

**DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908
STATE PROPERTIES COMMITTEE MEETING
TUESDAY MARCH 31st, 2015, 10:00 A.M.
CONFERENCE ROOM 'C'**

MEETING MINUTES

POSTED: April 14th, 2015

A meeting of the State Properties Committee was convened on Tuesday, March 31st, 2015 at 10:04 a.m. at the Department of Administration, One Capitol Hill, 2nd Floor, Conference Room C, Providence, Rhode Island in accordance with the public notice of its agenda posted on March 26th, 2015.

Chairperson Flynn called the meeting to order and undertook a roll call for attendance. Members of the Committee in attendance were as follows:

Kevin Flynn, Chairperson (RIDOA) – Present

Richard Woolley, Esquire (RIAG) – Present

Ryan Haggerty (RIDOA) – Present

Robert Brunelle (Public Member) – Present

Jeffrey Padwa (General Treasurer's Office) – Present

Chairperson Flynn noted that a quorum of members was present to conduct business.

Approval of Minutes:

Thereupon, on motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the open session minutes and executive session minutes and seal the executive session minutes as presented of the State Properties Committee meeting which had been held on Tuesday, March 17th, 2015.

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

Correspondence:

1.A notice of the filing of an appeal on March 17th, 2015 in the Washington County Superior Court by TEM Corp. and C&H Properties, LLC against the Town of Exeter Zoning Board of Review.

Chairperson Flynn reviewed the correspondence for informational purposes. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to file the correspondence and refer the notice to Department of Administration

Legal Services.

New Business:

ITEM A – Department of Environmental Management – A request for the approval and execution of a Conservation Easement over portions of Assessor’s Plat 32, Lot 45 (Kirkbrae Ledges) in Lincoln.

Discussion took place for this item with testimony provided by Mary Kay and Christina Hoefsmit from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Haggerty the Committee voted unanimously to approve the Conservation Easement.

ITEM B – Department of Environmental Management – A request for approval and execution of an Indenture of Lease between the Department of Environmental Management and Ocean State Fisheries, Inc. and HMM, Inc. to lease lots 202 and 203A in the Port of Galilee.

Discussion took place for this item with testimony provided by Mary Kay and Christina Hoefsmit from the Department of Environmental Management. On motion made by Woolley and seconded by Mr. Haggerty the Committee voted unanimously to approve the Indenture of Lease subject to a change of the quarterly payment.

ITEM C – Department of Transportation – A request for the Conceptual Approval to convey an additional 3,722 square feet (7,222 square feet total) of land adjacent to 1301 Reservoir Avenue in Cranston to Picerne Investment Corporation.

Discussion took place for this item with testimony provided by Paul Carcieri and Eva Bernardo from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the request to convey an additional 3,722 square feet of land.

ITEM D – Department of Transportation – A request for the approval and execution of a Sublease Agreement between CCTMO LLC and Cello Partnership (dba Verizon Wireless) for the installation of antennas on cell tower Site 826803 located at 330 Pendar Road in North Kingstown.

Discussion took place for this item with testimony provided by Paul Carcieri and Robert Jackson from the Department of Transportation. On motion made by Mr. Brunelle and seconded by Mr. Woolley, the Committee voted unanimously to approve the Sublease Agreement.

ITEM E – Department of Children, Youth and Families – A request for the approval and execution of a Bargain and Sale Deed related to the sale of 32 Roma Avenue in Johnston.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Brian Peterson from the Department of Children, Youth and Families. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Bargain and Sale Deed.

ITEM F – State Properties Committee – Discussion regarding a draft letter to the Director of RIDOT regarding the ongoing encroachments and back rent policy issues with the Department of Transportation, Real Estate Division.

Discussion took place for this item by the members of the State Properties Committee. On motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to defer this item to the next meeting on April 14th, 2015.

Executive Session:

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to enter into Executive Session at 10:35 a.m. and consider the following items:

ITEM E1 – Department of Transportation – A request for authorization to acquire land and easements to construct improvements to Main Street (Route 107) in the Town of Burrillville.

