

DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908
STATE PROPERTIES COMMITTEE MEETING
TUESDAY, JUNE 23RD, 2015, 10:00 A.M.
CONFERENCE ROOM 'C'

MEETING MINUTES

POSTED: July 8th, 2015

A meeting of the State Properties Committee was convened on Tuesday, June 23rd, 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 18th, 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)
Robert Brunelle (Public Member)

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 as presented of the State Properties Committee meeting which had been held on Tuesday, June 9th, 2015.

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

Old Business:

ITEM 1 – Department of Transportation – A request for the conceptual approval to convey 8,200 square feet of abandoned portions of India and Ives Streets, located in the City of Providence.

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

ITEM 2 – Department of Transportation – A request for the approval and execution of a Purchase and Sales Agreement and Bargain and Sale Deed between the Department of Transportation and IDZ Holdings, LLC for 5,243 square feet of land at the intersection of Market Street and Old Market Street in Warren.

Discussion took place for this item with testimony provided by Ann Hollands 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 Purchase and Sales Agreement and Bargain and Sale Deed.

ITEM 3 – Department of Transportation – A request for the approval and execution of a License Agreement between the Department of Transportation and The Break, LLC for the use of 2,642 square feet of state-owned property within the right-of-way of Ocean Road in the Town of Narragansett.

Discussion took place for this item with testimony provided by Ann Hollands 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 License Agreement.

New Business:

ITEM A – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – A request for the approval to sell State owned property deemed the be excess at a public auction. The property is located at 10 Ethier Way in Cumberland.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the request to sell property.

ITEM B – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – A request for the approval to sell State owned property deemed the be excess at a public auction. The property is located at 27 Southwick Drive in Lincoln.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the request to sell property.

ITEM C – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – A request for the approval to sell State owned property deemed the be excess at a public auction. The property is located at 31 Kennedy Road in Foster.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the request to sell property.

ITEM D – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – A request for the approval to sell State owned property deemed the be excess at a public auction. The property is located at 27 Nichols Lane in Westerly.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the request to sell property.

ITEM E – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – A request for the approval to sell State owned property deemed the be excess at a public auction. The property is located at 35 Highland Court in Tiverton.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the request to sell property.

ITEM F – Department of Environmental Management – A request for the approval and execution of a License Agreement between the Department of Environmental Management and the City of Newport to utilize Fort Adams for the City’s annual fireworks display on July 4th with a rain date of July 5th, 2015.

Discussion took place for this item with testimony provided by Robert Paquette 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 Attorney General – A request for the approval and execution of a Lease Agreement between the Department of Attorney General and the First Unitarian Church for up to sixteen (16) spaces of their parking lot located on the corner of 295 Benefit Street and 1 Benevolent Street in Providence.

Discussion took place for this item with testimony provided by Christopher Cotta from the Department of Attorney General. On motion made by Mr. Brunelle and seconded by Mr. Haggerty, the Committee voted unanimously to approve the License Agreement. Said motion passed with Mr. Flynn, Mr. Brunelle and Mr. Haggerty voting aye, and Mr. Woolley recusing.

ITEM H – Department of Transportation – A request for the conceptual approval to convey 12,312 square feet of land located at 697 Succotash Road in the Town of South Kingstown to Village at Potter Pond, LLC.

Discussion took place for this item with testimony provided by Ann Hollands and Robert Jackson from the Department of Transportation. On motion made by Mr. Brunelle and seconded by Mr. Haggerty, the Committee voted unanimously to approve the conveyance.

ITEM I – Department of Transportation – A request for the review and execution of Temporary Construction and Permanent Easements from the Department of Transportation to Sprint Corporation, LLC related to the Henderson Bridge Approach in Providence.

Discussion took place for this item with testimony provided by Ann Hollands and Christine Brien from the Department of Transportation. On motion made by Mr. Haggerty and seconded by Mr. Woolley, the Committee voted unanimously to approve the Temporary Construction and Permanent Easements.

ITEM J – Department of Environmental Management – A request for the review and execution of a Conservation Easement between the Department of Environmental Management and the Richmond Rural Preservation over 112 acres of land, known as the Saila Property, in Richmond.

Discussion took place for this item with testimony provided by Michelle Sheehan 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 K – Department of Transportation – A request for the review and execution on a Quitclaim Deed between the Department of Transportation and Cellco Partnership to clear title to land acquired for the Apponaug Circulator Improvement Project in Warwick.

Discussion took place for this item with testimony provided by Richard Kalunian from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Quitclaim Deed.

ITEM L – Department of Transportation – A request for the review and execution of a Grant of Easement (for highway purposes), Grant of Easement (for utility guy wires) and a License for Non Federal Use of the Department of the Navy Real Estate related to the reconstruction of Two Mile Corner.

Discussion took place for this item with testimony provided by Richard Kalunian from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the two Grants of Easement and License for Non Federal Use.

ITEM M – Department of Human Services – A request for approval and execution of a short-term Lease Agreement between the Department of Human Services and Thundermist Health Center for office space located at 450 Clinton Street in Woonsocket. The Department also seeks approval to advertise a Request for Proposals in order to solicit lease proposals for a new regional site in northern Rhode Island.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Corinne Russo from the Department of Human Services. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the short-term Lease Agreement.

ITEM N – RI Council on Postsecondary Education – A request for the approval of a Transfer of Property located at 580 Jefferson Boulevard in Warwick from the RI Education Assistance Authority (RIHEAA) to the RI Council on Postsecondary Education.

Discussion took place for this item with testimony provided by Ron Cavallaro from the RI Council on Postsecondary Education. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the proposed policy subject to holding the Transfer of Property in escrow pending the statute.

At the request of the Chairman, Item O was deferred until after Executive Session.

Executive Session:

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to enter into Executive Session at 11:05 a.m. and consider the following items:

ITEM E1 – Department of Transportation – A request for the reauthorization to proceed with the acquisition of land and easements by virtue of Condemnation Plat 2845 necessary for the construction of the Blackstone River Bikeway-Segment 1A, in Providence.

ITEM E2 – Department of Transportation – A request for the approval and execution of a Temporary Use and Access Agreement necessary for the repairs to the Cole’s Bridge No. 134 in East Providence.

Open Session:

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously at 11:14 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 Richard Kalunian from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the reauthorization to proceed with the acquisition of land and easements.

ITEM E2 – Department of Transportation – Discussion took place for this item with testimony provided by Richard Kalunian 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.

ITEM O – State Properties Committee – Discussion of a proposed policy regarding the provision of “back rent” for existing encroachments onto state property.

Discussion took place for this item with comments from the State Properties Committee members, as well as Richard Kalunian from the Department of Transportation.

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 11:40 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, July 7th, 2015.

Donna Conway, in her capacity as Executive Assistant