

DEPARTMENT OF ADMINISTRATION

STATE PROPERTIES COMMITTEE MEETING MINUTES OF

TUESDAY, MAY 22, 2012

The meeting of the State Properties Committee was called to order at 10:04 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 K. Griffith representing the Rhode Island Department of Administration; Richard Woolley representing the Rhode Island Department of Attorney General; 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; Deborah White, John P. Ryan and Deborah White; Michelle Sheehan and John Faltus from the Rhode Island Department of Environmental Management; Daniel Clarke, Colleen Kerr, Eva Bernardo and, Robert Jackson from the Rhode Island Department of Transportation; Paul Harden and Sherri Lynn Carrera from the Rhode Island Economic Development Corporation; Kenneth Burke and Romeo Mendes from the Rhode Island Resources Board; Benjamin Copple from the Rhode Island Department of Labor and Training; Erika Kruse Weller and Steve Kerr from the Rhode Island Judiciary; Robert Rapoza from the Rhode Island Board of Elections; Sue Maffei Plowden from the America's Cup Event Authority; Christopher Marci and Danielle Dunn from the Rhode Island Blood Center; and Casey Farley from USTS.

Chairman Renaud stated for the record that the State Properties

Committee did have a quorum present to conduct business.

ITEM A – Department of Labor and Training – A request was made for approval to enter into negotiations with First Reservoir, LLC concerning an extension of the Lease Agreement for the property located at One Reservoir Avenue in the City of Providence. On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

ITEM B– Rhode Island Judiciary – A request was made for final approval of the Lease Agreement, by and between 56 Associates, LP and the Rhode Island Judiciary for the premises located at 450 Main Street in the City of Pawtucket. Additionally, subject to said approval the Judiciary requests that the Chairman of the State Properties Committee forward correspondence to the General Assembly seeking its approval of the subject Lease Agreement. After discussion, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously voted to approve the above request.

ITEM C – Department of Human Services – A request was made for approval of and signatures on a First Amendment to Indenture of Prime Lease and Sublease Agreement, by and between Floyd Realty Co., Inc., the City of Warwick and the Department of Human Services for leased premises located at 197-211 Buttonwoods Avenue in the City of Warwick. On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

ITEM D – Department of Administration/Board of Elections – A

request was made for approval to advertise a Request for Proposals (“RFP”) to acquire a property to serve as the new headquarters for the State Board of Elections. After discussion, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

ITEM E – Department of Administration – A request was made for approval to initiate negotiations with Carpionato Properties for the sole source sale of 5.56 acres of land which abuts Power Road in the City of Cranston. On a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted to approve the above request two votes "Aye" to one vote "Nay."

Two Votes "Aye"

Mr. Griffith

Chairman Renaud

One Vote "Nay"

Mr. Woolley

ITEM F – Department of Administration – A request was made for approval of and signatures on a License Agreement, by and between the Rhode Island Blood Center

(the “Center”) and the Department of Administration to allow the Center to utilize the State House Lawn for its annual “Pints for Life Walk” on Sunday, June 3, 2012. After discussion, on a motion made

by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

ITEM G – Water Resources Board – A request was made for signatures on a Purchase and Sale Agreement and a Warranty Deed, by and between Martha L. Links and the Water Resources Board for the acquisition of 4.66 acres of land located along Sands Pond Road in the Town of New Shoreham; and for signatures on a Conservation Easement, by and between The Nature Conservancy and the Water Resources Board over 0.33 acres of land located along Sands Pond Road in the Town of New Shoreham. After discussion, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously voted to approve the above request, subject to the execution of the Purchase and Sale Agreement by all interested parties.

ITEM H – Department of Environmental Management – A request was made for approval of and signatures on a License Agreement with Authorization to Serve Alcoholic Beverages, by and the between the Department of Environmental Management and America’s Cup Event Authority (“ACEA”) to allow ACEA to serve and sell alcoholic beverages at Fort Adams State Park at specified areas and times during the America’s Cup World Series. After a lengthy discussion, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request, subject to the submission of the appropriate Certificate of Insurance to both the Department and the State Properties Committee.

