

**State of Rhode Island
Department of Administration**

**Minutes of the
State Properties Committee Meeting
(Regular Session)**

**Held on
Tuesday, May 21, 2013
10:00 AM**

**Held at
Department of Administration
One Capitol Hill, 2nd Floor (Conference Room C)
Providence, Rhode Island 02908**

Committee Members Present (listed in alphabetical order):

Robert Griffith Richard Woolley, Esq.

Ronald Renaud, Chairman

Committee Members Absent (listed in alphabetical order):

Michael Goldberg

Non Committee Members Present (listed in alphabetical order):

Eva Bernardo Kathryn Kelly

Kelly Coates Romeo Mendes

Joseph DaSilva Michael Mitchell, Esq.

Paul Grimaldi Marco Schiappa

Paul Harley, Esq. Michelle Sheehan

Robert Jackson Anthony Robinson

Annette Jacques Nancy Russolino

Richard Kalunian Vernon Wyman

Mr. Renaud welcomed everyone to the meeting this morning and attendance of the State Properties Committee members was taken by roll call. With the exception of Mr. Goldberg, all Committee members were present; therefore, Mr. Renaud called the meeting to order at 10:00 AM.

Item 1

Review and Approval of Minutes:

Mr. Renaud stated that the first item on the agenda today is the review and approval of the minutes from the State Properties Committee Meeting on May 7, 2013. Mr. Renaud asked if everyone had a chance to review the minutes and if there were any changes. There were no changes. Mr. Renaud then asked for a motion to approve

the minutes. Mr. Griffith made the motion, which was seconded by Mr. Woolley. The motion to approve the minutes for the May 7, 2013 State Properties Committee meeting was unanimously passed by the Committee.

Item A:

On behalf of the Department of Transportation, Eva Bernardo from DOT Property Management and Kathryn Kelly from the Narragansett Bay Commission appeared before the Committee to request approval of and Execution of a Temporary Construction Easement and Permanent Easement by and between the Narragansett Bay Commission (NBC) and the Rhode Island Public Rail Corporation (RIPRC) for the purpose of installing a sewer overflow interceptor as part of Narragansett Bay Commission's (NBC) Phase II Project. Both the temporary Construction Easement and the Permanent Easement are approximately 1,976 square feet and are beneath property controlled by RIPRC in the vicinity of the Seekonk River, Providence, Rhode Island. Ms. Bernardo went on to inform the Committee that the Narragansett Bay Commission has compensated the Rhode Island Public Rail Corporation the value of \$3556.00 which was for the Temporary Easement. The Permanent Easement was \$1778.00 for the total amount of \$5334.00. Mr. Renaud asked if there were any questions. There being none, Mr. Renaud asked for a motion to approve this Temporary Construction Easement and Permanent Construction Easement. Mr. Woolley made the motion, which was seconded by Mr. Griffith. The motion to approve this Temporary Construction Easement and Permanent Construction Easement was unanimously passed by the Committee.

Item B:

On behalf of the Department of Transportation, Eva Bernardo from DOT Property Management and Kathryn Kelly from the Narragansett Bay Commission appeared before the Committee to request approval of and execution of a Temporary Construction Easement and Permanent Easement by and between the Narragansett Bay Commission (NBC) and the State of Rhode Island for the purpose of installing a sewer overflow interceptor as part of Narragansett Bay Commission's (NBC) Phase II Project. The temporary Construction Easement is approximately 123,518 square feet and the Permanent Easement is approximately 38,916 square feet. The parcel is located along India Street, Guano Street and other areas in Providence, Rhode Island. Ms. Bernardo informed the Committee that the Narragansett Bay Commission has compensated the Department of Transportation the market value of \$222,332.00 for the Temporary Easement. The Narragansett Bay Commission has compensated the Department of Transportation \$35,024.00 for the Permanent Easement. The total amount was \$257,356.00. Mr. Renaud asked if all the four separate easements (2 temporary and 2 permanent) are all for the same amount per square foot? Ms. Bernardo and Ms. Kelly were unsure. Mr. Renaud further explained what he meant by his question. He stated asked when doing an appraisal, are they appraising the property at the same amount per square foot or is there a standard rate being used and if so, what is the rate? Ms. Bernardo answered that she thinks they are using the standard rate. Mr. Renaud asked again, what is the rate. . .is it 5.75 a square foot? Ms. Bernardo looked at her paperwork for this

