

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, JULY 7, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: June 30, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of June 30, 2026.

NEW BUSINESS:

ITEM A – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – A presentation from the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals regarding revisions to lease arrangements and rates for which BHDDH is responsible for.

Presenter: Christian Dean, Esq.

ITEM B – Department of Behavioral Healthcare, Developmental Disabilities and Hospitals – Discussion and potential vote on the approval and execution of Lease Agreement between the Department of Behavioral Healthcare, Developmental Disabilities and Hospitals and Living in Fulfilling Environments, Inc. ("LIFE Inc."). The leased premises are located at 945 Main Street in the Town of Warren.

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

Presenter: Christian Dean, Esq.

ITEM C – Rhode Island National Guard – Discussion and potential vote on the preliminary approval for the Rhode Island National Guard to advertise for sale property located at 104 Market Street in the Town of Warren via public auction.

Presenter: Michael Jolin

ITEM D – Rhode Island National Guard – Discussion and potential vote on the preliminary approval for the Rhode Island National Guard to advertise for sale property located at 200 Avenue A in the City of Woonsocket via public auction.

Presenter: Michael Jolin

ITEM E – Department of Administration – Discussion and potential vote on the approval and execution of a Grant of Easement between the Department of Administration and The Narragansett Electric Company (Rhode Island Energy) necessary for the installation of an underground electric distribution system located at 11 Park Street in the City of Providence.

Presenter: Danyeli Valerio

ITEM F – Rhode Island Emergency Management Agency – Discussion and potential vote on the approval and execution of a Purchase and Sale Contract and Bargain and Sale Deed between the Rhode Island Emergency Management Agency and Phillip D. Chiappone for sale of property located at 0 Suddard Lane in the Town of Scituate.

- a. Purchase and Sale Contract
- b. Bargain and Sale Deed

Presenters: Adam Boudreaux and Danyeli Valerio

ITEM G – Office of the Public Defender – Discussion and potential vote on the approval and execution of a Lease Agreement between the Office of the Public Defender and PK Lamb Properties, Inc. The leased premises are located at 160 Pine Street in the City of Providence.

Presenters: Matthew B. Toro and Adam Boudreaux

ITEM H – Department of Environmental Management – Discussion and potential vote on the approval and execution of a License Agreement between the Department of Environmental Management and Ocean State Trails for the use of the Big River Management Area located in the Town of West Greenwich for the Ocean State Ultra event.

Presenter: Troy Langknecht

ITEM I – 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 Aubleen Farm, LLC for the purchase of the development rights over the 191-acre Aubleen Farm Property located at 158 Spring Street in the Town of Hopkinton.

Presenter: Michelle Sheehan

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 Plats 3065 and 3066 necessary for the “Washington Bridge Replacement” project located in Providence and East Providence.

Presenter: Mark McHugh

The next scheduled meeting of the State Properties Committee will be held on Wednesday, July 22, 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

TEL: (401) 462-0593

14 Harrington Road

FAX: (401) 462-3555

Cranston, RI 02920-3080

June 25th, 2026

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

Re: State Properties Committee Meeting Agenda – **Tuesday, July 7, 2026**
Department of Behavioral Healthcare, Developmental Disabilities and Hospitals

Dear Chairwoman Webber,

The Department of Behavioral Healthcare, Developmental Disabilities and Hospitals (hereinafter, "BHDDH") hereby requests to present before the State Properties Committee on the **Tuesday, July 7, 2026**, Agenda.

The purpose of this request is to inform the State Properties Committee of BHDDH's planned revisions to lease arrangements and rates encumbering properties for which BHDDH is responsible.

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

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

June 16th, 2026

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

Re: State Properties Committee Meeting Agenda – **Tuesday, July 7, 2026**
Department of Behavioral Healthcare, Developmental Disabilities and Hospitals
Approval: **Conveyance by Lease (Final Approval)**
Property Location: **945 Main Street, Warren, Rhode Island, 02860**

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, July 7, 2026**, Agenda of the State Properties Committee.

The purpose of this request is to seek final approval of a Lease Agreement by and between BHDDH and Living in Fulfilling Environments, Inc. ("LIFE Inc."). BHDDH respectfully requests that preliminary review for approval of this lease agreement be waived.

LIFE Inc. will be providing services as a Community Residence for individuals with developmental disabilities at the state-owned property located at 945 Main Street, Warren, Rhode Island, 02860.

