

ARTICLE 9

RELATING TO LEASES

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

SECTION 2. *Rhode Island Department of State (148 West River Street, Providence).*

WHEREAS, The Rhode Island Department of State currently occupies approximately 12,152 square feet at 148 West River Street in the City of Providence; and

WHEREAS, The Rhode Island Department of State currently holds a lease agreement, in full force and effect, with EGMP 146-148 West River LLC for approximately 12,152 square feet of office and customer service space located at 148 West River Street, in the City of Providence; and

WHEREAS, The existing lease expires on July 31, 2026, and the Rhode Island Department of State wishes to enter into a new lease agreement for a period of ten (10) years; and

WHEREAS, The State of Rhode Island, acting by and through the Department of State attests to the fact that there are no clauses in the lease agreement with EGMP 146-148 West River LLC that would interfere with the Department of State's lease agreement or use of the facility; and

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

WHEREAS, The annual fixed rent in the agreement in the current fiscal year, ending June 30, 2026 is \$256,589.52; and

WHEREAS, The annual base rent of the agreement in year one is not to exceed \$261,268.00 which will be followed by annual increases of 2.5% in years two (2) through ten (10), with year ten (10) not to exceed \$326,287.93; and

WHEREAS, The payment of the annual base rent will be made from funds available to the Department of State 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 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement between the Department of State and EGMP 146-148 West River LLC for leased space located at

1 148 West River Street, Providence; now therefore be it

2 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
3 the lease agreement, for a term not to exceed ten (10) years and an aggregate base rent not to exceed
4 \$2,927,085.15; and it be further

5 RESOLVED, That this Joint Resolution shall take effect upon passage by the General
6 Assembly; and it be further

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 Department of State, the Director of
9 Administration, the State Budget Officer, and the Chair of the State Properties Committee.

10 SECTION 3. *Rhode Island Department of Environmental Management, (235 Promenade*
11 *Street, Providence).*

12 WHEREAS, The Rhode Island Department of Environmental Management currently
13 occupies 126,184 square feet at 235 Promenade Street in the City of Providence; and

14 WHEREAS, The Rhode Island Department of Environmental Management currently holds
15 a lease agreement in full force and effect, with Foundry Parcel Fifteen Associates, LLC for 126,184
16 square feet of office and customer service space located at 235 Promenade Street, in the City of
17 Providence; and

18 WHEREAS, The existing lease expires on July 7, 2026, and the Rhode Island Department
19 of Environmental Management wishes to enter into a new lease agreement for a period of ten (10)
20 years; and

21 WHEREAS, The Department of Administration and Rhode Island Department of
22 Environmental Management received and reviewed proposals for office space that would meet the
23 Department of Environmental Management's needs; and

24 WHEREAS, Upon completing an evaluation of the submitted lease proposals, the Rhode
25 Island Department of Environmental Management wishes to enter into a ten-year lease agreement
26 with Foundry Parcel Fifteen Associates, LLC for approximately 115,733 square feet of office space
27 located at 235 Promenade Street in the city of Providence; and

28 WHEREAS, The State of Rhode Island, acting by and through the Rhode Island
29 Department of Environmental Management attests to the fact that there are no clauses in the lease
30 agreement with Foundry Parcel Fifteen Associates, LLC that would interfere with the Rhode Island
31 Department of Environmental Management's lease agreement or use of the facility; and

32 WHEREAS, The leased premises provide a critical location for the offices of the Rhode
33 Island Department of Environmental Management from which the agency can fulfill its mission;
34 and

1 WHEREAS, The annual fixed rent in the agreement in the current fiscal year, ending June
2 30, 2026 is \$2,586,772; and

3 WHEREAS, The annual fixed rent of the agreement in each of the first five (5) years of
4 the renewal term will not exceed \$2,761,716 and shall not exceed \$2,952,675 in each of the
5 remaining years of the renewal term (or in each of years six (6) through ten (10) of the renewal
6 term); and

7 WHEREAS, The payment of the annual fixed rent will be made from funds available to
8 the Rhode Island Department of Environmental Management for the payments of rental and lease
9 costs based on annual 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 Rhode Island Department of Environmental Management and Foundry Parcel Fifteen
13 Associates, LLC for lease space located at 235 Promenade Street, Providence; now therefore be it

14 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
15 the lease agreement, for a term not to exceed ten (10) years and an aggregate fixed rent not to
16 exceed \$28,571,955; and it be further

17 RESOLVED, That this Joint Resolution shall take effect upon passage by the General
18 Assembly; and it be 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 Rhode Island Department of
21 Environmental Management, the Director of Administration, the State Budget Officer, and the
22 Chair of the State Properties Committee.

