

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, MARCH 15, 2016 10:00 A.M.
CONFERENCE ROOM 'A'**

MEETING MINUTES:

POSTED: March 29, 2016

A meeting of the State Properties Committee was convened on Tuesday, March 15, 2016 at 10:04 a.m. at the Department of Administration, One Capitol Hill, 2nd Floor, Conference Room A, Providence, Rhode Island in accordance with the public notice of its agenda posted on March 10, 2016.

Chairperson Dingley called the meeting to order and undertook a roll call for attendance. Members of the Committee in attendance were as follows:

Mark A. Dingley, Esq., Chairperson (RIDOA)
Richard Woolley, Esquire (RIAG)
Marco Schiappa (RIDOA)
Patrick Marr (General Treasurer's Office)
Robin L. Main, Esquire (Public Member)
Constance Pemmerl (Public Member)

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

Others in attendance were: John Murphy (Rhode Island College), Colleen Kerr (DOT), Annette Jacques, Esq. (DOT), Donald Tencher (Rhode Island College), Sara Laporte (DEM), Shaun Kirby (Standard Times Press), Robert Jackson (DOT), Cheryl Asquino, Esq. (DOA), Christine Brien (DOT), Janice M. Matthews (Renaissance Development Corporation), Greg Gulino (Renaissance Development Corporation), Kevin Carvalho (DOA DCAMM), Greg Avakian (Providence Place), Mark Haley (Myco Mechanical), Tim Patterson (Providence Place), Eva Bernardo (DOT), Kelly Carpenter (Senate Fiscal), Hannah Murini (Wind Energy Development LLC), Mark DePasquale (Wind Energy Development LLC), Melissa A. Long, Esq. (DOS), John Ryan (DOA DCAMM), Lisa Primiano (DEM), Lauren Farley (DEM), Paul Carcier (DOT), Terri Bisson (DEM), Larry Mouradjian (DEM).

Approval of Minutes:

Thereupon, on motion made by Mr. Woolley and seconded by Mr. Schiappa, the Committee voted unanimously to approve the open session minutes as presented of the State Properties Committee meeting which had been held on Tuesday, March 1, 2016. Ms. Main recused.

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

Correspondence:

1.A notice from the Energy Facility Siting Board that there will be a public hearing on Thursday, March 31, 2016 at 6:00 in the Burrillville High School Cafeteria regarding Invenergy Thermal Development LLC's application to construct the Clear River Energy Center in Burrillville.

Chairperson Dingley reviewed the correspondence for informational purposes. The correspondence is accepted and filed.

Old Business:

ITEM 1 – Department of State – A request for the approval and execution of a Lease Agreement between the Department of State and Paolino Properties, LP. The leased premises are located at 337 Westminster Street in Providence.

Discussion took place for this item with testimony provided by Melissa A. Long, Esq. from the Department of State and John Ryan from the Department of Administration. On motion made by Mr. Woolley and seconded by Mr. Schiappa, the Committee voted unanimously to approve the Lease Agreement.

New Business:

ITEM A – Department of Transportation – A request from the Department of Transportation to sell via sealed bid auction the former Route 2/102 Park-N-Ride in North Kingstown.

Discussion took place for this item with testimony provided by Paul Carcieri and Annette Jacques, Esq. from the Department of Transportation. On motion made by Ms. Main and seconded by Mr. Woolley, the Committee voted unanimously to approve the request to sell via sealed bid auction.

ITEM B – Department of Transportation – A request from the Department of Transportation for the conceptual approval of sale of approximately 34,457 square feet of land located Centerville Road in Warwick to abutting property owner 501 Centerville, LLC.

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 Ms. Main, the Committee voted unanimously to approve the request for conceptual approval of sale.

Items C and Item D were presented together by the Department of Transportation.

ITEM C – Department of Transportation – A request for the approval and execution of a Purchase and Sale Agreement between the Department of Transportation and the Town of Hopkinton over approximately 2.34 acres of land located on Palmer Circle Road in Hopkinton.

ITEM D – Department of Transportation – A request for the approval and execution of a Bargain and Sale Deed between the Department of Transportation and the Town of Hopkinton over approximately 2.34 acres of land located on Palmer Circle Road in Hopkinton.

Discussion took place for both Item C and Item D with testimony provided by Eva Bernardo and Paul Carcieri from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Schiappa to approve both Item C and Item D, the Committee voted unanimously to approve the Purchase and Sale Agreement and Bargain and Sale Deed.

ITEM E – Department of Transportation/Department of Administration – A request for the approval and execution of two Bargain and Sale Deeds for the gratis transfer of RIDOA owned parcels (1 & 3) and RIDOT owned parcel (2) on Conveyance Plat 2541B located in the perimeter area of the former Cranston Landfill (a Superfund site) to Pontiac Reclamation, LP.

