

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, SEPTEMBER 15, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: September 9, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of September 1, 2026.

OLD BUSINESS:

1. 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

NEW BUSINESS:

ITEM A – Department of Environmental Management – Discussion and potential vote on the preliminary approval of an Indenture of Lease between the Department of Environmental Management and the Northern RI Conservation District (NRICD) over the approximately 35-acre Winsor Farm located at Winsor Avenue in the Town of Johnston.

Presenter: Troy Langknecht

ITEM B – Department of Environmental Management – Discussion and potential vote on the preliminary approval for the Department of Environmental Management to enter into lease negotiations with Coventry Pines Golf Course for approximately 65 acres of land located at 1065 Harkney Hill Road within the Big River Management Area in the Town of Coventry.

Presenter: Troy Langknecht

ITEM C – Department of Environmental Management – Discussion and potential vote on the approval and execution of License Agreement between the Department of Environmental Management and Audrain Automobile Museum, Inc. for the use of Fort Adams State Park located in the City of Newport to host the Concours D'Elegance and various other activities during Newport Concours and Motor Week.

Presenter: Jennifer Ogren

ITEM D – Department of Children, Youth and Families – Discussion and potential vote on the preliminary approval for the Department of Children, Youth and Families to enter into lease negotiations with Boucher Properties, LLC. The leased premises are located at 191 Social Street in the City of Woonsocket.

Presenters: Jared Chieco and Adam Boudreaux

ITEM E – Department of Revenue (DMV) – Discussion and potential vote on the approval and execution of a Second Amendment to Lease Agreement between the Department of Revenue (DMV) and The Linda L. Butler Living Trust. The leased premises are located at 238 East Main Road (Unit 7) in the Town of Middletown.

Presenters: Roger Demers, Esq. and Adam Boudreaux

ITEM F – Department of Administration – Discussion and potential vote on the approval and execution of an Assignment and Assumption of Lease Agreement between the Department of Administration and Blue Jean Golf, LLC for the operation of their Pitch and Putt. The leased premises are located at 0 New London Avenue in the City of Cranston.

Presenter: Adam Boudreaux

ITEM G – Department of Administration – Discussion and potential vote on the approval and execution of a License Agreement between the Department of Administration and Blood Cancer United, Inc. for the use of the State House grounds in the City of Providence for the 2026 Light the Night event.

Presenter: Sandra Schenck

ITEM H – Department of Transportation – Discussion and potential vote on the preliminary approval for the Department of Transportation to sell approximately 30,172 square feet of State-owned land located adjacent to 2575 Post Road and Main Avenue in the City of Warwick.

Presenter: Christopher Santilli

ITEM I – Department of Transportation – Discussion and potential vote on the approval and execution of a Bargain and Sale Deed between the Department of Transportation and Suburban Land Company and Robert Desimone for the sale of approximately 230,415 square feet of State-owned land located adjacent to Route 6 and Route 295 in the Town of Johnston.

Presenter: Christopher Santilli

The next scheduled meeting of the State Properties Committee will be held on Tuesday, September 29, 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

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



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 24, 2026

SUBJECT: Winsor Farm – Preliminary Approval for Indenture of Lease

The Department of Environmental Management is seeking preliminary approval for a proposed Indenture of Lease with the Northern RI Conservation District (NRICD) for Winsor Farm, located at Winsor Avenue, Johnston, RI. This property is currently under acquisition by DEM, with the purchase and sale agreement having been presented to this committee on September 1. The lease would include 35 acres with a farmstead and two historic homes and run for five years with one option to renew for an additional five years and a subsequent option to renew for ten years (twenty years total), to start immediately following the finalization of DEM's acquisition.

NRICD is a non-profit, quasi-public organization that functions as a facilitator for meeting the needs of the local land user in the conservation of soil, water and other related natural resources, and has leased Snake Den Farm from DEM since 2013 in a similar model. The proposed rental fee is \$1.00 per year in exchange for managing the farm including sublease opportunities for local farmers.

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, Room 425
Providence, Rhode Island 02908

MEMORANDUM

TO: Rebecca Webber, Chairwoman

DEPT: State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: August 18, 2026

SUBJECT: Big River Management Area - Indenture of Lease

The Department of Environmental Management is seeking preliminary approval to enter lease negotiations with Coventry Pines Golf Course for 65 acres in Big River Management Area located at 1065 Harkney Hill Road, Coventry. The Lease is proposed to be in effect from January 1, 2027, to December 31, 2036, with an option of renewal for an additional 10 years.

