

# **STATE PROPERTIES COMMITTEE MEETING**

**THURSDAY, JANUARY 22, 2009**

**The meeting of the State Properties Committee was called to order at 10:05 a.m. by Chairman Kevin M. Flynn. Other members present were Richard Woolley representing the Rhode Island Department of Attorney General; Robert Griffith representing the Rhode Island Department of Administration; John A. Pagliarini, Jr., and Robert W. Kay, Public Members and Xaykham Khamsyvoravong representing the Rhode Island Office of the General Treasurer, Ex-officio Member. Others in attendance were Meredith Pickering from the Rhode Island Senate Fiscal Office; Charles Donovan from the Rhode Island House of Representatives; Lisa Primiano from the Rhode Island Department of Environmental Management; David Coppotelli, Bruce Gadden, Colleen Kerr and Rick Kalunian from the Rhode Island Department of Transportation; Michael D. Mitchell, Ronald Renaud, Marco Schiappa and John Ryan from the Rhode Island Department of Administration; and Steve Peoples from the Providence Journal.**

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

**A motion was made to defer the approval of the meeting minutes to the next scheduled meeting of the State Properties Committee to be held on February 3, 2009.**

**ITEM A – Department of Administration – A request was made for conceptual approval to perform due diligence and to initiate**

negotiations with the principals of P.J.C. Realty Co. relative to the acquisition of property located at 50 Service Drive in the City of Warwick. Mr. Pagliarini recused himself from voting relative to Item A as one of the bidders is a client of the law firm at which he practices. Mr. Renaud indicated that the capital budget includes funds in the approximate amount of \$8.9 million dollars to renovate a portion of the existing training school building into a facility suitable to house the technology infrastructure of the State of Rhode Island; known as DoIT. Mr. Renaud explained that after carefully examining the architectural plans, he, Director Williams and other members of the staff decided to investigate the commercial market based upon its current downturn. Mr. Renaud noted that said process began with the State Properties Committee's approval of a request for permission to publish a letter of interest. Mr. Renaud explained that two advertisements were placed in the Providence Journal for a term of one week each. Mr. Renaud indicated that the criteria called for a facility of at least 50,000 square feet, which is centrally located. Mr. Renaud indicated that said advertisements gleaned eight suitable responses, which were examined by a review team assembled for this purpose. Mr. Renaud stated that the matter was once again brought before the State Properties Committee at which time the Department of Administration sought permission to issue a formal request for proposals. Upon the Committee's approval, the Department advertised the request for proposals on two separate occasions for one week each time. Mr. Renaud explained that a review commission made up of staff from the Department of Administration, the

Department of Transportation and from DoIT was assembled. The request for proposals garnered approximately fourteen proposals, of which, five of the most suitable proposals were chosen as potential candidates. Mr. Renaud indicated that the deciding criteria focused mainly on affordability. Mr. Renaud stated that the review commission toured all five facilities and created a matrix and ratings chart based upon following criteria: purchase price, retrofit, applicability and any additional benefits available. Mr. Renaud indicated that the list of potential candidates was then shortened to two facilities which the review commission deemed the most suitable. After careful consideration, the review commission unanimously chose the 50 Service Drive property as the successful proposal. Mr. Renaud explained that even after renovating the State's training school, it would only have accommodated DoIT staff from the Johnston Computer Center. The subject property represents the opportunity to centralize the entire DoIT operation into one facility, while maximizing space and ultimately creating a more efficient technology service. Mr. Renaud explained that simply relocating the DoIT personnel currently working at the Department of Administration building will create a substantial amount of usable office space, which could then be utilized to house staff from another agency that is currently leasing office space. Mr. Renaud indicated that this will maximize space within a State-owned building and substantially reduce current rental expenditures. Chairman Flynn noted that the disposing of the Johnston property would create another revenue source as well. Mr. Renaud indicated that as the Service Drive

