

**2011 -- S 1040**

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**STATE OF RHODE ISLAND**

**IN GENERAL ASSEMBLY**

**JANUARY SESSION, A.D. 2011**

**J O I N T   R E S O L U T I O N**

**PROVIDING GENERAL ASSEMBLY APPROVAL OF LEASE AGREEMENTS FOR  
LEASED OFFICE AND OPERATING SPACE**

Introduced By: Senators Bates, DiPalma, Ottiano, and Felag

Date Introduced: June 09, 2011

Referred To: Senate Finance

1           SECTION 1. This Joint Resolution is submitted to the General Assembly for its approval  
2 pursuant to Rhode Island general laws subsection 37-6-2(d).

3           SECTION 2. General Assembly Lease Approval – Rhode Island Department of Children,  
4 Youth and Families.

5           WHEREAS, The Rhode Island Department of Children, Youth and Families currently  
6 holds a lease agreement with 530 Wood Street Associates, LP which will expire on October 31,  
7 2011; and

8           WHEREAS, The Rhode Island Department of Children, Youth and Families wishes to  
9 renew for a period of seven (7) years the lease agreement with the 530 Wood Street Associates,  
10 LP; and

11           WHEREAS, The State of Rhode Island has a current lease, in full force and effect, with  
12 530 Wood Street Associates, LP of Bristol, Rhode Island; and

13           WHEREAS, The State of Rhode Island acting by and through the Rhode Island  
14 Department of Children, Youth and Families attests to the fact that there are no clauses in the  
15 lease agreement with 530 Wood Street Associates, LP that would interfere with the Rhode Island  
16 Department of Children, Youth and Families lease agreement or use of the facility; and

17           WHEREAS, The Rhode Island Department of Children, Youth and Families now  
18 occupies approximately 13,153 square feet, more or less, of the building located at 530 Wood  
19 Street in the Town of Bristol, Rhode Island; and

1           WHEREAS, The Rhode Island Department of Children, Youth and Families and its  
2 programs housed in this location would be exercising its "option to extend" for an additional  
3 seven (7) years for 13,153 square feet of office space; and

4           WHEREAS, The leased premises provide a central location for the offices of the Rhode  
5 Island Department of Children, Youth and Families from which the department can serve the  
6 needs of the East Bay community and otherwise further and fulfill the mission of the department;  
7 and

8           WHEREAS, The cost of the sublease agreement in the current fiscal year, ending June  
9 30, 2011 is \$260,561 or approximately \$19.81 per square foot; and

10          WHEREAS, The annual cost of the sublease agreement in each of the seven (7) years of  
11 the term is not exceeding the following schedule: \$263,586 (years 1) – \$284,894 (year 7) which  
12 represents a total increase of approximately eight percent (8%) over the course of the lease; and

13          WHEREAS, The payment of the lease agreement will be made from funds available to  
14 the Rhode Island Department of Children, Youth and Families for the payments of rental and  
15 lease costs, based on annual appropriations made by the general assembly; and

16          WHEREAS, At a meeting duly noticed on April 12, 2011, the State Properties  
17 Committee considered the siting criteria for leased facilities under Rhode Island general laws  
18 subsection 37-6-2(b), found that this site met all relevant criteria and that the lease cost was at or  
19 below a reasonable market rate; and

20          WHEREAS, The State Properties Committee now respectfully requests the approval of  
21 the Rhode Island House of Representatives and the Rhode Island Senate for the sublease  
22 agreement between the Rhode Island Department of Children, Youth and Families and 530 Wood  
23 Street Associates, LP of Bristol, Rhode Island, for the facility located at 530 Wood Street in the  
24 town of Bristol; now, therefore be it

25          RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
26 Plantations hereby approves the lease agreement, for a term not to exceed seven (7) years and at a  
27 total costs of no more than \$1,916,261; and be it further

28          RESOLVED, That this Joint Resolution shall take effect upon passage by this General  
29 Assembly; and be it further

30          RESOLVED, That the Secretary of State be and he hereby is authorized and directed to  
31 transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island  
32 Department of Children, Youth and Families, the Director of the Department of Administration,  
33 the State Budget Officer, and the Chair of the State Properties Committee.

