



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF THE DIRECTOR

235 Promenade Street, Room 425
Providence, Rhode Island 02908

December 17, 2021

James R. Tierney, Town Manager/Commissioner of Public Safety
Town of Narragansett
25 Fifth Avenue
Narragansett, Rhode Island 02882
jtierney@narragansettri.gov

Michael A. Voccola, Esquire, Corporate Vice President
Associate General Counsel
PROCACCIANTI COMPANIES, INC.
1140 Reservoir Avenue
Cranston, Rhode Island 02920
mvoccola@procaccianti.com

Mark Rottmann, CEO, iCell Aqua Inc.
10 Davol Square
Providence, RI 02903
mrottmann@icellaqua.com

RE: Lighthouse Inn Galilee RFP

Dear Messrs. Tierney, Voccola and Rottmann,

The State has received three proposals for the redevelopment of the Lighthouse Inn parcels in the Port of Galilee in response to a Request For Proposals issued on October 1, 2021. A letter was also submitted from The Atlantic Red Crab Company in response to the RFP.

The proposals and the letter have been reviewed and we are requesting that you submit additional information as outlined below.

- 1) **Financial Plan:** Detailed information regarding the capital stack showing in detail how the project would be funded and what the economic impact of the project would be.

- 2) Team Experience: Background and experience of the key executives to be involved with the project, including description of similar projects and the financial track record of those projects.
- 3) Contingencies: It is important for us to know if there are contingencies or room to negotiate for a couple of the elements such as lease terms or land ownership requirements.
- 4) Timeline: It is important for us to understand in more detail some of the timelines and whether/how any of the above changes or details may impact those timelines.
- 5) Public Amenities: A detailed explanation of public amenities such as park space or educational or recreational elements that would be part of the project.

Some of the original proposals may have contained some of these elements, but it is our hope that you can refocus in on these specific areas and provide more detail. We are requesting this information so that the review process can be completed. Kindly submit your supplemental responses by 5:00 pm on Monday, December 27, 2021 to Lisa Roccabello at lisa.roccabello@dem.ri.gov.

We thank you for your initial proposals and your interest in the redevelopment of these parcels.

Sincerely,



Jason McNamee
Deputy Director, Bureau of Natural Resources
Department of Environmental Management