Memorandum

To: The Honorable Helio Melo  
   Chairman, House Finance Committee

         The Honorable Daniel DaPonte  
         Chairman, Senate Finance Committee

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

Date: May 24, 2011

Subject: New Article – 11-H-5894

The Governor requests the enclosed new article be amended to the FY 2012 Appropriations Act (11-H-5894). This new article includes joint resolutions as required under RIGL 37-6-2 (d) to provide General Assembly approval for various long-term lease agreements. There are a total of ten (10) separate resolutions that have been merged into this one article.

Also enclosed is a summary of the ten lease agreements detailing the provisions of each lease.

If you have any questions or need any additional information concerning this article, please feel free to contact me at 222-6300.

TAM:sma 11-61

Attachment

cc: Representative Brian Newberry  
    Senator Dennis L. Algiere  
    Sharon Reynolds Ferland  
    Peter Marino  
    Christine Hunsinger  
    Elizabeth Leach

TDD#: 277-1227
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<thead>
<tr>
<th>Agency</th>
<th>Location</th>
<th>Term of Lease</th>
<th>Annual Lease</th>
<th>Term Amount</th>
<th>Parking</th>
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<tr>
<td>1  Children, Youth and Families</td>
<td>530 Wood Street, Bristol</td>
<td>11/1/11 - 10/31/18</td>
<td>$263,586 - $284,894</td>
<td>$1,916,261.00</td>
<td>n/a</td>
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<tr>
<td>2  Judiciary</td>
<td>450 Main Street, Pawtucket</td>
<td>12/1/11 - 11/30/16</td>
<td>$234,258.00</td>
<td>$1,171,290.00</td>
<td>n/a</td>
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<tr>
<td>3  Human Services</td>
<td>77 Dorrance Street, Providence</td>
<td>9/1/10 - 8/31/15</td>
<td>$335,556.00</td>
<td>$1,677,780.00</td>
<td>n/a</td>
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<td>4  Human Services</td>
<td>40 Fountain Street, Providence</td>
<td>7/1/11 - 6/30/21</td>
<td>$280,420 - $288,432</td>
<td>$2,804,200 - $2,884,320</td>
<td>$878,400.00</td>
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<td>5  Human Services</td>
<td>TBD</td>
<td>1/1/12 - 12/31/16</td>
<td>$170,000 - $180,000</td>
<td>$850,000 - $900,000</td>
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<td>6  Human Services</td>
<td>40 Fountain Street, Providence</td>
<td>7/1/11 - 6/30/21</td>
<td>$484,400 - $498,240</td>
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<td>7  Comm for Human Rights</td>
<td>180 Westminster Street, Providence</td>
<td>9/1/11 - 8/31/16</td>
<td>$181,258 - $194,406</td>
<td>$906,290 - $972,030</td>
<td>n/a</td>
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<tr>
<td>8  Ethics Commission</td>
<td>40 Fountain Street, Providence</td>
<td>7/1/11 - 6/30/21</td>
<td>$79,362 - $81,630</td>
<td>$793,625 - $816,300</td>
<td>$200,000.00</td>
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<td>9  Secretary of State</td>
<td>343-344 Westminster Street, Providence</td>
<td>2/1/11 - 1/31/16</td>
<td>$248,000.00</td>
<td>$1,240,000.00</td>
<td>n/a</td>
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<td>10 Revenue - Motor Vehicles</td>
<td>52 Valley Road, Middletown</td>
<td>10/1/11 - 9/30/16</td>
<td>$100,800.00</td>
<td>$504,000.00</td>
<td>n/a</td>
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ARTICLE X

RELATING TO LEASE AGREEMENT RESOLUTIONS

SECTION 1. This article consists of Joint Resolutions that are submitted pursuant to Rhode Island General Laws §§ 37-6-2(d).

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

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

WHEREAS, The Rhode Island Department of Children, Youth and Families wishes to renew for the period of seven (7) years the Lease Agreement with the 530 Wood Street Associates, LP; and

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

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

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

WHEREAS, The Rhode Island Department of Children, Youth and Families and its programs housed in this location would be exercising its “Option to Extend” for an additional seven (7) years for 13,153 square feet of office space; and

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

WHEREAS, The cost of the Sublease Agreement in the current fiscal year, ending June 30, 2011 is $260,561, or approximately $19.81 per square foot; and

WHEREAS, The annual cost of the Sublease Agreement in each of the seven (7) years of the term is not to exceed the following schedule: $263,586 (year 1) – $284,894 (year 7) which represents a total increase of approximately eight percent (8%) increase over the course of the lease; and

