

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, JUNE 9, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: June 3, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of May 26, 2026.

NEW BUSINESS:

ITEM A – Department of Administration – Discussion and potential vote on the preliminary approval for the Department of Administration to advertise for sale property located at 48-50 Orms Street in the City of Providence via public auction.

Presenters: Adam Boudreaux and Danyeli Valerio

ITEM B – Department of Administration – Discussion and potential vote on the approval and execution of a License Agreement between the Department of Administration and Ocean State 2026 for the use of the State House rotunda and bell area for a diplomat reception.

Presenter: Sandra Schenck

ITEM C – Department of Administration – Discussion and potential vote on the approval and execution of a License Agreement between the Department of Administration and Waterfire Providence for the use of the State House south plaza for the RI 250 and Philharmonic Event.

Presenter: Sandra Schenck

ITEM D – Department of Children, Youth and Families – Discussion and potential vote on the preliminary approval for the Department of Children, Youth and Families to issue a Request for Proposals (“RFP”) to solicit a lessee for a new State-owned Psychiatric Residential Treatment Facility (“PRTF”) located at 420 Fruit Hill Avenue in the Town of North Providence.

Presenter: Nina Lennon

ITEM E – Department of Environmental Management – Discussion and potential vote on the preliminary approval for the Department of Environmental Management to enter into lease negotiations with a DEM employee for the use of the Echo Lake caretaker house located at 180 Moroney Road in the Town of Pascoag.

Presenter: Troy Langknecht

ITEM F – Department of Environmental Management – Discussion and potential vote on the approval and execution of a License Agreement between the Department of Environmental Management and The Bermuda Race Foundation, Inc. for the use of Fort Adams State Park located in the City of Newport to host the Newport Bermuda Race Starting Line Festival.

Presenter: Jennifer Ogren

ITEM G – Department of Transportation – Discussion and potential vote on the preliminary approval for the Department of Transportation to sell approximately 3,500 square feet of State-owned land located adjacent to Pippin Orchard Road and 2334 Plainfield Pike in the Town of Johnston.

Presenter: Christopher Santilli

ITEM H – Department of Transportation – Discussion and potential vote on the approval and execution of a Bargain and Sale Deed between the Department of Transportation and HP Smithfield, LLC for the sale of approximately 17,697 square feet of State-owned land located adjacent to 440 George Washington Highway in the Town of Smithfield.

Presenter: Christopher Santilli

The Committee may move to go into Executive Session, pursuant to Rhode Island General Law 42-46-5(a)(5) for the specific purpose of discussion or consideration related to the acquisition or lease of real property for public purpose, or of the disposition of publicly held property wherein advanced public information would be detrimental to the interest of the public relating to the following items:

ITEM E1 – Department of Transportation – Discussion and potential vote on the approval of reauthorization for the Department of Transportation to acquire right-of-way by virtue of State Highway Plat 3055 (5 parcels) necessary for the construction of the “BG-04R Providence, Cranston, Warwick Bridges” project.

Presenter: Mark McHugh

ITEM E2 – Department of Transportation – Discussion and potential vote on the approval of reauthorization for the Department of Transportation to acquire right-of-way by virtue of State Highway Plat 3058 (9 parcels) necessary for the construction of the “BG-04R Providence, Cranston, Warwick Bridges” project.

Presenter: Mark McHugh

The next scheduled meeting of the State Properties Committee will be held on Tuesday, June 23, 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.



Director's Office

One Capitol Hill | Providence, RI 02908 | (401) 222-2280

Thomas A. Verdi, Acting Director

04/24/2026

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 Administration
Preliminary Approval: Approval To Advertise for Public Sale - Public Auction
Property: 48-50 Orms St. Providence, RI

Dear Chairwoman,

The Department of Administration hereby request the above-referenced item to be placed on the Tuesday, May 26, 2026, State Properties Committee meeting agenda. The Department seeks the Committee's preliminary approval to advertise the sale of the subject property via the public auction process.

