

CORRECTED MINUTES

STATE PROPERTIES COMMITTEE

Tuesday, November 28, 2006

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 Mr. Robert Griffith representing the Rhode Island Department of Administration, Ms. Genevieve Allaire Johnson representing the Rhode Island Department of Attorney General and Robert W. Kay, Public Member. Also in attendance were Paul Carcieri, Maureen McMahon, Eva Bernardo, Anthony DeQuattro, Barbara Petrarca and Thomas Kelly from the Rhode Island Department of Transportation; Kevin Nelson, Arn Lisnoff and Marlene McCarthy Tuohy from the Rhode Island Department of Administration; Joseph Dias and Lisa Primiano from the Rhode Island Department of Environmental Management; Robert C. Bromley from the Rhode Island Senate Fiscal Office; Sue Sheppard and Albert Rinaldi from the Town of Lincoln; Richard Berstein from the Rhode Island Department of Business Regulations; Louis J. Saccoccio from the Rhode Island Board of Governors; Richard Schartner from Schartner Farm; and Edward Kilbane from Comfort Suites.

A motion was made to approve both the general and Executive Session minutes of the State Properties Committee meeting held on November 14, 2006, by Mr. Griffith and seconded by Mr. Kay. The

next meeting of the State Properties Committee is scheduled to be held on December 12, 2006, at 10:00 a.m. Chairman Williams indicated that as the State Properties Committee will not have a quorum present for the meeting of December 26, 2006, the meeting has been cancelled.

OLD BUSINESS – Department of Business Regulations – A presentation of updated information relative to the Renewal of Lease Agreement for office space and parking at the premises located at 233 Richmond Street, Providence, Rhode Island by Mr. Berstein and Ms. McCarthy Tuohy. Ms. McCarthy Tuohy explained that the Department of Business Regulations has come to an agreement with the current owner of the property located at 233 Richmond Street for a three (3) year Renewal of Lease Agreement. The current agreement expires on April 30, 2007. The current fee is \$18.50 per square foot and the new rate for the entire three (3) year period will be \$20.00 per square foot. The Agreement includes use of eighty-five (85) parking spaces, heat, air conditioning and janitorial services. The leased premises consists of approximately 33,843 square feet of space. The Department of Business Regulations will utilize thirteen (13) additional parking spaces for a fee of one hundred (\$100.00) dollars per month, per space. Said fee will remain constant for the entire three (3) year period. Ms. McCarthy Tuohy indicated that the Department of Business Regulations will return to the State Properties Committee on December 12, 2006, for final approval and signatures on the Renewal of Lease Agreement. Mr. Berstein indicated that by agreement of the parties the Department of

Business Regulations will not renew a separate lease for 1,600 square feet of storage space located at 222 Richmond Street, Providence, Rhode Island. The space is not fit for storage due to water and mold issues. Mr. Berstein indicated that the building located at 233 Richmond Street is being sold to Brown University. The Department of Business Regulations has had some preliminary discussions with Brown University regarding its intention to honor the three (3) years Renewal of Lease Agreement. However, the Department of Business Regulations' ultimate goal is to move to the premises located at Pontiac Avenue as soon as the necessary funding is available. Mr. Berstein indicated that Brown University is aware of the Department of Business Regulations' intentions in that regard. Mr. Berstein indicated that with the permission of the State Properties Committee, the Department of Business Regulations will obtain a duly executed Renewal of Lease Agreement and return on December 12, 2006, for the approval and signatures of the State Properties Committee. A motion was made for conceptual approval of the Renewal of Lease Agreement by Mr. Kay and seconded by Mr. Griffith.

