

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, JULY 7th, 2015 10:00 A.M.
CONFERENCE ROOM 'C'**

MEETING MINUTES:

POSTED: July 21st, 2015

A meeting of the State Properties Committee was convened on Tuesday, July 7th, 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 July 2nd, 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)
Robert Brunelle (Public Member)
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. Haggerty and seconded by Mr. Woolley, 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, June 23rd, 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 approval and execution of a Purchase and Sales Agreement between the Department of Transportation and Gano Holdings, LLC for the sale of 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 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 Purchase and Sales Agreement.

ITEM 2 – Department of Transportation – A request for the approval and execution of a Purchase and Sales Agreement between the Department of Transportation and the Village at Potter Pond, LLC for 27,312 square feet of land located at 697 Succotash Road in the Matunuck section of the Town of South 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. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Purchase and Sales Agreement subject to holding \$21,000 in escrow for back rent. The transaction is subject to the \$21,000 being available to the Department of Transportation.

New Business:

ITEM A – Department of Transportation – A request for the approval and execution of a Sublease Agreement between CCTMO LLC (a Crown Castle Company) and Cello Partnership (d/b/a Verizon Wireless) to allow Verizon to install antennas on cell tower Site 82680 located at 646 Douglas Pike in the Town of North Smithfield.

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. Brunelle, the Committee voted unanimously to approve the Sublease Agreement.

ITEM B – Department of Transportation – A request for the conceptual approval of and signatures on a Purchase and Sales Agreement between the Department of Transportation and Jack O. Piemonte for the sale of twelve thousand, six hundred eighty-one (12,681) square feet of land located on the easterly side of Succotash Road adjacent to 706 and 584 Succotash Road in the Town of South 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. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to defer the Purchase and Sales Agreement until the appropriate documentation of back rent is provided to the Committee as well as an Open Space Value Report from the Department of Environmental Management.

ITEM C – Department of Environmental Management – A request for the approval and execution of a License Agreement between the Department of Environmental Management and Mr. Eugene Pezzulli and Autos of the World to hold again a car show at Goddard Memorial State Park on Saturday, July 25th and Sunday, July 26th, 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. Brunelle, the Committee voted unanimously to approve the License Agreement.

ITEM D – Department of Environmental Management – A request for the approval and execution of a Conservation Easement between the Department of Environmental Management and the Town of Coventry for over forty-eight (48) acres of land, known as the Grote property.

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 E – Department of Administration – A request for the review and execution of a License Agreement between the Department of Administration and Smart Union Transportation which will allow the organization to utilize Station Park on July 14th, 2015 for a clam bake.

Discussion took place for this item with testimony provided by Deborah White from the Department of Administration. 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 as well as Liquor Liability Insurance.

ITEM F – Department of Transportation – A request for the final review and execution of a Temporary Use and Access Agreement to allow RIDOT to utilize Town of Blackstone property for the construction of an access road in conjunction with the Blackstone River Bikeway Project.

Discussion took place for this item with testimony provided by Richard Kalunian from the Department of Transportation. On motion made by Mr. Brunelle and seconded by Mr. Woolley, the Committee voted unanimously to approve the Temporary Use and Access Agreement.

ITEM G – Department of Transportation – A request for the final review and execution of two Temporary Use and Access Agreements necessary for the repairs to the Hussey Bridge No. 11 in the Town of North Kingstown.

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 Temporary Use and Access Agreements.

ITEM H – Department of Transportation – A request for the final review and execution of a Temporary Use and Access Agreement necessary for Improvements to Old River Road (Route 126) in the Town of Lincoln.

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

ITEM I – Department of Transportation – A request for the authorization to acquire right-of-way for Physical Alteration Permit #150129-A for the relocation of a portion of Main Avenue in conjunction with ongoing improvements to T.F. Green Airport in the City of 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 request for authorization to acquire right-of-way.

ITEM J – Department of Transportation – A request for the authorization to acquire city streets to accommodate the Improvements to T.F. Green Airport and for the relocation of Main Avenue in the City of 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 request for authorization to acquire city streets.

ITEM K – Department of Transportation – A request to sell via public auction the Route 2/102 Park-n-Ride in North Kingstown.

Discussion took place for this item with testimony provided by Paul Carcieri from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to defer the request to sell property via public auction until the Committee can review the current parking garage management document.

ITEM L – RI School for the Deaf – A request for the review and execution of a First Amendment to Lease Agreement between the RI School for the Deaf and the Mariposa Center related to classroom space located at One Corliss Place in Providence.

Discussion took place for this item with testimony provided by Nancy Maguire Heath from the RI School for the Deaf and John Ryan from the Department of Administration. On motion made by Mr. Haggerty and seconded by Mr. Woolley, the Committee voted unanimously to approve the First Amendment to Lease Agreement.

ITEM M – Department of Administration – A request for the approval and execution of an Easement Agreement between the Department of Administration and The Narragansett Electric Company for a transformer vault area located at the Old State House, 150 Benefit Street, in Providence.

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

Executive Session:

On motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to enter into Executive Session at 11:33 a.m. and consider the following items:

ITEM E1 – Department of Transportation – A request for the authorization to acquire land and easements for road improvements to County Road and Middle Highway in Barrington.

Open Session:

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously at 11:36 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. Brunelle, the Committee voted unanimously to approve the request for authorization to acquire land and easements.

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

On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to defer this item until the next meeting.

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 11:47 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, July 21st, 2015.

Donna Conway, in her capacity as Executive Assistant