

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

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

MEETING MINUTES:

POSTED: October 24, 2017

A meeting of the State Properties Committee convened on Tuesday, October 10, 2017 at 10:00 a.m. at the Department of Administration, One Capitol Hill, 2nd 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)
- Marco Schiappa (RIDOA Designee)
- Gregory Schultz, Esquire (RIAG Designee)
- LeAnn Byrne (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: Kate Breslin Harden, Esquire (BHDDH), Susan Urso, Esquire (RIAG), Terri Bisson (RIDEM), Andrew Marcaccio, Esquire (RIDOA), Kevin Nelson (RIDOA), Jaime Overton (RIDOA), Frederick Stolle, Esquire (RIDOA), Paul Carcieri, Ph.D. (RIDOT), Robert Jackson (RIDOT), Richard Kalunian (RIDOT), Shoshana Lew (RIDOT), Kelly Carpenter (Senate Fiscal), Alison Albanese, Esquire (Adler, Pollock & Sheehan), Richard Beretta (Adler, Pollock & Sheehan) and Thomas S. Andolfo (Andolfo Appraisal).

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, September 26, 2017.

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

New Business:

ITEM A – Department of Administration – A request for the approval and execution of a License Agreement between the Department of Administration and Holy Cross CCA for the use of the State House grounds in the City of Providence for the “White Tie Musical.”

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

ITEM B – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – A request for the approval and execution of a Lease Agreement between the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and The Fogarty Center for the use of a single family group home located at 181 Ridge Road in the Town of 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. On motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to approve the Lease Agreement.

ITEM C – Department of Environmental Management – A request for the approval and execution of a Second Amendment to Indenture of Lease between the Department of Environmental Management and Oliver Hazard Perry, Inc. related to the leased property located at 29 Touro Street in the City of Newport.

Discussion took place for this item with testimony provided by Terri Bisson from the Department of Environmental Management. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Second Amendment to Indenture of Lease.

ITEM D – Department of Environmental Management – A request for the approval and execution of an Indenture of Lease between the Department of Environmental Management and Global Investments, LLC for the use of Lot 203B, 204C and Dock E in the Port of Galilee.

Discussion took place for this item with testimony provided by Terri Bisson from the Department of Environmental Management. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Indenture of Lease subject to an amendment to the insurance provisions in the lease agreement that will allow the State to require the tenant to obtain more insurance coverage if it is reasonably determined by the State that it is necessary.

At the request of the Department of Transportation, Item F was heard next.

ITEM F – Department of Transportation – A request for the approval and execution of a Purchase and Sale Agreement and Bargain and Sale Deed between the Department of Transportation and MTK ESM, LLC for the sale of approximately 10,901 square feet of land located at 650 Succotash Road in the Town of South Kingstown.

Discussion took place for this item with testimony provided by Paul Carcieri, Ph.D., Robert Jackson and Shoshana Lew from the Department of Transportation, as well as Thomas Andolfo from Andolfo Appraisal Associates and Frederick Stolle, Esquire from the Department of Administration. On motion made by Ms. Main and seconded by Mr. Schultz, the Committee voted unanimously to approve the Purchase and Sale Agreement and Bargain and Sale Deed.

ITEM E – Department of Transportation – A request from the Department of Transportation for the conceptual approval of sale of approximately 14,275 square feet of land located at 1530 Mendon Road in the Town of Cumberland to the Cumberland Fire Department.

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

ITEM G – Department of Transportation – A request from the approval and execution of a Grant of Easement between the Department of Transportation and Cumberland Farms, Inc. necessary for the redevelopment of a parcel of land located at 823 Smithfield Avenue in the Town of Lincoln.

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 Grant of Easement. Ms. Main recused.

ITEM H – Department of Transportation – A request from the Department of Transportation for the authorization to acquire right-of-way necessary for the redevelopment of land located on Lambert Lind Highway at West Natick Road in the City of Warwick.

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 authorization to acquire right-of-way. Ms. Main recused.

Executive Session:

On motion made by Mr. Schultz and seconded by Mr. Schiappa, the Committee voted unanimously to enter into Executive Session at 10:50 a.m. and consider the following item:

ITEM E1 – Department of Transportation – A request from the Department of Transportation for the authorization to acquire right-of-way necessary to construct improvements and repairs to the Royal Mills Bridge No. 27 in the Town of West Warwick.

Open Session:

On motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously at 10:53 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 Richard Kalunian from the Department of Transportation. On motion made by Mr. Schultz and seconded by Ms. Main, the Committee voted unanimously to approve the authorization to acquire right-of-way.

Old Business:

ITEM OB1 – Department of Administration – Representatives from the Department of Administration will present the revised preliminary draft of the State Properties Committee Rules and Regulations. The Committee will be asked to vote to accept the draft rules for public comment. If accepted for public comment, the Committee may also vote to request authorization from the Office of Management and Budget to schedule a public hearing on the draft rules. In addition to the draft Rules and Regulations, the Committee will be presented with drafts of “State Properties Committee Procedures Manual” and “A Guide to State Properties Acquisition and Disposal” for review and comment.

Discussion took place for this item with testimony provided by Andrew Marcaccio, Esquire and Kevin Nelson from the Department of Administration. On motion made by Mr. Schiappa and seconded by Mr. Schultz the Committee voted unanimously to adopt the presented rules and regulations for public comment, subject to changes to the “Definitions” section and to request authorization from the Office of Management and Budget to schedule a public hearing on the draft rules.

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 11:08 a.m.

Date of Next Meeting:

The next scheduled meeting of the State Properties Committee will be held on Tuesday, October 24, 2017.

Donna Conway, in her capacity as Executive Assistant