23 SECTION 4. *State of Rhode Island Office of the Public Defender (160 Pine Street,*
24 *Providence).*

25 WHEREAS, The Office of the Public Defender currently occupies approximately 19,777
26 square feet at 160 Pine Street in the City of Providence; and

27 WHEREAS, The Office of the Public Defender currently holds a lease agreement, in full
28 force and effect, with PK Lamb Properties, Inc. for approximately 19,777 square feet of office
29 space located at 160 Pine Street, in the City of Providence; and

30 WHEREAS, The existing lease expires on July 31, 2026, and the Office of the Public
31 Defender wishes to renew this lease for an additional five-year term; and

32 WHEREAS, The State of Rhode Island, acting by and through the Office of the Public
33 Defender attests to the fact that there are no clauses in the lease agreement with PK Lamb
34 Properties, Inc. that would interfere with the Office of the Public Defender's lease agreement or

1 use of the facility; and

2 WHEREAS, The leased premises provide a critical location for the Office of the Public
3 Defender from which the agency can fulfill its mission; and

4 WHEREAS, The annual fixed rent in the agreement in the current fiscal year, ending June
5 30, 2026 is \$393,166.76; and

6 WHEREAS, The annual fixed rent of the agreement in the five (5) years of the renewal
7 term will not exceed \$483,619; and

8 WHEREAS, The payment of the annual fixed rent will be made from funds available to
9 the Office of the Public Defender for the payments of rental and lease costs based on annual
10 appropriations made by the General Assembly; and

11 WHEREAS, The State Properties Committee now respectfully requests the approval of the
12 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement
13 between the Office of the Public Defender and PK Lamb Properties, Inc. for leased space located
14 at 160 Pine Street, Providence; now therefore be it

15 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
16 the lease agreement, for a term not to exceed five (5) years and an aggregate fixed rent not to exceed
17 \$2,418,095; and it be further

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

20 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit duly
21 certified copies of this resolution to the Governor, the Public Defender, the Director of
22 Administration, the State Budget Officer, and the Chair of the State Properties Committee.

23 SECTION 5. *Rhode Island Department of Human Services (77 Dorrance Street,*
24 *Providence).*

25 WHEREAS, The Rhode Island Department of Human Services currently occupies 25,812
26 square feet at 77 Dorrance Street in the City of Providence; and

27 WHEREAS, The Rhode Island Department of Human Services currently holds a lease
28 agreement in full force and effect, with 77 Dorrance, LLC for 25,812 square feet of office and
29 customer service space located at 77 Dorrance Street, in the City of Providence; and

30 WHEREAS, The existing lease expires on August 31, 2026, and the Rhode Island
31 Department of Human Services wishes to enter into a new lease agreement for a period of five
32 years (5) years; and

33 WHEREAS, The State of Rhode Island, acting by and through the Department of Human
34 Services attests to the fact that there are no clauses in the lease agreement with 77 Dorrance, LLC

1 that would interfere with the Department of Human Service’s lease agreement or use of the facility;
2 and

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

5 WHEREAS, The annual fixed rent in the agreement in the current fiscal year, ending June
6 30, 2026 is \$412,992; and

7 WHEREAS, The annual fixed rent of the agreement in the five (5) years of the renewal
8 term will not exceed \$500,753; and

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

12 WHEREAS, The State Properties Committee now respectfully requests the approval of the
13 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement
14 between the Department of Human Services and 77 Dorrance, LLC for lease space located at 77
15 Dorrance Street, Providence; now therefore be it

16 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
17 the lease agreement, for a term not to exceed five (5) years and an aggregate fixed rent not to exceed
18 \$2,503,765; and it be further

19 RESOLVED, That this Joint Resolution shall take effect upon passage by the General
20 Assembly; and it be further

21 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit duly
22 certified copies of this resolution to the Governor, the Director of the Department of Human
23 Services, the Director of Administration, the State Budget Officer, and the Chair of the State
24 Properties Committee.

