

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

**STATE PROPERTIES COMMITTEE MEETING
WEDNESDAY, JULY 22, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: July 16, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of July 7, 2026.

OLD BUSINESS:

1. 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

2. 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

NEW BUSINESS:

ITEM A – Department of Transportation – Discussion and potential vote on the approval and execution of a Purchase and Sale Agreement between the Department of Transportation and Gerald and Judith McGraw for the sale of 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 B – Secretary of State – Discussion and potential vote on the approval and execution of Lease Agreement between the Secretary of State and EGMP 146-148 West River LLC. The leased premises are located at 148 West River Street in the City of Providence.

Presenters: Shelby Maldonado, Colleen Halloran-Villandry and Adam Boudreaux

ITEM C – Department of Administration – Discussion and potential vote on the request for the Department of Administration to advertise a Request for Proposals and for preliminary approval to initiate lease negotiations with the offerors of the highest rated proposals in order to secure short-term transition office space for newly elected general officers.

- a. Preliminary approval to initiate lease negotiations
- b. Approval to initiate lease negotiations

Presenters: Adam Boudreaux and Danyeli Valerio

ITEM D – Department of Environmental Management – Discussion and potential vote on the approval and execution of an Indenture of Lease between the Department of Environmental Management and Coventry Girls Softball, Inc. for the use of property located within the Big River Management Area located at 1000 Phillips Hill Road in the Town of Coventry.

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

Presenter: Troy Langknecht

ITEM E – Executive Office of Housing – Discussion and potential vote on the approval and execution of a Lease Agreement between the Executive Office of Housing and Community Care Alliance (CCA). The leased premises are located at 100 Randall Street (3rd Floor) in the City of Providence.

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

Presenters: Peter Asen and Richard Kirby

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 authorization for the Department of Transportation to acquire right-of-way by virtue of State Highway Plats 3044 and 3045 necessary for the “BG-97 Warwick Corridor and Bridges #068201 and #072001” project located in the City of Warwick.

Presenter: Mark McHugh

ITEM E2 – 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 3047 and 3048 necessary for the “BG-97 Warwick Corridor and Bridges #068201 and #072001” project located in the City of Warwick.

Presenter: Mark McHugh

The next scheduled meeting of the State Properties Committee will be held on Tuesday, August 4, 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
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



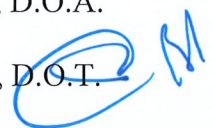
Department of Transportation
Property Management
Two Capitol Hill, Providence, RI 02903

Phone: 401-563-4542

MEMO:

Date: July 3, 2026

To: Rebecca Webber,
Chairman, State Properties Committee, D.O.A.

From: Robert Rocchio, P.E., Interim Director, D.O.T. 

Subject: **Approval and Execution of Purchase and Sale Agreement, between RIDOT and Gerald and Judith McGraw, approximately 3,500 ± S.F. of State Land Adjacent to Pippin Orchard Rd. and 2334 Plainfield Pike, Johnston.**

On June 9, 2026, the State Properties Committee approved the subject property's sale to the only abutter, Gerald and Judith McGraw to purchase 3,500 ± SF state land adjacent to 2334 Plainfield Pike and Pippin Orchard Rd., in Johnston.

Before the Committee for approval and execution is a Purchase and Sale Agreement between RIDOT and Gerald & Judith McGraw. Pursuant to the agreement's Section 13, the sale is subject to the pre-emptive rights to the property's (re)-purchase vested in its owners at the time of condemnation and the Town of Johnston as provided under RIGL 37-7-3.

Attached is the required Action Request form and aerial of the property.

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

Thank you for your attention to this matter.

Cc: K. McHugh, Esq., S. Almagno, S. Redding



State of Rhode Island

Department of State | Office of the Secretary of State

Gregg M. Amore, Secretary of State

07/3/2026

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

Re: State Properties Committee Meeting Agenda – 07/21/2026
Department of State
Final Approval: Lease Agreement
Leased Premises: 148 West River, Providence, RI 02904

Dear Ms. Webber,

The Department of State hereby requests that the above-referenced item be placed on Tuesday, July 21, 2026, State Properties Committee meeting agenda. The Department seeks the Committee's final approval of a Lease Agreement between the Department of State and EGMP 146-148 WEST RIVER LLC. The leased premises are located at 148 West River in Providence, RI.

