robert W. Kay, Public Member. Also present were, Misses Marlene McCarthy-Tuohy, Rosemary Booth-Gallogly, Louis DeQuattro, Esquire, and Mr. John Ryan, from the Department of Administration; Ms. Maureen McMahon and Messrs. Tim Harris, Marc Malkasian, Paul Carcieri, and Andrew Cardillo, from the Department of Transportation; Ms Lisa Primiano, from the Department of Environmental Management; Ms. Nellie Gorbea and Mr. Al Dahlberg, from the Office of the Secretary of State; Gail Valuk, Esquire, from the Judiciary; Jane Morgan, Esquire, from the Department of Mental Health, Retardation and Hospitals; Mr. Richard LeClerc, President of Gateways, Inc., Messrs. Orestes Monterey and Paul Forte, from Rhode Island College; Ms. Kari Lang, from the West Broadway Neighborhood Association; Dr. Surendra Shanma; Mr. Fernando Calvi, from the Bolivian Association of Rhode Island; Ms. Melissa Martin, from WBRU; Mr. Edwin Garcia, from Heineken, USA; Mr. Tony Gioe from T & G Productions; Ms. Maureen Gurghigian, from First Southwest Co.; Ms. Olivia O'Neill, of Holland & Knight, LLP; Col. Ken Gareau, from the Rhode Island Army National Guard; Mr. Robert Rothenberg, for The Downtown 5K; Messrs. Paul Healy and John Takian, from the Rhode Island Shriners; Michael**

**DiMascolo, Chief Deputy, State Fire Marshal's Office; Norman Benoit, Esquire, form Partridge, Snow & Hahn, LLP; Messrs David a. Cohen and Joel H. Coehn, Promet Marine; Mr. Edward Feldstein, Mr. Edward Feldstein, form Roberts, Croll, Feldstein Pierce; and, Mr. Thomas Barry.**

**The Minutes of the meetings held on May 10 and May 25, 2005 were approved. Mr. Robert Kay abstained from voting on approval of the minutes of May 10, 2005, since he was not present at that meeting.**

**The Chair, Mr. Williams announced that a Special Meeting has been scheduled for Wednesday, June 8, 2005 in the Director's Conference Room on the fourth floor. The purpose of the meeting is to take action on the financing documents on the Training School and the Traffic Tribunal.**

**1. OLD BUSINESS - ADMINISTRATION – A request was made by the Department for final approval and signatures on License Agreement for the use of the Cranston Street Armory parking lot by the West Broadway Neighborhood Association (WBNA) on June 11, 2005 for the Armory Bash fundraiser.**

**The West Broadway Neightborhood Association would like to use the lot for the Armory Bash fundraiser Saturday, June 11 from 8:00 P.M. to 12:00 Midnight. Beer and wine will be served at this function. The Department has had discussions with the Office of the Attorney General regarding this. The issue of insurance for liquor liability has not been cleared up as yet. The Department was seeking approval pending the appropriate certificates being forwarded to the Attorney General's Office within the next day or so.**

**A Motion was made by Mr. Griffith and seconded by Mr. Kay to approve the request of the Department for approval and signatures of License Agreement with the West Broadway Neighborhood Association for the use of the Cranston Street Armory parking lot by the West Broadway Neighborhood Association (WBNA) on June 11, 2005 for the Armory Bash fundraiser. Approval was granted subject to the appropriate certificates of insurance being forwarded to the Attorney General's Office within the next day or so.**

**Passed Unanimously**

**2. NEW BUSINESS – Miscellaneous - The next meeting of the State Properties Committee is scheduled to be held on Tuesday, June 21, 2005.**

**ITEM A – DEPARTMENT OF ADMINISTRATION – A request was made by the Department for approval and signatures on lease with Omnipoint Holdings, Inc. to allow installation of antenna facilities on the Pastore Center, Cranston water tank.**

**At the request of the Department, this matter was deferred to June 21, 2005.**

**ITEM B – DEPARTMENT OF ADMINISTRATION/R I STATE POLICE – An update was given by the Chair, Mr. Williams regarding the site of the new State Police Headquarters.**

