DEPARTMENT OF ADMINISTRATION
ONE CAPITOL HILL
PROVIDENCE RHODE ISLAND 02908

STATE PROPERTIES COMMITTEE MEETING

TUESDAY, NOVEMBER 24, 2026, 10:00 A.M.
CONFERENCE ROOM 'B'

AGENDA

Posted: November 18, 2026

- Discussion and potential vote on the approval of the State Properties Committee meeting minutes of November 10, 2026

NEW BUSINESS:

ITEM A – Department of Transportation – Discussion regarding a Bargain and Sale Deed between the Department of Transportation and DNC Holdings, LLC and of a Deed of Easement between DNC Holdings, LLC and the Rhode Island Airport Corporation related to the sale of approximately 33,541 square feet of State-owned land located on Gilford Drive and Pell Avenue in the City of Warwick.
Presenter: Christopher Santilli

ITEM B – 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 Pines Golf Course, LLC for the use of approximately 65 acres of land within the Big River Management Area located at 1065 Harkney Hill Road in the Town of Coventry.
Presenter: Troy Langknecht

ITEM C – Department of Environmental Management – Discussion and potential vote on the approval and execution of a Conservation Easement Deed and Access Easement for the acquisition of the 36.26-acre Kesler Property located on Carolina Back Road in the Town of Charlestown.
Presenter: Michelle Sheehan

ITEM D – Rhode Island National Guard – Discussion and potential vote on the approval and execution of a Purchase and Sale Contract and Bargain and Sale Deed between the Rhode Island National Guard and Homes R Us, LLC for the sale of property located at 200 Avenue A in the City of Woonsocket.
Presenters: Michael Jolin, James Price and Danyeli Valerio

ITEM E – Rhode Island National Guard – Discussion and potential vote on the approval and execution of a Purchase and Sale Contract and Bargain and Sale Deed between the Rhode Island National Guard and 104 Market Street, LLC for the sale of property located at 104 Market Street in the Town of Warren.
Presenters: Michael Jolin, James Price and Danyeli Valerio

The next scheduled meeting of the State Properties Committee will be held on Tuesday, December 8, 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 Transportation
Property Management
Two Capitol Hill, Providence, RI 02903

Phone: 401-563-4542

MEMO:

Date: November 20, 2026

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

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

Subject: **Execution of Bargain and Sale Deed from RIDOT to DNC Holdings, LLC, 33,541 ± SF and execution of Deed of Easement from DNC Holdings, LLC to the Rhode Island Airport Corporation (RIAC), Plat 322, Lots 167, 168, 169 on Gilford Drive and Lots 182, 183 on Pell Avenue, in Warwick, RI.**

On October 26, 2021, the State Properties Committee approved a Purchase and Sale Agreement conveying 33,000 SF State-owned property to DNC Holdings, LLC located at Pell Avenue and Guilford Drive, Warwick. Total sum of all parcels indicates the final square footage to be 33,541 SF. Attached for review and signature is the Bargain and Sale Deed, which combines four (4) Deeds: 0 Pell Ave., 14 Pell Ave., 0 and 15 Guilford Dr. and 23 Guilford Dr. to be conveyed as *one whole lot* to DNC Holdings, LLC for $400,000.

Also attached is a "Right to Flight" Deed of Easement granted to RIAC by DNC Holdings, LLC, which is attached to the Deed. The Easement is required by FAA to ensure compatible land use with the airport. Also attached to the Deed is an FAA Notice, CFR 14 Chapter 1, "Noise Land Management and Requirement for Disposal of Noise Land and Development Land", as required when aviation property is sold to an outside party. This Easement will run with the Deed in perpetuity.

The required Action Request Form and aerial map are also attached.

Christopher Santilli, of my staff, will appear before the Committee to address any concerns that you may have.

Thank you for your consideration of this matter.

Cc: K. McHugh, Esq.; C. Santilli; E. Troiano; S. Redding.

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: November 2, 2026

SUBJECT: Coventry Pines Golf Course, Big River Management Area Indenture of Lease

The Department of Environmental Management is seeking approval of and signatures on a proposed Indenture of Lease with Coventry Pines Golf Course for 65 acres in Big River Management Area, located at 1065 Harkney Hill Road, Coventry, RI. The Lease is proposed to be in effect from January 1, 2027, to December 31, 2036, with an option of renewal for an additional ten years. This lease received preliminary approval from this Committee on September 15, 2026.