34          SECTION 3. General Assembly Lease Approval – The Rhode Island Judiciary.

1           WHEREAS, The Rhode Island Judiciary currently holds a lease agreement with 56  
2 Associates, LP that expires on November 30, 2011; and

3           WHEREAS, The Rhode Island Judiciary wishes to renew for the period of five (5) years  
4 (12/1/2011 – 11/30/2016) the lease agreement with the 56 Associates, LP; and

5           WHEREAS, The Rhode Island Judiciary has a current lease, in full force and effect, with  
6 56 Associates, LP of Providence, Rhode Island; and

7           WHEREAS, The State of Rhode Island acting by and through the Rhode Island Judiciary  
8 attests to the fact that there are no clauses in the lease agreement with 56 Associates, LP that  
9 would interfere with the Rhode Island Judiciary's lease agreement or use of the facility; and

10           WHEREAS, The Rhode Island Judiciary now occupies approximately 39,043 square feet,  
11 more or less, of the building located at 450 Main Street in the city of Pawtucket, Rhode Island;  
12 and

13           WHEREAS, The Rhode Island Judiciary and its programs housed in this location would  
14 renew its existing lease for an additional five (5) years for 39,043 square feet of office space; and

15           WHEREAS, The leased premises provide a central location for the records center of the  
16 Rhode Island Judiciary from which the Judiciary can serve the needs of the Rhode Island  
17 community and otherwise further and fulfill the mission of the Judiciary; and

18           WHEREAS, The rent in the agreement in the current fiscal year, ending June 30, 2011 is  
19 \$234,258; and

20           WHEREAS, The annual rent of the agreement in each of the five (5) years of the term is  
21 not to exceed \$234,258; and

22           WHEREAS, The payment of the lease agreement will be made from funds available to  
23 the Rhode Island Judiciary for the payments of rental and lease costs based on annual  
24 appropriations made by the General Assembly; and

25           WHEREAS, At a meeting duly noticed on April 12, 2011 the State Properties Committee  
26 considered the siting criteria for leased facilities under Rhode Island general laws subsection 37-  
27 6-2(b), found that this site met all relevant criteria; and

28           WHEREAS, The State Properties Committee now respectfully requests the approval of  
29 the Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
30 between the Rhode Island Judiciary and the 56 Associates, LP of Providence, Rhode Island, for  
31 the facility located at 450 Main Street in the city of Pawtucket, Rhode Island; now, therefore be it

32           RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
33 Plantations hereby approves the lease agreement, for a term not to exceed five (5) years and at a  
34 total costs of no more than \$1,172,695; and be it further

1           RESOLVED, That this Joint Resolution shall take effect upon passage by this General  
2 Assembly; and be it further

3           RESOLVED, That the Secretary of State be and he hereby is authorized and directed to  
4 transmit duly certified copies of this resolution to the Governor, the Administrator of the Rhode  
5 Island Judiciary, the Director of the Department of Administration, the State Budget Officer, and  
6 the Chair of the State Properties Committee.

7           SECTION 4. General Assembly Lease Approval – Rhode Island Department of Human  
8 Services.

9           WHEREAS, The Rhode Island Department of Human Services currently holds a lease  
10 agreement with 57 Associates, LP that expired on August 31, 2010; and

11           WHEREAS, The Rhode Island Department of Human Services wishes to renew for the  
12 period of five (5) years (9/1/2010 – 8/31/2015) the lease agreement with the 57 Associates, LP;  
13 and

14           WHEREAS, The State of Rhode Island has a current lease, in full force and effect, with  
15 57 Associates, LP of Providence, Rhode Island; and

16           WHEREAS, The State of Rhode Island acting by and through the Rhode Island  
17 Department of Human Services attests to the fact that there are no clauses in the lease agreement  
18 with 57 Associates, LP that would interfere with the Rhode Island Department of Human  
19 Services' lease agreement or use of the facility; and

