

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

A meeting of the Quonset Development Corporation will be held at the Quonset 'O' Club, located at 200 Lt. James Brown Road, **North Kingstown, Rhode Island**, on **Tuesday, April 28, 2026**, beginning at **5:00 pm**, for the following purposes:

**I. Public Session I:**

A. Approval of Minutes

1. To approve the Public and Executive Session Minutes of the meeting held on March 17, 2026. (Copies of which have been distributed to Board members prior to the Meeting) (See Tab 1)

B. Staff Report:

1. QSS Biosolids Update
2. Construction (See Tab 2)
3. Planning and Development (See Tab 2)
4. Operations (See Tab 2)
5. Finance and Administration (See Tab 2)
6. Communications (See Tab 2)

C. For Discussion:

1. Presentation – Electric Boat Master Plan

D. Approval Requests:

1. Approval of Lease Amendment with Electric Boat Corporation to Swap a Lease Parcel from Camp Thomas Way to Ocean State Drive (See Tab 3)
2. Approval of Lease Amendment with Electric Boat Corporation to Add +/- 43.2 acres on Davisville Road (See Tab 4)
3. Approval of Lease Amendment with the Rhode Island Airport Corporation to Add up to +/- 35.1 acres on Roger Williams Way and +/- 69.0 acres North of Runway 16-34 adjacent to Narragansett Bay (See Tab 5)

E. RI Ready:

1. RI Ready Status Report (Tab 6)
2. Approval of Enrollment of Site 44E – Tiverton Wastewater District (See Tab 7)

## **II. Executive Session:**

The Chairperson may announce in the public session 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.

### **Public Session II:**

#### **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 April 24, 2026, 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.

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

**March 17, 2026**

**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 17, 2026, 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., Barrett Cavanagh, Adam J. Lupino, Matthew B. McCoy, Shawn Kerachsky, Stefan Pryor, Eric R. Shorter, and Randy Wietman. Absent were: David M. Langlais 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 5:03 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 and Executive Session Meeting Minutes of December 16, 2025, meeting.

Voting in favor were: Lauren A. Burgess, Esq., Barrett Cavanagh, Adam J. Lupino, Matthew B. McCoy, Shawn Kerachsky, and Randy Wietman.

Abstaining: Barrett Cavanagh

Voting Against were: None.

Unanimously Passed.

Eric Shorter joined the meeting at 5:06 p.m.

3. **QDC STAFF REPORTS:**

Mr. King addressed the Board about complaints received regarding odor in the West Davisville area of the Park and Mr. King shared the record of calls with the Board (Exhibit A). Mr. King stated that the Corporation advised complainants to also contact the RI Department of Environmental Management (“RI DEM”) to investigate the issue. Mr. King reviewed the summary of complaints with the Board noting that the Corporation received a total of 9 complaints in the period between April 2025 and February 2026 and RI DEM logged 17 complaints between December 2025 and January 2026. Mr. King also stated that Facebook and Community posts noted multiple complaints during these time periods. Mr. King stated the complainants reported asphalt or diesel fumes odors and that the Bitumar facility was linked as the source of the odor in the social media posts. Mr. King pointed out on the summary of complaints that any complaint noted in red ink (Exhibit A) was received while Bitumar was shut down for the winter. Mr. King stated that there is a lot of activity currently in that area including Route 403 road construction, construction on the Davisville bridge replacement and railroad activity which may be a source of the odors. The Corporation has been visiting

the area to determine the extent and source of the odor but hasn't been able to align any one activity with the odor but will continue to be diligent in this matter.

Mr. King next reviewed the staff report with the Board.

4. **COMMITTEE REPORTS:**

There were no committee meetings.

