

# **STATE PROPERTIES COMMITTEE MEETING**

**TUESDAY, FEBRUARY 19, 2008**

**The meeting of the State Properties Committee was called to order at 10:04.m. by Chairman Kevin M. Flynn. Other members present were Robert Griffith representing the Rhode Island Department of Administration; John Ryan representing the Rhode Island Department of Attorney General; Robert W. Kay and John A. Pagliarini, Jr., Public Members and Xaykham Khamsyvovong representing the Rhode Island Office of the General Treasurer, Ex-officio Member. Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Robert C. Bromley, Jessica Cigna and Amy Mendillo from the Rhode Island Senate Fiscal Office; Marc Malkasian, Maureen McMahon, Robert B. Jackson, Steve Pristaw and Francisco Lovera from the Rhode Island Department of Transportation; Marco Schiappa and Kevin Nelson from the Rhode Island Department of Administration; Major Joseph R. Miech from the Rhode Island State Police; Louis Saccoccio, J. Vernon Wyman and Ronald Cavallaro from the Rhode Island Board of Governors for Higher Education; Sarah Zurier from the Rhode Island Historic, Preservation & Heritage Commission; Steven Feinberg from the Rhode Island Office of Film & Television; Deborah Laub from the “Clique”**

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

**The next scheduled meeting of the State Properties Committee will be**

held on

**Tuesday, March 4, 2008, at 10:00 a.m.**

**ITEM A – Historic Preservation & Heritage Commission – A request was made for approval of and signatures on a License Agreement by and between the Department of Administration, Division of Facilities Management and the Rhode Island Historic Preservation & Heritage Commission for use of the Cranston Street Armory Building on Friday, April 11, 2008, from 9:00 a.m. to 5:00 p.m. and on Saturday, April 12, 2008, from 8:30 a.m. to 6:30 p.m., for the 23rd Annual Rhode Island Statewide Historic Preservation Conference. Mr. Schiappa explained that the Historic Preservation & Heritage Commission has coordinated with the State Fire Board of Appeals to obtain approval to utilize the Cranston Street Armory as an assembly hall on April 12, 2008. Mr. Schiappa noted that the Historic Preservation & Heritage Commission has provided the appropriate Certificate of Insurance, has paid the required fees and agreed to provide the required security measures. Ms. Zurier explained that the Historic Preservation & Heritage Commission hosts an annual conference. This year the Commission chose to hold the conference in the City of Providence and determined that the Cranston Street Armory Building would be the ideal location for the 23rd Annual Rhode Island Statewide Historic Preservation Conference. Ms. Zurier indicated that the Historic Preservation & Heritage Commission has complied with all the State of Rhode Island requirements relative to holding the event at the Cranston Street Armory Building. Ms. Zurier explained that the**

**Historic Preservation & Heritage Commission will set up for the event on Friday, April 11, 2008, and host a luncheon on Saturday, April 12, 2008. The Historic Preservation & Heritage Commission anticipates that between 500 and 700 individuals will attend the event. Ms. Zurier indicated that there is a possibility the Historic Preservation & Heritage Commission may utilize the building for a closing reception on Saturday, April 12, 2008, from 5:00 p.m. to 6:00 p.m. However, the plan to host a reception is not definite. Ms. Zurier indicated that a complete program of the event will be prepared by March. Chairman Flynn asked what arrangements have been made for vehicle parking. Ms. Zurier explained that because there was some doubt that the Historic Preservation & Heritage Commission would be allowed to utilize the Cranston Street Armory for the Conference, the opening for the session was moved to Trinity Church on Broad Street; therefore, that will be the main location for vehicle parking. Many of the guests will then take a shuttle bus to the Cranston Street Armory. However, Ms. Zurier indicated that the Historic Preservation & Heritage Commission requested use of the Cranston Street Armory Building's parking lot in its initial request to the Division of Facilities Management. Mr. Pagliarini asked if the potential conflict with the film production company has been resolved. Mr. Schiappa indicated that the film production company withdrew its request to utilize the Cranston Street Armory. Mr. Ryan asked if there will be a need for liquor liability insurance coverage. Mr. Schiappa indicated that alcoholic beverages will not be served or sold at this event. A motion was made to approve by Mr. Ryan and seconded by Mr. Kay.**

