

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

**STATE PROPERTIES COMMITTEE MEETING  
TUESDAY, AUGUST 16, 2016 10:00 A.M.  
CONFERENCE ROOM 'C'**

**MEETING MINUTES:**

**POSTED: August 30, 2016**

A meeting of the State Properties Committee was convened on Tuesday, August 16, 2016 at 10:00 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 August 12, 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)  
Gregory Schultz, Esquire (RIAG)  
Marco Schiappa (RIDOA)  
Patrick Marr (General Treasurer's Office)

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

Others in attendance were: Thomas J. Liguori, Jr., Esq. (Royce Family Fund, Inc.), Ronald A. Cavallaro, Esq. (RI Office of Postsecondary Commissioner), Sean Coffey, Esq. (Burns and Levinson for RI Council on Postsecondary Education), Ryan Carrillo (URI), Kelly Carpenter (Senate Fiscal), Susan Urso, Esq. (RIAG), John Ryan (RIDOA), Deborah Barclay (RIDHS), Bruce Cadden (RIDOT) and Richard Kalunian (RIDOT).

**Approval of Minutes:**

Thereupon, on motion made by Mr. Schiappa and seconded by Mr. Schultz, the Committee voted unanimously to approve the open session minutes as presented at the State Properties Committee meeting which had been held on Tuesday, August 2, 2016. The Committee considered and took action on the items listed on the posted agenda as follows:

***Chairman Dingley announced that at the request of the Department of Transportation, Item OB1 and Item B were deferred until a subsequent meeting.***

**New Business:**

**ITEM A – Department of Transportation** – A request for the approval and execution of a Purchase and Sales Agreement between the Department of Transportation and Dana A. Martinelli for the purchase of approximately 60,884 square feet of land located adjacent to the Route 99 right-of-way and South Eagle Nest Drive in Lincoln.

Discussion took place for this item with testimony provided by Bruce Cadden from the Department of Transportation. On motion made by Mr. Schultz and seconded by Mr. Schiappa, the Committee voted unanimously to approve the Purchase and Sales Agreement.

**ITEM C – Department of Transportation** – A request from the Department of Transportation for the authorization of an Administrative Settlement with 765 Great Road, LLC related to the Substructure Stabilization Repairs to the Branch River Bridge No. 108 project in North Smithfield.

Discussion took place for this item with testimony provided by Richard Kalunian from the Department of Transportation. On motion made by Mr. Schiappa and seconded by Mr. Schultz, the Committee voted unanimously to approve the request for authorization of Administrative Settlement.

**ITEM D – RI Council on Postsecondary Education (URI)** – A request for the approval and execution of a Second Amendment to Lease agreement between The RI Council on Postsecondary Education (URI) and the Independence Square Foundation that will add Suite N to the Kinesiology Lease in Independence Square III in Kingston for a four-year term.

Discussion took place for this item with testimony provided by Ryan Carrillo from the University of Rhode Island. On motion made by Mr. Schultz and seconded by Mr. Schiappa, the Committee voted unanimously to approve the Second Amendment to Lease agreement.

**ITEM E – RI Council on Postsecondary Education (URI/RIC)** – A request from the RI Council on Postsecondary Education (URI/RIC) for the approval and execution of a Second Amendment to Lease between the RI Council on Postsecondary Education and CV SSL Master Tenant, LLC for the development and lease of space for a shared Nursing Education Center for the University College of Nursing and the Rhode Island College School of Nursing in the former South Street Power Station located in Providence. The RI Council on Postsecondary Education also requests the approval and execution of an Amendment of Ground Lease between the Narragansett Electric Company (National Grid) and CV SSL Garage, LLC which provides the tenant additional rights to install and maintain water and sanitary sewer lines and facilities.

- a. Second Amendment to Lease between CV SSL Master Tenant, LLC and the RI Council on Postsecondary Education

- b. Amendment to Ground Lease between The Narragansett Electric Company (National Grid) and CV SSL Garage LLC

Discussion took place for this item with testimony provided by Sean Coffey, Esq. from Burns and Levinson for the RI Council on Postsecondary Education. On motion made by Mr. Schiappa and seconded by Mr. Schultz, the Committee voted unanimously to approve the Second Amendment to Lease agreement and the Amendment to Ground Lease agreement.

**ITEM F – RI Council on Postsecondary Education** – A request for the approval and execution of a Lease Agreement between the Rhode Island Council on Postsecondary Education and the Royce Family Fund, Inc. for the lease of approximately 33,600 square feet located at 23 Friendship Street in Westerly.

Discussion took place for this item with testimony provided by Ron Cavallaro, Esq. from RI Council on Postsecondary Education and Thomas J. Liguori, Jr. Esq. from the Royce Family Fund, Inc. On motion made by Mr. Schultz and seconded by Mr. Schiappa, the Committee voted unanimously to approve the Lease Agreement subject to the Committee's receipt of the Certificate of Insurance, Certificate of Disclosure and Certificate of Authority.

**ITEM G – Department of Human Services** – A request for the approval and execution of a Lease Agreement between the Department of Human Services and Community Care Alliance for the proposed lease premises located at 800 Clinton Street in Woonsocket.

Discussion took place for this item with testimony provided by Deborah Barclay, Esq. from the Department of Human Services and John Ryan from the Department of Administration. On motion made by Mr. Schiappa and seconded by Mr. Schultz, the Committee voted unanimously to approve the Lease Agreement.

**Adjournment:**

There being no further items to consider, on motion made by Mr. Schiappa and seconded by Mr. Schultz, the Committee voted to adjourn at 10:40 a.m.

**Date of Next Meeting:**

**The next scheduled meeting of the State Properties Committee will be held on Tuesday, August 30, 2016.**

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Donna Conway, in her capacity as Executive Assistant