

2020 -- S 2809

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STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2020

JOINT RESOLUTION

RELATING TO A LEASE AGREEMENT FOR LEASED EXHIBITION, OFFICE AND
VAULT STORAGE SPACE

Introduced By: Senators Metts, and Quezada

Date Introduced: March 12, 2020

Referred To: Senate Finance

1 SECTION 1. This Joint Resolution is submitted pursuant to Rhode Island General Laws §
2 37-6-2 authorizing a lease agreement for exhibition, office and vault storage space for the
3 Department of State.

4 SECTION 2. *Department of State, 33 Broad Street, Providence.*

5 WHEREAS, The Department of State currently holds a lease agreement with Paolino
6 Properties, LP for approximately 8,000 square feet of office and storage space located at 337
7 Westminster Street in the City of Providence; and

8 WHEREAS, The leased premises are occupied by the Division of State Archives and
9 houses permanent government records dating back to the founding years of the colony in the
10 1630s. Included in the State's collection are irreplaceable documents, such as the Declaration of
11 Independence, Bill of Rights and the HMS Gaspee Commission Documents; and

12 WHEREAS, The State of Rhode Island, acting by and through the Department of State,
13 attests to the fact it was notified that this lease will not be extended beyond May 31, 2020; and

14 WHEREAS, The Department of State advertised a Request for Proposals in an effort to
15 secure new space to accommodate exhibition, office, and vault storage space for its Archives
16 Division; and

17 WHEREAS, Upon completing an evaluation of the submitted lease proposals, the
18 Department of State has selected a site and negotiated the terms of a new ten-year lease for
19 approximately 11,234 square feet of space located at 33 Broad Street in the City of Providence;

1 and

2 WHEREAS, The proposed leased premises will provide a location from which the
3 Department of State can better fulfill its mission to engage and empower all Rhode Islanders by
4 making government more accessible and transparent and encouraging civic pride; and

5 WHEREAS, The leased premises will include vault space to properly preserve historical
6 documents. This will address several issues raised in a report commissioned by the Secretary of
7 State by archival experts that provided an assessment of the collection; and

8 WHEREAS, The leased premises also will allow for a larger exhibition space, public
9 meeting space, and a more appropriate research space; and

10 WHEREAS, The leased premises are in a desirable location because of its visibility as
11 well as on a public bus route providing easy access to the general public; and

12 WHEREAS, The rent in the agreement in the current fiscal year, ending June 30, 2020 is
13 \$160,000; and

14 WHEREAS, The annual rent of the new lease agreement for the ten-year term is not to
15 exceed \$280,288.30 which comprises the base rent, landlord's build-out of the leased premises,
16 including archival vault storage space; and

17 WHEREAS, The State Properties Committee now respectfully requests the approval of
18 the House of Representatives and the Senate for the lease agreement between the Department of
19 State and Paolino Properties, LP, for the space located at 33 Broad Street in the City of
20 Providence; now therefore be it

21 RESOLVED, That this General Assembly hereby approves the lease agreement, for a
22 term not to exceed ten (10) years and at a total aggregate rent not to exceed \$2,802,883; and it be
23 further

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

26 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit
27 duly certified copies of this resolution to the Governor, the Office of Secretary of State, the
28 Director of Administration, the State Budget Officer, and the Chair of the State Properties
29 Committee.

30 SECTION 3. This Joint Resolution shall take effect upon passage.

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EXPLANATION
BY THE LEGISLATIVE COUNCIL
OF
JOINT RESOLUTION
RELATING TO A LEASE AGREEMENT FOR LEASED EXHIBITION, OFFICE AND
VAULT STORAGE SPACE

- 1 This Joint Resolution would authorize a lease agreement for exhibition, office and vault
- 2 storage space for the Department of State.
- 3 This Joint Resolution would take effect upon passage.

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