information and stated she thinks it is a little higher than that. Mr. Woolley stated it says on the submitted paperwork that it's 1.80 per square foot. Mr. Renaud also brought to Ms. Bernardo's attention, that it states in paperwork that it's 1.80 a square foot but he is unsure what that means and went on to say that according to her documentation, she is using a standard rate of 1.80 per square foot which Mr. Renaud said does not make sense to him. Mr. Renaud asked when an easement is done, how are the people compensated and if it's a two year temporary easement, is the money paid upfront? Ms. Bernardo answered, yes. Mr. Renaud explained that according to the paperwork, it's 1.80 per square foot so he is guessing that Year 1 and Year 2 were added so it gives 3.60 and if he multiplied 3.60 by 38,916 square feet which comes up to 140,097.60 which doesn't add up to the number listed on the paper. Ms. Bernardo answered that she received this information listed on the paperwork from the Appraisal Unit. Mr. Griffith stated he just had a few questions regarding the nature of the project and went on to say that as he is looking at the aerial, the x's on the line of the interceptor, are those where the interceptors themselves are going to be? Ms. Kelly pointed to the picture that Mr. Griffith is referring to and answered that the interceptor itself is going to be along the red line and further explained that what the x's are, are where the excavation pits are located. She further explained that they are micro tunneling so they are not digging a trench along this entire route. They are digging/excavating pits at each of these locations and then they are tunneling from one to the next in order to minimize impacts to the

surface. Mr. Griffith asked, how deep are the tunnels? Ms. Kelly answered, anywhere from 15 to 35 feet in some locations. Mr. Griffith asked what happens when there is a rain event. Ms. Kelly answered by explaining it is going to pick up flow at some of our overflow locations. Instead of the flow flowing into the river, it will capture this flow and bring it down and tie in to what is called the gated screened construction and that is going to tie into the existing tunnel. Mr. Griffith

thanked Ms. Kelly for her explanation and stated he did not have any further questions. Mr. Woolley stated that it would be better if next time the Department of Transportation came in, has a better handle on the numbers. Ms. Bernardo replied that she would. Mr. Renaud pointed to Ms. Bernardo's paperwork called the Appraisal Report Prepared for RI DOT Infrastructure Division Property Management Section Easement Evaluation that she brought in today and stated that the numbers that are in that paperwork say \$18.00 a square foot but the number that he is reading in the application says \$1.80 per square foot and by comparing the amount of square foot in one document compared to the other document nothing ties in together. Mr. Bob Jackson from DOT intervened and provided a possible explanation. Mr. Renaud respectfully requested that the Department of Transportation get a better handle on the paperwork before presenting their items before the Committee. Mr. Renaud asked for a motion to approve this Temporary Construction Easement and Permanent Easement. Mr. Woolley made the motion, which was seconded by Mr. Griffith. The motion to approve this Temporary

Construction Easement and Permanent Easement was unanimously passed by the Committee.

Item C:

On behalf of the Department of Transportation, Eva Bernardo from DOT Property Management appeared before the Committee to request conceptual approval to sell approximately 2247+ square feet of State-owned land located on 2 James Street, Providence, RI to The Dolphin House (Andrew Mitrelis). Mr. Renaud asked who is Andrew Mitrelis to which Ms. Bernardo answered that he is the owner of the building. Ms. Bernardo informed the Committee that the applicant is The Dolphin House LTD also known as Andrew Mitrelis and he would like to purchase the parcel for additional parking. Mr. Bernardo went on to say that the land was acquired by Deed on December 12, 1958 under the Condemnation 51229 and went on to say that this triangular shaped parcel failed to meet minimum sized dimensions for a stand alone. She added that this has been offered to the City of Providence pursuant to RI General Laws Section 37-7-5 and was declined. The appraised value is 37.00 per square foot and the total cost was 83,139.00. Mr. Mitrelis currently has a lease agreement until 2023 and the subject property is not a land transfer to the Interstate 195 District Commission. Mr. Renaud asked, what is the Dolphin House? Ms. Bernardo stated she believes it is a restaurant on South Main Street. Mr. Renaud asked if it was a non-profit agency to which Ms. Bernardo answered, no, and she then proceeded to point out the Dolphin House's location on the map given to the