5. **APPROVALS:**

A. **Approval of Land Exchange with the Town of North Kingstown:**

Upon motion duly made by Mr. McCoy and seconded by Ms. Burgess, 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 (i) to convey that certain approximately 4.5 acre parcel of land being North Kingstown Tax Assessor Plat 182, Lot 9 to the Town of North Kingstown, and (ii) to receive a conveyance of that certain approximately 3.4 acre parcel of land being North Kingstown Tax Assessor Plat 191, Lot 17 from the Town of North Kingstown, 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, including ceasing negotiations and determining not to effectuate the transaction, 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: Lauren A. Burgess, Esq., Barrett Cavanagh, Adam J. Lupino, Matthew B. McCoy, Shawn Kerachsky, Eric R. Shorter, and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

B. Approval of Ground Lease, Lease and Sublease with the Flex Technology Park, LLC for AP 191, Lot 17:

Upon motion duly made by Mr. McCoy and seconded by Ms. Burgess, 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 (1) an amendment to that certain Development Agreement dated as of September 11, 2017 with Flex Technology Park, LLC (“Flex”), as previously amended, whereby that certain parcel of land commonly referred to as “Flex Building #12” and being that certain parcel currently designated as North Kingstown Tax Assessor Plat 191, Lot 17 (the “Property”), will be included as being subject to the terms and conditions of the aforementioned Development Agreement, and other agreements related thereto as deemed appropriate by the Authorized Officers (collectively, the “Development Agreement Amendment Documents”); and (2) a Ground Lease, Lease and Sublease (back to the Corporation) with Flex, with an option to terminate, for the construction of one (1) approximately 35,000 square foot building on the Property, being Phase 12 of the Flex Technology Park, and other agreements related thereto as deemed appropriate by the Authorized Officers (collectively, “Lease Documents”), such Development Agreement

Amendment Documents and Lease Documents to be substantially in accordance with the Request for Board Authorization presented to the Board (the Development Agreement Amendment Documents, 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, including ceasing negotiations and determining not to effectuate the transaction, 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: Lauren A. Burgess, Esq., Barrett Cavanagh, Adam J. Lupino, Matthew B. McCoy, Shawn Kerachsky, Eric R. Shorter, and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

C. Approval of Lease Termination Agreement with Newton Properties, LLC:

Upon motion duly made by Mr. McCoy and seconded by Ms. Burgess, 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 Lease Termination Agreement with Newton Properties, LLC (the "Termination Agreement") on that certain property commonly known and numbered as 244 Burlingham Avenue and currently designated as North Kingstown Tax Assessor's Plat 185, Lot 1, being approximately +/- 3.6 acres of land (and related instruments as deemed appropriate by the Authorized Officers), the terms of such Termination Agreement to be substantially in accordance with the Request for Board Authorization as presented to the Board (the Termination Agreement 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: Lauren A. Burgess, Esq., Barrett Cavanagh, Adam J. Lupino, Matthew B. McCoy, Shawn Kerachsky, Eric R. Shorter, and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

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. Wietman and seconded by Ms. Burgess, 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: Lauren A. Burgess, Esq., Barrett Cavanagh, Adam J. Lupino, Matthew B. McCoy, Shawn Kerachsky, Eric R. Shorter, and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

The meeting adjourned to Executive Session at 5:38 p.m. and reconvened in Public Session at 6:06 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: Lauren A. Burgess, Esq., Barrett Cavanagh, Adam J. Lupino, Matthew B. McCoy, Shawn Kerachsky, Eric R. Shorter, and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

7. **ADJOURNMENT:**

Upon motion duly made by Mr. McCoy and seconded by Mr. Lupino, the meeting adjourned at 6:07 p.m.

