



State of Rhode Island and Providence Plantations  
Council on Postsecondary Education  
**OFFICE OF THE POSTSECONDARY COMMISSIONER**  
560 Jefferson Boulevard Suite 100  
Warwick, Rhode Island 02886-1304

Enclosure 8h  
April 14, 2016

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Chair

**Council on Elementary and  
Secondary Education**

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The Honorable Thomas Izzo

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Kerry I. Rafanelli, Esq.

John J. Smith, Jr.

Dr. Jeffery A. Williams

TO: Members of the Council on Postsecondary Education

FROM: Jim Purcell, Ed.D, Commissioner for Postsecondary Education

DATE: April 11, 2016 

RE: Approval of a land transfer of property from the Council on Postsecondary Education/Rhode Island College to the Town of North Providence.

**BACKGROUND:**

Rhode Island College has received and evaluated a request from the Town of North Providence for the transfer of a parcel of land held by the College that is located behind North Providence Fire Department Station #2. This parcel of land is approximately 17,842 square feet of open space with the intended use as a location to accommodate a communications tower for the town. The town also intends to lease rights to the tower to Verizon Wireless.

Rhode Island College intends to transfer the property at no cost to the municipality.

Attorney John Murphy has provided the legal support for this transfer and will be present at the Council meeting to answer any questions that members may have regarding this transfer.

Rhode Island College has already sought the approval of the State Properties Committee regarding this transfer. The Committee has provided its tentative approval pending the consideration by the Council on Postsecondary Education.

Accordingly, I recommend:

That the Council on Postsecondary Education approves the land transfer of the property detailed in the meeting packet documents from the Council on Postsecondary Education/Rhode Island College to the Town of North Providence. Upon approval, this item will return to the State Properties Committee for its final approval of this transaction.



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RHODE ISLAND  
COLLEGE

President

Date: April 10, 2016

To: Commissioner Jim Purcell, Ed.D  
Council on Postsecondary Education

From: Dr. Nancy Carriuolo  
President, Rhode Island College

Re: Land Transfer to the Town of North Providence

As you are aware the Town of North Providence is requesting that Rhode Island College transfer a parcel of land to the municipality for the express purpose of constructing a communications tower. The tower will be utilized for public safety communication by the town. Additionally, the town has entered into an agreement to lease a portion of the tower to Verizon.

The parcel of land in consideration for transfer is located off of Fruit Hill Avenue in the northwest corner of the campus. The parcel is to the east of previous donated college land that has been utilized as a fire station (See Attachment A). The college has received approval to transfer the land from the State Properties Committee conditional on the Postsecondary Council's approval. Additionally, the college has submitted to your office a complete file related to this potential transaction. The transaction is being handled by Attorney John Murphy who is also available to answer any questions you or the council might encounter.

Rhode Island College is requesting the Postsecondary Council's approval to proceed with efforts to the transfer of the aforementioned described property to the Town of North Providence. Thank you for your consideration of our request.

Providence, RI 02908-1991  
(401) 456-8100  
TDD: (401) 456-8061

ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISAL

369 FRUIT HILL AVENUE (REAR)

NORTH PROVIDENCE, RHODE ISLAND 02911



ANDOLFO APPRAISAL ASSOCIATES, INC.

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Location: 369 Fruit Hill Avenue (Rear), North Providence, Rhode Island 02911

Assessor's Plat/Lot(s): 9 / 338

Requested By/Prepared For: Mayor Charles A. Lombardi

Owner of Record: Board of Trustees of State Colleges, Rhode Island College

Land Area: 17,842 square feet of Lot 338

Highest and Best Use: The subject site as proposed would be for open space use accessory and incidental to the adjacent Fruit Hill Fire Station.

Opinion of Property Value - Cost Approach: Not Applicable

Opinion of Property Value - Income Approach: Not Applicable

Opinion of Property Value - Sales Comparison Approach: \$12,500

Final Value Opinion: \$12,500

Date of Inspection: December 9, 2015

Appraiser: Thomas S. Andolfo, MAI, SRA, AI-GRS, Certified General Appraiser



ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS  
THE BUSH BUILDING  
216 WEYBOSSET STREET • PROVIDENCE • RHODE ISLAND 02903  
(401) 273-8989 • FAX (401) 273-2510

December 14, 2015

Mayor Charles A. Lombardi  
North Providence Town Hall  
2000 Smith Street  
Centredale, Rhode Island 02911

Dear Mayor Lombardi

At your request, I have personally inspected the subject property located at 369 Fruit Hill Avenue (Rear), otherwise designated as a portion of Lot 338 on Plat 9 of the Tax Assessor's Plat Maps for the Town of North Providence, State of Rhode Island.

