

**DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908**

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, APRIL 28, 2015 10:00 A.M.
CONFERENCE ROOM 'C'**

MEETING MINUTES:

POSTED: May 12th, 2015

A meeting of the State Properties Committee was convened on Tuesday, April 28th, 2015 at 10:03 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 April 23rd, 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 held on Tuesday, April 14th, 2015.

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

New Business:

Chairman Flynn noted that **Item C** is deferred due to an error in the agenda posting and letter from the Department of Transportation.

ITEM A – Department of Environmental Management – A request for Conceptual Approval of a Permanent Easement Agreement between the Department of Environmental Management and American Tower Corporation for use of State property and a non-exclusive right of access at George Washington Management Area in Gloucester.

Discussion took place for this item with testimony provided by Lisa Primiano and Mary Kay, Esq. from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Haggerty the Committee voted unanimously to approve the request for Conceptual Approval of a Permanent Easement Agreement.

ITEM B – Department of Environmental Management – A request for approval and execution of an Easement Agreement between the Department of Environmental Management and DEWCON, INC. over approximately 5 acres of State land at 230 Warwick Avenue in Cranston.

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

ITEM D – Department of Environmental Management – A request for the approval and execution of a License Agreement with Authorization to Serve Alcoholic Beverages between the Department of Environmental Management and The Fort Adams Trust (in conjunction with Waterfront Productions LLC) to hold two (2) concerts inside the parade field of Fort Adams.

Discussion took place for this item with testimony provided by John Faltus and Mary Kay, Esquire from the Department of Environmental Management and Robert J. McCormack from the Fort Adams Trust. Attorney Turner C. Scott (representing thirty-one Newport households), Kate Leonard of the Newport City Council, Ann Zvanovec from the Castle Hill Neighborhood Association, and Doug Shewring (Newport resident) provided testimony and expressed their opposition to the concerts at Fort Adams Trust because of noise and traffic concerns, as well as the timing of night concerts. On motion made by Mr. Brunelle and seconded by Mr. Woolley the Committee voted unanimously to approve the License Agreement subject to the Fort Adams Trust generating a sound report to the State Properties Committee after the first concert.

ITEM E – Department of Environmental Management – A request for the approval and execution of a License Agreement with Authorization to Serve Alcoholic Beverages between the Department of Environmental Management and The Fort Adams Trust (in

conjunction with Waterfront Productions LLC) to hold the annual family summer Chowder Festival on the North Lawn of Fort Adams.

Discussion took place for this item with testimony provided by John Faltus and Mary Kay, Esq. from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the License Agreement subject to clarification on the hours of the event.

ITEM F – Department of Environmental Management – A request for the approval and execution of a License Agreement with Authorization to Serve/Sell Alcoholic Beverages between the Department of Environmental Management and The Oliver Hazard Perry Rhode Island LLC to host two functions along with six open dates for functions while docked at Fort Adams State Park in Newport in 2015.

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

ITEM G – Department of Environmental Management – A request for the approval and execution of an Indenture of Lease between the Department of Environmental Management and Kirsten Lee for a single family residence located in Colt State Park in Bristol.

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

ITEM H – RI Council on Postsecondary Education (URI) – A request for the approval and authorization to proceed with the Memorandum of Understanding agreement between the RI Council on Postsecondary Education and Commonwealth Ventures South Street Landing Master Tenant, LLC regarding tenant improvements for the Rhode Island Nursing Education Center (RINEC) in the South Street Landing Project.

Discussion took place for this item with testimony provided by J. Vern Wyman from the University of Rhode Island and Sean Coffey from Burns & Levinson, LLP. On motion made by Mr. Haggerty and seconded by Mr. Woolley the Committee voted unanimously to approve the Memorandum of Understanding.

ITEM I – State Properties Committee – Discussion regarding the ongoing encroachments and back rent policy issues with the Department of Transportation, Real Estate Division.

An open discussion took place for this item between the members of the State Properties Committee. The Committee discussed the issues of encroachments and back rent policy issues.

Adjournment:

There being no further items to consider, on motion made by Mr. Haggerty and seconded by Mr. Woolley the Committee voted to adjourn at 11:55 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, May 12th, 2015.

Donna Conway, in her capacity as Executive Assistant