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
MILITARY STAFF - OFFICE OF THE ADJUTANT GENERAL
Joint Force Headquarters, Camp Fogarty
2841 South County Trail, Bldg. 330
East Greenwich, RI 02818-1728



Daniel J. McKee
Governor
MG Andrew J. Chevalier
Director

June 16, 2026

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

Re: State Properties Committee Meeting Agenda – July 7, 2026
Department of Administration
Preliminary Approval: Approval to Advertise for Public Sale – Public Auction
Property: 104 Market Street, Warren, RI

Dear Ms. Webber:

The Rhode Island National Guard hereby requests the above-referenced item to be placed on the State Properties Committee meeting agenda for Tuesday, July 7, 2026. The Rhode Island National Guard seeks the Committee's preliminary approval to advertise the sale of the subject property via the public auction process.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew J. Chevalier".

Andrew J. Chevalier
Major General
The Adjutant General

STATE OF RHODE ISLAND
MILITARY STAFF - OFFICE OF THE ADJUTANT GENERAL
Joint Force Headquarters, Camp Fogarty
2841 South County Trail, Bldg. 330
East Greenwich, RI 02818-1728



Daniel J. McKee
Governor
MG Andrew J. Chevalier
Director

June 16, 2026

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

Re: State Properties Committee Meeting Agenda – 07/07/2026
Department of Administration
Preliminary Approval: Approval to Advertise for Public Sale – Public Auction
Property: 200 Avenue A, Woonsocket, RI

Dear Ms. Webber:

The Rhode Island National Guard hereby requests the above-referenced item to be placed on the State Properties Committee meeting agenda for Tuesday, July 7, 2026. The Rhode Island National Guard seeks the Committee's preliminary approval to advertise the sale of the subject property via the public auction process.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew J. Chevalier".

Andrew J. Chevalier
Major General
The Adjutant General



Director's Office

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

Thomas A. Verdi, Acting Director

June 10, 2026

Rebecca Webber, Chairperson

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

RE: Grant of Easement Request for the Department of Administration
11 Park Street, Providence, RI 02903

Meeting Date: Tuesday, July 7, 2026

Dear Ms. Webber,

The Department of Administration respectfully requests that the Rhode Island State Properties Committee approve an easement for Rhode Island Energy (RIE) on our property at 11 Park Street, Providence, RI 02903. This easement will enable RIE to install an underground electric distribution system that is critical for the deployment of a new electric vehicle (EV) charging infrastructure at the Lot 143 parking lot adjacent to the RI State House, off of Francis Street.

Specifically, RIE requires this easement to:

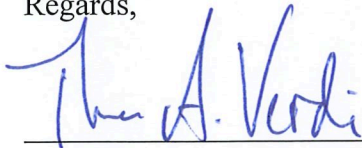
- Install an underground distribution system, including a three-phase primary cable from a manhole to a 150kVA 120/208V pad-mounted transformer, to provide the essential electrical connection for four (4) Level II EV charging stations.

- Install a new 9-way duct bank along Francis Street to a new manhole, with a 6-way duct bank continuing to Smith Street connecting to an existing manhole, and a 2-4" concrete encased conduit duct bank extending from the new manhole to 2 feet inside the property.
- Install a transformer and an electric meter in compliance with all applicable technical and safety standards and install new primary cable from an existing switchgear through the ducts to the new manhole and to the new 150kVA transformer.

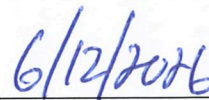
Attached is an aerial map which shows the location of the EV charging stations on the property, drawings which show the proposed location of the pad-mounted transformer and underground cable path, and the service agreement which describes the scope of work.

We appreciate your review of this request and kindly ask for your approval to allow RIE to secure the necessary easement. Thank you for your consideration.

Regards,



Thomas A. Verdi, Acting Director



Date



RIEMA

RHODE ISLAND
EMERGENCY MANAGEMENT AGENCY

Daniel J. McKee, **Governor**
Marc R. Pappas, **Director**

06/19/2026

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

Re: State Properties Committee Meeting Agenda – 07/07/2026
Rhode Island Emergency Management Agency
Final Approval: Purchase and Sale Contract and Bargain and Sale Deed
Property: 0 Suddard Lane, Scituate, RI 02857

Dear Chairwoman,

Rhode Island Emergency Management Agency hereby requests that the above-referenced item be placed on Tuesday, July 07, 2026, State Properties Committee meeting agenda. The Agency seeks the final approval of the Purchase and Sale Contract and Bargain and Sale Deed by and between the Rhode Island Emergency Management Agency and Philip D. Chiappone, for the property located at 0 Suddard Lane in the Town of Scituate.