property requires such minimal renovation to transform it in to suitable facility for the DoIT operation, a substantial amount of time and money will also be saved. Chairman Flynn asked how large the 50 Service Drive facility is. Mr. Ryan indicated that the facility consists of 68,412 square feet, plus an additional 12,000 square foot unfinished basement. Mr. Ryan stated that although the basement is unfinished, it is immaculate and fully equipped with HVAC. Mr. Ryan noted that said basement could immediately be utilized for storage or with a minimum amount of renovation could easily be utilized as additional office space. Mr. Renaud explained that the subject property was formerly a data center for a large company. The company relocated out of state; however, the infrastructure was left fully intact. Mr. Renaud indicated that because the company meticulously labeled the computer center's connections and terminations, the State will save an enormous amount of time and money in terms of reconnecting the same. Mr. Renaud indicated that the company also left behind what he referred to as an uninterruptible power supply together with back up facilities. According to a recent quote, Mr. Renaud noted that it would cost the State approximately \$750,000 to engage a professional service to transform one of the other sites into a fully operational computer center of the same quality as the Service Drive facility. Mr. Renaud indicated the former owners also left behind modular furniture and cubicles all of which are in excellent condition. Mr. Renaud indicated that for most part, the State will only have to clean carpets before it can move staff in. Mr. Ryan provided a site plan for the Committee's review. Mr.

Woolley asked when the facility was built. Mr. Ryan explained that the original structure was built in 1977; however, a two-story addition consisting of 24,000 square feet was built in 2004. Mr. Ryan indicated that the roof of the entire facility was replaced in 2004, when the addition was built. Mr. Woolley asked when the wiring was installed and whether it is up to current standards. Mr. Renaud indicated that the computer data center infrastructure meets the current standards; it is CAT 5 and CAT 6. Mr. Ryan noted that this facility housed the company's central headquarters from which it operated all of its retail stores. Mr. Woolley asked when the company relocated. Mr. Ryan stated that the facility has been unoccupied for approximately one year. Mr. Griffith asked that the scoring methodology be explained. As the subject property scored so highly relative to the 'compliance with the request for proposals' specifications,' Mr. Khamsyvovavong asked that that portion of the scoring be explained as well. Mr. Ryan explained that the architectural firm that had been engaged to redesign the training school property together with State staff members compiled estimates of the cost to renovate each of the five (5) selected sites. Mr. Ryan explained that the Service Drive property scored so highly because it meets the needs of DoIT operation and the specifications set forth in the request for proposals. Mr. Ryan indicated that with some minor renovations, the subject property will be ready for occupancy by the DoIT staff. Mr. Renaud indicated that many of the other facilities were warehouses consisting of cement walls, floors and metal roofs. Mr. Griffith asked that the figures on the attached scoring sheet be explained. Mr. Ryan explained that

there were a maximum number of points that could be attained. Mr. Ryan stated that the maximum number point to be attained for 1) “compliance with RFP specifications” is 50 points; 2) “total cost including renovations” 30 points; 3) “condition of property” is 20 points; and 4) “other circumstances impacting occupancy” is 10 points. Mr. Ryan explained that the category entitled “other circumstances impacting occupancy” refers to whether there is currently a tenant occupying a facility and the date that said tenant is due to vacate the premises as this together with other like factors could potentially complicate the State’s timetable to relocate the DoIT Staff to a new facility. Mr. Griffith noted that the total number of points to be attained was 120 points. Mr. Kay asked how many agencies will be relocated to the new facility. Mr. Ryan explained that the entire DoIT will be relocated to the new facility with the exception of a skeleton crew to be disbursed throughout the larger State agencies. Mr. Renaud stated that actually the new facility will house DoIT’s personnel and the State’s mail operation. Mr. Renaud indicated that as the new facility has a loading dock it will easily accommodate the mail operation. Mr. Renaud believes it could possibly accommodate two additional agencies. Chairman Flynn asked Mr. Ryan if approval is granted today what the next steps in the process will be. Mr. Ryan indicated that the Department of Administration will engage the services of a professional fee appraiser to conduct an appraisal of the subject property. Thereafter, the Department will enter into negotiations with the landlord and then return to the State Properties Committee for final approval of the

acquisition. Mr. Khamsyvoravong asked that the Department of Administration provide an informational breakdown to include the fair market value of the Johnston facility, the total cost to retrofit the new facility, the amount of additional space that will be created for occupancy by other agencies, a list of the agencies being considered for relocation to the Department of Administration building and how the Department intends to maximize State resources relative to this acquisition. Mr. Renaud indicated that a conceptual floor plan of the Department of Administration building illustrating the amount of square footage which will become available upon the relocation of the DoIT staff is currently being prepared. Mr. Renaud indicated that he would provide the Office of the Treasurer with a copy of said floor plan upon its completion. Mr. Khamsyvoravong asked if the sale of the Johnston facility is incorporated in either of the Governor's budgets for 2010, or looking forward. Mr. Ryan indicated that he is unsure whether the proceeds from the sale of the Johnston facility are incorporated in the 2010 budget; however, as the appraisal is out dated, a new appraisal will have to be conducted. A motion to approve was made by Mr. Griffith and seconded by Mr. Woolley. The motion passed four (4) votes "Aye" and one (1) Recusal.