25 SECTION 6. *Office of the Postsecondary Commissioner (83 Tower Street, Westerly).*

26 WHEREAS, The Office of the Postsecondary Commissioner, by and through its governing
27 council, the Rhode Island Council on Postsecondary Education, desires to lease approximately
28 2,385 rentable square feet of space at the building located at 83 Tower Street, Westerly, Rhode
29 Island, owned by Tower Street Center, Inc.; and

30 WHEREAS, To meet the continued demand from employers for a highly trained and
31 skilled workforce that requires an education credential beyond a high school diploma, the Office
32 of the Postsecondary Commissioner requires additional educational space. Currently, the Westerly
33 Education Center is at capacity, offering nine trades to support employees for Electric Boat,
34 programming from higher education institutions, and space for industry partners to provide

1 incumbent worker training programs; and

2 WHEREAS, The proposed lease is for additional educational space, and there is no existing
3 lease for the specific premises located at 83 Tower Street, Westerly, Rhode Island; and

4 WHEREAS, Tower Street Center, Inc. entered into a Ground Lease Agreement with the
5 Town of Westerly, Rhode Island on January 1, 2024, to develop a community center, authorizing
6 the Landlord to sublease all or any portion of the improvements on the Property, develop the terms
7 of such permitted sublease(s), and enforce the terms of such permitted sublease(s), according to the
8 terms set forth in the Ground Lease Agreement; and

9 WHEREAS, The vision for the Tower Street Community Center is to create a
10 transformative community hub that breaks down barriers to essential services, fosters meaningful
11 connections, and empowers individuals to thrive. The Tower Street Community Center is
12 envisioned as a place where health, education, and recreation intersect to build a stronger, more
13 resilient community; and

14 WHEREAS, The leased premises provide a critical location for the Office of the
15 Postsecondary Commissioner to expand its operations from which the agency can fulfill its mission;
16 and

17 WHEREAS, The initial lease term in the lease agreement is for a period of ten (10) years,
18 and the lease agreement includes three (3) optional extensions of ten (10) years each; and

19 WHEREAS, The Office of the Postsecondary Commissioner received \$1,500,000 in
20 federal grant funding through the Consolidated Appropriations Act, 2023 (Public Law 117-328),
21 under the Economic Development Initiative Community Project Funding/Congressionally Directed
22 Spending program, administered by the United States Department of Housing and Urban
23 Development, for prepaid rent toward securing a lease agreement for the Education Center
24 Expansion project at the Tower Street Community Center; and

25 WHEREAS, The base rent of the lease agreement will consist of a lump-sum prepayment
26 of \$1,500,000 and additional annual base rent not to exceed \$50,000 per year in each of years one
27 (1) through ten (10), for aggregate base rent not to exceed \$2,000,000 during the initial ten-year
28 term. The base rent reflects a percentage of the reasonably anticipated cost of construction for this
29 phase of the project, secures the long-term lease and extension options, and provides the option to
30 expand the leased premises into a subsequent phase of the project at no additional base rent during
31 the initial term or any exercised extension term, as applicable, if the Landlord develops subsequent
32 phases of the project; and

33 WHEREAS, The payment of additional annual base rent will be made from funds available
34 to the Office of the Postsecondary Commissioner for the payment of rental and lease costs based

1 on annual appropriations made by the General Assembly of the State of Rhode Island from the
2 higher education and industry centers restricted receipt account pursuant to 16-59-9.; and

3 WHEREAS, The lease agreement is subject to approval by the Rhode Island Council on
4 Postsecondary Education and the State Properties Committee, and approval of the Rhode Island
5 House of Representatives and the Rhode Island Senate is requested for the lease agreement between
6 the Office of the Postsecondary Commissioner, by and through its governing council, the Rhode
7 Island Council on Postsecondary Education, and Tower Street Center, Inc. for leased space located
8 at 83 Tower Street, Westerly, Rhode Island; now therefore be it

9 RESOLVED, That this General Assembly of the State of Rhode Island hereby approves
10 the lease agreement for an initial term not to exceed ten (10) years, with three (3) optional
11 extensions of ten (10) years each, and authorizes the lease agreement to include an option to expand
12 the leased premises into a subsequent phase of the project at no additional base rent during the
13 initial term or any exercised extension term, as applicable, if the Landlord develops subsequent
14 phases of the project, provided that aggregate base rent during the initial term shall not exceed
15 \$2,000,000; provided, however, that General Assembly approval granted hereby is subject to and
16 conditioned upon approval by the Rhode Island Council on Postsecondary Education and the State
17 Properties Committee; and it be further

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

20 RESOLVED, That the Secretary of State is hereby authorized and directed to transmit duly
21 certified copies of this resolution to the Governor, the Rhode Island Commissioner of
22 Postsecondary Education, the Director of Administration, the State Budget Officer, and the Chair
23 of the State Properties Committee.

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