

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, MARCH 18, 2008

The meeting of the State Properties Committee was called to order at 10:03 a.m. by Chairman Kevin M. Flynn. Other members present were Robert Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; John A. Pagliarini, Jr., Public Member and Xaykham Khamsyvovong representing the Rhode Island Office of the General Treasurer. Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Robert C. Bromley from the Rhode Island Senate Fiscal Office; Timothy Harris, Robert B. Jackson and Anthony DeQuattro from the Rhode Island Department of Transportation; Marco Schiappa from the Rhode Island Department of Administration; Joseph Dias from the Rhode Island Department of Environmental Management; and Kevin W. Savage from the Department of Children, Youth and Families.

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

The State Properties Committee deferred approval of the regular and executive

session minutes of the State Properties meeting held on Tuesday, March 4, 2008, as well

as the regular minutes of the special meeting of the State Properties Committee held on

Monday, March 10, 2008.

The next scheduled meeting of the State Properties Committee will be

held on Tuesday, April 1, 2008, at 10:00 a.m.

ITEM A – Department of Administration – A request was made for approval of and signatures on a License Agreement between the Department of Administration, Division of Facilities Management and St. Charles Borromeo Church for use of the Cranston Street Armory Parking Lot for vehicle parking for its parishioners and visitors on Sunday, March 23, 2008, (Easter Sunday) from 10:00 a.m. – 2:30 p.m.; Friday, March 22, 2008, (Easter Vigil) from 6:30 p.m. to 11:30 p.m. and Sunday, March 30, 2008, (Divine Mercy Sunday) from 10:00 a.m. to 6:00 p.m. in support of the Church’s Holy Week and Easter celebration. Mr. Schiappa indicated that the State of Rhode Island has allowed St. Charles Borromeo Church to utilize the Cranston Street Armory Parking Lot for several years. There have never been any problems associated with this request in the past. St. Charles

Borromeo has provided the Department of Administration, Division of Facilities Management, with the appropriate Certificate of Insurance. Chairman Flynn asked that Mr. Schiappa submit a copy of said Certificate of Insurance to the State Properties Committee for its file. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

ITEM B – Department of Administration – 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 Institute of International Education for use of the State House Rotunda to host a reception dinner on Friday, March 28, 2008, from, 6:00 p.m. to 8:00 p.m. Mr. Schiappa explained that the United States Department of State, Bureau of Educational and Cultural Affairs contacted the Division of Facility Management seeking permission to utilize the State House Rotunda. The United States Department of State, Bureau of Educational and Cultural Affairs is sponsoring a four (4)-day Fulbright Enrichment Seminar in the City of Providence from March 27, 2008, through March 30, 2008. It is anticipated that one hundred fifty (150) foreign Fulbright graduate students, studying at universities across the United States and representing more than seventy (70) different nations will attend this seminar. During said seminar, the students will examine the electoral process and discuss key issues concerning the 2008 presidential election. The Institute of International Education would like to host a reception dinner for the students in the Rotunda of the Rhode Island State House. Mr.

Schiappa indicated that Johnson & Wales University will cater the event and that beer and wine will be served. Mr. Schiappa indicted that the Institute of International Education has provided the appropriate liquor liability insurance certificate. The Institute of International Education is being required to pay a usage fee in the amount of One Thousand (\$1,000) Dollars and to furnish a damage deposit in the amount of One Thousand Five Hundred (\$1,500.00) Dollars. A motion was made to approve by Mr. Griffith and seconded by Mr. Pagliarini.

Passed Unanimously

ITEM C – Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement between the State of Rhode Island, acting through the Department of Environmental Management and the Cumberland Land Trust over 88.13 acres of land located on the northerly side of Pound Road in the Town of Cumberland; known as the Podurski Property. Mr. Dias explained that the Cumberland Land Trust was awarded a Rhode Island Open Space Grant in 2006, in the in the amount of \$325,500.00 to purchase the Podurski Property. Mr. Dias illustrated the exact location of the subject property and the surrounding areas. The Cumberland Land Trust is contributing Three Hundred Twenty-Five Thousand Five Hundred (\$325,500) Dollars, the Town of Cumberland is contributing Two Hundred Twenty-Four Five Hundred (\$224,500.00) Dollars and the Pawtucket Water Supply Board is contributing Two Hundred Thousand (\$200,000) Dollars toward the acquisition of the subject property. Mr. Dias indicated that the Cumberland Land Trust

will own fee title and in exchange for the Rhode Island Open Space Grant, the Department of Environmental Management will hold a standard conservation easement on the property. The subject property is one of the most important properties in northern Rhode Island due to its open space value, water supply protection and both its habitat and rare species protection. Mr. Dias indicated he is working to prepare and submit a spreadsheet of outstanding open space grant awards, which will be coming before the State Properties Committee in the future. Chairman Flynn requested, if possible, he would appreciate a map illustrating the open space properties the State of Rhode Island has acquired in the past two (2) years. Mr. Dias stated that such a map was recently prepared for Senate Finance and he will gladly provide said map to the State Properties Committee. A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.

