

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

**STATE PROPERTIES COMMITTEE MEETING  
TUESDAY, NOVEMBER 22, 2016 10:00 A.M.  
CONFERENCE ROOM 'C'**

**MEETING MINUTES:**

**POSTED: December 6, 2016**

A meeting of the State Properties Committee was convened on Tuesday, November 22, 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 November 17, 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)
- Robin Main, Esquire (Public Member)
- 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), Annette Jacques, Esq. (RIAC), Mariana Ormonde, Esq. (RIAG) and Susan Urso, Esq. (RIAG), Michelle Sheehan (RIDEM), Deborah Barclay, Esq. (RIDHS), Andrew Marcaccio, Esq. (RIDOA), John Ryan (RIDOA), Paul Carcieri (RIDOT), Ann Hollands (RIDOT), Colleen Kerr (RIDOT), Louis Saccoccio, Esq. (URI), J. Vern Wyman, Esq. (URI), Bob Marcil (Seven Hills Rhode Island) and Sarah Clarke (Hinckley Allen).

**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 Monday, November 7, 2016.

On motion made by Ms. Pemmerl and seconded by Ms. Main, the Committee voted unanimously to approve and seal the executive session minutes of the State Properties Committee meeting which had been held on Monday, November 7, 2016.

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

**Old Business:**

**1. Department of Transportation** – A request for the approval and execution of an Amended and Restated Vehicular Circulation Easement between the Department of Transportation, Rhode Island Airport Corporation (RIAC) and Michael V. D’Ambra. The agreement increases an existing easement by approximately 4,400 square feet of land located on Jefferson Boulevard in the City of Warwick and allowing Mr. D’Ambra access to the Skywalk connecting to the T.F. Green Airport and limited vehicular parking.

Discussion took place for this item with testimony provided by Paul Carcieri and Ann Hollands from the Department of Transportation and Michael V. D’Ambra. On motion made by Mr. Schultz and seconded Ms. Pemmerl, the Committee voted unanimously to approve the Amended and Restated Vehicular Circulation Easement. Ms. Main recused.

**New Business:**

*At the request of the Department of Human Services, Item A was deferred to a subsequent meeting.*

**ITEM B – Department of Human Services** – A request for the approval and execution of a First Amendment to Lease Agreement between the Department of Human Services and Community Care Alliance. The leased premises are located at 800 Clinton Street in the City of Woonsocket.

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

**ITEM C – Department of Human Services** – A request from the Department of Human Service for the approval to initiate lease negotiations with the principals of D & B Valley Associates, LLC. The leased premises are located at 272 Valley Road in the Town of Middletown.

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

**ITEM D – Department of Children, Youth and Families** – A request for the approval and execution of a Lease Agreement between the Department of Children, Youth and

Families and Clara Land Company, Inc. The leased premises are located at 192 Pine Street in the City of Providence.

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

**ITEM E – Department of Transportation** – A request from the Department of Transportation for the conceptual approval to offer for sale via public auction approximately 8,916 square feet of State-owned land located at 3070 Post Road in the City of Warwick.

Discussion took place for this item with testimony provided by Paul Carcieri and Ann Hollands from the Department of Transportation. On motion made by Mr. Schultz and seconded Mr. Schiappa, the Committee voted unanimously to approve the request for conceptual approval to offer for sale via public auction.

**ITEM F – Department of Transportation** – A request for the approval and execution of a Purchase and Sales Agreement between the Department of Transportation and TGE Ventures, LLC for the sale of approximately 1.16 acres of land located at the intersection of Cedar Avenue and Post Road in the Town of East Greenwich.

Discussion took place for this item with testimony provided by Paul Carcieri and Ann Hollands from the Department of Transportation. On motion made by Mr. Schultz and seconded Ms. Main, the Committee voted unanimously to approve the Purchase and Sales Agreement.

**ITEM G – Department of Transportation** – A request for the approval and execution of a License Agreement between the Department of Transportation and Bailey and Company, Inc. for the use of approximately 5,120 square feet of State-owned property located on the northerly side of Route 44, Putnam Pike, in the Town of Smithfield.

Discussion took place for this item with testimony provided by Paul Carcieri and Ann Hollands from the Department of Transportation. On motion made by Mr. Schiappa and seconded Ms. Pemmerl, the Committee voted unanimously to approve the License Agreement.

**ITEM H – Department of Transportation** – A request for the approval and execution of a Purchase and Sales Agreement between the Department of Transportation and 501 Centerville, LLC for the sale of approximately 34,457 square feet of land located at the intersection of Route 95 and Centerville Road in the City of Warwick.

Discussion took place for this item with testimony provided by Paul Carcieri and Ann Hollands from the Department of Transportation and Steven Soscia from 501 Centerville, LLC. On motion made by Mr. Schiappa and seconded Ms. Main, the Committee voted unanimously to approve the Purchase and Sales Agreement.

**ITEM I – Department of Transportation** – A request for the approval and execution of a Purchase and Sales Agreement between the Department of Transportation and T.M.C. New England, LLC for the sale of approximately 72,224 square feet of land, a former Park-N-Ride Lot, located in the northeast quadrant of Route 2 and Route 102 in the Town of North Kingstown.

Discussion took place for this item with testimony provided by Paul Carcieri and Ann Hollands from the Department of Transportation. On motion made by Mr. Schultz and seconded Ms. Pemmerl, the Committee voted unanimously to approve the Purchase and Sales Agreement. Ms. Main recused.

