

1 **ARTICLE 9**

2 **RELATING TO LEASES**

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

6 SECTION 2. *Department of Children Youth and Families (101 Friendship Street,*  
7 *Providence).*

8 WHEREAS, the Department of Children Youth and Families currently occupies  
9 approximately 99,500 square feet at 101 Friendship Street in the City of Providence; and

10 WHEREAS, the Department of Children Youth and Families currently holds a lease  
11 agreement, in full force and effect, with Provident Property, LLC for approximately 99,500 square  
12 feet of office space located at 101 Friendship Street, in the City of Providence; and

13 WHEREAS, the existing lease expires on November 30, 2025, and the Department of  
14 Children Youth and Families wishes to renew this lease for an additional ten-year term; and

15 WHEREAS, the State of Rhode Island, acting by and through the Department of Children  
16 Youth and Families attests to the fact that there are no clauses in the lease agreement with Provident  
17 Property, LLC that would interfere with the Department of Children Youth and Families' lease  
18 agreement or use of the facility; and

19 WHEREAS, the leased premises provides a critical location for the offices of the  
20 Department of Children Youth and Families from which the Department can fulfill its mission; and

21 WHEREAS, the annual fixed rent in the agreement in the current fiscal year, ending June  
22 30, 2025 is \$2,089,500.00; and

23 WHEREAS, the annual fixed rent of the agreement in each of the first five (5) years of the  
24 renewal term will not exceed \$2,293,826.79 and shall not exceed \$2,490,076.79 in each of the  
25 remaining years of the renewal term [or in each of years six (6) through ten (10) of the renewal  
26 term]; and

27 WHEREAS, the payment of the annual fixed rent will be made from funds available to the  
28 Department of Children Youth and Families for the payments of rental and lease costs based on  
29 annual appropriations made by the General Assembly; and

30 WHEREAS, the State Properties Committee now respectfully requests the approval by the  
31 Rhode Island House of Representatives and the Rhode Island Senate of the lease agreement  
32 between the Department of Children Youth and Families and Provident Property, LLC for leased  
33 space located at 101 Friendship Street, Providence; now therefore be it

34 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the

1 lease agreement, for a term not to exceed ten (10) years and an aggregate fixed rent not to exceed  
2 \$23,919,517.90; and it be further

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

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

9 SECTION 3. *Rhode Island Emergency Management Agency (2700 Plainfield Pike,*  
10 *Cranston).*

11 WHEREAS, the Department of Administration currently holds a lease agreement which  
12 was enacted during the Covid-19 emergency, with EIM Plainfield Pike, LLC for approximately  
13 73,770 square feet of warehouse space located at 2700 Plainfield Pike, in the City of Cranston; and

14 WHEREAS, the existing lease expires on July 31, 2025, but the warehousing needs  
15 continue; and

16 WHEREAS, the annual gross rent in the agreement in the existing lease is \$684,585.60;

17 WHEREAS, the Department of Administration and Rhode Island Emergency Management  
18 officials received and reviewed proposals for warehouses that would meet Emergency Management  
19 Agency needs; and

20 WHEREAS, upon completing an evaluation of the submitted lease proposals, the Rhode  
21 Island Emergency Management Agency wishes to enter into a ten-year lease agreement with EIM  
22 Plainfield Pike, LLC for approximately 73,770 square feet of warehouse space located at 2700  
23 Plainfield Pike in the city/town of Cranston.

24 WHEREAS, the aggregate base rent for the ten-year lease will not exceed \$7,188,368.21.

25 WHEREAS, the payment of the annual base rent will be made from funds available to the  
26 Rhode Island Emergency Management Agency for the payments of rental and lease costs based on  
27 annual appropriations made by the General Assembly; and

28 WHEREAS, the State Properties Committee now respectfully requests the approval of the  
29 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement  
30 between the Rhode Island Emergency Management Agency and EIM Plainfield Pike, LLC for lease  
31 space located at 2700 Plainfield Pike; now therefore be it

32 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the  
33 lease agreement, for a term not to exceed ten (10) years and an aggregate base rent not to exceed  
34 \$7,188,368.21; and it be further

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

3           RESOLVED, that the Secretary of State is hereby authorized and directed to transmit duly  
4 certified copies of this resolution to the Governor, the Director of the Rhode Island Emergency  
5 Management Agency, the Director of Administration, the State Budget Officer, and the Chair of  
6 the State Properties Committee.

7 SECTION 4. This article shall take effect upon passage.