

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, JULY 7, 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 Robert Griffith representing the Rhode Island Department of Administration; Robert W. Kay and John A. Pagliarini, Jr., Public Members. Others in attendance were Anthony Paolantonio from the Rhode Island House of Representatives; Meredith Pickering from the Rhode Island Senate Fiscal Office; John Faltus from the Rhode Island Department of Environmental Management; John Ryan and Deborah White from the Rhode Island Department of Administration; Deborah Barclay from the Rhode Island Department of Human Services; Bruce Cadden from the Rhode Island Department of Transportation; Ms. Mary Ellen McQueeney-Lally from the Rhode Island Department of Labor and Training; Brian Quillian from the International Society of Pharmacoepidemiology (the "ISP"); and Paul Larrat from The University of Rhode Island.

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

A motion was made to approve the regular minutes from the State Properties Committee meeting held on May 26, 2009, by Mr. Pagliarini and seconded by Mr. Kay.

Passed Unanimously

A motion was made to approve the regular minutes from the State

Properties Committee meeting held on June 9, 2009, by Mr. Pagliarini and seconded by Mr. Griffith.

Passed Unanimously

ITEM A – Department of Administration – A request was made for approval of and signatures on a License Agreement by and between the Department of Administration and the International Society for Pharmacoepidemiology for use of the State House Rotunda and Bell Area for its Twenty-fifth (25th) Annual Meeting on Sunday, August 16, 2009. Ms. White explained that the ISP wishes to hold its 25th annual meeting at the State House and utilize the Rotunda and Bell Area. Ms. White indicated that it is expected that between 400 and 500 individuals will attend this meeting over the course of the evening. Mr. Quillian indicated that this particular portion of the annual meeting is actually the welcoming reception. The annual meeting attracts leaders in the field of Pharmacoepidemiology from around the world and the United States. The University of Rhode Island is extremely honored that the ISP has chosen to hold its 25th annual meeting in Providence, Rhode Island. Chairman Flynn asked if beer and wine will be served during the reception. Mr. Quillian indicated that beer and wine will be served during the reception. A motion was made to approve by Mr. Griffith and seconded by Mr. Pagliarini.

Passed Unanimously

ITEM B – Department of Environmental Management – A request was made for approval of and signatures on a License Agreement by and between the Department of Environmental Management and Mr.

Caswell Cooke and the Misquamicut Business Association to utilize a portion of Misquamicut State Beach for the Fifth (5th) Annual Misquamicut Music Festival on Saturday, July 25, 2009. Mr. Faltus noted that this the fifth (5th) consecutive year that Mr. Caswell Cooke and the Misquamicut Business Association, with the support and close sponsorship of the Town of Westerly, has requested the use of a portion of Misquamicut State Beach for the Misquamicut Music Festival. Mr. Faltus indicated that they are requesting permission to utilize this portion of the beach from 12:00 p.m. on Friday, July 24, 2009, through 8:00 a.m. on Sunday, July 26, 2009. There have been no problems associated with the festival over the past four (4) years. Admission to the festival is free of charge and it is open to the public.

Mr. Faltus noted that Mr. Caswell submitted a letter from Louis Panciera, Inc., his insurance provider, which states that Mr. Caswell has not yet secured the appropriate insurance coverage; however, upon the approval of the State Properties Committee and upon obtaining all necessary permits, he will secure suitable liability insurance coverage forthwith. Mr. Faltus explained that previously the Committee has approved this License Agreement subject to the submission of a certificate of insurance and endorsement prior to the date of the event. Mr. Faltus confirmed that Mr. Caswell has continually secured the liability insurance coverage in a timely manner. Mr. Griffith commented that the festival has been a very successful and peaceable event over the past four years. Mr. Kay asked that the Department ensure that product liability is included in the insurance policy. A motion was made to approve subject to the

submission of an updated certificate of insurance to the State Properties Committee 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 License Agreement by and between the Department of Environmental Management and Eugene Pezzulli/Autos of the World for the sixth (6th) annual car show to be held at Goddard Memorial State Park from July 24, 2009, through and including July 26, 2009. Mr. Faltus stated that this event has been held at Goddard Memorial State Park for the past five (5) years. Mr. Faltus indicated that this is a charitable event, with a portion of the proceeds being forwarded to local charities. Mr. Faltus noted that the car show is open to the public and admission is free of charge. This event has been a successful event with no major problems being associated with it in the past. A motion was made to approve by Mr. Griffith and seconded by Mr. Pagliarini.

