

## **STATE PROPERTIES COMMITTEE MEETING**

**TUESDAY, OCTOBER 25, 2011**

The meeting of the State Properties Committee was called to order at 10:25 a.m. by Chairman Ronald N. Renaud. Attendance of the members was taken by roll call and the following members made their presence known: Robert Griffith representing the Rhode Island Department of Administration; Richard Woolley and Sue Urso representing the Rhode Island Department of Attorney General; Lawrence S. Eichler, Public Member; and Andrew Marcaccio representing the Rhode Island Office of the General Treasurer, Ex-Officio Member. Others in attendance were Anthony Robinson from the State of Rhode Island General Assembly; Kelly Carpenter from the Rhode Island Senate Fiscal Office; Robert Jackson, William McCarthy, Richard Kalunian, Anthony Barone, Annette Jacques, Colleen Kerr, and Bruce Cadden from the Rhode Island Department of Transportation; Mary E. Kay and Lisa Primiano from the Rhode Island Department of Environmental Management; Louis Saccoccio and Gary Lulli from the University of Rhode Island; Michael D. Mitchell and Deborah White from the Rhode Island Department of Administration; Anthony J. Bucci, Jr., and Katherine Kelly from the Narragansett Bay Commission; Brian Bucci from North Kingstown Pharmacy Associates, LLC; Michael Bestwick from the Town of North Kingstown.

Chairman Renaud stated for the record that the State Properties

**Committee did have a quorum present.**

**A motion was made to approve the minutes of the State Properties Committee meeting held on August 30, 2011, by Mr. Griffith and seconded by Mr. Woolley.**

**Passed Unanimously**

**A motion was made to hear Item F out of sequence for immediate consideration by the Committee by Mr. Woolley and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM F – Board of Governors for Higher Education/University of Rhode Island – A request was made for approval of and signatures on a Lease Agreement, by and between, the Board of Governors for Higher Education/University of Rhode Island and the International Gallery for Heritage & Culture (“Gallery”) for the premises located in Room 224 of the Shepard Building, 80 Washington Street in the City of Providence. Mr. Saccoccio explained that the Lease Agreement before the Committee concerns office space consisting of approximately 120 square feet of office space, which the University intends to lease to the Gallery for a period of one (1) year with an option to renew said Lease Agreement for an additional term of one (1) year. Mr. Saccoccio noted that it is a well known fact that the University of Rhode Island is one of the original land grant universities; however, a little known fact is that the University of Rhode Island has two (2) other designations. The first being the Sea Grant University recognized by the federal government. The second and more recent is an urban grant also recognized by the federal**

government, in which one of our missions is to reach out to the urban community. The University's Providence campus has an urban arts and cultural program. The University has collaborated with the Gallery in the past in presenting exhibits and for their assistance in reaching out to the urban community. Mr. Saccoccio stated that the University is confident that the agreement to allow the Gallery to occupy the subject premises will allow said collaboration to grow as the University proceeds with the Urban Grant Program. The Gallery was founded in 1996, by Linda A'vant Deishinni and Munir D. Mohammand. Both Linda and Munir are here today and will gladly answer and/or address any questions or concerns the Committee may have concerning the Gallery. Mr. Saccoccio indicated that basically the Gallery utilizes art and history to promote cultural understanding. Their community out reach programs includes exhibitions, educational programs, lectures, performances and space beautification projects. Mr. Saccoccio indicated that the Gallery enjoys partnerships with myriad museums, educational institutions and organizations as well as providing art and cultural enrichment programs for the State of Rhode Island. The University is confident that this union between the University's urban program and the Gallery will be tremendously beneficial to the University's student body, its faculty together with the local urban community. Mr. Saccoccio respectfully requested the State Properties Committee's approval of said Lease Agreement. Mr. Eichler indicated that he and Mr. Saccoccio had previously discussed the subject Lease Agreement and at that time, Mr. Eichler expressed his opinion that the