Passed Unanimously

ITEM D – Department of Transportation – A request was made for approval for Fiber Tower Network Services Corp to co-locate on Site 4PR-0632-I Primrose located at 646 Douglas Pike in the Town of North Smithfield, under Lease to T-Mobile USA. Tower Network Services Corp intends to install one microwave dish on the tower and an equipment cabinet on a sixteen (16) square foot cement pad at the base of said tower. Mr. Jackson explained that Fiber Tower Network Services Corp is a back hall service to the cell tower companies. The revenue generated by this sort of network system is very minimal. This is why T-Mobile allows Fiber Tower Network Services Corp to

co-locate on this site for so little in terms of compensation. Chairman Flynn commented that compensation in the amount of \$100.00 per month seems rather inadequate. Mr. Pagliarini further clarified the service provided by Tower Network Service Corp and why the amount of compensation being paid is sufficient. Mr. Woolley asked if any other units exist on this particular tower. Mr. Jackson indicated that there are two subleases associated with this site; one with AT&T Wireless and the other with Nextel. In addition to the annual compensation paid to the State of Rhode Island by T-Mobile, the State also receives \$37,500 per year due to the subleases with AT&T Wireless and Nextel. A motion to approve was made by Mr. Griffith and seconded by Mr. Woolley.

Passed Unanimously

ITEM E – Department of Transportation – A request was made for approval for the acquisition and conveyance of properties designated as State Highway Plats 400B and 361C in the Town of Smithfield. Mr. Harris explained that the Department of Transportation is seeking the State Properties Committee’s approval and execution of a Warranty Deed transferring approximately 9,403 square feet of property from Navigant Credit Union to the State of Rhode Island. The Department of Transportation is also requesting the Committee’s approval of and signatures on a Quit Claim Deed conveying approximately 16,800 square feet of State-owned property to Navigant Credit Unit. Mr. Harris indicated that the State of Rhode Island will receive compensation in the amount of Twenty Nine Thousand Five Hundred Eighty-Eight (\$29,588) Dollars from Navigant Credit Union for the

additional State-owned property. Mr. Harris reminded the Committee that the acquisition of the property is for the construction of a turning lane at the northeast portion of the Route 7 and Route 116 intersection in the Town of Smithfield. Chairman Flynn asked how the value of \$4.00 per square foot was determined. Mr. Harris indicated the value was established by an in-house appraisal of the property as well as by an external appraisal conducted by Beretta Appraisal Company. Chairman Flynn asked if both appraisals established the value of the property at \$4.00 per square foot. Mr. Harris indicated that both appraisals determined the value of the land to be \$4.00 per square foot. Mr. Griffith noted that page (2) two of the Action Request Form references a recreational easement at the north end of the subject property. Mr. Harris indicated that said recreational easement will be released at the time of the closing. Mr. Woolley clarified that the State of Rhode Island is not paying any compensation for the property it will receive; however, the State of Rhode Island will receive compensation from Navigant Credit Union in the amount of Twenty-Nine Thousand Five Hundred Eighty-Eight (\$29,588) Dollars for the additional land. Chairman Flynn asked if the property has been offered to the former owner and to the Town of Smithfield. Mr. Harris indicated that the property has been offered to the former owner and to the Town of Smithfield. A motion was made to approve by Mr. Woolley and seconded by Pagliarini.

Passed Unanimously

ITEM F – Department of Transportation – A request was made for conceptual approval to sell approximately 2,600 square feet of land

designated as Plat 404, Lot 14, located in front of 602 Atwood Avenue in the City of Cranston. Mr. DeQuattro indicated that the applicant, Michael Park, presently licenses the subject property from the State of Rhode Island. Mr. DeQuattro indicated that the sale of the subject property will actually clear up all the encroachments and remnant pieces of property along the westerly side of Atwood Avenue, which have been a nuisance for some time now. Chairman Flynn recalled that an issue was raised by the Providence Water Supply relative to another surplus property located in the area. Mr. DeQuattro stated that there was an issue raised by the Providence Water Supply relating to property the Department of Transportation plans to sell to Ranaldi Motors; however, the Department of Transportation has since resolved said issue with the Providence Water Supply Board. Mr. DeQuattro indicated the Department is now seeking conceptual approval to proceed with the appraisal of the property and complete any and all necessary due diligence. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith

Passed Unanimously

ITEM G – Department of Corrections – A request for approval of a Lease Agreement between the Department of Corrections and the Urban League of Rhode Island for office space located at 234 Prairie Avenue, in the City of Providence.

This item was deferred to a future meeting of the State Properties Committee. However, Kevin W. Savage, Administrator of Licensing and Regulations of the Department of Children Youth and Families submitted correspondence addressed to Chairman Flynn, dated

March 14, 2008, concerning the safeguards in place to ensure the safety and well-being of the children in the Urban League of Rhode Island's care at this site.

There being no further business to come before the State Properties Committee, the meeting was adjourned at 10:26 a.m. A motion was made to adjourn by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

Holly H. Rhodes, Executive Secretary