**A new Rhode Island Police Headquarters is being planned. There has been a primary site that both the Department and the Rhode Island State Police has been moving on for a number of months. A secondary site has been located and Mr. Williams wanted to provide this information. There is a site along Exit 7 off Route 95 that is land**

that the Water Resources Board controls that could be an appropriate site for the Police Headquarters. There are essentially two sites. The Department and the Rhode Island Police are moving on further evaluation of the site in East Greenwich due to the fact that the Cranston site, that was the primary site is a very complex site for approval. That site is where the Mulligan Island site is. A condemnation would have to be done on that site and it also needs approval from the City of Cranston to set up a roadway. This is a site that is becoming more complex and negotiations were not fruitful. The site of the Water Resources Board is state owned land. It is land that is obviously very important to the Water Resources Board and for protection of open space. The Properties Committee of the Board has deemed it favorable enough to be moved to the next step. The Department is moving forward with this as an alternate site. Mr. Robert Griffith stated the Properties Committee of the Water Resources Board met and discussed the proposal with representatives of the State Police and the Department of Administration and recognizing that this is an issue of significant importance to the State, and that is the public safety, wanted to be cooperative with the State Police to the fullest extend possible. the Board has set up a working group to identify all of the issues involved and to assist in the preparation of necessary enabling legislation. Mr. Griffith stated that his Committee of the Water Resources Board will be meeting today to further discuss this item. It has been moved to the Water Resources Board for action next week at its monthly meeting for conceptual approval. Mr. Griffith stated it

**will go before the full body of the Water Resources Board and ultimately, come before the State Properties Committee for formal approval. Mr. Griffith stated the Board is not opposed to the idea in concept, it wants to make sure that the long term interests of the Board and the Big River Management Area, which used to be managed as open space for the purposes of future public drinking water needs are protected. The Chair said that the site that is being looked at is land outside the buffer zone.**

**The Chair asked that the Items “C” and “D” be taken together since they are relevant to the financing documents for the Training School and the Traffic Tribunal.**

**ITEM C – DEPARTMENT OF ADMINISTRATION/DEPARTMENT OF CORRECTIONS – Discussion regarding financing approved for the new Training School.**

**ITEM D – DEPARTMENT OF ADMINISTRATION/JUDICIARY – Discussion regarding financing approved for Traffic Tribunal.**

**Ms. Rosemary Booth Gallogly made a presentation on these two items. She stated that the Departments are providing information at this meeting regarding the financing for the Training School and the Traffic Tribunal. At a special meeting to be held tomorrow the Departments will be requesting approval of Leases that are associated with a financing mechanism that has been used in the past relating to capital projects. This mechanism has been used most recently for the Kent Count Courthouse. The Documents have been prepared and given to the Office of the Attorney General. There is an underlying Lease and a Sub-lease back to the state and that**

basically is what generates the payments from the state which support the bonds. The State pays the Trustee a lease payment and they pass it along to the bondholders. The Department will be asking the Committee to approve leases on two projects. One is the new Training School for the Department for Children, Youth and Families. This encompasses two actual structures. The other project is for the Traffic Tribunal Court which will be located at the Pastore Center. Both projects have received Kushner Authorization, which is the authorization which is required by the General Assembly if the State is going to enter into long term financing agreements. Both projects are well under way in terms of planning. The Traffic Tribunal went out to bid and the bid opening is June 17. After approval of the Leases, the Department will mail out the preliminary official statement which describes the projects and would price the following week, on the market. Mr. Williams asked when the closing would be on the financing. Ms. Gallogly stated the closing would be on the 23rd. The Department would actually have the proceeds available to fund the construction expenditures before the close the fiscal year.

Mr. Griffith stated he is familiar with both of the projects and they are a long time coming and that there has been a lot of work done to enable this. He went on to say, we have excellent examples of the successful application of this approach already, the most obvious being at the Department of Labor and Training Building. Mr. Griffith stated he heartily endorses this. Ms. Allaire Johnson stated she has reviewed the documents and her understanding is that the Committee will not be voting to approve the actual documents at this meeting.

**This is on the Agenda today for discussion purposes only, but there will be a meeting tomorrow for action to approve and sign the documents.**

**A discussion took place regarding the money being funded. The Chair stated a working group has been set up to manage the project on a day-to-day basis and there is a Steering Committee that is made up of representatives of the agency and the Director of the Department of Administration and the Chair sits on that Committee.**

**Ms. Gallogly stated that on the Training School project, the plan that the General Assembly embraced last included structures at the Pastore Center to house male youths. The female unit, which is currently there, will be actually located in the communities, so the Committee will be seeing additional leases that are tied into this overall plan. There will also be some community transitional facilities for males out in the communities.**

**The Chair reiterated that there will be no action taken at this meeting and the Committee will be taking action at the meeting scheduled at 4:00 P.M. on Wednesday, June 8, 2005.**

