

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

**STATE PROPERTIES COMMITTEE MEETING  
TUESDAY, AUGUST 1, 2017 10:00 A.M.  
CONFERENCE ROOM 'C'**

**MEETING MINUTES:**

**POSTED: August 16, 2017**

A meeting of the State Properties Committee convened on Tuesday, August 1, 2017 at 10:05 a.m. at the Department of Administration, One Capitol Hill, 2<sup>nd</sup> Floor, Conference Room B, Providence, Rhode Island.

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)
- Dane Kwiatkowski (RIDOA Designee)
- Gregory Schultz, Esquire (RIAG Designee)
- Gayle Mambro-Martin, Esquire (General Treasurer's Office Designee)

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

Others in attendance were: Kate Breslin Harden, Esquire (BHDDH), Kevin Nelson (RIDOA), John Ryan (RIDOA), Frederick W. Stolle, Esquire (RIDOA), Gil Bricault (RIDOT), Christine Brien (RIDOT), Anthony Cafone (RIDOT), Paul Carcieri, Ph.D. (RIDOT), Ann Hollands, MAI (RIDOT), Robert Jackson (RIDOT), Colleen Kerr (RIDOT), Shoshana Lew (RIDOT), Daniel Smith (RIDOT), Edward Troiano (RIDOT) and J. Vern Wyman (URI).

**Approval of Minutes:**

Thereupon, on motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the open session minutes of the State Properties Committee meeting which had been held on Tuesday, July 18, 2017.

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 a License Agreement between the Department of Transportation and MTK ESM, LLC for the use of approximately 10,901 square feet of State-owned land located adjacent to 650 Succotash Road in the Town of South Kingstown for valet parking. (**NOTE:** This item was approved at the previous meeting subject to the understanding that the State Properties Committee will not utilize the current appraisal solely for valuing the purchase price of the property.)

There was no presentation from RIDOT required for this item. Chairman Agrawal and Mr. Schultz summarized what was discussed and approved for this item at the meeting on July 18, 2017. Mr. Schultz noted that the public members who approved the meeting on July 18, 2017 were not at this meeting to sign, and the Committee was re-approving to sign for a valid agreement. On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the License Agreement subject to the understanding that the State Properties Committee will not utilize the current appraisal solely for valuing the purchase price of the property.

**New Business:**

**ITEM A – Rhode Island Council on Postsecondary Education (URI)** – A request from the University of Rhode Island for the approval and execution of a Purchase and Sales Agreement related to the purchase of a warehouse facility located at 379 Liberty Lane in the Town of West Kingstown.

Discussion took place for this item with testimony provided by Vern Wyman from the University of Rhode Island. On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the Purchase and Sales Agreement.

**ITEM B – Department of Environmental Management** – A request from the Department of Environmental Management for the approval and execution of a Purchase and Sale Contract related to the purchase of approximately 16 acres of land, known as the Farley Property, in the Town of Burrillville.

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

**ITEM C – Department of Environmental Management** – A request for the approval and execution of an Easement Agreement between the Department of Environmental Management and Greystone Enterprises, Inc. that will provide DEM access to monitor and maintain the Manton Bend Fishway on the Woonasquatucket River in the City of Johnston.

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

**ITEM D – Department of Administration** – A request for the approval and execution of a License Agreement between the Department of Administration and the India Association of Rhode Island for the use of the State House Grounds in the City of Providence on August 13, 2017 for India Day.

Discussion took place for this item with testimony provided by Deborah White and Jamie Overton from the Department of Administration. On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the License Agreement.

**ITEM E – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals** – A request for the approval and execution of a Purchase and Sale Contract between the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals. The contract is related to the sale of property located at 651 George Washington Highway in the Town of Lincoln.

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 John Ryan from the Department of Administration. On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the Purchase and Sale Contract.

**ITEM F – Department of Transportation** – A request for the approval and execution of two (2) Temporary Use and Access Agreements necessary for the rehabilitation of the Washington Bridge North No. 007 in the City of East Providence.

- a. Temporary Use and Access Agreements between RIDOT and Manuel E. Sousa and Lucia M. Sousa
- b. Temporary Use and Access Agreement between RIDOT and Maria A. Ferro

Discussion took place for this item with testimony provided by Colleen Kerr from the Department of Transportation. On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the two (2) Temporary Use and Access Agreements.

**ITEM G – Department of Transportation** – A request for the approval and execution of a Purchase and Sales Agreement between the Department of Transportation and AAA Northeast for the sale of approximately 1.46 acres of land located at 65 Centerville Road in the City of Warwick, including a 39,094 square foot building.

Discussion took place for this item with testimony provided by Robert Jackson and Paul Carcieri from the Department of Transportation. On motion made by Mr.

Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the Purchase and Sales Agreement.

**ITEM H – Department of Transportation** – A request for the approval and execution of a License Agreement between the Department of Transportation and Jane A. Shanley for the use of approximately 2,250 square feet of land located within the right-of-way of the East Bay Bicycle Path, adjacent to 3 Locust Terrace, in the Town of Warren for beautification purposes only.

Discussion took place for this item with testimony provided by Robert Jackson and Paul Carcieri from the Department of Transportation. On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the License Agreement.

**ITEM I - Department of Transportation** – A request for the approval and execution of a License Agreement between the Department of Transportation and 614 GWH, LLC for the use of approximately 3,100 square feet of land located at 614 George Washington Highway in the Town of Lincoln for vehicle parking.

Discussion took place for this item with testimony provided by Robert Jackson and Paul Carcieri from the Department of Transportation. On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the License Agreement.

**ITEM J – 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 15 Aquidneck, LLC related to the sale of approximately 2,100 square feet of land located at the corner of Purgatory Road and Route 138A in the Town of Middletown.

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 Mr. Kwiatkowski, the Committee voted unanimously to approve the First Amendment to Purchase and Sale Agreement.

**Executive Session:**

On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to enter into Executive Session at 10:45 a.m. and consider the following items:

**ITEM E1 – Department of Transportation** – A request from the Department of Transportation for the authorization to acquire right-of-way by virtue of Condemnation Plat 2905 that is necessary for pavement preservation on Route 1A (Newport Avenue) in the City of Pawtucket.

**ITEM E2 – Department of Transportation** – A request from the Department of Transportation for the authorization to acquire right-of-way necessary for the construction of the Pine River Drainage Improvements project on Post Road in North Kingstown.

**Open Session:**

On motion made by Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously at 10:54 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 Mr. Schultz and seconded by Mr. Kwiatkowski, the Committee voted unanimously to approve the authorization 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 Mr. Kwiatkowski 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 Mr. Kwiatkowski, the Committee voted to adjourn at 10:59 a.m.

**Date of Next Meeting:**

**The next scheduled meeting of the State Properties Committee will be held on Tuesday, August 15, 2017.**

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Donna Conway, in her capacity as Executive Assistant