WHEREAS, The payment of the Lease Agreement will be made from funds available to the Rhode Island Department of Children, Youth and Families for the payments of rental and lease costs, based on annual appropriations made by the General Assembly; and

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

WHEREAS, the State Properties Committee now respectfully requests the approval of the Rhode Island House of Representatives and the Rhode Island Senate for the Sublease Agreement between the Rhode Island Department of Children, Youth and Families and 530 Wood Street Associates, LP of Bristol, Rhode Island, for the facility located at 530 Wood Street in the town of Bristol, Rhode Island; now, therefore be it

RESOLVED, that this General Assembly of the State of Rhode Island and Providence Plantations hereby approves the Lease Agreement, for a term not to exceed seven (7) years and at a total cost of no more than $1,916,261; and be it further

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

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


WHEREAS, the Rhode Island Judiciary currently holds a Lease Agreement with 56
Associates, LP that expires on November 30, 2011; and

WHEREAS, the Rhode Island Judiciary wishes to renew for the period of five (5) years
(12/1/2011- 11/30/2016) the Lease Agreement with the 56 Associates, LP; and

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

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

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

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

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

WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
$234,258.00.

WHEREAS, the annual rent of the Agreement in each of the five (5) years of the term is
not to exceed $234,258.00; and
WHEREAS, the payment of the Lease Agreement will be made from funds available to the Rhode Island Judiciary for the payments of rental and lease costs based on annual appropriations made by the General Assembly; and

WHEREAS, at a meeting duly noticed on April 12, 2011, the State Properties Committee considered the siting criteria for leased facilities under Rhode Island General Laws §§ 37-6-2(b), found that this site met all relevant criteria.

WHEREAS, the State Properties Committee now respectfully requests the approval of the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement between the Rhode Island Judiciary and the 56 Associates, LP of Providence, Rhode Island, for the facility located at 450 Main Street in the City of Pawtucket, Rhode Island; now, therefore be it RESOLVED, that this General Assembly of the State of Rhode Island and Providence Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years and at a total cost of no more than $1,172,695.00; and be it further RESOLVED, that this Joint Resolution shall take effect upon passage by this General Assembly; and be it further RESOLVED, that the Secretary of State be and is hereby authorized and directed to transmit duly certified copies of this resolution to the Governor, the Administrator of the Rhode Judiciary, the Director of the Department of Administration, the State Budget Officer, and the Chair of the State Properties Committee.


WHEREAS, the Rhode Island Department of Human Services currently holds a Lease Agreement with 57 Associates that expired on August 31, 2010; and

WHEREAS, the Rhode Island Department of Human Services wishes to renew for the period of 5 years (9/1/2010- 8/31/2015) the Lease Agreement with the 57 Associates, LP; and
WHEREAS, the State of Rhode Island has a current lease, in full force and effect, with
57 Associates, LP of Providence, Rhode Island; and
WHEREAS, the State of Rhode Island acting by and through the Rhode Island
Department of Human Services attests to the fact that there are no clauses in the lease agreement
with 57 Associates LP that would interfere with the Rhode Island Department of Human
Services’ Lease Agreement or use of the facility; and
WHEREAS, the Rhode Island Department of Human Services now occupies
approximately 25,812 square feet, more or less, of the building located at 77 Dorrance Street in
the City of Providence, Rhode Island; and
WHEREAS, the Rhode Island Department of Human Services and its programs housed
in this location would renew its existing lease for an additional five (5) years for 25,812 square
feet of office space; and
WHEREAS, the leased premises provide a central location for the offices of the Rhode
Island Department of Human Services from which the Department can serve the needs of the
Rhode Island community and otherwise further and fulfill the mission of the department; and
WHEREAS, the rent in the Lease Agreement in the current fiscal year, ending June 30,
2011 is $335,556.00.
WHEREAS, the annual rent of the Agreement in each of the five (5) years of the term is
not to exceed $335,556.00; and
WHEREAS, the payment of the Lease Agreement will be made from funds available to
the Rhode Island Department of Human Services for the payments of rental and lease costs based
on annual appropriations made by the General Assembly; and
WHEREAS, at a meeting duly noticed on August 31, 2010, the State Properties
Committee considered the siting criteria for leased facilities under Rhode Island General Laws §§
37-6-2(b), found that this site met all relevant criteria.
WHEREAS, the State Properties Committee now respectfully requests the approval of
the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement
between The Rhode Island Department of Human Services and the 57 Associates, LP of
Providence, Rhode Island, for the facility located at 77 Dorrance Street in the City of Providence,
Rhode Island; now, therefore be it

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

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

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

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

WHEREAS, the Rhode Island Department of Human Services (Disability Determination
Services) currently holds a Lease Agreement with Emanon Associates, LP that expires on June 30,
2011 and

WHEREAS, the Rhode Island Department of Human Services (Disability Determination
Services) wishes to renew for the period of ten (10) years (7/1/2011- 6/30/2021) in a Lease
Agreement with the Emanon Associates, LP; and

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

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

WHEREAS, the Rhode Island Department of Human Services (Disability Determination
Services) now occupies approximately 16,024 square feet, more or less, of the building located at
40 Fountain Street in the City of Providence, Rhode Island; and

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

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

WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
$286,829.00. The additional annual rent for parking is $87,840.00.