LeeAnn Byrne (Chief of Staff) and Adam Boudreaux (DOA/DCAMM) will appear before the Committee to provide background information and answer all questions related to this request.

Sincerely,

Gregg M. Amore
Secretary of State

cc: Shelby Maldonado, Colleen Halloran-Villandry, LeeAnn Byrne, Adam Boudreaux, File



Director's Office

One Capitol Hill | Providence, RI 02908 | (401) 222-2280
Thomas A. Verdi, Acting Director

7/02/2026

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

Re: State Properties Committee Meeting Agenda – 7/21/2026
Department of Administration
2026 General Election - Transition Office Space
Preliminary Approval Advertisement: Request for Proposals
Preliminary Approval: Initiation of Lease Negotiations

Dear Chairwoman,

The Department of Administration hereby requests that the above-referenced item be placed on the Tuesday, July 21, 2026 State Properties Committee meeting agenda. Rhode Island General Laws 36-1-2.1 requires that space be made available for use by a transition staff of all newly elected general officers. In preparation for the 2026 general elections, the Department requests the Committee's preliminary approval to advertise a Request for Proposals and preliminary approval to initiate lease negotiations with the offerors of the highest rated proposals in order to secure short-term office space for newly elected general officers.

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,

Thomas A. Verdi

Acting Director

cc: Frederick Stolle, Esq., Marco Schippa, Adam Boudreaux, 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 22, 2026

SUBJECT: Big River – Coventry Girls Softball – Indenture of Lease

The Department of Environmental Management is seeking a waiver of preliminary approval and final approval on a proposed Indenture of Lease with Coventry Girls Softball, Inc. for Big River Management Area located at 1000 Phillips Hill Road, Coventry, RI. The Lease is proposed to be in effect from August 1, 2026, to July 30, 2036, with an option of renewal for an additional 10 years. Coventry Girls Softball, Inc. has leased this property since 2005, originally from DOA's Water Resources Board and provides recreational athletic opportunities for Rhode Island youth.

Under the terms of the lease, Coventry Girls Softball, Inc. will pay \$1.00 per year to stay consistent with their previous lease and is responsible for all maintenance and utilities. Lessee is expected to maintain general commercial liability insurance running to the benefit of the State, DEM, and the Lessee for bodily injury, and death in the sum of \$1,000,000 for one occurrence, \$2,000,000 in aggregate, and \$1,000,000 for property damage for any one occurrence.

DEM is also requesting a waiver of preliminary review due to time constraints. The original lease expired in August 2025, and with the impending transfer of Big River Management Area to DEM, it was decided that they would stay on a month-to-month basis, and DEM would initiate a new lease immediately upon completion of the transfer.

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



Executive Office of Housing
State of Rhode Island
One Capitol Hill, 3rd Floor,
Providence, RI 02908

July 7, 2026

Rebecca Webber
Chairperson, State Properties Committee
One Capitol Hill
Providence, RI 02908

Re: State Properties Committee Meeting Agenda – July 22, 2026
Request: Lease Extension Approval
Location: 100 Randall Street, Providence

Dear Chairperson Webber:

The Executive Office of Housing (EOH) respectfully requests that the above referenced item be placed on Wednesday, July 22, 2026, agenda of the State Properties Committee. We are requesting a preliminary approval waiver and are seeking final approval of a lease renewal between EOH and Community Care Alliance (CCA). The leased premises are located on the 3rd floor of the building at 100 Randall Street, Providence.

The facility is the home to a community services program operated by CCA. The Acute Stabilization Unit (ASU) is a short-term crisis stabilization program for adults that offers hospital step-down and diversion services. The program occupies ½ of the 3rd floor of the facility. CCA has been a tenant in this space since 2017.

Peter Asen will appear before the Committee to provide background information and answer all questions related to this request. Thank you for your consideration.

Sincerely,

Deborah J. Goddard
Secretary of Housing