

STATE PROPERTIES COMMITTEE

Tuesday, January 31, 2006

The meeting of the State Properties Committee was called to order at 10:00 a.m. by Chairman Jerome F. Williams. Other members present were, Mr. Robert Griffith, representing the Department of Administration and Mrs. Genevieve Allaire-Johnson, Esq., representing the Department of Attorney General. Also in attendance were, Robert C. Bromley and Kevin Madigan from the Senate Fiscal Office, Mr. John Ryan from the Department of Administration, Grace Smith, Paul Vincent, John Glynn, Paul Carcieri, Maureen McMahon, Paul Vincent from the Department of Transportation, Rick Baccus and Jane Morgan from the Department of Mental Health and Retardation and Hospitals, Tyler T. Ray from Cookson, Robert Christie from the Department of Labor and Training, Erika Kruse from Judiciary, J. Vernon Wyman from the University of Rhode Island, and Michael Voccola from 02903.

1. Old Business

2. New Business – Miscellaneous - A motion to approve the January 17, 2006 minutes was made by Mr. Griffith and seconded by Mrs. Genevieve Allaire-Johnson, Esq.

Passed Unanimously

A motion was made to approve the minutes from the Wednesday, January 25, 2006 special meeting at the February 14, 2006 meeting. This was done so that all parties could review the minutes. The motion was made by Mr. Robert Griffith and seconded by Mrs. Genevieve Allaire- Johnson. The next scheduled meeting of the State Properties Committee is scheduled for Tuesday, February 14, 2006.

ITEM A – JUDICIAL – A request was made for a lease approval for the Rhode Island Traffic Tribunal, 345 Harris Avenue, Providence, Rhode Island. The Judicial department is looking for a one year Lease to carry over their tenancy until the new building is ready. There is a clause to extend on a month to month if more time is needed with a one-month notice. This is the same type of Lease that the State has entered into before with Cookson Electronics, Inc. The previous Lease that was brought in front of the Committee about a month ago which had similar terms as this, had issues. Tyler T. Ray Esq. a representative of Cookson stated that the Lease was different do to a clerical error. Tyler T. Ray Esq. and Erika Leigh Kruse have worked out an agreement; the rate was based on the appraisal done in 2000 and not at the new 2004 appraisal rate and the new lease does reflect the amount that the Judiciary has paid. Within the past two years, Cookson has had some internal changes and some communication breakdown and have set the new rental value. A motion to approve was made by Mr. Robert Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

ITEM B – DEPARTMENT OF TRANSPORTATION – A request for approval and signatures on the renewal of a License Agreement with JED Realty Associates, LLC, formally D&N Transportation for vehicle parking on land consisting of approximately 8,575 square feet adjacent to 100 Industrial Drive in North Smithfield. The subject parcel is now in deteriorating condition with broken gravel and asphalt. This parcel is purely convenience to the licensee and not a necessity and to no use to any other entity. Rent for this agreement is \$125.00 per month and License Agreement would be till the year 2011. JED Realty Associates, LLC, is liable for cleaning of oil spills and any other spills. A

question was asked by the Chair if this was surplus property. The Department of Transportation was going to enter into the License agreement with JED Realty Associates, LLC and within a couple of months the licensee will assess if they were interested in purchasing the property. If so, they would to send a letter of request to the Department. The Chair has asked that the Department of Transportation report back within two months with an answer to whether or not this is surplus property. A motion to approve was made by Mr. Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

ITEM C – DEPARTMENT OF TRANSPORTATION – A request was made for Conceptual Approval / Disposition of Excess Land at the corner of Westminster Street and Service Road, Providence Rhode Island. 02903 Realty Partners, LLC a Procaccianti Group subsidiary, seeks to purchase approximately 7,500 sq. ft. of excess, Rhode Island Department of Transportation controlled property. The Department of Transportation has also been notified that 02903 Realty Partners, LLC will be seeking abandonment for the City of Providence of two streets fronting the subject land. If Abandoned the State will actual ownership to the centerline of the former roads and include these areas in the sale, at market value. The Department of Transportation is in the process of waiting for the appraisal and that this piece of property was originally acquired by Condemnation. A question was asked by the Committee if this purchase would interfere with the reconnection of Westminster Street. This would not interfere and this piece of property would be used for residential and commercial use.