**ITEM E – DEPARTMENT OF ADMINISTRATION – A request was made by the Rhode Island Army National Guard for approval of a Letter of Intent to seek assistance from the Department of Transportation, the Rhode Island Economic Development Corporation, the Governor's Policy Office, and the Department of Administration, for the acquisition of land at Quonset Point to support the construction of a new Army aviation support facility for the Rhode Island National Guard at Quonset.**

**The Chair, Mr. Williams gave an overview of this project. He stated he had been asked to attend a meeting relative to expansion needs by the National Guard. The Chair, handed out materials regarding this item. He stated this is just an overview on the needs of the National Guard at Quonset to expand their facility at that site. The expansion is needed relative to the aircraft and a new Army aviation support facility. While the Federal Government will be funding the project, the State has to provide the land. The Chair referred to the map and stated in order for the National Guard to expand at Quonset, they have to go away from the runway toward the Industrial Park. The issue is how to move forward on that expansion. It appears that there are five (5) parcels needed to expand. Mr. Williams referred to a map indicating the areas. Some of the land is Rhode Island Economic Development Corporation land and some is privately owned land and buildings. Some parties are interested in further discussion and some are not, so it appears that this project will require condemnation of some of the property. The condemnations will not be discussed today. Mr. Williams stated the Department's legal department is looking at the Department of Administration's condemnation powers and the Department of Transportation's condemnation powers. The original request was to use the Department of Administration's condemnation powers in order to proceed and the Department will have an answer shortly as to whether it is the Department of Administration or the Department of Transportation. The key to this is the Federal funding, and the Department needs to show that the State is interested and willing to move this forward and provide land**

to the National Guard, so the State needs to do a Letter of Intent that can be used to satisfy the Federal Government.

Col. Gareau gave a presentation. He stated the helicopter facility at Quonset Point is currently the 1942 hangar and where they have Blackhawk Helicopters, Air Ambulance Helicopters and several fixed wing Army aircraft.. There are about 300 part time employees and 75 full time employees and two aircraft contract maintenance contractors that are civilians who work at that facility. When new aircraft was received, the Guard also received the signal to go ahead with a military construction project, which is in the President's Budget for FY08. That is a multi-million dollar, up to about \$35M project, which will be to tear down the entire existing infrastructure there and rebuild a state of the art Blackhawk maintenance facility and training facility. The issue becomes, when you tear down the existing facility, all of those things that were there in the past are no longer applicable as far as set-back requirements. All of the new anti-terrorism set back requirements are there, as well as the fact that the Guard needs to move back further from the runway for safety, and when this is done, the Guard will be encroaching on property. That property is about 6 1/2 acres that the Guard is basically looking at to expand. Once that is done, the Guard can bring in a design team--once it has the Letter of Intent. The Guard has also been given an additional \$2.2M that it needs to spend by the end of this fiscal year, which will be to begin the design phase. Before the Guard can spend that \$2.2M, it needs to make certain it has the footprint, at least the Letter of Intent. Col. Gareau pointed to a map was shown

depicting the area. The land that is owned by the Economic Development Corporation will be transferred between Government agencies. He referred to the other areas that will be required. There have been minimal discussion with some of the property owners. Col Gareau stated until the Guard had the approval from the State Properties Committee and the Governor's Office, as well as the other agencies involved, it did not want to get into too much detail.

The Chair, Mr. Williams addressed the Committee stating he would like to seek approval of a Letter of Intent, that based on the Department's legal reviews, that this process can continue to move. The Letter of Intent would confirm that the State would be intending to acquire the land that is west of their current facility and turn it over to the National Guard. Mr. Kay stated he would like to see the status of the relocation aspect.

A Motion was made by Mr. Griffith and seconded by Mr. Kay, to approve the request of the Department to prepare a Letter of Intent to seek assistance from the Department of Transportation, the Rhode Island Economic Development Corporation, the Governor's Policy Office, and the Department of Administration for the acquisition of land at Quonset Point to support the construction of a new Army Aviation Support Facility. Approval was granted subject to the legal review of the Department of Administration's Legal Counsel.

