

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

**STATE PROPERTIES COMMITTEE MEETING
TUESDAY, SEPTEMBER 29, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'**

AGENDA

Posted: September 23, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of September 15, 2026.

NEW BUSINESS:

ITEM A – 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 Kerry Robinson for the use of the Echo Lake caretaker residence located at 180 Moroney Road in the Town of Pascoag.

Presenter: Johann Donall, Esq.

ITEM B – University of Rhode Island– Discussion and potential vote on the approval and execution of a Grant of Easement between the University of Rhode Island and the Narragansett Electric Company related to an overhead electrical distribution system located on the easterly side of Plains Road in the Town of Kingston.

Presenter: Ryan Carrillo

ITEM C – University of Rhode Island– Discussion and potential vote on the approval and execution of a Grant of Easement between the University of Rhode Island and the Narragansett Electric Company for the distribution of natural gas services in the area of Greenhouse Road, Woodward Road, and Upper College Road in the Town of South Kingstown.

Presenter: Ryan Carrillo

ITEM D – University of Rhode Island– Discussion and potential vote on the approval and execution of a Grant of Easement between the University of Rhode Island and the Narragansett Electric Company for underground gas distribution facilities on the general northerly side of Kingston Road (Route 138) in the Town of South Kingstown.

Presenter: Ryan Carrillo

ITEM E – University of Rhode Island– Discussion and potential vote on the approval and execution of a Lease Agreement between the University of Rhode Island and Sbarro, LLC for the use of approximately 1,163 square feet of retail food service space located in Memorial Union at the University of Rhode Island Kingston Campus.

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

Presenter: Ryan Carrillo

ITEM F – Executive Office of Housing – Discussion and potential vote on the approval and execution of a Lease Amendment between the Executive Office of Housing and Amos House. The leased premises are located at 100 Randall Street in the City of Providence.

- a. Request for waiver of preliminary review
- b. Lease Amendment

Presenter: Lauren Barnes

ITEM G – Rhode Island Council on Postsecondary Education – Discussion and potential vote on the approval and execution of a Lease Agreement between the Rhode Island Council on Postsecondary Education and Tower Street Center, Inc. for the use of space at The Westerly Education Center located at 83 Tower Street in the Town of Westerly.

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

Presenter: Robert I. Stolzman, Esq.

ITEM H – Department of Transportation – Discussion and potential vote on the approval and execution of a Permanent Loop Detector Easement between the Department of Transportation and Sarasota Warwick, LLC related to the “Pavement Improvements in Warwick C-1” project.

Presenter: Mark McHugh

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 reauthorization for the Department of Transportation to acquire right-of-way by virtue of State Highway Plats 3035 and 3062 necessary for the “Henderson Bridge and Pawtucket Avenue Paving” project located in the City of East Providence.

Presenter: Mark McHugh

The next scheduled meeting of the State Properties Committee will be held on Tuesday, October 13, 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, Room 425
Providence, Rhode Island 02908

MEMORANDUM

TO: Rebecca Webber, Chair
DEPT: State Properties Committee
FROM: Terrence Gray, P.E., Director
DATE: September 9, 2026

SUBJECT: Echo Lake Caretaker House Indenture of Lease

The Department of Environmental Management is seeking final approval of and signatures on a proposed Indenture of Lease with Kerry Robinson for the Echo Lake caretaker house, located at 180 Moroney Road, Pascoag, RI. The Lease is proposed to be in effect from November 1, 2026, to October 31, 2029, with an option of renewal for an additional three years. Ms. Robinson is a Conservation Management Area Assistant Manager for the Division of Agriculture and Forest Environment. This lease received preliminary approval from this committee on June 9, 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 \$1,729.00. DEM made discretionary reductions to the based on required surveillance duties needed, after hours response duties, and preventing any nuisance to the area. Total monthly rent for this property will be \$1,037.40, or an annual rent of \$12,448.80. Specific responsibilities, which include surveillance of the property and for lawn care and snow removal on the premises, are outlined in detail in Exhibit B of the lease.