WHEREAS, the range of the anticipated annual fixed rent of the Agreement in each of
the ten (10) years of the term is $280,420.00-$288,432.00. The additional annual rent for parking
is $87,840.00.

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

WHEREAS, at a meeting duly noticed on April 12, 2011, the State Properties Committee
considered the siting criteria for leased facilities under Rhode Island General Laws §§ 37-6-2(b),
found that this site met all relevant criteria. At this meeting, the State Properties Committee
granted DHS officials permission to initiate lease negotiations pending General Assembly
approval.
WHEREAS, the State Properties Committee now respectfully requests the approval of
the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement
between the Rhode Island Department of Human Services (Disability Determination Services)
and the Emanon Associates, LP of Providence, Rhode Island, for the facility located at 40
Fountain Street in the City of Providence, Rhode Island; now, therefore be it

RESOLVED, that this General Assembly of the State of Rhode Island and Providence
Plantations hereby approves the Lease Agreement, for a term not to exceed ten (10) years and at
an anticipated total cost ranging from $2,804,200.00 - $2,884,320.00 with total parking costs
totaling $878,400.00; and be it further

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

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

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

WHEREAS, the Rhode Island Department of Human Services currently holds a Lease
Agreement with Enterprise Center Properties for office space located at 110 Enterprise Way,
Middletown, which expires on 12/31/2011.

WHEREAS, the Rhode Island Department of Human Services wishes to enter into a new
Lease Agreement with a Landlord to be determined for the use of office space located at a new
location in Middletown.

WHEREAS, the State of Rhode Island has a current lease, in full force and effect, with
Enterprise Center Associates of Middletown, Rhode Island; and
WHEREAS, the State of Rhode Island acting by and through the Rhode Island Department of Human Services attests to the fact that there are no clauses in the lease agreement with Enterprise Center Associates that would interfere with the Rhode Island Department of Human Services’ Lease Agreement or use of the facility; and

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

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

WHEREAS, the cost of the Lease Agreement in the current fiscal year, ending June 30, 2011 is $180,950.00, or approximately $19.24 per square foot; and

WHEREAS, the anticipated annual cost of the Lease Agreement will range from $170,000 to $180,000 in each of the five (5) years over the course of the lease; and

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

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

WHEREAS, The State Properties Committee now respectfully requests the approval of the Rhode Island House of Representatives and the Rhode Island Senate for the Sublease Agreement between The Rhode Island Department of Human Services and a Landlord to be determined, for the facility located in the Town of Middletown, Rhode Island; now, therefore be it
RESOLVED, That this General Assembly of the State of Rhode Island and Providence Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years (with option to extend for an additional five years) and at a total anticipated cost ranging from $850,000.00 to $900,000.00; and be it further

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

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


WHEREAS, the Rhode Island Department of Human Services (Office of Rehabilitative Services) currently holds a Lease Agreement with Emanon Associates, LP that expires on June 30, 2011 and

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

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

WHEREAS, the State of Rhode Island acting by and through the Rhode Island Department of Human Services (Office of Rehabilitative Services) attests to the fact that there are no clauses in the lease agreement with Emanon Associates, LP that would interfere with the Rhode Island Department of Human Services’ Lease Agreement or use of the facility; and
WHEREAS, the Rhode Island Department of Human Services (Office of Rehabilitative Services) now occupies approximately 27,680 square feet, more or less, of the building located at 40 Fountain Street in the City of Providence, Rhode Island; and

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

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

WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is $495,472.00. The additional annual rent for parking is $168,900.00.

WHEREAS, the range of the anticipated annual fixed rent of the Agreement in each of the ten (10) years of the term is $484,400.00-$498,240.00. The additional annual rent for parking is $168,900.00.

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

WHEREAS, at a meeting duly noticed on April 12, 2011, the State Properties Committee considered the siting criteria for leased facilities under Rhode Island General Laws §§ 37-6-2(b), found that this site met all relevant criteria. At this meeting, the State Properties Committee granted Department of Human Services officials permission to initiate lease negotiations pending General Assembly approval.

