

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

**MARCH 21, 2023**

**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, March 21, 2023, 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, Don Gralnek, William W. Harsch, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, Eric J. Wishart, and Elizabeth M. Tanner. Absent was: Guillaume de Ramel. Present also were: Steven J. King, P.E., Managing Director; Norine V. Lux, Finance Director; Thomas W. Madonna, Jr., Hinckley, Allen & Snyder LLP; and Corporation's staff, and members of the public.

**1. CALL TO ORDER:**

The meeting was called to order at 5:03 p.m. by Chairperson Tanner.

**2. APPROVAL OF MINUTES:**

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

**VOTED:** To approve the Public Session Minutes of the February 21, 2023, meeting.

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

Voting Against were: None.

Unanimously Approved.

**3. QDC STAFF REPORTS:**

Mr. King announced that Orsted was the only bidder to submit a proposal for Rhode Island's offshore wind power project and Orsted has entered into an agreement with the Corporation to provide the \$35,000,000 needed to fund the QMTC project to support wind energy should they be awarded the project approval. Rhode Island Energy is currently reviewing the bid.

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

Ms. Seifert reviewed the QMTC Rendering PowerPoint presentation.

4. **COMMITTEE REPORTS:**

There were no committee meetings.

5. **APPROVALS:**

A. **Approval of Lease Agreements and Lease Amendments with MBQ, LLC for the construction of Gateway Office Building 6:**

Mr. King reviewed the Request for Board Authorization sheet for the construction of Gateway Office Complex Building 6 and advised the Board that the other five buildings in the complex are currently fully leased. Building 6 will be the final and largest building in the complex at around 32,000 square feet. Tenant space will be laid out to give a lot of flexibility, including single rooms and larger suites, which can be rented month to month or on longer terms.

Mr. King reminded the Board that MBQ, LLC finances the construction of the buildings as the developer and the Corporation leases them to own. The Corporation has completed the transfer of two of the existing five buildings from MBQ, LLC to Quonset Development Corporation. Under the new agreement, MBQ, LLC will refinance the existing loans on the remaining three buildings and incorporate the cost of the sixth building. The new loan will be a 15-year term at approximately 6.3% interest. The current monthly debt payment is \$87,016; the new debt payment with Building 6 incorporated will be \$109,302. The anticipated rental income for Building 6 will exceed the \$22,286 difference in the monthly debt payment.

Mr. King also stated that there is the potential of one tenant interested in the whole building. Mr. King added that the office space is extremely sought after and does not anticipate any problems finding tenants even if the initial interest from this one tenant does not come to fruition.

The Board discussed the loan interest rate and loan terms. Ms. Riley asked what the lease term of the single user might be in Building 6. Mr. King replied that it could be a three-to-five-year term; however, based on past experience with this tenant it would likely be longer.

Upon motion duly made by Mr. Jones and seconded by Ms. DeBlasio, 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 amendments to the Ground Lease and Sublease Agreements and/or new leases and/or land leases with purchase options with MBQ, LLC, a Rhode

Island limited liability company, for the construction of additional buildings, including, but not limited to, Gateway Office Building 6 in the Gateway District, and other agreements related thereto as appropriate (collectively, "Lease Documents"), such Lease Documents to be substantially in accordance with the Request for Board Authorization presented to the Board (the Lease Documents and 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, William W. Harsch, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, and Eric J. Wishart.

Voting Against were: None.

Unanimously Approved.

B. Approval of a Land Sale and Land Exchange with Compass Circle, LLC for construction of a new Industrial Condominium Facility:

Mr. King reviewed the Request for Board Authorization sheet for the land sale and land exchange with Compass Circle, LLC. Mr. King stated the Corporation has a no sell policy for Quonset land; the land is the State's primary asset used to cover obligations and maintain the infrastructure in the Quonset Business Park. The land sale with Compass Circle, LLC was completed prior to this policy. Compass Circle, LLC is proposing to adjust their parcel to accommodate a third building in their industrial condominium facility. Mr. King explained that back in 2006, Compass Circle, LLC constructed two industrial condominium condominiums consisting approximately of 12,000 square feet and proposed building a third condominium that was never constructed. Mr. King told the Board that the condominiums are in demand and are primarily used by electricians, plumbers, and other tradesmen. Mr. King explained that with the current parking and access requirements outlined in the QBP Development Package, Compass Circle, LLC will require additional land to construct the third condominium building with adequate parking space. To accommodate the construction of the third condominium, Compass Circle, LLC is proposing to transfer approximately 2,318 square feet of land to the Corporation and in turn, the Corporation will sell approximately 11,491 square feet of land back to Compass Circle, LLC. The net decrease in Quonset Development Corporation's land holdings will be approximately 9,173 square feet. The exact acreage to be transferred/sold will be determined by a survey.

