

STATE PROPERTIES COMMITTEE

Tuesday, September 12, 2006

The meeting of the State Properties Committee was called to order at 10:04 a.m. by Chairman Jerome F. Williams. Other members present were Mr. Robert Griffith representing the Rhode Island Department of Administration, Ms. Genevieve Allaire Johnson from the Rhode Island Department of Attorney General and Robert Kay, Public Member. Also in attendance were Paul Carcieri, William McCarthy, Robert B. Jackson, Grace Smith, Maureen McMahon and David Sasso from the Rhode Island Department of Transportation; Louis DeQuattro, Jr., from the Rhode Island Department of Administration; Captain David O'Mara from the Rhode Island Office of the Adjutant General; Louis Saccoccio, J. Vernon Wyman and Robert A. Weygand from the University of Rhode Island; John Faltus and Joseph Dias from the Rhode Island Department of Environmental Management; Robert C. Bromley from the Senate Fiscal Office; Michael Vocolla from Procaccianti Group; Joseph P. Marasco and Donna M. Nesselbush from Marasco Nesselbush, LLP; and Salvatore Lombardi and Jose Genao from Rhode Island Council 94.

The next meeting of the State Properties Committee is scheduled to be held on Tuesday, September 26, 2006.

A motion was made to approve both the general and Executive Session minutes from the State Properties Committee meeting of August 30, 2006, by Ms. Allaire Johnson and seconded by Mr. Kay.

Passed Unanimously

Chairman Williams explained that as none of the State Properties Committee members present today were in attendance at the special meeting of the State Properties Committee held on September 1, 2006, Mr. Arn Lisnoff, who served as Chair, Norman Tremblay who served as the temporary Designee for the Department of Administration and Richard Woolley for the Department of Attorney General have all submitted executed statements, which indicate that they have reviewed the minutes from the special meeting of September 1, 2006, and that said minutes are accurate. A motion was made to approve the minutes of September 1, 2006, by Ms. Allaire Johnson and seconded by Mr. Griffith.

Passed Unanimously

ITEM A – Department of Administration - This item was deferred to a future meeting of the State Properties Committee at the request of the Department of Administration.

ITEM B – University of Rhode Island – A request was made for approval to acquire approximately 125 acres of land known as the Tibbits Property located on Plains Road in the Town of South Kingstown. Mr. Saccoccio provided the Committee members with an aerial photograph of the subject property for their review. Mr. Saccoccio explained that the University of Rhode Island is seeking approval of and signatures on a Land Purchase and Sales Agreement to acquire approximately 125 acres of land located at the northern section of the campus. Mr. Saccoccio indicated that the University of Rhode Island owns most of the land surrounding the subject property and the purchase of this very large parcel of land will ensure the University of Rhode Island's continued development. The purchase price of the property is \$1,215,000.00. The acquisition is an installment purchase allowing the University of Rhode Island to pay for the property

from its general revenues over the next eight (8) years. As evidenced on the payment schedule attached to the Land Purchase and Sales Agreement, Mr. Saccoccio indicated that at six (6%) percent interest the total payment is approximately \$1,462,000.00, which is approximately \$32,000.00 lower than the amount authorized by the General Assembly. Mr. Saccoccio indicated that a portion of the subject property is located near the former South Kingstown dumpsite. Two environmental assessments of the property have been conducted to ensure that no contamination is present. Chairman Williams asked whether the appraisal of the property was an external appraisal. Mr. Saccoccio indicated that the appraisal was an external appraisal. Mr. Kay asked what the University of Rhode Island's future plans were for the property. Mr. Weygand explained that the University of Rhode Island proposes to develop a portion of the property for a research and technology park. Mr. Weygand also indicated that the University of Rhode Island does not have sufficient faculty housing. Therefore, a portion of the property will probably be developed for faculty housing on an affordable housing concept to serve the young members of the University's faculty. Mr. Weygand indicated this housing will not only benefit the University, but also the Town of South Kingstown, as it will assist the Town in fulfilling its affordable housing requirements. Mr. Weygand also stated that the University is investigating the feasibility of developing alumni housing for those individuals between the ages of fifty-five (55) to seventy-five (75) who would like to be associated with the University of Rhode Island in terms of taking courses, volunteering as mentors and instructors. Mr. Saccoccio indicated that in Paragraph 11 of the Land Purchase and Sales Agreement there are two (2) errors, which should be corrected. In the ninth (9th) line the word Buyer shall be corrected to the word Seller. The same correction