**Four (4) Votes "Aye"**

**Mr. Woolley**

**Mr. Kay**

**Mr. Griffith**

**Chairman Flynn**

## **One (1) Recusal**

**Mr. Pagliarini**

**ITEM B – Department of Administration – A request was made for approval of and signatures on a Lease Agreement by and between the Department of Administration and Growing Children of Providence. Chairman Flynn noted that Growing Children of Providence is the daycare facility located on the ground floor of the Department of Administration building. Mr. Ryan indicated that he is before the Committee seeking final approval and signatures on the First Amendment to Lease for a two (2) year extension of said Agreement subject to 39.2% rental rate increase. Mr. Ryan noted that due to protracted negotiations regarding this Lease and interruptions relating to other more pressing matters, the First Amendment to Lease was temporarily placed on the back burner. Therefore, subject to the Committee’s approval of the two (2) year extension, the Lease Agreement will expire on June 30, 2010. The option term actually commenced on July 1, 2008, and the daycare’s owner is aware that retroactive rental payments at the increased rate are due as of that date. Mr. Ryan indicated that in all likelihood, the State will not enter into a new Lease Agreement with the daycare facility at the expiration of the two (2) year extension. Mr. Ryan indicated that the space will be most likely be utilized for staff from the Department of Administration**

or for an outside agency, which is currently leasing office space elsewhere. Mr. Ryan stated that this is a cost saving consolidation plan that will best serve the needs of the State. Chairman Flynn asked what percentage of the children attending the daycare facility are children of State employees in the Capitol Hill area. Mr. Ryan stated that when the State initially entered into this Lease Agreement, the percentage of children of State employee's attending the facility was much higher; although, the daycare facility continues to reserves space for the children of State employees should the need arise. Chairman Flynn noted that subject to the Committee's approval of the two (2) year extension, the daycare facility's owner will have approximately eighteen (18) months to secure a suitable alternative location. Chairman Flynn asked if the owner is cognizant of the fact that the State no longer intends to lease the subject premises as a daycare facility. Mr. Ryan indicated that the daycare facility's owner is aware that the Lease Agreement will expire in 2010, and that the State in all probability will not enter into a subsequent lease agreement with the daycare facility. Chairman Flynn stated that in all fairness to the daycare provider, the parents and the children, the State should make every effort to provide them with as much advance notice as possible to ensure that alternative arrangements can be made as seamlessly as possible. Mr. Ryan indicated that the State has already made its intentions quite clear; however, the wellbeing of the facility's administrators and employees as well as of the parents and especially the children is of the utmost importance, and that State fully intends to provide as much advance notice as possible

regarding its final decision. Mr. Ryan indicated that the State will ensure that everyone concerned will be given adequate time to secure alternative daycare needs. A motion was made to approve by Mr. Griffith and seconded by Mr. Woolley.

**Passed Unanimously**

**ITEM C – Department of Administration – A request was made for approval of and signatures on a Quit Claim Deed to convey 72 acres of land located behind the Oliver Stedman Government Center in Wakefield to The Conservation Fund. Mr. Mitchell explained that when the parties entered into the Purchase and Sale Contract, they were not aware that the property had been previously transferred to the Refunding Bond Authority. Mr. Mitchell indicated that the State Properties Committee has granted thee (3) extensions of the Purchase and Sale Contract in order to afford the parties time to resolve outstanding title issues. Mr. Mitchell explained that in October 2008, the bonds were finally satisfied and yesterday, January 21, 2009, the Department of Administration received a Quit Claim Deed transferring the Oliver Stedman property back to the State of Rhode Island from the Refunding Bond Authority. Mr. Mitchell noted that Chairman Caprio of the Refunding Bond Authority executed the Quit Claim Deed and the Department of Administration is requesting the Committee ratify said transfer of the entire Oliver Stedman property. Additionally, Mr. Mitchell indicated that there is a second Deed before the Committee, which is the Deed transferring the 72 acre parcel of land to The Conservation Fund. Mr. Mitchell noted that the U.S. Fish and Wildlife Service owns a parcel of land, which abuts**