ITEM E2 – Attorney Peter F. Kilmartin v. Rhode Island State Properties Committee, C.A. PSC 2014-3443.

Open Session:

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously at 10:57 a.m. to come out of Executive Session and seal the minutes of Executive Session.

ITEM E1 – Department of Transportation – Discussion took place for this item with testimony provided by Gil Bricault from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Haggerty the Committee voted unanimously to approve the request for authorization to acquire land and easements.

ITEM E2 – Attorney Peter F. Kilmartin v. Rhode Island State Properties Committee, C.A. PSC 2014-3443.

Discussion took place for this agenda item with testimony provided by Jennifer Sternick from Department of Administration, Legal Services. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to defer this item until the next meeting on April 14th, 2015.

Adjournment:

There being no further items to consider, on motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted to adjourn at 10:58 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, April 14th, 2015.

Donna Conway, in her capacity as Executive Assistant

**DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908
STATE PROPERTIES COMMITTEE MEETING
WEDNESDAY, JANUARY 25, 2006, 11:00 A.M.
CONFERENCE ROOM 'C'**

MEETING MINUTES

POSTED: April 14th, 2015

OFFICIAL MINUTES

A special meeting of the State Properties Committee was convened on Wednesday, January 25th, 2006 at 11:00 a.m. at the Department of Administration, One Capitol Hill, Office of the Director, Fourth Floor, Providence, Rhode Island in accordance with the public notice of its agenda posted on January 20th, 2006.

The meeting of the State Properties Committee was called to order at 11:00 a.m. by Chairman Jerome F. Williams. Other members present were Mr. Robert Griffith representing the Department of Administration and Richard Woolley, Esquire representing the Department of Attorney General.

New Business:

ITEM A – Department of Administration – Discussion and signatures on documents pertaining to 101 Friendship Street.

Discussion took place for this item with testimony provided by Marlene McCarthy-Tuohy from the Department of Administration. The Department of Administration requests approval and signatures on an Estoppel Certificate and Subordination and Non-Disturbance Agreement. On motion made by Mr. Griffith and seconded by Mr. Woolley the Committee voted unanimously to approve the Estoppel Certificate and Subordination and Non-Disturbance Agreement.

Adjournment:

There being no further items to consider, on motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted to adjourn.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, January 31st, 2006.

Donna Conway, in her capacity as Executive Assistant

**DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908
STATE PROPERTIES COMMITTEE MEETING
FRIDAY, MARCH 17, 2006, 9:00 A.M.
CONFERENCE ROOM 'C'**

MEETING MINUTES

POSTED: April 14th, 2015

OFFICIAL MINUTES

A special meeting of the State Properties Committee was convened on Friday, March 17th, 2006 9:00 a.m. at the Department of Administration, One Capitol Hill, Office of the Director, Fourth Floor, Providence, Rhode Island in accordance with the public notice of its agenda posted on March 13th, 2006.

The meeting of the State Properties Committee was called to order at 9:00 a.m. by Chairman Jerome F. Williams. Other members present were Mr. Robert Griffith representing the Department of Administration and Genevieve Allaire Johnson, Esquire representing the Department of Attorney General.

New Business:

ITEM A – Department of Administration – A request for approval and signatures on a License Agreement for permission to use the Department of Administration, State House and the Courthouse buildings for purposes of filming by Waterfront Productions, a subsidiary of Warner Bros.

Discussion took place for this item with testimony provided by Steven Feinberg from the Rhode Island Film and Television Office. On motion made by Mr. Griffith and seconded by Ms. Allaire Johnson the Committee voted unanimously to approve the License Agreement.

Adjournment:

There being no further items to consider, on motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted to adjourn.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, March 28th, 2006.

