

STATE PROPERTIES COMMITTEE

Tuesday, January 23, 2007

The meeting of the State Properties Committee was called to order at 10:14 a.m. by Chairman Kevin M. Flynn. Other members present were John Ryan representing the Rhode Island Department of Administration, Richard B. Woolley representing the Rhode Island Department of Attorney General and Robert W. Kay, Public Member. Also in attendance were William McCarthy, Paul Carcieri, Daniel Clarke, Eva Bernardo, Grace Smith, Robert Jackson, Maureen McMahon, Paul Vincent and Dana Alexander Nolfé from the Rhode Island Department of Transportation; Arn Lisnoff and Michael D. Mitchell from the Rhode Island Department of Administration; Joseph Dias, Lisa Primiano and Attorney Mary Kay from the Rhode Island Department of Environmental Management; Robert C. Bromley and Meredith Holderbaum from the Rhode Island Senate Fiscal Office; Daniel Evangelista from the Department of Human Services; Anthony DeQuattro from Operation Stand Down; Xaykham Khamsyvoravong from the Rhode Island Office of the General Treasurer; Kelly Coates from Carpionato Properties; Robert Emerson from WJAR-TV; and Katherine Gregg from The Providence Journal Company.

Chairman Flynn noted for the record that the State Properties Committee did have a quorum present.

A motion was made to approve the general minutes of the State Properties Committee meeting held on Tuesday, January 9, 2007, by Mr. Kay and seconded by Mr. Ryan.

Passed Unanimously

A motion was made to approve the Executive Session minutes of the State Properties Committee meeting held on Tuesday, January 9, 2007, by Mr. Ryan and seconded by Mr. Woolley.

Passed Unanimously

The next scheduled meeting of the State Properties Committee is scheduled to be held on Tuesday, February 6, 2007, at 10:00 a.m.

Chairman Flynn requested that Item F of the agenda be taken out of order and be heard first by the State Properties Committee. A motion was made for Item F of the agenda to be taken out of order and heard by the State Properties Committee first by Mr. Kay and seconded by Mr. Woolley.

Passed Unanimously

ITEM F – Department of Transportation – The submission of a status report relative to the sale of property located at Franklin Square in the City of Providence via a formal Request for Proposals and to solicit bids, on a special needs basis, for the relocation of Rhode Island Department of Transportation personnel. Mr. Carcieri explained that there are currently thirty-seven (37) Department of Transportation employees located at One Franklin Square in the City of Providence. Mr. Carcieri indicated that fourteen (14) of those individuals will be relocated to the Department of Transportation’s maintenance facility located in the City of Warwick. The twenty-four (24) remaining

individuals perform job functions directly connected to the Route 195 Relocation Project and must remain in proximity to the current construction work areas.

Mr. Carcieri indicated that the Department of Transportation is proposing two possible relocation plans. The first is to examine State-owned properties, which are located near the construction area and suitable for the possible relocation of the remaining staff. In the event this is not a viable option, the Department of Transportation proposes that it solicit bids, on an expedited basis, for the rental of private office space. The Department of Transportation feels that these two expedients are the most realistic if it has to relocate the remaining personnel within sixty (60) to ninety (90) days. The Department of Transportation is prepared to solicit bids, on an expedited basis, from potential landlords for office space to accommodate the Department of Transportation personnel. Mr. Carcieri indicated that he will answer any questions regarding the relocation plan component of this item and allow Mr. Clarke to speak to the Request for Proposals to sell the subject property. Chairman Flynn reiterated that the Committee would like the personnel relocated and the subject property sold in the most expeditious manner. Chairman Flynn asked how long the Department of Transportation estimated the solicitation of bids would take. Mr. Carcieri indicated that a direct mailing to realtors in the area, which may have appropriate listings, can be accomplished within two (2) to three (3) weeks. Said mailing will involve the scope of work, a suggested lease and the Department of Transportation's expectations

