

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, SEPTEMBER 1, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: August 27, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of August 18, 2026.

OLD BUSINESS:

1. 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

NEW BUSINESS:

ITEM A – Department of Administration – Discussion and potential vote on the approval and execution of an Off-Airport Land Lease between the Department of Administration and the Federal Aviation Administration for a communications tower located on Halligan Road at the Pastore Campus in the City of Cranston.

- a. Request for waiver of preliminary approval
- b. Off-Airport Land Lease

Presenters: Albert Vitali, III, Esq. and Danyeli Valerio

ITEM B – Rhode Island Council on Postsecondary Education (CCRI) – Discussion and potential vote on the approval and execution of a Facilities Use and License Agreement between the Rhode Island Council on Postsecondary Education (CCRI) and Kent County Memorial Hospital for the exclusive use of parking spaces located at the CCRI Knight Campus in the City of Warwick

- a. Request for waiver of preliminary approval
- b. Facilities Use and License Agreement

Presenter: Ron Cavallaro, Esq.

ITEM C – Office of the Attorney General – Discussion and potential vote on the approval and execution of a Parking Lease Agreement between the Office of the Attorney General and MetroPark, Ltd. for the use of parking spaces located at 131 Canal Street in the City of Providence.

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

Presenter: Aida P. Gomez

ITEM D – Office of the Attorney General – Discussion and potential vote on the approval and execution of a Parking Lease Agreement between the Office of the Attorney General and MetroPark, Ltd. for the use of parking spaces located at 4 Park Row in the City of Providence.

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

Presenter: Aida P. Gomez

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 The Beach Classic, LLC for the use of Fort Adams State Park located in the City of Newport to host Newport Beach Fest.

Presenter: Jennifer Ogren

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 Swim Across America, Inc. for the use of Roger Wheeler State Park located in the Town of Narragansett to host a charity swim event.

Presenter: Jennifer Ogren

ITEM G – Department of Environmental Management – Discussion and potential vote on the approval and execution of an Indenture of Sublease between the Department of Environmental Management and Wildlife Rehabilitators Association of Rhode Island for the use of Poor Farm located within the W. Alton Jones Campus in the City of West Greenwich.

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

Presenter: Troy Langknecht

ITEM H – 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 Anthony Esposito for the use of the apartment located above the Kelly House Museum located in the Town of Lincoln.

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 John O. Winsor Farm Realty, LLC for the purchase of the 158-acre Winsor Farm Property located at 112 Winsor Avenue in the Town of Johnston.

Presenter: Michelle Sheehan

ITEM J – Department of Transportation – Discussion and potential vote on the approval and execution of a Permanent Loop Detector Easement between the Department of Transportation and Centreville Associates for the installation and maintenance of a permanent loop detector located at 203 Centreville Road in the City of Warwick.

Presenter: Mark McHugh

ITEM K – Department of Transportation – Discussion and potential vote on the approval and execution of a Temporary Use and Access Agreement between the Department of Transportation and 25 Bough LLC necessary for the construction of the “Providence Pedestrian Bridge over Amtrak” project located in the City of Providence.

Presenter: Constance Beck

The next scheduled meeting of the State Properties Committee will be held on Tuesday, September 15, 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.



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



Director's Office

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

August 05, 2026

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

RE: Department of Administration
Waiver of preliminary review / Final Approval: Lease
Property: Halligan Rd, Cranston,

Dear Chairwoman,

The Department of Administration respectfully requests that the Rhode Island State Properties Committee waive preliminary review and grant final approval of the lease between the Federal Aviation Administration (FAA) and the Department of Administration for a communications tower located on Halligan Road at the Pastore Campus in Cranston, Rhode Island.

This lease covers the use of tower space and the maintenance of antennas and satellite equipment on the communications tower. The Federal Aviation Administration (FAA) has occupied and utilized this tower for more than 20 years.

Albert Vitali III, Esq., and Danyeli Valerio of the Department of Administration, Division of Capital Asset Management and Maintenance (DOA/DCAMM), will appear before the Committee to provide additional 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



COMMUNITY COLLEGE
OF RHODE ISLAND

Office of the General Counsel

To: Rebecca Webber
Chair, State Properties Committee

From: Ron Cavallaro, General Counsel

A handwritten signature in blue ink, appearing to read 'RA', located next to the name Ron Cavallaro.

Date: August 14, 2026

Re: Rhode Island Council on Postsecondary Education, by and through
The Community College of Rhode Island, and Kent County Memorial Hospital
(Facilities Use and License Agreement – CCRI Knight Campus)

Enclosed please find a proposed Facilities Use and License Agreement between and among the Council on Postsecondary Education (the Council), the Community College of Rhode Island (College) and Kent County Memorial Hospital submitted for consideration and approval by the State Properties Committee at its September 1, 2026 meeting.

