Memorandum

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

   The Honorable Daniel DaPonte 
   Chairman, Senate Finance Committee

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

Date: May 12, 2016

Subject: New Article Relating to Approval of Lease for FY 2017 Appropriation Act (16-H-7454)

The Governor requests that a new article entitled “Relating to Lease Agreement for Leased Office and Operating Space” be added to the FY 2017 Appropriation Act. The new article is a joint resolution which authorizes the State Properties Committee to enter into a new five year lease agreement for the Rhode Island Commission for Human Rights in downtown Providence. The new lease will cost $12,588 more per year than the existing lease, but the Commission intends to move its employee parking to the Rhode Island Convention Center, which is expected to save approximately $8,100 each year.

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

TAM: 17-Amend-10
Attachment

cc: Sharon Reynolds Ferland, House Fiscal Advisor  
    Stephen Whitney, Senate Fiscal Advisor  
    Michael DiBiase, Director of Administration  
    Jonathan Womer, Director, Office of Management and Budget  
    John Ryan, Division of Capital Asset Maintenance and Management  
    Gregory Stack, Supervising Budget Analyst

TDD#: 277-1227
NEW ARTICLE

RELATING TO LEASE AGREEMENT FOR LEASED OFFICE
AND OPERATING SPACE

SECTION 1. This article consists of a Joint Resolution that is submitted pursuant to
Rhode Island General Laws § 37-6-2 authorizing a lease agreement for office space and
operating space for the Rhode Island Commission for Human Rights.


WHEREAS, the Rhode Island Commission for Human Rights currently holds a lease
agreement with Dorwest Associates, LLC for approximately 9,912 square feet of office space
located at 180 Westminster Street in the City of Providence; 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 Commission’s lease
agreement or use of the facility; and

WHEREAS, the current lease agreement expires on August 31, 2016, and the Rhode
Island Commission for Human Rights wishes to renew the lease agreement with Dorwest
Associates, LLC for a period of five (5) years, commencing on September 1, 2016 and expiring
on August 31, 2021; and

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

WHEREAS, the annual base rent in the agreement in the current fiscal year ending
June 30, 2016 is one hundred sixty three thousand three hundred fifty dollars ($163,350); and

WHEREAS, the additional rent for parking in the current fiscal year ending June 30,
2016 is twenty six thousand one hundred dollars ($26,100); and
WHEREAS, the annual base rent in each of the five (5) years of the new lease term is not to exceed one hundred seventy five thousand nine hundred thirty eight dollars ($175,938) and additional rent for parking will no longer be included as parking will instead be provided by the Rhode Island Convention Center Authority; and

WHEREAS, the State Properties Committee now respectfully requests the approval of the House of Representatives and the Senate for a new lease agreement between the Rhode Island Commission for Human Rights and Dorwest Associates, LLC, for the facility located at 180 Westminster Street in the City of Providence; now, therefore be it

RESOLVED, that this General Assembly approves a new lease agreement, for a term not to exceed five (5) years and a total cost not to exceed eight hundred seventy nine thousand six hundred ninety dollars ($879,690); and it be 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 Governor, the Executive Director of the Rhode Island Commission for Human Rights, the Director of Administration, the State Budget Officer, and the Chair of the State Properties Committee.

SECTION 3. This article shall take effect upon passage.