Voting in favor were: Lauren A. Burgess, Esq., Barrett Cavanagh, Adam J. Lupino, Matthew B. McCoy, Shawn Kerachsky, Eric R. Shorter, and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

Respectfully submitted:

By: \_\_\_\_\_  
Jill C. Sherman, Secretary



**TO:** Board of Directors, Quonset Development Corporation  
**FROM:** Steven J. King, P.E., Managing Director  
**SUBJECT:** Staff Report – QDC Board Meeting  
**DATE:** April 25, 2026

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## CONSTRUCTION

- *Davisville Road Relocation – East (Nearing Completion):* This project consists of relocating the portion of Davisville Road adjacent to the Port of Davisville in order to unlock land within the Port for upcoming development. Manafort Brothers, Inc. of Plainville, CT. is the selected contractor. Manafort is preparing to remobilize to complete minor grading and final pavement installation in selected areas. Pare Corporation of Lincoln, RI is the design engineer.
- *Pier 1 North Berth Reconstruction (In-Progress):* This project is a continuation of the reconstruction of the north side of Pier 1. The work will consist of selectively demolishing the existing timber pile foundation and concrete deck and constructing a new steel pile foundation and concrete deck structure in its place. This project is being constructed by J.F. Brennan of La Crosse, Wisconsin, who has an office in the Business Park. Demolition of the existing structure is complete, and pile driving operations have commenced. Nearly 40 new steel piles have been installed, and fabrication of the new precast concrete deck elements has commenced. This project is expected to be completed in Spring 2027. The project is being funded in part by a US Maritime Administration (MARAD) Port Infrastructure Development Program (PIDP) Grant. Moffat and Nichol of Boston, MA is the design engineer.
- *Pier 1 Stern Ramp (Under Contract):* In conjunction with the Pier 1 North Berth Reconstruction, a new pile-supported structure will be constructed along the northern face of Pier 1 to enable faster and safer offloading of “stern-to” RoRo vessels. This project was bid together with the Pier 1 North Berth Reconstruction Project and is a part of the award to J.F. Brennan. Work is expected to commence in early Summer of 2026. The project is being funded in part by a separate MARAD PIDP Grant. Moffat and Nichol of Boston, MA is the design engineer.

## PLANNING AND DEVELOPMENT

### Grant Management/Design & Engineering:

- *Rhode Island Fast Ferry Terminal and Parking Lot (Grant Funded):* RIPTA has been awarded \$2.17 million in a FTA passenger ferry grant that will be passed through to RI Fast Ferry for the construction of a new terminal facility and improvements to the

RI Fast Ferry for the construction of a new terminal facility and improvements to the terminal parking areas. QDC will serve as the project manager. The project is expected to begin in Fall 2026.

- *Davisville Road Relocation – West (In Design)*: This project consists of re-aligning Davisville Road where it intersects with Thompson Road and Marine Road as a part of the Port Master Plan. The work will improve traffic flow around and into the Port, as well as consolidate existing tenant parcels for more efficient use. This project will also unlock additional parcels in North Davisville for future development and/or additional port laydown area. Crossman Engineering of Warwick, RI is the design engineer.
- *Maritime Way Relocation (In Design)*: This project consists of re-aligning a portion of Maritime Way and relocating the Port main gate as a part of the Port Master Plan. This work will improve traffic flow into the Port, as well as unlock new terminal space within the Port. Pare Engineering of Lincoln, RI is the design engineer.
- *RIANG Building 8 Hangar Reconstruction (Pending Contract)*: This project consists of evaluating rehabilitation or replacement options for the existing “corrosion protection” hangar on the Rhode Island Air National Guard’s Quonset base. Vision3 Architects was selected as the consultant to design the project and is in the process of finalizing its scope for contract award. This work is being funded by Military Cooperative Construction Agreement (MCCA) funds, similar to the construction of the new Headquarters Building.
- *2024 At-Grade Rail Crossing Improvements (In Design)*: This project consists of making safety improvements to four (4) at-grade rail crossings in the Business Park: Circuit Drive, Roger Williams Way at Toray, Thompson Road, and Roger Williams Way at Zarbo Avenue. Bidding documents have been prepared and submitted to RIDOT for its review, and pending approval, QDC will then solicit bids for this project. This work is being funded by a RIDOT administered FHWA grant program.