Committee. Mr. Griffith stated there is obvious encroachment already occurring to which Ms. Bernardo stated that the Dolphin House has a lease agreement with them until 2023 and thinks that they were using the Dolphin House as something else before but she is not exactly sure what that was. Mr. Griffith stated they already have a license agreement for the use of that parcel for parking? Mr. Woolley asked if it is already paved and striped to which Ms. Bernardo answered, yes. Mr. Woolley stated you offered this to the City of Providence but asked if this was offered to any State agencies as surplus land? Mr. Jackson (from DOT) asked if he could answer that question to which the Committee agreed. Mr. Jackson went on to say that after this is given conceptual approval it goes back to the owner and he has to say that he will take it for the appraised value which was agreed to and then it is offered to the City. Mr. Woolley asked again, what about the State agencies? Mr. Jackson answered when it goes through the conceptual approval process which is a 30 day process, a process that is given to Ms. Rhodes that is when that is done. Mr. Woolley asked if that had been done. Ms. Bernardo answered that they ask for conceptual approval first and then if it is approved then it goes out to the Cities and Towns. Mr. Woolley stated he is not asking about the Cities and Towns, he is asking about the State agencies and asked again isn't surplus land offered to State agencies if they have any use for it first? Ms. Bernardo stated that she is not aware of this. Mr. Woolley went on to say that this process needs to be followed even before this comes on the agenda. Mr. Woolley went on to say that the AG's office requires use of that property for parking and further

added that as recently as March 26, 2013, that specific parcel was inquired about with Paul Carcieri and no response was given. Mr. Woolley further stated that there is a critical shortage of parking for the State offices downtown and they wanted to have this parking lot for State employees but no one has ever gotten back to the AG's office about the AG's interest in this parcel for parking. Mr. Renaud added that the process that he believes to be true is that any surplus property is first offered to all other State agencies first and foremost. Mr. Renaud further explained that if there is an interested party, it is up to the Cities and Towns to match that interested party's offer but with the State there is no match, there is just a transfer. Mr. Renaud stated that the answer to Mr. Woolley's question, to the best of his knowledge, would be that it sounds as if this land should be broadly offered to all State agencies and it is probably worth the time, especially if the AG's office, sent a letter to Mr. Carcieri and/or others requesting information and then not getting a proper response. Mr. Woolley further added that he knows that even prior to this, there was inquiries with respect to that specific piece of property and went on to say

that surplus property has always been an issue for the AG's office downtown and other State agencies. Mr. Renaud asked for a motion this parcel be specifically offered to the AG's office and any other State agencies that may have been omitted in their original search and that all State agencies be given first right of refusal as per whatever the RI General Law is. Mr. Woolley seconded the motion and the motion to approve that this parcel be specifically offered to

the AG's office and any other State agencies that may have been omitted in their original search and that all State agencies be given first right of refusal was unanimously passed by the Committee. Mr. Renaud asked that Ms. Bernardo go back to DOT and just mention this to Mr. Carcieri or whomever, that the AG's office should be contacted regarding this parcel. Mr. Griffith stated that he respectfully requests that the Land Committee review the procedures for requesting conceptual approval [i.e. what comes before an actual request for conceptual approval in the process, etc.] Mr. Renaud thanked Ms. Bernardo for her time.

Item D:

On behalf of the Department of Transportation, Robert Jackson appeared before the Committee to request conceptual approval to convey Plat 597, Parcel 14, in the southeast quadrant of Succotash Road, adjacent to 650 Succotash Road to Lockwood Commercial, LLC. Mr. Jackson stated that once the land sale goes through conceptual approval, there is a 30 day process and Ms. Rhodes has been out for some time. He stated he does not know what happened with the process since Ms. Rhodes has been out but it has now been 60 days and he believes that after 30 days, he would have to assume that no one wants this land because that is the way the system works.

