

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

**STATE PROPERTIES COMMITTEE MEETING  
TUESDAY, JULY 19, 2016 10:00 A.M.  
CONFERENCE ROOM 'C'**

**MEETING MINUTES:**

**POSTED: August 2, 2016**

A meeting of the State Properties Committee was convened on Tuesday, July 19, 2016 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 July 14, 2016.

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

Marco Schiappa, Chairperson (RIDOA)  
Gregory Schultz, Esquire (RIAG)  
Patrick Marr (General Treasurer's Office)  
Robin L. Main, Esquire (Public Member)

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

Others in attendance were: Robert Pritchard (The Providence Center), Dave Weeden (The Providence Center), Lynn Abrams (Newport Daily News), Katelyn McSherry (Newport Daily News), Marisa Desautel (Verizon Wireless), Kate Breslin Harden, Esquire (BHDDH), Mariana Ormonde (RIAG), John Faltus (RIDEM), Thomas Rosa (RIDEM), Michelle Sheehan (RIDEM), Mary Kay (RIDEM), John Ryan (RIDOA), Parag Agrawal (RIDOA), Colleen Kerr (RIDOT), Richard Kalunian (RIDOT), Jennifer Piro (RIDOT), Robert Jackson (RIDOT), Paul Carcieri (RIDOT), Eva Bernardo (RIDOT), Christine Brien (RIDOT), Paul Andrews, Esquire (RIDPS), Michael Evora (RI Commission for Human Rights), Amy Vincenzi (RI School for the Deaf), Nancy Maguire Heath (RI School for the Deaf) and Kelly Carpenter (Senate Fiscal).

**Approval of Minutes:**

Thereupon, on motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to approve the open session minutes as presented at the State Properties Committee meeting which had been held on Tuesday, June 21, 2016. The Committee considered and took action on the items listed on the posted agenda as follows:

**Old Business:**

**1. Department of Behavioral Healthcare, Developmental Disabilities and Hospitals –**

A request for the approval and execution of a Lease Agreement between the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and The Providence Center for space located at 15 Baker Pines Road in Richmond that will be used a Substance Abuse Disorder Residential Treatment Facility.

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esquire from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and Robert Pritchard from The Providence Center. On motion made by Mr. Schultz and seconded by Mr. Marr, the Committee voted unanimously to approve the Lease Agreement subject to the replacement of “Appendix A.” Ms. Main recused.

**2. 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 Tiverton for 27.08 acres of land known as the Hancock Property in Tiverton.

Discussion took place for this item with testimony provided by Michelle Sheehan from the Department of Environmental Management. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Conservation Easement.

**3. Department of Public Safety –**

A request for the approval and execution of a Lease Agreement between the Department of Public Safety and Cellco Partnership (d.b.a. Verizon Wireless) for a cell tower located at the State Police Lincoln Woods Barracks in Lincoln.

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

**4. Department of Public Safety –**

A request for the approval and execution of a Lease Agreement between the Department of Public Safety and AT&T (New Cingular Wireless PCS, LLC) for a cell tower located at the State Police Portsmouth Barracks in Portsmouth.

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

**New Business:**

**ITEM A – Department of Transportation** – A request for the approval and execution of a Certificate of Transfer between the Department of Transportation and the Department of Environmental Management that will transfer the custody, control and supervision of approximately 24 acres of land located adjacent to Cobble Hill Road in the Town of Lincoln from RIDOT to RIDEM.

Discussion took place for this item with testimony provided by Paul Carcieri from the Department of Transportation and Mary Kay from the Department of Environmental Management. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Certificate of Transfer.

**ITEM B – Department of Transportation** – A request for the approval and execution of a Certificate of Transfer between the Department of Transportation and the Department of Environmental Management that will transfer the custody, control and supervision of approximately 56 acres of land located at Route 295 and Route 44 in the City of Johnston from RIDOT to RIDEM.

Discussion took place for this item with testimony provided by Paul Carcieri from the Department of Transportation and Mary Kay from the Department of Environmental Management. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Certificate of Transfer.

*At the request of the Department of Transportation, Item C was deferred until a subsequent meeting.*

**ITEM D – Department of Transportation** – A request for the approval and execution of a Temporary Construction and Perpetual Easements Agreement between the Department of Transportation and Algonquin Gas Transmission, LLC for the placement, installation and construction of a gas data and communication meter building plus appurtenances, and then to operate, access and maintain the installation. The Temporary Construction Easement areas and Perpetual Easement area are located in the vicinity of Cray Street and Allens Avenue in the City of Providence.

Discussion took place for this item with testimony provided by Christine Brien and Paul Carcieri from the Department of Transportation. On motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to approve the Temporary Construction and Perpetual Easement Agreement.

**ITEM E – Department of Transportation** – A request for the approval and execution of a License Agreement between the Department of Transportation and 647 Oaklawn LLC for the use of approximately 2,253 square feet of State-owned land located adjacent to 647 Oaklawn Avenue in Cranston.