WHEREAS, the State Properties Committee now respectfully requests the approval of the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement
between the Rhode Island Department of Human Services (Office of Rehabilitative Services) and
Emanon Associates, LP of Providence, Rhode Island, for the facility located at 40 Fountain Street
in the City of Providence, Rhode Island; now, therefore be it

RESOLVED, that this General Assembly of the State of Rhode Island and Providence
Plantations hereby approves the Lease Agreement, for a term not to exceed ten (10) years and at
an anticipated total cost ranging from $4,844,000.00 - $4,982,400.00 with total parking costs
totaling $1,689,000.00; and be it further

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

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

SECTION 8. General Assembly Lease Approval – Rhode Island Commission for Human
Rights.

WHEREAS, the Rhode Island Commission For Human Rights currently holds a Lease
Agreement with Dorwest Associates, LLC that expires on August 31, 2011; and

WHEREAS, the Rhode Island Commission For Human Rights wishes to renew for the
period of 5 years (9/1/2011- 8/31/2016) the Lease Agreement with Dorwest Associates, LLC; and

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

WHEREAS, the State of Rhode Island acting by and through the Rhode Island
Commission For Human Rights attests to the fact that there are no clauses in the lease agreement
with Dorwest Associates, LLC that would interfere with the Rhode Island Commission For
Human Rights’ Lease Agreement or use of the facility; and
WHEREAS, the Rhode Island Commission For Human Rights now occupies
approximately 9,912 square feet, more or less, of the building located at 180 Westminster Street
in the City of Providence, Rhode Island; and

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

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

WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
$187,832.

WHEREAS, the range of the anticipated annual rent in the renewal period is
$181,258.00-$194,406; and

WHEREAS, the payment of the Lease Agreement will be made from funds available to
the Rhode Island Commission For Human Rights for the payments of rental and lease costs based
on annual appropriations made by the General Assembly; and

WHEREAS, at a meeting duly noticed on April 12, 2011, the State Properties Committee
considered the siting criteria for leased facilities under Rhode Island General Laws §§37-6-2(b),
found that this site met all relevant criteria.

WHEREAS, the State Properties Committee now respectfully requests the approval of
the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement
between The Rhode Island Commission For Human Rights and Dorwest Associates, LLC of
Providence, Rhode Island, for the facility located at 180 Westminster Street in the City of
Providence, Rhode Island; now, therefore be it
RESOLVED, that this General Assembly of the State of Rhode Island and Providence
Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years and at a
total cost within the range of $906,290.00 – $972,030.00; and be it further
RESOLVED, that this Joint Resolution shall take effect upon passage by this General
Assembly; and be it further
RESOLVED, that the Secretary of State be and is hereby authorized and directed to
transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island
Commission For Human Rights, the Director of the Department of Administration, the State
Budget Officer, and the Chair of the State Properties Committee.
WHEREAS, the Rhode Island Ethics Commission currently holds a Lease Agreement
with Eamanon Associates, LP that expires on June 30, 2011; and
WHEREAS, the Rhode Island Ethics Commission wishes to renew for the period of 10
years (7/1/2011 – 6/30/2021) the Lease Agreement with Eamanon Associates, LP; and
WHEREAS, the State of Rhode Island has a current lease, in full force and effect, with
Eamanon Associates, LP of Providence, Rhode Island; and
WHEREAS, the State of Rhode Island acting by and through the Rhode Island Ethics
Commission attests to the fact that there are no clauses in the lease agreement with Eamanon
Associates, LP that would interfere with the Rhode Island Ethics Commission’s Lease Agreement
or use of the facility; and
WHEREAS, the Rhode Island Ethics Commission now occupies approximately 4,535
square feet, more or less, of the building located at 40 Fountain Street in the City of Providence,
Rhode Island; and
WHEREAS, the Rhode Island Ethics Commission and its programs housed in this
location would renew its existing lease for an additional ten (10) years for 4,535 square feet of
office space; and
WHEREAS, the leased premises provide a central location for the offices of the Rhode Island Ethics Commission from which the Commission can serve the needs of the Rhode Island community and otherwise further and fulfill the mission of the Commission; and

WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is $81,176.50. The additional rent for parking is $20,000.00.

WHEREAS, the range of anticipated fixed annual rent of the Agreement in each of the ten (10) years of the term is $79,362.50 - $81,630.00. The additional rent for parking is $20,000.00.