The purpose of my inspection and subsequent appraisal was to opine the "as is" fee simple market value of a 17,842-square-foot section of Lot 338 proposed to be conveyed to the Town of North Providence so that a telecommunications tower can be erected to the rear of the Fruit Hill Fire Station, which is located on Plat 9, Lot 401. At this time, Lot 338 in its entirety contains 406,972 square feet of raw land area, while Lot 401 contains 35,321 square feet. Both parcels are zoned Institutional.

The intended users of this appraisal report are the client, Mayor Lombardi, and Council Members of the Town of North Providence. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report for any reason is not an intended user, nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser.

The intended use of this appraisal is to assist the clients in opining the subject's "as is" fee simple market value for decision making valuation purposes, subject to the appraiser's stated scope of work, purpose, reporting requirements, contingent and limiting conditions, extraordinary assumptions and/or hypothetical conditions, and the definition of market value as noted herein.

At the request of the client, this appraisal report has been formulated by the appraiser in conformance to the Uniform Standards of Professional Appraisal Practice, the format and guidelines for such appraisal prepared under Standard 1 of the Uniform Standards as promulgated by the Appraisal Foundation and adhered to by Andolfo Appraisal Associates, Inc.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Mayor Charles A. Lombardi  
North Providence  
Page 2  
December 14, 2015

Based upon the data gathered, the hypothetical conditions taken, and the analysis thereof, it is my considered opinion that the "as is" fee simple market value of the subject property as proposed as of the effective date of appraisal, December 9, 2015, was:

TWELVE THOUSAND FIVE HUNDRED (\$12,500) DOLLARS.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

*Thomas S. Andolfo* MAI, SRA, AI-GRS

Thomas S. Andolfo, MAI, SRA, AI-GRS  
Certified General Real Estate Appraiser  
Rhode Island License CGA.0A00121

Sworn and Subscribed to before  
me in the City of Providence,  
County of Providence, State of  
Rhode Island, this 16<sup>th</sup> day of  
December, 2015.

*Felice A. Daneault*

Felice A. Daneault  
Notary Public #2850  
My Commission Expires 06/20/2017

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# ANDOLFO APPRAISAL ASSOCIATES, INC.

## CONTINGENT AND LIMITING CONDITIONS

The certification of Thomas S. Andolfo, MAI, SRA, AI-GRS, ("Appraiser") appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as set forth by said Appraiser in the report:

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the Appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership and that there are no recorded or unrecorded matters or exceptions that would adversely affect marketability or value.

Insurance against financial loss resulting in claims that may arise out of defects in the subject property's title should be sought from a qualified title company that issues or insures title to real property. The subject property analyzed herein assumes prudent and competent management and ownership.

2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property. All areas and dimensions furnished are presumed to be correct. Except as specifically stated, data relative to size or area of the subject and comparable properties has been obtained from sources deemed accurate and reliable.

3. The Appraiser has reviewed available flood maps and has noted in the appraisal report whether or not the subject property is located in a designated flood zone hazard area. The Appraiser and/or Andolfo Appraisal Associates, Inc., is not qualified to detect such areas and, therefore, do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property. The value conclusion is based on the assumption that wetlands are non-existent or minimal.

4. If requested by the client, and as relating to non-restricted use appraisals, the Appraiser will provide post-appraisal services such as testimony for court, arbitration, mediation, or the like; however, any such activities would be subject to the Appraiser's fee schedule typically associated with such services and separate from the appraisal fee negotiated for this portion of the assignment engagement.

5. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used. Any value estimate provided in the report applies to the entire property, and any proration or division of title into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

6. No consideration has been given to personal property as located on the premises. In addition, no consideration has been given to the cost of moving or relocating such personal property. The Appraiser has only considered the real property.

7. The date of value to which any of the conclusions and opinions expressed in this report apply as set forth in the Letter of Transmittal and Certification. Further, the dollar amount of any value opinion herein is based upon the purchasing power of the American Dollar on that date.