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,

Marc R. Pappas
Director

OFFICE OF THE PUBLIC DEFENDER

160 Pine Street, Providence, Rhode Island 02903

TELEPHONE: (401) 222-3492

FAX: (401) 222-3287

EMAIL: info@ripd.org

WEBSITE: www.ripd.org

6/15/2026

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

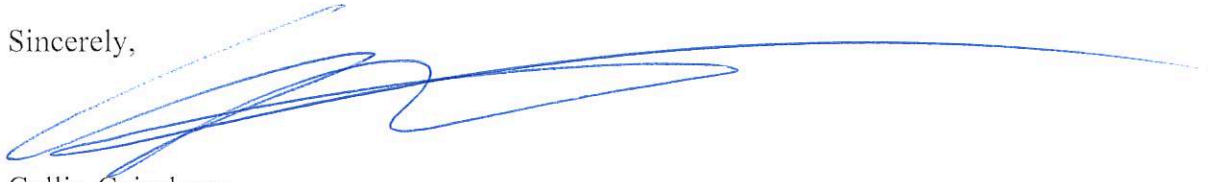
Re: State Properties Committee Meeting Agenda – 07/07/2026
Office of the Public Defender
Final Approval: Lease Agreement
Leased Premises: 160 Pine St Providence, RI 02903

Dear Chairwoman,

The Office of the Public Defender hereby requests that the above-referenced item be placed on the Tuesday, July 07, 2026, State Properties Committee meeting agenda. We are seeking the Committee's approval of the Lease Agreement between the Office of the Public Defender and PK Lamb Properties, Inc. The leased premises are located at 160 Pine Street in Providence, RI.

Matthew B. Toro (Public Defender Deputy Director) and Adam Boudreaux (DCAMM) will appear before the Committee to provide background information and answer all questions related to this request.

Sincerely,



Collin Geiselman
Public Defender

cc: Rebecca Webber, Adam Boudreaux, Matthew B Toro, Albert J. Vitali III 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: June 3, 2026

SUBJECT: Ocean State Ultra License Agreement

The Department of Environmental Management is seeking approval of and signatures on a proposed License Agreement with Ocean State Trails, LLC for Big River Management Area in West Greenwich to host the Ocean State Ultra. The Event is proposed to take place on August 29-30, 2026.

The event will consist of an overnight ultramarathon, with 6-hour, 12-hour, and 100-mile running races. There will be two aid stations and two water stations for race participants in addition to an athletic trainer or EMT on site for the entire event. Ocean State Trails will reimburse DEM for any required law enforcement presence and is required to maintain general commercial liability insurance running to the benefit of the State of RI, DEM, and the organization for bodily injury, and death in the sum of \$2,000,000 for one occurrence, and \$4,000,000 in aggregate.

As always, 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

OFFICE OF THE DIRECTOR

Memorandum

TO: Rebecca Webber, Chair
State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: June 18, 2026

RE: Aubleen Farm, Hopkinton
Request for approval of and signatures on a Purchase & Sale Contract

The Department of Environmental Management respectfully requests your approval of and signatures on a Purchase and Sale Contract for the purchase of the Development Rights over the 191-acre Aubleen Farm Property in Hopkinton, RI.

The Aubleen Farm property consists of a combination of productive farm fields on prime and important farm soils and upland hardwood forest. It is currently being used as a heifer operation and includes a combination of hay fields and grazing land. It is situated at the southern extent of Arcadia Management Area and contains two tributaries which drain to Moscow Brook and then to the Wild & Scenic Wood River. Preserving this farm protects important agricultural soils, water quality, and forestland connectivity.

In this project, the RI Agricultural Lands Preservation Commission and the Hopkinton Land Trust will co-hold the Deed to Development Rights. The purchase price for the Deed to Development Rights is \$1,078,000 and is funded by the RI Agricultural Lands Preservation Commission in the amount of \$778,000 and the Hopkinton Land Trust in the amount of \$300,000.

Michelle Sheehan, Division of Planning & Development will present this request. Your consideration of this request is greatly appreciated.

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