

**The University of Rhode Island Board of Trustees  
ad hoc special Real Estate Committee Meeting  
Thursday, September 26, 2024, 9:00 a.m. EDT**

**The University of Rhode Island  
Room 106, Robert J. Higgins Welcome Center  
45 Upper College Road, Kingston, RI 02881**

**OFFICIAL MINUTES**

Committee Chair Michael Fascitelli welcomed everyone to the University of Rhode Island Board of Trustees ad hoc special Real Estate Committee meeting and asked for a roll call. Noting that a quorum of members of the Committee was present, the meeting was called to order at 9:11 a.m. The meeting was held in person with Committee members participating remotely. Public access to the meeting was available via the YouTube video platform and can be viewed at <https://web.uri.edu/trustees/meetings/>.

The URI Board of Trustees ad hoc special Real Estate Committee members in attendance:

- Mr. Michael Fascitelli, Committee Chair (remote)
- Mr. Margo Cook, Board of Trustees Chair (remote)
- Mr. Vahid Ownjazayeri (remote)
- Mr. Armand Sabitoni, Board of Trustees Vice Chair (remote)
- Dr. Marc Parlange, President (ex officio, non-voting)

URI President's Stewardship Council members in attendance:

- Ms. Abby Benson, Vice President, Administration and Finance (remote)
- Ms. Chelsea Berry, Senior Advisor to the President and Chief of Staff (remote)
- Ms. Alyssa Boss, General Counsel (remote)
- Ms. Ellen Reynolds, Vice President, Student Affairs (remote)
- Ms. Barbara Wolfe, Provost and Executive Vice President for Academic Affairs (remote)

URI staff members in attendance:

- Ms. Karl Calvo, Assistant Vice President, Facilities Group (remote)
- Mr. Ryan Carrillo, Director, Planning and Real Estate Development (remote)
- Ms. Michelle Curreri, Secretary, Board of Trustees (in person)
- Ms. Dulcie Ilgenfritz, Specialist, Real Estate Transactions, Planning and Real Estate Development (remote)
- Ms. Lynn Owens, Associate Secretary, Board of Trustees (in person)

Committee Chair Mike Fascitelli asked if there were any amendments to the agenda; there were no amendments.

## 1. APPROVAL OF THE MINUTES

### a. Minutes of the June 6, 2024 ad hoc special Real Estate Committee Meeting, [Enclosure](#)

Chair Fascitelli called for a motion to approve the minutes of the June 6, 2024 committee meeting.

On a motion duly made by Vahid Ownjazayeri and seconded by Armand Sabitoni, it was

VOTED:	THAT	The Committee accept the Minutes for the June 6, 2024 meeting.
	VOTE:	4 members voted the affirmative and 0 members voted in the negative.
	YEAS:	Margo Cook, Michael Fascitelli, Vahid Ownjazayeri, Armand Sabitoni
	NAYS:	0
	ABSTAINS:	0

## 2. DISCUSSION ITEMS

### a. Update on the Comprehensive Campus Plan [Enclosure](#)

Abby Benson, Vice President for Administration and Finance, provided an update on the Comprehensive Campus Plan (CCP). Proposals for Architecture and Design Services were first solicited in November of 2023 with a contract awarded to Sasaki in June 2024.

- Sasaki is partnered with BR+A for infrastructure and sustainability, Dharam Consulting for cost estimating, and PARE for transportation and civil.
- Tyler Patrick is Sasaki's primary principal for the project. Sasaki is a large firm, offering most project capabilities in-house.
- Sasaki has master plan experience with similar land and sea grant institutions and is experienced with URI having worked on Brookside Apartments and the URI/South County Bike Path Connector.
- Project Governance consists of a Project Management Team, Advisory Committee, and the President's Executive Committee.
- Project timeline spans a kickoff in June 2024, draft plan by June 2025, and a presentation to the Board in September 2025, with opportunities to brief the Board on progress at any time.

