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ARTICLE 11

RELATING TO LEASE AGREEMENTS FOR LEASED OFFICE AND OPERATING SPACE

SECTION 1. This article consists of a Joint Resolution that is submitted pursuant to Rhode Island General Law § 37-6-2(d) authorizing various lease agreements for office space and operating space.

SECTION 2. *Department of Human Services (31 John Clarke Road, Middletown).*

WHEREAS, the Department of Human Services currently occupies approximately 4,400 square feet at 31 John Clarke Road in the Town of Middletown;

WHEREAS, the Department of Human Services currently has a current lease agreement, in full force and effect, with Child and Family Services of Newport County for approximately 4,400 square feet of office space located at 31 John Clarke Road, Middletown;

WHEREAS, the existing lease expires on November 30, 2023, and the Department of Human Services wishes to exercise its option to renew this lease for an additional five (5) year term;

WHEREAS, the State of Rhode Island, acting by and through the Department of Human Services, attests to the fact that there are no clauses in the lease agreement with Child and Family Services of Newport County that would interfere with the Department of Human Services lease agreement or use of the facility;

WHEREAS, the leased premises provide a critical location for the offices of the Department of Human Services from which the agency can fulfill its mission;

WHEREAS, the annual base rent in the agreement in the current fiscal year, ending June 30, 2023, is \$88,989.18;

WHEREAS, the anticipated annual base rent of the agreement in each of the five (5) years of the renewal term will not exceed \$97,196.00;

WHEREAS, the payment of the annual base rent will be made from funds available to the Department of Human Services for the payments of rental and lease costs based on annual appropriations made by the General Assembly; and

WHEREAS, the State Properties Committee now respectfully requests the approval of the General Assembly for the lease agreement between the Department of Human Services and Child and Family Services of Newport County for leased space located at 31 John Clarke Road,

1 Middletown; now therefore be it

2 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
3 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
4 \$485,980.00;

5 RESOLVED, that this Joint Resolution shall take effect upon passage by the General
6 Assembly;

7 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
8 certified copies of this resolution to the Governor, the Director of the Department of Human
9 Services, the Director of Administration, the State Budget Officer, and the Chair of the State
10 Properties Committee.

11 SECTION 3. *Department of Human Services (125 Holden Street, Providence).*

12 WHEREAS, the population who resides in the Greater Providence area and who qualifies
13 for Department of Human Services programming has a demonstrable need for a second customer
14 service center in the capital city that is readily accessible to residents and includes adequate parking;

15 WHEREAS, the Department of Administration has conducted of review of its State-owned
16 inventory of space. Based on this review, the current State-owned building inventory does not
17 include office space that can accommodate the space requirements of the Department of Human
18 Services;

19 WHEREAS, it is anticipated that effective January 17, 2023, the Department of Human
20 Services will enter into a one-year lease for a property located at 125 Holden Street, Providence,
21 which features a 17,000 square foot office space that meets these requirements, including fifty (50)
22 parking spaces;

23 WHEREAS, the annual base rent for the first year of the agreement is \$476,000.00;

24 WHEREAS, it is anticipated that the annual base rent of the new lease agreement in each
25 of the ten years of the term increases annually by the greater of (i) the percentage increase in the
26 Consumer Price Index (the "CPI") as published in the Bureau of Labor Statistics on December 31
27 of each lease year or (ii) three percent (3%);

28 WHEREAS, the payment of the annual base rent will be made from funds available to the
29 Department of Human Services for the payments of rental and lease costs based on annual
30 appropriations made by the General Assembly;

31 WHEREAS, tenant shall have the right, at its election, to extend the Term of this lease for
32 one (1) option to extend the Term for five (5) years, (the "Option Term" or "Renewal Term"),
33 provided however, that (i) Landlord receives written notice from Tenant of such exercise at least
34 twelve (12) months prior to the expiration of the Term of Lease, and (ii) Landlord and Tenant

1 negotiate in good faith and reach agreement on the Rent and all of the other terms and conditions
2 applicable to the Option Term at least seven (7) months prior to the expiration of the initial Term
3 of lease. This Option Term is subject to Rhode Island General Assembly funding approval and
4 approval by the State Properties Committee;

5 WHEREAS, the State Properties Committee now respectfully requests the approval of the
6 General Assembly for the lease agreement between the Department of Human Services and 125
7 Holden St. LLC, for the office space located at 125 Holden St. in the City of Providence, Rhode
8 Island; now therefore be it

9 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
10 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
11 \$2,527,148.65;

12 RESOLVED, that this joint resolution shall take effect upon passage by the General
13 Assembly;

14 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
15 certified copies of this resolution to the Governor, the Director of the Department of Human
16 Services, the Director of Administration, the State Budget Officer, and the Chair of the State
17 Properties Committee.

18 SECTION 4. *Department of Human Services (One Reservoir Avenue, Providence)*

19 WHEREAS, The Department of Human Services and the Department of Labor and
20 Training currently occupy 25,000 square feet at One Reservoir Avenue in the City of Providence;
21 and

22 WHEREAS, the Department of Labor and Training has a current lease agreement in full
23 force and effect, with First Reservoir, LLC for 25,000 square feet of office space located at One
24 Reservoir Avenue; and

25 WHEREAS, the Department of Labor and Training will be vacating the leased premises
26 effective June 30, 2023 and the Lease, with the Landlord's written consent, will be assigned to the
27 Department of Human Services; and

28 WHEREAS, the existing lease expires on June 30, 2023 and the Department of Human
29 Services wishes to exercise its option to renew this lease for an additional term; and