### **Passed Unanimously**

**ITEM B – Department of Transportation – A request was made for approval of and signatures on a Letter of Authorization to permit Woodard & Curran, Inc. access to RIDOT property to perform Remediation Bench Scale and Pilot Studies. Mr. Jackson provided the State Properties Committee with a map of the subject site. Mr. Jackson indicated that the site was formerly under lease to the Electric Boat Corporation. Electric Boat Corporation is under an order of the Department of Environmental Management executed in September of 2007, and recorded with the Town of North Kingstown in October of 2007, ordering it to clean up the site. Woodard & Curran, Inc. will assist in determining the required concentrations and quantities of chemicals that would be injected below ground surface or otherwise used to destroy the contaminants. Mr. Jackson explained that Woodard & Curran, Inc. will perform Remediation Bench Scale and Pilot Studies of the existing chemicals to determine what course of action will be necessary to clean up the site. A motion was made to approve by Mr. Woolley and seconded by Mr. Pagliarini.**

### **Passed Unanimously**

**ITEM C – Department of Transportation – A request was made for approval of and signatures on four (4) Temporary Use Agreements for a period of thirty three (33) months for the Route 1 Improvement Project, in the Towns of Charlestown and Westerly. Ms. McMahon explained that these Temporary Use Agreements are related to the Department of Transportation's Route 1 Intersection Improvement**

**Project in both the Towns of Charlestown and Westerly. Ms. McMahon explained that during the construction of jug handles and the installation of new traffic lights, vegetation had to be removed, which the Department now needs to replace. The Department of Transportation has obtained permission from the four (4) property owners to proceed with the planting of shrubs and trees. Ms. McMahon noted that the reason the agreements are for a period of thirty-three (33) months is so that the Department of Transportation will be able to maintain the vegetation to ensure that it is growing well and in the event of any problems, the Department will be able to replant another variety of vegetation. Ms. McMahon explained that said landscape project is part of a stipulation from the Rhode Island Roadways Board to restore natural buffers in its approval of the traffic project. Chairman Flynn indicated that a project known as the Route 1 Corridor Study, which was funded by the Division of Planning, the Federal Highway Administration and the Rhode Island Scenic Highway has recently been completed. Chairman Flynn requested that the Department of Transportation's landscape project be consistent with the Route 1 Corridor Study. A motion was made to approve subject to the request of Chairman Flynn by Mr. Woolley and seconded by Mr. Kay.**

**Passed Unanimously**

**ITEM D – Department of Transportation - A request was made for approval of and signatures on a Letter of Authorization to allow Warner RI Productions, LLC to film scenes along portions of Mooresfield Road (Route 138) and Kingstown Road (Route 108) in**

the Town of South Kingstown. Mr. Malkasian explained that the Letter of Authorization will allow Warner RI Productions, LLC to film along portions of Route 138 commencing tomorrow between 9:00 a.m. and 3:00 p.m. The starting point for said filming will be 716 Mooresfield Road, west to the intersection of Routes 138 and 108 (Kingstown Road), then south to an end point of 2219 Kingstown Road all in the Town of South Kingstown. Mr. Malkasian illustrated the route for the filming on a site map. Mr. Malkasian indicated that the South Kingstown Police Department will be providing traffic control. Mr. Pagliarini noted that the 2.6 mile route for filming is the gateway to the University of Rhode Island. Mr. Pagliarini asked whether the Department of Transportation has notified the University of Rhode Island as well as the commuter student base of the closing of this main artery used by thousands of commuters daily. Mr. Malkasian indicated that the stopping of traffic will be intermittent; traffic will not be stopped completely and that the request has been approved by the State Traffic Commission. Mr. Malkasian indicated that Warner RI Productions is currently filming at the University of Rhode Island. The issue of the impact and inconvenience to the commuters relative to this request was discussed in great detail. Subsequent to said discussion, it was the opinion of the majority of the Committee members that more than sufficient due diligence relative to this request had been conducted to ensure that commuters will not be unduly inconvenienced as a result of the Department of Transportation's request. A motion was made to approve by Mr. Woolley and seconded by Mr. Ryan. Said motion passed four (4)

