

DEPARTMENT OF ADMINISTRATION

STATE PROPERTIES COMMITTEE MEETING MINUTES OF

MARCH 11, 2014

The meeting of the State Properties Committee was called to order at 10:015 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 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. Others in attendance were Kenneth Burke from the Rhode Island Water Resources Board; Allison Rogers and Michael D. Mitchell from the Rhode Island Department of Administration; Colleen Kerr from the Rhode Island Department of Transportation; and Sean O. Coffey from the law firm of Burns & Levinson, LLC.

Chairman Renaud stated for the record that the State Properties Committee did have a quorum present to conduct business.

On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee unanimously voted to approve the minutes from the State Properties Committee meeting held on Tuesday, February 25, 2014. Said approved minutes will be posted on the Secretary of State's website.

ITEM A –Water Resources Board - A request was made for final approval of a Lease Agreement, by and between the Water Resources Board/Division of Planning and the Greenwich Village Nursery and Kindergarten, Ltd. for the premises located at 227 Nooseneck Hill Road in the Town of West Greenwich. A detailed discussion ensued concerning the contamination of the Greenwich Village Nursery and Kindergarten, Ltd's. water supply, Said discussion addressed the likelihood of staff and students being affected by said contamination and what precautions were being taken to prevent the possibility of staff and students suffering any consequences as a result of said contamination. The school's owner indicated that all of the water which the staff and students ingest or that could possibly come in contact with their skin is bottled water purchased and provided by the school itself and that the well water supply is only utilize for purposes of flushing toilets. Questions also arose regarding the potential for liability exposure to the State of Rhode Island in the event of any harmful occurrences due to said contamination. After a myriad of questions and answers were exchanged, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the above request, subject to the water filtration system being installed before the Tenant is required to proceed with the installation of the new septic system.

ITEM B – Water Resources Board - A request was made for final approval of an Amendment of the General Partnership Agreement from the "Anderson Family Partnership" to the "Coventry Pines Golf Course LLC" of Coventry to wit: a tenant of the State of Rhode Island

within the Big River Management Area. On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the revision of the partnership as submitted.

ITEM C - Water Resources Board - A request was made for final approval of a Lease Agreement, by and between the Water Resources/Division of Planning and the Coventry Pines Golf Club for premises located at 1065 Harkney Hill Road in the Town of Coventry. Mr. Burke explained the circumstances surrounding this particular Lease Agreement and the Committee agreed that the terms and conditions were fair and equitable. On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the above Lease Agreement, subject to a revision of the language found in Section 17 on Page 8. The second paragraph of said provision entitled Default and Remedies shall be revised to reflect that the Landlord shall also have thirty (30) days in which to cure any default after receiving written notice from the Tenant specifying the nature of the alleged default rather than the five (5) days initially reflected in the Lease Agreement presented to the State Properties Committee for review and approval.

ITEM D – Board of Education – A request was made for conceptual approval to begin negotiations regarding a potential lease for the proposed Nursing Education Center with the developer of the former South Street Power Station a/k/a "South Street Landing" in the City of Providence. A detailed discussion ensued regarding the excitement surrounding this particular project which hi-lighted the potential benefits from the partnering of the involved parties together with the

benefits to students and the surrounding community. On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted to unanimously approve the above request.

ITEM E – Notices/Communications – In accordance with a letter received from Andrew Annaldo, Chairman and Secretary, City of Providence, he indicated that there will be a hearing for a new business within 200 feet of State-owned property applying for a Transfer Class A. The hearing will be held on Wednesday, March 19, 2014, at 1:00 PM. Please see letter for details.

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:

On a motion made to enter executive session by Mr. Griffith and seconded by Mr. Woolley, 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 detailed discussions relating to executive session Items E1 and E2 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 11:09 a.m., the Committee proceeded to vote relative to Items E1 and E2 presented in executive session.

ITEM E1 - Department of Transportation - A request was made for approval to proceed with securing second amendments to Temporary Easement Agreements in order to complete the Rehabilitation of the Randall Street Bridge #974 in the City of Providence. After discussion in executive session, on a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve Item E1.

Item E2 - Department of Transportation - A request was made for approval to obtain a Temporary Easement Agreement for repairs to the Kingston Station Railroad Bridge #372 in the Town of South Kingstown. After discussion in executive session, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously voted to approve Item E2.

There being no further business to come before the State Properties Committee, on a motion made by Mr. Griffith and seconded Mr. Woolley, the Committee voted unanimously to adjourn the March 11, 2014, State Properties Committee Meeting at 11:10 a.m.

Holly H. Rhodes, Executive Secretary