30 WHEREAS, the State of Rhode Island, acting by and through the Department of Human
31 Services attests to the fact that there are no clauses in the lease agreement with First Reservoir,
32 LLC that would interfere with the Department of Human Services lease agreement or use of the
33 facility; and

34 WHEREAS, the leased premises provide a critical location for the offices of the

1 Department of Human Services from which the organization can fulfill its mission; and

2 WHEREAS, the annual base rent in the agreement in the current fiscal year, ending June
3 30, 2023 is \$579,250.00; and

4 WHEREAS, the anticipated annual base rent in years 1-2 of the term shall not exceed
5 \$579,250.00, the anticipated annual base rent in years 3-5 of the term shall not exceed \$593,731.25;
6 and

7 WHEREAS, the payment of the annual base rent will be made from funds available to the
8 Department of Human Services for the payments of rental and lease costs based on annual
9 appropriations made by the General Assembly; and

10 WHEREAS, the State Properties Committee now respectfully requests the approval of the
11 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement
12 between the Department of Human Services and First Reservoir, LLC for leased space located at
13 One Reservoir Avenue, Providence; now therefore be it

14 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
15 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
16 \$2,939,693.75; and it be further

17 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
18 certified copies of this resolution to the Governor, the Director of the Department of Human
19 Services, the Director of Administration, the State Budget Officer, and the Chair of the State
20 Properties Committee.

21 SECTION 5. *Department of Children, Youth and Families (530 Wood Street, Bristol).*

22 WHEREAS, the Department of Children, Youth and Families currently occupies
23 approximately 15,693 square feet at 530 Wood Street in the Town of Bristol;

24 WHEREAS, the Department of Children, Youth and Families currently has a current lease
25 agreement, in full force and effect, with WSA Property, Inc. for approximately 15,693 square feet
26 of office space located at 530 Wood Street, Bristol;

27 WHEREAS, the existing lease expires on July 31, 2023, and the Department of Children,
28 Youth and Families wishes to exercise its option to renew this lease for an additional five (5) year
29 term;

30 WHEREAS, the State of Rhode Island, acting by and through the Department of Children,
31 Youth and Families, attests to the fact that there are no clauses in the lease agreement with WSA
32 Property, Inc. that would interfere with the Department of Children, Youth and Families lease
33 agreement or use of the facility;

34 WHEREAS, the leased premises provide a critical location for the offices of the

1 Department of Children, Youth and Families from which the agency can fulfill its mission;

2 WHEREAS, the annual base rent in the agreement in the current fiscal year, ending June
3 30, 2023 is \$356,701.80;

4 WHEREAS, the anticipated annual base rent of the agreement in each of the five (5) years
5 of the renewal term will not exceed \$337,399.50 in years one (1) through three (3) and \$353,092.50
6 in years four (4) through five (5);

7 WHEREAS, the payment of the annual base rent will be made from funds available to the
8 Department of Children, Youth and Families for the payments of rental and lease costs based on
9 annual appropriations made by the General Assembly; and

10 WHEREAS, the State Properties Committee now respectfully requests the approval of the
11 General Assembly for the lease agreement between the Department of Children, Youth and
12 Families and WSA Property, Inc. for leased space located at 530 Wood Street, Bristol; now
13 therefore be it

14 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
15 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
16 \$1,718,383.50;

17 RESOLVED, that this Joint Resolution shall take effect upon passage by the General
18 Assembly; and be it further

19 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
20 certified copies of this resolution to the Governor, the Director of the Department of Children,
21 Youth and Families, the Director of Administration, the State Budget Officer, and the Chair of the
22 State Properties Committee.

23 SECTION 6. *Department of Revenue (2000 Diamond Hill Road, Woonsocket).*

24 WHEREAS, the Department of Revenue currently occupies approximately 4,877 square
25 feet at 2000 Diamond Hill Road in the City of Woonsocket;

26 WHEREAS, the Department of Revenue currently has a current lease agreement, in full
27 force and effect, with Woonsocket Mall, LLC for approximately 4,877 square feet of office space
28 located at 2000 Diamond Hill Road, Woonsocket;

29 WHEREAS, the existing lease expires on November 30, 2023 and the Department of
30 Revenue wishes to exercise its option to renew this lease for an additional five (5) year term;

31 WHEREAS, the State of Rhode Island, acting by and through the Department of Revenue,
32 attests to the fact that there are no clauses in the lease agreement with Woonsocket Mall, LLC that
33 would interfere with the Department of Revenue lease agreement or use of the facility;

34 WHEREAS, the leased premises provide a critical location for the offices of the

1 Department of Revenue from which the agency can fulfill its mission;

2 WHEREAS, the annual base rent in the agreement in the current fiscal year, ending June
3 30, 2023 is \$75,770.00;

4 WHEREAS, the anticipated annual base rent of the agreement in each of the five (5) years
5 of the renewal term will not exceed \$78,519.70;

6 WHEREAS, the payment of the annual base rent will be made from funds available to the
7 Department of Revenue for the payments of rental and lease costs based on annual appropriations
8 made by the General Assembly;

9 WHEREAS, the State Properties Committee now respectfully requests the approval of the
10 General Assembly for the lease agreement between the Department of Revenue and Woonsocket
11 Mall, LLC for leased space located at 2000 Diamond Hill Road; now therefore be it

12 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
13 lease agreement, for a term not to exceed five (5) years and an aggregate base rent not to exceed
14 \$392,598.50;

15 RESOLVED, that this Joint Resolution shall take effect upon passage by the General
16 Assembly;

17 RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly
18 certified copies of this resolution to the Governor, the Director of the Department of Revenue, the
19 Director of Administration, the State Budget Officer, and the Chair of the State Properties
20 Committee.

21 SECTION 7. This article shall take effect upon passage.