Mr. Woolley stated that unless nobody has been notified because how would they then know if they want the land or not if they haven't been notified. Mr. Jackson added that he is running into the same problem with the two matters that he is presenting today before the

State Properties Committee. Mr. Renaud stated to Mr. Jackson that just so Mr. Jackson knows that what he just said, Mr. Woolley nor any of the State Property Committee agrees with. Mr. Jackson said he totally understands that and further explained that what he (Mr. Jackson) is trying to say, is that he (Mr. Jackson) never received any notification back because Ms. Rhodes has been out. Mr. Renaud states that he understands what Mr. Jackson means. Mr. Jackson then went on to say that DOT is seeking conceptual approval to convey the third parcel located on the southeast quadrant of Succotash Road adjacent to 650 Succotash Road. Mr. Jackson further stated that parcel consists of roughly 11,700 square feet more or less and the

sale includes encroachment and an expanded parking area. Mr. Jackson stated they will do the same thing that they did with Mr. Rasp (sp?) across the street and put a buy back provision in there. Mr. Jackson pointed out that there is a sketch showing that they want to save a little bit of excess so they can have access to the river/cove. Mr. Renaud asked if there was any CRMC or DEM issues with this? Mr. Jackson said as far as he is aware, everything has come back alright because they run this through when the review forms are done. Mr. Woolley asked, what is the issue of back rent for the encroachment? Mr. Jackson answered that he notified these people on November 30, 2012. Mr. Griffith asked if Mr. Jackson had gotten a response to which Mr. Jackson answered yes. Mr. Griffith informed Mr. Jackson that just because he notifies someone, it doesn't guarantee that they got the message to which Mr. Jackson answered

that yes, they got the message and that he (Mr. Jackson) also spoke over the phone. Mr. Woolley asked about Captain Jacks next door? Mr. Jackson answered that he spoke to their attorney again within the last two weeks and they still haven't come back with anything on it. Mr. Jackson further added that the cost would be the same as they charged Mr. Raso which is 6.50 a square foot. Mr. Jackson further added that they won't go back on the encroachments for whatever the State Properties say they want to do. Mr. Woolley stated that this company has been in business a lot longer than Mr. Raso has and we let it go back to when he first acquired it. Mr. Jackson added that this gentleman just acquired it but he (Mr. Jackson) has to find out when. Mr. Woolley also asked that Mr. Jackson find out if it was acquired from himself to which Mr. Jackson answered, no, he didn't. He acquired it from a former owner. Mr. Woolley further asked that at some point, not that any State agency might want this, but it's going to be offered to State agencies? Mr. Jackson answered that it already has been offered. Mr. Woolley further added that Mr. Jackson had conceded earlier that no State agency may have been given notice of it to which Mr. Jackson stated he is not aware of what Ms. Rhodes had done in relation to the process. Mr. Renaud added that in the course of due diligence, the State Properties Committee has to know so the State Properties Committee has to do what Mr. Woolley is suggesting which is offering this land to all State agencies once again. Mr. Griffith commented that resending it is not the same as verifying that it has been received and that an affirmative or negative response has been rendered. Mr. Jackson asked if there is

somebody in the office to handle this now? Mr. Renaud answered that Mr. Jackson should send everything to Nancy Russolino in the absence of Holly Rhodes. Mr. Renaud asked Mr. Jackson that he take care of the things from his end and we will take care of things from our end but that Mr. Griffith just mentioned that Mr. Jackson has to be sure that he has a receipt so he has to send out the letters to all State agencies via certified mail, return receipt requested. Mr. Jackson stated that the next item on the agenda is the same situation so he will send out the letters for both this item and the next item on the agenda. Mr. Griffith answered that Mr. Jackson should not proceed with anything unless he receives an affirmative or negative response to each of the recipients. Mr. Jackson said he was told he could put this on the agenda to which Mr. Griffith said that putting it on the agenda is not the same because when basic homework hasn't been done and then this is being tossed to the State Properties Committee in an incomplete status does not work. Mr. Woolley explained further that the State Properties Committee just wants to be sure that the process is complied with because there was recently a glitch in the processing of the paperwork and they have to make sure that everything is in order. Mr. Renaud asked for a motion to table this item. Mr. Griffith made the motion to table this item subject to assurances that the process of notifying and receiving replies from the usual suspects be completed. Mr. Woolley seconded the motion. The motion to table this item passed unanimously by the Committee.