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

Sincerely,

A handwritten signature in blue ink that reads "Thomas A. Verdi". The signature is written in a cursive, flowing style.

Thomas A. Verdi

Acting Director

Cc: Frederick Stolle, Esq., Albert Vitali Esq., Adam Boudreaux, Marco Schiappa, File



STATE OF RHODE ISLAND

Department of Administration
**DIVISION OF CAPITAL ASSET MANAGEMENT
AND MAINTENANCE**
One Capitol Hill
Providence, R.I. 02908-5850
(401) 222-6200 FAX 222-2599
TDD 222-1228

May 21, 2026

Rebecca Webber
Chairman
State Properties Committee
One Capitol Hill
Providence, R.I. 02908

RE: Ocean State 2026 Diplomat Reception

Dear Ms. Webber:

I am writing to request that the above-referenced matter be placed on the agenda for the State Properties Committee scheduled for June 9, 2026. Ocean State 2026 through the Department of Administration is seeking approval of and signatures on a License Agreement, which will allow the organization to utilize the State House rotunda and bell area.

Sincerely,
Sandra Schenck

Sandra Schenck



STATE OF RHODE ISLAND

Department of Administration
**DIVISION OF CAPITAL ASSET MANAGEMENT
AND MAINTENANCE**

One Capitol Hill
Providence, R.I. 02908-5850
(401) 222-6200 FAX 222-2599
TDD 222-1228

May 21, 2026

Rebecca Webber
Chairman
State Properties Committee
One Capitol Hill
Providence, R.I. 02908

RE: RI 250 and Philharmonic Event

Dear Ms. Webber:

I am writing to request that the above-referenced matter be placed on the agenda for the State Properties Committee scheduled for June 9, 2026. RI250 through the Department of Administration is seeking approval of and signatures on a License Agreement, which will allow the organization to utilize the State House South plaza.

Sincerely,
Sandra Schenck

Sandra Schenck



STATE OF RHODE ISLAND
Department of Children, Youth & Families

101 Friendship Street
Providence, RI 02903

Thursday, May 21, 2026.

Rebecca Webber
Deputy Director
Rhode Island Department of Administration

Subject: Request for Agenda Placement – DCYF Psychiatric Residential Treatment Facility

Dear Rebecca Webber,

The Department of Children, Youth & Families (DCYF) respectfully requests to be placed on the agenda for the June 9, 2026, State Properties Committee meeting to seek approval to issue a Request for Proposals (RFP) to solicit a lessee for a new state-owned Psychiatric Residential Treatment Facility (PRTF).

DCYF is currently constructing the PRTF on a 7.99-acre parcel located at 420 Fruit Hill, North Providence, 02911. The facility is intended to provide psychiatric residential services for youth in state care, and the selected lessee will be responsible for operating the program in alignment with DCYF's mission and service requirements. The properties will remain under DCYF's jurisdiction.

DCYF seeks the Committee's approval to proceed with the RFP process to identify a qualified lessee for this critical facility. We appreciate your time and consideration and look forward to discussing this request further at the meeting.

Please let us know if any additional information is required in advance.

Sincerely,

Nina M, Lennon
Associate Director, Financial Management
Department of Children, Youth and Families



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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

MEMORANDUM

TO: Marco Schiappa, Chairman
DEPT: State Properties Committee
FROM: Terrence Gray, P.E., Director
DATE: April 27, 2026

SUBJECT: Echo Lake Caretaker Lease Preliminary Approval

The Department of Environmental Management is seeking approval to enter lease negotiations for the Echo Lake caretaker house, located at 180 Moroney Road, Pascoag, RI. The lessee will be a DEM employee, who will be selected based on role, seniority, and experience. The Lease would be in effect for three years, with one option to renew for an additional three years. The selected DEM employee would be responsible for providing onsite surveillance and maintenance of the property.