relative to the quarters. Chairman Flynn asked how long the term of the lease would be. Mr. Carcieri indicated that the Department of Transportation will need staff in the area for at least a two year period, with the prospect of two (2) additional years. Mr. Carcieri stated that the Department of Transportation will require four thousand (4,000) square feet of office space and twenty-five (25) parking spaces. Chairman Flynn asked what the square footage of the current facility is. Mr. Carcieri indicated that the current facility consists of approximately four thousand (4000) square feet. Chairman Flynn questioned why, if fourteen (14) individuals are being relocated to Warwick, the Department of Transportation will continue to require the same amount of space. Mr. Carcieri indicated that the Department of Transportation will require a conference room and a storage room in the new facility. Mr. Carcieri also indicated that four thousand (4,000) square feet is an estimate. If the Department of Transportation finds an appropriate property which consists of slightly less space, it will certainly considerer the same. Mr. Clark indicated that along with the relocation process, the Department of Transportation is planning to compile and advertise a formal Request for Proposals to sell the remaining portion of the property, which is not needed for the 195 Relocation Project. Mr. Clarke indicated that the subject property consists of 30,246 square feet and includes a three-story structure. Mr. Clarke explained that the Department of Transportation wants to retain a 2,695 square foot permanent easement along the bridge structure for purposes of future maintenance. Chairman Flynn asked Mr. Clarke to explain the

rational for proceeding with the Request for Proposals process given the fact that the Department of Transportation is required, by statute, to offer the property for sale to the former owner(s) and the municipality. Mr. Clarke explained that the purpose of the formal Request for Proposals process is to determine fair market value of the property to ensure the State of Rhode Island obtains the best and highest value for the subject property. After the Request for Proposal process is completed, the State of Rhode Island is required, by statute, to offer the property for sale to the former owner(s) and the City of Providence. At that time, the former owner(s) and the City of Providence will have the option of purchasing the property at the highest bid amount respectively. Mr. Ryan asked if the Department of Transportation will consider selling the property via the public auction process. Mr. Clarke stated that the Director of the Department of Transportation has indicated the property should be offered via the Request for Proposals process rather than a live auction. Mr. Kay asked if a minimum bid is required. Mr. Clarke stated that the appraised value is the minimum bid amount. Mr. Clarke indicated that the appraisal was conducted in December of 2006. Mr. Clarke noted that the Department of Transportation will return to the State Properties Committee with the terms and conditions of the Request for Proposals to allow the Committee to review the same prior to the advertisement being published. Mr. Ryan asked if the Department of Transportation will consider relocating the remaining staff to a facility owned by a quasi public agency. Mr. Carcieri indicated that the Department of Transportation

will consider property owned by a quasi public agency and in fact will contact the Division of Capital Projects and Property Management for a list of potential sites. Mr. Woolley asked if there is any pending or threatened litigation relative to this property. Mr. Clarke indicated he does not believe there is any pending litigation involving the property located at One Franklin Square and that the assessment for damages was settled approximately two (2) years ago. A two-part motion was made to approve the Department of Transportation's request for permission to solicit bids for a sale of the subject property via a formal Request for Proposals and to solicit bids for office space for the relocation of Department of Transportation personnel by Mr. Kay. Mr. Carcieri requested that the motion be amended to clarify that the bids shall be received on an expedited basis. Mr. Kay amended the motion to approve accordingly. The two-part motion to approve was seconded by Mr. Ryan.

Passed Unanimously

ITEM A – Department of Transportation – This item was deferred to a special meeting of the State Properties Committee scheduled to be held on Friday, January 26, 2007, at 10:00 a.m. at the request of the Department of Transportation.

ITEM B – Department of Transportation – This item was deferred to a future meeting of the State Properties Committee at the request of the Department of Transportation.

ITEM C – Department of Transportation – A request was made for approval of and signatures on an Easement Agreement between the Rhode Island Department of Transportation and the Narragansett

Electric Company. Mr. Jackson explained that the Agreement will provide electrical service to a padmounted transformer from a proposed pole to be located on the northerly side of George Washington Highway in the Town of Lincoln to State-owned property under an easement agreement to the Narragansett Bay Commission. The granting of this easement is gratis as it provides a necessary service to the Narragansett Bay Commission Pumping Station located at 645 George Washington Highway in the Town of Lincoln. Chairman Flynn clarified that there is no financial transaction associated with this Easement Agreement. Mr. Ryan requested that he be allowed to recuse himself from this item. A motion was made to approve by Mr. Woolley and seconded by Mr. Kay.

