

DEPARTMENT OF ADMINISTRATION

STATE PROPERTIES COMMITTEE MEETING MINUTES OF

APRIL 10, 2014

The meeting of the State Properties Committee was called to order at 10:03 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; Susan Urso representing the Rhode Island Department of Attorney General in the absence of Richard B. Woolley; and Andrew Marcaccio representing the Rhode Island Office of the General Treasurer, Ex-Officio Member, in the absence of Christopher Feisthamel. Others in attendance were Kelly Carpenter from Rhode Island Senate Fiscal Office; Michael D. Mitchell and John Ryan from the Rhode Island Department of Administration; Lisa Primiano, Gary Powers and Christopher Walusiak from the Rhode Island Department of Environmental Management; Kenneth Burke from the Rhode Island Water Resources Board; Eva Bernardo, Christine Brien, Robert Jackson, Colleen Kerr and Richard Kalunian from the Rhode Island Department of Transportation; and Anthony Silva from the Rhode Island Division of Motor Vehicles.

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. Griffith and seconded by Ms. Urso, the

Committee unanimously voted to approve the minutes from the State Properties Committee meetings held on March 25, 2014, March 1, 2011, May 24, 2011, August 2, 2011, as amended, September 13, 2011, as amended, and September 27, 2011. Said approved minutes will be posted on the Secretary of State's website.

ITEM A - Department of Administration - A request was made for approval of the Annual Report of the State Properties Committee for the Fiscal Year 2013. On a motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimously to approve the above request.

ITEM B - Rhode Island Health Benefits Exchange - A request was made for approval to initiate lease negotiations with the principals of Weybosset Hill Investments, LLC related to office space located at One Weybossett Hill in the City of Providence.

On a motion made by Ms. Urso and seconded by Mr. Griffith, subject to the Committee's review and approval of the final lease agreement, the Committee voted unanimously to approve the above request.

ITEM C - Department of Revenue/Division of Motor Vehicles - A request was made for approval to advertise a Request for Proposals ("RFP") for office/customer service space required for the Division of Motor Vehicles' Woonsocket branch office. On a motion made by Ms. Urso and seconded by Mr. Griffith, the Committee voted unanimously to approve the above request, as amended.

ITEM D - Department of Revenue - A request was made for approval of and signatures on a Lease Agreement, by and between the Town of

South Kingstown and the Department of Revenue/ Division of Motor Vehicles for the premises located at 180 High Street in Wakefield. On a Motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimously voted to approve the above request, subject to additional indemnification language being included in Paragraph 11 as required by statute.

ITEM E - Water Resources Board - A request was made for approval of and signatures on six (6) Purchase and Sale Contracts and one (1) Easement Agreement for the following properties:

E. Purchase and Sale Contract, by and between Richmond Thompson Trail, LLC and the Water Recourses Board for the purchase of 126 acres of land located along Thompson Trail in the Town of Richmond; and

E(a). Easement Agreement, by and between The Narragansett Electric Company and the Water Resources Board over property located along Thomas Trial in the Town of Richmond; and

E(b). Purchase and Sale Contract, by and between Pajafrojo, LLC and the Water Resources Board for the purchase of two (2) parcels of land located on Genwood Drive (2.71± acres) and Johnson Lane (3.09± acres) in the Town of Charlestown; and

E(c). Purchase and Sale Contract, by and between Frank D. Glista , Paula A. Anderson and the Water Resources Board for the purchase of 1.3± acres of land located on Pond Shore Drive in the Town of

Charlestown; and

E(d). Purchase and Sale Contract, by and between William F. Rauhala for the purchase of 12 acres of land located along Switch Road in the Town of Richmond; and

E(f). Purchase and Sale Contract, by and between Robert A. Beach, Jr. and the Water Resources Board for the purchase of 27.74 acres of land located along Church Street in the Town of Richmond; and

E(g). Purchase and Sale Contract, by and between Anthony J. Cekala, Jr. and Richard T. Cekala and the Water Resources Board for the purchase of 24 acres of land located at 1193A Main Street in the Town of Richmond.

On a motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimous to approve the above request, as presented. Ms. Urso also noted that as the Department of Attorney General did not receive copies of the appraisal reports, it is relying on the representations made by the Water Resources Board, its good judgment and reputation relative to voting to approve said request.

ITEM F - Department of Environmental Management ("RIDEM")- A request was made for approval of and signatures on an Easement Agreement , by and between RIDEM and Bristol County Water Authority ("BCWA") over land located at Colt State Park to allow the

BCWA to utilize a portion of said property to construct, operate, and maintain a new water line service. On a motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimously to approve the above request.