The annual rent is based on the U.S Housing and Urban Development Fair Market Index for 2026. Based on the Index, the monthly rent is \$1,729.00. DEM made discretionary reductions to the based on required surveillance duties needed, after hours response duties, and preventing any nuisance to the area. Total monthly rent for this property would be \$1,037.40, or an annual rent of \$12,448.80.

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, Chairperson

DEPT: State Properties Committee

FROM: Terrence Gray, P.E, Director

DATE: May 21st, 2026

SUBJECT: License Agreement/The Bermuda Race Foundation

The Department of Environmental Management is seeking approval of and signatures on a License Agreement with The Bermuda Race Foundation Inc. to utilize Fort Adams State Park to host the Newport Bermuda Race Starting Line Festival. The Licensor requests use of the property for set-up and break-down from Wednesday, June 17th, 2026, to Sunday, June 22nd, 2026. This event has an expected attendance of 4000-5000.

The Newport Bermuda Race is a 636-mile biennial ocean sailing competition from Newport, Rhode Island, to Bermuda. Established in 1906, it's the oldest regularly scheduled ocean race and one of the few international distance races held almost entirely out of sight of land, alongside the Transpac Race. The race is organized by the Bermuda Race Foundation in collaboration with Cruisign Club of America (CCA) and the Royal Bermuda Yacht Club (RBYC). The race emphasizes safety, seamanship, and the spirit of amateur sailing.

Newport Harbor is the starting point for this race. The Festival will host a viewing party with food trucks, vendors and a beer garden free the general public.

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 State Properties Committee meeting to answer any questions.

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




Department of Transportation
Property Management
Two Capitol Hill, Providence, RI 02903

Phone: 401-563-4542

MEMO:

DATE: May 22, 2026

TO: Rebecca Webber, Chairperson, State Properties Committee, D.O.A.

FROM: Robert Rocchio, Interim Director, D.O.T. 

SUBJECT: Preliminary Approval to Sell 3,500 ± SF State R.O.W. Located Adjacent to Pippin Orchard Road and 2334 Plainfield Pike, Johnston. Appraised value: \$4.40 per SF

Pursuant to section 1.7.7 of the *Rules and Regulations of the State Properties Committee*, we hereby request the Committee's preliminary approval to sell to the only abutter, Gerald and Judith McGraw, the herein described parcel containing a total of 3,500 ± SF. This property is an uneconomic remnant which does not meet stand-alone requirements for competitive sale. The parcel is only of value to the one abutter, the applicant. The parcel will also include the abutting stone wall (see attached plan map), with perpetual ownership and maintenance belonging to the buyer as specified in the deed.

The parcel is identified on town plat map 33 and condemnation plat 1646 (see attached maps). A RIDOT in-house appraisal has determined a market value of \$ 4.40 per square foot (see attached appraisal). Also, enclosed is the signed approval memo from the Chief Purchasing Officer, aerial and ground photos of the area, the SPC Action Request Form, the RIDEM Open Space Report, Statewide Planning Report and the Commerce Department's approval.

Christopher Santilli, of my staff, will attend the meeting and answer any questions the Committee may have.

Thank you for your consideration of this matter.

Cc: K. McHugh, Esq., E. Troiano, S. Redding



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

MEMO:

Date: May 14, 2026

To: Rebecca Webber, Chairperson, State Properties Committee

From: Robert Rocchio, Interim Director

Subject: Review and Execution of Bargain and Sale Deed, RIDOT to HP Smithfield, LLC, Sale of 17,697 Square Feet, Adjacent to 440 George Washington Highway, Smithfield

On September 16, 2025, the State Properties Committee executed a Purchase and Sale Agreement between RIDOT and HP Smithfield, LLC to convey RIDOT surplus property acquired for highway purposes. This property is not needed for any future infrastructure improvements.

We hereby request the State Properties Committee's execution of the attached Bargain and Sale Deed conveying the State property deemed excess to State needs for \$50,091. Attached are an aerial photograph and an Action Request Form.

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

Thank you for your attention to this matter.

Attachments

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