DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, APRIL 28, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'

AGENDA

Posted: April 21, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of April 14, 2026.

OLD BUSINESS:

1. Department of Transportation – Discussion and potential vote on the approval and execution of a Purchase and Sale Agreement and Bargain and Sale Deed between the Department of Transportation and the Town of West Warwick for the gratis sale of approximately 20,813 square feet of State-owned land located adjacent to Main Street (Municipal Plat 2, Lot 60) and a portion of Highland and Pleasant Streets in the Town of West Warwick.

A. Approval and execution of Purchase and Sale Agreement
B. Approval and execution of Bargain and Sale Deed

Presenter: Christopher Santilli

2. Department of Transportation – Discussion and potential vote on the approval and execution of a Purchase and Sale Agreement and Bargain and Sale Deed between the Department of Transportation and the Town of Tiverton for the gratis sale of approximately 87,076 square feet of State-owned land located off Sakonnet Ridge Drive at the Main Road intersection (Service Road T-3) in the Town of Tiverton.

A. Approval and execution of Purchase and Sale Agreement
B. Approval and execution of Bargain and Sale Deed

Presenter: Christopher Santilli

3. Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – Discussion and potential vote on the approval and execution of a Lease Agreement between the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and East Bay Community Action Program ("EBCAP") and associated Commercial Sublease. The leased premises are located at 2 Old County Road in the Town of Barrington.

A. Request for waiver of preliminary approval of Lease Agreement and Commercial Sublease
B. Approval and execution of Lease Agreement between BHDDH and EBCAP
C. Approval and execution of Commercial Sublease between EBCAP and Genoa Healthcare LLC

Presenter: Kate Breslin Harden, Esq.

NEW BUSINESS:

ITEM A – Rhode Island Film and Television Office – Discussion and potential vote on the approval and execution of a Film License Agreement between the Rhode Island Film and Television Office and VP Film 5, LLC for the filming of a major motion picture at the Cranston Street Armory.
Presenter: Steven Feinberg

ITEM B – Department of Environmental Management – Discussion and potential vote on the approval and execution of a Conservation Easement between the Department of Environmental Management and the Aquidneck Land Trust over the 26.6-acre Prescott Farm Property located at 2562 West Main Road in the Town of Portsmouth.
Presenter: Brendan Buckless

ITEM C – Department of Environmental Management – Discussion and potential vote on the approval and execution of a License Agreement with authorization to serve/sell alcohol between the Department of Environmental Management and Newport Rugby Football Club for the use of Fort Adams State Park located in the City of Newport to hold rugby tournaments and other related events in 2026.
Presenter: Jennifer Ogren

The Committee may move to go into Executive Session, pursuant to Rhode Island
The next scheduled meeting of the State Properties Committee will be held on Tuesday, May 12, 2026.

Any individual requiring reasonable accommodation in order to participate in this meeting should contact Thomas Mannock at 222-6377 (voice) or #711 (R.I. Relay) at least (2) business days prior to the meeting.

Department of Transportation
Two Capitol Hill, Room 130
Providence, RI 02903
Office: (401)-563-4944

MEMO:

Date: March 11, 2026

To: Rebecca Webber, Chairperson, State Properties Committee

From: Robert Rocchio, Interim Director

Subject: **Approval and Execution of a Purchase and Sale Agreement and Bargain and Sale Deed Between RIDOT and the Town of West Warwick for the Gratis Conveyance of 20,813 ± SF of State-owned Land Located Adjacent to Main Street, Municipal Plat 2, Lot 60 and a Portion of Highland and Pleasant Street, West Warwick**

On December 10, 2024, the State Properties Committee granted Preliminary Approval to convey gratis the subject property to the Town of West Warwick. The parcel will be conveyed gratis via Bargain and Sale. There is a reversionary clause in the Purchase and Sale Agreement and the Bargain and Sale Deed stating that any other use will revert ownership of the entirety back to the State of Rhode Island.