**votes “Aye” to one (1) vote “Nay.”**

**Four (4) Votes “Aye”**

**Mr. Woolley**

**Mr. Ryan**

**Mr. Kay**

**Chairman Flynn**

**One (1) Vote “Nay”**

**Mr. Pagliarini**

**Chairman Flynn suggested that as Item H of the agenda also involves Warner RI Productions, LLC and the filming of scenes of “The Clique” that perhaps the State Properties Committee could allow the Department of Environmental Management to present Item H out of order as a courtesy to the individuals involved. A motion was made to hear Item H out of sequence by Mr. Pagliarini and seconded by Mr. Kay.**

**Passed Unanimously**

**ITEM H– Department of Environmental Management –A request was made for approval of and signatures on a Film Location Agreement by and between the Department of Environmental Management and Warner RI Productions, LLC to utilize Goddard Memorial State Park as a location site for filming scenes of the movie “The Clique”. Mr. Faltus explained that Warner RI Productions, LLC is requesting permission to utilize Goddard Memorial State Park on February 29,**

**2008. The Department of Environmental Management has prepared a standard Film Location Agreement. Mr. Faltus stated that at a previous meeting of the State Properties Committee, the issue of usage fees for the utilization of State-owned property for filming was raised. The Department of Environmental Management has consulted with Steven Feinberg of the Rhode Island Film and Television Office regarding a usage fee. A fee of \$2,000 has been established for the use of Goddard Memorial State Park and has been incorporated into the Film Location Agreement. Mr. Faltus stated that the Department of Environmental Management has provided a Certificate of Insurance and the Certificates of Authority to the State Properties Committee. Mr. Woolley stated that he has reviewed the documents and is satisfied with the same. A motion was made to approve by Mr. Woolley and seconded by Mr. Pagliarini.**

**Passed Unanimously**

**ITEM E– Rhode Island State Police – A request was made for conceptual approval to sell the Rhode Island State Police Barracks located at 1116 Putnam Pike in the Town of Glocester. Major Meich explained that the Rhode Island State Police has decided to vacate the Chepachet Barracks and is seeking conceptual approval to sell the subject property. Major Meich stated that he was in receipt of correspondence from Rhode Island Housing which indicated that it is interested in this site for affordable housing development. Major Meich asked the State Properties Committee for guidance on how to proceed in light of Rhode Island Housing’s potential interest in the subject property. Chairman Flynn indicated that the State Properties**

**Committee has also received an advisory report from Kevin Nelson from the Statewide Planning Program, which also references the letter of interest from Rhode Island Housing. Chairman Flynn indicated that he attempted to contact the Gloucester Town Planner; however, the Planner was not available. Chairman Flynn indicated that although the Town of Gloucester is aware of the Rhode Island State Police's intention to sell the subject property, the Town has not responded with any objection to the sale of the property. It is Chairman Flynn's understanding that a conveyance of the subject property to Rhode Island Housing will nonetheless warrant a transaction and a sale of the property. Chairman Flynn indicated that the Department of Transportation has also indicated that it would like a portion of the subject property for drainage work associated with the highway. Mr. Ryan indicated that the property could be sold with either a permanent drainage easement, or with the necessary portion of the property carved out for the Department of Transportation's purposes. Mr. Pagliarini agreed with Mr. Ryan's comment relative to carving out the drainage easement requested by the Department of Transportation and indicated that a restriction needs to be included relative to the Chepachet Historic District. Mr. Pagliarini stated that he will not support placing an affordable housing covenant on the property, as he believes said requirement will diminish the value of the property. Chairman Flynn reminded the Committee that the Statewide Planning Program is required by statute to review these properties in terms of the elements of the State Guide Plan. Therefore, Chairman Flynn cautioned the Committee from routinely**

ignoring the recommendation of the Statewide Planning Program regardless of one's individual opinion relative to said recommendations. Mr. Pagliarini suggested that any State-owned property could be considered for affordable housing regardless of its current use; however, he noted that the Town of Glocester has one of the highest tax rates in the State of Rhode Island and assumes that based on the "economic elements" of the comprehensive plan, the Town would prefer that the subject property bring industry to the Town of Glocester. Chairman Flynn commented that the Town of Glocester also has one of the lowest levels of compliance with affordable housing achievement in the State of Rhode Island. A motion was made to grant conceptual approval subject to the drainage easement requested by the Department of Transportation and subject to the requirements of the Chepachet Historic District with no additional covenants by Mr. Pagliarini and seconded by Mr. Woolley. The motion passed three (3) votes "Aye" to two (2) votes "Nay".