Donna Conway, in her capacity as Executive Assistant

**DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908
STATE PROPERTIES COMMITTEE MEETING
TUESDAY, JUNE 22, 2010, 10:00 A.M.
CONFERENCE ROOM 'C'**

MEETING MINUTES

POSTED: April 14th, 2015

OFFICIAL MINUTES

A meeting of the State Properties Committee was convened on

Tuesday, June 22nd, 2010 at 10:06 a.m. at the Department of Administration, One Capitol Hill, 2nd Floor, Conference Room C, Providence, Rhode Island in accordance with the public notice of its agenda posted on June 17th, 2010.

Chairperson Flynn called the meeting to order and undertook a roll call for attendance. Members of the Committee in attendance were as follows:

Kevin Flynn, Chairperson (RIDOA) – Present

Richard Woolley, Esquire (RIAG) – Present

Robert Griffith (RIDOA) – Present

Mark Dingley (General Treasurer's Office) – Present

Robert Kay (Public Member) – Absent

Chairperson Flynn noted that a quorum of members was present to conduct business.

Approval of Minutes:

Thereupon, on motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to approve the open session minutes and executive session minutes as presented of the State Properties Committee meeting which had been held on Wednesday, May 19th, 2010.

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

New Business:

ITEM A – Department of Education – A request for approval of and signatures on an Agreement Concerning the Transfer of Ownership of the Chariho Career and Technical Center to the Chariho Regional School District.

Discussion took place for this item with testimony provided by Joe da Silva from the Department of Education and Jacqueline Kelley from the Department of Administration. On motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to approve the Agreement Concerning the Transfer of Ownership.

ITEM B – Office of Adjutant General – A request for the approval of and signatures on a Memorandum of Agreement transferring custody, control and supervision of property located on Wallum Lake Road in the Town of Burrillville from the Department of Mental Health, Retardation and Hospitals to the Rhode Island Executive Military Staff, Office of Adjutant General.

Discussion took place for this item with testimony provided by David O'Mara and David Mello from the Rhode Island Army National Guard. On motion made by Mr. Griffith and seconded by Mr. Woolley, the

Committee voted unanimously to approve the Memorandum of Agreement.

At the request of the Chairman, on motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to move up Items F, G and H on the agenda.

ITEM F – Department of Environmental Management – A request for the authorization to advertise a Request for Proposals for development of a public-private partnership at DEM facilities and properties located on Succatash Road in the Village of Jerusalem in the Town of Narragansett.

Discussion took place for this item with testimony provided by Director W. Michael Sullivan from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Request for Proposals subject to the State Properties Committee reviewing the RFP prior to being issued.

ITEM G – Department of Environmental Management – A request for the authorization to advertise a Request for Proposals for development of a Hydroelectric Turbine at property known as Elizabeth Webbing on Roosevelt Avenue in the City of Central Falls.

Discussion took place for this item with testimony provided by Director W. Michael Sullivan from the Department of Environmental

Management. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve Request for Proposals subject to the State Properties Committee reviewing the RFP prior to being issued.

ITEM H – Department of Environmental Management – A request for approval of and signatures on a Conservation Easement over 42 acres of land located along Stubtown Road in the Town of Hopkinton.

Discussion took place for this item with testimony provided by Lisa Primiano from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Conservation Easement.

ITEM C – Department of Administration – A request for final approval and execution on a Quitclaim Deed transferring property located at 1615 Pontiac Avenue in the City of Cranston to the 1615 Pontiac Avenue Condominium Association.

Discussion took place for this item with testimony provided by John Ryan and Mike Mitchell from the Department of Administration. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Quitclaim Deed subject to the correction of the discrepancy in Exhibit A.

ITEM D – Department of Administration – A request for final approval and execution of the Quitclaim Deed transferring property located at 1670 Hartford Avenue in the Town of Johnston to Michael A. Grieco d/b/a Garwaine Realty.

Discussion took place for this item with testimony provided by John Ryan and Mike Mitchell from the Department of Administration. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Quitclaim Deed.

