SECTION 1. This Joint resolution is submitted pursuant to Rhode Island General Laws subsection 37-6-2(d).

SECTION 2. General Assembly Lease Approval – The Rhode Island Board of Education, the Department of Administration, and Commonwealth Ventures, LLC.

WHEREAS, Rhode Island College (the College), the University of Rhode Island (the University), and the Community College of Rhode Island provide high-quality, public nursing education and research programs, which produce approximately 80% of the state's nursing program graduates each year; and

WHEREAS, The facilities housing the nursing programs at the College and the University are aging, lack current technologies and smart classrooms, and are at their physical enrollment capacities; and

WHEREAS, Projected local and national shortages of nursing candidates for licensure and nursing faculty are expected to adversely impact the delivery of health care in the coming years; and

WHEREAS, It is in the best interest of the State of Rhode Island to enable the University and the College to educate students at all levels in the sciences and caring for complex health care challenges in a low-risk environment, to provide critical continuing education in order to support workforce development, and to produce more nursing graduates at the baccalaureate, masters, and
doctoral levels; and

WHEREAS, It is in the best interest of the State of Rhode Island to pursue cost-effective
financing for its public nursing higher education facilities as outlined in the May 23, 2011,
feasibility study authorized by the General Assembly in the fiscal year 2012 budget which
proposed the development of a single, shared, inter-institutional nursing sciences and education
facility to be located in Providence’s Jewelry District; and

WHEREAS, Location of a shared facility in Providence’s Jewelry District will allow the
College and the University to maximize symmetries and current collaborations with Brown
University’s Alpert Medical School (AMS), and the state’s major hospitals and other health care
providers; and

WHEREAS, A shared nursing education facility would be an investment by the citizens
of Rhode Island that will provide Rhode Island students, and particularly students from the urban
area in which the new nursing school will be located, with programs to encourage the pursuit of
careers in nursing, increased opportunities to attend the College and the University to pursue
nursing education, and financial and other assistance to facilitate nursing program completion; and

WHEREAS, Brown University and the AMS have proposed to enhance the connection of
College Hill to the Jewelry District and create a campus environment on and around the Alpert
Medical School; and

WHEREAS, Brown University and the AMS are eager to promote academic
collaborations with the University, the College, and other institutions of higher education; and

WHEREAS, Brown University has proposed a collaboration with Commonwealth
Ventures, LLC (the Developer) to renovate and develop the South Street Power Station at Davol
Square into a shared facility sufficient to house Brown's administrative programming, and the
nursing programs for the University and the College; and

WHEREAS, In order to address the projected shortage of new nurses, to attract more
nursing faculty, to provide state-of-the-art technology for teaching and research capabilities, and
to ensure cost-effective development of higher education facilities, the Board of Education and
the Department of Administration intend to work together to enter into a partnership with Brown
University and Commonwealth Ventures, LLC, to locate a Nursing Education Center (“NEC”) to
be shared by the College and the University in the South Street Power Station; and

WHEREAS, A major vehicle making the development of the abandoned and vacant
South Street Power Station possible is the State's historic preservation tax credit program
intended to support a previously planned use of the building and now potentially helping to
enable the building to serve, in part, a beneficial State purpose; and

WHEREAS, The Developer has proposed that with the South Street Power Station leased in its entirety by Brown and the NEC, the developer will privately develop at least one hundred sixty-five thousand (165,000) square feet of residential apartments suitable for rent by graduate, medical, and upper-class advanced undergraduate student housing on the adjacent parcel; at least ten thousand (10,000) square feet of retail space; a six hundred (600) car garage (to be financed and developed by the City of Providence) on property leased by Brown University; and will develop at least fifteen thousand (15,000) square feet of incubator lab space in an adjacent facility; and

WHEREAS, The Developer anticipates the development of the NEC project in its entirety will launch a $206 million economic development project that will generate local construction and other permanent jobs, and enhance a major gateway to Providence; and

WHEREAS, After analysis, the annual lease costs for the NEC in the South Street Power Station project represent the lowest cost alternative for this type of project, without the additional long term burden of ownership; and

WHEREAS, The Board of Education, the University, the College, and the Department of Administration intend to negotiate the terms and conditions for the development and lease for the NEC in the South Street Power Station with the Developer to protect the short and long-term interests of the State, the College, and the University; and

WHEREAS, A shared governance committee for operational purposes will be established as outlined in the feasibility study, and will be comprised of appropriate and equal numbers of individuals from the University and the College and chaired by a senior staff member of the Board of Education, with a process whereby the appeal of decisions made by the governance committee may be made by the University or College directly to the Board; and

WHEREAS, Decisions regarding the NEC that involve and impact both the University and College nursing programs shall not be made by either the University or College alone; now, therefore be it

RESOLVED, That this General Assembly hereby encourages and supports the efforts of the Rhode Island Board of Education and the Department of Administration to negotiate a long-term lease for the NEC to be located at the South Street Power Station; and be it further

RESOLVED, That in the event that the State Properties Committee and/or the Board of Education approves such a lease it shall immediately forward the lease to the Chairs of the House and Senate Finance Committees of the General Assembly; and be it further

RESOLVED, That this Joint Resolution shall take effect immediately upon its passage by
the General Assembly; and be it further
RESOLVED, That the Secretary of State be and hereby is authorized and directed to
transmit duly certified copies of this resolution to the Governor, the Chair of the Board
Education, the Director of the Department of Administration, the State Budget Officer, and the
Chairman of the State Properties Committee.