

**DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908**

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, FEBRUARY 6, 2024, 10:00 A.M.
CONFERENCE ROOM 'C'**

AGENDA

Posted: January 31, 2024

- Discussion and potential vote on the approval of the State Properties Committee Meeting minutes of January 23, 2024

NEW BUSINESS:

ITEM A – Department of Environmental Management – Discussion and potential vote on the approval and execution of an Indenture of Lease between the Department of Environmental Management and the Northern Rhode Island Conservation District (NRICD) for the use of property located at 2283 Hartford Avenue in the Town of Johnston for administrative office space.

Presenter: Troy Langknecht

ITEM B – Department of Transportation – Discussion and potential vote on the approval and execution of a Purchase and Sale Agreement between the Department of Transportation and 614 GWH, LLC for the sale of approximately 12,500 square feet of State-owned land located adjacent to 614 George Washington Highway (Route 116) in the Town of Lincoln.

Presenter: Christopher Santilli

ITEM C – Department of Transportation – Discussion and potential vote on the approval and execution of a Purchase and Sale Agreement between the Department of Transportation and DRG Realty, LLC for the sale of approximately 2,100 square feet of State-owned land located adjacent to 2312 Pawtucket Avenue in the City of East Providence.

Presenter: Christopher Santilli

ITEM D – Department of Transportation – Discussion and potential vote on the approval and execution of a Temporary Use and Access Agreement between the Department of Transportation and the Town of Middletown for the use of property (Plat 108, Lot 4) located on Aquidneck Island necessary for stormwater treatment units.

Presenter: Colleen Kerr

ITEM E – University of Rhode Island – Discussion and potential vote on the approval and execution of a Business Accelerator License Agreement between the University of Rhode Island and the East Stroudsburg University of Pennsylvania for the use of Lab 135 located at 562 Independence Road in the Town of East Stroudsburg, Pennsylvania.

Presenter: Ryan Carrillo

ITEM F – Rhode Island Film and Television Office – Discussion and potential vote on the approval and execution of a Film License Agreement between the Rhode Island Film and Television Office and TCS Rhode Island Productions, Inc. for the filming a feature film at the Rhode Island State House and the RIDOT Building.

Presenter: Steven Feinberg

The Committee may move to go into Executive Session, pursuant to Rhode Island General Law 42-46-5(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 relating to the following item(s):

ITEM E1 – Department of Transportation – Discussion and potential vote on the approval of authorization for the Department of Transportation to acquire permanent avigation easements by virtue of State Airport Condemnation Plat 2364 (6 parcels) at the Quonset State Airport.

Presenter: Richard Kalunian

The next scheduled meeting of the State Properties Committee will be held on Tuesday, February 20, 2024.

Any individual requiring a reasonable accommodation in order to participate in this meeting should contact Thomas Mannock at 222-6377 (voice) or #711 (R.I. Relay) at least (2) business days prior to the meeting.



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF THE DIRECTOR
235 Promenade Street, Room 425
Providence, Rhode Island 02908

STATE OF RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

MEMORANDUM

TO: Marco Schiappa, Chairman
DEPT: State Properties Committee
FROM: Terrence Gray, P.E., Director
DATE: January 26, 2024
SUBJECT: Hartford Pike Office - Indenture of Lease

The Department of Environmental Management (DEM) is seeking approval and signatures for a proposed Indenture of Lease with the Northern Rhode Island Conservation District (NRICD) for property located at 2283 Hartford Avenue in the Town of Johnston to use as administrative office space. The Lease would be in effect from January 1, 2024, to December 31, 2030, with an option of renewal for an additional five years. NRICD will be required to pay \$1.00 per year in exchange for maintaining the property.

NRICD is a quasi-public organization, established by RI General Law in 1956. Its mission is to foster a community-based approach to the stewardship of northern Rhode Island's natural resources through education, outreach, technical assistance, and partnerships. NRICD works closely with DEM and other partners on land use, soil and water conservation, and the preservation of farms, forests and open space.

