



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Administration
BUDGET OFFICE
One Capitol Hill
Providence, R.I. 02908-5886

Memorandum

To: The Honorable Helio Melo
Chairman, House Finance Committee

The Honorable Daniel DaPonte
Chairman, Senate Finance Committee

From: Thomas A. Mullaney *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

Lease Agreement Resolutions

	Agency	Location	Term of Lease	Annual Lease	Term Amount	Parking
1	Children, Youth and Families	530 Wood Street, Bristol	11/1/11 - 10/31/18	\$263,586 - \$284,894	\$1,916,261.00	n/a
2	Judiciary	450 Main Street, Pawtucket	12/1/11 - 11/30/16	\$234,258.00	\$1,171,290.00	n/a
3	Human Services	77 Dorrance Street, Providence	9/1/10 - 8/31/15	\$335,556.00	\$1,677,780.00	n/a
4	Human Services	40 Fountain Street, Providence	7/1/11 - 6/30/21	\$280,420 - \$288,432	\$2,804,200 - \$2,884,320	\$878,400.00
5	Human Services	TBD	1/1/12 - 12/31/16	\$170,000 - \$180,000	\$850,000 - \$900,000	n/a
6	Human Services	40 Fountain Street, Providence	7/1/11 - 6/30/21	\$484,400 - \$498,240	\$4,844,000 - \$4,982,400	\$1,689,000.00
7	Comm for Human Rights	180 Westminster Street, Providence	9/1/11 - 8/31/16	\$181,258 - \$194,406	\$906,290 - \$972,030	n/a
8	Ethics Commission	40 Fountain Street, Providence	7/1/11 - 6/30/21	\$79,362 - \$81,630	\$793/625 - \$816,300	\$200,000.00
9	Secretary of State	343-344 Westminster Street, Providence	2/1/11 - 1/31/16	\$248,000.00	\$1,240,000.00	n/a
10	Revenue - Motor Vehicles	52 Valley Road, Middletown	10/1/11 - 9/30/16	\$100,800.00	\$504,000.00	n/a

1 ARTICLE X

2 RELATING TO LEASE AGREEMENT RESOLUTIONS

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

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

7 WHEREAS, The Rhode Island Department of Children, Youth and Families currently
8 holds a Lease Agreement with 530 Wood Street Associates, LP which will expire on October 31,
9 2011; and

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

13 WHEREAS, The State of Rhode Island has a current lease, in full force and effect, with
14 530 Wood Street Associates, LP of Bristol, Rhode Island; and

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

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

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

25 WHEREAS, The leased premises provide a central location for the offices of the Rhode
26 Island Department of Children, Youth and Families from which the Department can serve the

1 needs of the East Bay community and otherwise further and fulfill the mission of the department;
2 and

3 WHEREAS, The cost of the Sublease Agreement in the current fiscal year, ending June
4 30, 2011 is \$260,561, or approximately \$19.81 per square foot; and

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

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

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

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

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

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

26 RESOLVED, that the Secretary of State be and is hereby authorized and directed to

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

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

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

7 WHEREAS, the Rhode Island Judiciary wishes to renew for the period of five (5) years
8 (12/1/2011- 11/30/2016) the Lease Agreement with the 56 Associates, LP; and

9 WHEREAS, the Rhode Island Judiciary has a current lease, in full force and effect, with
10 56 Associates, LP of Providence, Rhode Island; and

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

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

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

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

22 WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
23 \$234,258.00.

24 WHEREAS, the annual rent of the Agreement in each of the five (5) years of the term is
25 not to exceed \$234,258.00; and

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

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

7 WHEREAS, the State Properties Committee now respectfully requests the approval of
8 the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement
9 between the Rhode Island Judiciary and the 56 Associates, LP of Providence, Rhode Island, for
10 the facility located at 450 Main Street in the City of Pawtucket, Rhode Island; now, therefore be it

11 RESOLVED, that this General Assembly of the State of Rhode Island and Providence
12 Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years and at a
13 total cost of no more than \$1,172,695.00; and be it further

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

16 RESOLVED, that the Secretary of State be and is hereby authorized and directed to
17 transmit duly certified copies of this resolution to the Governor, the Administrator of the Rhode
18 Judiciary, the Director of the Department of Administration, the State Budget Officer, and the
19 Chair of the State Properties Committee.