Passed Unanimously

ITEM A – Board of Governors for Higher Education – A request was made for approval of and signatures on a Lease Agreement between the Community College of Rhode Island and the Town of Lincoln for the development of a Little League baseball field. Mr. Saccoccio explained that this Lease Agreement is an initiative between the Board of Governors and the Town of Lincoln to satisfy the Town's need for additional recreational facilities, in particular, a Little League

baseball field. The Board of Governors agreed to enter into a Lease Agreement for approximately eight (8) acres of land. Said land is contiguous to the Community College of Rhode Island's Lincoln Campus. The Board of Governors has determined that the land will be of no use to the College in the foreseeable future. Mr. Saccoccio explained that in addition to the executed Lease Agreement before the Committee today, the Board has an Amendment One to said Lease Agreement. Mr. Saccoccio indicated that an issue was raised concerning whether the Lease Agreement in its current form clearly expressed the obligation of the Town of Lincoln to maintain the property for its intended purpose. Therefore, an Amendment One to the Lease Agreement was prepared to specifically address that issue.

Mr. Saccoccio requested that the State Properties Committee approve the Lease Agreement as amended. Upon obtaining the necessary signatures from the Town of Lincoln and from the Board of Governors, he will return to the Committee with a duly executed Amendment One for execution. A motion was made to approve the Lease Agreement as amended with Amendment One by Mr. Kay and seconded by Mr. Griffith.

Passed Unanimously

ITEM B – Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement between the State of Rhode Island, the Town of Barrington Land Conservation Trust, Inc. and the Town of Barrington for 12.7 acres of land located on the easterly side of Washington Road in the Town of Barrington. Mr. Dias explained that the subject property consists of

approximately twelve (12) acres of land. The property is adjacent to the Rhode Island Country Club. The Town of Barrington Land Conservation Trust, Inc. will purchase the land fee simple. Mr. Dias provided the Committee with a funding chart, which illustrated the sources and the amounts promised relative to the funding of this purchase. Mr. Dias provided a photograph of the subject property which illustrated its exact location. The Rhode Island Country Club was going to sell the property for development to raise money for its renovations. However, the Rhode Island Country Club extended the Town of Barrington Land Conservation Trust, Inc. a six (6) month window to obtain the necessary funding to purchase the property. Mr. Dias indicated that the property has significant historical importance as it contains historical Indian grounds, as well as wildlife habitat, shoreline access and migratory birds. The Town of Barrington Land Conservation Trust, Inc. received a grant of nearly \$1,000,000. from the National Oceanic and Atmospheric Administration/Coastal and Estuarine Land Conservation Program ("NOAA CELCP"). The State of Rhode Island is contributing an open space grant in the amount of \$300,000. The Barrington Land Conservation Trust is assuming a \$150,000. loan from the Rhode Island Natural Heritage Revolving Loan Fund. The Rhode Island Department of Environmental Management Land Acquisition Program has agreed to contribute \$75,000. toward this acquisition. The Town of Barrington and the State of Rhode Island will be co-holders on the Conservation Easement. The Barrington Land Conservation Trust, Inc. is required to close on the sale of this property on or before

December 31, 2006. Mr. Griffith stated that the funding chart indicated that as of November 10, 2006, approximately \$96,000. in funding was still required. Mr. Griffith asked if said amount remains outstanding. Mr. Dias indicated that the Barrington Land Conservation Trust, Inc. received a commitment from a private party to compensate for any shortage in funds up to \$150,000. Chairman Williams asked whether the other pledges and donations are in hand at this time. Mr. Dias indicated that all pledges and donation have been wired to the Town Solicitor's escrow account for this project. The State of Rhode Island will receive a check for the federal funds, which will be delivered to the Town Solicitor's Office. A closing will take place simultaneously between all the parties. Mr. Kay asked when the appraisal of the property was conducted. Mr. Dias indicated that the most recent appraisal was conducted on August 1, 2006. Chairman Williams asked how the revolving loan will be repaid. Mr. Dias indicated that interest free payments will be made annually or semi-annually to the State during a five (5) year period. A motion was made to approve by Mr. Griffith and seconded Ms. Allaire Johnson.

Passed Unanimously

ITEM C – Department of Administration – This item was deferred to the December 12, 2006, meeting of the State Properties Committee at the request of the Department of Administration.

