

**Galilee Lease Advisory Committee Meeting  
October 22, 2012**

Present: Larry Mouradjian, Associate Director for Natural Resources, DEM; Mary Kay, DEM Executive Counsel, DEM; Daniel Costa, Port Manager, DEM; Terri Bisson, Natural Resources, DEM; Dean Hoxsie, Acting Town Manager, Town of Narragansett; David Crook, Council President pro tem, Town of Narragansett; Mary Carpenter, Two Gulls Café; David Wescott, Galilee Grocery.

Meeting called to order at 2:02 p.m.

Larry Mouradjian opened the meeting with introductions of the Advisory Committee and outlined the purpose of the meeting, which was to hear a proposal from Mary Carpenter DBA Two Gulls Café, related to Lot 274A in the Port of Galilee.

Mr. Mouradjian stated that the role of the Committee is to hear the proposal and to provide an advisory opinion to the Director of DEM. The Director has the ultimate decision to approve or deny a proposal. If the Director approves, the lease proposal is forwarded to the State Properties Committee (SPC) for approval. Once SPC authorizes the agreement the Town and the Department and Town work cooperatively toward development/implementation.

Mr. David C. Wescott provided documentation that he is the secured party of all personal property owned by Galilee Grocery, the establishment located on Lot 274A. Mr. Wescott confirmed that he is interested in conveying ownership to Ms. Mary Carpenter, owner of Two Gulls Café LLC.

Two Gulls Café LLC, represented by its President/Owner Mary Carpenter, outlined a proposal to establish a market and deli that will service fishermen, tourists and residence in the Port of Galilee. Ms. Carpenter will purchase the building from Mr. David Westcott. The purchase is dependent on Ms. Carpenter securing a lease for the property from the State of Rhode Island DEM. Ms. Carpenter stated that a portion of the building will continue to sublease space on the premises for the operation of a bait shop as well.

Mr. Mouradjian informed the Committee that Ms. Carpenter is the wife of Mr. Robert Carpenter, Superintendent of State Piers for the DEM Division of Coastal Resources. Mr. Carpenter requested an Advisory Opinion from the Rhode Island Ethics Commission asking whether the Code of Ethics would restrict his wife from entering into a lease agreement. The Ethics Commission, in Advisory Opinion No. 2012-30 ruled that the petitioner's wife is not prohibited by the Code of Ethics from entering into a lease with DEM. Members of the Committee received copies of the advisory opinion.

The public portion of the meeting adjourned.

The Committee, after discussing the benefits, unanimously agreed to advise the Director of DEM to support the proposal. The Town of Narragansett agreed to provide a letter to confirm support.

The meeting adjourned at 2:34 p.m.