should be made in the last line of Paragraph 11. The handwritten corrections were made to the agreement. Chairman Williams asked whether there are any outstanding issues with the Town of South Kingstown relative to this acquisition. Mr. Saccoccio indicated that there are no outstanding issues with the Town of South Kingstown at this time. A motion was made to approve the item by Mr. Griffith and seconded by Ms. Allaire Johnson.

Passed Unanimously

ITEM C – Office of the Adjutant General - A request was made for conceptual approval to allow the Rhode Island Army National Guard to acquire two (2) excess Army Reserve Centers in Bristol and Warwick. The proposal is to be forwarded to the respective Local Redevelopment Agencies. Captain O’Mara explained that the two properties will be made available in approximately five (5) years when the Army Reserve is able to construct its new readiness centers. However the proposals are due to the City of Warwick on September 23, 2006, and to the Town of Bristol on October 26, 2006. The Rhode Island Army National Guard hopes to obtain the State Properties Committee’s approval prior to the proposals being submitted. Captain O’Mara indicated that he has been in contact with the Federal Emergency Management Agency (“FEMA”) and was informed that the Rhode Island Army National Guard qualifies for public benefits conveyance for its emergency response mission for the State of Rhode Island. Said public benefits conveyance entitles the Rhode Island Army National Guard to a one hundred (100%) percent discount relative to the fair market value of the properties. Chairman Williams wanted to clarify that the Rhode Island Army National Guard is acquiring the properties and that they will not be transferred to the local redevelopment

agencies. Captain O'Mara indicated that the properties will not be transferred to the local redevelopment agencies, however, they will have the final say as to which bid is accepted for the use of the subject properties. Chairman Williams asked that if the properties are part of a bid process and the Rhode Island Army National Guard received a one hundred (100%) percent discount, how will that impact the local redevelopment agency's decision regarding who receives the bid. Captain O'Mara indicated that the Rhode Island Army National Guard's public benefits conveyance will not influence the decision of the local redevelopment agency as, it will not receive any monetary benefit from the sale of the properties and further its decision is based upon 'best use'. Mr. Griffith asked what the condition of the properties is and whether the Army Reserve is required to maintain the properties until the time of handover. Captain O'Mara indicated that the Army Reserve is required to maintain the properties until the time of handover. Captain O'Mara also stated that the Bristol facility was completely renovated seven (7) years ago and the Warwick facility was renovated approximately five (5) years ago, inclusive of new roofs, windows, doors and all mechanical systems. Mr. Griffith asked if the Rhode Island Army National Guard can integrate the cost of property maintenance into its budget over the next five (5) years. Captain O'Mara indicated the Rhode Island Army National Guard could integrate these expenses into its budget within that period of time. Chairman Williams asked if there were any further questions from the Committee. As the Committee members had no further questions, Chairman Williams asked if there were any questions from the floor. Pursuant to a letter dated May 16, 2006, authored by W. Michael Sullivan, Director of the Department of Environmental Management, addressed to Commander 94th Regional Readiness Command in Devins Massachusetts, John Faltus

Joseph Dias respectfully requested that the record reflect that the Department of Environmental Management is interested in the property located on Asylum Road in Bristol, Rhode Island. Chairman Williams informed Mr. Faltus that if the Department of Environmental Management is interested in the subject property, it may have to submit a proposal. Chairman Williams suggested that the Department of Environmental Management research the proper course of action given its interest in this property. Mr. Griffith asked Chairman Williams if granting conceptual approval today would prejudice the Department of Environmental Management's, ability to submit a proposal for these properties. Chairman Williams indicated that if State Properties Committee grants the Rhode Island Army National Guard's request for conceptual approval, it will not preclude the Department of Environmental Management from submitting a proposal for the acquisition of the properties. A motion was made to approve by Mr. Griffith and seconded by Mr. Kay.