This proposed Agreement provides for the exclusive use of parking spaces by the Hospital at the College's Knight Campus during the time that anticipated construction occurs on the Hospital's property. The College has identified eight-eight parking spaces that could be used exclusively by the Hospital (those spaces are set out in the enclosed photographs) and has drafted the enclosed proposed Agreement which is submitted for approval on a temporary basis until April 30, 2028.

This proposed License Agreement will be reviewed, discussed, and voted on by the Council at its meeting on August 19, 2026, so the Council and College request that Preliminary Review of this proposed Agreement be waived.

Please do not hesitate to contact me should you have any questions or require any additional information regarding this matter.

Knight Campus

400 East Avenue, Warwick, RI 02886-1807 P: 401.825.1179 F: 401.825.2166



STATE OF RHODE ISLAND
OFFICE OF THE ATTORNEY GENERAL

150 South Main Street • Providence, RI 02903
(401) 274-4400 • www.riag.ri.gov

Peter F. Neronha
Attorney General

August 12, 2026

Rebecca Webber, Chairwoman
State Properties Committee
Department of Administration
One Capitol Hill
Providence, RI 02908

Re: Final Approval- Lease Renewal
Leased Premises: Metro Park, Ltd. (131 Canal Street, Providence RI)

Chairwoman Webber:

The Office of the Attorney General hereby requests that the above-referenced item be placed on the September 1, 2026 State Properties Committee meeting agenda. The Office seeks the Committee's final approval of the parking lease between the Office of the Attorney General and Metro Park, Ltd. The leased premises is located at 131 Canal Street, Providence, Rhode Island.

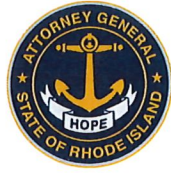
The lease will continue with the current terms and conditions for use of ten (10) parking spaces at \$200.00 per vehicle per month for a total of \$2,000 per month.

I will appear before the Committee to provide background information and answer all questions related to this request. We respectfully ask for a waiver of preliminary review before submitting.

Please let me know if you have questions or comments.

Very truly yours,

Aida P. Gomez
Director of Administration



STATE OF RHODE ISLAND
OFFICE OF THE ATTORNEY GENERAL

150 South Main Street • Providence, RI 02903
(401) 274-4400 • www.riag.ri.gov

Peter F. Neronha
Attorney General

August 12, 2026

Rebecca Webber, Chairwoman
State Properties Committee
Department of Administration
One Capitol Hill
Providence, RI 02908

Re: Final Approval- Lease Renewal
Leased Premises: Metro Park, Ltd. (4 Park Row Lot)

Chairwoman Webber:

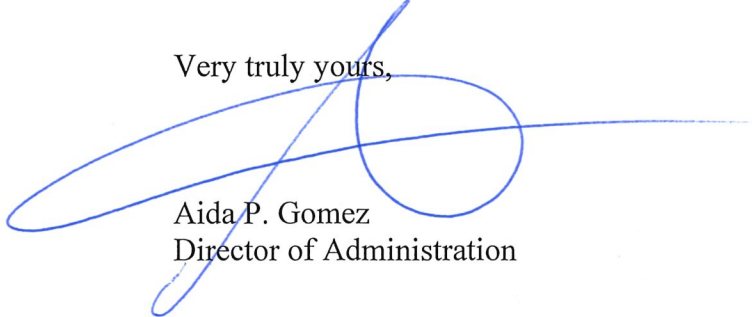
The Office of the Attorney General hereby requests that the above-referenced item be placed on the September 1, 2026 State Properties Committee meeting agenda. The Office seeks the Committee's final approval of the parking lease between the Office of the Attorney General and Metro Park, Ltd. The leased premises is located at 4 Park Row, Providence, Rhode Island.

The lease will continue with the current terms and conditions for use of nineteen (19) parking spaces for an additional year.

I will appear before the Committee to provide background information and answer all questions related to this request. We respectfully ask for a waiver of preliminary review before submitting.

Please let me know if you have questions or comments.

Very truly yours,


Aida P. Gomez
Director of Administration



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: July 31, 2026

SUBJECT: License Agreement/The Beach Classic, LLC, "DBA" Beach Football League-Newport Beach Fest

The Department of Environmental Management is seeking approval and signatures for a License Agreement with The Beach Classic, LLC, "DBA" Beach Football League to host Newport Beach Fest on September 5th and 6th, 2026, at Fort Adams State Park. The event is estimated to host approximately 2500 attendance on September 5th and 5,000 participants on September 6th and will consist of a youth camp and programming in the morning followed by a live game, exhibits, entertainment, and food trucks for the general public later in the day. This event will include alcohol sales and service.