ITEM D – Department of Administration – This item was deferred to the December 12, 2006, meeting of the State Properties Committee at the request of the Department of Administration.

ITEM E – Department of Transportation – A request by the State

Properties Committee for updated information relative to Operation Stand Down and affordable housing for homeless and/or disabled veterans and their families on property located at the Veteran's Home in the Town of Bristol. Mr. Lisnoff explained that on April 25, 2006, the State Properties Committee granted conceptual approval for Operation Stand Down to acquire a portion of the Veteran's Home property to build affordable housing for homeless and/or disabled veterans and their families consisting of five (5) two-family units, four of which will be located on Anawamscutt Road and the fifth requiring the complete renovation of the former Surgeon's House. Mr. Lisnoff indicated that since that time, Operation Stand Down has done some due diligence and applied for a federal grant which is the bulk of the funding for this project. Mr. DeQuattro indicated that Operation Stand Down has obtained a \$1.5 million dollar federal grant for this project. Operation Stand Down is required to procure two (2%) percent of the federal grant. Mr. DeQuattro stated that obtaining said funds will not pose a challenge. Mr. DeQuattro indicated that Operation Stand Down is receiving some opposition to the project from a few local politicians in Bristol. Operation Stand Down is working toward resolving the issues surrounding this resistance. A property management subsidiary corporation of Operation Stand Down is being created in accordance with the HUD guidelines in order to comply with the requirements of the grant. Chairman Williams asked when Operation Stand Down will have an approved plan for this project. Mr. DeQuattro estimated that the plan will be approved within approximately three (3) months. Chairman Williams explained that he

has heard that this project has been stalled or is not moving forward. Chairman Williams expressed concern regarding the vacant building on the property. Chairman Williams indicated that someone could seriously injure themselves if they attempted to enter that building. Chairman Williams indicated that the Committee will have to be informed, on a monthly basis, as to whether this project is going to move forward. If the project is stalled, the State of Rhode Island will have to make a decision as to whether or not to demolish the vacant building. The rapid deterioration of the building and the fact that it remains vacant creates a huge liability for the State of Rhode Island. Mr. DeQuattro emphatically stated that Operation Stand Down is in no way responsible for the delay in this project. Mr. Griffith echoed Chairman Williams' previous comments on the merits of this project. Mr. Griffith asked what the substance of the local opposition is. Mr. DeQuattro indicated that "Not In My Back Yard" ("NIMBY") is the reason for the opposition. Mr. Griffith asked why arrangements cannot be made to monitor the vacant building on a daily basis. Mr. Griffith indicated that as the cold weather is approaching, it is quite possible that homeless individuals will seek shelter from the elements. Chairman Williams indicated that authorized personnel of the Veteran's Home are currently inspecting the building; however, this is not an absolute safeguard against someone entering the building and being injured. Mr. Lisnoff indicated that by virtue of the subject property being State Property, it is not exempt from local zoning requirements. The construction of five duplexes will require zoning consideration. Mr. Lisnoff indicated that zoning approval has

not yet been obtained. Mr. Lisnoff indicated that a committee has been formed, by Resolution, to examine the future use of the Veteran's Home property in Bristol. Apparently, the Committee feels that no plans should go forward until such time as the committee has completed its assessment of the subject property. Mr. Lisnoff indicated that Operation Stand Down is scheduled to meet with the committee within the next few weeks and is currently addressing the zoning issue. Mr. Kay asked how private donations for this project are being handled. Mr. DeQuattro explained that the subsidiary corporation will be responsible for all donations. Mr. Lisnoff indicated that Operation Stand Down has had previous experience with the construction and operation of this type of housing. Ms. Allaire Johnson inquired what the committee's timeframe is to conclude its assessment of the property. Mr. Lisnoff indicated that the Resolution required a January 2008 report back date. There are no other terms or conditions concerning a timeframe. Mr. Griffith asked if anyone from the Department of Human Services is serving on this committee. Mr. Lisnoff did not believe that the committee's membership is named. Chairman Williams stated that this is a wonderful project and the State Properties Committee certainly does not want to derail it. However, the State Properties Committee must protect the best interest of the State of Rhode Island and guard it against any foreseeable liability. Chairman Williams requested that this item be included on the agenda of the January 23, 2007, meeting of the State Properties Committee for a status report. A motion was made to include this item on the