Passed Unanimously

Mr. Ryan was Recused

ITEM D – Department of Transportation – A request was made for approval of and signatures on a Quit Claim Deed and an Agreement to Purchase between the Department of Transportation and Nonquit Realty Corporation relative to property located in Town of Tiverton. Ms. Smith presented a site map and aerial photograph of the subject property for the Committee’s review. Ms. Smith indicated that the subject property consists of 7,320 square feet of State-owned land located at the corner of Main Road and Nannaquaket Road in the Town of Tiverton. Ms. Smith explained that Nonquit Realty Corporation is the abutting landowner and is developing its commercial property as a “Bed and Breakfast” style inn and/or maritime gift shop. The State-owned land will be incorporated into

the commercial development. Ms. Smith indicated that the State Properties Committee granted conceptual approval for the sale of this land on February 14, 2006. The parcel of land was appraised by the Department of Transportation at its highest and best use by using the comparable sales appraisal method. The current market value and agreed upon purchase price is \$9.00 per square foot for a total purchase price of \$65,880. The subject property was acquired by condemnation. As required by statute, the subject property was offered for sale to the former owner(s) and the Town of Tiverton. Both parties have waived their right to purchase said property. Mr. Woolley asked if the appraisal was conducted internally. Ms. Smith stated the appraisal is an in-house appraisal. As the Action Request Form submitted by the Department of Transportation indicated that the standard Rhode Island Department of Transportation restrictions were applied to this property, Mr. Ryan asked what the standard restrictions are. Ms. Smith stated that there are four (4) standard restrictions. The first concerns conformance with the Civil Rights Act. The second concerns restrictions regarding billboards and signage and other outdoor advertising devices. The third requires that any public utilities or municipality having facilities under or through the parcel of land must be honored. The last restriction concerns indemnification. A motion was made to approve by Mr. Kay and seconded by Mr. Woolley.

Passed Unanimously

Ms. Smith reminded the Executive Secretary of the State Properties Committee to please have the Quit Claim Deed executed and returned

to the

Department of Transportation as quickly as possible as a closing for the sale of this property is scheduled for later in the week.

ITEM E – Department of Transportation – A request was made for approval of and signatures on a Quit Claim Deed between the Department of Transportation and Credit Union Central Falls for the conveyance of property located at the intersection of Route 114 (Diamond Hill Road) and Route 116 (Angell Road) also known as Chapel Four Corners. Ms. Bernardo explained that the subject property consists of approximately 2,483 square feet of land. Ms. Bernardo indicated that on October 10, 2006, the State Properties Committee granted conceptual approval for the sale of the subject property to Credit Union Central Falls. Credit Union Central Falls intends to utilize the property for additional parking and beautification. The State will realize revenue in the amount of \$44,694. from the sale of this property. Said amount represents the Department of Transportation’s established value of \$18.00 per square foot of land. Chairman Flynn clarified that the majority of the property will be utilized for beautification and a significantly smaller portion will be used for additional parking. Mr. Ryan indicated that according to the site map, there appears to be additional excess land available, which abuts the subject property. Mr. Ryan questioned why said property was not included in this sale. Ms. Bernardo indicated that the applicant is only interested in purchasing the 2,483 square foot strip of land. Mr. Ryan stated that as the Department of Transportation is aggressively seeking to increase its revenue

through the sale of property, it seems that the entire parcel of land should have been offered for sale rather than just a portion of it. Mr. Carcieri indicated that the Department of Transportation was actually responding to the applicant's request. Mr. Carcieri also indicated that the additional land was recently landscaped and the Department of Transportation was trying to exercise some sensitivity in terms of removing said landscape improvements. Mr. Ryan asked whether the Department of Transportation landscaped the excess property during the Chapel Four Corners Project. Mr. Carcieri indicated it was landscaped during the Chapel Four Corners Project. Mr. Ryan assumed that Credit Union Central Falls has obtained the physical alteration permits for the curb cuts on Diamond Hill Road. Mr. Carcieri stated the physical alteration permits have been obtained. Chairman Flynn asked if Credit Union Central Falls will assume any of the maintenance responsibilities associated with the existing landscaped property. Mr. Carcieri stated that Credit Union Central Falls will not assume any of the maintenance responsibilities for said property. Maintenance of the property will continue to be the sole responsibility of the Department of Transportation. Chairman Flynn requested that any and all legal documents be submitted to the State Properties Committee and to the Department of Attorney General at least one week prior to the next scheduled meeting. Mr. Woolley concurred and added that more complicated documents should be received by the Department of Attorney General at least ten (10) days prior to the next scheduled meeting. A motion was made to approve by Mr. Ryan and seconded by Mr. Woolley.