Passed Unanimously

ITEM D – Department of Labor and Training – A request was made for approval of and signatures on a Memorandum of Understanding by and between the Department of Labor and Training, the Department of Health and the Department of Environmental Management relative to the annual Farmers' Market scheduled to take place from July 24, 2009, through and including September 25, 2009. Ms. McQueeney-Lally stated that this is the fourth (4th) consecutive year that this Farmers' Market has been held at the Pastore Campus in Cranston. The market is held one day per week on Friday. Mr.

Pagliarini asked if receptacles are provided for trash disposal related to the market. Ms. McQueeney-Lally indicated that although she is unsure whether additional receptacles are provided, there have been no complaints concerning litter over the past four (4) years.

A motion to approve was made by Mr. Pagliarini and seconded by Mr. Kay.

Passed Unanimously

ITEM E – Department of Human Services – A request was made for conceptual approval to terminate the existing Lease Agreement for office space located at 110 Enterprise Center in the Town of Middletown and for permission to advertise for new space via the normal Request for Proposals process. Mr. Ryan stated that the landlord’s representative contacted the Department and indicated that the landlord wishes to recapture the subject premises. Mr. Ryan explained that an existing tenant, Advanced Financial Services, (“AFS”) wishes to lease the space currently occupied by the Department for purposes of expanding its business. Said expansion is expected to create between fifty (50) and seventy-five (75) new jobs. Mr. Ryan indicated that the Department wishes to work with the landlord in order to facilitate the expansion of AFS and the resulting employment opportunities; however, the Department will need time to advertise a Request for Proposals to solicit bids for alternative space before relinquishing the current premises. Mr. Ryan noted that the existing Indenture of Lease is due to expire on December 31, 2010, with no further extension options available. Therefore, the Department will be seeking alternative space within the next eighteen

(18) months in any event. Chairman Flynn asked what the square footage of the current space is. Mr. Ryan stated that it consists of approximately 9,400 square feet. Mr. Ryan also noted that as the Department is expanding its services, it is inevitable that a larger space will have to be secured in the not too distant future. Mr. Ryan explained that the Department of Labor and Training (the “DLT”) is creating six (6) new positions as a result of recently received stimulus funds and the Department of Human Services intends to co-locate with the DLT creating a kind of one-stop facility in Middletown. Mr. Pagliarini asked if he is correct in assuming that there will not be any penalties associated with this transaction as the landlord is requesting the termination of the existing lease. Mr. Ryan indicated that no penalties will be assessed as a result of the termination of the lease. Mr. Ryan stated that in fact the Department plans to reach out to the landlord for assistance in relocating. A

motion was made to approve by Mr. Pagliarini and seconded by Mr. Kay.

Passed Unanimously

ITEM F – Department of Transportation – A request was made for conceptual approval to dispose of approximately 1,500 square feet of surplus property located adjacent to Route 95 north and 305 Wellington Avenue in the City of Cranston. Mr. Cadden explained that the subject property is located directly adjacent to the applicant’s existing business, New England Fence Company. The applicant wishes to utilize the subject property to expand its storage capacity

and to generally maintain the property.

A motion was made to approve by Mr. Pagliarini and seconded by Mr. Kay.

Passed Unanimously

ITEM G – Department of Transportation – A request was made for conceptual approval to dispose of approximately 6,576 square feet of surplus property located adjacent to Route 295 north and Providence Street (Route 33) in the Town of West Warwick. Mr. Cadden stated that the subject property is located directly along the highway line; however, the Department has received written approval from the Federal Highway Administration to move said highway line. The developer intends to utilize the subject property in order to comply with Town of West Warwick’s green-space requirements; therefore, said parcel will not be developed. Mr. Griffith asked if the deed will include a restriction to that effect. Mr. Cadden indicated that the deed will include said restriction. The applicant is also granting the Department of Transportation access for maintenance purposes. Chairman Flynn asked what type of development the applicant intends to build. Mr. Cadden stated the applicant intends to build condominiums units or apartments. Mr. Pagliarini asked that when the an appraisal of the subject property is conducted, the appraiser take into consideration the potential for the developer to construct an additional unit based upon the aggregate square footage, which could certainly increase the value of the property. A motion was made to approve by Mr. Griffith and seconded by Mr. Kay.

Passed Unanimously

ITEM E1 – Department of Transportation – A request for approval to proceed with the acquisition of land in connection with the Freight Rail Improvement Project, located at Wellington Avenue Railroad Bridge in the City of Warwick. This item is deferred to the next scheduled meeting of the State Properties Committee on Tuesday, July 21, 2009.

There being no further business to come before the State Properties Committee, the meeting was adjourned at 10: 22 a.m. A motion was made to adjourn by Mr. Griffith and seconded by Mr. Pagliarini. Passed Unanimously

Holly H. Rhodes, Executive Secretary