

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

**STATE PROPERTIES COMMITTEE MEETING
FRIDAY, MARCH 17, 2017 2:00 P.M.
CONFERENCE ROOM 'C'**

MEETING MINUTES:

POSTED: March 28, 2017

A meeting of the State Properties Committee convened on Friday, March 17, 2017 at 2:00 p.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 March 13, 2017.

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)
- Gayle Mambro-Martin, Esquire (General Treasurer's Office Designee)
- Robin Main, Esquire (Public Member)

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

Others in attendance were: John Faltus (RIDEM), Thomas Rosa (RIDEM), Michelle Sheehan (RIDEM), Bruce Thompson (RIDEM), Eva Bernardo (RIDOT), Paul Carcieri, Ph.D. (RIDOT), Ann Hollands, MAI (RIDOT), Robert Jackson (RIDOT), Jared Sevinor (288 Allens Ave., LLC) and Steven Soscia (501 Centerville, LLC).

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 of the State Properties Committee meeting which had been held on Tuesday, February 28, 2017.

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

New Business:

ITEM A – Department of Transportation – A request for the approval and execution of a License Agreement between the Department of Transportation and Penne Properties, LLC for the use of approximately 2,253 square feet of State-owned land located adjacent to 647 Oaklawn Avenue in the City of Cranston 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 Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to approve the License Agreement.

ITEM B – Department of Transportation – A request for the approval and execution of a First Amendment of Purchase and Sale Agreement between the Department of Transportation and TGE Ventures, LLC related to 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 Robert Jackson from the Department of Transportation. On motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to approve the First Amendment of Purchase and Sale Agreement.

ITEM C – Department of Transportation – A request for the approval and execution of a First Amendment of Purchase and Sale Agreement between the Department of Transportation and TMC New England, LLC related to 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 Robert Jackson from the Department of Transportation. On motion made by Mr. Schiappa and seconded by Mr. Schultz, the Committee voted unanimously to approve the First Amendment of Purchase and Sale Agreement. Ms. Main recused.

ITEM D – Department of Transportation – A request for the approval and execution of a First Amendment of Purchase and Sale Agreement between the Department of Transportation and 501 Centerville, LLC related to 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 Robert Jackson from the Department of Transportation. On motion made by Mr. Schiappa and seconded by Ms. Main, the Committee voted unanimously to approve the First Amendment of Purchase and Sale Agreement.

ITEM E – Department of Environmental Management – A request for the approval and execution of a License Agreement between the Department of Environmental Management and Sail Newport for various functions and events and with authorization to serve/sell alcoholic beverages at Fort Adams State Park in Newport. The License Agreement includes fifteen (15) “open dates” to allow for any other requests for 2017 not included with this License Agreement.

Discussion took place for this item with testimony provided by John Faltus from the Department of Environmental Management. On motion made by Mr. Schiappa and seconded by Mr. Schultz the Committee voted unanimously to approve the License Agreement subject to the Committee’s receipt of an updated Certificate of Insurance with appropriate conditions carried over.

ITEM F – Department of Environmental Management – A request for the approval and execution of a License Agreement between the Department of Environmental Management and the Fort Adams Trust for various functions and events and with authorization to serve/sell alcoholic beverages at Fort Adams State Park in Newport. The License Agreement includes twenty-five (25) “open dates” to allow for any other requests for 2017 not included with this License Agreement.

Discussion took place for this item with testimony provided by John Faltus and Bruce Thompson from the Department of Environmental Management. On motion made by Mr. Schiappa and seconded by Mr. Schultz, the Committee voted unanimously to approve the License Agreement.

ITEM G – Department of Environmental Management – A request for the approval and execution of an Easement Agreement between the Department of Environmental Management and the Narragansett Electric Company (National Grid) that will allow access to Lincoln Woods in the Town of Lincoln for the installation of updated electrical service for a new beach pavilion facility.

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

ITEM H – Department of Transportation – A request for the approval and execution of a Lease Agreement between the Department of Transportation and 288 Allens Ave., LLC for garage space for RIDOT to house vehicles and machinery and for salt storage. The proposed lease premises are located at 288 Allens Avenue in the City of Providence.

Discussion took place for this item with testimony provided by Paul Carcieri and Ann Hollands from the Department of Transportation and Jared Sevinor from 288 Allens Ave., LLC. On motion made by Ms. Main and seconded by Mr. Schultz the Committee voted unanimously to approve the Lease Agreement subject to RIDOT acting with time of the essence to complete the reorganization activities that are underway to minimize to

the greatest extent possible any additional rental terms for this property at the amounts set forth in the lease agreement.

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 3:09 p.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, March 28, 2017.

Donna Conway, in her capacity as Executive Assistant