**ITEM J – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of five (5) Lease Agreements between the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and Seven Hills Rhode Island.

- a. 5 America Street, Cumberland
- b. 80 Fabien Street, Woonsocket
- c. 94 East Killingly Street, Foster
- d. 200 Pound Hill Road, North Smithfield
- e. 800 Farnum Pike, North Smithfield

Discussion took place for this item with testimony provided by Kate Breslin Harden, Esquire from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals. Ms. Harden stated to the Committee that the lease for the property located at 80 Fabien Street in Woonsocket was improperly described as a residence, when it is actually a day program. Ms. Harden stated that she would submit to the Committee the revised lease with the correct language. On motion made by Mr. Schiappa and seconded Ms. Main, the Committee voted unanimously to approve the Lease Agreements.

**ITEM K – Department of Environmental Management** – A request from the Department of Environmental Management for the approval and execution of two (2) Deeds to Developments Rights over a total of 236.75 acres of land, known as Broadwall Farm, located in the Town of Coventry.

- a. 115.33 acres
- b. 121.42 acres

Discussion took place for this item with testimony provided by Michelle Sheehan from the Department of Environmental Management. On motion made by Ms. Pemmerl and seconded Ms. Main, the Committee voted unanimously to approve the two (2) Deeds to Development Rights.

**ITEM L – Department of Environmental Management** – A request for the approval and execution of a First Amendment to Easement Agreement between the Department of Environmental Management and the Narragansett Electric Company to allow an electric line extension to supply power to the new Mid-Park Building located at Fort Adams State Park in Newport.

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 Mr. Schultz, the Committee voted unanimously to approve the First Amendment to Easement Agreement. Ms. Main recused.

**ITEM M – Department of Environmental Management** – A request for the approval and execution of a First Amendment to Easement Agreement between the Department of Environmental Management and the Narragansett Electric Company to allow a gas main line extension to the new Mid-Park Building located at Fort Adams State Park in Newport.

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

**ITEM N – Rhode Island Council on Postsecondary Education (URI)** – A request from the University of Rhode Island for the permission to demolish five buildings (Wales, Kelley, Kelley Annex, Crawford and Gilbreth) located at the Kingston Campus in conjunction with the College of Engineering Project.

Discussion took place for this item with testimony provided by J. Vern Wyman, Esquire from the University of Rhode Island. On motion made by Mr. Schiappa and seconded Ms. Main, the Committee voted unanimously to approve the request to demolish five buildings located at the URI Kingston Campus.

**ITEM O – Rhode Island Council on Postsecondary Education (URI)** – A request for the approval and execution of a Uniform Real Estate License Agreement between the University of Rhode Island and Zeta Tau Alpha Fraternity Housing Corporation (“ZTA”) that will permit the fraternity to operate and maintain a Chapter House located at 4 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 Mr. Schultz and seconded Ms. Main, the Committee voted unanimously to approve the Uniform Real Estate License Agreement.

**ITEM P – Rhode Island Council on Postsecondary Education (URI)** – A request for the approval and execution of a Deed of Perpetual Easement between the Rhode Island Council on Postsecondary Education and the Narragansett Electric Company for the primary electric service line that feeds the URI Kingston Campus and the surrounding area.

Discussion took place for this item with testimony provided by J. Vern Wyman, Esquire from the University of Rhode Island. On motion made by Mr. Schiappa and

seconded Ms. Pemmerl, the Committee voted unanimously to approve the Deed of Perpetual Easement.

**ITEM Q – Rhode Island Council on Postsecondary Education (URI)** – A request for the approval and execution of a Grant of Easement between the Rhode Island Council on Postsecondary Education and the Narragansett Electric Company related to the Greenfins Building located at URI’s Narragansett Bay Campus in Narragansett.

Discussion took place for this item with testimony provided by J. Vern Wyman, Esquire from the University of Rhode Island. On motion made by Ms. Pemmerl and seconded Mr. Schultz, the Committee voted unanimously to approve the Grant of Easement.

**ITEM R – Department of Transportation** – A request from the Department of Transportation for the conceptual approval to solicit proposals for the lease of approximately 30,000 square feet of garage space to house trucks and vehicles used by the RIDOT Maintenance Division.

Discussion took place for this item with testimony provided by Paul Carcieri and Ann Hollands from the Department of Transportation. On motion made by Ms. Main and seconded Mr. Schultz, the Committee voted unanimously to approve the request to solicit proposals.

**Executive Session:**

On motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to enter into Executive Session at 11:54 a.m. and consider the following items:

**ITEM E1 – Department of Transportation** – A request from the Department of Transportation for the authorization to acquire new temporary construction easements and a permanent easement in order to complete the Apponaug Circulator Long-Term Improvements project in the City of Warwick.

**Open Session:**

On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously at 11:59 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. Main and seconded Ms. Pemmerl, the Committee voted unanimously to approve the request to acquire new temporary construction easements and a permanent guy easement.

**Presentation:**

**1. Department of Administration** – A presentation to the State Properties Committee members of proposed changes to the current State Properties Committee Rules and Regulations.

The proposed State Properties Committee Rules and Regulations changes were presented by Andrew Marcaccio, Esquire and Kevin Nelson from the Department of Administration. No action was taken by the Committee.

**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 12:28 a.m.

**Date of Next Meeting:**

**The next scheduled meeting of the State Properties Committee will be held on Tuesday, December 6, 2016.**

---

Donna Conway, in her capacity as Executive Assistant