of the Oliver Stedman property. It is Mr. Mitchell's understanding that a simultaneous closing will transfer the 72 acre parcel to the U.S. Fish and Wildlife Service and it will then become part of the John F. Chafee Preserve. Mr. Ryan clarified that there are actually two parcels of land owned by the U.S. Fish and Wildlife Service, which are currently part of the John F. Chafee Preserve. Mr. Ryan illustrated the location of said parcels of land using the site map and indicated that the subject acquisition will connect the two existing parcels of land enlarging the Preserve. Mr. Mitchell stated that the purchase price of the subject property is \$1,180,000, of which the Department of Administration has already received a \$5,000 dollar deposit. Mr. Woolley noted that the Camp Pastore property, which is also on the agenda, will be preserved as part of this transaction. Mr. Mitchell stated that although he is aware of the Camp Pastore component of the transaction, he is not involved with that part of the acquisition. Chairman Flynn clarified that the Camp Pastore portion of this acquisition is a kind of quid pro quo transaction. Mr. Kay asked if each of the parties commissioned an appraisal of the property. Mr. Ryan indicated that each party had commissioned an appraisal of the subject property. Mr. Woolley stated that this morning was the first he saw of the Quit Claim Deed transferring the 72 acres parcel from the Department of Administration to The Conservation Fund, leaving him very little time to review the same. Mr. Woolley stated that in his opinion the following language contained in the Quit Claim Deed: "Meaning and intending to convey this same property as was conveyed to the Rhode Island Public Building Authority..." leads one

to believe that it is the entire parcel as opposed to the 72 acre parcel of land that is being transferred to The Conservation Fund; although, he noted that Exhibit A clearly illustrates that the property being conveyed is in fact the 72 acre parcel of land. Mr. Mitchell indicated that he believes the parties are clear that 72 acres of land are being conveyed as it is not only described in the deed description, but also in the administrative subdivision plan to be filed with the Town of South Kingstown. Mr. Woolley indicated that he would be more comfortable if the language was revised as follows: “Meaning and intending to convey a portion of the property...” Mr. Mitchell indicated that he would be glad to revise the Deed in accordance with Mr. Woolley’s recommendation. A motion was made to approve the Quit Claim Deed between the Rhode Island Refunding Bond Authority and the Department of Administration by Mr. Woolley and seconded by Mr. Griffith.

**Passed Unanimously**

A motion was made to approve the Quit Claim Deed between the Department of Administration and The Conservation Fund subject to the following revision to Page 1, Paragraph 3: “Meaning and intending to convey a portion of the property...” by Mr. Woolley and seconded by Mr. Griffith.

**Passed Unanimously**

At Ms. Primiano’s request, the State Properties Committee agreed to hear Item E out of sequence.

**ITEM E – Department of Environmental Management – A request was made for approval of and signatures on a Certificate of Transfer by**

and between the Department of Environmental Management and the Department of Mental Health, Retardation and Hospitals for the transfer of approximately 48 acres of land located on Watchaug Pond in the Town of Charlestown formerly known as Camp Pastore. Ms. Primiano explained that the Department of Environmental Management and the Department of Mental Health, Retardation and Hospitals entered into an agreement to transfer a 48 acre parcel of land back to the Department of Environmental Management via a Certificate of Transfer. Ms. Primiano indicated that the subject property was originally transferred from the Department of Environmental Management to the Department of Mental Health, Retardation and Hospitals for proposes of constructing a group home and servicing handicapped adults. Ms. Primiano indicated that Camp Pastore operated on the property for a number of years until last summer. The subject Certificate of Transfer does not reference said agreement; however, the Department of Environmental Management remains open to working with Perspectives, Inc., the organization that has been leasing the property from the Department of Mental Health, Retardation and Hospitals. Ms. Primiano noted that the Department would review the terms and conditions of the Lease Agreement and if an agreement is reached the Department will return to the Committee for final approval. Ms. Primiano indicated that the Department certainly does not want to throw Perspectives or its clients off the land; however, it wants to negotiate the terms of a Lease Agreement within the Department. Ms. Primiano explained that the group home was built on a two (2) acre portion of the entire fifty (50) acre parcel

and therefore, that corner of the property will not be included in the Certificate of Transfer. Ms. Primiano indicated that subject to the Committee's approval of the Certificate of Transfer, she will present a request for approval of a Conservation Easement between the Department of Environmental Management and The Nature Conservancy granting an easement to be preserved in perpetuity. A motion was made to approve by Mr. Woolley and seconded by Mr. Kay.

