

**Members**

Margo Cook '86, *Chair*

Michael D. Fascitelli '78

Charles Fogarty '80

Christine Heenan

Richard S. Humphrey

Neil Kerwin, Ph.D. '73

Matthew Lenz '11

Roby Luna '04

David Martirano '91

Michael F. McNally '81, *Vice Chair*

Karina Montilla Edmonds, Ph.D. '92

Cortney M. Nicolato '01

Vahid Ownjazayeri

Susan Petrovas '92

Yahaira "Jay" Placencia '01

Thomas Ryan '75

Armand E. Sabitoni '73

**Ex Officio Members**

Marc B. Parlange, Ph.D., P.Eng.  
*President*

*Chair*  
*R.I. Board of Education*

David Caprio, *Chair*  
*R.I. Council on Postsecondary  
Education*

Bethany D. Jenkins, Ph.D.  
*Faculty Representative*

Hannah Bachert '23  
*Student Representative*

**The University of Rhode Island Board of Trustees  
Ad hoc special Real Estate Committee Meeting  
Wednesday, February 8, 2023 at 2:15 p.m. EST  
The University of Rhode Island  
Avedisian Hall, Room 207  
7 Greenhouse Road, Kingston RI 02881**

**OFFICIAL MINUTES**

Ad hoc special Real Estate Committee Chair Michael Fascitelli welcomed everyone to the University of Rhode Island Board of Trustees ad hoc special Real Estate Committee and asked for a roll call. Noting that a quorum of members of the Committee was present, the meeting was called to order at 2:17 p.m. The meeting was held in person with Committee members participating remotely. Public access to the meeting was available via the YouTube video platform and can be viewed at <https://web.uri.edu/trustees/meetings/>.

The URI Board of Trustees ad hoc special Real Estate Committee members in attendance:

- Michael Fascitelli, Committee Chair (remote)
- Michael McNally, Board of Trustees Vice Chair (remote)
- Vahid Ownjazayeri (remote, arrived at 2:49 p.m. – not present for any votes)
- President Marc Parlange (ex officio, non-voting) (remote)

The URI Board of Trustees invited guest in attendance:

- Margo Cook, Board of Trustees Chair (remote)

Members of the President's Leadership Council in attendance:

- Abby Benson, Senior Advisor to the President and Chief of Staff (remote)
- Alyssa Boss, General Counsel (remote)
- Ellen Reynolds, Interim Vice President, Student Affairs (in person)
- Abigail Rider, Vice President, Administration and Finance (in person)

*"The University of Rhode Island occupies the traditional stomping ground of the Narragansett Nation and the Niantic People. We honor and respect the enduring and continuing relationship between the Indigenous people and this land by teaching and learning more about their history and present-day communities, and by becoming stewards of the land we, too, inhabit."*

The URI staff members in attendance:

- Karl Calvo, Assistant Vice President, Facilities (in person)
- Ryan Carrillo, Director, Planning and Real Estate Development (in person)
- Michelle Curreri, Secretary, Board of Trustees (in person)
- Dulcie Ilgenfritz, Coordinator, Planning and Real Estate Development (in person)
- Lynn Owens, Associate Secretary, Board of Trustees (in person)

## 1. APPROVAL OF THE MINUTES

**Minutes of the November 30, 2022 ad hoc special Real Estate Committee Meeting, [Enclosure 1.a.](#)**

Committee Chair Fascitelli called for a motion to approve the minutes of the November 30, 2022 meeting.

On a motion duly made by Michael McNally and seconded by Committee Chair Fascitelli, it was

VOTED:	THAT	The University of Rhode Island Board of Trustees ad hoc special Real Estate Committee accept the minutes for the meeting of November 30, 2022.
	VOTE:	2 members voted the affirmative and 0 members voted in the negative.
	YEAS:	Michael Fascitelli, Michael McNally
	NAYS:	0
	ABSTAINS:	0

## 2. DISCUSSION ITEMS

### a. Ad hoc special Real Estate Committee 2023 Meeting Calendar

Vice President Abigail Rider requested clarification on how often committee meetings should be held. The committee directed Vice President Rider to schedule meetings one week prior to each of the Board of Trustees Finance and Facilities Committee meetings with special meetings scheduled as needed.

### b. Work of the ad hoc special Real Estate Committee

Vice President Abigail Rider sought direction on the focus of work by the committee. Committee Chair Fascitelli proposed both short- and long-range goals. Long range: obtain a campus master plan. Short range: address the immediate need for additional graduate and undergraduate housing; create a “Third Place” for students and families close to the University for dining, shopping, entertainment, and possibly a small hotel; and address the University’s needs as related to its presence in downtown Providence.

**c. PFAS Water Treatment Plant Update**

Karl Calvo, Assistant Vice President, Facilities, reported that the University has started several initiatives to address the PFAS legislation passed on July 1, 2022. Temporary filtration for the current water system, which is supplied by three well heads on campus; an RFI (request for information) to seek interested companies to provide long term solutions (design-build); a RI Infrastructure Bank application in draft format to seek funding, and the renewal of the University beverage contract to address the PFAS requirements.