Upon motion duly made by Mr. Jones and seconded by Mr. Langlais, 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 (i) to convey that certain approximately 0.26 acre parcel of land being a portion of North Kingstown Tax Assessor Plat 180, Lot 37 to Compass Circle, LLC, a Rhode Island limited liability company, and (ii) to receive a conveyance of that certain approximately 0.05 acre parcel of land being a portion of North Kingstown Tax Assessor Plat 180, Lot 36 from Compass Circle, LLC, a Rhode Island limited liability company, and to execute and deliver such agreements, documents and instruments as are necessary or appropriate to effectuate such transactions, the terms of such land swap to be substantially in accordance with the Request for Board Authorization presented to the Board (such agreements, 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, William W. Harsch, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, and Eric J. Wishart.

Voting Against were: None.

Unanimously Approved.

C. Approval of a consent of assignment of the Ground Lease dated December 8, 2016 between Finlay Extracts & Ingredients USA, Inc. and Clean Water Ventures, Inc.

Mr. King reviewed the Request for Board Authorization of consent of the assignment of an existing Ground Lease with Finlay Extracts & Ingredients USA, Inc. (Finlay). Mr. King stated Finlay executed a ground lease for their research and development facility in 2016; however, Finlay closed the facility during COVID and has not resumed activities at this location since 2020. Finlay's has found an interested buyer for the facility, Clean Water Ventures, Inc. Clean Water Ventures, Inc. is a newly formed company that creates a device that will create hydrogen from water using aluminum. Mr. King stated Clean Water Ventures, Inc. will be using the building in Quonset for their Rhode Island office, company headquarters. and R & D center. Mr. King added that Finlay's lease requires the assignee to have a net worth and a balance sheet of at least 10 million dollars, which is a very high threshold for a startup. Clean Water Ventures, Inc. is unable to meet that threshold, so under the ground lease, as written, Finlay would still be responsible for their rent even if an assignment were approved. Finlay has requested and the Corporation has agreed to let Clean Water Ventures provide a cash security in escrow in the amount of \$500,000, which can be used to cure any financial default should the assignment be granted. Rent on this property is around \$30,000 to \$40,000 a year, rent for the remaining term of the lease is \$1,329,000.00. Mr. King explained that the Corporation would revisit this agreement after Clean Water Ventures has been in business at Quonset after five years and Clean Water Ventures is able to

then meet the threshold set in the original ground lease, the Corporation would then submit to the Board approval to release the escrow.

Mr. King stated that the escrow account would be set up upon approval of the assignment by the Board and once the escrow account is established, the Corporation will execute the assignment.

Upon motion duly made by Mr. McCoy and seconded by Mr. Jones, 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 consent to an assignment of the Lease (the “Assignment”) between the Corporation and Finlay Extracts & Ingredients USA, Inc., a Delaware corporation (“Finlay”) dated as of December 8, 2016 (as amended, the “Lease”), and in connection therewith enter into, execute and deliver an Assignment and Consent document (the “Assignment and Consent”) relating to the assignment of the Lease between Finlay, as assignor, and Clean Water Ventures, Inc., a Nevada corporation, as assignee (“Assignee”), which Lease relates to that certain parcel of land being approximately 4.0 +/- acres located on Ocean State Drive, North Kingstown, Rhode Island, as further described in the Lease, the terms of such Assignment and Consent document to be substantially in accordance with the Request for Board Authorization presented to the Board, which Request for Board Authorization contains various conditions relating to the consent to the Assignment (the Assignment and Consent document, 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, William W. Harsch, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, and Eric J. Wishart.

Voting Against were: None.

Unanimously Approved.

D. Approval of Ground Lease with Bitumar USA, Inc.

Mr. King reviewed the Request for Board Authorization for a ground lease with Bitumar USA, Inc. (Bitumar) for 6.17 acres of land at the Port of Davisville. The addition of Bitumar is an opportunity for a different type of business at the Port than is currently operating there. The Port of Davisville supports a strong fishing tenant, an auto import business which is most of the leasehold in the Port area, and now Orsted's CTV Harbor. Bitumar, a large company operating out of Montreal, Canada, proposes to import liquid asphalt used in bituminous concrete, a primary component that all the construction companies in Rhode Island use, into the Port of Davisville by ship and by train.