University should include language which allows for the termination of said Lease Agreement upon thirty (30) days written notice to the Leasee. Additionally, Mr. Eichler stated that he had questioned whether the two (2) parking spaces being provided for use by the Gallery would be the responsibility of the State or the Gallery. Mr. Saccoccio explained that tenants and employees of the Shephard Building utilize parking spaces at the Convention Center and it is Mr. Saccoccio's understanding that this arrangement is a direct allocation from the legislature to the Board of Governors for Higher Education. Mr. Eichler asked whether the Gallery has provided the University with the appropriate Certificate of Insurance evidencing that the required liability insurance coverage has been secured. Mr. Saccoccio stated that the University has not yet received the Certificate of Insurance, but would ask that the Committee approve the License Agreement subject to the submission of the Certificate of Insurance. Lastly, Mr. Eichler previously requested that the Assignment and Subletting provision of the Lease Agreement be revised to include language that stipulates that subletting or subleasing the premises to any third party by the tenant is strictly prohibited. Mr. Saccoccio stated that he will personally see to it that said language is added to the Assignment and Subletting provision of the Lease Agreement and, once again, respectfully requests that the Committee grant approval subject to the Agreement being revised to include said language. A motion to approve was made by Mr. Woolley subject to the submission of the appropriate Certificate of Insurance and subject to the revision of the "Assignment and

**Subletting” provision to include language that strictly prohibits the subletting or subleasing of the subject premises to any third party. Said motion was seconded by Mr. Griffith.**

**Passed Unanimously**

**OLD BUSINESS – Department of Transportation – A request was made for conceptual approval to convey 72,224 square feet of State-owned property located at Route 102 (Ten Rod Road) and Route 2 (Quaker Lane) in the Town of North Kingstown to the North Kingstown Pharmacy Associates, LLC. Mr. Carcieri presented several hand-outs to the Committee for their review. Mr. Carcieri stated noted that with him today is legal counsel for the Department of Transportation (“Department”) Annette Jacques together with members of the Department’s appraisal unit, Anthony Barone and Paul Vincent. Also in attendance is Mr. Brian Bucci, Principal of the North Kingstown Pharmacy Associates and the owner of the property tendered as the replacement site for the existing North Kingstown Park-n-Ride facility. By way of background, Mr. Carcieri explained that in August of 2009, with the approval of the State Properties Committee, the Department advertised the sale of the North Kingstown Park-n-Ride facility located at Routes 2 and 102 in the Town of North Kingstown via a formal Request for Proposals (“RFP”). Said Park-n-Ride facility comprises approximately 72,000 square feet of land and accommodates parking spaces for 89± motor vehicles daily. Mr. Carcieri stated that this is a well used park-n-ride and one of the Department’s oldest facilities of this type. Mr. Carcieri stated that the Department was approached by two (2) developers who**

**expressed interest in the North Kingstown Park-n-Ride site for purposes of commercial development. Both developers suggested that they would tender an alternate site for a replacement park-n-ride facility in close proximity to the existing site. Based upon said information, the Department issued the aforementioned RFP which resulted in eight (8) interested parties attending the pre-bid conference held in August of 2009. Mr. Carcieri noted that one (1) proposal was tendered by Mr. Bucci representing North Kingstown Pharmacy Associates, Inc. Mr. Carcieri indicated that during discussions with Mr. Bucci and his attorney regarding his proposal, the Department learned that there had been a misunderstanding between the State's expectations and the applicant's intentions. Mr. Carcieri explained that the RFP specifically stated that the successful applicant shall provide the State with an alternate location for its park-n-ride facility, construct a new park-n-ride facility and pay monetary compensation for any differential in the value between the State's land and the proposed replacement site. Mr. Carcieri stated after approximately one (1) year and myriad discussions between the parties, the developer finally accepted the State's terms and conditions set forth in the RFP. Mr. Carcieri indicated that the fact sheet presented to the Committee delineates the results of said negotiations. Mr. Carcieri explained that if this proposal is recommended by the State Properties Committee, the State will receive a new park-n-ride facility located near the existing facility and will include twenty (20) additional parking spaces. Mr. Carcieri stated that the State will receive monetary compensation in the amount of**