20           WHEREAS, The Rhode Island Department of Human Services now occupies  
21 approximately 25,812 square feet, more or less, of the building located at 77 Dorrance Street in  
22 the city of Providence, Rhode Island; and

23           WHEREAS, The Rhode Island Department of Human Services and its programs housed  
24 in this location would renew its existing lease for an additional five (5) years for 25,812 square  
25 feet of office space; and

26           WHEREAS, The leased premises provide a central location for the offices of the Rhode  
27 Island Department of Human Services from which the department can serve the needs of the  
28 Rhode Island community and otherwise further and fulfill the mission of the department; and

29           WHEREAS, The rent in the lease agreement in the current fiscal year, ending June 30,  
30 2011 is \$335,556; and

31           WHEREAS, The annual rent of the agreement in each of the five (5) years of the term is  
32 not to exceed \$335,556; and

33           WHEREAS, The payment of the lease agreement will be made from funds available to  
34 the Rhode Island Department of Human Services for the payments of rental and lease costs based

1 on annual appropriations made by the General Assembly; and

2 WHEREAS, At a meeting duly noticed on August 31, 2010, the State Properties  
3 Committee considered the siting criteria for leased facilities under Rhode Island general laws  
4 subsection 37-6-2(b), found that this site met all relevant criteria; and

5 WHEREAS, The State Properties Committee now respectfully requests the approval of  
6 the Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
7 between the Rhode Island Department of Human Services and the 57 Associates, LP of  
8 Providence, Rhode Island, for the facility located at 77 Dorrance Street in the city of Providence,  
9 Rhode Island; now, therefore be it

10 RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
11 Plantations hereby approves the lease agreement for a term not to exceed five (5) years and at a  
12 total cost of no more than \$1,677,780; and be it further

13 RESOLVED, That this Joint Resolution shall take effect upon passage by this General  
14 Assembly; and be it further

15 RESOLVED, That the Secretary of State be and he hereby is authorized and directed to  
16 transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island  
17 Department of Human Services, the Director of the Department of Administration, the State  
18 Budget Officer, and the Chair of the State Properties Committee.

19 SECTION 5. General Assembly Lease Approval – Rhode Island Department of Human  
20 Services (Disability Determination Services).

21 WHEREAS, The Rhode Island Department of Human Services (Disability Determination  
22 Services) currently holds a lease agreement with Emanon Associates, LP that expires on June 30,  
23 2011; and

24 WHEREAS, The Rhode Island Department of Human Services (Disability Determination  
25 Services) wishes to renew for the period of ten (10) years (7/1/2011 – 6/30/2021) in a lease  
26 agreement with the Emanon Associates, LP; and

27 WHEREAS, The State of Rhode Island has a current lease, in full force and effect, with  
28 Emanon Associates, LP of Providence, Rhode Island; and

29 WHEREAS, The State of Rhode Island acting by and through the Rhode Island  
30 Department of Human Services (Disability Determination Services) attests to the fact that there  
31 are no clauses in the lease agreement with Emanon Associates, LP that would interfere with the  
32 Rhode Island Department of Human Services' lease agreement or use of the facility; and

33 WHEREAS, The Rhode Island Department of Human Services (Disability Determination  
34 Services) now occupies approximately 16,024 square feet, more or less, of the building located at

1 40 Fountain Street in the city of Providence, Rhode Island; and

2 WHEREAS, The Rhode Island Department of Human Services (Disability Determination  
3 Services) and its programs housed in this location would renew its existing lease for an additional  
4 ten (10) years for 16,024 square feet of office space; and

5 WHEREAS, The leased premises provide a central location for the offices of the Rhode  
6 Island Department of Human Services (Disability Determination Services) from which the  
7 department can serve the needs of the Rhode Island community and otherwise further and fulfill  
8 the mission of the department; and

9 WHEREAS, The rent in the agreement in the current fiscal year, ending June 30, 2011, is  
10 \$286,829. The additional annual rent for parking is \$87,840; and

11 WHEREAS, The range of the anticipated annual fixed rent of the agreement in each of  
12 the ten (10) years of the term is \$280,420 – \$288,432. The additional annual rent for parking is  
13 \$87,840; and

