



## STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

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

**Memorandum**

**To:** The Honorable Marvin L. Abney  
 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 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

1 **NEW ARTICLE**

2 RELATING TO LEASE AGREEMENT FOR LEASED OFFICE

3 AND OPERATING SPACE

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

7 SECTION 2. *Commission for Human Rights, 180 Westminster Street, Providence.*

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

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

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

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

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

24 WHEREAS, the additional rent for parking in the current fiscal year ending June 30,  
25 2016 is twenty six thousand one hundred dollars (\$26,100); and

1           WHEREAS, the annual base rent in each of the five (5) years of the new lease term is  
2 not to exceed one hundred seventy five thousand nine hundred thirty eight dollars (\$175,938)  
3 and additional rent for parking will no longer be included as parking will instead be provided  
4 by the Rhode Island Convention Center Authority; and

5           WHEREAS, the State Properties Committee now respectfully requests the approval of  
6 the House of Representatives and the Senate for a new lease agreement between the Rhode  
7 Island Commission for Human Rights and Dorwest Associates, LLC, for the facility located at  
8 180 Westminster Street in the City of Providence; now, therefore be it

9           RESOLVED, that this General Assembly approves a new lease agreement, for a term  
10 not to exceed five (5) years and a total cost not to exceed eight hundred seventy nine thousand  
11 six hundred ninety dollars (\$879,690); and it be further

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

14           RESOLVED, that the Secretary of State is hereby authorized and directed to transmit  
15 duly certified copies of this resolution to the Governor, the Executive Director of the Rhode  
16 Island Commission for Human Rights, the Director of Administration, the State Budget Officer,  
17 and the Chair of the State Properties Committee.

18           SECTION 3. This article shall take effect upon passage.