#### **Passed Unanimously**

**ITEM D – Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement by and between the Department of Environmental Management and The Nature Conservancy for property located in the Town of Charlestown formerly known as Camp Pastore. Ms. Primiano stated that the Department wishes to place a Conservation Easement over of the property and The Nature Conservancy was selected as the recipient of said easement. Ms. Primiano noted that there is a small land trust within the Town of Charlestown; however, in terms of longevity, the Department was not sure said land trust would survive in perpetuity. Therefore, as The Nature Conservation is an international organization, the Department felt it would be a more appropriate holder for the Conservation Easement. Ms. Primiano noted that the Department did not place as many restrictions as would normally be included, as the Department hopes to continue some type of camp facility on the property and does not want restrictions that would prevent that possibility in the future. Chairman Flynn asked if the**

property would remain in the Department's purview if it is leased to Perspective's, Inc. Ms. Primiano indicated that the property will remain in the Department's purview regardless of whether or not it is leased to Perspective's, Inc. Ms. Primiano indicated that the Department has had some internal discussion regarding whether some tent camping will be made available to the general public on the site. Ms. Primiano noted that once the property is transferred to the Department of Environmental Management, it will have to thoroughly evaluate the property to determine how to best utilize the site and assess any future expenses associated with the property in terms of clean up. Mr. Griffith noted that it appears there is a historical cemetery located on the subject property. Mr. Griffith asked if the Certificated of Transfer should contain language recognizing the existence of the historical cemetery. Ms. Primiano indicated that she is not entirely sure; however, as the cemetery is inclusive of the subject property's land boundaries, she assumes it will be transferred back to the Department of Environmental Management as well. Mr. Pagliarini noted that the cemetery would be listed on the title policy as an exception. A motion was made to approve by Mr. Woolley and seconded by Mr. Kay.

**Passed Unanimously**

**ITEM F – Department of Environmental Management – A request was made for approval of and signatures on a Purchase and Sale Contract by and between Ferolbink Farms, Inc. and the Department of Environmental Management on behalf of the Rhode Island Agricultural Land Preservation Commission for the acquisition of**

agricultural development rights over approximately 132 acres of land located in the Town of Tiverton and fee interest in 13 acres of land located in the Town of Little Compton. Ms. Primiano indicated that the Department has been working on this project for approximately 15 years. The matter was most recently deferred at a meeting back in July 2008, due to some funding issues. Ms. Primiano explained that the Department received an earmark from NOAA, through the KERP Program, to assist with the purchase of the property; however, the Department was later informed that the KERP Program will not fund active farmlands. Therefore, after a little scrambling, the funding for the project is now in place. The total purchase price for this acquisition is \$4 million dollars, which will be funded from various sources including a contribution of \$500,000 from the Department of Environmental Management's Open Space Program; the Rhode Island Agricultural Land Preservation Commission has contributed \$500,000; USDA-Federal Farm and Ranch Lands Protection has contributed \$1.2 million dollars; The Nature Conservancy has contributed \$900,000; the Little Compton Agricultural Land Conservancy/Tiverton Land Trust have contributed \$250,000; the State Wildlife Incentive Grant provided \$282,078 and NOAA's Coastal and Estuarine Land Preservation Program has contributed \$467,922. Mr. Griffith asked who will farm the property. Ms. Primiano indicated that Mr. Peckham will continue to farm the property. Mr. Griffith asked if the agricultural rights are transferable. Ms. Primiano indicated that the property can be sold subject to the agricultural restrictions. Mr. Woolley noted that the Purchase & Sale