**Passed Unanimously**

**ITEM F – DEPARTMENT OF ADMINISTRATION – A request was made by the Department for approval and signatures on Lease Agreement with Growing Children of Providence for the day care facility in the**

## **William Powers Building.**

**This Lease Agreement is for a term of three (3) years with a two (2) year Option to Renew. The day care center is located in the William Powers Building and occupies 3600 square feet of space. The day care serves 80 children. The monthly rent will be \$3,000.00 for the first year and increase in the second and third year.**

**A Motion was made by Mr. Griffith and seconded by Ms. Allaire Johnson to approve the request of the Department for approval and signatures on Lease Agreement with Growing Children of Providence for the day care facility in the William Powers Building.**

**Passed Unanimously**

**ITEM G – DEPARTMENT OF ADMINISTRATION – A request was made by the Department for approval of the use of Station Park and the State House lawn by The Downtown 5K on September 10 and 11, 2005 for the Downtown 5K road race.**

**The road race has taken place for many years. The CVS road race is for youngsters and adults. Last year between 6,000 to 8,000 persons participated. CVS has been the main sponsor. The Certificate of Insurance will be forwarded to the Department.**

**A motion was made by Mr. Griffith and seconded by Mr. Kay to approve the request of the Department for approval of the use of Station Park and the State House lawn by The Downtown 5K on September 10 and 11, 2005 for the Downtown 5K road race. Approval was granted subject to receipt of the Certificate of Insurance.**

**Passed Unanimously**

**ITEM H – DEPARTMENT OF ADMINISTRATION – A request was made**

by the Department for approval of the use of Station Park by Northeast and Eastern Shriners August 25 through August 28, 2005 for a parade, fireworks and water fire.

The request was made for the use of Station Park and there will also be a parade, fireworks and there is also a water fire going on that evening. August 25 through 28 would be the dates of the usage of Station Park. There will be fireworks on August 27. No alcoholic beverages will be served. The fireworks will be held between the Health Department building and the Department of Transportation Building. Deputy Chief DiMascolo will be handling that aspect.

A motion was made by Mr. Griffith and seconded by Ms. Allaire Johnson for approval of the Department use of Station Park by Northeast and Eastern Shriners August 25 through August 28, 2005 for a parade, fireworks and water fire. Inherent in this approval is the use of the area between the Department of Health and the Department of Transportation for the fireworks.

**Passed Unanimously**

**ITEM I – DEPARTMENT OF ADMINISTRATION –** A request was made by the Department for approval of the use of Station Park by T.G. Productions, Inc. on July 2 and 3, 2005 for a concert, fireworks and cultural event.

This is for use of Station Park by T.G. Productions, which is a Heineken event. This is a joint venture with the City of Providence. The event is to take place on July 3rd. Alcoholic beverages will be served. This is a family cultural event. There will be music and fireworks. There is a rain date of July 4th. Ms. Allaire Johnson stated

**that the License only covers the date of July 2 and 3rd. The Certificate of Insurance indicates it expires on July 4 at 12:01.**

**A motion was made by Mr. Griffith and seconded by Mr. Kay to approve the request of the Department for the use of Station Park by T.G. Productions, Inc. on July 2 and 3, 2005 for a concert, fireworks and cultural event, with a rain date of July 4. Approval was granted subject to amending the License Agreement to include July 4 and the Certificate of Insurance to July 5, 2005.**

**Passed Unanimously**

**ITEM J – DEPARTMENT OF ADMINISTRATION – A request was made by the Department for approval of the use of Station Park by The American Agricultural Economics Association on July 26, 2005 for a clambake.**

**This an event that is affiliated with the University of Rhode Island. The American Agricultural Economics Association is having a convention and they want to use Station Park for a clambake for a small group of people. Alcoholic beverages will be served.**

**A motion was made by Mr.Griffith and seconded by Ms. Allaire Johnson to approve the request of the Department for approval of the use of Station Park by The American Agricultural Economics Association on July 26, 2005 for a clambake.**

**Passed Unanimously**

**ITEM K – DEPARTMENT OF ADMINISTRATION – A request was made by the Department for approval of the use of Station Park by The Bolivian Association of Rhode Island on August 20 and 21, 2005 for**

**their International 2005 Folkloric Festival.**

**This is a cultural event. There will be folk dancing and groups from all over the country. There will be food served and there will be a parade. There will be no alcoholic beverages served. The Certificate of Insurance will be provided.**

**A motion was made by Mr. Griffith and seconded by Mr. Kay to approve the request of the Department for use of Station Park by The Bolivian Association of Rhode Island on August 20 and 21, 2005 for their International 2005 Folkloric Festival. Approval was granted subject to receipt of the Certificate of Insurance.**

**Passed Unanimously**

**ITEM L – DEPARTMENT OF ADMINISTRATION – A Request was made by the Department for approval of the use of Station Park by the India Association of Rhode Island on July 30, 2005 for their Independence Day Celebration.**

