

**QUONSET DEVELOPMENT CORPORATION
MEETING OF BOARD OF DIRECTORS**

April 19, 2022

PUBLIC SESSION MINUTES

A meeting of the Board of Directors of the Quonset Development Corporation (the "Corporation") was held at 5:00 p.m. on Tuesday, April 19, 2022, at the offices of the Corporation located at 95 Cripe Street, North Kingstown, Rhode Island, pursuant to notice to all members of the Board of Directors and public notice of the meeting as required by the By-Laws of the Corporation and applicable Rhode Island Law.

The following members constituting a quorum were present and participated throughout the meeting as indicated: Susan Leach DeBlasio, Don Gralnek, Gregory A. Mancini, Stefan Pryor, Job Toll and Eric J. Wishart. Absent was: Katherine K. Anderson, Scot A. Jones, and Guillaume de Ramel. Present also were: Steven J. King, P.E., Managing Director; Norine V. Lux, Finance Director; Chelsea Siefert, Director of Planning and Development; Thomas W. Madonna, Jr., Hinckley, Allen & Snyder LLP; and the Corporation's staff and members of the public.

1. **CALL TO ORDER:**

The meeting was called to order at 5:00 p.m. by Chairperson Pryor.

2. **APPROVAL OF MINUTES:**

Upon motion duly made by Ms. DeBlasio and seconded by Mr. Gralnek, the Board:

VOTED: To approve the Public Session and Executive Session Minutes of the February 14, 2022, meeting as presented.

Voting in favor were: Susan Leach DeBlasio, Don Gralnek, Eric J. Wishart, Gregory A. Mancini and Job Toll.

Voting Against were: None.

Motion Passed.

3. **QDC STAFF REPORTS:**

Mr. King reviewed the staff report with the Board of Directors. Mr. King noted that on April 13, 2022, Electric Boat held a topping-off ceremony for their new Advanced Manufacturing Plant located at the corner of Mainsail Drive and Roger Williams Way.

Mr. King thanked Katherine Anderson for her service from 2020 to 2022; Mr. Mancini added that an appointment for a replacement for Ms. Anderson is on the Town of North Kingstown Town Council's agenda for April 25, 2022.

Mr. King also announced that Susan M. Riley was appointed by the Town of East Greenwich to replace Mr. Cianciolo and is expected to join the Board at the next scheduled meeting.

4. **COMMITTEE REPORTS:**

There were no committee meetings.

5. **RI READY PROGRAM REPORTS:**

Mr. King introduced Walter Heller and Bobby Sykes from Pare Corporation and Lisa DeFronzo from Hinckley Allen & Snyder LLP to the Board. Mr. Sykes is the primary Pare Corporation contact for the RI Ready Program and both Mr. Sykes and Ms. DeFronzo have worked closely with QDC staff on the RI Ready Rules, Guidance and Website, and consulted during meetings with the RI Department of Environmental Management (RIDEM), RI Coastal Resource Management Council (RICRMC), and the RI Historical Preservation & Heritage Commission (RIHPCH). QDC has engaged several consultants for the design engineering, in addition to Pare Corporation, and has most recently retained AECOM to assist with Economic and Municipal Impact Assessments.

Mr. King stated RI Ready has received 16 applications to date with 15 applications progressing forward through the application review process including the 4 applications on today's agenda for enrollment approval. Mr. King outlined the RI Ready review process using flow charts and sample agreements for the Board. After applying, QDC staff will negotiate with the applicant to finalize the grant agreements which will set forth terms and conditions of the work provided and finalize the scope and fee. Mr. King explained that once the scope and feasibility are determined, QDC staff will conduct title search, utility research, and environmental assessments to determine the technical assistance needed to pre-permit the site. After this phase, the application will be presented to the QDC Board for initial approval to enroll in the Program. Program approved sites are eligible for up to \$200,000.00 dependent on needed improvements. Mr. King explained that in addition to the application process, a Memorandum of Understanding will be required of all host communities acknowledging the RI Ready project will fall under Quonset Development Corporation's administrative process and not the host community's normal planning process. Program staff will perform a series of comparisons, site designs, benefit projects and impacts for further discussion and approval by municipalities. If in agreement, the Corporation and the municipality will execute the Municipal Agreement and at this point, the site is officially enrolled in the program. The final stage of the Program will be the determination of capital investment at which time, Staff will review applications for job creation, tax generation, level of private investment and public funding ratio, potential tenant presence and other impacts to present to the QDC Board of Directors for approval of capital funding for the project. If the application is approved for capital investment, QDC and the applicant will enter into a Rhode Island Benefits agreement and begin activities supported by the investment.