**d. W. Alton Jones Campus Access License [Enclosure 2.d.](#)**

Vice President Abigail Rider discussed the encroachment of a small portion of a driveway inadvertently built by a neighbor on University property at the W. Alton Jones campus in the area of a current utility easement. The University is considering granting a revocable license, to pass and repass, and to acknowledge the encroachment. There is no risk of the neighbor acquiring rights to this property because a prescriptive easement against public property cannot be acquired. The committee will consider the revocable easement if it indemnifies the University; revokes the agreement if the property is sold to another party and does not restrict future strategies for this campus. Vice President Rider will bring the agreement back to the committee for discussion and to the Board for approval prior to final execution.

**e. Lease agreement between the University of Rhode Island Board of Trustees and the United States Government through the United States Department of Agriculture, Agricultural Research Service (USDA) for use of space in the Center for Biotechnology and Life Sciences (CBLS), Morrill Hall and Woodward Hall**

Ryan Carrillo, Director of Planning and Real Estate Development, presented a lease agreement between the University of Rhode Island Board of Trustees and the USDA Agricultural Research Service for consideration by the Facilities and Finance Committee at their February 9, 2023 meeting, for space in the Center for Biotechnology and Life Sciences (CBLS), Morrill Hall, and temporary space in Woodward Hall. This is in conjunction with a collaboration agreement between researchers for the USDA and the University for lab space to support shellfish research. This is a 10-year lease with one 10-year renewal option. The renovation of the space will be paid for by the USDA.

The committee was supportive of this lease agreement.

**3. EXECUTIVE SESSION**

**The Committee may seek to enter into executive session for the following items:**

- a. Discussions or considerations related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest, pursuant to R.I.G.L. § 42-46-5(a)(5), including:**

- **Student Housing**
  - **URI Campuses**
  - **Peckham Farm**
- b. **Discussion related to or concerning a prospective business or industry locating in the state of Rhode Island when an open meeting would have a detrimental effect on the interest of the public, pursuant to R.I.G.L. § 42-46-5(a)(6).**
- c. **Discussion of a matter related to the question of the investment of public funds where the premature disclosure would adversely affect the public interest, pursuant to R.I.G.L. § 42-46-5(a)(7).**

Committee Chair Fascitelli called for a motion that the ad hoc special Real Estate Committee convene into executive session pursuant to R.I.G.L. § 42-46-5(a)(5) for a discussion or consideration related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest; R.I.G.L. § 42-46-5(a)(6); for discussion related to or concerning a prospective business or industry locating in the state of Rhode Island when an open meeting would have a detrimental effect on the interest of the public; and, R.I.G.L. 42-46-5(a)(7) for a discussion regarding a matter related to the questions of the investment of public funds, which includes any investment plan or matter related thereto, where the premature disclosure would adversely affect the public interest.

On a motion duly made by Committee Chair Fascitelli and seconded by Michael McNally, it was

VOTED:	THAT	The ad hoc special Real Estate Committee of the URI Board of Trustees convene into executive session pursuant to R.I.G.L. § 42-46-5(a)(5) for a discussion or consideration related to the acquisition or lease of real property for public purposes, or of the disposition of publicly held property wherein advanced public information would be detrimental to the public interest; R.I.G.L. § 42-46-5(a)(6) for discussion related to or concerning a prospective business or industry locating in the state of Rhode Island when an open meeting would have a detrimental effect on the interest of the public; and, R.I.G.L. 42-46-5(a)(7) for a discussion regarding a matter related to the questions of the investment of public funds, which includes any investment plan or matter related thereto, where the premature disclosure would adversely affect the public interest.
--------	------	---

VOTE:	2 members voted in the affirmative and 0 members voted in the negative.
-------	---

YEAS:	Michael Fascitelli, Michael McNally
-------	-------------------------------------

NAYS:	0
-------	---

ABSTAINS: 0

At 2:38 p.m., the ad hoc special Real Estate Committee convened into Executive Session. Virtual public access was paused.

At 3:36 p.m., the ad hoc special Real Estate Committee returned to Open Session. Virtual public access resumed.

Committee Chair Fascitelli called for a motion that the URI Board of Trustees ad hoc special Real Estate Committee seal the minutes of the Executive Session that took place on February 8, 2023.

On a motion duly made by Michael McNally and seconded by Committee Chair Fascitelli, it was

VOTED: THAT The URI Board of Trustees ad hoc special Real Estate Committee seal the minutes of the Executive Session that took place on February 8, 2023.

VOTE: 2 members voted in the affirmative and 0 members voted in the negative.

YEAS: Michael Fascitelli, Michael McNally

NAYS: 0

ABSTAINS: 0

#### 4. ADJOURN

Committee Chair Fascitelli called for a motion that the ad hoc special Real Estate Committee of the University of Rhode Island Board of Trustees adjourn the meeting of February 8, 2023.

On a motion duly made by Michael McNally and seconded by Chair Fascitelli, it was

VOTED: THAT The URI Board of Trustees ad hoc special Real Estate Committee adjourn the February 8, 2023 meeting.

VOTE: 2 members voted in the affirmative and 0 members voted in the negative.

YEAS: Michael Fascitelli, Michael McNally

NAYS: 0

ABSTAINS: 0

The meeting adjourned at 3:37 p.m.

#### UPCOMING MEETING

The next University of Rhode Island Board of Trustees ad hoc special Real Estate Committee will be scheduled for April 2023, prior to the Finance and Facilities Committee April 2023 meeting.