#### **Status of Ongoing Board Approvals:**

- *Land Exchange with North Kingstown*: Approved by the Board on March 17, 2026. This matter is on the North Kingstown Town Council meeting agenda for approval on 4/27/26. Closing targeted for April 30, 2026.
- *Ground Lease and Sublease with Flex Technology Park for Flex Building #12*: Approved by the Board on March 17, 2026. The lease has been drafted by Hinckley Allen. Execution pending closing of the land exchange.
- *Amendment to Lease with MI, LLC (NORAD) for solar canopy*: Approved by the Board on June 24, 2025. The project plans are still being formulated.

The transaction is pending the final approval from the Federal Aviation Administration.

- *Land Purchase from WDIC, LLC*: Approved by the Board on November 19, 2024. Pending final approval of the subdivision by the Town of North Kingstown and WDIC.
- *Ground Lease to Global Soil Solutions, LLC*: Approved by the Board on November 19, 2024. Paused pending legislative study commission report.
- *Ground Lease to A.R. Development Company for the development of workforce housing*: Approved by the Board on November 14, 2023. A.R. Development Company chose not to proceed with the development. We are currently negotiating with another party and will be bringing a new approval item to the Board at a future date.
- *Approval of Ground Lease to GDQ ESS, LLC (Green Development) for development of utility-scale battery project*: Approved by the Board on October 19, 2023. The project is currently pending review and approval by the Rhode Island Energy Facility Siting Board.
- *Approval of Ground Lease with MK Properties, LLC for development of a utility-scale battery project*: Approved by the Board on August 15, 2023. A binding Option Agreement has been executed. The project is in pursuit of permits.

#### **Tenant Development Projects:**

- *Bitumar USA*: Quonset staff continue to take complaints seriously. The Rhode Island Department of Environmental Management (RI DEM) has sole permitting jurisdiction, and the QDC will follow its guidance. RI DEM has issued a status letter dated April 23, 2026, addressed to Gregory Mancini, North Kingstown Town Council President, which is available on the Project Update page of the Quonset Development Corporation website.
- *Tenant Projects Under Construction*: Edesia Nutrition expansion; Regent Craft/Equity Industrial Partners new facility; Cold Link Logistics expansion
- *Upcoming Tenant Projects*: RI Army National Guard Aviation Readiness Center; Custom Designs, Inc. facility expansion

#### **Outside Agency Projects at Quonset Business Park:**

- Construction of new ramps on Route 403 and the roundabout at West Davisville Road and Compass Circle (RIDOT). Scheduled to be completed by late June.

### **PUBLIC WORKS**

#### **Maintenance Department:**

- *Groundskeeping Operations:*
  - Spring Cleanup - has been well underway, with branch/tree removal and the re-loaming and seeding of areas that experienced damage from heavy, prolonged winter snow removal operations.
  - Grass Cutting - QDC's fleet of grass-cutting equipment has been fully serviced and is now in full operation.

**Water Department:**

- *Quonset PFAS mitigation planning & design:* QBP Water continues to provide the Rhode Island Department of Health (RIDOH) with regular updates on our progress. Our recent PFAS levels at our three wells are right at 20 parts per trillion (which is the State limit). With the augmentation of KCWA water, we are comfortably delivering water below the PFAS limit to all of our customers.
- *Ladd Water System Update:*
  - Due to the localized source of the PFAS contamination (Rhode Island Fire Academy), the QDC Water Department has been operating only on Ladd Well #3, which has reduced the initial PFAS concentrations down to just above the State Limit of 20 parts per trillion.
  - QDC is "piloting in place" five (5) of the six (6) "Point of Service" PFAS treatment units that have already been installed.
  - QDC is currently resubmitting designs for the remaining two filtration systems at Exeter Job Corps for final approval and will soon submit preliminary approval designs for the new DCYF Girls Dormitory and the RI Fire Academy expansion project.