14 WHEREAS, The payment of the lease agreement will be made from funds available to  
15 the Rhode Island Department of Human Services (Disability Determination Services) for the  
16 payments of rental and lease costs based on annual appropriations made by the General  
17 Assembly; and

18 WHEREAS, At a meeting duly noticed on April 12, 2011, the State Properties  
19 Committee considered the siting criteria for leased facilities under Rhode Island general laws  
20 subsection 37-6-2(b), found that this site met all relevant criteria. At this meeting, the state  
21 properties committee granted Department of Human Services officials' permission to initiate lease  
22 negotiations pending General Assembly approval; and

23 WHEREAS, The State Properties Committee now respectfully requests the approval of  
24 the Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
25 between the Rhode Island Department of Human Services (Disability Determination Services)  
26 and the Emanon Associates, LP of Providence, Rhode Island, for the facility located at 40  
27 Fountain Street in the city of Providence, Rhode Island; now, therefore be it

28 RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
29 Plantations hereby approves the lease agreement, for a term not to exceed ten (10) years and at an  
30 anticipated total cost ranging from \$2,804,200 – \$2,884,320 with total parking costs totaling  
31 \$878,400; and be it further

32 RESOLVED, That this Joint Resolution shall take effect upon passage by this general  
33 assembly; and be it further

34 RESOLVED, That the Secretary of State be and he hereby is authorized and directed to

1 transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island  
2 Department of Human Services, the Director of the Department of Administration, the State  
3 Budget Officer, and the Chair of the State Properties Committee.

4 SECTION 6. General Assembly Lease Approval – Rhode Island Department of Human  
5 Services.

6 WHEREAS, The Rhode Island Department of Human Services currently holds a lease  
7 agreement with Enterprise Center Properties for office space located at 110 Enterprise Way,  
8 Middletown, which expires on 12/31/2011; and

9 WHEREAS, The Rhode Island Department of Human Services wishes to enter into a new  
10 lease agreement with a landlord to be determined for the use of office space located at a new  
11 location in Middletown; and

12 WHEREAS, The State of Rhode Island has a current lease, in full force and effect, with  
13 Enterprise Center Associates of Middletown, Rhode Island; and

14 WHEREAS, The State of Rhode Island acting by and through the Rhode Island  
15 Department of Human Services attests to the fact that there are no clauses in the lease agreement  
16 with Enterprise Center Associates that would interfere with the Rhode Island Department of  
17 Human Services' lease agreement or use of the facility; and

18 WHEREAS, The Rhode Island Department of Human Services now occupies  
19 approximately 9,400 square feet, more or less, of the building located at 110 Enterprise Center in  
20 the town of Middletown, Rhode Island; and

21 WHEREAS, The leased premises provide a central location for the offices of the Rhode  
22 Island Department of Human Services from which the department can serve the needs of the  
23 Aquidneck Island community and otherwise further and fulfill the mission of the department; and

24 WHEREAS, The cost of the lease agreement in the current fiscal year, ending June 30,  
25 2011, is \$180,950 or approximately \$19.24 per square foot; and

26 WHEREAS, The anticipated annual cost of the lease agreement will range from \$170,000  
27 to \$180,000 in each of the five (5) years over the course of the lease; and

28 WHEREAS, The payment of the lease agreement will be made from funds available to  
29 the Rhode Island Department of Human Services for the payments of rental and lease costs based  
30 on annual appropriations made by the General Assembly; and

31 WHEREAS, At a meeting duly noticed on May 19, 2010, the State Properties Committee  
32 considered the siting criteria for leased facilities under Rhode Island general laws section 37-6-  
33 2(b), found that this site met all relevant criteria and that the lease cost was at or below a  
34 reasonable market rate; and

1           WHEREAS, The State Properties Committee now respectfully requests the approval of  
2 the Rhode Island House of Representatives and the Rhode Island Senate for the sublease  
3 agreement between the Rhode Island Department of Human Services and a landlord to be  
4 determined, for the facility located in the town of Middletown, Rhode Island; now, therefore be it

5           RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
6 Plantations hereby approves the lease agreement, for a term not to exceed five (5) years (with  
7 option to extend for an additional five (5) years) and at a total anticipated cost ranging from  
8 \$850,000 to \$900,000; and be it further

9           RESOLVED, That this Joint Resolution shall take effect upon passage by this General  
10 Assembly; and be it further

11           RESOLVED, That the Secretary of State be and he hereby is authorized and directed to  
12 transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island  
13 Department of Human Services, the Director of the Department of Administration, the State  
14 Budget Officer, and the Chair of the State Properties Committee.