The Beach Football League's (BFL) mission is to create a new version of football that can be played on a beach or in the sand requiring minimal equipment. BFL's intention is to attract new fans to a safer, lower impact alternative to the normal game of football, and to allow audiences to watch this sport all year round. BFL's vision is to make football accessible to kids in all social classes everywhere.

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



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: August 13, 2026

SUBJECT: License Agreement/SWIM ACROSS AMERICA, INC.- CHARITY SWIM

The Department of Environmental Management is seeking approval and signatures for a License Agreement with Swim Across America, Inc to host a charity swim at Roger Wheeler State Park on Saturday, September 12, 2026. This event is an open-water charity swim that raises money to fund gynecologic and breast cancer research at Women & Infants Hospital of Rhode Island. The inaugural SAA-RI Swim took place in 2010. It is held annually on the second Saturday of September at Roger Wheeler State Beach, except for cancellations in 2019 (Hurricane Dorian) and 2020 (Covid-19 pandemic). The majority of participants are current and former college swimmers, with the remainder age-group club swimmers, Masters swimmers, recreational swimmers, cancer survivors and their friends and family. Most of the participants and many of the volunteers are part of and attend as fundraising teams. The Swim is not a race; it is marketed as a fun charity fundraising event. The 0.25-mile option is exclusively for swimmers aged 9 to 12 and the 0.5 and 1.0 mile options are for ages 13 and older. The event is estimated to host 1200 attendants.

This License Agreement will be for a two-day term with the option to extend for two (2) additional two-day terms to host this event in 2027 and 2028. Swim Across America, Inc. has hosted this event on the Department's property for twelve years. This organization has continued to be a very respectful, safe and consistent partner.

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



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF THE DIRECTOR
235 Promenade Street, Room 425
Providence, Rhode Island 02908

MEMORANDUM

TO: Rebecca Webber, Chairwoman
DEPT: State Properties Committee
FROM: Terrence Gray, P.E., Director
DATE: August 6, 2026

SUBJECT: W. Alton Jones Poor Farm Indenture of Sublease

The Department of Environmental Management (DEM) is seeking a waiver of preliminary approval and final approval on a proposed Indenture of Sublease with the Wildlife Rehabilitators Association of Rhode Island (WRARI) for the Poor Farm, located at the W. Alton Jones Campus, 401 Victory Hwy, West Greenwich, RI. The Lease is proposed to be in effect from June 1, 2026, to May 31, 2031, with an option of renewal for an additional five years.

This is a sublease to the lease DEM entered with the University of Rhode Island for the W. Alton Jones Campus, which was executed and approved by this committee on February 26, 2026. WRARI will have exclusive use of Poor Farm to provide wildlife rehabilitation and educational programming about wildlife to support WRARI's mission of providing medical and rehabilitative care for all species of wildlife in the state of Rhode Island.

This is a no-cost lease consistent with the Master Lease in exchange for WRARI's maintenance of the property. The lease is backdated to June 1st to cover the period immediately following the expiration of a letter of access with WRARI for the property which expired May 31st – insurance was in effect as of May 1st. Lessee is expected to maintain general commercial liability insurance running to the benefit of both the Lessor and the Lessee for bodily injury, and death in the sum of \$1 million for one occurrence, and \$1 million in aggregate.

The Department appreciates the State Properties Committee's time and consideration of this request. Johann Donall, Legal Counsel, from DEM's Office of Legal Services, 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, Chairwoman

DEPT: State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: August 11, 2026

SUBJECT: Blackstone Valley State Park- Kelly House Residential Rental -Indenture of Lease

The Department of Environmental Management is seeking approval of and signatures on a proposed Indenture of Lease with Anthony Esposito for the apartment located above the Kelly House Museum, at 1075 Lower River Road, Lincoln, RI 02865. The Lease is proposed to be in effect from November 1, 2026, to October 31, 2030, with an option of renewal for an additional two (2) years. Anthony Esposito is an Administrative Court Officer for the Division of Law Enforcement and has leased this property since October 13, 2020. Anthony Esposito's responsibility is to provide onsite security and maintenance of the property. The Committee gave preliminary approval of this lease on March 31, 2026.