ITEM G - Department of Transportation - A request was made for conceptual approval to offer the Interstate 195 Parking Garage located in the City of Providence consisting of 34,273 square feet of space for lease via a Request for Proposals ("RFP"). Subsequent to Ms. Bernardo making her presentation relative to Item G, Chairman Renaud asked if the parking garage had been offered to the various State agencies to determine if any of them had a need for a parking facility. As represented by the Department, the Committee was informed that it has not been circulated for comments and/or objections. However, the Department of Transportation had previously allowed the Department of Attorney General to utilize the garage for staff parking; however, the Department of Attorney General was not interested in renewing the Lease Agreement as the employees felt that both the facility's distance from the office, the lack of security and the rather unsafe location (especially during the evening hours) out weighed any benefit there may be to entering into a renewed Lease Agreement. Chairman Renaud also commented that due to the potential for liability exposure such a structure can present, it would be prudent for the Department to secure the facility from use for parking and from individuals seeking shelter within said structure. On a motion made by Mr. Griffith and seconded by Ms. Urso, subject to the Committee review and approval of the final form

of lease agreement together with a thorough cleanup and securing of the structure prior to the issuance of an RFP, the Committee voted unanimously to approve the above-request.

ITEM H - Department of Transportation - A request was made for conceptual approval to dispose of 2,500 square feet ± of State-owned land located at 1301 Reservoir Avenue in the City of Cranston. Following the Department presentation concerning Item H, Mr. Griffith asked if the Department has found any evidence of encroachment(s) on the subject property. Ms. Bernardo stated that to her knowledge there were no encroachment by any parties on the property. On a motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimously to approve the above request.

ITEM I - Department of Transportation - A request was made for conceptual approval to obtain a Temporary Easement Agreement, by and between the Department of Transportation and the Town of Middletown for the construction of a storm water management facility in the Town of Middletown. On a motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimously to approve the above request.

ITEM J - Department of Transportation - A request was made for final approval of and signatures on a Temporary Easement Agreement, by and between the Department of Transportation and the Arnold Family Limited Partnership in conjunction with repairs to the Kingston Station Railroad Bridge No. 372 in the Town of South Kingstown. On a motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimously to approve the above request.

ITEM K - Department of Transportation - A request was made for review and execution of a gratis License from the Departments of Administration and Transportation to Woodward & Curran, Inc. and Pontiac Reclamation, L.P., for use of 69,812 square feet of land located adjacent to Pontiac Avenue in the Cities of Cranston and Warwick to conduct site inspections, groundwater monitoring well, solid waste delineation and soil migration evaluations. On a motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimously to approve the above request.

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 Ms. Urso, a roll call vote was taken and the votes were as follows: Mr. Griffith voted "Aye," Ms. Urso voted "Aye" and Chairman Renaud voted "Aye." Said motion passed unanimously.

After detailed discussions relating to executive session Items E1, E2 and E3 concluded, on a motion made by Mr. Griffith and seconded by Ms. Urso, 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 11:18 a.m., the Committee proceeded to

vote relative to Items E1, E2 and E3 presented in executive session.

ITEM E1 - Department of Transportation - A request was made for approval of and signatures on a Purchase and Sale Agreement for the conveyance of 1,824 square feet of land in conjunction with an Administrative Settlement arising from the taking of land for the Apponaug Circulator Project in the City of Warwick pursuant to R.I.G..L. 37-6-24. After a detailed discussion in executive session, on a motion made by Mr. Griffith and seconded by Ms. Urso, the Committee voted unanimously to approve the above request.

ITEM E2 - Department of Transportation - A request was made for authorization to make an Administrative Settlement in conjunction with Condemnation Plat 2686/Parcel 5G and the Replacement of the Great Island Bridge No. 499 in the Town of Narragansett. After a detailed discussion in executive session, on a motion made by Ms. Urso and seconded by Mr. Griffith, the Committee voted unanimously to approve the above request.

ITEM E3 - Department of Transportation - A request was made for authorization to acquire land (one partial acquisition) by virtue of Condemnation Plat 2817 for the construction of 1R Improvements to Smith Street in the City of Providence. After a detailed discussion in executive session, on a motion made by Ms. Urso and seconded by Mr. Griffith, the Committee voted unanimously to approve the above

request.

There being no further business to come before the State Properties Committee, on a motion made by Ms. Urso and seconded Mr. Griffith, the Committee voted unanimously to adjourn the April 10, 2014, State Properties Committee meeting at 11:20 a.m.

Holly H. Rhodes, Executive Secretary