**\$365,000.00 representing the differential in the value between the replacement park-n-ride site and the value of existing site. Additionally, the State will receive a new park-n-ride facility comprising 109 parking spaces at absolutely no cost to the State. Mr. Carcieri noted that those are the rudiments of the proposed transaction and the parties are here today seeking the Committee's approval of the stated proposal as well as permission to enter into binding negotiations with the applicant. This request was previously presented to the State Properties Committee on or about August 30, 2011, at which time the Committee asked that Department obtain written correspondence from both the Town of North Kingstown and from the Rhode Island Public Transit Authority ("RIPTA") evidencing their approval and support of the applicant's proposal. Mr. Carcieri indicated that the Department recently received the requested correspondence from both the Town and from RIPTA. RIPTA has approved the proposed replacement site from the prospective that its buses will be able to turn around, drop off and take on passengers with substantially more ease. The Town of North Kingstown has also reiterated its support of the proposed exchange as well as the location and construction of the new park-n-ride facility. Additionally, the applicant submitted a document which addresses the potential for employment opportunities in the event his proposal to construct a CVS Pharmacy on the existing park-n-ride site is approved. The applicant anticipates that approximately twenty (20) new full-time/part-time jobs will be generated as a result of this project. Mr. Carcieri explained that one of the most compelling arguments**

concerning this proposal is that the current North Kingstown Park-n-Ride facility is surrounded by commercially developed properties. As illustrated by the photo-exhibit provided to the Committee, the existing park-n-ride facility is located in the midst of several businesses including Dunkin Donuts, Home Depot and the Stop & Shop Plaza directly across the street. Mr. Carcieri noted that it is a well established fact that the highest and best use of this property is commercial development. Mr. Carcieri indicated that when the North Kingstown Park-n-Ride facility was constructed over twenty (20) years ago, the surrounding commercially developed properties did not yet exist. The park-n-ride facility was essentially a patch of paved land in the midst of vacant land. Mr. Carcieri explained that over the years and as more and more of the surrounding properties have been commercially developed, the location of the park-n-ride facility no longer seemed suitable. The subject property now begs to be commercially developed in keeping with the transformation of the surrounding area. Mr. Carcieri reiterated that this is one of the Department's most compelling arguments in support of its recommendation that the applicant's proposal be approved. Mr. Carcieri indicated that the panel of representatives would be happy to answer any questions or address any concern that the Committee may have at this time. Chairman Renaud asked whether the Department has adequately addressed all questions and concerns previously raised by the Committee at the meeting of August 30, 2011. Mr. Griffith remembered expressing his concern that a thorough physical inspection of the replacement site

should be conducted to access its stability and suitability. Mr. Carcieri presented the applicant's development plans for the Committee's review. Concerning the development of the proposed replacement parcel owned by Mr. Bestwick, Mr. Carcieri noted that there is a deliberate attempt to steer clear of the wetlands and lower portions of the parcel. The park-n-ride facility will actually be constructed on the foremost portion of the property which fronts Quaker Lane. Mr. Carcieri recalled that the Committee expressed some concern relative to the potential liability to the State if in the future some sort of alteration to the property occurred such as a sinkhole. Mr. Carcieri indicated that after discussing this issue, the applicant has agreed to post a performance bond for a fixed period of time once the State takes title to the property; however, in fairness to the applicant, the request for a bond cannot be granted in perpetuity. Therefore, the applicant has agreed to post a bond for a period of five (5) years which will indemnify and hold the State harmless in the event that anything unlikely occurs on the replacement site within said five year period. Mr. Carcieri reminded the Committee that the construction design will be closely monitored by the Department's Construction Division so if any site conditions exist that could be detrimental or problematic in the future, the Department will ensure that said issue is addressed and remedied by the developer forthwith.

Mr. Griffith also recalled some discussion as to whether this transaction would cause RIPTA to be in competition with itself because of the propensity for commuters to utilize the train as opposed to the bus as their preferred mode of transportation. Mr.