Lessee is expected to maintain renters' insurance running to the benefit of the State, the Lessor, and the Lessee in the amount of \$300,000; however, the insurance company cannot provide proof of insurance more than 30 days prior to the effective date of Nov 1st. Therefore, DEM is requesting approval contingent upon receipt of a COI no later than October 15th.

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

OFFICE OF THE SENIOR VICE PRESIDENT AND CHIEF FINANCIAL OFFICER

Carlotti Administration Building, 75 Lower College Road, Kingston, RI 02881 USA p: 401.874.2433 web.uri.edu/adminfinance

Abby S. Benson
Senior Vice President

TO: Rebecca Webber, Chairperson
 State Properties Committee

FROM: Abby S. Benson
 Senior Vice President for Administration and Finance

DATE: September 8, 2026

SUBJECT: The Narragansett Electric Company
 Easement Agreement

The University seeks waiver of preliminary review and requests consideration of an Easement Agreement between the University of Rhode Island (URI) and The Narragansett Electric Company for an overhead electrical distribution system on the easterly side of Plains Road, Town of South Kingstown (Plat 15-2, Lot 1). This electrical system will provide an electrical connection for the WRIU radio tower.

We request review and hopeful approval at the State Properties Committee meeting scheduled for September 29, 2026.

Thank you for your consideration of this matter.

cc: President Parlange
 Alyssa Boss
 Ryan Carrillo

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Abby S. Benson
Senior Vice President



TO: Rebecca Webber, Chairperson
State Properties Committee

FROM: Abby S. Benson
Senior Vice President for Administration and Finance

DATE: September 8, 2026

SUBJECT: The Narragansett Electric Company
Easement Agreement

The University seeks waiver of preliminary review and requests consideration of an Easement Agreement between the University of Rhode Island (URI) and The Narragansett Electric Company for the distribution of natural gas services in the areas of Greenhouse Road, Woodward Road, and Upper College Road in the Town of South Kingstown (Plat 23-2, Lots 40 and 42). This gas distribution easement will serve to update, replace, and potentially relocate underground gas distribution lines in order to address this aging infrastructure.

We request review and hopeful approval at the State Properties Committee meeting scheduled for September 29, 2026.

Thank you for your consideration of this matter.

cc: President Parlange
Alyssa Boss
Ryan Carrillo

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Abby S. Benson
Senior Vice President



TO: Rebecca Webber, Chairperson
State Properties Committee

FROM: Abby S. Benson
Senior Vice President for Administration and Finance

DATE: September 8, 2026

SUBJECT: The Narragansett Electric Company
Easement Agreement

The University seeks waiver of preliminary review and requests consideration of an Easement Agreement between the University of Rhode Island (URI) and The Narragansett Electric Company for underground gas distribution facilities on the general northerly side of Kingstown Road (Route 138), South Kingstown (Plat 23-1, Lot 1). This gas distribution facility will provide gas services to both the URI Kingston Campus and the surrounding community. This Easement will allow the installation of a new distribution facility and through a separate Termination Agreement, account for the removal of a facility that already exists in that general area.

We request review and hopeful approval at the State Properties Committee meeting scheduled for September 29, 2026.

Thank you for your consideration of this matter.

cc: President Parlange
Alyssa Boss
Ryan Carrillo

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Abby S. Benson
Senior Vice President

TO: Rebecca Webber, Chairperson
State Properties Committee

FROM: Abby S. Benson
Senior Vice President for Administration and Finance

DATE: September 10, 2026

SUBJECT: Sbarro LLC
Lease Agreement

The University seeks your consideration of a Lease Agreement between the University of Rhode Island and Sbarro LLC for 1,163 square feet of retail food service space in Memorial Union, 50 Lower College Road, Kingston, RI 02881.

This relationship is a result of a Request for Proposal (URI-RFP-200023) issued on March 24, 2025 which resulted in Sbarro receiving a Tentative Award letter.

