

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

PUBLIC SESSION  
MINUTES

August 15, 2005

A meeting of the Board of Directors of the Quonset Development Corporation (the "Corporation") was held at 5:00 p.m. on Monday, August 15, 2005 at the offices of the Corporation located at 30 Enterprise Drive, 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 Bylaws of the Corporation and applicable Rhode Island law.

The following directors constituting a quorum were present and participated throughout the meeting as indicated: Robert Crowley, Kas R. DeCarvalho, David A. Doern, Thomas Hazlehurst, Barbara Jackson, Michael E. McMahon, Anthony F. Miccolis, Jr., John A. Patterson, Sav Rebecchi, M. Paul Sams and John G. Simpson.

**1. CALL TO ORDER**

The meeting was called to order at 5:00 p.m. by Chairman McMahon.

**2. APPROVAL OF MINUTES**

Upon motion duly made by Mr. Crowley and seconded by Mr. Hazlehurst, the Board:

**VOTED:** To approve the Public Session and Executive Session minutes of the meeting of July 18, 2005 as submitted to the Board of Directors.

Voting in favor were: Mr. Crowley, Mr. Doern, Mr. DeCarvalho, Mr. Hazlehurst, Ms. Jackson, Mr. Miccolis, Mr. Patterson, Mr. Rebecchi, Mr. Sams and Mr. Simpson.

Voting against were: none.

Unanimously Approved.

**3. STAFF REPORTS**

**A. Real Estate Sales/Marketing.**

Mr. Matthews, Director of Real Estate Development, reported that the Corporation had entered into a Memorandum of Understanding with New Boston Development Partners with respect to the Gateway Project and that the

Corporation is working towards entering into a development agreement with New Boston. He also reported that the RFP for the logistics facility had generated five (5) responses which have been referred to the selection committee. The selection committee will rank the proposals and make a recommendation to the full Board.

#### B. Finance Report.

Mr. Grout introduced Mary Lake, the new Chief Financial Officer and Ms. Lake provided the finance report. Ms. Lake reported that the fiscal 2007 operating budget is being reviewed and will be presented to the Board for approval. The capital budget will also be presented to the Board for approval later in the meeting.

#### C. Managing Director's Report.

Mr. Grout provided a review of the vision for Quonset/Davisville and noted that we are making progress in terms of the Gateway, the logistics facility and the flex park. The vision includes the following:

- More fully utilize what is there.
- Improve "curb appeal".
- Develop strong concepts as foundation for smart growth and good design.
- Create buffers between residential and industrial uses.
- Explore complementary land uses as avenues to good jobs.
- Focus on market based economics and public private partnerships.
- Rely on no single land use, solution or user.

Mr. Patterson questioned the relationship of the vision to the master plan and Mr. Grout indicated that the vision is consistent with the Master Plan.

Ms. Jackson said that she felt it would be helpful if the vision statement and vision for Quonset could be posted in a public area so it could serve as a reminder to the Board and staff of the Corporation's goals.

Mr. McMahon complimented Mr. Grout and the Quonset team on their efforts and noted that there had been substantial progress over the last two (2) years. The Corporation has positioned Quonset Business Park for further growth and it is important as the development of the property moves forward to balance growth for both large and small companies. Mr. Miccolis said that he and Mr. Patterson, as members of the North Kingstown Town Council wanted to thank the Corporation for providing water free of charge to town residents during the recent water ban.

#### **4. COMMITTEE REPORTS**

##### **A. Finance Committee Report.**

Mr. Crowley, the Chair of the Finance Committee, noted that the Finance Committee had reviewed the capital budget and recommended approval of the capital budget by the entire Board.

##### **B. Governance Committee Report.**

Mr. DeCarvalho, Chair of the Governance Committee, reported that the Governance Committee will be working with staff to develop rules and regulations for access to public records, and the process for recusal and addressing conflicts of interest. In addition, the Committee will be developing a policy regarding ethics, open meetings and related issues.

##### **C. Marketing Committee.**

Mr. Hazlehurst, Chair of the Marketing Committee, indicated that the Marketing Committee was conducting an in-depth review of CB Richard Ellis' role in the marketing of Quonset Business Park. The Committee will be working to further develop their relationship with CB Richard Ellis and focus on marketing efforts.

##### **D. Strategic Planning Committee.**

Mr. Doern, Chair of the Strategic Planning Committee, noted that the Committee is continuing its review of the Strategic Plan and had discussed the issues to be addressed in the Municipal Services Agreement with the Town of North Kingstown. It is anticipated that the Municipal Services Agreement will be presented to the Board in the fall.

#### **5. APPROVALS.**

##### **A. Fiscal 2007 Capital Budget.**

Ms. Lake reviewed the capital budget. The budget sets forth the source of funds and anticipated capital expenditures and will be submitted to the State Budget Office. Mr. Doern noted that the bond funds do not cover all of the anticipated capital expenditures and Ms. Lake confirmed that in addition to the bond funds additional funding will have to be provided from private financing or land sales. Mr. Patterson inquired as to whether the fire station would come under "projects determined to improve the park as shared community/park amenities and improvements to public safety requirements" as set forth in the Project Request/Narrative and Justification form (2). Ms. Lake confirmed that improvements to public safety requirements could include the fire station.

Mr. McMahon reminded the Board that it is anticipated that the added value to the property from the infrastructure improvements will provide a basis to pay back the bonds.

Upon motion duly made by Mr. Crowley and seconded by Mr. DeCarvalho, the Board:

**VOTED:** To approve the fiscal 2007 Capital Budget as presented to the Board.

Voting in favor were: Mr. Crowley, Mr. DeCarvalho, Mr. Doern, Mr. Hazlehurst, Ms. Jackson, Mr. Miccolis, Mr. Patterson, Mr. Rebecchi, Mr. Sams and Mr. Simpson.

Voting against were: none.

Unanimously Approved.

**6. DISCUSSION.**

Mr. DeCarvalho noted that in connection with the vision statement, it is important that the utilization of the Quonset Business Park land be done responsibly and with attention to the preservation of the environment. He suggested that where the mission states that the property would be more fully utilized that it should be clear that "responsible" utilization of the property is required. Mr. Grout agreed with Mr. DeCarvalho and stated that the "smart growth" approach to development includes sensitivity to environmental issues. Ms. Jackson noted that the mission statement includes references to environmental issues and concerns as set forth in the last two (2) paragraphs of the mission statement. In addition, Mr. Patterson noted that the Master Plan provides for "responsible stewardship". Mr. McMahon noted that being "pro-environment" is not anti-growth, and in fact, responsible growth with attention to environmental issues is the right way to develop the property.

There being no further business to come before the meeting, upon motion duly made by Mr. Sams and seconded by Mr. Hazlehurst, the Board voted to adjourn the meeting at 5:45 p.m.

Respectfully submitted by:

By:   
E. Jerome Batty, Secretary