Item E:

On behalf of the Department of Transportation, Robert Jackson appeared before the Committee to request that this item regarding conceptual approval to convey Plat 1247, Parcel 1, a portion of Cadillac Drive, Providence, RI consisting of 6,650 square feet or 0.15 acres, more or less, to Garwaine Realty be tabled until he is able to get the proper paperwork in place (same situation as Item D). Mr. Renaud asked for a motion to table this item. Mr. Griffith made the motion to table this item subject to assurances that the process of notifying and receiving replies from the usual suspects be completed. Mr. Woolley seconded the motion. The motion to table this item passed unanimously by the Committee.

Item F:

On behalf of the Department Of Administration – Division of Planning/Water Resources Board, Romeo Mendes appeared before the Committee to request approval of and signatures on a License Agreement to allow the Coventry Soccer Association to utilize a certain portion of the Big River Management Area for the purpose of conducting athletic activities. Mr. Mendes informed the Committee that this proposal agreement is a continuation of a similar agreement that was put in place initially in 1995 which was constructed in the same manner with a five year initial term and then an option providing that notification is given to the Division of Planning Water Resources Board that they want to throw in an additional 5 years. Through a lapse in oversight, the initial agreement actually went in and it wasn't included and the Water Resources

Board became aware of it and immediately put this in front of the State Properties Committee so that they were notified. Mr. Mendes further added that this is for a civic organization so the fee is really 1.00 to show support. Mr. Renaud asked for a motion to approve this License Agreement. Mr. Griffith made the motion to approve and said the Coventry Soccer Association has been a responsible tenant. Mr. Woolley seconded the motion. The motion to approve this License Agreement passed unanimously by the Committee.

Item G:

On behalf of the Department Of Administration – Division of Planning/Water Resources Board, Romeo Mendes appeared before the Committee to request approval of the Department of Environmental Management/University of Rhode Island request to use isolated sites within the Big River Management Area for soil evaluator training and testing. Mr. Mendes informed the Committee that this was also brought before the State Properties Committee previously for a concurrence or final authorization and it was passed through internally with the Division of Planning and the Water Resources Board and it's actually a repeat of something that the State Properties Committee approved last year which was very successful. Mr. Mendes went on to say that pits are dug in the management area at selected sites that have the soil properties that the instructors are looking for. They are shown a depth in the pit and they are basically given an exam right there on the spot and evaluated for different layers. Mr. Renaud asked if this is shovel dugged or backhoe

dugged? Mr. Mendes answered that it is backhoe dug and then it is basically carved out by hand with hand tools. Mr. Renaud asked for a motion to approve this request. Mr. Woolley made the motion to approve this request which was seconded by Mr. Griffith. The motion to approve this request passed unanimously by the Committee.

Item H:

On behalf of the Department of Environmental Management, Michelle Sheehan appeared before the Committee to request approval of and signatures on a Conservation Easement (Marvell Property) over approximately 131 acres of land in Tiverton that will open an additional 365 acres of conservation land to public access. Ms. Sheehan informed the Committee that the Nature Conservancy is purchasing this property and DEM is contributing half of the purchase price in exchange for the conservation easement. Ms. Sheehan passed out a map to the Committee and went on to say that as the Committee can see by the picture, this is quite a unique piece of property that has an extremely large ridge line that can be seen all the way to the river projects. Mr. Renaud asked for a motion to approve this Conservation Easement. Mr. Woolley made the motion to approve this Conservation Easement which was seconded by Mr. Griffith. The motion to approve this Conservation Easement passed unanimously by the Committee.

Item I:

On behalf of the Department of Environmental Management, Michelle Sheehan appeared before the Committee to request approval of and signatures on a License Agreement between DEM and the Nature Conservancy for temporary use of DEM's property for shellfish restoration and research. Ms. Sheehan further informed the Committee that the Nature Conservancy is requesting to use a portion of the Coastal Fisheries Lab to do some shellfish restoration work for use as storage of some shell fish as well as isolation of racks and artificial reefs off the shoreline. Mr. Griffith asked Ms. Sheehan if shellfish is being restored there to which Ms. Sheehan answered yes, bags of shellfish. Mr. Griffith then asked, what is the purpose of storing shellfish? Ms. Sheehan answered that the Nature Conservancy is running a program where they are building artificial reefs and they are deploying the bags of shellfish in order to create reefs on which oysters can grow so they just need a place to temporarily store them. Mr. Renaud asked for a motion to approve this License Agreement. Mr. Griffith made the motion to approve this License Agreement which was seconded by Mr. Woolley. The motion to approve this License Agreement passed unanimously by the Committee.