Coventry Pines Golf Course has been operating since 1959 and is one of the original lessees of Big River Management Area. Their current lease with the Water Resources Board expires in 2029, and they would like to enter a new lease agreement so they can make long-term investments in the property. The property will be used for a nine-hole golf course with a clubhouse and food truck and Coventry Pines will be responsible for all course maintenance, improvements, and upkeep. The proposed rental fee is \$52,151.22 for the first year (a 2% increase from their 2026 rental fee), to increase by two percent (2%) each year, consistent with the Federal Reserve's target long-term inflation rate.

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 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, Chairperson

DEPT: State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: August 20, 2026

SUBJECT: License Agreement/Audrain Automobile Museum- Concours D'Elegance 2026

The Department of Environmental Management is seeking approval of and signatures on a License Agreement with the Audrain Automobile Museum, Inc. to utilize Fort Adams State Park to host the Concours D'Elegance along with various other activities as part of the Newport Concours & Motor Week. Established in 2019, this event is a multi-day celebration of the automobile allowing automobile enthusiasts to come together from around the world. Newport has an extensive automotive history dating back to the Gilded Age where Willie K. Vanderbilt held the first closed-circuit track automobile race at nearby Aquidneck Park's horse track (now Newport State Airport) on September 6, 1900.

These events will take place at Fort Adams on Thursday, October 1st, Saturday, October 3rd, and Sunday, October 4th, 2026. The Licensor requests use of the property for set-up and break-down from Wednesday, September 30th at 8:00AM to Monday, October 5th at 4:00PM. This event has an expected flow-through attendance of 3000-4000.

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 State Properties Committee meeting to answer any questions.

Cc. Dane Kwiatkowski, DOA
Rachel Rebello, Esq., Office of the Attorney General
Michael Walker, RICC
Russell Irving, DOA



STATE OF RHODE ISLAND
Department of Children, Youth & Families

08/18/2026

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

Re: State Properties Committee Meeting Agenda – 9/15/2026
Department of Children, Youth and Families
Preliminary review: Permission to enter into lease negotiations
Leased Premises: 191 Social st, 7th Floor, Woonsocket

Dear Chairwoman

The Department of Children, Youth and Families hereby request that the above-referenced item be placed on Tuesday September 15, 2026 State Properties Committee meeting agenda. The Department seeks the Committee's approval to enter into lease negotiations with Boucher Properties, LLC. The leased premises are located at 191 Social Street in the City of Woonsocket.

Jared Chieco and Adam Boudreaux (DOA/DCAMM) will appear before the Committee to provide background information and answer all questions related to this request.

Sincerely,

A handwritten signature in blue ink that reads 'Ashley Deckert'.

Ashley Deckert, MSW, MA
Director

cc: Misty Delgado, Albert Vitali, Esq., Marco Schiappa, Adam Boudreaux, File



Director's Office

One Capitol Hill | Providence, RI 02908 | (401) 574-8142

Jane E. Cole, Interim Director



7/17/2026

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

Re: State Properties Committee Meeting Agenda – September 15, 2026
Department of Revenue/ Division of Motor Vehicles
Final Approval: Five Year Lease Agreement
Leased Premises: 238 East Main Road (Unit 7), Middletown, RI

Dear Chairwoman,

The Department of Revenue hereby requests that the above-referenced item be placed on Tuesday, August 04, 2026, State Properties Committee meeting agenda. The Department of Revenue/ Division of Motor Vehicles is seeking the Committee's final approval of a five-year lease between the Department of Revenue/ Division of Motor Vehicles and The Linda L. Butler Trust. The leased premises are located at 238 East Main Road (Unit 7), Middletown, RI.

Roger Demers, Esq. (DMV legal counsel) and Adam Boudreaux (DCAMM) will appear before the Committee to provide background information and answer all questions related to this request.