**This event will showcase the Indian arts and culture. No alcoholic beverages will be served.**

**A motion was made by Mr. Griffith and seconded by Ms. Allaire Johnson to approve the request of the Department for approval of the use of Station Park by the India Association of Rhode Island on July 30, 2005 for their Independence Day Celebration.**

**Passed Unanimously**

**ITEM M – SECRETARY OF STATE – Discussions relating to relocation of certain operations of the Office of the Secretary of State.**

**The Office of the Secretary of State has two leases for office space which will be expiring. The first Lease is with MSI Holdings for 12,152 square feet of office space located at 100-110 North Main Street, Providence, which expires October 31, 2005 and that building is for the Corporations, Elections and Archives divisions. The second Lease is with Paolino Properties for 16,000 square feet of space at 343-344 Westminster Street, Providence, which expires on January 31, 2006, unless a five (5) year option to renew is exercised. On February 8, 2005, the State Properties Committee granted permission to advertise a Request for Proposals for leasing of office. An advertisement was placed in the Providence Journal on March 9, 11, 15 and 17, 2005. Additional information was posted on the State Properties Committee web site during that time period. At that time, the Department created a Technical Review Committee consisting of 6 voting and 6 nonvoting members. There were 11 respondents to the advertisements who submitted Letters of Intent. Of those, one was disqualified due to noncompliance. On April 8, 2005 an Informational Conference was held at 100 North Main Street, 2nd Floor and the respondents were provided with an informational booklet. On that date, the respondents were also provided a tour of the existing office space for the Corporations, Elections and Archives Divisions. The Department of State received four proposals at the bid opening on April 29, 2005. The four proposals were Amaral Revite Corp, for 148 West River Street, Providence; Hayes and Sherry for 10 Dorrance Street, Providence, Paolino Properties for 335 Westminster Street, Providence and Rodman Real Estate, for 210 West Exchange**

**Street, Providence. The Technical Review Committee met individually with each proponent to review the proposal and ask questions. The interviews took place on May 9 and the sites were visited on May 13, 2005. Each proposal was reviewed by the voting members of the Technical Review Committee and graded according to a scoring sheet. The result of this evaluation is a request from the Department of State for permission to enter into negotiations with Amaral Revite Corp. for office space at 148 West River Street in Providence for the Corporations and Elections Divisions. The Technical Review Committee also recommends not moving the Archives Division at this time and instead, renewing the remaining five (5) year option of the State's lease with Paolino Properties for office space at 337 Westminster Street. The Department also wants to express its appreciation for the work invaluable assistance of Marlene McCarthy-Tuohy, Chief, Division of Capital Projects and Property Management.**

**Amaral Revite Corp. was the highest scoring.**

**A motion was made by Mr. Griffith and seconded Mr. Kay to approve the request of the Office of the Secretary of State for permission to enter negotiations with Amaral Revite Corp. for office space at 148 West River Street in Providence for the Corporations and Elections Divisions.**

**Passed Unanimously**

**ITEM N – RHODE ISLAND COLLEGE – A request was made by Rhode Island College for conceptual approval to negotiate with T-Mobile Corporation in conjunction with the placement of equipment on the**

soccer field at Rhode Island College, and give an update on negotiations with T-Mobile and Nextel Corporation regarding placement of equipment on Brown Hall.

Rhode Island College was granted conceptual approval to initiate negotiations with Nextel Corporation on January 5, 2005 for the installation of equipment on one of the facilities at Rhode Island College, the Brown Dormitory roof. Since that time the facility has become of more interest to other companies. T-Mobile Corporation was interested in that facility and at the same time, they indicated an interest in attaching to some lights that were being put in around the soccer field. There is a possibility of a combined negotiation between the Brown Hall and the soccer field for T-Mobile, as well as Nextel Corporation. The College had previous approval on Brown Hall, but felt it needed additional approval for the soccer field. Conceptual approval had been previously granted to the College to begin negotiations with Nextel Corporation and T-Mobile regarding Brown Hall.

A motion was made by Mr. Griffith and seconded by Ms. Allaire Johnston to approve the request of Rhode Island College to begin negotiations with T-Mobile Corporation to place phone equipment on its soccer field.