Passed Unanimously

ITEM D – Department of Environmental Management - A request was made for approval of and signatures on a License Agreement between the Department of Environmental Management and Autumnfest. Mr. Faltus explained that this is an annual renewal of the License Agreement for the Autumnfest celebration held at the World War II Memorial State Park in Woonsocket from October 6, 2006 through October 10, 2006. Mr. Faltus provided the Committee with copies of the certificates of insurance for both the Autumnfest Corporation and the other for the Rotary Club. The Rotary Club's insurance includes host liquor liability insurance for the beer tent which is operated on the property during this event. Mr. Faltus also provided the Committee with a request

from Lorraine Cloutier and Roger Bouchard, who are the Co-Chairpersons for the 2006 Autumnfest celebration. Mr. Faltus explained that they are requesting permission to charge a \$1.00 entrance fee, through the issuance of Autumnfest buttons. The Autumnfest buttons would then be part of a raffle at the conclusion of the celebration. The Co-Chairs indicated that this will be a means of raising money for this non-profit organization, as it is experiencing financial hardship. Mr. Faltus stated that this proposal was just brought to his attention on Friday, September 8, 2006, and is not part of the License Agreement before the State Properties Committee today. Mr. Faltus indicated that the Department of Environmental Management has some concerns and reservations regarding the request to charge an entrance fee. Although the World War II State Park is a small facility, it is a state park open to the public at no charge, and it is unclear as to how the park could be secured in order to charge an entrance fee. Mr. Faltus recommends that the Autumnfest Corporation accomplish its goal to raise money by distributing the buttons in exchange for donations rather than by requiring an entrance fee. The State Properties Committee agreed and recommended that all contributions be on a voluntary basis and that no entrance fee be required. A motion to approve was made by Mr. Griffith seconded by Ms. Allaire Johnson noting that there will be no entry fee required for this event, and the buttons will be distributed as part of a voluntary raffle. Mr. Faltus indicated he would inform the Autumnfest Corporation of the Committee's recommendation in writing.

Passed Unanimously

ITEM E – Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement between the State of Rhode

Island and the Town of Tiverton. Mr. Dias explained that in the year 2002 the Town of Tiverton was awarded a Rhode Island Open Space Grant in the amount of \$400,000.00 to purchase property within the Weetamo Woods Conservation Area. The Town of Tiverton purchased three properties from the Dugan, Babcock and Almy families. The properties were appraised and their fair market values are as follows: Almay property \$190,000.00, Dugan property \$190,000.00 and Babcock property \$742,000.00 for a total of \$1,122,000.00. The subject properties consist of 99.46 acres of land. The property is designated as Tiverton Assessor's map 3-5 Block 118 Cards 17, 19 & 40 and is located on the easterly side of Eight Rod Way. The properties are part of the largest continuous forested block of land in the Newport County encompassing 2,000 acres. A motion was made to approve by Mr. Griffith and seconded by Ms. Allaire Johnson.