**Wastewater Department:**

- *New Wastewater Superintendent:* QDC has hired Peter Hassel as our new Wastewater Superintendent. Peter has a Rhode Island Grade 4 Wastewater Operator's license and has over 15 years of experience.

**PORT DEPARTMENT**

**Summary of Port Activities**

<b>March 2026 Vessels</b>
16 RoRo (car carriers)
8 Offshore Wind Vessels
3 Other Cargo (import/export)

<b>Auto monthly totals: March 2026 vs. March 2025</b>		
<b>Shipment Mode</b>	<b>2026</b>	<b>2025</b>
Ship	19,847	19,192
Rail	2,978	1,414
Truck	0	0

<b>Totals</b>	<b>22,825</b>	<b>22,631</b>
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<b>(To Date) Multi-year Comparison</b>				
<b>Shipment Mode</b>	<b>2026 Annual Totals</b>	<b>2025 Annual Totals</b>	<b>2024 Annual Totals</b>	<b>2023 Annual Totals</b>
Ship	39,447	197,253	275,583	210,905
Rail	7,406	21,037	26,801	24,944
Truck	1,463	1,942	2,209	3,912
<b>Totals</b>	<b>48,316</b>	<b>220,232</b>	<b>304,593</b>	<b>239,761</b>

<b>Auto Exports via Ship</b>	
March 2026	3,162
<b>Exports to Date</b>	<b>7,754</b>

#### **RAIL SUMMARY**

<b>Business Served</b>	<b>Rail Carloads</b>
	<b>March 2026</b>
Andersons	13
BB&S Lumber	31
Bitumar	7
Barrett Trucking (SALT)*	15
Energy Transfer (Crestwood)	183
NEWS	336
NORAD	276
Ocean State Oil	4
Senesco Marine	4
Structural Stone	8
Toray	84
Trico	6
Trussco/Stark	5
<b>Total</b>	<b>972</b>

\*Road salt came in from Overseas. Loaded into rail cars at Seaview and sent to Burlington, VT.

#### **FINANCE & ADMINISTRATION:**

- The Corporation continues to maintain a strong and stable financial position.

#### **COMMUNICATIONS:**

##### **New Harbor Group Activities for Quonset Development Corporation**

##### **April 2026**

Engaged with industry publications, including the *New England Real Estate Journal*,

**Tab 3**

**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 an Amendment to Electric Boat Consolidated Lease (the "Lease Amendment") with Electric Boat Corporation, a Delaware corporation, to remove an approximately +/- 7.0 acre parcel of land in North Davisville currently designated as North Kingstown Tax Assessor Plat 191, Lots 59 and 61 (aka EB Parcel 15) and to add an +/- 10.30 acre parcel of land on Ocean State Drive, currently designated as North Kingstown Tax Assessor Plat 190, Lot 26 (known as Site Readiness Parcel 10B) (and related instruments, including an amendment to the current Payment in Lieu of Taxes Agreement or a new PILOT Agreement, if applicable, in each case as deemed appropriate by the Authorized Offices), the terms of such Lease Amendment and other instruments to be substantially in accordance with the Request for Board Authorization presented to the Board (the Lease Amendment 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, including ceasing negotiations and determining not to effectuate the transaction, 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.

# Quonset Development Corporation

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## Request for Board Authorization Amendment to Electric Boat Consolidated Lease

Transaction #:	2026-04
Transaction Type:	Lease Amendment
Effective Date:	Upon execution

Lessee:	Electric Boat Corporation
Contact Person:	Jessica Belloni, Director of Real Estate & Project Planning – Quonset Point
Phone:	(860) 633-5837
Email:	JBelloni@gdeb.com

Relocated Premises:	Remove +/- 7-acre portion of Plat 191 Lots 59 and 61 in North Davisville (aka EB Parcel 15)  Add +/- 10.3-acres on Ocean State Drive, Plat 190, Lot 26 (Site Readiness Parcel 10B)
Additional Premises Commencement Date:	Upon execution
Proposed Use:	Wareyard, storage area, and material handling area