15           SECTION 7. General Assembly Lease Approval — Rhode Island Department of Human  
16 Services (Office of Rehabilitative Services).

17           WHEREAS, the Rhode Island Department of Human Services (Office of Rehabilitative  
18 Services) currently holds a lease agreement with Emanon Associates, LP that expires on June 30,  
19 2011; and

20           WHEREAS, the Rhode Island Department of Human Services (Office of Rehabilitative  
21 Services) wishes to renew for the period of ten (10) years (7/1/2011 – 6/30/2021) in a lease  
22 agreement with the Emanon Associates, LP; and

23           WHEREAS, The State of Rhode Island has a current lease, in full force and effect, with  
24 Emanon Associates, LP of Providence, Rhode Island; and

25           WHEREAS, The State of Rhode Island acting by and through the Rhode Island  
26 Department of Human Services (Office of Rehabilitative Services) attests to the fact that there are  
27 no clauses in the lease agreement with Emanon Associates, LP that would interfere with the  
28 Rhode Island Department of Human Services' lease agreement or use of the facility; and

29           WHEREAS, The Rhode Island Department of Human Services (Office of Rehabilitative  
30 Services) now occupies approximately 27,680 square feet, more or less, of the building located at  
31 40 Fountain Street in the city of Providence, Rhode Island; and

32           WHEREAS, The Rhode Island Department of Human Services (Office of Rehabilitative  
33 Services) and its programs housed in this location would renew its existing lease for an additional  
34 ten (10) years for 27,680 square feet of office space; and



1           WHEREAS, The leased premises provide a central location for the offices of the Rhode  
2 Island Department of Human Services (Office of Rehabilitative Services) from which the  
3 department can serve the needs of the Rhode Island community and otherwise further and fulfill  
4 the mission of the department; and

5           WHEREAS, The rent in the agreement in the current fiscal year, ending June 30, 2011 is  
6 \$495,472. The additional annual rent for parking is \$168,900; and

7           WHEREAS, The range of the anticipated annual fixed rent of the agreement in each of  
8 the ten (10) years of the term is \$484,400 – \$498,240. The additional annual rent for parking is  
9 \$168,900; and

10           WHEREAS, The payment of the lease agreement will be made from funds available to  
11 the Rhode Island Department of Human Services (Office of Rehabilitative Services) for the  
12 payments of rental and lease costs based on annual appropriations made by the General  
13 Assembly; and

14           WHEREAS, At a meeting duly noticed on April 12, 2011, the State Properties  
15 Committee considered the siting criteria for leased facilities under Rhode Island general laws  
16 subsection 37-6-2(b), found that this site met all relevant criteria. At this meeting, the state  
17 properties committee granted Department of Human Services officials permission to initiate lease  
18 negotiations pending General Assembly approval; and

19           WHEREAS, The State Properties Committee now respectfully requests the approval of  
20 the Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
21 between the Rhode Island Department of Human Services (Office of Rehabilitative Services) and  
22 Emanon Associates, LP of Providence, Rhode Island, for the facility located at 40 Fountain Street  
23 in the city of Providence, Rhode Island; now, therefore be it

24           RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
25 Plantations hereby approves the lease agreement, for a term not to exceed ten (10) years and at an  
26 anticipated total cost ranging from \$4,844,000 – \$4,982,400 with total parking costs totaling  
27 \$1,689,000; and be it further

28           RESOLVED, That this Joint Resolution shall take effect upon passage by this General  
29 Assembly; and be it further

30           RESOLVED, That the Secretary of State be and he hereby is authorized and directed to  
31 transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island  
32 Department of Human Services, the Director of the Department of Administration, the State  
33 Budget Officer, and the Chair of the State Properties Committee.