Passed Unanimously

Mr. Carcieri requested that this Quit Claim Deed and Purchase Agreement also be executed and returned to the Department of Transportation as expeditiously as possible in view of a closing on the sale of the property later this week. The Executive Secretary of the State Properties Committee indicated she would make every effort to obtain signatures and return the documents forthwith.

ITEM G – Department of Environmental Management – A request was made for approval of and signatures on a Release of Restriction on 30.46 acres of property located in the Town of South Kingstown. Ms. Primiano presented a site map for the Committee’s review. Ms. Primiano explained that the Department of Environmental Management is requesting a release of a restriction in the current deed to development rights, which the Agricultural Land Preservation Commission entered into with Mr. Harold W. Browning. Ms. Primiano utilized the site map to illustrate the location of land owned by Mr. Browning. Ms. Primiano explained that over the years, Mr. Browning has scaled back his dairy operation. Mr. Browning’s son is operating the significantly smaller dairy farm. Mr. Clark, an abutting farmer, would like to purchase the 30.46 acre portion of Mr. Browning’s land and utilize it for nursery stock. Ms. Primiano indicated that Mr. Clark presently operates Clark Farms in Wakefield. Ms. Primiano explained that the Mr. Clark currently leases the subject property from Mr. Browning, but has invested a significant amount of time and energy to clear the subject property and would prefer to own the land rather than lease it. Mr. Browning is willing to sell the property to

Mr. Clark. The Department of Environmental Management together with the Agricultural Land Preservation Commission supports said transfer. Ms. Primiano stated that the South Kingstown Land Trust and the Town of South Kingstown also support this conveyance. Mr. Browning will retain his right of first refusal. Therefore, in the event Mr. Clark decides to sell the property, he will be required to first offer it back to Mr. Browning. Ms. Primiano explained that the Restriction to Release prevents Mr. Clark from further subdividing the property. Mr. Ryan clarified that the land will be utilized for agricultural purposes only. Ms. Primiano indicated that the land will definitely be utilized for agricultural purposes only. Ms. Primiano noted that a very similar situational release was approved on property owned by Mr. DiMuccio in the City of Cranston. Mr. Kay asked whether there are any other restrictions associated with the subject property. Ms. Primiano indicated there is a Deed to Development Rights associated with the entire parcel of land which will remain in tact. Mr. Clark intends to relocate his retail activity from Wakefield to the subject property. Mr. Clark intends to operate a farms stand and a greenhouse on the subject property. Mr. Woolley questioned whether there is access to Route 1 from the subject property. Ms. Primiano explained that there is a Department of Transportation curb cut which Mr. Clark has confirmed, in writing, to the Department of Environmental Management. Mr. Woolley asked if Mr. Clark will be required to obtain a physical alteration permit. Ms. Primiano indicated Mr. Clark will have to obtain a physical alteration permit. Chairman Flynn clarified that the purpose of this request is to allow

the property transfer while preserving the agricultural restriction. Ms. Primiano indicated that Chairman Flynn's statement is correct. A motion was made to approve by

Mr. Ryan and seconded by Mr. Woolley.

Passed Unanimously

ITEM H – Department of Environmental Management – A request was made for

approval of and signatures on an Easement Agreement between the Rhode Island Department of Environmental Management and Bradford Dyeing Association and the Wood Pawcatuck Watershed Association for access to land located in the Town of Westerly. Ms. Primiano explained that the Department of Environmental Management has been working on this project for quite some time with the owner of the subject property, Bradford Dyeing Association. Ms. Primiano indicated that the Department of Environmental Management currently has an easement agreement with Bradford Dyeing Association to construct and operate a fish ladder on the property. Said agreement has been in place for approximately thirty (30) years. Ms. Primiano explained that the existing fish ladder has to be replaced. The Natural Resources Conservation Service (the "NRCS") has given a grant to the Wood Pawcatuck Watershed Association to install the fish ladder at the site. In addition to installing the fish ladder, the Department of Environmental Management has negotiated public access to portage around the dam. The public has been accessing the portage; however, they have