**Three (3) Votes "Aye"**

**Mr. Woolley**

**Mr. Ryan**

**Mr. Pagliarini**

**Two (2) Votes "Nay"**

**Mr. Kay**

**Chairman Flynn**

**ITEM F – Department of Environmental Management – A request was made for final approval of and signatures on a Deed to Development Rights over Tuckaho Turf Farms in the Town of Richmond totaling approximately 486 acres of land. Ms. Primiano illustrated the exact location of the subject property and described the surrounding area for the Committee using a site map. Ms. Primiano explained that at a previous State Properties Committee meeting she indicated the Department of Environmental Management had originally pursued funding through the Water Resources Board, due to conflicts of use, said funding source became unavailable. The Department of Environmental Management was able to work with the Department of Transportation through an earmark that was secured for land protection for \$2 million dollars toward this project. Ms. Primiano noted that this is a significant amount of money from a Federal Highway program for land acquisition. Ms. Primiano indicated that the funding is in place and the Deed has been executed. Ms. Primiano indicated that in addition to the Deed, there is also a Public Access Agreement before the State Properties Committee. As part of this transaction, the land owners have agreed to permanently allow for public access to a portion of the North South Trail referred to as the Blue Dot Trail. The property has historically been used by thousands of hikers throughout the State of Rhode Island. Ms. Primiano indicated that the Public Access Agreement is a separate document and the reason for that is that the Public Access Agreement will be retained by the Department of Environmental**

**Management and not the Rhode Island Agricultural Land Preservation Commission. Chairman Flynn asked whether the public access will interfere with the turf farm's operation. Ms. Primiano indicated that the access does not interfere with the turf farm's operation, as it is an existing dirt roadway. A motion was made to approve by Mr. Woolley and seconded by Mr. Ryan.**

**Passed Unanimously**

**ITEM G– Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement by and between the State of Rhode Island, acting through the Department of Environmental Management and the City of Newport for 5.28 acres of land located along Sunset Boulevard in the City of Newport. Ms. Primiano explained that the City of Newport was awarded a Rhode Island Greenways grant in the amount of \$80,000 in 2003 for this project. Ms. Primiano explained that this project will add 5.28 acres of land to an existing 39 acre park in the City of Newport. Ms. Primiano indicated that the park is surrounded primarily by public housing and other residential developments. The value of the property was appraised at \$258,000; however, the City of Newport was able to secure the land for \$160,000. The City of Newport and the Aquidneck Land Trust will both contribute \$40,000 toward the acquisition of the subject property. The subject property does have historical significance and is being considered for inclusion on the National Register. Ms. Primiano explained that the property will be managed by the City of Newport. Ms. Primiano stated that as part of this transaction, the Aquidneck Land Trust requested a permanent**

**conservation restriction on the remainder of the 39 acre park from the City of Newport. The City of Newport has agreed to the permanent conservation restriction at no cost. In essence, the entire parcel of land consisting of approximately 44 acres of land will be permanently protected and remain a public park. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Ryan.**

**Passed Unanimously**

**ITEM I – Board of Governors for Higher Education – A request was made for approval of and signatures on a Tripartite Agreement among the Board of Governors (for URI), Independence Square Foundation and Sovereign Bank. Mr. Saccoccio explained by way of background that this project involving the Independence Square Foundation has come before the State Properties Committee a number of times. The Board of Governors for Higher Education has had a very successful relationship with this foundation since 1991. In 1991, the Board of Governors for Higher Education entered into a Master Ground Lease Agreement with the Independence Square Foundation. Mr. Saccoccio indicated that the Board of Governors for Higher Education was before the State Properties Committee most recently in October of 2007, seeking approval of an Amendment to the Ground Lease, which is referred to as the Independence Square Foundation Expansion Project. Said amendment was approved by this Committee as well as the General Assembly. The funding for this project was generated by both private funding and federal funding. Independence Square Foundation is working with Sovereign Bank and is in the process of closing a \$7.8 million dollar loan to fund this project. Mr. Saccoccio**

