

**DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908**

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, MAY 26, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: May 19, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of May 12, 2026.

OLD BUSINESS:

1. 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 – Office of the Attorney General – Discussion and potential vote on the approval and execution of a Lease Agreement between the Office of the Attorney General and the First Unitarian Church of Providence for the use of parking spaces located at 1 Benevolent Street in the City of Providence.

- a. Request for waiver of preliminary approval
- b. Approval and execution of Lease Agreement

Presenter: Aida Crosson

ITEM B – Department of Environmental Management – Discussion and potential vote on the approval and execution of a Second Amendment to Lease between the Department of Environmental Management and Foundry Parcel Fifteen Associates, LLC. The leased premises are located at 235 Promenade Street in the City of Providence.

Presenters Adam Boudreaux and Johann Donall, Esq.

ITEM C – Department of Environmental Management – Discussion and potential vote on the approval and execution of a Warranty Deed between the Department of Environmental Management and David Paolino over the 68.63-acre Paolino Property located on East Killingly Road in the Town of Foster.

Presenter: Lauren Miller-Donnelly

ITEM D – Department of Environmental Management – Discussion and potential vote on the preliminary approval for the Department of Environmental Management to issue a Request for Proposals (“RFP”) to engage a lessee for the use and maintenance of radio towers on the Plasse Property located at 193 West Wrentham Road in the Town of Cumberland.

Presenter: Troy Langknecht

ITEM E – Department of Environmental Management – Discussion and potential vote on the approval and execution of a First Amendment to Indenture of Lease between the Department of Environmental Management and KSJ Seafood, Inc. for the use of 272 Great Island Road in the Town of Narragansett.

- a. Request for waiver of preliminary approval
- b. Approval and execution of First Amendment to Indenture of Lease

Presenter: Troy Langknecht

ITEM F – Department of Environmental Management – Discussion and potential vote on the approval and execution of a Deed to Conservation Easement between the Department of Environmental Management Thornton Beagle Club over the 111.078-acre Thornton Beagle Club Property located at 35 Walker Road in the Town of Foster.

Presenter: Brendan Buckless

ITEM G – Department of Environmental Management – Discussion and potential vote on the approval and execution of a Purchase and Sale Contract between the Department of Environmental Management and Brayton Realty, LLC over the 52.7-acre Brayton Realty LLC Property located at 0 Danielson Pike in the Town of Scituate.

Presenter: Brendan Buckless

**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 9, 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.



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



STATE OF RHODE ISLAND
OFFICE OF THE ATTORNEY GENERAL

150 South Main Street • Providence, RI 02903
(401) 274-4400 • www.riag.ri.gov

Peter F. Neronha
Attorney General

May 4, 2026

Rebecca Webber, Chairwoman
State Properties Committee
Department of Administration
One Capitol Hill
Providence, RI 02908

Re: Final Approval - Lease Renewal
Leased Premises: First Unitarian Church of Providence
(One Benevolent Street, Providence, RI)

Dear Chairwoman Webber:

The Office of Attorney General hereby requests that the above-referenced item be placed on the May 26, 2026 State Properties Committee meeting agenda. The Office seeks the Committee's final approval of the renewal of the parking lease between the Office of Attorney General and First Unitarian Church of Providence. The leased premises is located at One Benevolent Street, Providence, Rhode Island. The Office of Attorney General is requesting the waiver of preliminary review.

I will appear before the Committee to provide background information and answer all questions related to this request.

Please let me know if you have questions or comments.

Very truly yours,

Aida P. Gomez
Director of Administration



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

Rebecca Webber
Chairwoman, State Properties Committee
Department of Administration
One Capitol Hill
Providence, Rhode Island 02908

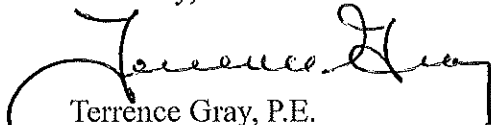
Re: State Properties Committee Meeting Agenda – 05/26/2026
Department of Environmental Management
Final Approval: Second Amendment to lease
Leased Premises: 235 Promenade St, Providence, R.I

Dear Chairwoman,

The Department of Environmental Management hereby requests the above-referenced item to be placed on Tuesday, May 26, 2026, State Properties Committee meeting agenda. The Department seeks the Committee's approval of a Second Amendment to Lease Agreement between the Department of Environmental Management and Foundry Parcel Fifteen Associates, LLC. The leased premises are located at 235 Promenade St. Providence.

Adam Boudreaux (DOA/DCAMM) and Johann Donall (DEM) will appear before the Committee to provide background information and answer all questions related to this request.

Sincerely,


Terrence Gray, P.E.
Director

cc: Johann Donall, Esq., Adam Boudreaux, Amanda Cantrell., Albert Vitale III, Esq. File



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

MEMORANDUM

TO: Rebecca Webber, Chair

DEPT: State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: May 7, 2026

RE: Paolino Property – 68.63 acres on East Killingly Road in Foster
Request for approval of and signatures on a Warranty Deed

The Department of Environmental Management respectfully requests your approval of and signatures on a Warranty Deed for 68.63 acres of undeveloped land on East Killingly Road in Foster.

The Paolino property acquisition will safeguard a critical piece of land essential for future habitat connectivity, preserve rare and vulnerable plant and animal species, and expand public access to recreation including hunting and trapping in a region with limited opportunities.

The purchase price of the property will be \$315,000 with half of the purchase to be funded by the US Fish & Wildlife Service's Wildlife Restoration Grant Program, authorized by the Pittman-Robertson Act at \$157,500 matched with State Bond at \$157,500.

The property will be open to the public and DEM Division of Fish and Wildlife and will manage the property for the public recreational opportunities including hunting and trapping as well as for conservation habitat.