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 rental fee is $52,151.22 for the first year (a 2% increase from the 2026 rental fee), to increase by 2% annually, consistent with the Federal Reserve's target long-term inflation rate. 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 million for one occurrence, and $2 million in aggregate, and $500,000 for property damage for any one occurrence.

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

TO: Rebecca Webber, Chair
State Properties Committee

FROM: Terrence Gray, P.E., Director

DATE: November 6, 2026

RE: Kesler Property, Charlestown
Request for approval of and signatures on a Conservation Easement and an Access Easement

The Department of Environmental Management respectfully requests your approval of and signatures on a Conservation Easement over the 36.26-acre Kesler Property on Carolina Back Road in the Town of Charlestown, together with an associated Access Easement.

The Kesler property is situated in a corridor of conservation land in Central Charlestown within the Wood-Pawcatuck River watershed. It sits across the street from The Nature Conservancy's Carter Preserve and abuts other conservation holdings. The property is entirely forested and contains a tract of globally rare pitch pine which supports species of statewide importance.

In this project, the Charlestown Land Trust (CLT) was awarded funding from the USDA Natural Resources Conservation Service to acquire a Conservation Easement over private forestland to conserve its important habitat values. In exchange for match funding, DEM will co-hold the Conservation Easement. The property will be managed for its forest habitat. Because the Conservation Easement is accessed via a Right of Way which will be shared by the landowner, the landowner is also conveying an Access Easement over this ROW to CLT and DEM.

The purchase price for the Conservation Easement is $440,000, with $220,000 being contributed from the NRCS and $220,000 being funded by DEM's Working Lands Bond.

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

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

November 4, 2026

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

Re: State Properties Committee Meeting Agenda – 11/24/2026
Department of Administration
Final Approval: Purchase and Sale Contract and Bargain and Sale Deed
Property: 200 Avenue A, Woonsocket, RI

Dear Ms. Webber:

The Rhode Island National Guard hereby requests that the above-referenced item be placed on Tuesday, November 24, 2026, State Properties Committee meeting agenda. The Department seeks final approval of the Purchase and Sale Contract and Bargain and Sale Deed by and between the Rhode Island National Guard and HOMES R US LLC. for the property located at 200 Avenue A. in the City of Woonsocket.

Michael Jolin (RING), James Price (RING), and Danyeli Valerio (DCAMM) will appear before the Committee to provide background information and answer all questions related to this request.

Sincerely,

CHEVALIER.ANDREW.JOSEPH.1012739113
Digitally signed by CHEVALIER.ANDREW.JOSEPH.1012739113
Date: 2026.11.06 12:31:00 -05'00'

Andrew J. Chevalier
Major General
The Adjutant General

Copy to:
Frederick Stolle, Esq.
Albert Vitali III, Esq.
Michael P. Jolin, Esq.
Marco Schiappa
Danyeli Valerio, File

STATE OF RHODE ISLAND
MILITARY STAFF - OFFICE OF THE ADJUTANT GENERAL
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November 4, 2026

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

Re: State Properties Committee Meeting Agenda – 11/24/2026
Department of Administration
Final Approval: Purchase and Sale Contract and Bargain and Sale Deed
Property: 104 Market St. Warren, RI

Dear Ms. Webber:

The Rhode Island National Guard hereby requests that the above-referenced item be placed on Tuesday, November 24, 2026, State Properties Committee meeting agenda. The Department seeks final approval of the Purchase and Sale Contract and Bargain and Sale Deed by and between the Rhode Island National Guard and 104 Market Street LLC. for the property located at 104 Market St. in the Town of Warren.

Michael Jolin (RING), James Price (RING), and Danyeli Valerio (DCAMM) will appear before the Committee to provide background information and answer all questions related to this request.

Sincerely,

CHEVALIER.ANDREW.JOSEPH.1012739113
Digitally signed by CHEVALIER.ANDREW.JOSEPH.1012739113
Date: 2026.11.06 12:30:38 -05'00'

Andrew J. Chevalier
Major General
The Adjutant General

Copy to:
Frederick Stolle, Esq.
Albert Vitali III, Esq.
Michael P. Jolin, Esq.
Marco Schiappa
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