

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

**APRIL 16, 2024**

**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 16, 2024, 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, Donald D. Gralnek, William W. Harsch, Adam J. Lupino, Lawrence Mandel, Susan M. Riley, and Elizabeth M. Tanner. Absent were: Lauren A. Burgess, David M. Langlais, Matthew B. McCoy, and Eric R. Shorter. Present also were: Steven J. King, P.E., Managing Director; Chelsea Siefert, Chief Operating Officer; John R. Pariseault, 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 5:05 p.m. by Chairperson Tanner.

Chairperson Tanner introduced Neil Martin, a new member of the Commerce Corporation, Managing Director of Financial Programs.

2. **APPROVAL OF MINUTES:**

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

**VOTED:** To approve the Public Meeting Minutes of the March 19, 2024, meeting.

Voting in favor were: Donald D. Gralnek, William W. Harsch, Adam J. Lupino, Lawrence Mandel, and Susan M. Riley.

Recused: Susan Leach DeBlasio

Voting Against were: None.

Motion Passed.

3. **QDC STAFF REPORTS:**

Mr. King spoke about QDC's Employee of the Month program that started this past January. Mr. King announced that February's Employee of the Month was Joseph Bruni and March's Employee of the Month was Gina Capalbo.

Mr. King reviewed the staff reports with the Board. Mr. King noted the ongoing PFAS requirements impacting the Quonset Water System and causing the shutdown of one well. Mr. King stated that newly promulgated EPA regulations are more stringent than the current state limits and the Corporation will most likely need to add a new treatment facility, in addition to the current solution of creating a blended water system to meet the new standards. Mr. King explained in depth the new regulations and potential costs and noted that the Federal Government's press release indicated that \$2.3 billion will be allocated to assist with funding the necessary upgrades. Mr. King stated that the infrastructure needed may cost between \$20-\$25 million.

Mr. King advised the Board that the Port of Davisville has seen a significant increase in port traffic since the collapse of the Francis Scott Key Bridge. Mr. King stated 7,083 auto units were diverted from Baltimore, adding to the brisk automobile and wind crew vessel activity at the Port.

Chairperson Tanner asked about the League of Cities and Towns regarding spreading the word about RI Ready. Ms. Siefert stated that Robert Sykes from Pare Corporation attended on behalf of QDC. Mr. Sykes responded that it was very informative and well attended.

4. **COMMITTEE REPORTS:**

There were no committee meetings.

5. **RHODE ISLAND READY:**

A. RI Ready Status Update:

Ms. Siefert reviewed the RI Ready Status report and noted the sites with updates. Mr. King asked if there had been any new applications. Ms. Siefert noted that there was one new application, but the applicant has not submitted the required fee yet, so that application is not included on the report yet.

B. Approval of Enrollment of Site 24E – 364 George Washington Highway, Smithfield, Rhode Island:

Ms. Siefert stated that this approval is for a large site located at 364 George Washington Highway in Smithfield, Rhode Island consisting of approximately 143 acres of

developable land. Ms. Siefert noted that the proposed property use is to develop new industrial facilities which align with the current zoning requirements, and the property has good site access which all works in favor of the project. Ms. Siefert stated that no environmental concerns were identified with the site, but more in-depth research needs to be done regarding utility service and a few title matters may need to be addressed. Finally, Ms. Siefert noted that RI Historical Preservation & Heritage Commission has requested a Phase 1(c) intensive archaeological survey to examine the project area for Native American archaeological sites.

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

**VOTED:** The Corporation, acting by and through its Board of Directors, has reviewed the Review of Enrollment Application prepared by the Corporation's Staff for the following Rhode Island Ready Application: (1) 24E – 364 George Washington Highway, Smithfield, Rhode Island (the "Summary") and hereby finds that the site described in the Summary (the "Proposed Site") is eligible for enrollment into the Rhode Island Ready Program, satisfies 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 is qualified 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 Summary and votes to enroll the Proposed Site into the Rhode Island Ready 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 (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 agreements and take 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, Donald D. Gralnek, William W. Harsch, Adam J. Lupino, Lawrence Mandel, and Susan M. Riley.

Voting Against were: None.

Unanimously Approved.

C. Approval of RI Ready Grant for Capital Investment (Enrollment 05C-18E) to 20 Goddard, LLC for the Site located at 20 Goddard Road, Cranston, Rhode Island:

Ms. Siefert reviewed the RI Ready application #05C-18E for 20 Goddard Road in Cranston, Rhode Island for capital investment with the Board. Ms. Siefert stated that this site was enrolled in the program back in September 2022 and pointed out that the Board may have some familiarity with the site as it used to house an old prison. Ms. Siefert stated that the site has completed preliminary plan approval with the City of Cranston for an industrial facility and the applicant has received a RIPDES Permit.