Discussion took place for this item with testimony provided by Eva Bernardo and Paul Carcieri from the Department of Transportation. On motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to approve the License Agreement subject to an amendment in the License that would require an additional ten percent of the first year's rental price.

**ITEM F – Department of Environmental Management** – A request for the approval and execution of a License Agreement between the Department of Environmental Management and Autos of the World to hold a car show at Goddard Memorial State Park in Warwick on Saturday, July 30, 2016 and Sunday, July 31, 2016.

Discussion took place for this item with testimony provided by John Faltus and Thomas Rosa from the Department of Environmental Management. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the License Agreement subject to a revised Certificate of Insurance.

**ITEM G – Department of Environmental Management** - A request for the approval and execution of a License Agreement and with authorization to serve/sell alcohol between the Department of Environmental Management and the Fort Adams Trust to host a “Big Boy Toy Show” at Fort Adams State Park in Newport on Father’s Day 2017 (Sunday, June 18, 2017).

Discussion took place for this item with testimony provided by John Faltus and Thomas Rosa from the Department of Environmental Management and Lynn Abrams from the Newport Daily News. On motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to approve the License Agreement subject to an updated Certificate of Insurance.

**ITEM H – Department of Environmental Management** - A request for the approval and execution of a Purchase and Sale Contract between the Department of Environmental Management and Marjorie B. and Christopher R. Allen for the purchase of the 60-acre Allen Property located in Hopkinton.

Discussion took place for this item with testimony provided by Michelle Sheehan from the Department of Environmental Management. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Purchase and Sale Contract.

**ITEM I – Department of Environmental Management** - A request for the approval and execution of a Conservation Easement over 13.3 acres of land located in South Kingstown to protect the open space resources values of Wells Farm.

Discussion took place for this item with testimony provided by Michelle Sheehan from the Department of Environmental Management. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Conservation Easement.

**ITEM J – Department of Transportation** - A request for the approval and execution of a Grant of Easement between the Department of Transportation, Rhode Island Airport Corporation (RIAC) and the Narragansett Electric Company (National Grid) to allow for the installation of a padmounted transformer and associated equipment for electrical service to the new RIDOT Maintenance Facility located on Boyd’s Lane in the Town of Portsmouth.

Discussion took place for this item with testimony provided by Robert Jackson from the Department of Transportation. On motion made by Mr. Schultz and seconded by Mr. Marr, the Committee voted unanimously to approve the Grant of Easement. Ms. Main recused.

**ITEM K – Department of Transportation** – A request for the approval and execution of a Temporary Use and Access Agreement between the Department of Transportation and the Aquidneck Group, LLC that is necessary to install/relocate a sanitary sewer line on East Main Road in Middletown.

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

**ITEM L – Rhode Island Commission for Human Rights** – A request for the approval and execution of a Third Amendment to Lease Agreement between the RI Commission for Human Rights and Dorwest Associates, LLC. The leased premises are located at 180 Westminster Street in the City of Providence.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Michael Evora from the Rhode Island Commission for Human Rights. On motion made by Mr. Schultz and seconded by Mr. Marr, the Committee voted unanimously to approve the Third Amendment to Lease Agreement. Ms. Main recused.

**ITEM M – Rhode Island School for the Deaf** – A request for the approval and execution of a Second Amendment to Lease Agreement between the RI School for the Deaf and the Mariposa Center, Inc. The leased premises are located at One Corliss Park in the City of Providence.

Discussion took place for this item with testimony provided by John Ryan from the Department of Administration and Nancy Maguire Heath from the Rhode Island School for the Deaf. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Second Amendment to Lease Agreement.

**ITEM N – Department of Transportation** – A request for the approval and execution of a License Agreement between the Department of Transportation and the Department

of Attorney General for the use of approximately 2,247 square feet of land located adjacent to 2 James Street in the City of Providence for the purpose of vehicle parking.

Discussion took place for this item with testimony provided by Eva Bernardo from the Department of Transportation. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the License Agreement.

*Before entering into Executive Session, the Committee deferred Item E1 until a subsequent meeting pending advisement from the Attorney General's Office.*

**Executive Session:**

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

**ITEM E2 – Department of Transportation** – A request for the authorization to acquire right-of-way necessary for Traffic Safety Improvements to the intersection of Hartford Avenue and Reservoir Avenue in the City of Johnston.

**Open Session:**

On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously at 11:15 a.m. to come out of Executive Session and seal the minutes of Executive Session.

**ITEM E2 – Department of Transportation** – Discussion took place for this item with testimony provided by Colleen Kerr and Jennifer Piro from the Department of Transportation. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the authorization to acquire right-of-way.

**Adjournment:**

There being no further items to consider, on motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted to adjourn at 11:16 a.m.

**Date of Next Meeting:**

**The next scheduled meeting of the State Properties Committee will be held on Tuesday, August 2, 2016.**

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Donna Conway, in her capacity as Executive Assistant