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 \$1,402.00. The Division of Parks and Recreation made discretionary reductions to the based on required surveillance duties needed, after hours response duties, and preventing any nuisance to the area. Specific responsibilities, which include surveillance of the property and surrounding park and for lawn care of the premises, are outlined in detail in Exhibit B of the lease. Total monthly rent for this property is \$771.10 or an annual rent of \$9,253.20. Lessee is expected to maintain general commercial liability insurance running to the benefit of the State, the Lessor, and the Lessee in the amount of \$300,000.00. In addition to the above, Lessee will be responsible to pay a flat \$300.00 per year for their portion of the water usage at the leased location.

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: August 14, 2026

RE: Winsor Farm property, Johnston
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 & Sale Contract for the purchase the 158-acre Winsor Farm Property in Johnston, RI.

Winsor Farm is a significant historical, agricultural, and open space property that is a target for acquisition because of its public outdoor recreation potential and its agricultural resources located in close proximity to urban centers. In this project, DEM will acquire the property and will enter into a lease agreement with the Northern Rhode Island Conservation District to manage the farmstead area, which consists of approximately 35 acres of fields, auxiliary forestland, two homes and a few outbuildings. The Conservation District will make the land available to farmers with limited access to agricultural land via subleases in a model similar to the nearby Snake Den Farm.

The remainder of the property, which consists of approximately 123 acres of forested land, will be managed by DEM for its wildlife habitat and public recreational opportunities – mainly hiking and wildlife viewing.

The purchase price of the property is \$3,520,000 which will be funded through the following sources: State Farmland Bond in the amount of \$1,350,000, State Open Space Bond in the amount of \$850,000, the National Park Service's Land and Water Conservation Fund in the amount of \$1,160,000, and Providence Water Supply Board, in the amount of \$160,000.

In exchange for the State Farmland Bond funding, DEM will convey a Deed to Development Rights over the 35-acre farmstead area, excluding the dwellings, to the RI

Agricultural Lands Preservation Commission to ensure the farmland remains available for agriculture into the future.

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



Department of Transportation
Two Capitol Hill
Providence, RI 02903

Office 401-222-2450
Fax 401-222-3905

MEMO:

To: Rebecca Webber
Chair – State Properties Committee

August 13, 2026

Dept: Administration

From: Robert Rocchio P.E.
Director

Dept: Transportation

Subject: Request for Authorization of Physical Alteration Permit 23-28
Loop Detector Agreement
Centreville Associates
203 Centreville Road Warwick, RI 02886

The Rhode Island Department of Transportation has been requested to have a Permanent Loop Detector installed at the applicant business located at 203 Centreville Road in Warwick, Rhode Island 02886. The easement is to grant to the State of Rhode Island Department of Transportation to maintain the detector as part of traffic safety along the Centreville Road Corridor.

The total cost associated with the PAP# 23-28 is 100% covered by the applicant.

We respectfully request the approval of the State Properties Committee to proceed with the execution of agreement for PAP# 23-28

cc: Preis, John P.E.; McHugh, Mark; Gagnon, Kyle R.E. ; Walusiak, Chris P.E. File



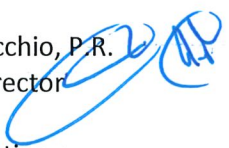
Department of Transportation
Two Capitol Hill
Providence, RI 02903

Office 401-222-2450
Fax 401-222-3905

MEMO:

To: Rebecca Webber
Chairman - State Properties Committee
Date: August 8, 2026

Dept: Administration

From: Robert Rocchio, P.R.
Interim Director 

Dept: Transportation

Subject: Request for Authorization to Execute Temporary Use and Access Agreement
25 Bough, LLC
20 Dike Street, Providence
Assessor Plat 35, Lot 12
Providence Pedestrian Bridge over Amtrak
RIC: 2025-CB-024

The Department of Transportation (RIDOT) is requesting approval and signature on one (1) Temporary Use and Access Agreement. The Department is currently constructing the above-referenced project, and has indicated it will be necessary to obtain temporary use and access to a portion of privately-owned property belonging to the Owner, (portion of Assessor's Plat 35, Lot 12) primarily to access the adjacent Existing SHL Plat 1178A and AMTRAK ROW in order to perform construction activities in accordance with the plans entitled "Providence Pedestrian Bridge over Amtrak" located along 20 Dike Street, Providence. For a One (1) year period.

The agreement contains one parcel consisting of an area totaling approximately 11,908+/- square feet to access and perform the work.

We respectfully request the authorization of the State Properties Committee to authorize the use of this Temporary Use and Access Agreement.

MM/CB

Attachment(s)

cc: Beck, Constance; Hayes, Deirdra; DeSimone, Peter; Doyle, Loren; Fisette, Lori; McHugh, Mark; McHugh, Esq. Kristine; Pompei, Anthony; Rodas, Jessica; Soderlund, Steve; File
