



OFFICE OF MANAGEMENT & BUDGET

STATE BUDGET OFFICE

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MEMORANDUM

To: The Honorable Marvin L. Abney
Chairman, House Finance Committee

The Honorable William J. Conley, Jr.
Chairman, Senate Finance Committee

From: Thomas A. Mullaney *Thomas A. Mullaney*
Executive Director/State Budget Officer

Date: July 2, 2020

Subject: New Article Relating to Approval of Leases (20-H-7171)

The Governor requests that a new article entitled "Relating to Lease Agreements for Leased Office and Operating Space" be added to the FY 2021 Appropriations Act. The new article is a joint resolution which authorizes the State Properties Committee to enter into a multi-year lease agreement on behalf of the Rhode Island Council on Postsecondary Education for the northern Rhode Island and Woonsocket Education and Industry Center.

If you have any questions regarding this amendment, please feel free to call me at 222-6300.

TAM: 21-Amend-05
Attachment

Cc: Sharon Reynolds Ferland, House Fiscal Advisor
Stephen Whitney, Senate Fiscal Advisor

NEW ARTICLE

RELATING TO LEASE AGREEMENTS FOR LEASED OFFICE

AND OPERATING SPACE

SECTION 1. This article consists of a joint resolution submitted pursuant to Rhode Island General Laws § 37-6-2 authorizing lease agreements for office space and operating space for the Council on Postsecondary Education.

SECTION 2. *Rhode Island Council on Postsecondary Education, 95-117 Main Street, Woonsocket.*

WHEREAS, the Council on Postsecondary Education desires to lease approximately 14,700 rental square feet of space at the building located at 95-117 Main Street, Woonsocket owned by S-95 Main Street Woonsocket, LLC, for the purpose of developing and operating a northern Rhode Island and Woonsocket Education & Industry Center; and

WHEREAS, the Council on Postsecondary Education currently does not run such a facility in northern Rhode Island or Woonsocket and there is no current rent or present lease in place for any such facility; and

WHEREAS, the leased premises are in a desirable location because of its visibility on Main Street in the urban core of Woonsocket, as well as on a public bus route and access to parking providing easy access to the general public; and

WHEREAS, the lease term in the lease agreement is 10 years; and

WHEREAS, the rent in the lease agreement escalates by \$7,371 annually starting in year 1 at a rate not to exceed \$180,600 and ending in year 10 at a rate not to exceed \$247,000; and

WHEREAS, the State Properties Committee now respectfully requests the approval of the House of Representatives and the Senate for the lease agreement between the Council on Postsecondary Education and S-95 Main Street Woonsocket, LLC for the property located at 95-117 Main Street, Woonsocket.

NOW, THEREFORE, be it

RESOLVED, that this General Assembly hereby approves the lease agreement, for a term not to exceed ten (10) years at a total cost not to exceed rent of \$2,200,000; and be it further,

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

RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly certified copies of this resolution to the Office of the Governor, the Director of the Department of Administration, the State Budget Officer, the Chair of the State Properties Committee, and the Executive Director of Higher Education & Industry Centers at the Council of Postsecondary Education.

SECTION 3. This article shall take effect upon passage.