ITEM I – 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 Eident Sports Marketing, on behalf of Amica Ironman 70.3 Triathlon, to utilize a portion of Lincoln Woods State Park for the swimming portion of the Amica Ironman Competition to be held on Sunday, July 8, 2012. After discussion, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously voted to approve the above request.

ITEM J – Department of Environmental Management – A request was made for approval of and signatures on a Purchase and Sale Contract for the acquisition of Development Rights over 43 acres of land located on Payne Road in the Town of New Shoreham; known as the Payne Property. After discussion, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

ITEM K – Department of Environmental Management – A request was made for approval of and signatures on an Indenture of Lease, by and between the Department of Environmental Management and both The Museum of Yachting and Sail Newport, Inc. for the lease of Building 16, the Boat Basin and a portion of shore front at the northerly end of Fort Adams State Park. After discussion, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously voted to approve the above request.

ITEM L – Department of Transportation – A request was made for approval of and signatures on a License Agreement, by and between the Department of Transportation and Rhode Island Hospital to allow

the Hospital to utilize 24,840 square feet of State-owned land (Lot D-7) located on the easterly side of Eddy Street in the City of Providence for vehicle parking. After discussion, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

ITEM M – Department of Transportation – A request was made for approval of and signatures on a License Agreement, by and between the Department of Transportation and Rhode Island Hospital to allow the Hospital to utilize 56,027 square feet of State-owned land located at One Allens Avenue in the City of Providence for vehicle parking. After discussion, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously voted to approve the above request.

ITEM N – Department of Transportation – A request was made for approval of and signatures on a Temporary and Perpetual Easement Agreement, by and between the Department of Transportation and National Railroad Passenger Corporation (Amtrak) for easements at the Kingston Station in the Town of South Kingstown. After discussion, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

ITEM O – Department of Transportation – A request was made for approval of and signatures on a License Agreement, by and between the Department of Transportation and Ocean State Tall Ships for use of approximately 9.1 acres of land located adjacent to the Route 138 Right-of-Way in the City of Newport for vehicle and shuttle parking

during the Tall Ships event. After discussion, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

ITEM P – Department of Transportation – A request was made for approval of and signatures on a License Agreement, by and between the Department of Transportation and Rhode Island Economic Development Corporation for use of approximately 9.1 acres of land located adjacent to the Route 138 Right-of-Way in the City of Newport for vehicle and shuttle parking in conjunction with the America’s Cup World Series. After discussion, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously voted to approve the above request.

ITEM Q – Department of Transportation - A request was made for approval of and signatures on a Warranty Deed for the acquisition of 3.88 acres of land located on Kingfisher Road in the Town of Narragansett relating to the Providence Viaduct Bridge No. 578 Replacement Project. After discussion, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request, subject to the State Properties Committee being furnished with a copy of the Phase 1 study.

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 item:

On a motion made to enter executive session by Mr. Woolley and seconded by Mr. Griffith, a roll call vote was taken and the votes were as follows: Mr. Griffith voted "Aye," Mr. Woolley voted "Aye" and Chairman Renaud voted "Aye." Said motion passed unanimously.

After a detailed discussion relating to executive session Items E1 concluded, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to return to the open session of the State Properties Committee meeting and to seal the executive session minutes, until such time as said matters are resolved.

Upon returning to open session at 11:01 a.m., the Committee proceeded to vote relative to Item E1 presented in executive session.

ITEM E1 - Department of Transportation - A request was made for reauthorization to acquire easements by virtue of Condemnation Plat 2766 in order to proceed with drainage improvements along Sakonnet Port Road (Route 77) in the Town of Little Compton. After discussion in executive session, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the above request.

There being no further business to come before the State Properties Committee, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously voted to adjourn the meeting of

May 22, 2012 to 11:03 a.m.

Holly Rhode, Executive Secretary

State Properties Committee