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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 148 West River Street, Providence; now therefore be it

RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the lease agreement, for a term not to exceed ten (10) years and an aggregate base rent not to exceed \$2,927,085.15; 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 Secretary of State, the Director of
5 Administration, the State Budget Officer, and the Chair of the State Properties Committee.

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

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

10 WHEREAS, the Rhode Island Department of Environmental Management currently
11 holds a lease agreement in full force and effect, with Foundry Parcel Fifteen Associates, LLC for
12 126,184 square feet of office and customer service space located at 235 Promenade Street, in the
13 City of Providence; and

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

17 WHEREAS, the Department of Administration and Rhode Island Department of
18 Environmental Management received and reviewed proposals for office space that would meet the
19 Department of Environmental Management's needs; and

20 WHEREAS, upon completing an evaluation of the submitted lease proposals, the Rhode
21 Island Department of Environmental Management wishes to enter into a ten-year lease agreement
22 with Foundry Parcel Fifteen Associates, LLC for 115,328 square feet of office space located at 235
23 Promenade Street in the city of Providence; and

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

28 WHEREAS, the leased premises provide a critical location for the offices of the Rhode
29 Island Department of Environmental Management from which the agency can fulfill its mission;
30 and

31 WHEREAS, the annual fixed rent in the agreement in the current fiscal year, ending June
32 30, 2026 is \$2,586,772; and

33 WHEREAS, the annual fixed rent of the agreement in each of the first five (5) years of the
34 renewal term will not exceed \$2,600,000 and shall not exceed \$2,800,000 in each of the remaining

1 years of the renewal term (or in each of years six (6) through ten (10) of the renewal term); and

2 WHEREAS, the payment of the annual fixed rent will be made from funds available to the
3 Rhode Island Department of Environmental Management for the payments of rental and lease costs
4 based on annual appropriations made by the General Assembly; and

5 WHEREAS, the State Properties Committee now respectfully requests the approval of the
6 Rhode Island House of Representatives and the Rhode Island Senate for the lease agreement
7 between the Rhode Island Department of Environmental Management and Foundry Parcel Fifteen
8 Associates, LLC for lease space located at 235 Promenade Street, Providence; 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 ten (10) years and an aggregate fixed rent not to exceed
11 \$27,000,000; and it be further

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

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 Secretary of State, the Director of the Rhode
16 Island Department of Environmental Management, the Director of Administration, the State
17 Budget Officer, and the Chair of the State Properties Committee.

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

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

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

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

27 WHEREAS, the State of Rhode Island, acting by and through the Office of the Public
28 Defender attests to the fact that there are no clauses in the lease agreement with PK Lamb
29 Properties, Inc. that would interfere with the Office of the Public Defender's lease agreement or
30 use of the facility; and

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

33 WHEREAS, the annual fixed rent in the agreement in the current fiscal year, ending June
34 30, 2026 is \$393,166.76; and

1 WHEREAS, the annual fixed rent of the agreement in the five (5) years of the renewal term
2 will not exceed \$435,093.96; and

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

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

10 RESOLVED, that this General Assembly of the State of Rhode Island hereby approves the
11 lease agreement, for a term not to exceed five (5) years and an aggregate fixed rent not to exceed
12 \$2,175,469.80; and it be further

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

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

19 SECTION 5. This article shall take effect upon passage.