Ms. Siefert stated that the applicant is looking for assistance to demolish the prison building and to complete some site improvements. Ms. Siefert reviewed the estimated

number of jobs and income and tax revenue and stated that based on the potential economic impact of the project, the estimated level of investment recommended for the project is \$1,200,000.00. Ms. Siefert stated that the funds would be structured either as a favorable loan or as recoverable grant in the event the applicant fails to complete the project as specified. This project owner will get a \$250 credit per job per quarter but given the number of estimated jobs, it is not likely the applicant will get a full credit and will likely have to pay back some portion of the grant.

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

**VOTED:** The Corporation, acting by and through its Board of Directors, has reviewed the Review of Capital Application prepared by the Corporation's Staff relating to the Rhode Island Ready Application #05C-18E for 20 Goddard, LLC (the "Summary") and hereby finds that the site described in the Summary (the "Proposed Site") is eligible for capital investment from the Rhode Island Ready Program, satisfies the enrollment findings as required by R.I. Pub. Ch. 80, 2020 R.I. HB 7171 (the "Enactment"), 800-RICR-00-00-5.7 (the "Program Rules"), the Program Guidance prepared by the Corporation as required by the Program Rules (the "Program Guidance"), and the required statutory findings under R.I.G.L. 42-64-10 ("Statutory Findings") and therefore is qualified for capital investment from the Rhode Island Ready Program.

**VOTED:** The Corporation, acting by and through its Board of Directors, hereby makes the specific findings listed in the Summary, including, without limitation, the Statutory Findings, and votes to provide capital investment from the Rhode Island Ready Program in accordance with the Enactment, Program Rules, Program Guidance and Statutory Findings.

**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 Economic Impact Assessment and Rhode Island Benefits Agreement for the Proposed Sites, both as described in the Program Guidance (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 and as contained in the Program Guidance and the Program Rules (all of which may be modified by the Authorized Officers in their sole discretion acting alone) and to enter into such other agreements and take such other actions as are described in the Summary presented to the Board of Directors or authorized by the Enactment, the Program Rules, the Program Guidance and/or the Statutory Findings (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, Donald D. Gralnek, William W. Harsch, Adam J. Lupino, Lawrence Mandel, and Susan M. Riley.

Voting Against were: None.

Unanimously Approved.

6. **MOTION TO ADJOURN TO EXECUTIVE SESSION:**

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

**VOTED:** To adjourn to Executive Session pursuant to: citing of business in Rhode Island, subsection (2) sessions pertaining to collective bargaining or litigation, or work sessions pertaining to collective bargaining or litigation, subsection (6) location of prospective businesses in Rhode Island and subsection (7) a matter related to the question of the investment of public funds where the premature disclosure would adversely affect the public interest of Rhode Island General Laws, Section 42-46-5(a), the Open Meeting Law.

Voting in favor were: Susan Leach DeBlasio, Donald D. Gralnek, William W. Harsch, Adam J. Lupino, Lawrence Mandel, and Susan M. Riley.

Voting Against were: None.

Unanimously Approved.

The meeting adjourned to Executive Session at 5:24 p.m. The meeting reconvened in Public Session at 6:33 p.m.

7. **VOTE TO MAINTAIN MINUTES OF EXECUTIVE SESSION CLOSED:**

Upon motion duly made by Mr. Mandel and seconded by Mr. Langlais, the Board:

**VOTED:** Pursuant to Section 42-46-4 and 42-46-5 of the General Laws, the minutes of the Executive Session shall not be made available to the public at the next regularly scheduled meeting of the Corporation because such disclosure may adversely impact ongoing negotiations or adversely affect the public interest.

Voting in favor were: Susan Leach DeBlasio, Donald D. Gralnek, William W. Harsch, Adam J. Lupino, Lawrence Mandel, Susan M. Riley.

Voting Against were: None.

Unanimously Approved.

8. **ADJOURNMENT:**

Upon motion duly made by Mr. Mandel and seconded by Mr. Lupino, the meeting adjourned at 6:35 p.m.

Voting in favor were: Susan Leach DeBlasio, Donald D. Gralnek, William W. Harsch, Adam J. Lupino, Lawrence Mandel, and Susan M. Riley.

Voting Against were: None.

Unanimously Approved.

Respectfully submitted:

By: Christine Andrews  
Christine Andrews, Assistant Secretary