- a. Bargain and Sale Deed between the Department of Transportation and Pontiac Reclamation, LP for approximately 2.6 acres (Parcel 2) of the former Cranston Landfill.
- b. Bargain and Sale Deed between the Department of Administration and Pontiac Reclamation, LP for approximately 69,812 square feet (Parcels 1 & 3) of the former Cranston Landfill.

Discussion took place for this item with testimony provided by Christine Brien, Paul Carcieri and Annette Jacques, Esq. from the Department of Transportation. On motion made by Mr. Woolley and seconded by Mr. Schiappa, the Committee voted unanimously to approve the two Bargain and Sale Deeds.

ITEM F – Department of Transportation – A request for the approval and execution of a Quitclaim Deed between the Department of Transportation and Park Corner Realty, LLC for approximately 17,605 square feet of land located on Putnam Pike in Gloucester.

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

ITEM G – Rhode Island College – A request from Rhode Island College for the conceptual approval to transfer approximately 17,842 square feet of land located on Fruit Hill Avenue in North Providence to the Town of North Providence for the purpose of accommodating a communications tower for the town.

Discussion took place for this item with testimony provided by John Murphy, Esq. and Donald Tencher from Rhode Island College. On motion made by Mr. Woolley and seconded by Mr. Schiappa, the Committee voted unanimously to conceptually approve the transfer of land subject to approval by the Board of Education. Ms. Main recused.

ITEM H – Department of Environmental Management – A request for the approval and execution of an Easement Agreement between the Department of Environmental Management and the National Railroad Passenger Corporation (Amtrak) for 2,660 square feet of land near Great Neck Road in the Great Swamp Management Area in South Kingstown.

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 Ms. Main, the Committee voted unanimously to approve the Easement Agreement.

ITEM I – Department of Administration – A request for approval and execution of a License Agreement between the Department of Administration and Ground Control Events, LLC that will allow the company to utilize the Department of Transportation parking lot located at Two Capitol Hill in Providence for the start and finish of the St. Patrick's Day 5K on March 19, 2016.

Discussion took place for this item with testimony provided by Arthur Jochmann from the Department of Administration. On motion made by Mr. Schiappa and seconded by Mr. Woolley, the Committee voted unanimously to approve the License Agreement.

ITEM J – Department of Administration – A request for approval and execution of a License Agreement between the Department of Administration and GGP Providence Place, LLC that would allow the company to utilize a portion of State House Park (not including the railroad corridor) on March 27, 2016 for the purpose of staging, refueling and helicopter operations including, but not limited to, helicopter emergency landings for the removal and installation of HVAC units on the Providence Place Mall rooftop.

Discussion took place for this item with testimony provided by Cheryl Asquino, Esq., Arthur Jochmann and Kevin Carvalho from the Department of Administration. On motion made by Mr. Schiappa and seconded by Mr. Woolley, the Committee voted unanimously to approve the License Agreement.

ITEM K – Department of Environmental Management – A request for the approval and execution of an Easement Agreement between the Department of Environmental Management and Wind Energy Development, LLC (WED) for the use of a twenty foot wide portion of Trestle Trail in Coventry for the construction and maintenance of utility lines for a wind turbine.

Discussion took place for this item with testimony provided by Lisa Primiano from the Department of Environmental Management and Hannah Murini and Mark DePasquale from Wind Energy Development LLC (WED). On motion made by Mr. Woolley and seconded by Mr. Schiappa, the Committee voted unanimously to approve the Easement Agreement.

ITEM L – Department of Environmental Management – A request for approval and execution of an Indenture of Lease between the Department of Environmental Management and Paul J. Carvalho for a caretaker residence located at Sunset Stables in Lincoln Woods State Park in the Town of Lincoln.

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. Schiappa, the Committee voted unanimously to approve the Indenture of Lease.

ITEM M – Department of Environmental Management – A request for the approval and execution of an Indenture of Lease between the Department of Environmental Management and TD Annex, LLC for property known as Lot 274A in the Port of Galilee in Narragansett.

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. Schiappa, the Committee voted unanimously to approve the Indenture of Lease subject to payment of past due arrearages of current tenant at closing and the Committee's receipt of appropriate Certificates of Insurance.

ITEM N – Department of Environmental Management – A request for the approval and execution of a Termination of Indenture of Lease between the Department of Environmental Management and Two Gulls Cafe for property known as Lot 274A in the Port of Galilee in Narragansett.

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. Schiappa, the Committee voted unanimously to approve the Termination of Indenture of Lease.

Adjournment:

There being no further items to consider, on motion made by Mr. Woolley and seconded by Ms. Main, the Committee voted to adjourn at 11:01 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, March 29, 2016.

Donna Conway, in her capacity as Executive Assistant