

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

**STATE PROPERTIES COMMITTEE MEETING  
TUESDAY, NOVEMBER 10<sup>TH</sup>, 2015 10:00 A.M.  
CONFERENCE ROOM 'C'**

**MEETING MINUTES:**

**POSTED: November 24<sup>th</sup>, 2015**

A meeting of the State Properties Committee was convened on Tuesday, November 10<sup>th</sup>, 2015 at 10:05 a.m. at the Department of Administration, One Capitol Hill, 2<sup>nd</sup> Floor, Conference Room C, Providence, Rhode Island in accordance with the public notice of its agenda posted on November 5<sup>th</sup>, 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)  
Patrick Marr (General Treasurer's Office)  
Robert Brunelle (Public Member)  
Robin Main, Esquire (Public Member)

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

Others in attendance were: Maryanne Constantineau and Robert Burgess from the J. Arthur Trudeau Memorial Center, Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, John Ryan from the Department of Administration, John Washburn from the Department of Children, Youth and Families, and Robert Jackson and Richard Kalunian from the Department of Transportation.

**Approval of Minutes:**

Thereupon, on motion made by Ms. Main 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, October 27<sup>th</sup>, 2015. Mr. Woolley abstained.

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 Bargain and Sale Deed between the Department of Transportation and Gano Holdings, LLC for the sale of approximately 9,644 square feet of land located on India & Ives Streets in Providence.

Discussion took place for this item with testimony provided by 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 Bargain and Sale Deed.

**New Business:**

*Chairman Flynn announced that at the request of the Department Transportation, Items N and O were deferred until a subsequent meeting.*

**ITEM A – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 250 Commonwealth Avenue in Warwick. The property serves as a facility for day programming activities for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to approve the Lease Agreement.

**ITEM B – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 1864 Flat River Road in Coventry. The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM C – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 981 Greenwich Avenue in

Warwick. The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM D – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 591 West Shore Road in Warwick. The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM E – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 2001 West Shore Road in Warwick. The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM F – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 233 Northbridge Avenue in Warwick. The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau

Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM G – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 45 Lakehurst Drive in Warwick. The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM H – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 110 Aberdeen Avenue in Warwick. The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM I – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 35 Urban Avenue in Warwick. The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM J – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a renewal Lease Agreement by and between the Department of Behavioral Healthcare, Developmental Disabilities and the J. Arthur Trudeau Memorial Center for property located at 61 Titus Lane in Warwick.

The property is a single family home that has been used as a group home for persons with developmental disabilities.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esq. from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals, and Robert Burgess and Maryanne Constantineau from the J. Arthur Trudeau Memorial Center. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM K – Department of Transportation** – A request for the approval and execution of a Permanent Loop Detector Easement between RIDOT and Craig A. and Nicole M. Pruitt to allow for the perpetual maintenance of inductance loops connected to traffic signal devices along East Main and West Main Roads, in conjunction with the reconstruction of Two Mile Corner in the Town of Middletown.

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 Permanent Loop Detector Easement.

**ITEM L – Department of Transportation** – A request for the approval and execution of a Permanent Loop Detector Easement between RIDOT and The Aquidneck Group, LLC to allow for the perpetual maintenance of inductance loops connected to traffic signal devices along East Main and West Main Roads, in conjunction with the reconstruction of Two Mile Corner in the Town of Middletown.

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 Permanent Loop Detector Easement

**ITEM M – Department of Transportation** – A request for the approval and execution of a Permanent Loop Detector Easement between RIDOT and Bank Newport to allow for the perpetual maintenance of inductance loops connected to traffic signal devices along East Main and West Main Roads, in conjunction with the reconstruction of Two Mile Corner in the Town of Middletown.

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 Permanent Loop Detector Easement

**ITEM P – Department of Children, Youth and Families** – A request for the approval and execution of a Lease Agreement between DCYF and Provident Property, LLC. The leased premises are located at 101 Friendship Street in the City of Providence.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and John Washburn 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 Lease Agreement.

**ITEM Q- Department of Children, Youth and Families** – A request for the approval and execution of a Lease Agreement between DCYF and Clara Land Company, Inc. The leased premises are located at 192 Pine Street in the City of Providence.

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

**Executive Session:**

On motion made by Mr. Haggerty and seconded by Mr. Woolley, the Committee voted unanimously to enter into Executive Session at 10:32 a.m. and consider the following items:

**ITEM E1 – Department of Transportation** – A request for the conceptual approval of three Temporary Use and Access Agreements necessary for the rehabilitation of three bridges in the Towns of Hopkinton and Richmond.

- a. Temporary Use and Access Agreement necessary for rehabilitation of Wood River Bridge No. 261 and Holburton Brook Bridge No. 262
- b. Temporary Use and Access Agreement necessary for rehabilitation of Wood River Bridge No. 261 and Holburton Brook Bridge No. 262
- c. Temporary Use and Access Agreement necessary for rehabilitation of Wood River Bridge No. 261 and Holburton Brook Bridge No. 262

**Open Session:**

On motion made by Ms. Main and seconded by Mr. Woolley, the Committee voted unanimously at 10:35 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. Haggerty and seconded by Mr. Woolley, the Committee voted unanimously to request for conceptual approval.

**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 10:35 a.m.

**Date of Next Meeting:**

**The next scheduled meeting of the State Properties Committee will be held on Tuesday, November 24<sup>th</sup>, 2015**

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Donna Conway, in her capacity as Executive Assistant