**indicated that the Tripartite Agreement before the State Properties Committee today is essentially a requirement of Sovereign Bank. Sovereign Bank is requiring the Board of Governors for Higher Education to execute the document acknowledging that there will be a lease hold mortgage in place to secure its interest. Sovereign Bank also asked that the Board of Governors for Higher Education not terminate the lease in order to provide the bank with an opportunity to secure its interest. The Board of Governors for Higher Education believes there are sufficient protections contained in the Ground Lease Agreement for both the University of Rhode Island and the Board of Governors for Higher Education. In the event of a default, the Board of Governors for Higher Education has several options; one of which is to take over the building and continue the operation as it exists with the income that is generated by the operation. Therefore, the Board of Governors for Higher Education is seeking the approval and execution of the Tripartite Agreement before the Committee. In light of Mr. Saccoccio comments regarding the options available in the event of a default by the Foundation, Mr. Ryan noted that the language contained in paragraph three of the Board of Governors for Higher Education's presentation memorandum dated February 7, 2008, states:**

**“the Board of Governors for Higher Education will allow Sovereign Bank to take possession of the building in the case of default by the Foundation. The Bank will be allowed to seek a buyer whose purpose**

**for the property falls within those uses that are permitted under the Lease.”**

**Mr. Ryan asked what uses are permitted under the terms and conditions of the Lease. Mr. Saccoccio indicated that under the current Lease the permitted uses are rather limited. Mr. Saccoccio indicated that the uses permitted concern direct services for the benefit of persons with disabilities, including classrooms and offices utilized by the University of Rhode Island, a physical therapy department, an exercise physiology, a cardiac rehabilitation, a childcare center and other lawful purposes consistent with the Bond Issue. Mr. Saccoccio indicated that pursuant to the Lease, in the event of a change of use, the unanimous consent of the University of Rhode Island, the Department of Human Services, the Department of Mental Health, Retardation and Hospitals must first be obtained. Mr. Saccoccio noted that the Independence Square Foundation is designed to promote cost effective, non-profit entities with a mission to address individuals with disabilities. Chairman Flynn indicated that he assumes the prospect of default is heightened by the fact that the non-profit organizations in the building may lose their funding. Mr. Wyman explained that the demand for this office space is continuous and the Foundation usually has a waiting list. The University of Rhode Island is the majority tenant in the original building as well as the new facility. Mr. Wyman noted that the Board of Governors for Higher Education has had nearly fourteen (14) years of experience with good tenancy in the subject property. Mr. Woolley**

asked what the payment arrangements are in terms of servicing the debt associated with this project. Mr. Wyman indicated that there is a proportionate commitment from each of the tenants in the new expanded space including the University of Rhode Island. A portion of the tenants' rent reflects their commitment toward the total debt obligation. Therefore, a continuation of tenancy even in the event of a change in principle owner could sustain the same revenue that is contemplated as the building is occupied at this time; all the leases are in place. Mr. Woolley asked if there is any potential for the debt to be paid down as a result of a grant and/or funding obtained from either a government or private entity. Mr. Wyman indicated that Independence Square Foundation continues to seek additional funding beyond the \$1,259,000 allocated for this project. Mr. Wyman indicated that he would have to confirm to ensure that the language of mortgage will enable early payment of the debt without penalty. Mr. Ryan asked Mr. Saccoccio for clarification in the event of a default of the Ground Lease. Mr. Saccoccio indicated that if the bank cannot cure the default, the University of Rhode Island has the right under the Ground Lease to take over the building. The Tripartite Agreement provides the bank an opportunity to cure the default whether through the bank itself or through an approved buyer. A motion to approve was made by Mr. Woolley and seconded by Mr. Pagliarini.

**Passed Unanimously**

**ITEM J – Board of Governors for Higher Education – A request was made for approval of and signatures on a Land Exchange Agreement between the Board of Governors/University of Rhode Island and**

**Habitat for Humanity. Mr. Saccoccio asked that this item be tabled to a future meeting of the State Properties Committee; however, requested that Mr. Wyman be allowed to provide a short summary of this transaction. Mr. Wyman indicated that this transaction, as it is proposed presently, is subject to the appraisals of the two (2) parcels of land. The parcel presently owned by the Habitat for Humanity consists of nine (9) acres of land; however, there is significant wetlands presence on the property. The property is also outside the municipal utility service for water and sewer. Habitat for Humanity originally acquired the property with the idea of constructing multiple affordable housing units. However, when Habitat for Humanity found that the property is restricted by the wetlands and lacks access to municipal utilities, it entertained the sale of the property for single-family homes so it could move forward to identify alternative sites. Since 1974, the University of Rhode Island has owned a 1.4 acres parcel of land located on Old North Road that is essentially isolated from the rest of its campus. In addition to the wetlands, said property does not provide any form of vehicle or pedestrian access onto the main property holdings of the campus. Mr. Wyman explained that the property is a vacant parcel of land as the school that was originally on the site was removed in the 1990(s). Mr. Wyman noted that the property does not lend itself to University purposes. The property is surrounded by residential properties on three (3) sides. However, the property does have access to municipal sewer and water service. Mr. Wyman indicated that very recently a cluster development of affordable housing units has been approved**