The Chair asked that the Department be very careful with the appraisal to ensure full market value and have the appropriate appraisals done. A motion was made to conceptually approve by Mr. Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

ITEM D – DEPARTMENT OF LABOR AND TRAINING – A request was made to extend the lease and approve occupancy at 175 Main Street, Pawtucket on a month to month basis for a period not to exceed three months at the current rate of \$15.30 per sq. ft.. The Department will finalize the renewal for the lease of 19,000 sq. ft. at 175 Main Street, Pawtucket and return to the committee. A motion was made to approve by Mr. Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

ITEM E – DEPARTMENT OF CORRECTIONS – The Department requests permission to advertise for new office space in the Woonsocket area. The Department is looking to advertise in the Providence Journal and Woonsocket Call. The current Landlord has agreed to allow the Department to stay on with a month to month. A motion to approve was made by Mr. Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

ITEM F – DEPARTMENT OF CORRECTIONS – The Department requests permission to advertise for new office space in the Providence area. This space is needed for the Safe Street Program in Providence. The Safe Street Program is currently housed in the Chad Brown Providence Police Training Academy Building. The Police Chief has indicated that they need to take over the current space. The Department of Corrections has identified a way to pair up with the Providence Police that work the same hours so

that we are not paying them overtime. A motion to approve was made by Mr. Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

ITEM G – DEPARTMENT OF THE STATE FIRE MARSHAL – The Department has asked that this item be deferred.

ITEM H – UNIVERSITY OF RHODE ISLAND – The University has asked that this item be deferred to the next State Properties Committee meeting.

ITEM I – UNIVERSITY OF RHODE ISLAND – A request was made for the approval of a Grant of Easement to Rol-Flo Property for a water line installation. This is an item that has been anticipated since 1997 when a change of water service occurred on the site. The University of Rhode Island purchased the land in 1984 in a small industrial park. Part of the responsibility of the purchase was the operation of a water system that served two industrial buildings that sat on two adjacent parcels. Because the property has been vacant the connection was not made. Now that the parcel is up for sale, the University of Rhode Island now has to connect the water line. A motion was made by Mr. Robert Griffith, seconded by Mrs. Genevieve Allaire – Johnson to approve subject to receiving a certificate of insurance.

Passed Unanimously

ITEM J – DEPARTMENT OF MENTAL HEALTH, RETARDATION AND HOSPITALS – A request has been made for approval of the Lease Renewals of sixty six properties. The following Lease Agreements have been deferred at this time for the certificate of insurance needs to name the Department of Mental Health, Retardation and Hospitals as additional insured.

They are listed as follows: (J31) Avatar, 294 Buttonwoods Avenue, Warwick, (J38) Bridges, Inc., 12 Beagle Drive, Middletown, (J47) Living In Fulfilling Env. (LIFE), 471 Forbes Street, East Providence, (J48) Living In Fulfilling Env. (LIFE) 137 County Road, Barrington, (J49) Living In Fulfilling Env. (LIFE) 73 Jiley Hill Road, Tiverton, (J50) Living In Fulfilling Env. 112 Chaplin Drive, Coventry, (J51) Living In Fulfilling Env. (LIFE) 1463 Main Road, Tiverton, (J63) West Bay Residential, 20 Lillian Road, Johnston, (J64) West Bay Residential, 199 Glenn Hills Drive, Cranston, (J65) West Bay Residential, 184 Whiting Street, Cranston. A motion to approve moving to another meeting of the State Properties Committee was made by Mr. Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