Item J:

On behalf of the Department of Environmental Management, Michelle Sheehan appeared before the Committee to request approval of and signatures on a Park Use Agreement between the Department of Environmental Management and the Town of Barrington for use of a

portion of Haines Memorial State Park. Ms. Sheehan informed the Committee that this is a request for the Town of Barrington to use and operate a portion of Haines Memorial State Park for recreation. She went on to say that this is the same Park Use Agreement that they have entered into with the Town in the past several years. Mr. Renaud asked for a motion to approve this Park Use Agreement. Mr. Griffith made the motion to approve this Park Use Agreement which was seconded by Mr. Woolley. The motion to approve this License Agreement passed unanimously by the Committee.

Item K:

On behalf of the Department of Environmental Management, Michelle Sheehan appeared before the Committee to request approval of and signatures on a Purchase and Sale Contract for the purchase of 61 acres of land in Foster, Rhode Island that will add to the Ponagansett River Corridor. Ms. Sheehan explained to the Committee that the Ponagansett River Corridor is in Foster and the Ponagansett River drains into the Scituate Reservoir and it is a source of drinking water for a portion of the population and in addition, DEM has opened public fishing access to the river and the Foster Land Trust and Nature Conservancy also own parcels in this area and DEM is just looking to expand it. Mr. Griffith stated that he would recommend that Ms. Sheehan, if she has not done so already, to please notify the Water Resources Board as this contributes to their water protection program. Mr. Renaud asked for a motion to approve this Purchase

and Sale Contract. Mr. Griffith made the motion to approve this Purchase and Sale Contract which was seconded by Mr. Woolley. The motion to approve this Purchase and Sale Contract passed unanimously by the Committee.

Item L:

On behalf of the University of Rhode Island, Vern Wyman appeared before the Committee to request approval of and signatures on a Lease Agreement associated with a Request for Proposal (#7048) for a University of Rhode Island Coffee Shop Program. The Lease Agreement is between URI through its governing Board of Governors for Higher Education and South County Donuts, Inc. d/b/a Dunkin Donuts with offices located at 60 Quaker Lane, Suite 61, Warwick, Rhode Island. Mr. Wyman informed the Committee that the item before them is a product of a request for proposal that seeks to bring alternate food venues within some of URI's facilities and specifically, in this case, the space within the student union as well as a lounge area in the newly finished Center of Biotechnology. Mr. Wyman went on to say that the structure of this arrangement is such that once the vendor has his equipment in place there is a base rent of \$2650 per month for the 2000 square foot space in the student union and then \$390 a month for space in the center for biotechnology. The vendor is required to track gross sales and at the point where it reaches a threshold of \$300,000 there is a 2% of gross sales that comes back to the institution and to for the Center for Biotechnology that threshold is \$60,000. The initial term is 8 years

and URI has responded to that term primarily because it allows them to recover their investments because they will be coming in and will make improvements to the space and then set up operation and then rent will begin once the operation is underway. Mr. Wyman further explained that the agreement from the Attorney General's office made two notes. One being the inclusion of product liability with the insurance paragraphs as well as reference to the limits of court liability to the State. Both of these elements have been incorporated into substitute pages which will arrive by courier in the morning. Mr. Renaud asked for a motion to approve. Mr. Woolley made the motion to approve this Lease Agreement subject to the receipt of the substitution of the pages. Mr. Griffith seconded the motion. The motion to approve this Lease Agreement subject to the substitution of the pages passed unanimously by the Committee.