34           SECTION 8. General Assembly Lease Approval — Rhode Island Commission for

1 Human Rights.

2 WHEREAS, The Rhode Island Commission for Human Rights currently holds a lease  
3 agreement with Dorwest Associates, LLC that expires on August 31, 2011; and

4 WHEREAS, The Rhode Island Commission for Human Rights wishes to renew for the  
5 period of five (5) years (9/1/2011 – 8/31/2016) the lease agreement with Dorwest Associates,  
6 LLC; and

7 WHEREAS, The State of Rhode Island has a current lease, in full force and effect, with  
8 Dorwest Associates, LLC of Providence, Rhode Island; and

9 WHEREAS, The State of Rhode Island acting by and through the Rhode Island  
10 Commission for Human Rights attests to the fact that there are no clauses in the lease agreement  
11 with Dorwest Associates, LLC that would interfere with the Rhode Island Commission for  
12 Human Rights' lease agreement or use of the facility; and

13 WHEREAS, The Rhode Island Commission for Human Rights now occupies  
14 approximately 9,912 square feet, more or less, of the building located at 180 Westminster Street  
15 in the city of Providence, Rhode Island; and

16 WHEREAS, The Rhode Island Commission for Human Rights and its programs housed  
17 in this location would renew its existing lease for an additional five (5) years for 9,912 square feet  
18 of office space; and

19 WHEREAS, The leased premises provide a central location for the offices of the Rhode  
20 Island Commission for Human Rights from which the commission can serve the needs of the  
21 Rhode Island community and otherwise further and fulfill the mission of the commission; and

22 WHEREAS, The rent in the agreement in the current fiscal year, ending June 30, 2011 is  
23 \$187,832; and

24 WHEREAS, The range of the anticipated annual rent in the renewal period is \$181,258 –  
25 \$194,406; and

26 WHEREAS, The payment of the lease agreement will be made from funds available to  
27 the Rhode Island Commission for Human Rights for the payments of rental and lease costs based  
28 on annual appropriations made by the General Assembly; and

29 WHEREAS, At a meeting duly noticed on April 12, 2011, the State Properties  
30 Committee considered the siting criteria for leased facilities under Rhode Island general laws  
31 subsection 37-6-2(b), found that this site met all relevant criteria.

32 WHEREAS, The State Properties Committee now respectfully requests the approval of  
33 the Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
34 between The Rhode Island Commission for Human Rights and Dorwest Associates, LLC of

1 Providence, Rhode Island, for the facility located at 180 Westminster Street in the city of  
2 Providence, Rhode Island; now, therefore be it

3 RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
4 Plantations hereby approves the lease agreement, for a term not to exceed five (5) years and at a  
5 total cost within the range of \$906,290 – \$972,030; and be it further

6 RESOLVED, That this Joint Resolution shall take effect upon passage by this General  
7 Assembly; and be it further

8 RESOLVED, That the Secretary of State be and he hereby is authorized and directed to  
9 transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island  
10 Commission for Human Rights, the Director of the Department of Administration, the State  
11 Budget Officer, and the Chair of the State Properties Committee.

12 SECTION 9. General Assembly Lease Approval—Rhode Island Ethics Commission.

13 WHEREAS, The Rhode Island Ethics Commission currently holds a lease agreement  
14 with Emanon Associates, LP that expires on June 30, 2011; and

15 WHEREAS, The Rhode Island Ethics Commission wishes to renew for the period of ten  
16 (10) years (7/1/2011 – 6/30/2021) the lease agreement with the Emanon Associates, LP; and

17 WHEREAS, The State of Rhode Island has a current lease, in full force and effect, with  
18 Emanon Associates, LP of Providence, Rhode Island; and

19 WHEREAS, The State of Rhode Island acting by and through the Rhode Island Ethics  
20 Commission attests to the fact that there are no clauses in the lease agreement with Emanon  
21 Associates, LP that would interfere with the Rhode Island Ethics Commission’s lease agreement  
22 or use of the facility; and