ITEM E – Department of Environmental Management – A request for the approval of and signatures on a License Agreement by and between the Department of Environmental Management and the City of Newport for the City’s annual fireworks display to be held at Fort Adams State Park on July 4, 2010, with a rain date of July 5, 2010.

Discussion took place for this item with testimony provided by John Faltus from the Department of Environmental Management. On motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to approve the License Agreement subject to a Certificate of Insurance.

ITEM I – Department of Environmental Management – A request for approval of and signatures on an Indenture of Lease with George C. Whaley to raise and harvest crops on 23 acres of land located at Matunuck Beach Road at the South Shore Management Area, Field 3

– Ford Tract – in the Town of South Kingstown.

Discussion took place for this item with testimony provided by Terri Bisson and Mary Talbot from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Indenture of Lease.

ITEM J – Department of Transportation – A request for approval of and signatures on a License Agreement by and between the Department of Transportation and Herb Chambers Route 2, Inc. for the use of approximately 8,626 square feet of land located adjacent to Route 2, Bald Hill Road in the City of Warwick.

Discussion took place for this item with testimony by Robert Jackson from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the License Agreement.

ITEMS K and L were deferred to July 6th, 2010 at the request of the Department of Transportation.

ITEM M – Department of Transportation – A request for approval of and signatures on a Purchase and Sale Agreement and Quitclaim Deed transferring 3.82 acres of land located at the intersection of Routes 7 and 116 in the Town of Smithfield to the Town of Smithfield.

Discussion took place for this item with testimony by Paul Carcieri and Annette Jacques, Esq. from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Purchase and Sale Agreement and Quitclaim Deed

ITEM N – Department of Transportation – A request for approval of and signatures on a Partial Termination of Easement by and between the Quonset Development Corporation and the Department of Transportation in conjunction with State Highway Plat 2735.

Discussion took place for this item with testimony by Colleen Kerr from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Partial Termination of Easement.

ITEM O – Department of Transportation – A request for approval of and signatures on a Temporary Easement Agreement by and between the Providence and Worcester Railroad Company and the Department of Transportation.

Discussion took place for this item with testimony by Colleen Kerr and Annette Jacques, Esq. from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Temporary Easement Agreement.

Executive Session:

ITEM E1 – Department of Transportation – A request for the authorization to effect an administrative settlement with Division Street Pawtucket, LLC relative to Condemnation Plat 2715A, Parcel 1A, Replacement of the Pawtucket Bridge No. 550.

ITEM E2 – Department of Transportation – A request for authorization to acquire the easement necessary to complete the Statewide Drainage Improvement Project by virtue of Condemnation Plat 909A.

Open Session:

On motion made by Mr. Griffith and seconded by Mr. Woolley the Committee voted unanimously at 11:01 a.m. to come out of Executive Session.

ITEM E1 – Department of Transportation – Discussion took place for this item with testimony provided by Colleen Kerr and Annette Jacques Esq. from the Department of Transportation. On motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to approve the authorization to effect an administrative settlement.

ITEM E2 – Department of Transportation – Discussion took place for

this item with testimony provided by Colleen Kerr and Annette Jacques, Esq. from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the authorization to acquire the easement necessary to complete the Statewide Drainage Improve Project.

Adjournment:

There being no further items to consider, on motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted to adjourn at 11:02 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, July 6th, 2010

Donna Conway, in her capacity as Executive Assistant

**DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908
STATE PROPERTIES COMMITTEE MEETING**

TUESDAY, OCTOBER 26, 2010, 10:00 A.M.

CONFERENCE ROOM 'C'

MEETING MINUTES

POSTED: April 14th, 2015

OFFICIAL MINUTES

A meeting of the State Properties Committee was convened on Tuesday, October 26th, 2010 at 10:06 a.m. at the Department of Administration, One Capitol Hill, 2nd Floor, Conference Room C, Providence, Rhode Island in accordance with the public notice of its agenda posted on October 21st, 2010.