**Passed Unanimously**

**ITEM O – DEPARTMENT OF MENTAL HEALTH, RETARDATION AND HOSPITALS – A request was made by the Department for conceptual approval of the transfer of property at 125 Norfolk Street, Cranston to Gateways Healthcare Incorporated.**

**Gateways Healthcare Incorporated is the parent company of MHS, which currently holds the license to this property. Gateways Healthcare Incorporated and MHS are behavioral healthcare organizations that provide services for individuals who have substance abuse problems and mental health issues. This group home is still licensed, but is not being used for several reasons. Renovations are needed to the home to come into compliance with the fire code and in addition to that there are some operational issues. MHRH is seeking conceptual approval of a transfer of the property to Gateways Healthcare Incorporated, the reason primarily being that they have access to Federal funds that the Department does not. The Department presented a copy of an Appraisal that Gateways Healthcare Incorporated had paid to have done. The Department also stated another issue that has become known. It has been discovered that the title to the property is not currently in the name of MHRH. There was a problem when the property was transferred and the Department needs to go to Superior Court to acquire title on the property. The Department stated that if the Committee were to give conceptual approval to Gateways Healthcare Incorporated, it has agreed that their legal counsel would do that on behalf of the State.**

**Mr. Kay raised a question about one of the principals listed, that of Gateway Healthcare Inc. Human Services Realty. After discussion, the Department stated that it is the intent of the Department to transfer the property to Gateway Healthcare Incorporated. Gateway Healthcare Incorporated will be a service provider to MHRH. Mr.**

**Griffith asked what the condition of the home was. The Department stated that it is in good condition and Gateway stated it cannot operate it with serving only six (6) clients, so operations were discontinued in September. Improvements need to be made, including sprinklers and fire alarm system, etc. Gateways does not want to invest the money unless it owns the property. When the upgrades are made Gateways anticipates servicing six (6) clients, but there will be specialty kinds of programs. It is anticipated that between \$100,000 - \$200,000 will be required for the upgrades to the property.**

**The Chair stated that this must first be declared as surplus property and the surplus process must be done to determine if the property is of interest to any other state agency. The Chair went on to discuss the appraised value on the Action Request Form is the same as the assessed value and questioned why that would be. Healthcare stated it was appraised as virtually worthless. A discussion ensued regarding the appraisal as it was difficult to believe that the appraisal would value the property at zero. A copy of the appraisal will be given to the Committee members for their review. The appraisal shows the assessed value of the property to be \$147,100.00 and \$6,100 for the lot for a total of \$153,200.00. The Chair stated that he would believe that the assessed value on the Action Request Form was moved to the appraised value.**

**The Chair discussed the fact that this concept has been utilized previously regarding the transfer of properties. He went to say that when the Committee gets the Action Request Forms, it is difficult to**

make decisions when the information is not correct. The Chair asked that before the Department returns he would like to know in detail about the upgrades and the values of those upgrades. The Chair inquired if the Department had any information on the condition of the property at this point. The Department will ask someone from the Department's Facilities and Maintenance to visit the home.

Mr. Griffith stated that the Committee needs to have more information and it should be tabled. Discussion ensued. The Chair stated that the Committee needs more information about how the appraisal was done, more information about the title issue, more information about the internal assessment of the property, the condition of the property, and what improvements needs to be made to the property. Mr. LeClerc reiterated what the Committee required. The Committee needs information about the types and value of the upgrades that Healthcare would be making; the current condition of the property; the status of the title work and the perimeters that the appraisal was conducted under. The Action Request Form must also be modified. The Chair said that some information needs to be updated; and the appraisal amount needs to be changed and he wants it clear on who it would be transferred to. The Chair suggested that the Executive Secretary begin the surplus process first.

A motion was made by Mr. Kay and seconded by Ms. Allaire Johnson to table the matter until further information is obtained.

**Passed Unanimously**

**ITEM P – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request was made by the Department for final approval and**

**signatures on Quit-claim Deed for the conveyance of property at 242 Allens Avenue, Providence to Tidewater Realty Corp. and Promet, Inc.**

**At the request of the Department, this matter was deferred to June 21, 2005.**

**ITEM Q – DEPARTMENT OF ENVIRONMENTAL MANAGEMENT – A request was made by the Department for final approval and signatures on Deed to Development Rights for the acquisition of development rights over property in Hopkinton owned by Kenneth and Ronald Panciera.**

**This request is made on behalf of the Rhode Island Agricultural Land Preservation Commission. This is for a 199 acre parcel of farmland that is located in Hopkinton that the Farmland Commission has identified as an important land preservation project. They have been working with the owners of the property in negotiation of this acquisition. The Purchase and Sale Contract was approved and signed on April 6, 2004. The total cost of the acquisition is \$1M. Funding will come from a \$282,000.00 grant from the US Department of Agriculture's Farm and Ranch Lands Protection Program; \$500,000.00 from the Agricultural Land Preservation Commission's State Farmland Bond funds and \$218,000.00 from The Nature Conservancy. A discussion took place regarding the existing farmhouse that is located on the property.**

