

DEPARTMENT OF ADMINISTRATION

STATE PROPERTIES COMMITTEE MEETING MINUTES
OF

JUNE 3, 2014

The meeting of the State Properties Committee was called to order at 10:02 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; Robert L. Brunelle, Public Member; and Andrew Marcaccio representing the Rhode Island Office of the General Treasurer, Ex-Officio Member. Others in attendance were Louis Saccoccio from the University of Rhode/Board of Education; Leroy Archibald, Eva Bernardo and Paul Carcieri from the Rhode Island Department of Transportation; Kevin Carvalho, Nicole Coates, Michael D. Mitchell and Marco Schiappa from the Rhode Island of Administration; Terri Bisson and Susan Forcier from the Rhode Island Department of Environmental Management; Kate Harden from the Rhode Island Department of Behavioral Healthcare, Developmental Disabilities and Hospitals; Brian Peterson and Peggy Farrish from the Rhode Island Department of Children Youth and Families; and Deborah Barclay from the Rhode Island Department of Human Services

Upon a motion to approve by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the meeting minutes from the State Properties Committee meeting held on May 20, 2014.

At the request of the University of Rhode Island, a motion to hear Mr. Saccoccio's presentation relative to Item D out of sequence due to a scheduling conflict was made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the above-request.

ITEM D - Department of Education/University of Rhode Island - A request was made for approval of a Facility Use and Real Estate License Agreement, by and between the Board of Education/University of Rhode Island *and* GREENFINS GLOBAL, LLC for the construction of a 4,200 square foot shingled building, with a loading dock and access to an authorized seawater source to be located on the Narragansett Bay Campus of the Graduate School of Oceanography (the "GOS") with access via Aquarium Road. On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted to approve the above request.

ITEM A - Department of Administration - A detail presentation was given by Mr. Carvalho of the Division of Risk Management and a subsequent discussion between Mr. Carvalho and the Committee concerning the matters involving risk control and liability

exposure issues to the State of Rhode Island for allowing events to be held on State-owned land provided the Committee and individuals attending the meeting with updated information and ideas to better protect the State's interest as well as any and all participants, volunteers or the applicant hosts of these events. *No action was taken by the Committee relative to Item A.*

ITEM B - Department of Environmental Management - A request was made for approval of and signatures on a Conservation Easement, by and between A. Street Realty, LLC *and* the Department of Environmental Management over portions of Assessor's Plat 33, Lot 28 located on Shun Pike in the Town of Johnston. On a motion made by Mr. Woolley and seconded by Mr. Griffith. the Committee voted unanimously to approve the above request.

ITEM C - 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 KSJ Seafood, Inc. for property known as Lot 204£ and Pier H in the Port of Galilee in the Town of Narragansett. On a motion made by Mr. Woolley and seconded by Mr. Griffith. the Committee voted unanimously to approve the above request.

ITEM E - Department of Transportation - A request was made for approval and execution of a Temporary Construction and Permanent Easement Agreement. by and between the Department of Transportation *and* the City of Warwick Sewer Authority for access over land located near Route 95 S.B. in the City of Warwick. On a motion made by Mr. Woolley and seconded by Mr. Brunelle. the Committee voted unanimously to approve the above request.

ITEM F - Department of Transportation - A request was made for conceptual approval to issue a Request for Proposals ("RFP") to solicit bids for the lease of the Interstate Parking Garage consisting of 34,273 square feet of space located at the intersection of South Water Street and India Street in the City of Providence. On a motion made by Mr. Woolley and seconded by Mr. Griffith. to table the subject matter to a future meeting of the State Properties Committee, the Committee voted unanimously in favor of tabling said matter until such time as the Department of Transportation is able to consult with the Interstate-195 Committee in order to receive guidance relative to the potential lease of said property. The executive secretary of the State Properties Committee was requested to forward the Rhode Island Emergency Management Agency's comments regarding said lease to the Department of Transportation.

ITEM G - Department of Human Services - A request was made for approval to initiate lease negotiations with the principals of One Jake's Way related to leased premises located at 206 Elmwood Avenue in the City of Providence. On a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to approve the Department's request to initiate lease negotiations With the principals of One Jake's Way.

ITEM H - Department of Human Services - A request was made for approval to initiate lease negotiations with the principals of Floyd Realty Company related to leased premises located at 197-21I Buttonwoods Avenue in the City of Warwick. On a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee unanimously approved the Department's request to initiate lease negotiations with the principals of Floyd Realty; however, the Committee cautioned the Department that it believed the lease rate is too high and strongly recommended that the Department aggressively negotiate the terms and condition relative to this portion of the lease.

ITEM I - Department of Children Youth and Families - A request was made for approval to initiate lease negotiations with the principals of Provident Property, LLC related to leased premises located at 101 Friendship Street in the City of Providence. On

a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the above request.

ITEM J - Department of Public Safety/Rhode Island State Police - A request was made for approval to initiate lease negotiations with the officials of the Quonset Development Corporation related to a proposed long-term lease of a 1.7 acre parcel of land located within the Quonset Business Park in the Town of North Kingstown. Based upon the representations made by Department that it has simply grown out of its current space, on a motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to approve the above request.

ITEM K - Department of Behavioral Healthcare, Developmental Disabilities and Hospitals - A request was made for approval of a Purchase and Sale Contract, by and between the Department *and* Steven J. Peterson for the conveyance of property located on Bishop Hill Road in the Town of Johnston. On a motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the above request.

ITEM L - Department of Administration - A request was made for a Condominium Estoppel Certificate, through the Department of Administration for the benefit of RP Providence, L.L.C. *and* JPMORGAN CHASE BANK NATIONAL

ASSOCIATION. On a motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to approve the above request.

ITEMS M 1 & 2 - NOTICES, From the Town of Warren, Department of Building and Zoning Board. Notification of Public Hearing of the Warren Zoning Board Scheduled on May 21, 2014, regarding Application# 14-15 and Application# 14-16; Tourister Mill LLC, owner and applicant; 91 Main Street, Plat Map 1, Lot 4 and Plat Map 2 Lots 1, 2 & 19; request for Special Use Permit from sections 32-47, 32-56 and 32-74 of the Warren Zoning Ordinance to construct a mixed-use development with 290 residential apartments and approximately 93,839 square feet of commercial business and office space and for special modifications, additions, and renovations that require several variances as listed in the applications. The above notices were placed on the State Properties Committee Agenda to be brought to the attention of the Committee.

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,

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." Mr. Brunelle voted "Aye" and Chairman Renaud voted "Aye." Said motion passed unanimously.

After a detailed discussion relating to executive session Item E 1 concluded, on a motion made by Mr. Brunelle 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 matter is resolved.

Upon returning to the open session at 11:20 a.m.. the Committee proceeded to vote relative to Item E1 presented in executive session.

ITEM E1 - Department of Children, Youth and Families - A request for discussion and guidance relate to the proposed sale of P1:°perty located at 32 Rom Avenue in the Town of Johnston. On a motion made by Mr. Griffith and seconded by Mr. Woolley .the Committee voted unru limously to grant conceptual approval for the proposed sale of the aforementioned property in accordance with the Committee's recommendations.

There being no further business to come before the State Properties Committee, on a motion made by Mr. Woolley and seconded by Mr. Griffith. the Committee voted unanimously to adjourn the June 3, 2014. State Properties Committee meeting at 11.21 a.m.

Holly H. Rhodes for

Holly H. Rhodes, Executive Secretary
State Properties Committee