We hereby request approval and execution of the attached Purchase and Sales Agreement and Bargain and Sale Deed between RIDOT and The Town of West Warwick. Also, attached is the State Properties Committee Action Request Form.

Christopher Santilli, of my staff, will appear before the Committee to answer any questions that you may have.

Thank you for your consideration of this matter.

Attachments

cc: K. McHugh, Esq.; S. Almagno; C. Santilli; R. Ricci; H. Thomas

Department of Transportation
Two Capitol Hill, Room 130
Providence, RI 02903
Office: (401)-563-4944

MEMO:

Date: March 17, 2026

To: Rebecca Webber, Chairperson, State Properties Committee

From: Robert Rocchio, Interim Director

Subject: Approval and Execution of a Purchase and Sale Agreement and Bargain and Sale Deed Between RIDOT and the Town of Tiverton for the Gratis Conveyance of 87,076 ± SF of State-owned Land Located off Sakonnet Ridge Drive at the Main Road Intersection, Known as Service Road T-3, Tiverton

On January 6, 2026, the State Properties Committee granted Preliminary Approval to convey gratis the subject property to the Town of Tiverton. The parcel will be conveyed gratis via Bargain and Sale. There is a reversionary clause in the Purchase and Sale Agreement and the Bargain and Sale Deed stating that the entire said parcel must forever remain a public Town road, any other use will revert ownership of the entirety back to the State of Rhode Island.

We hereby request approval and execution of the attached Purchase and Sales Agreement and Bargain and Sale Deed between RIDOT and The Town of Tiverton. Also, attached is the State Properties Committee Action Request Form.

Christopher Santilli, of my staff, will appear before the Committee to answer any questions that you may have.

Thank you for your consideration of this matter.

Attachments

cc: K. McHugh, Esq.; S. Almagno; C. Santilli; R. Ricci; H. Thomas

STATE OF RHODE ISLAND
Department of Behavioral Healthcare, Developmental Disabilities and Hospitals
OFFICE OF LEGAL COUNSEL
14 Harrington Road
Cranston, RI 02920-3080
TEL: (401) 462-0593
FAX: (401) 462-3555

April 1st, 2026

Rebecca Webber, Chairwoman
State Properties Committee
Department of Administration
One Capitol Hill
Providence, R.I. 02908

Re: State Properties Committee Meeting Agenda – **Tuesday, April 14, 2026**
Department of Behavioral Healthcare, Developmental Disabilities and Hospitals
Approval: **Lease Renewal and Commercial Sublease Agreement**
Property Location: **2 Old County Road, Barrington, Rhode Island, 02806**

Dear Chairwoman Webber,

The Department of Behavioral Healthcare, Developmental Disabilities and Hospitals (hereinafter, "BHDDH") hereby requests that the above referenced item be placed on the **Tuesday, April 14, 2026**, Agenda of the State Properties Committee.

The purpose of this request is to seek final approval of a Lease Renewal Agreement and Commercial Sublease Agreement by and between BHDDH and East Bay Community Action Program (EBCAP). BHDDH respectfully requests that preliminary review for approval of this lease and commercial sublease agreement be waived.

East Bay Community Action Program (EBCAP) will continue providing services as a Mental Health Center at the state-owned property located at 2 Old County Road, Barrington, Rhode Island, 02806.

I will be present at the hearing before the Committee to provide background information and answer questions related to this request. In the meantime, if you should have any questions related to this matter, please do not hesitate to call me at (401) 462-1576.

Sincerely,

Christian J. Dean

Christian J. Dean
Legal Counsel, BHDDH

cc: Dir. Richard LeClerc, Kate BreslinHarden, Louis A. Cerbo, File

Rhode Island Film & Television Office

MEMORANDUM

TO: Rebecca Webber, Chairperson
State Properties Committee

FROM: Steven Feinberg, Executive Director
Film & TV Office

DATE: April 28, 2026

SUBJECT: Film License Agreement

The Film & TV Office respectfully requests an appearance before the State Properties Committee on Tuesday, April 28, 2026, to obtain approval of and signatures on a Film License Agreement with VP Film 5, LLC. for the filming of a motion picture at the Cranston Street Armory on May 1, 2026.