been doing so at their own risk, as they are trespassing on private property. The owner of said property has agreed to permit public access around the dam. The Easement Agreement before the Committee today replaces a previous existing agreement dating back to 1978. There is no cost associated with this Easement Agreement. A motion to approve was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM I – Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement between the Rhode Island Department of Transportation and the Town of Lincoln. Mr. Dias explained that this Conservation Easement is by and between the State of Rhode Island through the Department of Environmental Management and the Town of Lincoln for an easement on Camp Meehan. Mr. Dias utilized an aerial photograph to illustrate the location of Camp Meehan. The Town of Lincoln was awarded an Open Space Grant in 2002, in the amount of \$400,000. An appraisal by Andolfo Appraisal Associates valued the subject property at \$1,200,000. The Town of Lincoln acquired the property in the fall of 2006, for a purchase price of \$800,000. The Department of Environmental Management is reimbursing the Town of Lincoln for fifty (50%) percent of the purchase price. The subject property straddles the border between the Town of Lincoln and the Town of North Providence and abuts Governor Notti Park and the Wenscott Reservoir. The Conservation Easement will restrict the property as an Open Space parcel of land. Chairman Flynn asked what Camp

Meehan was. Mr. Dias indicated that Camp Meehan was a YMCA summer camp for youth. However, the YMCA was unable to properly maintain the property. There was previously a plan for a large development on this property. However, the Town of Lincoln floated a bond, received a match and applied for an open space grant to protect the subject property. Mr. Ryan commented that this is another excellent acquisition by the Department of Environmental Management, as it will protect water quality in the area. Mr. Ryan indicated that the aerial photograph clearly illustrated a tremendous amount of development in this area. A motion was made to

approve by Mr. Kay and seconded by Mr. Woolley.

Passed Unanimously

ITEM J – Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement by and between the Rhode Island Department of Environmental Management and the Foster Land Trust. Mr. Dias explained that this request concerns two (2) parcels of land located in the Town of Foster. Mr. Dias explained that the Foster Land Trust was awarded a Rhode Island Greenways Grant in 2003, in the amount of \$250,000 to purchase the Saino and LaPolla properties. Mr. Dias indicated that the property was appraised by Integra Realty Resources and valued at \$920,000. The LaPolla property is valued at \$640,000 and the Saino property is valued at \$280,000. The subject property consists of a total of 178.35 acres of land. Mr. Dias stated that while reviewing the Conservation Easement, Mr. Woolley noticed a typographical error on

page eight (8). The Department of Environmental Management provided corrected pages, which were inserted into the existing documents. A motion was made to approve by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

ITEM K – Department of Environmental Management – A request was made for

approval of and signatures on an Indenture of Lease for the residence at the Perryville Hatchery located in the Town of Wakefield. Ms. Kay presented the appraisal of the property and other pertinent information for the Committee’s review. Ms. Kay explained that approximately three (3) to four (4) years ago, the State Properties Committee requested that the Department of Environmental Management conduct a thorough evaluation of the its policy and practice relative to the leasing of caretaker’s residence on State management areas and in State parks. Each property was evaluated, the houses were evaluated and the functions and duties performed by the staff at the sites were carefully evaluated. Said evaluation resulted in the Department of Environmental Management’s adoption of a new residential lease policy, which was approved by the State Properties Committee. As a result of this new lease policy, certain properties were deemed unsuitable and/or in excess of the Department of Environmental Management’s needs and those leases were terminated. It was determined, that trained personnel is needed to operate the remaining properties, on a 24 hour basis, to protect the State’s investments. Presently the Perryville Hatchery is being

operated by temporary staff, until such time as the resident employee, James Pendlebury moves into the home. Ms. Kay explained the method of calculating the lease. Ms. Kay indicated that said calculation allowed for some decrease in the fair market value of the rent, due to the nature of the functions and duties performed by the particular employee on the site. The deductions were set by appraisal. Ms. Kay indicated the calculation method also allowed for a surveillance and response and a nuisance adjustment, as most of these properties are located in the center of State parks where the public can readily access said portion of the property. A previous deduction in the amount of \$75.00 per month for maintenance and snow removal has been eliminated from the current calculation method. Ms. Kay stated that while reviewing the Indenture of Lease, Mr. Woolley noticed a typographical error on page eight (8). The Department of Environmental Management provided corrected pages, which were inserted into the existing documents. Ms. Kay explained the calculation of the annual Consumer Price Index to the State Properties Committee. Chairman Williams clarified that the rental fees will increase based upon the current Consumer Price Index (the "CPI"). Chairman Flynn asked how often the rental values are reappraised. Ms. Kay indicated that the Department of Environmental Management appraises the rental values every five years, unless otherwise directed by the State Properties Committee. Mr. Woolley asked whether the appraisal was conducted internally. Ms. Kay indicated the appraisal was conducted by Andolfo Appraisal Associates. Mr. Ryan clarified that the employee does not have the