**Carcieri indicated that this issue was also discussed at length and it was determined that because the commute by train from Warwick to Providence will cost a passenger \$4.00 as opposed to the \$2.00 fee charged for bus transportation, the number of commuters utilizing the bus will not vary significantly. However, Mr. Carcieri noted that the Department can not assure the Committee with all certainty that there will be no duplication and/or an increase in the number of commuters utilizing the train. Although, the Department is fairly confident that the commuters that have thus far chosen to utilize the bus system will not likely choose to take the train as a result of the close proximity between the two (2) facilities.**

**Mr. Carcieri indicated that as the new park-n-ride facility will include an additional twenty (20) parking spaces, it is the Department's hope that the number of individuals utilizing the facility will actually increase. Chairman Renaud stated that he has had an opportunity to speak with Director Lewis and he indicated that because Wickford Junction Train Depot is a pay-for park facility and in view of the increased fee to ride the train, both the Department and RIPTA are confident that the bus system will not experience any significant drop in passengers or revenue as a result of the close proximity between the two (2) facilities. Mr. Eichler indicated that that prospect of alternate replacement sites was also previously discussed, but was not addressed by the Department during its presentation today. Mr. Eichler indicated that he previously suggested that rather than attempt to predicate the sale of the State's property upon the bidder's ability to provide a replacement site, it would be more beneficial to**

the State to simply sell the property outright. Mr. Eichler also recalled questioning whether the State owns property in the area and also remembers mention of a large tract of land located adjacent to the existing Park-n-Ride site. Mr. Eichler asked whether the Department has made any attempt to identify State-owned property which would be suitable as a replacement site for the new park-n-ride facility and further, what the status is of the aforementioned property located adjacent to the existing site. Mr. Carcieri indicated that the property located adjacent to the existing park-n-ride facility is not for sale and stated that it is unlikely that the State would exercise its ability to condemn or employ eminent domain to acquire said property for the construction of a new park-n-ride facility. The Department also investigated if there were larger tracts of State-owned property located nearby and discovered that there were none. Mr. Carcieri indicated that the amount of land necessary to accommodate 89 parking spaces equals approximately 75,000 square feet. However, Mr. Carcieri stated that although the State owns a substantial amount of land, none of it appears to be located within a convenient proximity to the existing park-n-ride. Mr. Carcieri indicated that the issue for the Department is simply a matter of how far is too far and within how large a radius the search should be confined. Mr. Carcieri assured Mr. Eichler that within the immediate environs of the existing park-n-ride facility there are no large tracts of State-owned land available. Mr. Carcieri reiterated that the State can always acquire and condemn property for a bona fide public purpose; however, the Department is not prepared to do so for the purpose of constructing a

replacement park-n-ride. Mr. Carcieri noted that the State's compelling arguments concerning this matter are that although the existing park-n-ride facility is satisfactory, the State has been offered an opportunity to gain an enhanced facility as well as much needed revenue while allowing the commercial development of a parcel of land that is best commercially developed. Mr. Carcieri stated that if it is the Committee's decision to decline the Department request, the Department will proceed as usual, but the Department strongly believes that this transaction offers a rare opportunity for to gain genuine enhancement for the State of Rhode Island. Mr. Eichler asked within what radius the Department confined its search for an alternative site. Mr. Carcieri indicated that in view of the fact that the State owns another a park-n-ride facility located nearby where State Highway 4 ends on Quaker Lane, the Department confined its search to an area within approximately a mile and a half of the existing North Kingstown Park-n-Ride facility. Mr. Eichler asked if the Department contacted the owner of the property located adjacent to the existing park-n-ride facility to inquire whether the land may be for sale. Mr. Carcieri stated that the Department checked the listing of properties currently for sale in the area and noted that the property located adjacent to the existing facility was not listed for sale, but indicated that the Department did not attempt to identify the owner for the purposes of inquiring whether the whether the property-owner may be willing to sell the land. Chairman Renaud indicated that his biggest concern is whether the proposal before the Committee is in fact the best deal for the State of Rhode Island. Chairman Renaud

