

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

APRIL 15, 2025

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 15, 2025, 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: David M. Langlais, Adam J. Lupino, Lara Salamano, Eric R. Shorter, Michael F. Sweeney, Esq., Elizabeth M. Tanner, and Randy Wietman. Absent was: Lauren A. Burgess, Donald D. Gralnek and Matthew B. McCoy. Present also were: Steven J. King, P.E., Managing Director; Chelsea Siefert, Chief Operating Officer; Ryan M. Gainor, Hinckley Allen; 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 Tanner.

2. **APPROVAL OF MINUTES:**

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

VOTED: To approve the Public Session and Executive Session Meeting Minutes of the March 18, 2025, meeting.

Voting in favor were: David M. Langlais, Adam J. Lupino, Eric R. Shorter, Michael F. Sweeney, Esq., Randy Wietman and Lara Salamano.

Voting Against were: None

Unanimously approved

3. **QDC STAFF REPORTS:**

Mr. King reviewed the Staff Report.

4. **COMMITTEE REPORTS:**

There were no committee meetings held.

5. **APPROVALS:**

A. Approval of a Policy on Compliance with Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards (Uniform Guidance):

Upon motion duly made by Mr. McCoy and seconded by Ms. Salamano the Board:

VOTED: The Corporation, acting by and through its Chair, Vice-chair, Managing or Finance Director, each of them acting alone (the “Authorized Officers”), is hereby authorized to create, enact, publish, file, finalize, enter into, execute, deliver and enforce, and take any associated actions, relating to the Quonset Development Corporation Policy on Compliance with Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance) as outlined in Title 2 U.S. Code of Federal Regulations (CFR) Part 200 (the “Uniform Guidance Document and related documents, as the same may be so updated and modified at the discretion of the Managing Director, and hereinafter finalize, are referred to herein collectively as the “Uniform Guidance”). The Corporation hereby consents to, approves and adopts the Uniform Guidance.

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 Uniform Guidance 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 Uniform Guidance and/or all related and ancillary agreements and documents in connection with the terms and conditions to be effectuated by the Uniform, 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: David M. Langlais, Adam J. Lupino, Lara Salamano, Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously approved.

B. Approval of an amendment to the Quonset Business Park Development Package 880-RICR-00-00-4 to amend Section 4.16 Sewer Treatment System User Regulations:

Upon motion duly made by Mr. Wietman and seconded by Mr. Lupino 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 amend, execute and deliver an amendment to the Quonset Business Park Development Package (the “Development Package”) to amend 4.16 Sewer Treatment System User Regulations as referenced in Exhibit A attached hereto (and related instruments as deemed appropriate by the Authorized Officers), the terms of such an amendment to the Development Package to be substantially in accordance with the Exhibit A presented to the Board (the amendment to the Development Package 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, 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: David M. Langlais, Adam J. Lupino, Lara Salamano, Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously approved.

6. **RI READY:**

Ms. Siefert provided an update on the RI Ready program to the Board.

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

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

VOTED: To adjourn to Executive Session pursuant to: citing of business in Rhode Island, 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: David M. Langlais, Adam J. Lupino, Lara Salamano, Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

The meeting adjourned to Executive Session at 5:26 p.m. and reconvened in Public Session at 5:45 p.m.

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

Upon motion duly made by Mr. McCoy and seconded by Mr. Wietman, 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: David M. Langlais, Adam J. Lupino, Lara Salamano, Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

7. **ADJOURNMENT:**

Upon motion duly made by Mr. Wietman and seconded by Mr. Lupino, the meeting adjourned at 5:46 p.m.

Voting in favor were: David M. Langlais, Adam J. Lupino, Lara Salamano, Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

Respectfully submitted:

By: Christine Andrews
Christine Andrews, Assistant Secretary