Passed Unanimously

ITEM F – Department of Environmental Management – A request was made for approval of and signatures on a Conservation Easement between the State of Rhode Island and the West Greenwich Land Trust. Mr. Dias explained that the West Greenwich Land Trust was awarded a Rhode Island Open Space Grant in 2004, in the amount of \$300,000.00 to purchase the subject property know as the Almonte/DellaGrotta property in the Town of West Greenwich. The Nature Conservancy purchased the property from the DellaGrotta Trust in 2004, for \$432,500.00. The Nature Conservancy will now resell the property to the West Greenwich Land Trust for \$163,680.00 and the West Greenwich Land Trust will grant a Conservation Easement to the State of Rhode Island. The property was appraised by Keystone Consulting Group and valued at \$575,000.00. The subject property consists of 99.3 acres of land and is described as Assessor's Plat 59, Lot

4, on the easterly side of Hopking Hill Road in the Town of West Greenwich. The property is located at the headwaters of Queen's River, which is one of the most pristine rivers in southern New England. The Queen's River supports native brook trout, freshwater mussels and dragonflies. Chairman Williams asked, if the West Greenwich Land Trust received a grant in the amount of \$300,000.00, and the purchase price of the property is \$163,680, will the remainder of the grant money be returned. Mr. Dias explained that the grant the West Greenwich Land Trust received was for up to \$300,000.00. The Nature Conservancy, because of other funding which it has received, does not need to be reimbursed for the entire grant amount of \$300,000.00. The West Greenwich Land Trust is only required to reimburse the amount of \$163,680. Mr. Griffith asked what types of restrictions will be on the property. Mr. Dias indicated this property is highly restricted. There will be some trails through non-sensitive areas of the property and a gravel parking lot to accommodate four (4) to five (5) cars at the most. A motion was made to approve by Mr. Griffith and seconded by Mr. Kay.

Passed Unanimously

ITEM G – Department of Transportation - A request was made for conceptual approval to convey approximately 2,700 square feet of land located along Douglas Pike/Route 7 in the Town of Smithfield to Charles and Donna Johnson. Ms. Smith explained that the applicants own the abutting commercial property. The subject property is rectangular in shape, at street grade and landscaped with grass and small shrubs. The applicants wish to continue with the beautification of this parcel of land. The Department of Transportation will retain a ten (10) foot buffer from the curb to the back of the utility poles for any future highway work. The Department of Transportation

will appraise the parcel to determine the fair market value. As the property was acquired through condemnation, the Department of Transportation will first offer the property to the former landowner and then to the municipality. Ms. Smith indicated that Kevin Nelson from Statewide Planning submitted an advisory report, which states that the conveyance of this property does not conflict with any Statewide Plan elements. Since there are no planned changes relative to the use of the property, Mr. Nelson does not feel it is necessary to refer this proposed conveyance to the municipal planner for review. Mr. Griffith asked if any encroachment exists on the property. Ms. Smith indicated there is no encroachment. A motion was made to approve by Mr. Griffith and seconded by Ms. Allaire Johnson.

Passed Unanimously

ITEM H– Department of Transportation – A request was made for conceptual approval to convey 85,144 square feet of property located at the Quonset Business Park in the Town of North Kingstown on Gate Road between Post Road and Davisville Road. Mr. Jackson indicated that the Department of Transportation received a request from the Rhode Island Department Economic Development Corporation to modify a portion of the Gate Road right-of- way to a standard width to accommodate the Quonset Gateway project. The property was acquired by the State of Rhode Island at no cost. Mr. Jackson provided maps which illustrated the subject property to the Committee members for their review. Mr. Griffith asked who will reconfigure the roadway. Mr. Jackson indicated that the Rhode Island Department Economic Development Corporation will reconfigure the roadway. Mr. Griffith asked if the Rhode Island Department Economic Development Corporation is still the owner of the Quonset Davisville Park. Mr. Jackson indicated that

it is his understanding that the Rhode Island Department Economic Development Corporation is still the owner of the Quonset Davisville Park. Chairman Williams asked Mr. Jackson to clarify that this request concerned only the roadway and that no other property will be transferred to the developer. Mr. Jackson indicated that this request is just for the roadway. A motion was made to approve by Mr. Kay and seconded by Mr. Griffith.