**A motion was made by Mr. Griffith and seconded by Mr. Kay to approve the request of the Department for approval and signatures on Deed to Development Rights for the acquisition of development**

**rights over property in Hopkinton owned by Kenneth and Ronald Panciera.**

**Passed Unanimously**

**ITEM R – DEPARTMENT OF TRANSPORTATION – A request was made by the Department for approval and signatures on transfer of property located on Bald Hill Road, Warwick, from the Department of the Judiciary.**

**This transfer document will convey custody of approximately 17,920 square feet of property to the Rhode Island Judiciary from the Department of Transportation. This property is located along Route 2 in Warwick and is adjacent to the Kent County Court House Complex. The transfer document has a reverter clause that will immediately transfer the property back to the Department if the property is no longer used by the Court House Complex.**

**A motion was made by Mr. Griffith and seconded by Mr. Kay to approve the request of the Department for approval and signatures on transfer of property located on Bald Hill Road, Warwick, from the Department of the Judiciary.**

**Passed Unanimously**

**ITEM S - DEPARTMENT OF TRANSPORTATION – A request was made by the Department for approval and signatures on a Temporary Easement Agreement in conjunction with the ADA improvements project.**

**This Temporary Easement Agreement is with the Hen Island Group. On April 26, 2005, the State Properties Committee approved the request of the Department for conceptual approval to negotiate for**

**acquisition of temporary easements in conjunction with ADA Improvements to Park Avenue, Portsmouth. The owner, Hen Island Group, has agreed to \$155.00 for this easement. The easement consists of 295 square feet of land. This easement is for a two year period.**

**A motion was made by Mr. Griffith and seconded by Ms. Allaire Johnson to approve the request of the Department for approval and signatures on a Temporary Easement Agreement in conjunction with the ADA improvements project.**

**ITEM T – DEPARTMENT OF TRANSPORTATION – A request was made by the Department for approval and signatures on License Agreements with (Shaw’s Plaza), Newport.**

**In 2004, the Department was informed by its Highway Engineering Section that during the design phase for the reconstruction of the intersection of East Main Road and West Main Road, Middletown, it came upon some encroachments. These encroachments incurred in the Shaw’s Plaza at that intersection. The Department found that there were 42 encroachments, (parking spaces). There were portions of nine (9) parking spaces on the corner of East and West Main Road and thirty-three (33) on West Main Road. The Department discovered there were two separate owners. The nine spaces belonged to Boulevard Nurseries, Incorporated of Middletown and the thirty-three (33) spaces belonged to The Aquidneck Group, LLC. The Department contacted both companies and both companies submitted insurance certificates to the State and both agreed to enter into License**

**Agreements. The 9 parking spaces encumber 450 square feet of state property and that license is valued at \$540.00 annually and the 33 parking spaces encumber 3,660 square feet and the license is valued at \$5,490.00 annually. The Department has a stipulation in both license agreements that when construction is to begin somewhere in either 2008 or 2009, the license agreements will be cancelled until construction has been completed and then the Department will investigate to see if any encroachments still exist.**

**A motion was made by Mr. Griffith and seconded by Mr. Kay to approve the request of the Department for approval and on License Agreements with The Aquidneck Group, LLC and Boulevard Nurseries, Inc.**

**Passed Unanimously**

**Mr. Griffith left the meeting at 11:50 PM.**

**ITEM U - DEPARTMENT OF TRANSPORTATION – A request was made by the Department for approval and signatures on License Agreement with Solomo Inc.**

**In October of 1999 the Committee approved a License Agreement for Solomo, Incorporated of Oaklawn Avenue in Cranston to use 2,222 square feet of property for surface parking. At that time the license was valued at \$1,440.00 annually. Solomo Incorporated is seeking renewal of that license. This has been re-appraised and the new annual rate is \$1,800.00.**

**The Department advised the Committee that this is the first of approximately 50 license renewals that the Department will be bringing before the Committee. The Department will group 9-10**

**licenses together to bring to the Committee for approval.**

**A motion was made by Ms. Allaire Johnson and seconded by Mr. Kay to approve the request of the Department for on License Agreement with Solomo Inc. for property on Oaklawn Avenue, Cranston.**

**Passed Unanimously**

**ITEM V - DEPARTMENT OF TRANSPORTATION –**

**A request was made by the Department for approval and signatures on Quit-claim Deed with Patricia and Christoper Dalessio.**

