

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

November 18, 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, November 18, 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: Lauren A. Burgess, Esq., David M. Langlais, Matthew B. McCoy, Shawn Kerachsky, Lisa Primiano, Stefan Pryor, and Randy Wietman. Absent were: Adam J. Lupino, Eric R. Shorter, and Michael F. Sweeney, Esq. Present also were: Steven J. King, P.E., Managing Director; Chelsea Siefert, Chief Operating Officer; John R. Pariseault, Esq., Hinckley Allen; 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 Pryor.

2. **APPROVAL OF MINUTES:**

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

VOTED: To approve the Public Session Meeting Minutes of October 7, 2025, meeting.

Voting in favor were: Lauren A. Burgess, Esq., David M. Langlais, Matthew B. McCoy, Shawn Kerachsky, Lisa Primiano, and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

3. **QDC STAFF REPORTS:**

Mr. King reviewed the staff report.

4. **COMMITTEE REPORTS:**

There were no committee meetings.

5. **RI READY:**

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

6. **RI READY APPROVALS:**

A. **Approval of Enrollment of Site 41E – Houghton Street, Providence:**

Upon motion duly made by Mr. Weitman and seconded by Mr. Langlais, 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 41E – Houghton Street – Providence relating to 70 Houghton Street, Providence, Rhode Island, currently designated as Map 078, Lot 457 (the “Summary”), (the “Proposed

Site”) 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: Lauren A. Burgess, Esq., David M. Langlais, Matthew B. McCoy, Shawn Kerachsky, Lisa Primiano, and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

B. Approval of an Amendment to the RI Ready Grant for Capital Investment (Enrollment 02C-07E) for the Site located at 550 Romano Vineyard Way, N. Kingstown:

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

VOTED: The Corporation, acting by and through its Board of Directors has reviewed the Review of Capital Application Modified Request prepared by the Corporation's Staff relating to the Rhode Island Ready Application #02C-07E, by Edesia, Inc. relating, to 550 Romano Vineyard Way, North Kingstown, currently designated as North Kingstown Tax Assessor Plat 190, Lot 9 (the "Modified Summary") and hereby finds that the site described in the Modified 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, and hereby authorizes the Corporation to amend the capital investment related to the Proposed Site, as well as the Corporation's Resolution dated November 19, 2024, consistent with the Modified Summary.

VOTED: The Corporation, acting by and through its Board of Directors, hereby makes the specific findings listed in the Modified 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, and any and all appropriate amendments, 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 Modified 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: Lauren A. Burgess, Esq., David M. Langlais, Matthew B. McCoy, Shawn Kerachsky, Lisa Primiano, and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

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

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

VOTED: To adjourn to Executive Session pursuant to: citing of business in Rhode Island, subsection (4) Any investigative proceedings regarding allegations of misconduct, either civil or criminal (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: Lauren A. Burgess, Esq., David M. Langlais, Matthew B. McCoy, Shawn Kerachsky, Lisa Primiano, and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

The meeting adjourned to Executive Session at 5:31 p.m. and reconvened in Public Session at 6:01 p.m.

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

Upon motion duly made by Mr. McCoy and seconded by Ms. Burgess, 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: Lauren A. Burgess, Esq., David M. Langlais, Matthew B. McCoy, Shawn Kerachsky, Lisa Primiano, and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

7. **ADJOURNMENT:**

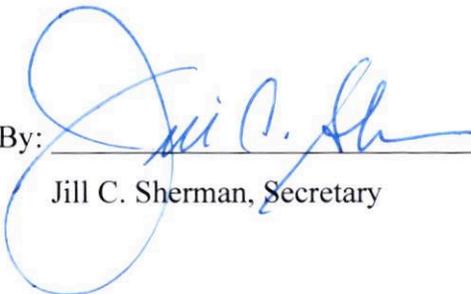
Upon motion duly made by Ms. Burgess and seconded by Mr. Langlais, the meeting adjourned at 6:02 p.m.

Voting in favor were: Lauren A. Burgess, Esq., David M. Langlais, Matthew B. McCoy, Shawn Kerachsky, Lisa Primiano, and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

Respectfully submitted:

By:  _____
Jill C. Sherman, Secretary