Mr. King explained that due to the nature of the business, Bitumar will pay a higher per acre price for ground rent than other tenants in the Port. Rent will be \$470,331.75 per year and will include 6.17 acres and an inclusive right to install pipeline. Mr. King added that in addition to rent, Bitumar will pay the Corporation a fee of \$2.00 per ton of asphalt removed from the premises, regardless of mode of transport. In exchange, the Corporation will not charge wharfage for asphalt delivered through the Port, but incoming vessels will still be charged the dockage and security fees as outlined in the tariff.

Mr. King stated this agreement funds over \$1 million dollars a year for improvement obligations at the Port of Davisville and Bitumar proposes investing \$40 million in improvements for the project. Mr. King highlighted that the project creates 20 direct jobs and 25 indirect jobs not including truck drivers. Mr. King pointed out several environmental regulations are necessary for the design and construction of the facility and also for the operation of the facility. Project design will require RIDEM and RICRMC approval, in addition to meeting the Quonset Development Corporation development regulations including meeting water and wastewater standards. Mr. King continued that Bitumar will need the local Fire Marshall, the local Fire Department, and the State Building commission to approve their project in addition to being highly regulated by the US Coast Guard. Bitumar will be required to have a facility response plan, cyber security response plan, a spill

prevention contingency countermeasure plan, an emergency response plan, a stormwater pollution plan, and air quality permits to operate at Quonset. Mr. King pointed out that there will be a lot of oversight in the design and building of the facility along with the operations of the facility.

The Board discussed the site plan and the new roadway logistics in the North Davisville area and Port of Davisville. The Board was concerned about odor from the facility and the potential of spillage. Mr. King explained that Bitumar will have flares on the tanks to burn off any vapors; therefore, should not be any odors. Additionally, Bitumar will be required to obtain an air quality permit from RIDEM. Mr. King continued stating that any spillage will be contained by a dike built around the tanks and in addition, the pipeline will be a double-walled pipe. Bitumar will be wholly responsible for cleaning up any spillage, even if it has reached the water, as part of their spill prevention plan.

Upon motion duly made by Mr. Gralnek and seconded by Mr. Shorter, 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 Ground Lease (the “Ground Lease”) (and related instruments as deemed appropriate by the Authorized Officers) with Bitumar USA, Inc. for the leasing of that certain parcel along Davisville Road being approximately 6.17 acres, the terms of such Ground Lease to be substantially in accordance with the Request for Board Authorization presented to the Board (the Ground Lease 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, William W. Harsch, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, and Eric J. Wishart.

Voting Against were: None.

Unanimously Approved.

**6. RHODE ISLAND READY:**

A. RI Ready Status Update:

Ms. Siefert reviewed the status of the applications to RI Ready program. Ms. Siefert will add a matrix of jobs per square foot to the RI Ready memo for the Board's review. Ms. Siefert noted that new applications are down so reviving promotional efforts might be needed since it has been about a year since the program launched.

B. RI Approval of RI Ready Grant (enrollment 06E) to Blackstone Distribution Center, LLC for intersection improvements at Moshassuck Street and Main Street, Pawtucket:

Mr. King reviewed the grant request for Blackstone Distribution Center, LLC (Blackstone) to construct a new warehouse distribution center consisting of approximately 159,562 square feet at the corner of Main Street and Moshassuck Street in the city of Pawtucket. Mr. King added Blackstone is projecting 300 direct jobs and around 131 indirect jobs upon completion of the distribution center. The economic projection from AECOM shows approximately \$23.6 million in direct employment and approximately \$10.1 million in indirect and induced employment generating approximately \$1.64 million in tax revenue. Mr. King noted that JK Equities through this new development entity, Blackstone Distribution Center, LLC estimates private investment to be approximately \$35 million.

RI Ready funds will be used for intersection improvements at Moshassuck Street and Main Street and public infrastructure including drainage improvements within Moshassuck Street. Mr. King added that public sector improvement work for offsite infrastructure is about \$2.5 million and the proposal for RI Ready program is to fund \$1.5 million of the \$2.5 million toward those public sector improvements. The RI Ready staff has proposed a recoverable grant for those public improvements and Blackstone will mortgage on the property to secure

the loan. RI Ready will provide Blackstone with the opportunity to earn loan forgiveness through job credits. Mr. King explained that under the agreement, Blackstone would earn, per year, \$1,000 for every job toward forgiveness of the principal balance of the loan. Mr. King outlined the mechanics of the loan payback and stated that Blackstone is obligated to provide full-time jobs for a full ten years to pay back the loan. Mr. King continued stating should Blackstone release the project to another investor before the 10-year payback period, the full balance of the loan will come due. Mr. King finished by noting the RI Ready grant is a small component of the \$35.2 million project, but the public infrastructure piece helps make the site ready for the development, additionally, Blackstone remains responsible for half the costs of the public improvements.