20 SECTION 4. *General Assembly Lease Approval – Rhode Island Department of Human*
21 *Services.*

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

24 WHEREAS, the Rhode Island Department of Human Services wishes to renew for the
25 period of 5 years (9/1/2010- 8/31/2015) the Lease Agreement with the 57 Associates, LP; and

1 WHEREAS, the State of Rhode Island has a current lease, in full force and effect, with
2 57 Associates, LP of Providence, Rhode Island; and

3 WHEREAS, the State of Rhode Island acting by and through the Rhode Island
4 Department of Human Services attests to the fact that there are no clauses in the lease agreement
5 with 57 Associates LP that would interfere with the Rhode Island Department of Human
6 Services' Lease Agreement or use of the facility; and

7 WHEREAS, the Rhode Island Department of Human Services now occupies
8 approximately 25,812 square feet, more or less, of the building located at 77 Dorrance Street in
9 the City of Providence, Rhode Island; and

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

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

16 WHEREAS, the rent in the Lease Agreement in the current fiscal year, ending June 30,
17 2011 is \$335,556.00.

18 WHEREAS, the annual rent of the Agreement in each of the five (5) years of the term is
19 not to exceed \$335,556.00; and

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

23 WHEREAS, at a meeting duly noticed on August 31, 2010, the State Properties
24 Committee considered the siting criteria for leased facilities under Rhode Island General Laws §§
25 37-6-2(b), found that this site met all relevant criteria.

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 Lease Agreement
3 between The Rhode Island Department of Human Services and the 57 Associates, LP of
4 Providence, Rhode Island, for the facility located at 77 Dorrance Street in the City of Providence,
5 Rhode Island; now, therefore be it

6 RESOLVED, that this General Assembly of the State of Rhode Island and Providence
7 Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years and at a
8 total cost of no more than \$1,677,780; 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 is hereby 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 5. *General Assembly Lease Approval – Rhode Island Department of Human*
16 *Services (Disability Determination Services).*

17 WHEREAS, the Rhode Island Department of Human Services (Disability Determination
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 (Disability Determination
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 (Disability Determination Services) attests to the fact that there

1 are no clauses in the lease agreement with Emanon Associates, LP that would interfere with the
2 Rhode Island Department of Human Services' Lease Agreement or use of the facility; and

3 WHEREAS, the Rhode Island Department of Human Services (Disability Determination
4 Services) now occupies approximately 16,024 square feet, more or less, of the building located at
5 40 Fountain Street in the City of Providence, Rhode Island; and

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

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

13 WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
14 \$286,829.00. The additional annual rent for parking is \$87,840.00.

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

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

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

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 Lease Agreement
3 between the Rhode Island Department of Human Services (Disability Determination Services)
4 and the Emanon Associates, LP of Providence, Rhode Island, for the facility located at 40
5 Fountain Street in the City of Providence, Rhode Island; now, therefore be it

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

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

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

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

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

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

24 WHEREAS, the State of Rhode Island has a current lease, in full force and effect, with
25 Enterprise Center Associates of Middletown, Rhode Island; and

1 WHEREAS, the State of Rhode Island acting by and through the Rhode Island
2 Department of Human Services attests to the fact that there are no clauses in the lease agreement
3 with Enterprise Center Associates that would interfere with the Rhode Island Department of
4 Human Services' Lease Agreement or use of the facility; and

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

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

11 WHEREAS, the cost of the Lease Agreement in the current fiscal year, ending June 30,
12 2011 is \$180,950.00, or approximately \$19.24 per square foot; and

13 WHEREAS, the anticipated annual cost of the Lease Agreement will range from
14 \$170,000 to \$180,000 in each of the five (5) years over the course of the lease; and

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

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

22 WHEREAS, The State Properties Committee now respectfully requests the approval of
23 the Rhode Island House of Representatives and the Rhode Island Senate for the Sublease
24 Agreement between The Rhode Island Department of Human Services and a Landlord to be
25 determined, for the facility located in the Town of Middletown, Rhode Island; now, therefore be
26 it

1 RESOLVED, That this General Assembly of the State of Rhode Island and Providence
2 Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years (with
3 option to extend for an additional five years) and at a total anticipated cost ranging from
4 \$850,000.00 to \$900,000.00; and be it further

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

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

11 SECTION 7. *General Assembly Lease Approval – Rhode Island Department of Human*
12 *Services (Office of Rehabilitative Services).*

13 WHEREAS, the Rhode Island Department of Human Services (Office of Rehabilitative
14 Services) currently holds a Lease Agreement with Emanon Associates, LP that expires on June 30;
15 2011 and

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

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

21 WHEREAS, the State of Rhode Island acting by and through the Rhode Island
22 Department of Human Services (Office of Rehabilitative Services) attests to the fact that there are
23 no clauses in the lease agreement with Emanon Associates, LP that would interfere with the
24 Rhode Island Department of Human Services' Lease Agreement or use of the facility; and

1 WHEREAS, the Rhode Island Department of Human Services (Office of Rehabilitative
2 Services) now occupies approximately 27,680 square feet, more or less, of the building located at
3 40 Fountain Street in the City of Providence, Rhode Island; and

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

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

11 WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
12 \$495,472.00. The additional annual rent for parking is \$168,900.00.