Passed Unanimously

ITEM I – Department of Transportation – This was a request by the State Properties Committee for the Department of Transportation to provide updated information regarding property located on Westminster Street and Service Highway #7 in the City of Providence designated as Assessor’s Plat 25, Lot 441. Mr. Carcieri provided several maps of the subject property to the State Properties Committee members for their review. Mr. Carcieri explained that the Department of Transportation previously appeared before the State Properties Committee on January 31, 2006, concerning conceptual approval to convey property, which abuts Westminster Street and Interstate 95 Service Road #7 in the City of Providence. At that time, the Department of Transportation represented to the State Properties Committee that the Department of Transportation had received interest in the subject property from 02903 Realty Partners, LLC, which is a subsidiary of the Procaccianti Group. Those representations included information that the Procaccianti Group was poised to obtain a purchase and sale agreement and had acquired interests in all of the surrounding private properties to the State-owned land. Mr. Carcieri indicated that the Procaccianti Group represented to the Department of Transportation that it would be seeking the abandonment of two (2)

streets, so called Lyman Street and Stewart Street. Under that abandonment, the Procaccianti Group and the properties it was about to acquire would accrete to the centerline of the former Lyman Street and the centerline of Stewart Street. The State-owned parcel of land would accrete to the centerline of the former Lyman Street and the centerline of Stewart Street. Under this scenario, the State owned property would remain absolutely landlocked and of use to only the Procaccianti Group. The Department of Transportation has had an abutter notification policy in effect since November of 2002, whereby abutters are afforded a courtesy right to manifest any interest in State owned property, which the State intends to sell. The Department of Transportation previously received correspondence from Attorney Marasco concerning the Department of Transportations action in this matter. The Department of Transportation responded to Attorney Marasco's inquiries and provided him with a copy of the minutes of the State Properties Committee meeting held on January 31, 2006, a copy of the abutters notification policy together with other pertinent documents. Mr. Carcieri emphasized to the Committee that when the Department of Transportation came before the State Properties Committee in January 31, 2006, the request for conceptual approval was predicated upon the abandonment. It is the Department of Transportation's understanding that said abandonment has not been obtained, based upon representation from the Procaccianti Group. However it is still pending before the City of Providence. Mr. Carcieri explained that if the abandonment is not approved, it will change the entire dynamic of the disposition of the subject property. Mr. Carcieri reminded the Committee that 681 Westminster Street, LLC is an active tenant on the property. Mr. Carcieri stated that 681 Westminster Street, LLC is a holdover tenant and is current in its payment of

rent. 681 Westminster Street, LLC has requested that the Department of Transportation renew its license agreement upon certain terms and conditions. At the State Properties Committee meeting of January 31, 2006, the Department of Transportation introduced a letter of acquiescence from 681 Westminster Street, LLC, which indicated that it did not object to the loss of its tenancy or to the acquisition of the State-owned property by the Procaccianti Group. Chairman Williams asked whether the Procaccianti Group owns the property or is a sale still pending. Mr. Carcieri introduced Mr. Voccola from the Procaccianti Group and deferred Chairman Williams' question to him. Although, Mr. Carcieri added that the representation made to the Department of Transportation by Procaccianti Group was that it had acquired a purchase and sale agreement for the surrounding property. Mr. Voccola indicated that 02903 Realty Partners, LLC has the parcel of land under a binding purchase and sale agreement. Mr. Voccola explained that a provision of said purchase and sale agreement is that the seller, 681 Westminster Street, LLC, assist 02903 Realty Partners, LLC with an assignment and/or sale of the State-owned parcel of land. Additionally, 681 Westminster Street, LLC is contractually obligated to work with 02903 Realty Partners, LLC on the abandonment of a portion of Lyman Street, and Stewart Street in its entirety, as well as the replacement of Stewart Street with a new road in order to preserve the traffic pattern through the site. Chairman Williams asked what the status of the abandonment is at this time. Mr. Voccola explained that 02903 Realty Partners, LLC filed a street abandonment many months ago when conversations were first initiated with the Department of Transportation; however, due to modifications to the procedure for street abandonment in the City of Providence, 02903 Realty Partners, LLC was required to begin the process over again. Mr. Voccola