Chairperson Flynn called the meeting to order and undertook a roll call for attendance. Members of the Committee in attendance were as follows:

Kevin Flynn, Chairperson (RIDOA) – Present

Richard Woolley, Esquire (RIAG) – Present

Robert Griffith (RIDOA) – Present

Michael Sligar (General Treasurer's Office) Present

Robert Kay (Public Member) Absent

Chairperson Flynn noted that a quorum of members was present to conduct business.

Approval of Minutes:

Thereupon, at the request of Chairman Flynn, the approval of the State Properties Committee meetings which had been held on September 28th, 2010 and October 12th, 2010 were deferred to the next meeting.

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

New Business:

Item A is deferred to the next meeting at the request of the Department of Transportation. Item C is also deferred because it is unclear at this time if the Rhode Island Developmental Disabilities Council needs to report to the State Properties Committee for approval.

ITEM B – Department of Transportation – A request for the approval of and signatures on a Certificate of Transfer of Land, a Permanent Grant of Easement and a Temporary Easement Agreement by and between the Department of Environmental Management and the Department of Transportation in connection with the Rehabilitation of the Weekapaug Bridge No. 997 located on Atlantic Avenue in the Town of Westerly.

Discussion took place for this item with testimony provided by Colleen Kerr from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Certificate of Transfer of Land, Permanent Grant of Easement and Temporary Easement Agreement.

ITEM D – Board of Governors for Higher Education/University of Rhode Island – A request for approval to sell property located at 15 Trainor Drive in the Town of Narragansett to DeWal Industries.

Discussion took place for this item with testimony provided by J. Vern Wyman from the University of Rhode Island. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the sale of property.

ITEM E – Department of Environmental Management – A request for the approval of signatures on a Recreation Easement over approximately 32.84 acres of land located along Mowry Street and Kennedy Lane in the Town of Burrillville.

Discussion took place for this item with testimony provided by Lisa Primiano from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Recreation Easement.

ITEM F – Department of Environmental Management – A request for approval of and signatures on a Warranty Deed by and between the Girl Scouts of Rhode Island, Incorporated and the Department of Environmental Management for the acquisition of approximately 82 acres of land located along Gilbert Stuart Road in the Town of North Kingstown.

Discussion took place for this item with testimony provided by Lisa Primiano from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Warranty Deed.

ITEM G – Department of Environmental Management – A request for the approval of and signatures on a Purchase and Sale Contract by and between Lloyd E. and Catherine A. Cook for the acquisition of approximately 5,227 square feet of land located on Burdickville Road in the Town of Charlestown.

Discussion took place for this item with testimony provided by Lisa Primiano from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Purchase and Sale Contract.

ITEM H – Department of Environmental Management – A request for approval of and signatures on an Access Agreement with the USDA Natural Resources Conservation Services to facilitate a flood capacity

restoration project in the Oxbows area located directly south of Fay Field in the City of Cranston.

Discussion took place for this item with testimony provided by Richard Bianculli, Esq. from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Griffith, the Committee voted unanimously to approve the Access Agreement.

ITEM I – Department of Administration – A request for final approval of and signatures on a Lease Agreement by and between the Department of Administration and Foundry Parcel Fifteen Associates, LLC for leased premises located at 235 Promenade Street in the City of Providence to house the temporary offices of the Governor Elect, the General Treasurer Elect and their transition staffs.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration. On motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to approve the Lease Agreement.

ITEM J – Department of Administration – A request for final approval of and signatures on a Lease Agreement by and between the Department of Administration and Dorwest Associates, LLC for the leased premises located at 180 Westminster Street in the City of Providence to house the temporary offices of the Attorney General

Elect and the transition staff.

Discussion took place for this item with testimony by John Ryan from the Department of Administration. On motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted unanimously to approve the Lease Agreement, and granted the Department of Administration specified authority to negotiate parking and furniture.

Adjournment:

There being no further items to consider, on motion made by Mr. Griffith and seconded by Mr. Woolley, the Committee voted to adjourn at 10:39 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, November 9th, 2010

Donna Conway, in her capacity as Executive Assistant