We request that you please waive the preliminary review of this proposed action, according to the Rules and Regulations of the State Properties Committee, section 1.4.3.C., and seek hopeful approval of this Lease Agreement at the September 29, 2026, State Properties Committee meeting.

Thank you for your consideration of this matter.

cc: President Parlange
Alyssa Boss
Ryan Carrillo



Executive Office of Housing

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

September 10, 2026

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

Re: State Properties Committee Meeting Agenda – September 29, 2026
Request: Final Approval of Lease Renewal
Location: 100 Randall Street

Dear Chairperson Webber:

The Executive Office of Housing (EOH) respectfully requests that the above referenced item be placed on the Tuesday, September 29, 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 Amos House. The leased premises are located on the 2nd, 3rd, 4th, 5th, 6th floor of the building at 100 Randall Street, Providence.

The facility is home to a family shelter and an older adult shelter for Rhode Islanders experiencing homelessness. Amos House has been a tenant in this building since 2023.

Lauren Barnes 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

September 11, 2026

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

Re: Final Approval – Lease Agreement by and between Rhode Island Council on Postsecondary Education and Tower Street Center, Inc. for the extension of the Westerly Education Center (“WEC”) located at 83 Tower Street, Westerly, Rhode Island.

Dear Chairwoman Webber:

The Rhode Island Council on Postsecondary Education respectfully requests that the Rhode Island State Properties Committee waive preliminary review and grant final approval of the lease agreement between Tower Street Center, Inc., as Landlord, and the Rhode Island Council on Postsecondary Education, as Tenant, pursuant to which the Tenant will lease approximately 2,385 square feet of space located at 83 Tower Street, Westerly, Rhode Island, which is part of the Tower Street Community Center (the “Lease”).

The purpose of the Lease is to support the expansion of adult education services, which have outgrown WEC, at a new development community education center with classroom space within the Tower Street Community Center. Tower Street Center, Inc. signed a 65 year ground lease with the Town of Westerly in December 2023 to construct the Tower Street Community Center which will include classrooms, conference space, medical offices, childcare centers, and gymnasiums. The community education center expects to be completed by October 31, 2026.

The initial term of the Lease shall expire on January 31, 2037, and is subject to three (3) ten (10) year extensions. All of the base rent for the Lease (both the initial term and all renewal terms) is funded by the utilization of a federal HUD grant of \$1,500,000 and an additional \$50,000.00 per year paid from WEC revenues. The funding summary is in your portal, along with other materials, including General Assembly approval (you may recall our sitting in the House Finance hearing last June during the budget article hearing in which this matter was approved by the Committee).

The undersigned will appear before the Rhode Island State Properties Committee to provide additional background information and answer any questions related to this request.

Thank you for your consideration.

Sincerely,

Robert I. Stolzman

ROBERT I. STOLZMAN

cc: Shannon W. Gilkey, Ed.D., Commissioner,
Ron Cavallaro, Esq., General Counsel



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 24, 2026

Dept: Administration 

From: Robert Rocchio P.E.
Interim Director

Dept: Transportation

Subject: Request for Authorization to execute a Permanent Loop Detector easement.
Sarasota Warwick LLC
1500 Bald Hill Road, Warwick
Portion of Assessor's Plat 241, Lot 12

The Rhode Island Department of Transportation (RIDOT) is requesting approval and signature on (1) Permanent Loop Detector Easement Agreement.

This is part of the Pavement Improvements in Warwick C-1 in Plat 3014 and will be located partially on AP 241, Lot 12. Total SF of +/- 703sf.

This is a permanent agreement granting RIDOT rights to have access to maintain and repair as needed,

We respectfully request the approval of the State Properties Committee to proceed with this Easement Agreement.

CB:MM

Attachment

cc: Doyle, Loren; Fisette, Lori; McHugh, Mark; Beck, Constance; McHugh, Esq. Kristine; File