Additional Base Rent:	With the removal of the +/- 7-acre parcel rent is reduced by (\$122,500.00).  The new +/- 10.3-acre parcel rent is \$180,250.00.  Therefore, Base Rent shall increase by \$55,750.00 and subsequently follow the escalation schedule outlined in the Consolidated Lease.
Incentives:	The Consolidated Lease applies a 16% term discount.  Eligible for a wage-based employment incentive equal to 0.5% of total wages paid, up to 50% of the term-discounted Base Rent.
Current Term:	The term of the Consolidated Lease is 25 years, terminating on December 31, 2038. The Lease is currently in Lease Year 13.

# Quonset Development Corporation

Transaction Summary  
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PILOT Amount:	There is currently a PILOT Agreement between EB, QDC and the Town of North Kingstown. The amendment to this Lease to add the additional premises will require an amendment to the PILOT Agreement.
Legal Fees:	As required to prepare legal documents

## **ADDITIONAL REMARKS AND EXCEPTIONS TO POLICY:**

The relocation of this portion of the Premises is required to accommodate Electric Boat's expansion at the Quonset Business Park. The relinquished area will become part of NORAD's Lease Premises, which will allow EB to utilize land currently leased to NORAD. In 2023, the QDC Board approved and NORAD agreed to a lease that provided QDC with the flexibility to relocate portions of NORAD's Lease Premises as may be required to implement the Port of Davisville Master Plan.

## **THIS PROPOSAL SUPPORTS THE FOLLOWING QDC OPERATING PLAN GOALS AND OBJECTIVES:**

GOAL 1: Position the Quonset Business Park as the crown jewel of Rhode Island economic development.

1-3: Activate remaining properties to generate jobs, taxes and investment.

1-4: Support existing business growth.

1-5: Incentivize job growth and long-term investment in the Business Park.

1-7: Support expansion of existing companies.

GOAL 4: Ensure that the Quonset Development Corporation continues to enjoy financial stability and sustainability.

4-5: Manage leases to support sustainable operations.



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 www.quonset.com



SCALE: 1"=60'	DRAWN BY: A.J.A.		
DRAWING DATE: MAY 9, 2023			
NO.	REVISION	DATE	APP.

**CHELSEA STEFFY**  
 QDC DIRECTOR OF PLANNING AND DEVELOPMENT

**LEASE  
 PREMISES  
 "PARCEL 10B"  
 AP 190 LOT 26  
 10.34 ACRES±**

Ocean State Drive  
 Commerce Park  
 District

SHEET NO. <b>1</b>	OF 1	DRAWING NO. <b>26854</b>
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**SITE LOCATION**  
**LEASE AMENDMENT**  
**NEW AREA**  
**AP 190, LOT 26**  
**+/- 10.34 ACRES**