**Contract contains contingencies dating back to 2008. Ms. Primiano explained that the dates are a result of the Agreement being executed some time ago; however, the Department has assurances from both the property-owner and his attorney that he will waive said contingencies. Mr. Pagliarini stated that relative to Mr. Woolley's question, Section 11 of the Agreement states: "At Closing, Buyer shall provide a life lease back to Jason Peckham at no rent and on such other terms as are mutually acceptable to the parties, as to a portion of the Fee Premises located in the northeastern portion thereof, constituting approximately 2 acres to be used for agricultural purposes. Terms of the lease shall require that if the property ceases to be used for agricultural purposes for a period of twelve months or greater, the lease may be terminated by the Buyer." Mr. Pagliarini indicated that if Mr. Peckham has a life lease of the property, he questions whether the property is transferable to anyone other than himself. Ms. Primiano indicated that the 2 acres of land, which is being referred to here, is the portion of the property that is located in Little Compton and to which the Department will be acquiring fee title; therefore, Mr. Peckham will no longer own that portion of the property at closing. Ms. Primiano explained that Mr. Peckham is farming a small portion of the 13 acres and did not want to relinquish his rights to that portion; therefore, the Department agreed that as long as Mr. Peckham is alive and is farming, he would be allowed to lease the 2 acres of land back. A motion to approve was made by Mr. Woolley and seconded Mr. Griffith. Passed Unanimously**

**ITEM G – Department of Transportation – A request was made for**

approval of and signatures on a License Agreement by and between the Department of Transportation and Roger and Debbie Boltrushek for the use of 1,155 square feet of land located adjacent to 860 Round Top Road in the Town of Burrillville for the purpose of maintaining an existing fence. Mr. Coppotelli explained that the License Agreement is for a term of five (5) years. The fee is \$300 per year and at the end of the third year, the fee will be re-evaluated. Mr. Coppotelli indicated that this Agreement was approved by the Land Sales Committee on August 18, 2008. Mr. Coppotelli provided the Committee with a site map of the subject property and illustrated the location of the fence. A motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith. **Passed Unanimously**

**ITEM H – Department of Transportation – A request was made for approval of and signatures on a Temporary Use Agreement by and between the Department of Transportation and the Town of Tiverton to allow the Department of Transportation to access private property for the removal and replacement of a portion of a concrete driveway. Mr. Kalunian explained that the Department of Transportation will soon advertise its 1R Improvements to Route 138 (Main Road) in the Town of Tiverton. Mr. Kalunian noted that as the design was being finalized, it came to the Department's attention that there is a pipe that needs to be replaced in front of the fire station. Said pipe is part of a 50 year old drainage system. The Town of Tiverton agreed to pay for the repair of the pipe in advance, which will help the Department maintain the integrity of its sidewalk going forward. Mr. Kalunian explained that the Department agreed to repair the concrete sidewalk**

**and the concrete apron in front of the fire station. The Department has to access the Town's property in order to complete the installation of the concrete apron and this Agreement will allow the Department to enter the property to complete the work. Mr. Kalunian indicated that there is no monetary compensation associated with this Temporary Use Agreement. A motion was made to approve by Mr. Griffith and**

**seconded by Mr. Kay.**

**Passed Unanimously**

**ITEM I – Department of Transportation – A request was made for approval of and signatures on a Permanent Loop Detector Easement Agreement by and between the Newell Realty Corporation and the Department of Transportation. Mr. Kalunian explained that Newell Realty Corporation applied to the Department of Transportation for a physical alteration permit. Mr. Kalunian indicated that Newell Realty Corporation constructed a CVS Pharmacy and erected a traffic signal at the location. The Permanent Loop Detector Easement Agreement will allow the State to maintain and repair the loop inductors, which are located on Newell Realty Corporation's property. A motion to approve was made by Mr. Kay and seconded by Mr. Woolley.**

**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. Griffith and seconded by Mr. Kay. A roll call vote was taken and the votes were as follows: Mr. Griffith voted “Aye”, Mr. Pagliarini voted “Aye”, Mr. Woolley voted “Aye”, Mr. Kay voted “Aye” and Chairman Flynn voted “Aye”.**

**The State Properties Committee closed the Executive Session and returned to**

**the open session of the meeting at 11:02 a.m.**

**ITEM E1 – Department of Transportation – A request was made for approval of and signatures on a Certificate of Land Transfer for the transfer of land from the Department of Environmental Management to the Department of Transportation. After discussion in Executive Session, a motion was made to approve by Mr. Pagliarini and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM E2 – Department of Transportation – A request was made for reauthorization to acquire land in the City of Warwick for wetlands mitigation in conjunction with the Freight Rail Improvement Project adjacent to the Wellington Avenue Bridge. After discussion in Executive Session, a motion was made to approve by Mr. Griffith and seconded Mr. Kay.**

**Passed Unanimously**

**There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:03 a.m. A motion was made to adjourn by Mr. Griffith and seconded by Mr. Woolley.**

**Passed Unanimously**

---

**Holly H. Rhodes, Executive Secretary**