23 WHEREAS, The Rhode Island Ethics Commission now occupies approximately 4,535  
24 square feet, more or less, of the building located at 40 Fountain Street in the city of Providence,  
25 Rhode Island; and

26 WHEREAS, The Rhode Island Ethics Commission and its programs housed in this  
27 location would renew its existing lease for an additional ten (10) years for 4,535 square feet of  
28 office space; and

29 WHEREAS, The leased premises provide a central location for the offices of the Rhode  
30 Island Ethics Commission from which the commission can serve the needs of the Rhode Island  
31 community and otherwise further and fulfill the mission of the commission; and

32 WHEREAS, The rent in the agreement in the current fiscal year, ending June 30, 2011 is  
33 \$81,176.50. The additional rent for parking is \$20,000; and

34 WHEREAS, The range of anticipated fixed annual rent of the agreement in each of the

1 ten (10) years of the term is \$79,362.50 – \$81,630. The additional rent for parking is \$20,000; and

2 WHEREAS, The payment of the lease agreement will be made from funds available to  
3 the Rhode Island Ethics Commission for the payments of rental and lease costs based on annual  
4 appropriations made by the General Assembly; and

5 WHEREAS, At a meeting duly noticed on April 12, 2010, the State Properties  
6 Committee considered the siting criteria for leased facilities under Rhode Island general laws  
7 subsection 37-6-2(b), found that this site met all relevant criteria; and

8 WHEREAS, The State Properties Committee now respectfully requests the approval of  
9 the Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
10 between the Rhode Island Ethics Commission and the Emanon Associates, LP of Providence,  
11 Rhode Island, for the facility located at 40 Fountain Street in the city of Providence, Rhode  
12 Island; now, therefore be it

13 RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
14 Plantations hereby approves the lease agreement, for a term not to exceed ten (10) years and at an  
15 anticipated total cost from \$793,625 – \$816,300; with an additional cost of \$200,000 for parking  
16 and be it further

17 RESOLVED, That this Joint Resolution shall take effect upon passage by the General  
18 Assembly; and be it further

19 RESOLVED, That the Secretary of State be and he hereby is authorized and directed to  
20 transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island  
21 Ethics Commission, the Director of the Department of Administration, the State Budget Officer,  
22 and the Chair of the State Properties Committee.

23 SECTION 10. General Assembly Lease Approval – The Office of the Rhode Island  
24 Secretary of State.

25 WHEREAS, The Office of the Rhode Island Secretary of State currently holds a lease  
26 agreement with Paolino Properties, LP that expired January 31, 2011; and

27 WHEREAS, The Office of the Rhode Island Secretary of State exercised a renewal  
28 option for the period of five (5) years (2/1/2011 – 1/31/2016) in the lease agreement with the  
29 Paolino Properties, LP; and

30 WHEREAS, The Office of the Rhode Island Secretary of State has a current lease, in full  
31 force and effect, with Paolino Properties, LP of Providence, Rhode Island; and

32 WHEREAS, The State of Rhode Island acting by and through the Office of the Rhode  
33 Island Secretary of State attests to the fact that there are no clauses in the lease agreement with  
34 Paolino Properties, LP that would interfere with the Office of the Secretary of State's lease

1 agreement or use of the facility; and

2 WHEREAS, The Office of the Rhode Island Secretary of State now occupies  
3 approximately 16,000 square feet, more or less, of the building located at 343-344 Westminster  
4 Street in the city of Providence, Rhode Island; and

5 WHEREAS, The Office of the Rhode Island Secretary of State and its programs housed  
6 in this location would renew its existing lease for an additional five (5) years for 16,000 square  
7 feet of office space; and

8 WHEREAS, The leased premises provide a central location for the State Archives  
9 Offices of the Office of the Rhode Island Secretary of State from which it can serve the needs of  
10 the Rhode Island community and otherwise further and fulfill the mission of the department; and