ability to sublet any portion of the residence or property. Ms. Kay indicated the employee has no ability to sublet any portion of the residence or property. Mr. Kay recommended the Department of Environmental Management obtain insurance coverage, which would ensure that in the event the property was destroyed by fire, the State of Rhode Island would be reimbursed by the insurance carrier for the amount of the lost rental payments. Ms. Kay indicated that although this type of insurance has not previously been required, the Department of Environmental Management will ask the tenant to investigate the possibility of obtaining such an insurance policy. Mr. Kay indicated that this type of insurance policy is definitely available. Ms. Kay indicated she will also consult Kevin Carvahlo concerning this particular recommendation. Chairman Flynn asked whether the Indenture of Lease contained any restrictions relative to other individuals residing in the domicile. Ms. Kay indicated that there will be one other individual residing in the house. Ms. Kay further indicated that another restriction requires any other individual to vacate the premises at the time the State employee leaves the residence. The Department of Environmental Management must approve any additional resident prior to their taking up residence. Mr. Kay indicated that the insurance documentation provided does not specify the limits of liability insurance coverage. Ms. Kay indicated the Department of Environmental Management is awaiting a traditional Certificate of Insurance, which is usually obtained when the employee moves into the residence. Ms. Kay stated that she would provide a copy of the Certificate of Insurance upon the

Department of Environmental Management's receipt thereof. Mr. Kay stated he would prefer to receive the Certificate of Insurance prior to approving the Indenture of Lease. Ms. Kay stated that the usual course of action is to approve the Indenture of Lease subject to the Certificate of Insurance being provided to the State Properties Committee. Mr. Kay recommended that the Department of Environmental Management ensure that the property is covered by comprehensive general liability exposure coverage and fire legal liability to fully protect the State of Rhode Island's interest. A motion was made to approve the Indenture of Lease subject to the State Properties Committee obtaining the appropriate Certificate of Insurance.

Passed Unanimously

ITEM L – Department of Administration – A presentation of updated information was made 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. DeQuattro appeared before the State Properties Committee to withdraw Operation Stand Down's request to build 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. DeQuattro stated that Representative Gallison represented to him that the House Veterans Affairs Committee will not allow the affordable housing units to be built on the grounds of the Bristol Veteran's Home under any circumstances. Mr. DeQuattro indicated that he refuses to jeopardize the \$1.5 million dollar grant, by

contesting Representative Gallison's position, as the grant money must be utilized within a certain amount of time. Mr. DeQuattro stated he usually does not "back away from a fight". However, he will not risk an opportunity to provide housing for disabled and/or homeless veterans. Mr. DeQuattro indicated that former Chairman Williams asked Operation Stand Down to provide monthly updates as to the status of the project, because he has serious concerns relative to the vacant Assistant Commandants' House. However, Chairman Williams did not want the building demolished until he knew the status of this project. Chairman Flynn asked if the Assistant Commandants' House was part of the project. Mr. DeQuattro stated that Operation Stand Down was going to rehabilitate said building. Chairman Flynn questioned the rationale behind the opposition to this project as it is his understanding that some housing for the homeless already exists on the property. Mr. DeQuattro explained that it is Operation Stand Down's mission to provide medical, psychological and educational assistance and affordable housing for this country's homeless and disabled veterans. Mr. DeQuattro stated that the Bristol property would be an ideal location for this project, because as these individuals age, their transition to the Veterans Home would be much easier. Mr. DeQuattro again expressed his frustration relative to the Town of Bristol's opposition to this project. Mr. DeQuattro indicated that we have a duty to take care of the men and women who serve our Country. Mr. DeQuattro commended the State Properties Committee for its support of this project and assured the Committee that this project will come to fruition. Operation Stand Down is presently

examining property located in the Towns of South Kingstown and Smithfield as a possible site for the housing. Mr. Ryan empathized with Mr. DeQuattro's frustration and disappointment, but encouraged Mr. DeQuattro not to allow this setback to diminish his spirit and passion for this project. Mr. DeQuattro assured the Committee that his spirit remains undaunted despite the House Veterans Affairs Committee's unfounded opposition to this project. The other members of the State Properties Committee echoed Mr. Ryan's comments. Mr. DeQuattro once again thanked the Committee for its support.