Item M:

On behalf of the University of Rhode Island, Vern Wyman appeared before the Committee to request permission to demolish an old residential structure – Ruggles House – in conjunction with the development of the new LGBTQ Center. Mr. Wyman notified the Committee that the Ruggles House (3900 square feet) is located on Upper College Road on the entry road coming into the Kingston Campus and was built in 1920. It was a residence which was bequeathed to the University and it has a history of use as office facilities. It has a central stair tower with fire escapes that exit through windows. Mr. Wyman also added that they did evaluate this

building as a possible core for the LGBTQ facility and it proved that it's structural limitations and the adaptations that the fire code would require made it really unusable for that purpose so they have sought approval and received authorization to remove this 50+ year old facility. The new facility is under design and will be out to bid within the next year or so. It is being funded from sources within the campus budget and will assume the site that the Ruggles House is on now. Mr. Renaud asked for a motion to approve. Mr. Woolley made the motion to approve this item. Mr. Griffith seconded the motion. The motion to approve this item passed unanimously by the Committee.

Item N:

On behalf of the University of Rhode Island, Vern Wyman appeared before the Committee to request permission to demolish a metal sided building in conjunction with the development of a North District parking lot. Mr. Wyman informed the Committee that this is a prefabricated metal building that was essentially new at the time and one of the few that was put up on the Kingston Campus. It housed the community planning program graduate program for a period of a time and series of programs since. It is a slab one grade premanufactured building which was set up in 1972. Mr. Wyman further explained that usually these buildings have a 25 year life but they try to make the building last much longer than that but at this point URI has a critical need to expand some surface parking in the north district area and this building is occupying the space that

would be very suitable for that purpose. Mr. Wyman added that there is no hesitation from the Historic Preservation to remove it and it will actually help to improve the esthetics to the area. Mr. Renaud asked if there is any value to that building at all if it were to be deconstructed and moved somewhere else. Mr. Wyman stated that this building is really beyond its 25 year life but the systems within it really need to be replaced and basically you would just be able to salvage the shell. Mr. Wyman stated it is not a facility that they have motivation to reutilize. Mr. Renaud asked for a motion to approve this request. Mr. Woolley made the motion to approve this request. Mr. Griffith seconded the motion. The motion to approve this request passed unanimously by the Committee.

Item O:

On behalf of the Department of Education Mario Carreno and Joe DaSilva appeared before the Committee to request approval of and signatures on a Grant of Easement for the installation of utilities at 115 Girard Avenue, Newport Rhode Island which will be the site of the Paul Crowley East Bay Met Center. Mr. Renaud stated he has question on this item because it is listed as a "request for approval of and signatures on a Grant of Easement" but in speaking with representatives this morning with Department of Education, they are looking for conceptual approval and not approval. Mr. Woolley said that is good because he had some concerns with the lack of an indemnification clause or an insurance clause so it's not ready to be approved anyway. Mr. Griffith stated this item was posted for

approval and the original request was intended to be conceptual approval so can the Committee ever hear it. Mr.

Woolley asked if this item can just be tabled until next month's meeting and then just approve the final easements. So, instead of it being a conceptual it would go straight through to final. Joe DaSilva from the Department of Education stepped forward and said that they can add the clauses that the Committee requested and then they can move for final approval and signature at that time. Mr. Woolley agreed to that and said he will table this until the Department of Education presents this as a conceptual and final approval. Mr. Renaud told Mr. DaSilva that he agrees with Mr. Woolley that tabling it is best because Mr. Woolley has already reviewed this and already has the questions that he needs answered so attending today was not a waste of time. Mr. Woolley asked Mr. DaSilva to contact him and he will send Mr. DaSilva the language for the indemnification and insurance clauses. Mr. Renaud asked for a motion to table this item. Mr. Woolley made the motion which was seconded by Mr. Griffith. The motion to table this item passed unanimously by the Committee.

Item P:

On behalf of the Department of Education Mario Carreno and Joe DaSilva appeared before the Committee to request Conceptual and Final Approval to lease 5,000 square feet of property located at One Corliss Place, Providence, Rhode Island which is the site of the Rhode Island School for the Deaf. Mr. Renaud said just to clarify; they are just looking for conceptual approval and NOT final approval.

Mr. Woolley stated his moves approval on the concept of entering into the lease subject to the State Properties Committee receiving the document that needs to be signed from the Department of Education at a later date. Mr. Griffith seconded the motion. The motion to approve this item passed unanimously by the Committee.