Mr. Pryor asked if there was any feedback from communities. Mr. King replied two of the applications seeking Board approval are already in their community's normal planning process and will be exempted from the host community requirements. The remaining two projects will need the host community Memorandum of Understanding and agreements in place prior to continuing in the process. Mr. King noted that the response from the communities has been positive.

6. APPROVALS:

A. Approval of RI Ready Enrollment Applications:

Mr. King reviewed the RI Ready enrollment applications and checklist for each of the four applications being presented to the Board for enrollment into the Program. The Board members discussed the following RI Ready enrollment applications:

1. 03E - 0 Comstock Parkway, Cranston
2. 02E -1307 Hartford Avenue, Johnston
3. 04E - 40 Keyes Way, West Warwick
4. 07E - 550 Romano Vineyard Way, North Kingstown

Upon motion duly made by Mr. Mancini and seconded by Mr. Gralnek, the Board:

VOTED: The Corporation, acting by and through its Board of Directors, has reviewed the Enrollment Summaries prepared by the Corporation's Staff for the following Rhode Island Ready Enrollment Applications: (1) 03E-0 Comstock Pkwy-Cranston; (2) 02E – 1307 Hartford Avenue, Johnston; (3) 04E-40 Keyes Way-W Warwick; and (4) 07E-550 Romano Vineyard Way-N Kingstown (collectively, the "Summaries") and hereby finds that the sites described in the Summaries (the "Proposed Sites") are eligible for enrollment into the Rhode Island Ready Program (the "Program"), satisfy the enrollment findings as required by R.I. Pub. Ch. 80, 2020 R.I. HB 7171 (the "Enactment"), 800-RICR-00-00-5 (the "Program Rules") and the Program Guidance prepared by the Corporation as required by the Program Rules (the "Program Guidance"), and therefore are eligible for enrollment in the Rhode Island Ready Program.

VOTED: The Corporation, acting by and through its Board of Directors, hereby makes the specific findings listed in the Summaries and votes to enroll the Proposed Sites into the Program in accordance with the Enactment, Program Rules and Program Guidance.

VOTED: The Corporation, acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the "Authorized Officers"), is hereby authorized to enter into, execute and deliver the Technical Assistance Agreement, Municipal MOU, Municipal Agreement,

each as described in the Program Guidance, if necessary (and related instruments referenced in the Program Guidance as deemed appropriate by the Authorized Officers, collectively, the “RI Ready Documents”), the general terms of which are as set forth in the templates of such RI Ready Documents as presented to the Board and as contained in the Program Guidance (all of which may be modified by the Authorized Officers in their sole discretion acting alone) and to enter into such other actions as are described in the Review of Enrollment Application Forms presented to the Board of Directors or authorized by the Enactment, the Program Rules and/or the Program Guidance (collectively, and as may be amended from time to time, the “Authorized Acts”).

VOTED: That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the RI Ready Documents and the Authorized Acts, or as any of the Authorized Officers acting singularly and alone shall deem necessary, desirable and without further specific action by this Board, and empowered and directed to prepare or cause to be prepared and to execute, perform and deliver in the name and on behalf of the Corporation the RI Ready Documents and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the RI Ready Documents, including any and all agreements, contracts, certificates, licenses, assignments, and memorandums upon such terms and conditions and with such changes, additions, deletions, supplements and amendments thereto as the Authorized Officer executing or authorizing the use of the same and shall determine to be necessary, desirable and appropriate and in the best interest of the Corporation.

VOTED: That in connection with any and/or all of the above resolutions, the taking of any action, including the execution and delivery of any instrument, document or agreement by any of the Authorized Officers in connection with the implementation of any or all of the foregoing resolutions shall be conclusive of such Authorized Officer’s determination that the same was necessary, desirable and appropriate and in the best interest of the Corporation.

Voting in favor were: Susan Leach DeBlasio, Don Gralnek, Eric J. Wishart, Gregory A. Mancini and Job Toll.

Voting Against were: None.

Motion Passed.

6. **ADJOURNMENT:**

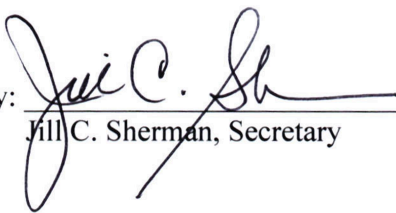
Upon motion duly made by Ms. DeBlasio and seconded by Mr. Mancini, the meeting adjourned at 5:40 p.m.

Voting in favor were: Susan Leach DeBlasio, Don Gralnek, Eric J. Wishart, Gregory A. Mancini and Job Toll.

Voting Against were: None.

Unanimously Approved.

Respectfully submitted:

By: 

Jill C. Sherman, Secretary