

Members

Margo Cook '86, *Chair*
Armand E. Sabitoni '73, *Vice Chair*
Maria P. Ducharme, DNP, RN - M.S. '96
Michael D. Fascitelli '78
Charles J. Fogarty M.P.A. '80
Joe Formicola '69
Monica J. Garnes '94
Neil Kerwin, Ph.D. - M.A. '73
Matthew Lenz '11
Roby Luna '04
David J. Martirano '91
Joseph F. Matthews '80
Cortney M. Nicolato '01
Vahid Ownjazayeri
Yahaira "Jay" Placencia '01
Thomas Ryan '75
Robert A. Weygand '71, '76, M.A. '09, M.P.A. '10

Ex Officio Members

Marc B. Parlange, Ph.D., P.Eng.
President
Michael Grey, *Chair*
R.I. Board of Education
David Caprio, *Chair*
R.I. Council on Postsecondary Education
Kristine M. Bovy, Ph.D.
Faculty Representative
Revaa Goyal '27
Student Representative

The University of Rhode Island Board of Trustees Ad hoc special Real Estate Committee Meeting Tuesday December 10, 2024, 9:15 a.m. EST

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 9:16 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)
- Ms. Margo Cook, Board of Trustees Chair (remote)
- Mr. Armand Sabitoni, Board of Trustees Vice Chair (remote)
- Mr. Vahid Ownjazayeri (remote)
- President Marc Parlange (ex officio, non-voting) (remote)

URI President's Executive 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)
- Dr. Barbara Wolfe, Provost and Executive Vice President for Academic Affairs (remote)

URI staff members in attendance:

- Mr. Karl Calvo, Assistant Vice President, Facilities Group (remote)
- Mr. Ryan Carrillo, Director, Planning and Real Estate Development (remote)

URI Board of Trustees
Ad Hoc Special Real Estate Committee Meeting
December 10, 2024

- Ms. Michelle Curreri, Secretary, Board of Trustees (in person)
- Ms. Mackenzie Flynn, Associate General Counsel (remote)
- Dr. Daniel Moos, Assistant to the Vice President for Administration and Finance (remote)
- Mr. Adam Quinlan, Chief Financial Officer and Vice President of Enterprise Risk Management, URI Foundation and Alumni Engagement (URIFAE) (remote)
- Ms. Lil O'Rourke, President, URI Foundation and Alumni Engagement (URIFAE) (remote)
- Ms. Lynn Owens, Associate Secretary, Board of Trustees (in person)

Committee Chair Fascitelli acknowledged that the University of Rhode Island occupies the traditional stomping ground of the Narragansett Nation and the Niantic People.

Committee Chair Fascitelli asked if there were any proposed amendments to the published agenda. There were none.

1. APPROVAL OF THE MINUTES

a. Minutes of the September 26, 2024 ad hoc special Real Estate Committee Meeting, [Enclosure](#)

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

VOTED: That the Committee approve the Minutes of the September 26, 2024 committee 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

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). She provided a high-level presentation on the results of the discovery and analysis phase, including findings related to housing challenges, campus community and third spaces, classrooms and academic support, research and clinical programs, campus landscapes, mobility and intercampus connectivity, and space utilization. Prior to the meeting, committee members received an executive summary memo highlighting the facts of the presentation, which can be found [here](#).

Upon questions from Committee members, Vice President Benson noted that the next phase of Sasaki's work will focus on solutions and recommendations to the challenges noted in this first discovery and analysis phase. Committee members suggested that the University not ignore possible short-term and simpler solutions (e.g., installing outdoor furniture, increased gathering spaces) while mapping the longer arc of campus solutions. In addition, Committee members suggested that the larger plan be mapped to fundraising opportunities with the URIFAE. Vice President Benson and Ryan Carrillo, Director of Real Estate and Planning, also noted that information from the previously completed Housing Master Plan, as well as the current Facilities Condition Assessment, has been provided to Sasaki for inclusion in their work.

b. Update on New University Housing (P3) [Enclosure](#)

Vice President Benson provided an update on New University Housing, with a particular focus on the status of the P3 (public-private partnership) process with Gilbane Development. An executive summary memo, along with the September 30, 2024 preliminary development agreement, was shared with committee members prior to the meeting and can be found [here](#). Vice President Benson noted that the predevelopment agreement (PDA) has been finalized, and there was a public announcement about the project last week. The University is actively negotiating the terms of the Ground Lease Agreement, Property Management Agreement, and Development Agreement. The results of the feasibility study are expected in the next few weeks. Once this study is approved, the project will move to the design phase, with an expected financial close in June-July 2025.

Vice President Benson noted that this discussion serves as the official disclosure of action taken in Executive Session by the URI Board of Trustees at the September 27, 2024, meeting, specifically, the "Approval of a Preliminary Development Transaction for New University Housing P3 (Public-Private Partnership)".

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), specifically:**
 - **Development of Property on or around Campus**
Abby Benson, Vice President, Administration and Finance
- b. Discussion of a matter 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:**
 - **Update on the URI Campus Store**
Abby Benson, Vice President, Administration and Finance

Committee Chair Fascitelli called for a motion, and on a motion duly made by Margo Cook and seconded by Armand Sabitoni, 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, specifically, Development of property on or around campus.
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 in the affirmative and 0 members voted in the negative.

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

NAYS: 0

ABSTAINS: 0

Committee Chair Fascitelli asked that all remote participants confirm that no other person is present to hear the discussions at the remote meeting location. All members confirmed.

At 9:51 a.m., the Committee convened into Executive Session. Virtual public access was paused.

At 10:38 a.m., the Committee returned to Open Session. Virtual public access resumed.

Committee Chair Fascitelli called for a motion, and on a motion duly made by Margo Cook and seconded by Armand Sabitoni, it was

VOTED: That the Committee seal the minutes of the Executive Session that took place on December 10, 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

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

URI Board of Trustees
Ad Hoc Special Real Estate Committee Meeting
December 10, 2024

VOTED: That the Committee adjourn the December 10, 2024, 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 10:39 a.m.

OFFICIAL