Sincerely,

Jane E. Cole,
Interim Director

cc: Walter R. Craddock, Roger Demers, Esq., Bradford S. Booth, Esq., Marco Schiappa, Adam Boudreaux, File

Director's Office

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

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

Re: State Properties Committee Meeting Agenda – 09/15/2026
Department of Administration
Approval: Assignment and Assumption of lease Agreement
Property: 0 New London Ave, Cranston, RI

Dear Chairwoman,

The Department of Administration hereby request the above-referenced item to be placed on the Tuesday, September 15, 2026, State Properties Committee meeting agenda. The Department seeks the Committee's approval of an Assignment and Assumption of Lease Agreement between the Department of Administration and Blue Jean Golf LLC, for operation of their Pitch and Putt. On the leased premises located at 0 New London Ave, Cranston, RI

Adam Boudreaux (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: Al Vitali Esq., Adam Boudreaux, Marco Schiappa, File

**STATE OF RHODE ISLAND
DEPARTMENT OF ADMINISTRATION
DIVISION OF CAPITAL ASSET MANAGEMENT AND
MAINTENANCE
ONE CAPITOL HILL
PROVIDENCE, R.I. 02908-5850
(401) 222-6200 FAX 222-2599
TDD 222-1228**

August 27, 2026

Rebecca Webber - Chairwoman
State Properties Committee
One Capitol Hill
Providence, R.I. 02908

RE: Light the Night Event - 2026

Dear Ms. Webber:

I am writing to request that the above referenced matter be placed on the agenda for the State Properties Committee meeting scheduled on September 15, 2026. The Leukemia and Lymphoma Society, through the Department of Administration, is seeking approval of and signatures on a License Agreement, which will allow the organization to utilize the State House grounds, September 22, 2024, for Light the Night. There will be about 350 people attending this event.

Sincerely,

Sandra L. Schenck

Sandra Schenck



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

Phone: 401-563-4542

MEMO:

DATE: August 28, 2026

TO: Rebecca Webber, Chairperson, State Properties Committee, D.O.A.

FROM: Robert Rocchio, Interim Director, D.O.T. *ERH*

SUBJECT: Preliminary Approval to Sell approximately 30,172 $\pm$ SF State R.O.W. Located Adjacent to 2575 Post Rd. and Main Ave., Warwick. Appraised value: \$5.23 per SF

Pursuant to section 1.7.7 of the *Rules and Regulations of the State Properties Committee*, we hereby request the Committee's preliminary approval to sell to the only abutter, RI Paveway, Inc, the herein described parcel containing approximately 30, 172 $\pm$ SF. The property is an uneconomic remnant which does not meet stand-alone requirements for competitive sale. The parcel is only of value to the one abutter, the applicant. The applicant's abutting property at 2575 Post Road provides the only access from Post Road to the property. The AMTRAK high speed rail line abuts the western edge of the property.

No future curb cuts on Post Road or Main Avenue will be allowed by RIDOT. This restriction will run with the deed. The applicant is currently occupying the property under a Letter of Authorization by RIDOT.

The property is identified on the attached aerial, highway and assessor plat maps, and ground photos. An appraisal, by Andolfo Appraisal Associates determined a market value of \$ 5.23 per square foot (see attached appraisal). Also, enclosed is the signed approval memo from the Chief Purchasing Officer, aerial and ground photos of the area, the SPC Action Request Form, the RIDEM Open Space Report, Statewide Planning Report and the Commerce Department's approval.

Christopher Santilli, of my staff, will attend the meeting and answer any questions the Committee may have.

Thank you for your consideration of this matter.

Cc: K. McHugh, Esq., E. Troiano, S. Redding



Department of Transportation
Two Capitol Hill
Providence, RI 02903

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

MEMO:

Date: August 13, 2026

To: Rebecca Webber,
Chairperson - State Properties Committee

Dept: Administration

From: Robert Rocchio, P.E.
Interim Director

Dept: Transportation

Subject: **Review and Execution Bargain and Sale Deed Between RIDOT and Suburban Land Company and Robert Desimone Sale of Approximately 230,415 Square Feet Located Adjacent to Route 6 and Route 295, Johnston**

On April 14, 2026, the State Properties Committee executed a Purchase and Sale Agreement between RIDOT and Suburban Land Company and Robert Desimone to convey the subject RIDOT excess property acquired as part of condemnation Plat 1443 dated May 5, 1969, for the Interstate Route 295 Project. This property is not needed for any future infra-structure improvements.

We hereby request the State Properties Committee's execution of the attached Bargain and Sale Deed conveying the State property deemed excess to State needs for \$185,000.00. Attached are an aerial photograph and an Action Request Form.

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

Thank you for your consideration of this request.

ROR/, Attachments:

cc: Kristine McHugh, Esq., Steve Almagno, Chris Santilli, Ronald Ricci, File