**PORTION OF MASTER**  
**LEASE TO BE REMOVED**  
**+/- 7 ACRES**

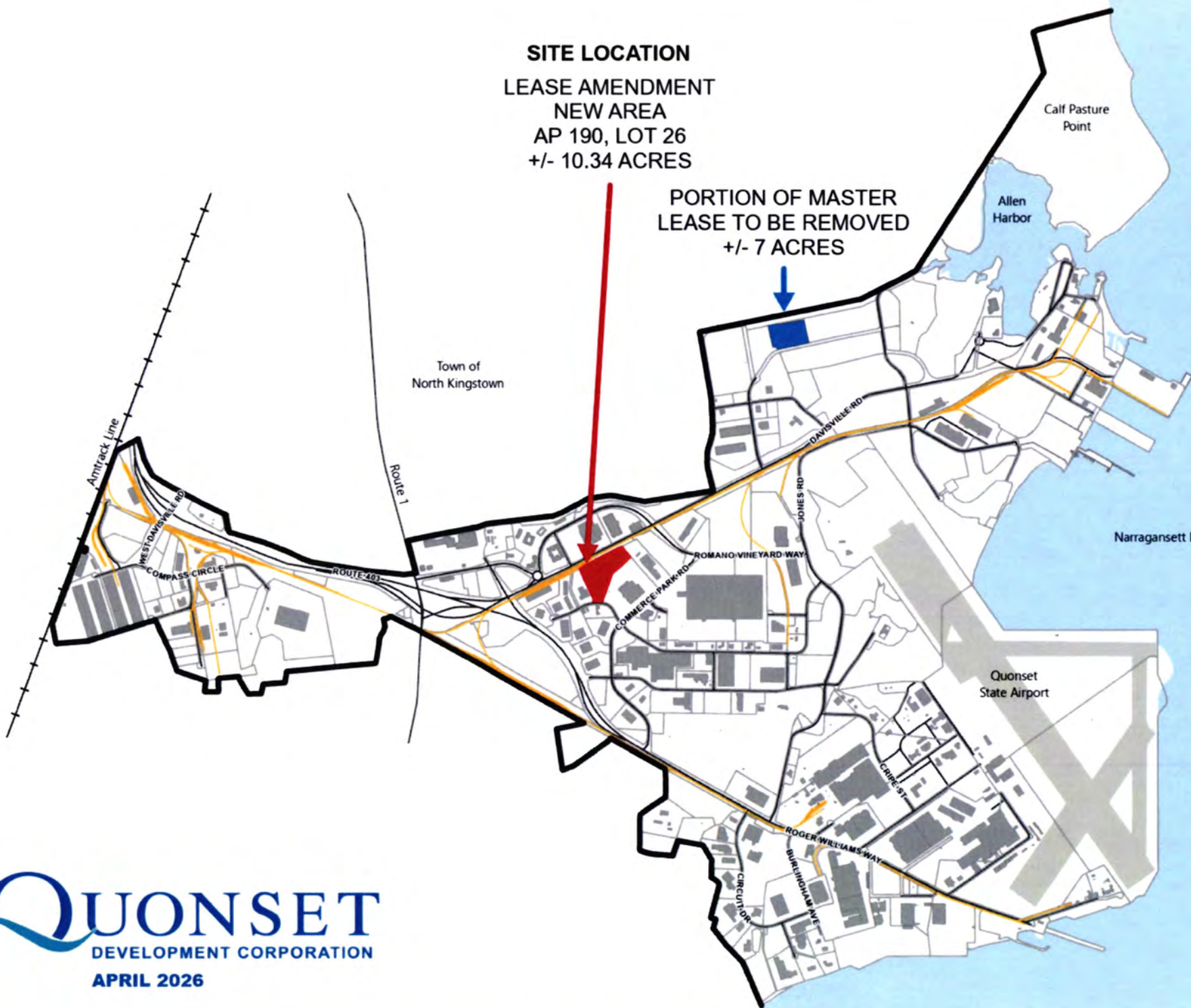
Town of  
North Kingstown

Calf Pasture  
Point

Allen  
Harbor

Narragansett Bay

Quonset  
State Airport



**Tab 4**

**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 an Amendment to Electric Boat Consolidated Lease (the "Lease Amendment") with Electric Boat Corporation, a Delaware corporation, to add additional leased premises to the existing lease, namely, an approximately +/- 43.2 acre parcel of land on Davisville Road being portions of that certain property currently designated as North Kingstown Tax Assessor Plat 194, Lots 16 and 17, and Plat 191, Lots 1, 60, 61, 67 and 72 (the "Additional Premises") (and related instruments, and agreements including an amendment to the current Payment in Lieu of Taxes Agreement or a new PILOT Agreement, if applicable, in each case as deemed appropriate by the Authorized Offices), the terms of such Lease Amendment and other instruments to be substantially in accordance with the Request for Board Authorization presented to the Board (the Lease Amendment 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, including ceasing negotiations and determining not to effectuate the transaction, 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.

