

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

**DECEMBER 20, 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, December 20, 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 a 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, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, Elizabeth M. Tanner, Job Toll, and Eric J. Wishart. Absent was: 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; John R. Pariseault, Hinckley, Allen & Snyder LLP; and Corporation's staff and members of the public.

1. **CALL TO ORDER:**

The meeting was called to order at 5:06 p.m. by Chairperson Tanner.

2. **APPROVAL OF MINUTES:**

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

**VOTED:** To approve the Public Session Minutes of the November 15, 2022, meeting as presented.

Voting in favor were: Susan Leach DeBlasio, Don Gralnek, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Eric Shorter, Job Toll, and Eric J. Wishart.

Voting Against were: None.

Unanimously Approved.

Susan M. Riley joined the meeting at 5:08 p.m.

3. **ODC STAFF REPORTS:**

Mr. King reviewed the staff report with the Board of Directors.

4. **COMMITTEE REPORTS:**

There were no committee meetings.

5. **APPROVALS:**

- A. Approval of Second Amendment to Payment in Lieu of Taxes Agreement (the “Second Amendment to PILOT Agreement”) with Flex Technology Park, LLC and the Town of North Kingstown:

Mr. King explained that the existing PILOT Agreement with Flex Technology Park, LLC and the Town of North Kingstown includes buildings 1, 2 and 3. This second amendment seeks approval to add new buildings 4, 5, and 6 to the PILOT Agreement schedule. Mr. King noted that a mechanism has been added to the agreement so that the Town Manager and Managing Director may add future buildings 7, 8, 9, and 10 upon completion.

Mr. King stated the North Kingstown Town Council has reviewed and approved the second amendment to PILOT agreement with Flex Technology, LLC and the Town of North Kingstown.

Upon motion duly made by Mr. Jones and seconded by Mr. McCoy, the Board:

**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 a Second Amendment to Payment in Lieu of Taxes Agreement (the “Second Amendment to PILOT Agreement”) with Flex Technology, LLC and the Town of North Kingstown (and related instruments as deemed appropriate by the Authorized Officers), the terms of such Second Amendment to PILOT Agreement to be substantially in accordance with the terms and conditions as set forth in the Memorandum regarding the same, and in the draft of such Second Amendment to PILOT Agreement, as presented to the Board (the Second Amendment to PILOT Agreement, and such related documents are referred to herein collectively as the “Agreements”).

**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 Agreements 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 Agreements and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Agreements, 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, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, Job Toll, and Eric J. Wishart.

Voting Against were: None.

Unanimously Approved.

**B. Approval of Major Variance for Prospective Workforce Housing Project Land:**

Mr. King asked the Board for approval of a major land use variance to plat 182, lots 9, 16, and 17 to allow for the inclusion of workforce housing at the Quonset Gateway district, which is currently considered a mixed-use district. Mr. King explained that a major land use variance will also require approval by the State Planning Commission and the Town of North Kingstown. As discussed previously in executive session, Mr. King explained the need for affordable housing is a huge burden on the state; 33.6% of households in the State of Rhode Island are cost burdened. Mr. King stated the proposal as it is, will allow for 120 studio and single bedroom units to be built on a 6.8 acre of land with a focus on attracting young workers at Quonset. Mr. King noted that if more housing is needed there is the possibility of adding additional units on an adjacent 4.5 acres. Mr. King noted the Corporation will be seeking Requests for Interest ("RFI") from developers. Developers will lease the property based on fair market value and then build the facility and manage the property. Mr. King added that the Corporation's intent is make available affordable housing based on the average wage base in the Quonset Business Park; however, the developer will need to determine the feasibility and related pricing.

Mr. Jones asked about the best use of the property. Mr. King stated the area is currently zoned for office or retail. Mr. King stated that office vacancy is extremely high post COVID;

the current developer for the Gateway has had an option to add the property identified for this project for 7 years for future retail business needs but has not shown any interest.

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

**VOTED:** To approve a Major Variance (as defined in the Quonset Development Corporation Development Package) to allow residential use on those certain parcels of land being approximately 11.3 acres and currently designated as North Kingstown Tax Assessor's Plat 182, Lots 9, 16 & 17 (together, the "Prospective Workforce Housing Project Land"), which Prospective Workforce Housing Project Land is located within the Quonset Mixed Use Development District, the details of such Major Variance proposal are described in the Memorandum regarding the same as presented to the Board (the "Major Variance"), and that 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 any documents and instruments as deemed appropriate by the Authorized Officers to effectuate the Major Variance, including, but not limited to, any documents to be recorded with the Land Evidence Records of the Town of North Kingstown to evidence the approval of the Major Variance (such documents and instruments are referred to herein collectively as the "Agreements").

**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 Agreements 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 Agreements and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Agreements, 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, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, Job Toll, and Eric J. Wishart.

Voting Against were: None.

Recused: Susan Leach DeBlasio

Unanimously Approved.

6. **RHODE ISLAND READY:**

A. RI Ready Status Update:

Ms. Siefert provided the Board with an update on the current applications for RI Ready and noted that there has been one new enrollment application received December 2, 2022, for 300 Dry Bridge Road in North Kingstown, which is still in completeness review. Ms. Siefert also noted that of the 13 enrolled sites, the Corporation has entered into 2 new technical assistance agreements for 649 Waterfront Drive in East Providence and 9 Dexter Road in East Provident.

7. **ADJOURNMENT:**

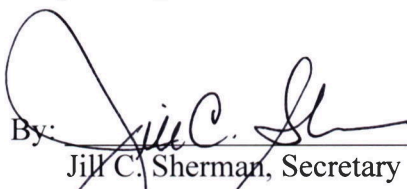
Upon motion duly made by Mr. Wishart and seconded by Mr. Gralnek, the meeting adjourned at 5:45 p.m.

Voting in favor were: Susan Leach DeBlasio, Don Gralnek, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, Job Toll, and Eric J. Wishart

Voting Against were: None.

Unanimously Approved.

Respectfully submitted:

By:   
Jill C. Sherman, Secretary