indicated that he is more concerned with the numbers than with the concept. Chairman Renaud stated that he is confident in terms of the concept of this transaction and that he is satisfied with the majority of the due diligence conducted by the Department; however, his problem with this transaction is the fact that the State will receive \$365,000.00 for a parcel of land that has been appraised for well over \$1 million dollars. Chairman Renaud stated that it appears the State is giving up a highly visible, prime piece of real estate to relocate an existing facility down the street at a location that is not nearly as convenient to commuters and for all of that the State will ultimately receive \$365,000.00; not to mention that there is no assurance that existing problems or that no future problems will develop on the proposed replacement site. Mr. Carcieri noted the Chair's concerns, but reminded him that not only would the State receive \$365,000.00 in monetary compensation, but it will also receive a brand new replacement facility worth \$594,000.00, which will include a performance surety for a period of five (5) years. That being said, Mr. Carcieri assured Chairman Renaud that he is very sensitive to his concerns as to whether this transaction will prove to be a windfall for the State or a detriment. Mr. Carcieri agreed that \$365,000.00 does not seem to be a large amount of money in the scheme of things; however, he asked that Chairman Renaud not lose sight of the opportunities created by this transaction. This proposal offers various enhancements, which include a new more expansive park-n-ride facility, the commercial development of a parcel that is amidst commercial development, the creation of employment

opportunities and the endorsement of other State agencies. Chairman Renaud commended Mr. Carcieri for making an articulate and compelling presentation in favor of the proposed transaction; however, he stated that for him, the receipt of a mere \$365,000.00 dollars as compensation for a far more valuable parcel of land is the component that troubles him greatly. Mr. Woolley asked what the tax implications are for putting this property back on the tax roll. Chairman Renaud indicated that these are the sort of questions he is most concerned with and asked that the Department provide more information relative to the monetary enhancement the State stands to gain as a result of this transaction. Mr. Eichler asked what method was employed to establish the value of \$625,000.00 for the replacement site. Mr. Carcieri stated that the value of the replacement site was established by an appraisal conducted by Thomas Andolfo, who is a highly respected appraiser in the State of Rhode Island and beyond. Additionally, Mr. Andolfo's appraisal was reviewed by the Department's Appraisal Division, which found it to be a reliable and accurate assessment of the property's value. Mr. Bucci asked the Committee to consider that the State will receive \$625,000.00 representing the appraised value of the replacement site in accordance with an appraisal commissioned by the State of Rhode Island, together with the \$365,000.00 that he has agreed to pay as compensation for the State's land, plus the construction of a new park-n-ride facility worth between \$400,000.00 to \$500,000.00. After taking into account all these enhancements it should seem clear that the State will actually receive enhancement totaling in excess of

**\$1,400.000; not the \$365,000.00 he has repeatedly heard mentioned. Mr. Eichler reminded Mr. Bucci that the State already owns the existing park-n-ride parcel which is valued at \$1.4 million. Mr. Bucci asked Mr. Eichler if he has seen the condition of the existing park-n-ride facility. Mr. Eichler indicated he had. Mr. Bucci stated that Mr. Eichler must then know that the existing park-n-ride site is in deplorable condition. Mr. Bucci indicated that there are various environmental issues associated with the existing facility. For example, it does not meet the current standards in terms of storm water drain off or pollution control. Mr. Bucci stated that he believes that the proposed transaction is more than fair and equitable and respectfully requests that the Committee review all the facts and variables before making its decision relative to his proposal. Chairman Renaud asked that the following documentation and/or information be provided to the State Properties Committee in advance of the November 7, 2011 meeting; information regarding the tax implications of the property being placed back on the tax rolls of the Town of North Kingstown; evidence, in writing, that the applicant has agreed to post a performance bond for a period of five years which will indemnify and hold the State harmless in the event that the replacement parcel of land should experience any seen or unforeseen condition, which would prove to be detrimental to the State of Rhode Island. A summary of the number jobs created by the construction of the CVS Pharmacy; documentation from the Department of Environmental Management or any other agencies with information/documentation concerning past, present or future**

**environmental issues associated with the existing park-n-ride site and the replacement site; and lastly, any and all information regarding the tax implications if the property should be placed back on the Town of North Kingstown tax roll. A motion was made to table this item to the next meeting of the State Properties Committee Mr. Griffith and seconded by Mr. Woolley.**

**Passed Unanimously**

**Passed Unanimously**

**ITEM A– Narragansett Bay Commission – A request was made for approval to acquire a 1,219 square foot permanent easement and a 16,415 square foot temporary easement located at Collyer Street in the City of Providence by condemnation from N/F Park View South, L.L.C. Mr. Bucci**