Item Q:

On behalf of the Department of Transportation, Richard Kalunian appeared before the Committee to request approval and signatures on Grants of Easement documents obtained from Ernest and Delores Fagnant necessary for the Apponaug Circulator Long Term Improvement Project (Permanent Easements and Temporary Construction Easements AP 244/Lots 82 & 207). Mr. Kalunian started off by providing the Committee with a little bit of background concerning this item. He stated that a few years back, they actually acquired a three family dwelling from Ernest and Dolores Fagnant and a square area on an abutting commercial property which they rent out (it used to be called Fagnant Carpets but there is another carpet

outlet there now). Mr. Kalunian went on to say that there is some litigation that ensued and as that case got to the point towards settlement which the SPC may or may not be aware but over the past two weeks the DOT has come over with a number of other parcels that they need for the Apponaug Circulator Project. Mr. Kalunian further informed the Committee that DOT's design section shared with him that there were two parcels on the map that were still owned

by the Fagnant's both the remainder parcels of what they previously effected so as part of DOT's settlement negotiations, DOT asked that they grant those easements to the State for the project at no charge and then roll it into the previous settlements. Mr. Kalunian then informed the Committee that before them are two documents that will essentially do that. Mr. Renaud asked for a motion to approve these Grants of Easements. Mr. Woolley made the motion which was seconded by Mr. Griffith. The motion to approve these Grants of Easements was passed unanimously by the Committee.

Item R:

Mr. Renaud notified the rest of the Committee members that Item R pertains to Old Business. It is a communication [re. 42 Circle Drive, North Kingstown, RI and 125 Columbus Avenue, Pawtucket, RI] from Kate Breslin Harden which serves as an update to some of the questions that State Properties Committee had regarding group homes. Mr. Griffith stated he believes it adequately serves their request.

Mr. Renaud asked for a motion to convene to Executive Session. Mr. Griffith made the motion to move 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. Mr. Woolley seconded the motion and a roll call vote was taken. The motion to move to Executive Session

passed unanimously and with the exception of the State Property Committee members, anyone not involved in the matters listed on the Executive Session portion of the Agenda left the room at this point. Five items were presented and discussed in Executive Session.

Open Session:

Following the Committee's return to open session, Mr. Renaud asked for a motion to seal the minutes. Mr. Griffith made a motion to seal the minutes of the Executive Session, and Mr. Woolley seconded the motion and the motion passed unanimously.

Approval of Item E1:

Mr. Renaud then asked for a motion to approve E1 listed on today's Executive Session portion of the agenda. The details of this Agenda Item was discussed in today's Executive Session portion of the meeting. Mr. Woolley made the motion to approve, which was seconded by Mr. Griffith. The motion to approve this agenda item passed unanimously.

Approval of Item E2:

Mr. Renaud then asked for a motion to approve E2 listed on today's Executive Session portion of the agenda. The details of this Agenda Item was discussed in today's Executive Session portion of the meeting. Mr. Woolley made the motion to approve, which was seconded by Mr. Griffith. The motion to approve this agenda item passed unanimously.

Approval of Item E3:

Mr. Renaud then asked for a motion to approve E3 listed on today's Executive Session portion of the agenda. The details of this Agenda Item was discussed in today's Executive Session portion of the meeting. Mr. Woolley stated that there was no motion needed because this agenda item was just an update on an earlier dated item and nothing had to be approved.

Approval of Item E4:

Mr. Renaud then asked for a motion to approve E4 listed on today's Executive Session portion of the agenda. The details of this Agenda Item was discussed in today's Executive Session portion of the meeting. Mr. Woolley made the motion to approve, which was seconded by Mr. Griffith. The motion to approve this agenda item passed unanimously.

Approval of Item E5:

Mr. Renaud then asked for a motion to approve E5 listed on today's Executive Session portion of the agenda. The details of this Agenda Item was discussed in today's Executive Session portion of the meeting. Mr. Woolley made the motion to approve, which was seconded by Mr. Griffith. The motion to approve this agenda item passed unanimously.

Adjournment:

Mr. Renaud asked for a motion to adjourn the meeting. Mr. Woolley

made the motion, which was seconded by Mr. Griffith. The motion to adjourn today's meeting was unanimously approved by the Board. Mr. Renaud thanked everyone for their time and patience today. The meeting was adjourned at 12:20 PM

Respectfully submitted,

Nancy J. Russolino