ITEM M – Department of Administration – A request was made for permission to demolish four (4) buildings at the corner of Pontiac and Howard Avenues at the Pastore Center relative to the State Police Headquarters. Mr. Lisnoff explained that he is amending the above request in two ways. Mr. Lisnoff is seeking conceptual approval and requesting the demolition of five (5) buildings. Mr. Lisnoff had expected to have material from the Historical Preservation & Heritage Commission. However, said material is not yet available. Mr. Lisnoff explained that the State of Rhode Island wished to build a new State Police Headquarters on the corner of Pontiac and Howard Avenues in the City of Cranston, however, five (5) buildings will have to be demolished. One of buildings, which is referred to as the garage building has some historic value, however, the Division of Capital Projects has reached an agreement with the Historical Preservation & Heritage Commission to salvage some parts and pieces of the building for future use in another building. Mr. Lisnoff presented a

site map and photographs of the subject buildings. Mr. Lisnoff stated the garage structure is a fire hazard. Homeless individuals often seek shelter from the elements in this structure. The doors of the structure are left open to make them easier to patrol. Mr. Lisnoff directed the members of the Committee to the photograph of the New Welcome Arnold Building, which is presently a homeless shelter. This building is also on the list of buildings to be demolished. There is a plan underway to replace the New Arnold Building homeless shelter with housing and support services for its residents. The New Arnold Building will not be demolished until or unless it is no longer needed as a homeless shelter. Governor Carcieri made this commitment and it is echoed by the Department of Administration. Mr. Lisnoff directed the Committee to the photograph of the "L" Building. Mr. Lisnoff indicated the picture is deceiving as this building is actually in much worse condition than it appears. Mr. Lisnoff explained that there is an extreme g guano issue associated with this building. There is nothing particularly historically significant relative to this building. There are some seal and foundation pieces constructed of granite which are going to be salvaged for use in the new State Police Headquarters. Mr. Lisnoff explained that whenever possible, parts and pieces of building are salvaged for reuse. Chairman Flynn asked how long the "L" Building has been abandoned. Mr. Lisnoff indicated that the building has been abandoned for over twenty (20) years. Mr. Lisnoff indicated that the State is mitigating the environmental hazards before the building are demolished. Mr. Lisnoff noted that the Greenhouse structures are the least valuable of all the subject

buildings. The Greenhouse structures have been abandoned for approximately fifteen (15) years. A large percentage of the glass has been broken. The window caulking in these structures contains hazardous materials, which may require mitigation. Mr. Lisnoff indicated the new State Police Headquarters building will be consistent with the historic character of the Pastore Center. Mr. Lisnoff stated that he is before the State Properties Committee today seeking conceptual approval for permission to demolish the aforementioned buildings and hopes to return within two (2) weeks for final approval. Mr. Kay asked if the "L" building could be restored to accommodate the State Police Headquarters. Mr. Lisnoff indicated that the "L" Building is smaller than a single wing of the proposed State Police Headquarters. Chairman Flynn informed the Committee members that the Emergency 911 facility will also be housed in one of the wings of the State Police Headquarters. A motion for conceptual approval was made by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

The Committee moves to go into Executive Session, pursuant to Rhode Island General Law 42-46-5(a)(5) for the specific purpose of discussion or consideration related to the acquisition or lease of real property for public purpose, 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 enter into Executive Session by Mr. Kay and

seconded by Mr. Woolley.

The State Properties Committee came out of Executive Session at 11:28 a.m.

ITEM E1 – Department of Transportation – A request was made for approval to acquire a temporary easement from A.K.G., Inc. in conjunction with the repairs to the Peacedale Stone Arch Bridge No. 178. After discussion in Executive Session, a motion to approve was made by Mr. Woolley and seconded by Mr. Kay.

Passed Unanimously

There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:35 a.m. A motion was made to adjourn by Mr. Woolley and seconded by Mr. Ryan.

Passed Unanimously

Holly H. Rhodes, Executive Secretary