indicated that he attended a public hearing during which the mechanics of the street abandonment were rectified. Mr. Voccola indicated that 02903 Realty Partners, LLC is now on the fast-track with the City of Providence Planning Commission and the City of Providence City Council to obtain formal approval for the abandonment and for the construction of the new Stewart Street. Mr. Carcieri stated that given the State Properties Committee's concerns in the past for income approached to value, the Department of Transportation utilized this appraisal technique on the subject property. The property, which the State of Rhode Island will waive interest in, has been appraised at a value of \$23.68 per square foot, which includes the State property comprising of 63,000 square feet and the area of accretion of the abandoned roads, which consists of approximately 2,500 square feet for a total purchase price of approximately \$232,000.00. Mr. Carcieri indicated that the accretion is a windfall. It is not State property at this time, but could become State property under the abandonment. This was another factor in the Department of Transportation's representation on January 31, 2006, that this particular scenario maximized the economic benefit to the State of Rhode Island. Chairman Williams indicated that when he received the letter from Attorney Marasco relative to the subject property, it obviously raised a number of questions. As everyone is well aware, it is the firm conviction of the State Properties Committee that the best and highest value should always be obtained relative to the sale of State property, and public sales conducted whenever possible. Chairman Williams stated that he has reviewed the minutes from the State Properties Committee meeting held on January 31, 2006, and the only presentation made was relative to the abandonment of the street and the purchase by the Procaccianti Group. Mr. Chairman William asked when the Department of

Administration became aware that there was another party interested in the subject property. Mr. Carcieri indicated that he first became aware another party may be interested in the property in early 2005. In March of 2005, Mr. Marasco directed a query to the Department of Transportation requesting to be apprised of any developments in the sale of this property. Mr. Carcieri stated that when the Department of Transportation came before the Committee in January 2006, the street abandonment scenario mooted any other interest in the property, as the abandonment would absolutely and legally land-lock the property. Chairman Williams agreed that would be the case if the abandonment was approved. However, it should not have been assumed the abandonment would be approved, because if there are two parties interested in the property, a public sale may have produced a higher value for the property. Mr. Carcieri indicated the Department of Transportation relied upon the abandonment to settle any local issues. However, if that is not the case, than the Department of Transportation will once again examine how to dispose of this property. Mr. Carcieri stated that he does not believe the Department of Transportation has jeopardized any other interests. Chairman Williams expressed his concern that by treating the abandonment as a forgone conclusion, the option for a public sale was precluded, albeit two parties were interested in the property. Ms. Allaire Johnson echoed Chairman Williams' comments relative to a public sale of the property. Mr. Marasco and Ms. Nesselbush requested an opportunity to address the State Properties Committee, as Marasco Nesselbush, LLC is the other party interested in the subject property. After a series of questions which were directed to Mr. Carcieri by Mr. Marasco, Chairman Williams informed Mr. Marasco that a State Properties Committee meeting is not the proper forum to conduct an inquisition. Chairman Williams indicated

the Committee will welcome any comments he may have relative to the subject property. Ms. Nesselbush then addressed the State Properties Committee and explained that Mr. Marasco contacted the Department of Transportation both in writing and via telephone conversations with Mr. Carcieri regarding Marasco Nesselbush, LLC's interest in the subject property. Ms. Nesselbush explained that both she and Mr. Marasco feel as though their interest in the subject property has been ignored and that they have been intentionally excluded from standard procedure relative to the sale/purchase of State-owned property. In closing, Ms. Nesselbush requested that the State Properties Committee revoke its conceptual approval to sell the subject property to 02903 Realty Partners, LLC. Chairman Williams asked Mr. Carcieri if the Department of Transportation was informed, in writing, that Marasco Nesselbush, LLC were an interested party in the purchase of the subject property. Mr. Carcieri indicated the Department of Transportation was informed that Marasco Nesselbush, LLC was an interested party in March of 2005. A motion was made to revoke the conceptual approval granted on January 31, 2006, and to mandate that in the event of the sale of the property, the sale shall be accomplished via an open public request for proposals process to ensure that all interested parties are allowed to bid on said property by Ms. Allaire Johnson and seconded by Mr. Griffith.