- CCP will focus on the Kingston Campus but will also look at the Bay Campus (which already has a completed master plan), W. Alton Jones, and plans for Providence.
- CCP will be guided by URI's Strategic Plan and will integrate existing master plans--Narragansett Bay Campus, Transportation and Parking, Drainage, Landscape, and Housing and Residence Life.
- Sasaki will use a variety of tools to engage the URI community to reach as many stakeholders as possible.
- Will look at interior and exterior space planning and direction of growth/planning to translate different scenarios into space needs.
- Considers student, faculty and staff experience and all forms of accessibility. URI's topography is challenging for physical accessibility.
- BR+A separately awarded URI's Energy Master Plan (EMP) to look at aging energy infrastructure and provide options. The State's climate goals will be considered during this process. EMP will be developed in tandem with the CCP and Sasaki. Board Chair Margo Cook wants sustainability goals for the University built into the EMP.
- Stakeholder meetings are being held. The Committee requested an interactive stakeholder session with Sasaki prior to a meeting with the full Board.
- Included in the CCP will be a land use analysis for possible buildouts. Chair Fascitelli suggested growth parameters are broken down more specifically to include undergraduate, graduate, research, etc.

### 3. EXECUTIVE SESSION

The Committee may seek to enter into executive session for the following items:

- a. **Discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest, pursuant to R.I.G.L. § 42-46-5(a)(5), and R.I.G.L. § 42-46-5(a)(7), as it relates to the question of the investment of public funds where the premature disclosure would adversely affect the public interest, including:**
  - (i) **Update on New University Housing**
  - (ii) **Preliminary Development Transaction for New University Housing P3 (Public Private Partnership)**  
*Abby Benson, Vice President, Administration and Finance*  
*Karl Calvo, Assistant Vice President, Facilities*  
*Ryan Carrillo, Director, Planning and Real Estate Development*
- b. **Discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest, pursuant to R.I.G.L. § 42-46-5(a)(5), including:**
  - (i) **Use of W. Alton Jones Campus**  
*Abby Benson, Vice President, Administration and Finance*

*Karl Calvo, Assistant Vice President, Facilities*  
*Ryan Carrillo, Director, Planning and Real Estate Development*

- (ii) Development of Property on or around Campus**  
*Abby Benson, Vice President, Administration and Finance*
- (iii) URI Property Acquisition and Use Planning**  
*Abby Benson, Vice President, Administration and Finance*

**c. Discussion of matters related to the question of the investment of public funds where the premature disclosure would adversely affect the public interest, pursuant to R.I.G.L. § 42-46-5(a)(7), specifically:**

- (i) Update on URI Campus Store**  
*Abby Benson, Vice President, Administration and Finance*  
*Ellen Reynolds, Vice President, Student Affairs*

Committee Chair Fascitelli called for a motion, and on a motion duly made by Armand Sabatoni and seconded by Vahid Ownjazayeri, it was

VOTED:        THAT        The ad hoc special Real Estate Committee convene into executive session pursuant to: R.I.G.L. § 42-46-5(a)(5), for discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest and R.I.G.L. § 42-46-5(a)(7), as it relates to the question of the investment of public funds where the premature disclosure would adversely affect the public interest, including; Update on New University Housing and a Preliminary Development Transaction for New University Housing P3 (Public Private Partnership);  
AND,  
R.I.G.L. § 42-46-5(a)(5) for discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest, including Use of W. Alton Jones Campus, Development of Property on or around Campus, and URI Property Acquisition and Use Planning.  
AND,  
R.I.G.L. § 42-46-5(a)(7) for discussion of matters related to the question of the investment of public funds where the premature disclosure would adversely affect the public interest, specifically, an Update on the URI Campus Store.

VOTE:        4 members voted the affirmative and 0 members voted in the negative.

URI Board of Trustees, Ad Hoc Special Real Estate Committee Meeting  
September 26, 2024

YEAS: Margo Cook, Michael Fascitelli, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

At 9:39 a.m., the ad hoc special Real Estate Committee convened into Executive Session. Virtual public access was paused.

At 10:13 a.m., the ad hoc special Real Estate Committee returned to Open Session. Virtual public access resumed.

Chair Fascitelli called for a motion, and on a motion duly made by Vahid Ownjazayeri and seconded by Armand Sabitoni, it was

VOTED: THAT The Committee seal the minutes of the Executive Session that took place on September 26, 2024.

VOTE: 4 members voted in the affirmative and 0 members voted in the negative.

YEAS: Margo Cook, Michael Fascitelli, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

#### 4. ADJOURN

Chair Fascitelli called for a motion that the Committee adjourn the meeting.

On a motion duly made by Armand Sabitoni and seconded by Vahid Ownjazayeri, it was

VOTED: THAT The Committee adjourn meeting.

VOTE: 4 members voted in the affirmative and 0 members voted in the negative.

YEAS: Margo Cook, Michael Fascitelli, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

The meeting adjourned at 10:14 a.m.