

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

**STATE PROPERTIES COMMITTEE SPECIAL MEETING
TUESDAY, JUNE 30, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: June 23, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of June 9, 2026.

NEW BUSINESS:

ITEM A – Department of Administration – Discussion and potential vote on the approval and execution of an Easement Agreement between the Department of Administration and The National Railroad Passenger Corporation (“AMTRAK”) for a permanent, non-exclusive easement over, across, through and upon the property located at 48-50 Orms Street in the City of Providence.

Presenters: Adam Boudreaux and Danyeli Valerio

ITEM B – 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 and Stephen K. Yeaw over the 48-acre Yeaw Property located at 241 Old Plainfield Pike in the Town of Scituate.

Presenter: Brendan Buckless

ITEM C – 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 and Brayton Realty, LLC over the 52-acre Brayton Realty Property located 0 Danielson Pike in the Town of Scituate.

Presenter: Brendan Buckless

ITEM D – Department of Environmental Management – Discussion and potential vote on the approval and execution of a Purchase and Sale Contract and a Deed to Conservation Easement between the Department of Environmental Management/Providence Water Supply Board and Tysh T. McGrail/Daniel J. McGrail over the 22-acre Tysh T. McGrail and Daniel J. McGrail Property at 106 Huntingtonhouse Road in the Town of Glocester.

- a. Purchase and Sale Contract
- b. Deed to Conservation Easement

Presenter: Brendan Buckless

ITEM E – Department of Environmental Management – Discussion and potential vote on the approval and execution of a License Agreement between the Department of Environmental Management and Old Sturbridge, Inc. for the use of the Coggeshall Farm Museum in the Town of Bristol to hold educational and fundraising events.

Presenter: Jennifer Ogren

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 item:

ITEM E1 – Department of Transportation – Discussion and potential vote on the approval of authorization for the Department of Transportation to acquire right-of-way by virtue of State Highway Plat 3060 in the City of Warwick and State Highway Plat 3068 in the City of Cranston necessary for the construction of the “BG-51C Route 37 C-4 Volume 1 Cranston and Warwick” project.

Presenter: Mark McHugh

The next scheduled meeting of the State Properties Committee will be held on Tuesday, July 7, 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, Director

June 05, 2026

Rebecca Webber, Chairwoman,
Rhode Island State Properties Committee
One Capitol Hill
Providence, RI 02908
(401) 222-1280

RE: Department of Administration
Final Approval: Grant of right of way Easement
Property: 48-50 Orms Street, Providence, Rhode Island

Dear Chairwoman,

The Department of Administration respectfully requests that the Rhode Island State Properties Committee approve an easement benefiting the National Railroad Passenger Corporation (Amtrak).

This right-of-way easement will grant Amtrak a permanent, non-exclusive easement over, across, through, and upon the property. Enclosed is an aerial map depicting the proposed easement location.

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

Thank you for your consideration,

Thomas A. Verdi,
Acting Director

cc: Adam Boudreaux, Albert Vitale III, Esq. File



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: June 5, 2026

RE: Stephen K. Yeaw 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 48-acre Stephen K. Yeaw Property located at 241 Old Plainfield Pike in the Town of Scituate.

The Yeaw Property contains 800 feet of frontage on Wilbur Hollow Brook as it drains into the Scituate Reservoir, which provides drinking water to over 60% of residents and businesses in Rhode Island. Conservation of this forest is an important step towards helping to protect the water quality of Wilbur Hollow Brook which was listed impaired by DEM in 2022 under Clean Water Act Section 303(d).

Maintaining undeveloped forestland within the Wilbur Hollow Brook watershed is integral to maintaining water quality goals of the reservoir. 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 Stephen K. Yeaw through the USDA Forest Legacy Program. The purchase price for this transaction is \$210,000.00. The USDA Forest Legacy Program will contribute \$157,500.00 towards the purchase with a 25% match of \$52,500.00 provided by DEM. 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



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: June 5, 2026

RE: Brayton Realty LLC 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 52-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 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



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: June 5, 2026

RE: Tysh T. & Daniel J. McGrail Property
Request for approval of and signatures on a Purchase and Sale Contract
and a Conservation Easement

The Department of Environmental Management (DEM) respectfully requests your approval of and signatures on a Purchase and Sale Contract and a Conservation Easement for the 22-acre Tysh T. McGrail and Daniel J. McGrail Property located at 106 Hungtinghouse Road in the Town of Glocester.

The eastern edge of the property abuts Mosquito Hawk Brook north of its confluence with Huntinghouse Brook--which drains south into the Regulating Reservoir of the Scituate Reservoir. Conservation of this forest is an important step towards helping to protect the water quality of Mosquito Hawk Brook, which is a small but productive cold-water stream in good condition.

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 Tysh T. and Daniel J. McGrail through the USDA Forest Legacy Program. The purchase price for this transaction is \$238,000.00. The USDA Forest Legacy Program will contribute \$178,500.00 towards the purchase with a 25% match of \$59,500.00 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



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: May 28, 2026, 2026

SUBJECT: License Agreement/Old Sturbridge, Inc./ Coggeshall Farm Museum

The Department of Environmental Management is seeking approval and signatures for a License Agreement with Old Sturbridge, Inc. to hold educational and fundraising events at the museum with a total of ten (10) events authorized to serve and/or sell alcohol annually.

Coggeshall Farm Museum is set on 48 acres of coastal farmland within Colt State Park in the Town of Bristol, RI. This museum depicts life in Rhode Island in the 1790's on a salt marsh farm. The museum includes the restored, original tenant farmhouse, a replica barn, and a working farm with animals. The museum host field trips and events for all ages covering topics such as New England history, nature, and animal science.

In January of 2020, Coggeshall Farm Museum, Inc, who was managing this museum and leased this property from the State since 2013, partnered with Old Sturbridge, Inc. Old Sturbridge, Inc, currently manages the largest outdoor history museum in New England located in Sturbridge, Massachusetts. This museum, which has been in existence in various forms since 1935, depicts a complete rural town in New England in the 1830s. In July of 2025, these organizations merged, and Old Sturbridge took over the Indenture of Lease on September 30th, 2025.

This license agreement will allow Sturbridge Village, Inc. to bring its experience and dynamic programing and events to Coggeshall Farm Museum to widen its appeal and draw in more visitors to this incredibly special place inside one of the State's most iconic parks.

Per this agreement, Old Sturbridge, Inc. 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. This agreement will be for the term of one (1) year with the ability to extend for four (4) additional one-year terms.

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