January 23, 2007 agenda for a status report by Mr. Griffith and seconded by Ms. Allaire Johnson.

Passed Unanimously

ITEM F – Department of Transportation – A request was made for approval of and signatures on a Temporary Easement Agreement between the State of Rhode Island and Providence Lodge No. 3-Fraternal Order of Police. Ms. McMahon explained that on October 10, 2006, the State Properties Committee granted approval for the Department of Transportation to acquire a temporary easement, via a Temporary Easement Agreement, on a portion of the Northwest Bike Trail/Woonasquatucket River Bikeway. Ms. McMahon indicated that the property owners have executed the Temporary Easement Agreement and she is before the Committee today seeking final approval and signatures on said Agreement. Mr. Griffith asked if there have been any changes to the Agreement since the Committee granted approval. Ms. McMahon indicated that the Agreement has not been revised in any way. A motion was made to approve by Mr. Griffith and seconded by Ms. Allaire Johnson.

Passed Unanimously

ITEM G – Department of Transportation – A request was made for conceptual approval to convey approximately 67,800 square feet of State-owned land situated at Routes 2 and 102 to Schartner Farms. Ms. Bernardo provided the Committee with a map of the subject property. Ms. Bernardo stated that the applicant is Schartner Farm.

The subject property is located in the Towns of Exeter and North Kingstown. The subject property was acquired by the Department of Transportation for roadway purposes on April 8, 1931, and May 27, 1932, under condemnations plats 319 and 344. The subject property is the site of the defunct Exeter Picnic Grove. The Department of Environmental Management discontinued use of the land as a picnic grove in the early 1990(s). At that time, the property's custody and control reverted to the Department of Transportation. The subject property actually consists of two (2) parcels of land. A 33,440 square foot parcel of land is located in Exeter and the remaining 34,630 square feet of land is located in North Kingstown. The land's elongated and tapered shape makes it unbuildable per the North Kingstown local zoning requirements. The surrounding property in Exeter is zoned RU-3 allowing low density residential rural development. The applicant, Schartner Farm is the owner of all abutting property and wishes to purchase the land to increase its agricultural holdings and for beautification enhancement of the farm. Mr. Schartner wants to erect a drying shed on the property. The size of the shed has not yet been determined. Deed restrictions will impose selling the property for open space only. The deed will include reversionary language, which will transfer the property back to the State in the event of any violation of this restriction. As the property was acquired by condemnation, the sale will be subject to the preemptive rights of the former owner and the Towns of Exeter and North Kingstown. Chairman Williams indicated that the State Properties Committee has received comments and information from

the Statewide Planning Program, the Department of Environmental Management and the Town of Exeter. Chairman Williams indicated that the Town of Exeter Planning Board voted unanimously not to support the proposed transfer due to the picnic grove and the fact that it is a highway linking the farms of Connecticut with the Port of Wickford, Rhode Island (Exeter Comprehensive Plan), which is designated a Scenic Highway. The Town of Exeter believes the subject property has both cultural and historical value. The picnic grove is consistent with the Town of Exeter Comprehensive Plan. The picnic grove is currently being used despite the fact that it was abandoned by the Department of Environmental Management. The Town of Exeter Planning Board urged the State Properties Committee not to proceed with the transfer. Mr. Nelson indicated that the Statewide Planning office reviewed the subject property. Mr. Nelson indicated that when a parcel of State-owned land is buffering a highway, its disposal very often conflicts with several elements of the State Guide Plan, which speak to the preservation of buffers and the beautification of highway corridors. Mr. Nelson indicated that the subject property significantly adds to the rural character of the surrounding communities and contains a public value. Statewide Planning is not taking the position that the subject property should not be conveyed under any circumstances, however, Statewide Planning wants to ensure that any public value lost by the property's conveyance will be replaced in another manner. Mr. Nelson indicated that the Statewide Planning Program recommended that the subject property not be sold to Schartner Farm as a result of conflicts with