**A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM B – Department of Environmental Management – A request for approval of and signatures on a Purchase and Sale Contract, by and between the Department of Environmental Management and the Tiverton Rod and Gun Club for the preservation of one hundred forty-two (142) acres of land located along Lake Road in the Town of Tiverton. Ms. Primiano**

**A motion was made to approve by Mr. Woolley and seconded by Mr.**

**Griffith. Said Motion passed three (3) votes “Aye” to one (1) vote “Nay.”**

**Three (3) Votes Aye**

**Chairman Renaud**

**Mr. Griffith**

**Mr. Woolley**

**One (1) Vote Nay**

**Mr. Eichler**

**ITEM C – Department of Environmental Management – A request was made for approval of and signatures on a Warranty Deed, by and between Paul A. Lorenzo and the Department of Environmental Management and a Conservation Easement by and between the Department of Environmental Management and The Gloucester Land Trust over approximately 57 acres of land located along Putnam Pike in the Town of Gloucester; known as the Lorenzo Property. Ms. Primiano**

**A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.**

**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 Town of Cumberland for land to be purchased by the State of Rhode Island comprising 103.5 acres located along the south side of Tower Hill Road in the Town of Cumberland; referred to as the Emerson Property. Ms. Primiano**

**A motion to approve was made by Mr. Griffith and seconded by Mr. Woolley.**

**Passed Unanimously**

**ITEM E – Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement to be granted to the State of Rhode Island by the Town of Cumberland over approximately 131.95 acres of land located on the south side of Tower Hill Road in the Town of Cumberland; referred to as**

**the Emerson Property. Mr. Primiano**

**A motion was made to approve by Mr. Woolley and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM F – Board of Governors for Higher Education/University of Rhode Island – A request was made for approval of and signatures on a Lease Agreement, by and between, the Board of Governors for Higher Education/University of Rhode Island and the International Gallery for Heritage & Culture (“Gallery”) for the premises located in Room 224 of the Shepard Building, 80 Washington Street in the City of Providence. Ms. Saccoccio**

**A motion to approve was made by Mr. Woolley subject revision and a copy of the Certificate of Insurance being submitted to the State Properties Committee. Said motion was seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM G – Department of Transportation – A request was made for approval of and signatures on a renewal Sign License Agreement, by and between the Department of Transportation and Hopkinton Investment, LLC for use of approximately 200 square feet of State-owned property located adjacent to Main Street (Route 3) and Frontier Street in the Town of Hopkinton. Mr. Cadden**

**A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM H – Department of Administration – A request for approval of and signatures on a License Agreement with The Rhode Island Manufacturer’s Association**

**to allow the Association to utilize the State House to hold its annual Gala on Saturday, November 5, 2011. Ms. White**

**A motion to approve was made by Mr. Woolley and seconded by Mr. Griffith.**

**Passed Unanimously**

**ITEM I – Department of Administration – A request for approval of and signatures on a License Agreement with Tyrone Bennett to utilize the State House on November 13, 2011, for the “We Feed Charity” event.**

**Item I was removed from the State Properties agenda at the request of the Department of Administration.**

**ITEM J – Department of Administration – A request for approval of and signatures on a License Agreement with Lee Recrut, on behalf of the National Mustang Association of American to utilize the State House Grounds to photograph 15 classic automobiles on October 29, 2011, from 9:00 a.m. to 11:00 a.m. Item J was removed from the State Properties agenda at the request of the Department of Administration.**

**ITEM K – Department of Human Services/Office of Rehabilitative Services –**

**A request for approval of and signatures on a Lease Agreement, by and between Emanon Associates, LP and the Department of Human Services, on behalf of the Office of Rehabilitative Services for the premises located at 40 Fountain Street in the City of Providence. Item K was deferred to a future meeting of the State Properties Committee at the request of the Department of Human Services/Office of Rehabilitation Services.**

**ITEM L – Department of Human Services/Office of Disability Determination Services – A request for approval of and signatures on a Lease Agreement, by and between Emanon Associates, LP and the Department of Human Services, on behalf of the Office of Disability Determination Services for the premises located at 40 Fountain Street in the City of Providence. Item L was deferred to a future meeting of the State Properties Committee at the request of the Department of**

