

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

**STATE PROPERTIES COMMITTEE MEETING  
TUESDAY, NOVEMBER 24<sup>TH</sup>, 2015 10:00 A.M.  
CONFERENCE ROOM 'C'**

**MEETING MINUTES:**

**POSTED: December 9<sup>th</sup>, 2015**

A meeting of the State Properties Committee was convened on Tuesday, November 24<sup>th</sup>, 2015 at 10:03 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 19<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)

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

Others in attendance were: Donna Broccoli from the Department of Corrections, Terri Bisson and Lauren Farley from the Department of Environmental Management, Paul Andrews, Esquire from the Department of Public Safety, John Ryan and Mark Dingley from the Department of Administration, Colleen Kerr, Susan Howe, Robert Jackson, Christine Brien, Paul Carcieri and Daniel Clarke from the Department of Transportation, and Mayor Lisa Baldelli-Hunt from the City of Woonsocket.

**Approval of Minutes:**

Thereupon, on motion made by Mr. Woolley and seconded by Mr. Brunelle, 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, November 10<sup>th</sup>, 2015.

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 Wednesday, November 18<sup>th</sup>, 2015. Mr. Brunelle abstained.

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

**Old Business:**

*At the request of the Department of Transportation, Old Business Items One and Two were removed from the agenda.*

**New Business:**

**ITEM A – Department of Transportation** – A request for the approval and execution of a Purchase and Sales Agreement between RIDOT and AAA Northeast for the sale of approximately 6,713 square feet of land comprising of a portion of the Old River Road bed in East 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 B – Department of Transportation** – A request for the conceptual approval to auction approximately 5,944 square feet of excess vacant state land located on the corner of Beacon Avenue and Maple Street in Providence.

Discussion took place for this item with testimony provided by Paul Carcieri and Christine Brien from the Department of Transportation. On motion made by Mr. Brunelle and seconded by Mr. Woolley, the Committee voted unanimously to approve the request for conceptual approval to auction.

**ITEM C – Department of Environmental Management** – A request for the approval and execution of an Indenture of Lease between the Department of Environmental Management and Domenic Disandro for a single family caretaker residence located at 1090 Tower Hill Road in the Town of North Kingstown.

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 subject to the Committee's receipt of the appropriate Certificate of Insurance.

**ITEM D – Department of Environmental Management** – A request for the approval and execution of an Agreement and Assignment of a Purchase and Sales Agreement between the Department of Environmental Management and The Prudence Conservancy for 92.47 acres of land on Prudence Island in Portsmouth that will be added to the Narragansett Bay National Estuarine Research Reserve.

Discussion took place for this item with testimony provided by Lauren Farley from the Department of Environmental Management. On motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to approve the Agreement and Assignment of a Purchase and Sales Agreement.

**ITEM E – Department of Environmental Management** – A request for the approval and execution of a Conservation Easement between the Department of Environmental Management and the The Nature Conservancy for approximately 50 acres located on the Parente Property in West Greenwich.

Discussion took place for this item with testimony provided by Lauren Farley 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 F – Department of Environmental Management** – A request for the approval and execution of an Agreement and Assignment of a Conservation Easement between the Department of Environmental Management and The Nature Conservancy for approximately 45 acres located on the Parente Property in West Greenwich.

Discussion took place for this item with testimony provided by Lauren Farley from the Department of Environmental Management. On motion made by Mr. Brunelle and seconded by Mr. Woolley, the Committee voted unanimously to approve the Agreement and Assignment of a Conservation Easement.

**ITEM G – Department of Public Safety** – A request for the approval and execution of a Tower Lease between the Department of Public Safety and AT&T (New Cingular Wireless PCS, LLC). The subject tower is located directly adjacent to the Rhode Island State Police Headquarters at 311 Danielson Pike in North Scituate.

Discussion took place for this item with testimony provided by Paul Andrews, Esquire from the Department of Public Safety. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement.

**ITEM H – Department of Transportation** – A request for the approval and execution of a Lease Agreement between the Department of Transportation and the Boston Surface Railroad Company (BSRC) for the Woonsocket Depot located at One Depot Square in Woonsocket.

Discussion took place for this item with testimony provided by Daniel Clarke from the Department of Transportation and Mayor Lisa Baldelli-Hunt from the City of Woonsocket. During the presentation, Mr. Clarke noted that the existing tenants at One Depot Square would be allowed to stay. On motion made by Mr. Woolley and seconded by Mr. Haggerty, the Committee voted unanimously to approve the Lease Agreement subject to the Committee's receipt of the appropriate Certificate of Insurance.

**ITEM I – Department of Corrections** – A request for the approval and execution of a Lease Agreement by and between Hotel Associates, LLC and the Department of Corrections. The leased premises are located at Stewart Street and Pine Street in the City of Providence.

Discussion took place for this item with testimony provided by Donna Broccoli from the Department of Corrections and John Ryan from the Department of Administration. On motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to approve the Lease Agreement subject to the State being named as insured on the Certificate of Insurance.

**Executive Session:**

On motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously to enter into Executive Session at 10:50 a.m. and consider the following items:

**ITEM E1 – Department of Transportation** – A request for the authorization to acquire easements necessary for the Improvements to High Street and Kingstown Road (Route 108) project in the Town of South Kingstown.

**ITEM E2 – Department of Transportation** – A request for the authorization to acquire the right-of-way necessary for the U.S. Route 44 Highway Improvements Project.

**Open Session:**

On motion made by Mr. Woolley and seconded by Mr. Brunelle, the Committee voted unanimously at 11:02 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 and Susan Howe 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 E2 – Department of Transportation** – Discussion took place for this item with testimony provided by Colleen Kerr and Susan Howe 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 right-of-way. Mr. Haggerty abstained.

**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 11:04 a.m.

**Date of Next Meeting:**

**The next scheduled meeting of the State Properties Committee will be held on Tuesday, December 8<sup>th</sup>, 2015.**

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Donna Conway, in her capacity as Executive Assistant