11 WHEREAS, The rent in the agreement in the current fiscal year, ending June 30, 2011 is  
12 \$248,000; and

13 WHEREAS, The annual rent of the agreement in each of the five (5) years of the term is  
14 not to exceed \$248,000; and

15 WHEREAS, The payment of the lease agreement will be made from funds available to  
16 the Office of the Secretary of State for the payments of rental and lease costs based on annual  
17 appropriations made by the General Assembly; and

18 WHEREAS, At a meeting duly noticed on December 19, 2010 the State Properties  
19 Committee considered the siting criteria for leased facilities under Rhode Island general laws  
20 subsection 37-6-2(b), found that this site met all relevant criteria; and

21 WHEREAS, The State Properties Committee now respectfully requests the approval of  
22 the Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
23 between the Office of the Rhode Island Secretary of State and the Paolino Properties, LP of  
24 Providence, Rhode Island, for the facility located at 343-344 Westminster Street in the city of  
25 Providence, Rhode Island; now, therefore be it

26 RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
27 Plantations hereby approves the lease agreement, for a term not to exceed five (5) years and at a  
28 total cost of no more than \$1,240,000; and be it further

29 RESOLVED, That this Joint Resolution shall take effect upon passage by this General  
30 Assembly; and be it further

31 RESOLVED, That the Secretary of State be and he hereby is authorized and directed to  
32 transmit duly certified copies of this resolution to the Governor, the Rhode Island Secretary of  
33 State, the Director of the Department of Administration, the State Budget Officer, and the Chair  
34 of the State Properties Committee.

1           SECTION 11. General Assembly Lease Approval – Department of Revenue – Division  
2 of Motor Vehicles.

3           WHEREAS, The Division of Motor Vehicles previously had a lease agreement in the  
4 town of Middletown that expired February 15, 2011; and

5           WHEREAS, The Division of Motor Vehicles wishes to enter into a new lease agreement  
6 with Kenneth J. Alves for the use of office space located at 52 Valley Road, Middletown; and

7           WHEREAS, The State of Rhode Island acting by and through the Division of Motor  
8 Vehicles attests to the fact that there are no clauses in the lease agreement with Kenneth J. Alves  
9 that would interfere with the Division of Motor Vehicles' lease agreement or use of the facility;  
10 and

11           WHEREAS, The Division of Motor Vehicles would occupy approximately 4,200 square  
12 feet, more or less, of the building located at 52 Valley Road in the town of Middletown, Rhode  
13 Island; and

14           WHEREAS, The leased premises provide a central location for the Division of Motor  
15 Vehicles from which it can serve the needs of the Aquidneck Island community and otherwise  
16 further and fulfill the mission of the division; and

17           WHEREAS, The annual rent of the agreement in each of the five (5) years of the term is  
18 not to exceed \$100,800; and

19           WHEREAS, The payment of the lease agreement will be made from funds available to  
20 the Division of Motor Vehicles for the payments of rental and lease costs based on annual  
21 appropriations made by the General Assembly; and

22           WHEREAS, At a meeting duly noticed on May 10, 2011 the State Properties Committee  
23 considered the siting criteria for leased facilities under Rhode Island general laws subsection 37-  
24 6-2(b), found that this site met all relevant criteria; and

25           WHEREAS, The State Properties Committee now respectfully requests the approval of  
26 the Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
27 between the Division of Motor Vehicles and Kenneth J. Alves, for the facility located at 52  
28 Valley Road in the town of Middletown, Rhode Island; now, therefore be it

29           RESOLVED, That this General Assembly of the State of Rhode Island and Providence  
30 Plantations hereby approves the lease agreement, for a term not to exceed five (5) years and at a  
31 total cost of no more than \$504,000; and be it further

32           RESOLVED, That this Joint Resolution shall take effect upon passage by this General  
33 Assembly; and be it further

34           RESOLVED, That the Secretary of State be and he hereby is authorized and directed to

1 transmit duly certified copies of this resolution to the Governor, the Rhode Island Division of  
2 Motor Vehicles, the Director of the Department of Administration, the State Budget Officer, and  
3 the Chair of the State Properties Committee.

4 SECTION 12. This joint resolution shall take effect upon passage.

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