

**DRAFT FOR DISCUSSION PURPOSE ONLY**

**State of Rhode Island  
Department of Administration**

**Minutes of the  
State Properties Committee Meeting**

**Held on  
Tuesday, February 25, 2014  
10:00 AM**

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

A meeting of the State Properties Committee was convened on Tuesday, February 25, 2014 at 10:00 AM at the Department of Administration, One Capitol Hill, Second Floor, Conference Room C, Providence Rhode Island in accordance with the public notice issued on February 20, 2014. A copy of the agenda is attached as Exhibit A.

Chairman Renaud called the roll. Members of the Committee in attendance or absent were as follows:

- Ronald Renaud, Chairman (RIDOA) - present
- Richard Woolley, Esquire (RIAG) - present
- Robert Griffith, (RIDOA) - present
- Christopher Feisthamel, (General Treasurer's Office) - present

Chairman Renaud noted that a quorum of members were present to conduct business.

**Approval of Minutes:**

On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted (unanimously) to approve the minutes as presented of the State Properties Committee meetings which were held on Tuesday, January 16; Thursday, January 23; Tuesday, January 28 and Thursday, February 13, 2014. These approved minutes will be posted on the Secretary of State's website.

The Committee considered and took action on the items listed on the agenda, as follows:

**New Business:**

**ITEM A – Department of Administration** - A request for conceptual approval of a sole source sale of real estate to the Rhode Island PBS Foundation. The property is located at 50 Park Lane in the city of Providence. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted (unanimously) to approve this agenda item.

**ITEM B – Department of Corrections** - A request for approval of a short-term lease agreement by and between the Department of Corrections and PUI O, Inc. The leased premises are located at 249 Roosevelt Avenue, Pawtucket, Rhode Island. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted (unanimously) to approve this agenda item.

**ITEM C – Department of Administration** - A request for approval of a short-term lease agreement by and between the Department of Administration and Growing Children of Providence, Inc. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith the Committee voted (unanimously) to approve this agenda item.

**ITEM D – Rhode Island Board of Elections** - A request for approval to advertise a Request for Proposals to secure lease proposals for a new office and warehouse location. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith the Committee voted (unanimously) to approve this agenda item.

**ITEM E – Department of Environmental Management** – A request for approval of and signature on an Indenture of Lease with Daniel Pucella for a two bedroom house located in the Burlingame State Park Campground, 100 Burlingame Road, Charlestown, Rhode Island. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith the Committee voted (unanimously) to approve this agenda item.

**ITEM F - Department of Environmental Management** - A request for approval of and signature on an Indenture of Lease with Michael Mahoney for the second floor efficiency apartment over the Kelly House Museum, (located in the Blackstone River State Park) at 1075 Lower River Road, Lincoln, Rhode Island. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith the Committee voted (unanimously) to approve this agenda item subject to Mr. Mahoney's ability to obtain the appropriate insurance certificate.

**ITEM G - Department of Environmental Management** - A request for approval of and signatures on a Purchase and Sale Contract for the purchase of 5.2 acres of land (Haynes Property) in Coventry, Rhode Island, that will add to the Nicholas Farm Management Area. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith the Committee voted (unanimously) to approve this agenda item.

**ITEM H - Department of Environmental Management** - A request for approval of and signatures on a License Agreement with the Town of Westerly for the presentation of two (2) Community Festivals in 2014. One would be the weekend of May 9-11, 2014 and the second would be the weekend of September 12-14, 2014. Both to be held at Misquamicut State Beach. Discussion ensued regarding this agenda item. On motion made by Mr. Griffith and seconded by Mr. Woolley the Committee voted (unanimously) to approve this agenda item subject to the Town's ability to obtain the appropriate insurance certificate from Starkweather and Shepley.