Properties identified as J1 through J26 are all properties that are owned by the state and leased out to providers to provide services to Department of Mental Health, Retardation and Hospitals clients. That includes mental health group homes, mental health centers and also substance abuse in patient and out patient centers. These Leases are established between the Department of Mental Health Retardation and Hospitals and the provider that is providing a program at that particular location and providing services to the Departments clients. The Department of Mental Health, Retardation and Hospitals conducts due diligence and ensures that the 1.) provider is licensed to provide services. 2.) the provider is responsible for the major building renovations, 3.) the provider is responsible for the daily up keep of the property. All of these leases are for ten years and the provider pays one dollar for the term of the Lease. This has been standard practice for Department. A question was raised by the Chair of what due diligence does the

Department do on the providers themselves. There are a few different ways that the Department of Mental Health, Retardation and Hospitals handles this. The Department of Mental Health, Retardation and Hospitals confirms that all providers have contracts for all who provide their services and that the State is paying for the help of the clients that are there. All providers are licensed through the State Of Rhode Island and the Department of Mental Health, Retardation and Hospitals, are monitored through the department. The licensing division conducts joint inspections on the providers and the facility. Also, as a part of the licensing agreement the Department also takes a look at the financial well being of each one of the providers, and noting that they are all Medicare providers, there are certain regulations that also need to be followed. A motion was made to approve J1,J2,J3,J4,J5,J6,J7,J8,J9,J10,J11,J12,J13,J14,J15,J16,J18,J20,J22,J23,J24,J25 and J26 was made by Mrs. Allaire-Johnson and seconded by Mr. Griffith.

Passed Unanimously

A motion to approve J17 and J19 subject to receiving insurance with the Department of Mental Health, Retardation and Hospitals as an additional insured was made by Mrs. Allaire-Johnson and seconded by Mr. Griffith.

Passed Unanimously

A motion to approve subject to receiving a revised certificate of insurance and make the Department of Mental Health, Retardation and Hospitals an additional insured for J56,J57,J58,J59,J60,J61 and J62 by Mrs. Allaire-Johnson and seconded by Mr. Griffith.

Passed Unanimously

A motion was made to approve

J27,J28,J29,J30,J32,J33,J34,J35,JJ36,J37,J39,J40,J41,J42,J43,J44,J45,J46,J52,J53,J54,
J55 and J66 by Mrs. Allaire-Johnson and seconded by Mr. Griffith.

Passed Unanimously

Item J42 Gateways to Change at, 21 Pond House Road, North Smithfield was requested to be rescinded. The license will be transferred to Perspectives, Corp and will be brought in front of the Committee at a later date. A motion to rescind the earlier motion to approve was made by Mr. Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

The Committee moves to go into Executive Session, pursuant to Rhode Island General Law 42-46-4(a)(5) for the specific purpose to discussion or consideration related to the acquisition or lease of real property for public purpose, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public.

A request was made by the Department of Transportation for the Condemnation Plat 268/Parcel 1 A Route 44 (Putnam Pike), Gloucester. The Department of Transportation is looking to install a detention basin for solving an existing drainage problem on U.S. Route 44 (Putnam Pike) from Route 1021 to Tourtellot Hill Road in the Town of Gloucester. This project will be 80% Federally Funded. Based on information provided

in Executive Session, a motion to approve was made by Mr. Griffith and seconded by Mrs. Allaire-Johnson.

Passed Unanimously

A request was made by The Department of Transportation for a temporary easement for thirty days to conduct hazardous material testing on Post Road, North Kingstown. This project will be 80% Federally Funded. Based on information provided in Executive Session a motion to approve was made by Mrs. Allaire-Johnson and seconded by Mr. Griffith.

Passed Unanimously

There being no further business to come before the Committee, the meeting adjourned at 12:06 P.M. Mrs. Allaire-Johnson made a motion to adjourn which was seconded by Mr. Griffith.

Passed Unanimously

Jeanne M. Enos, Interim Executive Secretary

