

DEPARTMENT OF ADMINISTRATION

STATE PROPERTIES COMMITTEE MEETING MINUTES

JULY 2, 2013

The meeting of the State Properties Committee was called to order at 10:06 a.m. by Chairman Ronald N. Renaud. Attendance of the members was taken by roll call and the following members made their presence known: Karen Scott representing the Rhode Island Department of Administration in the absence of Robert K. Griffith; Richard B. Woolley representing the Rhode Island Department of Attorney General; and Christopher Feisthamel representing the Rhode Island Office of the General Treasurer, Ex-Officio Member.

Approval of the minutes from the State Properties Committee meeting held on Tuesday, June 18, 2013 is deferred.

ITEM A – Office of Secretary of State – A request was made for approval of and signatures on a Subordination, Non-Disturbance and Attornment Agreement, by and between West River Commerce Center, LLC; Bank Rhode Island and The Office of Secretary of State relative to the Lease Agreement for the premises located at 148 West River Street in the City of Providence. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM B – Narragansett Bay Commission – A request was made for

approval of the acquisition of both a Permanent and Temporary Easement by condemnation in conjunction with the Seekonk River Interceptor Project. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM C – Department of Administration – A request was made for approval of and signatures on a Purchase and Sale Contract, by and between the Department of Administration and various parties identified as the Sellers for the purchase of land located on the west side of Francis Street in the City of Providence. On motion made by Ms. Scott and seconded by Mr. Woolley, the Committee unanimously voted to approve the above request, subject to budget ratification and subject to the filing of a dismissal stipulation relative to the pending litigation.

ITEM D– Department of Administration – A request was made for approval of and signatures on a Bargain and Sale Deed, transferring title of the property referred to as the Detention Pond, Parcel “D” located on the west side of Power Road in the City of Cranston from the Department of Administration to Chapel Associates, LLC. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted to approve the above request, subject to the filing of a dismissal stipulation relative to the pending litigation.

ITEM E – Department of Human Services – A request was made for approval of and signatures on a Second Amendment to the Sublease Agreement, by and between the Department of Human Services and

Floyd Realty Co., Inc. relative to office space located at 197-211 Buttonwoods Avenue in the City of Warwick. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM F – Department of Labor and Training – A request was made for approval of and signatures on a Lease Agreement, by and between First Reservoir, LLC and the Department of Labor and Training for office space located at One Reservoir Avenue in the City of Providence. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request, subject to budget ratification.

ITEM G – 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 Environmental Management and the Department of Behavioral Health, Developmental Disabilities and Hospitals to host the annual Farmers' Market at the Pastore Complex, every Friday, between 10:00 a.m. and 2:00 p.m., from July 26, 2013, through September 27, 2013. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM H – 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 to host the annual charitable car show at Goddard Memorial State Park from Friday, July 26, 2013, through and including Sunday, July 28, 2013. On motion made by Mr.

Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request, subject to the submission of all required Certificates of Insurance prior to the date of the event.

ITEM I – Department of Environmental Management – A request was made for approval of and signatures on a Temporary Easement Agreement, by and between Thunberg Enterprises, LLC and the Department of Environmental Management for access to reconstruct a fishway on the Palisades Mill Dam in the Town of South Kingstown. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM J – Department of Environmental Management/Department of Administration/Office of Energy Resources – A request was made for approval of a Lease Agreement, by and between the Department of Environmental Management and National Grid for charging stations to be located at the following premises:

- 1. Scarborough State Beach (North), 970 Ocean Road, Narragansett; and**
- 2. Salty Brine State Beach, 254 Great Island Road, Narragansett; and**
- 3. East Matunuck State Beach, 950 Succotash Road, South Kingstown; and**
- 4. Misquamicut State Beach, 257 Atlantic Avenue, Westerly; and**
- 5. Burlingame Camp Ground, Route 1, Charlestown; and**
- 6. Fishermen’s Memorial State Park, 1011 Point Judith Road, Narragansett; and**
- 7. Fort Adams State Park, Harrison Avenue, Newport.**

On motion made by Mr. Woolley and seconded by Ms. Scott, the

Committee voted unanimously 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 Coggeshall Farm Museum, Inc. for the operation of Coggeshall Farm located within Colt State Park in the Town of Bristol. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM L – Department of Environmental Management – A request was made for approval to issue a Request for Proposals (“RFP”) to solicit bids for the lease of Lot 204E and Pier H located in the Port of Galilee in the Town of Narragansett. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM M – 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 the Town of Narragansett for use of a portion of the Port of Galilee for purposes of hosting the second annual Galilee Fishing Tournament and Seafood Festival from September 6, through September 8, 2013. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM N – Department of Transportation – A request was made for approval to convey 0.27 acres of land located adjacent to 650 Succatash Road in the Town of South Kingstown to Lockwood Commercial, LLC. Item N is deferred to a future meeting of the State

Properties Committee at the request of the Department of Transportation.

ITEM O – Department of Transportation – A request was made for approval of and signatures on a First Amendment to Real Estate Option Agreement, by and between the Department of Transportation and Warwick Hotel Associates IV, LLC. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request, subject to a restriction being included in the final deed that Warwick Hotel Associates, IV, LLC shall have no egress rights from the subject property to either Route 113 or Route 5 located in Warwick..

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 executive session was made by Mr. Woolley and seconded by Ms. Scott.

A roll call vote was taken and the votes were as follows: Ms. Scott voted “Aye”, Mr. Woolley voted “Aye” and Chairman Renaud voted "Aye."

After detailed discussions relating to Executive Session Items E1, and E2 concluded, on motion made by Mr. Woolley and seconded by

Ms. Scott, the Committee unanimously voted 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 the open session at 11:55 a.m., the Committee proceeded to vote relative to the following items:

ITEM E1 – Department of Transportation – A request was made for reauthorization and approval to proceed with an Administrative Settlement with the owner of 52 acres of land located in Narragansett being acquired in conjunction with "Alternative Mitigation for the Replacement of the Providence Viaduct Bridge #578, Providence."

On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

ITEM E2 – Department of Transportation – A request was made for authorization to acquire land (sewer easement with improvements) located in Warwick by virtue of Condemnation Plat 419-TFG for the de-icing facility being constructed by the Rhode Island Airport Corporation. On motion made by Mr. Woolley and seconded by Ms. Scott, the Committee voted unanimously to approve the above request.

There being no further business to come before the State Properties Committee, on motion made by Mr. Woolley seconded by Ms. Scott, the Committee voted unanimously to adjourn the July 2, 2013 State

Properties Committee Meeting at 11:57 a.m.

Holly Rhodes, Executive Secretary