the State Guide Plan. Ms. Primiano indicated that the Department of Environmental Management's position is similar to that of Statewide Planning. The Department of Environmental Management's Land Acquisition Committee voted in opposition of the proposal as presented. However, the Department will reconsider its position provided an agreement is reached regarding the preservation of the property's natural and cultural values. Additionally, the Department of Environmental Management would like a portion of the land to be designated as a rest area. A copy of the Town of North Kingstown's comments was provided to the Committee. The Town of Kingstown also opposed the transfer of the land to Schartner Farm. Mr. Kay asked where on the property the shed would be erected. The placement of the shed has not yet been determined. Mr. Griffith asked if the Town of Exeter and the Town of North Kingstown are unalterably opposed to the proposed transfer of the land. Mr. Nelson indicated that both Towns are opposed to the transfer as presented. However, the Towns are amenable to further discussion concerning the transfer of the property. Mr. Kay commented that Mr. Schartner has indicated he will make the area as convenient to the public as possible. Therefore, Mr. Kay questioned why the Towns seem so adamantly opposed to the conveyance of this land to Schartner Farm. Mr. Nelson stated that the Towns are concerned the property will be utilized for commercial development, which will significantly alter the rural character of the area. The position of Towns is that if this property is to be conveyed, it should be done in a manner that protects the character of the area and allows for public use of the

property. Mr. Schartner indicated that Schartner Farm has done more than anyone to preserve the farmland along the highway corridor. Mr. Schartner indicated that he intends to rebuild the double faced New England style stonewall wall, which surrounds the property. Mr. Schartner indicated that if the subject property is developed, he will be very much involved in the design and orchestration of any development to ensure that it is consistent with the rural character of the area. Mr. Schartner indicated that the subject property is a thin sliver of land. At its widest point, it is only 1 ½ acres wide. Mr. Schartner suggested tabling this request to a future State Properties Committee meeting. Mr. Griffith noted that there are five (5) historical burial grounds adjacent to, or in the area of the subject property. A motion was made to table this item until such time as the details of a transfer can be worked out by Mr. Griffith and seconded by Ms. Allaire Johnson. Mr. Kay stated that based upon what he has heard today, he believes a transfer of the subject property to Schartner Farm would be beneficial to all parties. Mr. Nelson stated that this area has a great deal of natural and cultural value. Mr. Nelson expressed concern that if the State of Rhode Island relinquished the subject property from public control, there is no mechanism which will ensure that said values will be maintained into the future. Ms. Bernardo stated that pursuant to the deed, if the open space sale restriction is violated the property will be transferred back to the State of Rhode Island. Mr. Griffith indicated that he would not vigorously object to voting to grant conceptual approval today; however, he believes that further discussion would be beneficial to all

parties. In light of the vigorous opposition to the proposed sale of the land, Mr. Griffith would prefer this matter be tabled until such time the outstanding issues can be resolved. Chairman Williams echoed Mr. Griffith's comments and indicated that at this time, the transfer of this land to Schartner Farm conflicts with the State Guide Plan and the Comprehensive Plans of the Towns of Exeter and North Kingstown. Based upon the material submitted to the State Properties Committee and Mr. Schartner's comments, Chairman Williams believes that discussions are taking place, which could result in a compromise that would be beneficial to everyone. Mr. Schartner indicated that the subject property has been completely abandoned by the State of Rhode Island relative to any care whatsoever. It took a crew of eight (8) men employed by Schartner Farm days to simply clean up the rubbish and debris before they could even begin to trim the trees and brush. Mr. Schartner indicated he has tended to the property for years. Chairman Williams thanked and commended Mr. Schartner for his efforts relative to the care of the subject property. Chairman Williams stated that it is not the State Properties Committee intention to impede the conveyance of the land; however, the Committee wants to ensure that all the relevant issues are addressed, before voting to conceptually approve the sale of the land.