Upon motion duly made by Mr. Jones and seconded by Mr. McCoy, 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 #01C-06E for Blackstone Distribution Center 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, Don Gralnek, William W. Harsch, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, and Eric J. Wishart.

Voting Against were: None.

Unanimously Approved.

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

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

**VOTED:** To adjourn to Executive Session pursuant to: citing of business in Rhode Island, (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, Don Gralnek, William W. Harsch, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, and Eric J. Wishart.

Voting Against were: None.

Unanimously Approved.

The meeting adjourned to Executive Session at 5:35 p.m. The meeting reconvened in Public Session at 6:32 p.m.

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

Upon motion duly made by Ms. DeBlasio and seconded by Mr. Gralnek, 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, Don Gralnek, William W. Harsch, Scot A. Jones, David M. Langlais, Matthew B. McCoy, Susan M. Riley, Eric Shorter, and Eric J. Wishart.

Abstaining was: None.

Voting Against were: None.

Unanimously Approved.

**5. ANNOUNCEMENT OF EXECUTIVE SESSION APPROVALS:**

**A. APPROVAL OF EXECUTIVE SESSION MINUTES:**

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

**VOTED:** To approve the Executive Session Minutes of the March 21, 2023, meeting.

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

Abstaining was: None.

Voting Against were: None.

Unanimously Approved.

9. **ADJOURNMENT:**

Upon motion duly made by Mr. Gralnek and seconded by Ms. Riley, the meeting adjourned at 6:35 p.m.

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

Voting Against were: None.

Unanimously Approved.

Respectfully submitted:

By: Christene Andrews  
Christine Andrews, Assistant Secretary

**QUONSET DEVELOPMENT CORPORATION**  
**PUBLIC NOTICE OF MEETING**

A meeting of the Quonset Development Corporation will be held at its office Annex Building, 95 Cripe Street, **North Kingstown, Rhode Island**, on **Tuesday, March 21, 2023**, beginning at **5:00 pm**, for the following purposes:

**I. Public Session:**

A. Approval of Minutes:

1. To approve the Public Session Minutes of the meeting held on Tuesday, February 21, 2023. (Copies of which have been distributed to Board members prior to the Meeting) (See Tab 1)

B. Staff Report:

1. Planning and Development (See Tab 2)
2. Construction (See Tab 2)
3. Operations (See Tab 2)
4. Finance and Administration (See Tab 2)

C. Approval Requests:

1. Approval of lease agreements and lease amendments with MBQ, LLC for the construction of Gateway Office Building 6 (Tab 3)
2. Approval of a land sale and land exchange with Compass Circle, LLC for construction of a new industrial condominium facility (Tab 4)
3. Approval of a consent of assignment of the Ground Lease dated December 8, 2016 between Finlay Extracts & Ingredients USA, Inc. and Clean Water Ventures, Inc. (Tab 5)
4. Approval of Ground Lease with Bitumar USA, Inc. (Tab 6)

D. RI Ready:

1. RI Ready Status Report (Tab 7)
2. Approval of RI Ready Grant (enrollment 06E) to Blackstone Distribution Center, LLC for intersection improvements at Moshassuck Street and Main Street (Tab 8)

**II. Executive Session:**

(The following announcement may be made in the public session):

The Chairman will announce that a portion of the meeting will be held in Executive Session to consider and take appropriate action on such matters as permitted by

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. The Chairman entertains a motion to adjourn to Executive Session. An affirmative vote of a majority of the members is required.

A. Prospective new business at Quonset Business Park.

### **III. Public Session:**

A. Vote to Adjourn

This notice shall be filed with the Rhode Island Secretary of State electronically at least (48) hours, excluding weekends and holidays, in advance of the meeting and shall be posted no later than 5:00 p.m. on Friday, March 17, 2023, at the Office of the Quonset Development Corporation, 95 Cripe Street, North Kingstown, Rhode Island and the offices of the Rhode Island Commerce Corporation, 315 Iron Horse Way, Suite 101, Providence, RI.

Jill C. Sherman  
Secretary

The location is accessible to the handicapped. Those requesting interpreter services for the hearing impaired must notify the Quonset Development Corporation at (401) 295-0044 forty-eight (48) hours in advance of the meeting.

Pursuant to the Open Meeting Law, R.I. Gen. Laws § 42-46-6 (b), business not included in this notice may be considered with the consent of the majority of the Board and/or may convene into Executive Session (closed) pursuant to R.I. Gen. Laws § 42-46-5.