**On February 8, 2005 the State Properties Committee granted conceptual approval to convey state-owned property, consisting of approximately 3,600 square feet, to Patricia and Christoper Dalessio. This property is located on Ocean Road in Narragansett. A map was displayed depicting the location of the property in relation to the Dalessio's property. The Deed of conveyance contains a restriction whereby the property may be used only for open space and passive recreation. The property has been appraised at \$12.00 per square foot, and the total cost will be \$43,200.00. The property was acquired by condemnation and the mandatory sell-back offers have been made to the former owners and the Town of Narragansett.**

**A motion was made by Ms. Allaire Johnson and seconded by Mr. Kay to approve the request of the Department for approval and signatures on Quit-claim Deed with Patricia and Christoper Dalessio.**

**Passed Unanimously**

**ITEM W – DEPARTMENT OF TRANSPORTATION – A request was made by the Department for approval and signatures on a Temporary Easement Agreement with Sovran Acquisition Limited Partnership in**

**conjunction with the Relocated Route 403/Route 4 Interchange-Phase II, East Greenwich.**

**This was approved at the State Properties Committee meeting of April 26, 2005. The Temporary Easement Agreement with Sovran Acquisition Limited Partnership is over 646 square feet of property on Frenchtown Road, East Greenwich. This is in conjunction with the Relocated Route 403/Route 4 project. The property owner has agreed with the Temporary Easement and amount of compensation of \$430.00. This is three (3) year temporary easement.**

**A motion was made by Ms. Allaire Johnson and seconded by Mr. Kay to approve the request of the Department for approval and signatures on a Temporary Easement Agreement with Sovran Acquisition Limited Partnership in conjunction with the Relocated Route 403/Route 4 Interchange-Phase II, East Greenwich.**

**Passed Unanimously**

**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.**

**A Motion was made to go into Executive Session by Ms. Allaire Johnson and seconded by Mr. Kay. A roll call vote was made. Ms. Allaire Johnson voted "Aye", Mr. Kay voted "Aye", and the Chair voted "Aye".**

**A Motion was made by Ms. Allaire Johnson and seconded by Mr. Kay**

**to close the Executive Session and return to the regular meeting.  
The Motion was approved unanimously.**

**ITEM X – DEPARTMENT OF TRANSPORTATION – A request was made by the Department for approval of the acquisition of a temporary easement through a Temporary Easement Agreement on a portion of property in Lincoln.**

**The Temporary Easement Agreement is with Gina L. Dispirito and Adam Harvey.**

**This temporary easement is over a portion of property in Lincoln consisting of 17,486 square feet and is needed for a project that the Department is just finishing on Route 116 at the 146 Interchange in Lincoln. This is for a three - month period. This will allow the Department to do some further excavating and grading that needs to be done. The Department will return with documents for final approval and signatures.**

**A motion was made by Ms Allaire Johnson and seconded by Mr. Kay to approve the request of the Department for approval of the acquisition of a temporary easement through a Temporary Easement Agreement on a portion of property in Lincoln.**

**Passed Unanimously**

**ITEM Y – DEPARTMENT OF TRANSPORTATION – A request was made by the Department for approval of the acquisition of Condemnation Plat 2663 in conjunction with the emergency drainage improvements on Waterman Avenue, North Providence.**

**There are two parcels on Condemnation Plat 2663. Both parcels are affected by a permanent drainage easement totaling 1,552 square**

**feet. This project is 80% Federally funded.**

**A motion was made by Mr. Kay and seconded by Ms. Allaire Johnson to approve the request of the Department for approval of the acquisition of Condemnation Plat 2663 in conjunction with the emergency drainage improvements on Waterman Avenue, North Providence.**

**Passed Unanimously**

**ITEM Z – DEPARTMENT OF TRANSPORTATION – A request was made by the Department for approval of the acquisition of Condemnation Plat 2664 in conjunction with the emergency drainage improvements on Waterman Avenue, North Providence.**

**the emergency drainage improvements on Waterman Avenue, North Providence.**

**There is one parcel on Condemnation Plat 2664, which is affected by a permanent drainage easement totaling 1,898 square feet. This project is 80% Federally funded.**

**A motion was made by Ms. Allaire Johnson and seconded by Mr. Kay to approve the request of the Department for approval of the acquisition of Condemnation Plat 2664 in conjunction with the emergency drainage improvements on Waterman Avenue, North Providence.**

**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.**

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**Anne L. Lanni, Executive Secretary**