Passed Unanimously

ITEM H – Department of Transportation – A request was made for conceptual approval to convey approximately 3.34 acres of State-owned land located at the intersection of Routes 7 and 116

(Northwest Quadrant) in the Town of Smithfield to Comfort Suites. The subject property is a triangle shaped parcel of land with frontage on both Routes 7 and 116. Ms. Bernard provided a map of the subject property to the Committee. Ms. Bernardo indicated that Comfort Suites is the only abutter to this property. Comfort Suites wishes to utilize the parcel of land to extend its hotel operations. The Department of Transportation has imposed the following four (4) conditions relative to the sale of this property: A seventy-five (75') foot offset from the center lines on both sides of Route 7 and Route 116 must be maintained; The rights to convey storm water onto and across the property are to be maintained; The freeway lines are to be established on both Routes 7 and 116; The parcel of land shall have access to Route 7 and Route 116 and shall not be closer than four hundred fifty (450') feet from the intersection. As the subject property was acquired on December 2, 1931, under condemnation plat 361, the sale of the property will be subject to the preemptive rights of the former owner and the municipality. Chairman Williams asked whether the Committee members had received the memorandum from Statewide Planning dated November 20, 2006, and a letter from the Town of Smithfield dated November 17, 2006. The Committee members had received both the letter and the memorandum. The Town of Smithfield's letter indicated that "The updated Comprehensive Plan designates this area as part of the Planned Corporate Zone. We feel strongly that any buyer should be restricted to those uses authorized by right." The letter also indicated that the Town of Smithfield is interested in executing its right of first refusal.

Chairman Williams clarified that as the subject property was acquired by condemnation, the former owners will have to be notified of the intended sale. Mr. Nelson summarized his advisory report for the members of the Committee. Mr. Nelson indicated that the subject property is located in a highly visible and well traveled area. The property has highway frontage on two (2) sides. Mr. Nelson indicated that the State Guide Plan calls for retaining scenic buffers along highways. Statewide Planning's position is that any conveyance of this property should include a restriction concerning maintaining a scenic buffer for beautification. Otherwise, Statewide Planning is comfortable with this request. Chairman Williams stated that pursuant to the Town of Smithfield's letter, the Department of Transportation will need to complete a minor subdivision application and appear before the Planning Board to create the lot. Chairman Williams asked whether the Department of Transportation intended to proceed with that request. Mr. Carcieri indicated that the Department will work with the applicant to effect the subdivision application. Mr. Carcieri reiterated that a seventy-five (75') foot buffer from the center lines of Routes 7 and 116 will be imposed as a condition of the conveyance. Chairman Williams stated that as the property is a very attractive parcel of land, it should be offered at a public bid. Mr. Carcieri indicated that the Department of Transportation is reacting to Comfort Suites' request to purchase State-owned property. Chairman Williams explained to Mr. Kilbane of Comfort Suites that the State Properties Committee is required by statute to offer State-owned property at a public sale rather than a sole source sale unless

mitigating circumstances exist, which dramatically affect the value of the sale. Chairman Williams explained the request for proposals procedure to Mr. Kilbane. Chairman Williams stated that it is a very public process and as a requesting entity, Comfort Suites will receive notice relative to the sale of the property. Mr. Kilbane asked if a minimum bid is required. Chairman Williams stated that the appraisal value is the minimum bid amount. Mr. Carcieri informed the State Properties Committee that the property has access from both Route 116 and Route 7. The access to and from Route 7 is somewhat problematic as it is very close to a wetland area. The Route 116 access is unimpeded. Mr. Griffith clarified that the Town of Smithfield will retain its right of first refusal even if the property is offered at a public bid. The Town of Smithfield will have the option to purchase the property at the highest bid amount. A motion was made for conceptual approval to convey the subject property via a public sale by Mr. Kay and seconded by Mr. Griffith.