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

WHEREAS, at a meeting duly noticed on April 12, 2010, the State Properties Committee considered the siting criteria for leased facilities under Rhode Island General Laws §§ 37-6-2(b), found that this site met all relevant criteria.

WHEREAS, the State Properties Committee now respectfully requests the approval of the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement between the Rhode Island Ethics Commission and the Emanon Associates, LP of Providence, Rhode Island, for the facility located at 40 Fountain Street in the City of Providence, Rhode Island; now, therefore be it

RESOLVED, that this General Assembly of the State of Rhode Island and Providence Plantations hereby approves the Lease Agreement, for a term not to exceed ten (10) years and at an anticipated total cost from $793,625.00 - $816,300.00; with an additional cost of $200,000.00 for parking and be it further

RESOLVED, that this Joint Resolution shall take effect upon passage by this General Assembly; and be it further
RESOLVED, that the Secretary of State be and is hereby authorized and directed to
transmit duly certified copies of this resolution to the Governor, the Director of the Rhode Island
Ethics Commission, the Director of the Department of Administration, the State Budget Officer,
and the Chair of the State Properties Committee.

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

WHEREAS, the Office of the Rhode Island Secretary of State currently holds a Lease
Agreement with Paolino Properties, LP that expired January 31, 2011; and

WHEREAS, the Office of the Rhode Island Secretary of State exercised a renewal option
for the period of 5 years (2/1/2011- 1/31/2016) in the Lease Agreement with the Paolino
Properties, LP; and

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

WHEREAS, the State of Rhode Island acting by and through the Office of the Rhode
Island Secretary of State attests to the fact that there are no clauses in the lease agreement with
Paolino Properties, LP that would interfere with the Office of the Secretary of States’ Lease
Agreement or use of the facility; and

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

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

WHEREAS, the leased premises provide a central location for the state archives offices
of the Office of the Rhode Island Secretary of State from which the it can serve the needs of the
Rhode Island community and otherwise further and fulfill the mission of the department; and
WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
$248,000.00.
WHEREAS, the annual rent of the Agreement in each of the five (5) years of the term is
not to exceed $248,000.00; and
WHEREAS, the payment of the Lease Agreement will be made from funds available to
the Office of the Secretary of State for the payments of rental and lease costs based on annual
appropriations made by the General Assembly; and
WHEREAS, at a meeting duly noticed on December 19, 2000 the State Properties
Committee considered the siting criteria for leased facilities under Rhode Island General Laws §§
37-6-2(b), found that this site met all relevant criteria.
WHEREAS, the State Properties Committee now respectfully requests the approval of
the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement
between the Office of the Rhode Island Secretary of State and the Paolino Properties, LP of
Providence, Rhode Island, for the facility located at 343-344 Westminster Street in the City of
Providence, Rhode Island; now, therefore be it
RESOLVED, that this General Assembly of the State of Rhode Island and Providence
Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years and at a
total cost of no more than $1,240,000.00; and be it further
RESOLVED, that this Joint Resolution shall take effect upon passage by this General
Assembly; and be it further
RESOLVED, that the Secretary of State be and is hereby authorized and directed to
transmit duly certified copies of this resolution to the Governor, the Rhode Island Secretary of
State, the Director of the Department of Administration, the State Budget Officer, and the Chair
of the State Properties Committee.

WHEREAS, the Division of Motor Vehicles previously had a Lease Agreement in the Town of Middletown that expired February 15, 2011; and

WHEREAS, the Division of Motor Vehicles wishes to enter into a new Lease Agreement with Kenneth J. Alves for the use of office space located at 52 Valley Road, Middletown, and

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

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

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

WHEREAS, the annual rent of the Agreement in each of the five (5) years of the term is not to exceed $100,800; and

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

WHEREAS, at a meeting duly noticed on May 10, 2011 the State Properties Committee considered the siting criteria for leased facilities under Rhode Island General Laws §§ 37-6-2(b), found that this site met all relevant criteria.

WHEREAS, the State Properties Committee now respectfully requests the approval of the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement
between the Division of Motor Vehicles and Kenneth J. Alves, for the facility located at 52 Valley Road in the town of Middletown, Rhode Island; now, therefore be it RESOLVED, that this General Assembly of the State of Rhode Island and Providence Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years and at a total cost of no more than $504,000; and be it further RESOLVED, that this Joint Resolution shall take effect upon passage by this General Assembly; and be it further RESOLVED, that the Secretary of State be and he hereby is authorized and directed to transmit duly certified copies of this resolution to the Governor, the Rhode Island Secretary of State, the Director of the Department of Administration, the State Budget Officer, and the Chair of the State Properties Committee.

SECTION 12. This article shall take effect upon passage.