The Film & TV Office has worked closely with the production company and DOA to address logistical concerns of filming in this location and has come to agreement with all involved parties.

I will present with matter at the meeting, along with representatives of the above-mentioned agencies.

Thank you for your consideration.

SF:jc

cc: Donna Conway

STEVEN FEINBERG
EXECUTIVE DIRECTOR
RHODE ISLAND FILM & TELEVISION OFFICE
ONE CAPITOL HILL • PROVIDENCE, RI 02908 • PHONE: (401) 222-3456 • FAX: (401) 222-3018

RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF THE DIRECTOR
235 Promenade Street
Providence, Rhode Island 02908

TO: Rebecca Webber, Chair
State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: April 10, 2026

RE: Prescott Farm Property
Request for approval of and signatures on a Conservation Easement

The Department of Environmental Management (DEM) respectfully requests your approval of and signatures on a Conservation Easement over the 26.6-acre Prescott Farm Property located at 2562 West Main Road in the Town of Portsmouth.

The property consists of a combination of agricultural fields, forest land, wetlands, and scrub-shrub habitat, including the Mother of Hope Brook that empties into Narragansett Bay. The Aquidneck Island Land Trust is acquiring the property from the Newport Restoration Foundation to ensure the perpetual preservation of the farm, to active the farm fields, to advance habitat restoration and to broaden public access to open space on Aquidneck Island.

This project was awarded a DEM Open Space Grant in 2024, which will provide $200,000, towards the total acquisition cost of $400,000. In exchange for the DEM Open Space Grant, DEM will hold a Conservation Easement over the property. The Aquidneck Island Land Trust will hold the fee and will contribute the remaining $200,000 funding towards the purchase price.

Brendan Buckless of the DEM Division of Planning & Development will present this request. Your consideration of this request is greatly appreciated.

cc: Dane Kwiatkowski, Department of Administration
Rebecca Rebello, Esq. Attorney General's Office

RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF THE DIRECTOR
235 Promenade Street, Room 425
Providence, Rhode Island 02908

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

MEMORANDUM

TO: Rebecca Webber, Chairperson

DEPT: State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: February 12, 2026

SUBJECT: License Agreement/Newport Football Rugby Club- Tournaments 2026-2030

The Department of Environmental Management is seeking approval and signatures for a License Agreement with the Newport Football Rugby Club to hold rugby tournaments and other related events at Fort Adams State Park in 2026 with the authorization to serve and/or sell alcohol at designated events and tournaments.

This agreement will be for a one-year agreement with the option to extend for four (4) additional one-year terms. This organization holds a Memo of Agreement (MOA) with the Department to both manage and maintain the rugby fields at Fort Adams State Park. These tournaments and events are in conjunction with this MOA.

Per this agreement, Newport Football Rugby Club is required to submit each event through our event permit system, regardless of alcohol sales/service, to the Department for review and approval. These events are assessed for public safety and staffing requirements. This process safeguards any abuse and prevents any event from being held on state property that would be considered inappropriate, unsafe, or not aligning with the organization's mission. Newport Football Rugby Club has historically held between five to no more than six tournaments per year with no other associated events requested. Any associated event would be limited to potentially smaller fundraising matches, youth camps, or practice sessions. Only fundraising matches would be considered and approved for alcohol sales/service based on the full scope of the event.

As always, the Department appreciates the State Properties Committee's time and consideration of this request. A representative from the Division of Parks and Recreation will attend the meeting of the State Properties Committee to answer any questions.

cc. Dane Kwiatkowski, DOA
Rachel Rebello, Esq., Office of the Attorney General
Michael Walker, RICC
Russell Irving, DOA