## **Human Services/Office of Disability Determination Services**

**ITEM M – Rhode Island Ethics Commission – A request for approval of and signatures on a Lease Agreement, by and between Emanon Associates, LP and the Rhode Island Ethics Commission for the premises located at 40 Fountain Street in the City of Providence. Item M was deferred to a future meeting of the State Properties Committee at the request of the Rhode Island Ethics Commission**

**The Committee may move 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 relating to the following items:**

**A motion to enter into Executive Session was made by Mr. Griffith and seconded**

**by Mr. Woolley.**

**A roll call vote was taken and the votes were as follows: Chairman Renaud voted “Aye,” Mr. Eichler voted “Aye,” Mr. Griffith voted “Aye” and Ms. Urso voted “Aye.”**

**After detailed discussions concluded relating to Executive Session Items E1 through E7, a motion to return to the open session of the State Properties Committee and to seal the Executive Session**

minutes until such time as said matters are resolved was made by Mr. Griffith and seconded by Ms. Urso.

Upon returning to open session at 11:48 a.m., the Committee proceeded to vote relative to Items E1 through E7 presented in Executive Session:

**Passed Unanimously**

**ITEM E1 – Department of Transportation – A request was made for authorization to acquire temporary easements totaling 4,703 square feet, necessary for emergency repairs to the Morgan Avenue Bridge No. 1099 located in the Town of Johnston by virtue of Condemnation Plat 2764. After being discussed in Executive Session, a motion was made to approve by Mr. Griffith and seconded by Mr. Urso.**

**Passed Unanimously**

**ITEM E2 – Department of Transportation – A request was made for authorization to acquire temporary easements totaling 2,491 square feet, necessary for emergency repairs to the Atwells Avenue Bridge No. 975 located in the City of Providence by virtue of Condemnation Plat 2763. After being discussed in Executive Session, a motion was made to approve by Mr. Griffith and seconded by Mr. Urso.**

**Passed Unanimously**

**ITEM E3 – Department of Transportation – A request was made for authorization to acquire two (2) temporary easements totaling 15,410 square feet and one (1) permanent easement totaling 12,817 square feet, for the construction of the Northwest Bike Trail/ Woonasquatucket River Bikeway (Contract 4) located in the City of Providence by virtue of Condemnation Plat 2756. After being**

**discussed in Executive**

**Session, a motion was made to approve by Mr. Griffith and seconded by Mr. Urso.**

**Passed Unanimously**

**ITEM E4 – Department of Transportation – A request was made for authorization to acquire one (1) parcel of land comprising 17,191 square feet and improved with a 12,032 square foot building, for the construction of the Apponaug Circulator Improvement Project in the City of Warwick by virtue of Condemnation Plat 2709. After being discussed in Executive Session, a motion was made to approve by Mr. Griffith and seconded by Mr. Urso.**

**Passed Unanimously**

**ITEM E5 – Department of Transportation – A request was made for authorization to acquire one (1) Drainage Easement in conjunction with the Statewide Drainage Improvement located on Route 44 @ Adelaide Avenue in the Town of Smithfield. After being discussed in Executive Session, a motion was made to approve by Mr. Griffith and seconded by Mr. Urso.**

**Passed Unanimously**

**ITEM E6 – Department of Transportation – A request was made for reauthorization to acquire temporary and permanent easements for the construction of the Northwest Bike Trail/ Woonasquatucket River Bikeway (Contract 3) located in the City of Providence by virtue of Condemnation Plat 2661. After being discussed in Executive Session, a motion was made to approve by Mr. Griffith and seconded by Mr. Urso.**

**Passed Unanimously**

**ITEM E7 – Department of Transportation – A request was made for authorization to acquire four (4) parcels of land in connection with the Providence Viaduct Bridge**

**No. 578 Replacement Project. After being discussed in Executive Session, a motion was made to approve by Mr. Griffith and seconded by Mr. Urso.**

**Passed Unanimously**

**There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:52 a.m. The motion to adjourn was made by Mr. Griffith and seconded by Ms. Urso.**

**Passed Unanimously**

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**Holly H. Rhodes, Executive Secretary**