Lauren Miller-Donnelly, Division of Planning & Development, will present this request. Your consideration of this request is greatly appreciated.

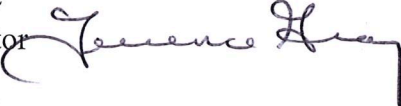
Cc: Thomas A. Verdi, Department of Administration
Dane Kwiatkowski, Department of Administration
Rachel Rebello, Esq., Office of the Attorney General
Michael Walker, RI Commerce Corporation



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF THE DIRECTOR
235 Promenade Street, Room 425
Providence, Rhode Island 02908

MEMORANDUM

TO: Rebecca Webber, Chair
DEPT: State Properties Committee
FROM: Terrence Gray, P.E., Director 
DATE: April 30, 2026
SUBJECT: Plasse Lease RFP Preliminary Approval

The Department of Environmental Management is seeking approval to issue a Request for Proposals (RFP) to engage a lessee for use and maintenance of radio towers on the Plasse Property located at 193 West Wrentham Road, Cumberland, RI. DEM acquired this property in 2024, at which time two entities leased the southern radio tower, Data Radio Management and Hampden Communications. Both entities were awarded a one-year lease while DEM determined next steps. Those leases expire on May 31, 2026, and will be extended on a month-to-month basis until a new lessee has been selected through the RFP process. Both entities will be notified of the RFP.

Successful bidders would enter a lease for a term of 10 years, with one option to renew for an additional 10 years. The rent bidding starts at \$15,000; the annual rent DEM currently receives from the two lessees. Successful bidders would have the option to sublease various portions of the radio towers to subtenants, with prior approval from DEM.

DEM received delegated authority from the Division of Purchases in 2026 to administer all lease RFPs directly. Proposals will be accepted through a website created for this purpose. Within that website, members of the public can view the RFP and sample lease, submit questions via email, and submit proposal documents. Proposals received from the RFP process will be scored and evaluated by DEM staff, subject to review and approval of the Director of DEM. Evaluation criteria will be based on staff qualifications; capability, capacity, and qualifications of the vendor, and their work plan. DEM will provide SPC with a summary of the evaluation, the recommended proposal, and lease agreement for final approval once the RFP process is complete.

The Department appreciates the State Properties Committee's time and consideration of this request. Troy Langknecht, Environmental Policy Analyst, from DEM's Bureau of Natural Resources, will present this request to the State Properties Committee and answer any questions.

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



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

MEMORANDUM

TO: Rebecca Webber, Chair

DEPT: State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: May 4, 2026

SUBJECT: Port of Galilee - First Amendment to Lease

The Department of Environmental Management is requesting a waiver of preliminary approval and seeking final approval of and signatures on a proposed First Amendment to the Lease with KSJ Seafood, Inc. for 272 Great Island Road, Narragansett, RI. The original Lease was approved and executed by this Committee on May 6, 2014.

The Amendment will incorporate Lot 204B into the Leased Premises for the purposes of installing and operating an ice machine. The Lessee will pay an additional annual rental fee of \$1,284.00 for the additional 1,070 square feet at a rate of \$1.20 per square foot. All other terms and conditions of the original lease apply.

The Department appreciates the State Properties Committee's time and consideration of this request. Troy Langknecht, Environmental Policy Analyst, from DEM's Bureau of Natural Resources, will present this request to the State Properties Committee and answer any questions.

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



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: May 8, 2026

RE: Thornton Beagle Club Property, Town of Foster
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 111.078-acre Thornton Beagle Club Property located at 35 Walker Road in the Town of Foster.

This property has been managed as a membership supported hunt club with emphasis on the sport of beagling and is the last active “beagle club” in Rhode Island.

The property is located along the divide of the Scituate Reservoir Watershed. The northern portion of this forested property drains into Hemlock Brook. One of the three primary tributaries to the Barden Reservoir of the Scituate Reservoir, Hemlock Brook is a pristine cold-water stream supporting native brook trout and other species of greatest conservation need.

DEM will acquire this Conservation Easement from the Thornton Beagle Club through the USDA Forest Service, Forest Legacy Program (FLP). The purchase price for this transaction is \$1,075,000.00. The USDA Forest Legacy Program will contribute \$875,000.00 towards the purchase with a match of \$200,000.00 provided by DEM voter-approved Open Space Bond funds.

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

cc: Dane Kwiatkowski, Department of Administration
Rachel Rebello, Esq., Attorney General’s Office



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: May 8, 2026

RE: Brayton Realty LLC Property
Request for approval of and signatures on a Purchase & Sale Contract

The Department of Environmental Management (DEM) respectfully requests your approval of and signatures on a Purchase and Sale Contract to acquire a Conservation Easement over the +/-52.7-acre Brayton Realty LLC Property located at 0 Danielson Pike in the Town of Scituate (Map 33, Lot 27).

The property contains an important wetland complex that drains north into Soakhide Brook west of its confluence with Rush Brook--which drains thence into the Regulating Reservoir of the Scituate Reservoir. Conservation of this forest is an important step towards helping to protect the water quality of Soakhide Brook and Rush Brook which were listed impaired by DEM in 2022 under Clean Water Act Section 303(d).

Maintaining undeveloped forestland within the Scituate Reservoir Watershed is integral to maintaining water quality. The conservation of this parcel also maintains a privately owned working forest and helps to protect forest health.

This Conservation Easement will be acquired from Brayton Realty LLC through the USDA Forest Legacy Program. The purchase price for this transaction is \$150,000.00. The USDA Forest Legacy Program will contribute \$112,500.00 towards the purchase with a 25% match of \$37,500.00 provided by Providence Water. Brendan Buckless, Division of Planning & Development will present this request. Your consideration of this request is greatly appreciated.

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