**ITEM I - Department of Environmental Management** - A request for approval of and signatures on a License Agreement with Bold r Dash Race, LLC for the use of portions of Scarborough North and South State Beaches and Black Point trails in Narragansett for an obstacle race on May 3 and 4, 2014. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith the Committee voted (unanimously) to approve this agenda item subject to the appropriate insurance policies being set in place

**ITEM J - Department of Environmental Management** - A request for early approval of and signatures on a License Agreement with authorization to serve alcoholic beverages with the Fort Adams Trust for a "Surf Fest 4" event within Fort Adams State Park for Saturday, July 12, 2014 with a rain date of Sunday, July 13, 2014. This

would be a family friendly Surf and Skateboard Themed event with an admission fee charged, food and merchandise vendors, music and a food and beverage garden run by the Fort Adams Trust. Discussion ensued regarding this agenda item. Discussion ensued regarding this agenda item. On motion made by Mr. Woolley and seconded by Mr. Griffith the Committee voted (unanimously) to approve this agenda item subject to any person(s) participating in an activity requiring a waiver must sign that waiver.

**ITEM K - Department of Transportation** – A request for approval of and signatures on a Purchase and Sales Agreement between DOT and North Kingstown Pharmacy Associates, LLC, for the purchase of the existing North Kingstown Park-n-Ride lot located in the northeast quadrant of Route 2 a/k/a Quaker Lane and Route 102, a/k/a/ Ten Rod Road in the Town of North Kingstown. The parcel consists of approximately 72,224 square feet. Mr. Renaud stated that he is not comfortable with approving this particular agenda item right now, at all. He and the Committee want to be able to take the time to do their due diligence by personally going out to look at the site. Mr. Woolley added that last week was school vacation week and during that week, there was a holiday that the State doesn't observe so as far as notice to the public, even though this item was posted as part of the agenda, the last time this was before the Committee, this room was filled with people from the public. Lengthy discussion ensued regarding this agenda item. Mr. Renaud stated that he would like to continue this today because he would like to have the whole committee travel down to the site to take a look so that they can fully understand this matter in greater detail. Mr. Renaud went on to say that he would like an open meeting notice posted so that the public is aware that this site inspection is taking place. By making a visit to the site, Mr. Renaud stated he would then be more informed and able to answer any questions that anyone may have. Mr. Renaud said he would like to propose that they all go down to the site and drive around with the accompaniment of DOT so that DOT can show the Committee what is going on. Ms. Jacques, Mr. Carcieri and Mr. Jackson (all from DOT) agreed to Mr. Renaud's proposal. The attorney for the North Kingstown Pharmacy Associates who was also present today, agreed to Mr. Renaud's proposal, as well. Mr. Renaud stated he will set this up through Ms. Jacques. The Committee, today, also requested an update on the appraisal. On motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted (unanimously) to defer additional discussion on this item to the next State Properties Committee meeting scheduled after all additional documents requested today are submitted.

**ITEM L - Department of Transportation** – A request for approval of and signatures on a Temporary Construction Easement and Perpetual Easement between the Department of Transportation and the Narragansett Bay Commission (NBC) for the purpose of installing a sewer overflow interceptor as part of the Phase 2 of NBC's CSO Abatement Program. The Temporary Construction Easement is approximately 2,911 square feet and Perpetual Easement is approximately 1,382 square feet. The property is located adjacent to India Street, Providence, Rhode Island. On motion made by Mr. Woolley and seconded by Mr. Griffith the Committee voted (unanimously) to approve this agenda item.

**Adjournment:**

There being no items to be discussed in Executive Session today, on motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted to adjourn at 11:32 AM.

**Date of Next Meeting:**

The next meeting of the State Properties Committee shall be convened on Tuesday, March 11, 2014 at 10:00 AM. Also, please note, that a date for the site visit pertaining to Item L on today's agenda will be scheduled in the near future and will be posted as an Open Meeting on the Secretary of State's website once the date has been finalized.

Respectfully submitted,

*Nancy J. Russolino*

*In her capacity as Administrative Officer*

**State Properties Committee Meeting**

**Held on  
Tuesday, February 25, 2014  
10:00 AM**

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

**AGENDA**

**ITEM 1** - Review and Approval of the Minutes of the State Properties Committee Meeting held on: Tuesday, January 16; Thursday, January 23; Tuesday, January 28 and Thursday, February 13, 2014.

**ITEM A – Department of Administration** - A request for conceptual approval of a sole source sale of real estate to the Rhode Island PBS Foundation. The property is located at 50 Park Lane in the city of Providence.