NRICD has leased the property since 2011 and has since treated the premises for termites and asbestos, updated the property to meet fire safety codes and ADA requirements, as well as assuming responsibility for all maintenance and upkeep of the property. NRICD will be required to carry commercial general liability insurance in the amount of \$1,000,000/ occurrence with the State listed as additional insured. Fire and extended insurance are also required.

This lease is backdated to January 1, 2024; the previous lease expired December 31, 2023, and the new lease terms were contingent upon a cesspool inspection at the premises to ensure compliance with DEM regulations. The inspection was completed on January 3, 2024, and found the cesspool in good condition.

Troy Langknecht, Programming Services Officer from DEM's Bureau of Natural Resources, will present this matter. DEM appreciates the State Properties Committee's time and consideration of this request.

Cc. Dane Kwiatkowski
Gregory Schultz
Mike Walker



Department of Transportation
Property Management Rm 130
Two Capitol Hill
Providence, RI 02903

Office 401-563-4944

MEMO:

To: Marco Schiappa, Chairman, State Properties Committee

From: Peter Alviti, Jr., P.E., Director, Department of Transportation

Date: January 17, 2024

Subject: Review and Execution of Purchase and Sale Agreement, RIDOT to 614 GWH, LLC, Sale of Approximately 12,500± Square Feet, Adjacent to 614 George Washington Highway (Rt. 116), Lincoln

On August 18, 2020 the State Properties Committee granted RIDOT blanket approval to waive individual parcel preliminary review for the conveyance of approximately 14.4 (7.2 miles each way) of surplus property along the Route 116 corridor through the towns of Smithfield, Lincoln, and Cumberland.

The subject property's elongated shape and its size (see attached map) make it a non-buildable parcel of value only to the abutting property owner. The property's sale will not affect access/egress from/to any private properties including that of the applicant. Therefore, this is a non-competitive sale. The subject property will be added to 614 GWH, LLC's parcel. The property's value of \$80,500 was determined through a master appraisal for newly created land by community and zoning type. The State Properties Committee granted approval of this concept on August 18, 2020, along with the blanket approval.

We hereby request the State Properties Committee's execution of the attached Purchase and Sale Agreement.

Chris Santilli, of my staff, will appear before the Committee to answer any questions that you may have.

Thank you for your attention to this matter.

PA/ht, Attachments

cc: V. Diluglio, Esq., K. McHugh, S. Almagno, C. Santilli, R. Ricci, H. Thomas, File



Department of Transportation
Two Capitol Hill
Providence, RI 02903

Office 401-222-2450
Fax 401-222-3905

MEMO:

Date: January 25, 2024

To: Marco Schiappa, Chairperson-State Properties Committee

From: Peter Alviti, Jr., P.E. Director, Department of Transportation

Subject: Preliminary Approval of Purchase and Sales Agreement, RIDOT and DRG Realty, LLC, approximately 2,100 Square Feet of State-Owned Land, Adjacent to 2312 Pawtucket Avenue, East Providence.

On January 9, 2024, the State Properties Committee gave Preliminary Approval to sell to DRG Realty, LLC approximately 2,100 sq. feet of State-Owned Land adjacent to 2312 Pawtucket Avenue in East Providence. Its value is to its sole abutter, DRG Realty, LLC.

We now ask the Committee's review and execution of the attached Purchase and Sales Agreement between the parties.

This property is an uneconomic remnant due to its configuration, and it lacks access. DRG Realty, LLC will use the property for parking. An in-house, market value appraisal (attached) returned a value of \$25,000 for approximately 2,100 square feet.

Enclosed are photos and the executed approval memo from the Chief Purchasing Officer, aerial and ground plans, SPC Action Form, RIDEM Open Space Report, and Statewide Planning, and Commerce Department approval.

Christopher Santilli, of my staff, will appear before the Committee to answer any questions you may have.

