

DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908
STATE PROPERTIES COMMITTEE MEETING
TUESDAY, JUNE 9TH, 2015, 10:00 A.M.
CONFERENCE ROOM 'C'

MEETING MINUTES

POSTED: June 23rd, 2015

A meeting of the State Properties Committee was convened on Tuesday, June 9th, 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 June 5th, 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)
Richard Woolley, Esquire (RIAG)
Ryan Haggerty (RIDOA)
Jeffrey Padwa (General Treasurer's Office)

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 as presented of the State Properties Committee meeting which had been held on Tuesday, May 26th, 2015.

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

New Business:

ITEM A – 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. The Agreement would allow the Fort Adams Trust to host a Laser Light and Water Show in the parade field of Fort Adams on Friday, July 3, 2015 from 4:00 p.m. to 11:00 p.m.

Discussion took place for this item with testimony provided by John Faltus from the Department of Environmental Management and Richard Nagele from the Fort Adams Trust. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the License Agreement.

ITEM B – Department of Environmental Management – A request for the approval and execution of a License Agreement between the Department of Environmental Management and Central Rhode Island Chamber of Commerce for the presentation of four (4) movie nights with food trucks at Rocky Point Park in June, July and August of 2015.

Discussion took place for this item with testimony provided by John Faltus 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.

ITEM C – Department of Environmental Management – A request for the approval and execution of a License Agreement and with authorization to Serve/Sell Alcoholic Beverages between the Department of Environmental Management and Friends of Hermione-Layfayette. The License Agreement will allow the French Tall ship Hermione-LaFayette to dock and hold functions at Fort Adams on July 8th and July 9th.

Discussion took place for this item with testimony provided by John Faltus from the Department of Environmental Management and Richard Nagele from the Fort Adams Trust. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the License Agreement.

ITEM D – Department of Transportation – A request for the review and execution of a Purchase and Sale Agreement and Bargain and Sale Deed between the Department of Transportation and Picerne Investment Corporation over approximately 7,222 square feet of land adjacent to Reservoir Avenue in Cranston.

Discussion took place for this item with testimony provided by Eva Bernardo and Paul Carcieri from the Department of Transportation as well as Robert Murray, Esq. representing Picerne Investment Corporation. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Purchase and Sale Agreement subject to understanding that that Deed will be held in escrow until the City of Cranston signs off on it.

ITEM E – Department of Transportation – A request for the review and execution of an Amendment to Real Estate Option Agreement between the Department of Transportation and Warwick Hotel, IV, Associates LLC for 5.58 acres and 33,000 square foot parcels in Warwick.

Discussion took place for this item with testimony provided by Paul Carcieri from the Department of Transportation and Kelly Coates, Senior Vice President at Carpionato Group. In response to a question, Mr. Coates affirmed to the Committee that Carpionato Group would not be back in a year for an extension, and would not seek renegotiation of the sales price. On motion made by Mr. Haggerty and seconded by Mr. Woolley, the Committee voted to approve the Amendment to Real Estate Option. Chairman Flynn and Mr. Haggerty voted aye and Mr. Woolley voted nay.

ITEM F – Department of Transportation – A request for the review and execution of a renewal License Agreement between the Department of Transportation and Herb Chambers Cadillac, Inc. of 1495-1511 Bald Hill Road in Warwick for use of 5,400 square feet of State-owned property for parking and beautification.

Discussion took place for this item with testimony provided by Paul Carcieri and Robert Jackson from the Department of Transportation. Chairman Flynn noted that although the License Agreement permits four parking spaces, the aerial photograph provided shows nine parking spaces being used. Mr. Carcieri assured that he would notify Herb Chambers Cadillac, Inc. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the License Agreement.

ITEM G – Department of Transportation – A request for the review and execution of a renewal License Agreement between the Department of Transportation and Herb Chambers Cadillac, Inc. of 1441 Bald Hill Road in Warwick for use of 8,626 square feet of State-owned property for parking and beautification.

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. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the License Agreement.

ITEM H – Department of Transportation – A request for conceptual approval to proceed the securing of the Temporary Use and Access Agreement necessary for the Improvements to Old River Road (Route 126) in the Town of Lincoln.

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. Haggerty, the Committee voted unanimously to approve the Temporary Use and Access Agreement.

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to re-open Item F.

ITEM F – Department of Transportation – On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the License Agreement with the Understanding of no more than nine parking spaces, rather than four.

ITEM I – Office of the Adjutant General – A request for the approval and execution of an Easement Agreement between the Adjutant General of Rhode Island the Narragansett Electric Company related to the construction of a new Veterans Home in Bristol.

Discussion took place for this item with testimony provided by Jonathan DePaul and Namvar Moghadam from the Department of Administration. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Easement Agreement.

ITEM J – Department of Human Services – A request for the approval and execution of an Easement Agreement between the Department of Human Services and Narragansett Electric Company related to the construction of a new Veterans Home in Bristol.

Discussion took place for this item with testimony provided by Jonathan DePaul and Namvar Moghadam from the Department of Administration. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Easement Agreement.

ITEM K – Department of Administration – A request for the approval and execution of an Amendment to Purchase and Sale Agreement between the Department of Administration and Crown Holdings II, LLC related to the property on the east side of Power Road in Cranston (Old Training School).

Discussion took place for this item with testimony provided by Frederick Stolle, Esq. from the Department of Administration, as well as Kelly Coates, Senior Vice President of Carpionato Group. On motion made by Mr. Haggerty and seconded by Chairman Flynn, the Committee voted to approve the Amendment to Purchase and Sale Agreement. Chairman Flynn and Mr. Haggerty voted aye, and Mr. Woolley voted nay.

Executive Session:

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to enter into Executive Session at 11:15 a.m. and consider the following items:

ITEM E1 – Department of Transportation – A request for the conceptual approval to proceed with securing the Temporary Use and Access Agreements necessary for the Elm and Poplar Streets Rail-Highway Crossing Reconstruction Project in the City of Newport.

ITEM E2 – Department of Transportation – A request for the approval to proceed with the acquisition of easements necessary for the ADA Improvements to Ease Main Road in the Town of Portsmouth by virtue of Condemnation Plat 2819.

ITEM E3 – Department of Transportation – A request for the approval to proceed with the acquisition of land and easements necessary for the Replacement of Carolina Bridges No. 54, 55, and 56 in the Towns of Richmond and Charlestown by virtue of Condemnation Plat 2823.

ITEM E4 – Department of Transportation – A request for the conceptual approval to proceed with the securing of the Temporary Use and Access Agreements necessary for the rehabilitation of the Hussey Bridge No. 11 in the Town of North Kingstown.

Open Session:

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously at 11:21 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 Colleen Kerr from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Temporary Use and Access Agreements.

ITEM E2 – Department of Transportation – 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. Haggerty, the Committee voted unanimously to approve the request for authorization to acquire easements.

ITEM E3 – Department of Transportation – 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. Haggerty, the Committee voted unanimously to approve the request for authorization to acquire land and easements.

ITEM E4 – Department of Transportation – 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. Haggerty, the Committee voted unanimously to approve the Temporary Use and Access Agreements.

Adjournment:

There being no further items to consider, on motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to adjourn at 11:23 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, June 23rd, 2015.

Donna Conway, in her capacity as Executive Assistant