- **Presenters at today's meeting – Michael Mitchell, Esq., Thomas Mullaney and John Ryan**

**ITEM B – Department of Corrections** - A request for approval of a short-term lease agreement by and between the Department of Corrections and PUI O, Inc. The leased premises are located at 249 Roosevelt Avenue, Pawtucket, Rhode Island.

- **Presenters at today's meeting – Shelley Cortese and John Ryan**

**ITEM C – Department of Administration** - A request for approval of a short-term lease agreement by and between the Department of Administration and Growing Children of Providence, Inc.

- **Presenters at today's meeting – Michael Mitchell and John Ryan**

**ITEM D – Rhode Island Board of Elections** - A request for approval to advertise a Request for Proposals to secure lease proposals for a new office and warehouse location.

- **Presenters at today's meeting – Robert Kando, Robert Rapoza and John Ryan**

**ITEM E – Department of Environmental Management** - A request for approval of and signature on an Indenture of Lease with Daniel Pucella for a two bedroom house located in the Burlingame State Park Campground, 100 Burlingame Road, Charlestown, Rhode Island.

- **Presenter at today's meeting – Terri Bisson**

**ITEM F - Department of Environmental Management** - A request for approval of and signature on an Indenture of Lease with Michael Mahoney for the second floor efficiency apartment over the Kelly House Museum, (located in the Blackstone River State Park) at 1075 Lower River Road, Lincoln, Rhode Island

- **Presenter at today's meeting - Terri Bisson**

**ITEM G - Department of Environmental Management** - A request for approval of and signatures on a Purchase and Sale Contract for the purchase of 5.2 acres of land (Haynes Property) in Coventry, Rhode Island, that will add to the Nicholas Farm Management Area.

- **Presenter at today's meeting - Michelle Sheehan**

**ITEM H - Department of Environmental Management** - A request for approval of and signatures on a License Agreement with the Town of Westerly for the presentation of two (2) Community Festivals in 2014. One would be the weekend of May 9-11, 2014 and the second would be the weekend of September 12-14, 2014. Both to be held at Misquamicut State Beach.

- **Presenter at today's meeting - John Faltus**

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- **Presenter at today's meeting - John Faltus**

**ITEM J - Department of Environmental Management** - A request for early approval of and signatures on a License Agreement with authorization to serve alcoholic beverages with the Fort Adams Trust for a "Surf Fest 4" event within Fort Adams State Park for Saturday, July 12, 2014 with a rain date of Sunday, July 13, 2014. This would be a family friendly Surf and Skateboard Themed event with an admission fee charged, food and merchandise vendors, music and a food and beverage garden run by the Fort Adams Trust.

- **Presenter at today's meeting - John Faltus**

**ITEM K - Department of Transportation** - A request for approval of and signatures on a Purchase and Sales Agreement between DOT and North Kingstown Pharmacy Associates, LLC, for the purchase of the existing North Kingstown Park-n-Ride lot located in the northeast quadrant of Route 2 a/k/a Quaker Lane and Route 102, a/k/a/ Ten Rod Road in the Town of North Kingstown. The parcel consists of approximately 72,224 square feet.

- **Presenters at today's meeting - Annette Jacques, Esq. and Bob Jackson**

**ITEM L - Department of Transportation** – A request for approval of and signatures on a Temporary Construction Easement and Perpetual Easement between the Department of Transportation and the Narragansett Bay Commission (NBC) for the purpose of installing a sewer overflow interceptor as part of the Phase 2 of NBC's CSO Abatement Program. The Temporary Construction Easement is approximately 2,911 square feet and Perpetual Easement is approximately 1,382 square feet. The property is located adjacent to India Street, Providence, Rhode Island.

- **Presenter at today's meeting – Eva Bernardo**

**ITEM M - Department of Transportation** – A request for approval of and signatures on a License Agreement with the City of Providence for a parcel of land consisting of approximately 28,800 square feet located adjacent to the Woonasquatucket Bike path in the Manton section of Providence. The license is gratis and for the purpose of the construction of the Manton Gateway Skate Park. The license is for a 20 year period.

- **Presenter at today's meeting – Bruce Cadden**

**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:**

- **No items to be presented in Executive Session**

**Any individual requiring a reasonable accommodation in order to participate in this meeting should contact James A. Pitassi, Jr. at 222-6395 (voice) or #711 (R.I. Relay) at least two (2) business days prior to the meeting.**