

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, AUGUST 18, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: August 7, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of August 4, 2026.

NEW BUSINESS:

ITEM A – Department of Labor and Training – Discussion and potential vote on the approval and execution of a License Agreement between the Department of Labor and Training and Autumnfest Woonsocket of the use of the DLT parking lot located at 217-219 Pond Street in the City of Woonsocket.

Presenter: Celina Andrade

ITEM B – 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 and Quaiapen, LLC for the acquisition of the 42.676-acre Quaiapen LLC Property located on Yawgoo Pond Road in the Town of South Kingstown.

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

Presenter: Brendan Buckless

ITEM C – 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 William F. Rose for the acquisition of the 20-acre Rose Property located Seapowet Avenue in the Town of Tiverton.

Presenter: Lauren Miller-Donnelly

ITEM D – Department of Human Services – Discussion and potential vote on the approval and execution of a Lease Agreement between the Department of Human Services and 77 Dorrance, LLC. The leased premises are located at 77 Dorrance Street in the City of Providence.

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

Presenters: Priscilla Glucksman, Esq. and Adam Boudreaux

The next scheduled meeting of the State Properties Committee will be held on Tuesday, September 1, 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.



Department of Labor and Training

Center General Complex
1511 Pontiac Avenue
Cranston, RI 02920-4407

Telephone: (401) 462-8000
TDD: R.I. Relay 711

Daniel J. McKee
Governor

Matthew D. Weldon
Director

July 27, 2026

Rebecca Webber, Chairperson
State Properties Committee
Department of Administration 3rd Floor
1 Capitol Hill
Providence, RI 02908

Re: Autumnfest/ RI Department of Labor of Training

Dear Ms. Webber:

Autumnfest and the RI Department of Labor & Training (DLT) would like to enter into a license agreement whereby Autumnfest uses the parking lot of the DLT office located at 217-219 Pond Street during the weekend beginning at 5:00pm on Friday, October 9, 2026 through Monday, October 12, 2026 at 8:00pm. Please set this matter down for hearing at the **August 19, 2026 meeting**. I will present the signed License Agreement, Certificate of Disclosure of Corporation, Certificate of Authority and a copy of the applicable Certificate of Liability Insurance. Thank you for your consideration.

Sincerely,

/s/ Celina M. Andrade
Celina M. Andrade, Esq.
Legal Counsel
RI Department of Labor and Training
celina.andrade@dlt.ri.gov
(401) 462-8861



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: July 31, 2026

RE: Quaiapen, LLC Property, South Kingstown
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 42.676-acre Quaiapen, LLC Property located on Yawgoo Pond Road in South Kingstown.

The Quaiapen property is surrounded by the Audubon Society of RI's 1,000-acre Marion Eppley Wildlife Refuge and links an additional 2,500 acres of conservation holdings along the Queen River to conservation lands around Yawgoo Pond. The Queen River, one of RI's coldest and cleanest rivers, provides important habitat for freshwater mussels, brook trout, and amphibians and is part of the Wild & Scenic Wood Pawcatuck River watershed. The Quaiapen property itself contains portions of an intact Atlantic White Cedar swamp, which is a globally threatened type of wetland, and a white pine/mixed hardwood forest upland.

Long a target of conservation, this project represents a partnership between DEM, the US Forest Service, and the South Kingstown Land Trust. The purchase price for the Conservation Easement is \$1,000,000, with \$500,000 being funded by the US Forest Service's Forest Legacy Program. In addition, the South Kingstown Land Trust received a DEM Open Space Grant in the amount of \$400,000 to conserve this property, and will contribute an additional \$100,000.

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

MEMORANDUM

TO: Rebecca Webber, Chair
State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: July 31, 2026

RE: Rose Property – 20 acres abutting Sapowet Marsh Management Area
Request for approval of and signatures on a Purchase and Sale Agreement

The Department of Environmental Management respectfully requests your approval of and signatures on a Purchase and Sale Agreement for 20-acres of undeveloped land in Tiverton on Seapowet Avenue abutting existing Management Area lands.

The Rose property acquisition will permanently protect a high-priority parcel for conservation adjacent to Sapowet marsh. The acquisition will conserve important early successional habitat, will provide opportunities for future saltmarsh restoration and expanded public access opportunities to an extremely popular Management Area.

The purchase price of the property will be \$2,500,000. Funding will come from the US Fish & Wildlife Service's "National Coastal Wetlands Conservation Grant Program" aimed at the long-term conservation of coastal wetlands ecosystems for \$1,000,000. The Nature Conservancy will contribute \$500,000 and State Bond will contribute \$1,000,000.

The property will be managed by the Rhode Island Department of Environmental Management, Division of Fish and Wildlife, as part of Sapowet Marsh Management Area. The property will be open to the public and managed to provide a balance of high-quality wildlife habitat and compatible outdoor recreation, including hunting, trapping, fishing and other nature-based recreational opportunities.

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 Human Services

25 Howard Avenue, Louis Pasteur Building 57 Cranston, RI 02920
(401) 462-2121 Fax (401) 462-6594

Office of the Director

Kimberly Merolla-Brito

7/31/2026

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

Re: State Properties Committee Meeting Agenda – 08/18/2026
Department of Human Services
Waiver of preliminary Review/Final Approval: Lease
Agreement
Leased Premises: 77 Dorrance St. Providence

Dear Chairwoman,

The Department of Human Services hereby request that the above-referenced item be placed on Tuesday, August 18, 2026, State Properties Committee meeting agenda. The Department seeks the Committee waiver of preliminary review and seeking final approval of a Lease Agreement between the Department of Human Services and 77 Dorrance LLC, for office and customer service space. The leased premises are located at 77 Dorrance Street in the City of Providence.

Priscilla Glucksman, Esq. (DHS) and Adam Boudreaux (DCAMM) will appear before the Committee to provide background information and answer all questions related to this request.

Sincerely,

A handwritten signature in black ink that reads "Kimberly Merolla Brito". The signature is fluid and cursive, with the last name "Brito" written in a slightly larger and more prominent script.

Kimberly Merolla-Brito
Director

cc: Deborah Barclay, Esq., Marisa Petreccia, Adam Boudreaux, Marco Schiappa, File