

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, SEPTEMBER 27, 2016 10:00 A.M.
CONFERENCE ROOM 'C'**

MEETING MINUTES:

POSTED: October 11, 2016

A meeting of the State Properties Committee was convened on Tuesday, September 27, 2016 at 10:00 a.m. at the Department of Administration, One Capitol Hill, 2nd Floor, Conference Room C, Providence, Rhode Island in accordance with the public notice of its agenda posted on September 21, 2016.

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

- Parag Agrawal, AICP, Chairperson (RIDOA)
- Gregory Schultz, Esquire (RIAG Designee)
- Marco Schiappa (DOA Designee)
- Patrick Marr (General Treasurer's Office Designee)
- Connie Pemmerl (Public Member)

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

Others in attendance were: Kate Breslin Harden, Esq. (BHDDH), Mariana Ormonde, Esq. (RIAG), Christopher Cotta (RIAG), Audrey Elzerman (RIAG), Colleen Kerr (RIDOT), Robert Jackson (RIDOT), Cheryl Asquino, Esq. (RIDOA), Mark D. Barnes (RIDOA), Kevin Carvalho (RIDOA), John Ryan (RIDOA), Michelle Sheehan (RIDEM), Deborah Barclay, Esq. (OHHS/RIDHS), Louis Saccoccio, Esq. (URI), David Reiss (Ocean State Community Resources, Inc.), Greg Avakian (GGP-Providence Place, LLC) and Tim Patterson (GGP-Providence Place, LLC).

Approval of Minutes:

Thereupon, on motion made by Mr. Schiappa and seconded by Ms. Pemmerl, the Committee voted unanimously to approve the open session minutes of the State Properties Committee meeting which had been held on Tuesday, September 13, 2016.

On motion made by Ms. Pemmerl and seconded by Mr. Schultz, the Committee voted unanimously to approve and seal the executive session minutes of the State Properties Committee meeting which had been held on Tuesday, September 13, 2016.

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

Old Business:

1. Department of Attorney General – A request for the approval and execution of a parking Lease Agreement between the Department of Attorney General and Gower and Company for the use of eleven (11) parking spaces located at Planet Street in Providence.

Discussion took place for this item with testimony provided by Christopher Cotta from the Department of Attorney General. On motion made by Mr. Schiappa and seconded by Ms. Pemmerl, the Committee voted unanimously to approve the License Agreement subject to the Committee’s receipt of the appropriate Certificate of Insurance.

2. Department of Attorney General – A request for the approval and execution of a parking Lease Agreement between the Department of Attorney General and 400 South Main St. Development, LLC for the use of fifteen (15) parking spaces located at 400 South Main Street in Providence.

Discussion took place for this item with testimony provided by Christopher Cotta from the Department of Attorney General. On motion made by Ms. Pemmerl and seconded by Mr. Schultz, the Committee voted unanimously to approve the License Agreement.

3. Department of Attorney General – A request for the approval and execution of a parking Lease Agreement between the Department of Attorney General and Central Parking Systems, Inc. for the use of forty (40) parking spaces located at 616 South Water Street in Providence.

Discussion took place for this item with testimony provided by Christopher Cotta from the Department of Attorney General. On motion made by Ms. Pemmerl and seconded by Mr. Schultz, the Committee voted unanimously to approve the License Agreement.

New Business:

ITEM A – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – A request for the approval and execution of a renewal Lease Agreement between the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and Ocean State Community Resources, Inc. The subject property is a single family home located at 173 Sayles Hill Road in North Smithfield 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, Esquire from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and David Reiss from Ocean State Community Resources, Inc. On motion made by Ms. Schiappa and seconded by Ms. Pemmerl, the Committee voted unanimously to approve the Lease Agreement.

ITEM B – Department of Transportation – A request for the approval and execution of a Purchase and Sales Agreement between the Department of Transportation and David G. Champagne for the purchase of approximately 47,200 square feet of land located on the southerly side of Broncos Highway in Burrillville.

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 Ms. Pemmerl, the motion to approve the Purchase and Sales Agreement passed three votes “Aye” to one vote “Nay.”

Three Votes “Aye”: Mr. Schultz, Ms. Pemmerl, Chairman Agrawal
One Vote “Nay”: Mr. Schiappa

ITEM C – Department of Environmental Management – A request for the approval and execution of an Assignment of Conservation Easement and Deed to Development Rights agreement between the Department of Environmental Management and the Westerly Land Trust over 18.5 acres of land known as the Madison Property in Westerly.

Discussion took place for this item with testimony provided by Michelle Sheehan from the Department of Environmental Management. On motion made by Mr. Schiappa and seconded by Ms. Pemmerl, the Committee voted unanimously to approve the Assignment of Conservation Easement and Deed to Development Rights Agreement.

ITEM D – Department of Human Services – A request from the Department of Human Services for the approval to initiate lease negotiations with the principals of PUI O, Inc. The proposed office space is located at 249 Roosevelt Avenue in Pawtucket.

Discussion took place for this item with testimony provided by Deborah Barclay, Esquire from the Department of Human Services and John Ryan from the Department of Administration. On motion made by Ms. Pemmerl and seconded by Mr. Schultz, the Committee voted unanimously to approve the request to initiate lease negotiations.

ITEM E – Department of Administration – A request for the approval and execution of a License Agreement between the Department of Administration and GGP-Providence Place, LLC for the use of a portion of State House Park in Providence for the purpose of helicopter emergency landings and refueling during 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, Esquire, Kevin Carvalho and Mark Barnes from the Department of Administration and Greg Avakian and Tim Patterson from GGP-Providence Place, LLC. On motion made by Mr. Schiappa and seconded by Mr. Schultz, the Committee voted unanimously to approve the License Agreement.

ITEM F – RI Council on Postsecondary Education (URI) – A request for the approval and execution of a Uniform Real Estate License Agreement between the Rhode Island Council on Postsecondary Education (URI) and the Phi Sigma Delta Alumni Association of the University of Rhode Island for the refinancing of an existing loan to maintain the fraternity house located at 8 Fraternity Circle in Kingston.

Discussion took place for this item with testimony provided by Louis Saccoccio, Esquire from the University of Rhode Island. On motion made by Ms. Pemmerl and seconded by Mr. Schiappa, the Committee voted unanimously to approve the Uniform Real Estate License Agreement.

Executive Session:

On motion made by Mr. Schultz and seconded by Mr. Schiappa, the Committee voted unanimously to enter into Executive Session at 10:51 a.m. and consider the following items:

ITEM E1 – Department of Transportation – A request for the authorization to acquire right-of-way necessary for the Highway Safety Improvement Project located on Metacom Avenue (Route 136) in Bristol.

ITEM E2 – Department of Transportation – A request for the authorization to acquire right-of-way necessary for the Replacement of the Shippee Bridge No. 307 project in Burrillville.

Open Session:

On motion made by Mr. Schultz and seconded by Ms. Pemmerl, the Committee voted unanimously at 10:55 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 from the Department of Transportation. On motion made by Ms. Pemmerl and seconded Mr. Schultz, the Committee voted unanimously to approve the request to acquire right-of-way.

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

Adjournment:

There being no further items to consider, on motion made by Mr. Schultz and seconded by Mr. Schiappa, the Committee voted to adjourn at 10:56 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, October 11, 2016.

Donna Conway, in her capacity as Executive Assistant