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

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

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

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

1 between the Rhode Island Department of Human Services (Office of Rehabilitative Services) and
2 Emanon Associates, LP of Providence, Rhode Island, for the facility located at 40 Fountain Street
3 in the City of Providence, Rhode Island; now, therefore be it

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

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

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

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

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

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

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

22 WHEREAS, the State of Rhode Island acting by and through the Rhode Island
23 Commission For Human Rights attests to the fact that there are no clauses in the lease agreement
24 with Dorwest Associates, LLC that would interfere with the Rhode Island Commission For
25 Human Rights' Lease Agreement or use of the facility; and

1 WHEREAS, the Rhode Island Commission For Human Rights now occupies
2 approximately 9,912 square feet, more or less, of the building located at 180 Westminster Street
3 in the City of Providence, Rhode Island; and

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

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

10 WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
11 \$187,832.

12 WHEREAS, the range of the anticipated annual rent in the renewal period is
13 \$181,258.00-\$194,406; and

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

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

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 Lease Agreement
22 between The Rhode Island Commission For Human Rights and Dorwest Associates, LLC of
23 Providence, Rhode Island, for the facility located at 180 Westminster Street in the City of
24 Providence, Rhode Island; now, therefore be it

1 RESOLVED, that this General Assembly of the State of Rhode Island and Providence
2 Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years and at a
3 total cost within the range of \$906,290.00 – \$972,030.00; and be it further

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

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

10 SECTION 9. *General Assembly Lease Approval – Rhode Island Ethics Commission.*

11 WHEREAS, the Rhode Island Ethics Commission currently holds a Lease Agreement
12 with Emanon Associates, LP that expires on June 30, 2011; and

13 WHEREAS, the Rhode Island Ethics Commission wishes to renew for the period of 10
14 years (7/1/2011 – 6/30/2021) the Lease Agreement with the Emanon Associates, LP; and

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

17 WHEREAS, the State of Rhode Island acting by and through the Rhode Island Ethics
18 Commission attests to the fact that there are no clauses in the lease agreement with Emanon
19 Associates, LP that would interfere with the Rhode Island Ethics Commissions' Lease Agreement
20 or use of the facility; and

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

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

1 WHEREAS, the leased premises provide a central location for the offices of the Rhode
2 Island Ethics Commission from which the Commission can serve the needs of the Rhode Island
3 community and otherwise further and fulfill the mission of the Commission; and

4 WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
5 \$81,176.50. The additional rent for parking is \$20,000.00.

6 WHEREAS, the range of anticipated fixed annual rent of the Agreement in each of the
7 ten (10) years of the term is \$79,362.50 - \$81,630.00. The additional rent for parking is
8 \$20,000.00.

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

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

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

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

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

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

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

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

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

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

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

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

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

24 WHEREAS, the leased premises provide a central location for the state archives offices
25 of the Office of the Rhode Island Secretary of State from which the it can serve the needs of the
26 Rhode Island community and otherwise further and fulfill the mission of the department; and

1 WHEREAS, the rent in the Agreement in the current fiscal year, ending June 30, 2011 is
2 \$248,000.00.

3 WHEREAS, the annual rent of the Agreement in each of the five (5) years of the term is
4 not to exceed \$248,000.00; and

5 WHEREAS, the payment of the Lease Agreement will be made from funds available to
6 the Office of the Secretary of State for the payments of rental and lease costs based on annual
7 appropriations made by the General Assembly; and

8 WHEREAS, at a meeting duly noticed on December 19, 2000 the State Properties
9 Committee considered the siting criteria for leased facilities under Rhode Island General Laws §§
10 37-6-2(b), found that this site met all relevant criteria.

11 WHEREAS, the State Properties Committee now respectfully requests the approval of
12 the Rhode Island House of Representatives and the Rhode Island Senate for the Lease Agreement
13 between the Office of the Rhode Island Secretary of State and the Paolino Properties, LP of
14 Providence, Rhode Island, for the facility located at 343-344 Westminster Street in the City of
15 Providence, Rhode Island; now, therefore be it

16 RESOLVED, that this General Assembly of the State of Rhode Island and Providence
17 Plantations hereby approves the Lease Agreement, for a term not to exceed five (5) years and at a
18 total cost of no more than \$1,240,000.00; and be it further

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

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

1 SECTION 11. *General Assembly Lease Approval – Department of Revenue – Division of*
2 *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 §§ 37-6-2(b),
24 found that this site met all relevant criteria.

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

1 between the Division of Motor Vehicles and Kenneth J. Alves, for the facility located at 52
2 Valley Road in the town of Middletown, 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 of no more than \$504,000; 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 Rhode Island Secretary of
10 State, the Director of the Department of Administration, the State Budget Officer, and the Chair
11 of the State Properties Committee.

12 SECTION 12. This article shall take effect upon passage.