Thank you for your consideration of this matter.

Cc: Querceto, Esq., McHugh, Esq., Almagno, Carcieri, Ph.D., Santilli, Feola



Department of Transportation
Two Capitol Hill
Providence, RI 02903

Office 401-222-2450
Fax 401-222-3905

MEMO:

To: Marco Schiappa
Chairman - State Properties Committee

Date: January 25, 2024



Dept: Administration

From: Peter Alviti, Jr., P.E.
Director

Dept: Transportation

Subject: Request for Approval and Signature on One Temporary Use and Access Agreement
Stormwater Treatment Units, Aquidneck Island
RIC No.: 2024-CM-007 / PTS ID: 0198B
Owner: Town of Middletown
AP 108, Lot 4

The Department of Transportation (RIDOT) is requesting approval and signature on one (1) Temporary Use and Access Agreement with the Town of Middletown for a five (5) year period. The Department is continuing to improve the treatment of stormwater purposes. This includes access to the area within Town property to further improve stormwater treatment by retrofitting RIDOT's closed drainage system.

We have secured one (1) Temporary Use and Access Agreement with the above-referenced owner, in exchange for \$1.00, of which 80% is Federally funded.

We respectfully request the approval and execution by the State Properties Committee on the attached agreement.

Attachments

PA/CMK

cc: Capalbo, David; Doyle, Loren; Fisetite, Lori; Fotopoulos, Spiros; Kalunian, Richard; Kerr, Colleen;
Palumbo, Greg; Soderlund, Steven; File

OFFICE OF THE VICE PRESIDENT

Carlotti Administration Building, 75 Lower College Road, Kingston, RI 02881 USA p: 401.874.2433 web.uri.edu/adminfinance

Abby S. Benson
Interim Vice President



TO: Marco Schiappa, Chairperson
State Properties Committee

FROM: Abby Benson
Interim Vice President for Administration and Finance

DATE: January 24, 2024

SUBJECT: East Stroudsburg University of Pennsylvania
Business Accelerator License Agreement

The University seeks your consideration of a Business Accelerator License Agreement between the University of Rhode Island (URI) and the East Stroudsburg University of Pennsylvania (ESU) for Lab 135 at 562 Independence Road, East Stroudsburg, Pennsylvania.

This agreement will license to the University on behalf of the URI Department of Plant Science and Entomology, 457 sq. ft. of lab and office space for a 11-month period. This is in support of a grant funded USDA spotted lanternfly research initiative.

We request that this item be placed on the agenda for review and hopeful approval at the State Properties Committee meeting scheduled for February 6, 2024.

Thank you for your consideration of this matter.

cc: President Parlange
Lauren Jensen
Ryan Carrillo
Lisa Tewksbury



Rhode Island Film & Television Office

MEMORANDUM

TO: Marco Schiappa, Chair
State Properties Committee

FROM: Steven Feinberg, Executive Director
Film & TV Office

DATE: January 29, 2024

SUBJECT: Film License Agreement

The Film & TV Office respectfully requests an appearance before the State Properties Committee on Tuesday, February 6, 2024, to obtain approval of and signatures on a DOA, Film License Agreement with TCS Rhode Island Productions, Inc. for the filming of a feature film at the Rhode Island Statehouse and the DOT Building commencing March 15, 2024.

The Film & TV Office has worked closely with the production company and DOA to address logistical concerns of filming in this location and has come to agreement with both involved parties.

I will present with matter at the meeting, along with representative(s) of the above-mentioned agency.

An electronic version of the required documentation is attached.

Thank you for your consideration.



SF:cc

cc: Donna Conway

STEVEN FEINBERG
EXECUTIVE DIRECTOR

RHODE ISLAND FILM & TELEVISION OFFICE
ONE CAPITOL HILL • PROVIDENCE, RI 02908 • PHONE: (401) 222-3456 • FAX: (401) 222-3018