for a parcel of land located directly across the street. Chairman Flynn suggested tabling the item to a future meeting of the State Properties Committee and recommended that when the Board of Governors for Higher Education returns to the Committee to please be prepared to answer questions regarding the appraisals of both properties and to provide site maps of the subject parcels of land.

A motion was made to table this item to a future meeting of the State Properties Committee subject to Chairman Flynn's request that the Board of Governors for Higher Education provide site maps and detailed appraisal information by Mr. Woolley and seconded by Mr. Kay.

**Passed Unanimously**

**ITEM K– Board of Governors for Higher Education – A request was made for approval of and signatures on a Real Estate License Agreement between the Board of Governors for Higher Education/University of Rhode Island and Phi Corporation of Sigma Kappa. Mr. Saccoccio explained that Phi Corporation of Sigma Kappa is a sorority, which has been located on the campus of the University of Rhode Island since approximately 1922. Mr. Saccoccio indicated that the subject document has been developed as a uniform license agreement specifically for fraternities and sororities that are located on the University of Rhode Island's campus. Mr. Saccoccio indicated that as the sororities and fraternities seek refinancing to make improvements to their buildings, the Board of Governors for Higher Education requires them to execute a uniform license agreement. Mr. Saccoccio indicated the appropriate insurance and**

indemnification requirements have been obtained to protect the University and the State of Rhode Island. A motion was made to approve by Mr. Woolley and seconded by Mr. Pagliarini.

**Passed Unanimously**

**ITEM L– Board of Governors for Higher Education – A request was made for approval of and signatures on a Ground Lease between the Board of Governors for Higher Education/University of Rhode Island and The Hillel Foundation at the University of Rhode Island. Mr. Pagliarini asked why the University or Rhode Island did not opt to enter into a license agreement relative to this property. Mr. Saccoccio explained that fraternities and sororities present a peculiar challenge to the University. Mr. Saccoccio indicated that the University of Rhode Island is not bound by the Rhode Island Residential Tenant Act in terms of housing, nor does the University wish to be. Mr. Saccoccio explained that the Rhode Island General Laws contains a statute that authorizes the Board of Governors to guarantee loans for societies of students to provide housing on campus. Mr. Saccoccio indicated that in modernizing the University’s relationship with the fraternities and sororities, it made a deliberate decision to enter into license agreements with them. This ensures that the University can act quickly if necessary for disciplinary reasons. Mr. Saccoccio explained that Hillel Foundation is a national organization that supports Jewish students on campuses throughout the United States. The subject site is a vacant building which was formerly the Alpha Epsilon Pi fraternity house. The building has been boarded up for a number of years and is quite an eyesore and**

somewhat of a hazard. The Hillel Foundation has been located at the University of Rhode Island since 1951, leasing space in a small building located on Lower College Road. More recently, the Hillel Foundation leases space from another fraternity located on Fraternity Circle. The Hillel Foundation entered into negotiations with Alpha Epsilon Pi to purchase the property because Alpha Epsilon Pi is unable to bring the building into compliance with the current fire code regulations. Mr. Saccoccio indicated that the University is seeking permission to enter into this Ground Lease to allow the Hillel Foundation to either; demolish, repair, renovate or rebuild the building. Mr. Saccoccio indicated that the Ground Lease is subject to the same terms and conditions required under any ground lease in that the University of Rhode Island will obtain ownership of the property in the event of any default or other just cause. Chairman Flynn clarified that this is not a residential lease. Mr. Saccoccio indicated that it is not a residential lease. The Ground Lease will provide social and recreational space for the students. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Woolley.

**Passed Unanimously**

There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:04 a.m. A motion was made to adjourn by Mr. Woolley and seconded by Mr. Ryan

**Passed Unanimously**

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**Holly H. Rhodes, Executive Secretary**