Passed Unanimously

ITEM I – Department of Transportation – A request was made for conceptual approval to convey approximately 55 acres of land located in the Town of Johnston.

Mr. Carcieri explained that on September 26, 2006, the Department of Transportation appeared before the State Properties Committee seeking conceptual approval to convey 55 acres of land adjacent to Route 295 and Route 44 in the Town of Johnston. Mr. Carcieri explained that at the time, the Committee voted to defer this request until such time as the Department of Environmental Management

made a determination as to whether this property is suitable for motorized recreation. Mr. Carcieri indicated that the Department of Transportation received communication from the Department of Environmental Management, which indicated that it is not interested in the property. Therefore, the Department of Transportation is once again requesting conceptual approval to sell the subject property to an abutting landowner. Mr. Carcieri indicated that Mr. Corsetti operating as DAC Properties is the property's only abutter with access to the property. This property can only be accessed through land owned by Mr. Corsetti. Mr. Corsetti wants to utilize the subject property for residential development. There has been some discussion with the Department of Administration regarding the possible use of this property for a fire training facility. It is Mr. Carcieri's understanding that those discussions have reached an end point, in part, due to the Department of Transportation's refusal to allow access from Route 44 because of safety considerations. Chairman Williams clarified that there will be no access granted to and from Route 44 even if the property is sold to the abutter. Mr. Carcieri stated that access will not be granted under any circumstances. Mr. Carcieri indicated that the only access to this property is from Greenville Avenue/ Route 5 in Johnston. Mr. Carcieri provided the Committee with a map of the subject property, which illustrated the proximity of the property to Route 44. Using the map, Mr. Carcieri explained why the Department of Transportation will not allow access to the subject property from Route 44. Chairman Williams asked if Audobon Association or any other entity may be

interested in purchasing this property to preserve it as open space. Ms. Primiano stated that the Audobon Association has very limited funding and she does not believe it would be in a position to purchase the subject property. Ms. Primiano stated for the record that the Department of Environmental Management has indicated that it will not pursue this property for recreational use at this time. However, if the Department of Transportation does not proceed with the sale of this land to DAC Properties, the Department would like the opportunity to further examine it for recreational use. Ms. Primiano indicated that a portion of property located to the south of the subject property is the site of a former industrial waste facility. There is currently a major issue involving the Department of Environmental Management and the subject property. Ms. Primiano stated that this property may not have any potential to be utilized for residential development. Mr. Griffith asked if public water and sewer service is available to this property. Mr. Carcieri indicated that water and sewer service are available. Chairman Williams commented that access to the property will be an issue for anyone including DAC Properties. Chairman Williams questioned whether this property should go out to public bid. Mr. Carcieri stated that the Department of Transportation would have to obtain permission to access the property from either Mr. Corsetti or Audobon Association before preparing a request for proposals. Mr. Carcieri indicated that the subject property could be landlocked if Mr. Corsetti will not grant access. Chairman Williams suggested that the Committee grant conceptual approval for the conveyance of the subject property subject to the Department of

Transportation obtaining appraisals of the property as a sole source and a public sale. A motion was made to grant conceptual approval for the conveyance of the subject property and acknowledging that the Department of Transportation will obtain appraisals of the property as a sole source and a public sale. Mr. Carcieri stated that the Department of Transportation will hypothecate an access for the appraisal of the property as a stand alone sale.

Passed Unanimously

There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:32 a.m. A motion was made to adjourn by Mr. Griffith and seconded by Ms. Allaire Johnson.

Passed Unanimously

Holly H. Rhodes, Executive Secretary