Passed Unanimously

ITEM J – Department of Revenue - A request was made for approval of and signatures on a Lease Agreement by and between GTech Corporation and the State of Rhode Island. Mr. DeQuattro explained that GTech is leasing a certain portion of the Rhode Island Lottery Headquarters in Cranston. The unique aspect of this request is that

the Department of Administration is seeking retroactive approval of the Lease Agreement. The Lease Agreement commenced in October of 2002. Mr. DeQuattro explained that the Rhode Island Lottery was previously under the control of the General Assembly; however, as of July 1, 2005, the Rhode Island Lottery is under the control of the Executive Branch. At that time, the Department of Administration conducted its due diligence relative to the operational issues of the Rhode Island Lottery. It was discovered that a lease existed; however, it was not memorialized properly. Therefore, the Department of Administration recently prepared a Lease Agreement for approval by the State Properties Committee although the Lease Agreement is retroactive in nature. Mr. DeQuattro indicated that the Lease Agreement is for a term of five (5) years from October of 2002, through October of 2007. The Lease Agreement contains two (2) five (5) year options and one (1) four (4) year option. After the initial five (5) year term, if the Lease Agreement is renewed, the rental amount will increase by four (4%) percent thereafter, until the expiration of the Lease Agreement. Mr. DeQuattro provided the State Properties Committee with the Certificate of Disclosure and Insurance Certificate. Chairman Williams asked if the Lease Agreement is between the State of Rhode Island and GTech or Lottomatica. Mr. DeQuattro indicated the lease is between the State of Rhode Island and GTech. A motion was made to approve by Mr. Griffith and seconded by Mr. Kay.

Passed Unanimously

A motion was made to reopen the meeting for comments regarding Item J by Ms. Allaire Johnson and seconded by Mr. Kay.

Passed Unanimously

Ms. Allaire Johnson wanted to make the Committee aware that relative to Item J, in terms of an Assignment, the Lease Agreement states:

“The Landlord should not unreasonably withhold approval of transfer of tenant’s interest to Lottomatica SpA, if sought by the Tenants.”

The Committee moves to go into Executive Session, pursuant to Rhode Island General Law 42-46-4(a)(5) for the specific purpose of 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 motion was made to enter into Executive Session by Mr. Griffith and seconded by Ms. Allaire Johnson.

Passed Unanimously

ITEM E1- Department of Transportation – A request was made for approval to acquire new one-year temporary easements in conjunction with the construction of Royal Mills Bridge No. 27, Providence Street, West Warwick. After discussion in Executive Session, a motion to approve was made with the proviso that the Department of Administration examine cost sharing with the appropriate parties as a result of the delay and inform the State Properties Committee as to the results of said examination by Griffith and seconded by Mr. Kay.

Passed Unanimously

ITEM E2- Department of Transportation – A request was made for approval to acquire temporary easement for a two (2) year period for the construction of Bridge Gate Square. After discussion in Executive Session, a motion to approve was made by Robert Griffith and seconded by Genevieve Allaire Johnson.

Passed Unanimously

There being no further business to come before the State Properties Committee, the meeting was adjourned at 11:48 a.m. A motion was made to adjourn by Mr. Kay and seconded by Ms. Allaire Johnson.

Passed Unanimously

Holly H. Rhodes, Executive Secretary