# Quonset Development Corporation

Transaction Summary

Page 1 of 3

## Request for Board Authorization Amendment to Electric Boat Consolidated Lease

Transaction #:	2026-05
Transaction Type:	Lease Amendment
Effective Date:	Upon execution

Lessee:	Electric Boat Corporation
Contact Person:	Jessica Belloni, Director of Real Estate & Project Planning – Quonset Point
Phone:	(860) 633-5837
Email:	JBelloni@gdeb.com

Additional Premises:	+/- 43.2-acres on Davisville Road Portions of Assessor's Plat 194, Lots 16 and 17, and Plat 191, Lots 1, 60, 61, 67, and 72
Lease Commencement Date:	Upon execution
Proposed Use:	All purposes related to the manufacturing and fabrication of ships, as set forth in the Consolidated Lease.  It is anticipated that two buildings (+/- 374,000 SF and +/- 168,250 SF) will be constructed on the Additional Premises.

Additional Base Rent:	Base Rent shall increase by \$1,093,500.00 and subsequently follow the escalation schedule outlined in the Consolidated Lease.
Additional Base Rent Commencement:	Upon delivery of the Premises to EB by QDC.
Incentives:	The Consolidated Lease applies a 16% term discount.  Eligible for a wage-based employment incentive equal to 0.5% of total wages paid, up to 50% of the term-discounted Base Rent.
Current Term:	The term of the Consolidated Lease is 25 years, terminating on December 31, 2038. The Lease is currently in Lease Year 13.

# Quonset Development Corporation

Contingencies:	<p>Several infrastructure and tenant relocation projects are necessary to create the Additional Premises for Electric Boat.</p> <p>These projects include:</p> <ul style="list-style-type: none"> <li>• Relocation of Davisville Road;</li> <li>• Construction of Sanford Road; and</li> <li>• Construction of new cargo laydown area for North Atlantic Distribution (which will allow NORAD to relinquish lands in their lease that overlap with the Additional Premises).</li> </ul> <p>Electric Boat shall be responsible for the full cost of these projects, except in cases where QDC receives grant and/or State of Rhode Island bond funding to supplement the cost. The cost of implementing these projects is estimated to be approximately \$34.0 million.</p>
PILOT Amount:	<p>There is currently a PILOT Agreement between EB, QDC and the Town of North Kingstown. The amendment to this Lease to add the additional premises will require an amendment to the PILOT Agreement.</p>
Legal Fees:	<p>As required to prepare legal documents</p>

<p><b>ADDITIONAL REMARKS AND EXCEPTIONS TO POLICY:</b></p>
<p>North Atlantic Distribution (NORAD) currently leases a large portion of the Additional Premises from QDC. In 2023, the QDC Board approved and NORAD agreed to a lease that provided QDC with the flexibility to relocate portions of NORAD's Lease Premises as may be required to implement the Port of Davisville Master Plan.</p>
<p><b>THIS PROPOSAL SUPPORTS THE FOLLOWING QDC OPERATING PLAN GOALS AND OBJECTIVES:</b></p>
<p>GOAL 1: Position the Quonset Business Park as the crown jewel of Rhode Island economic development.</p> <ul style="list-style-type: none"> <li>1-3: Activate remaining properties to generate jobs, taxes and investment.</li> <li>1-4: Support existing business growth.</li> <li>1-5: Incentivize job growth and long-term investment in the Business Park.</li> <li>1-7: Support expansion of existing companies.</li> </ul> <p>GOAL 4: Ensure that the Quonset Development Corporation continues to enjoy financial stability and sustainability.</p> <ul style="list-style-type: none"> <li>4-5: Manage leases to support sustainable operations.</li> </ul>



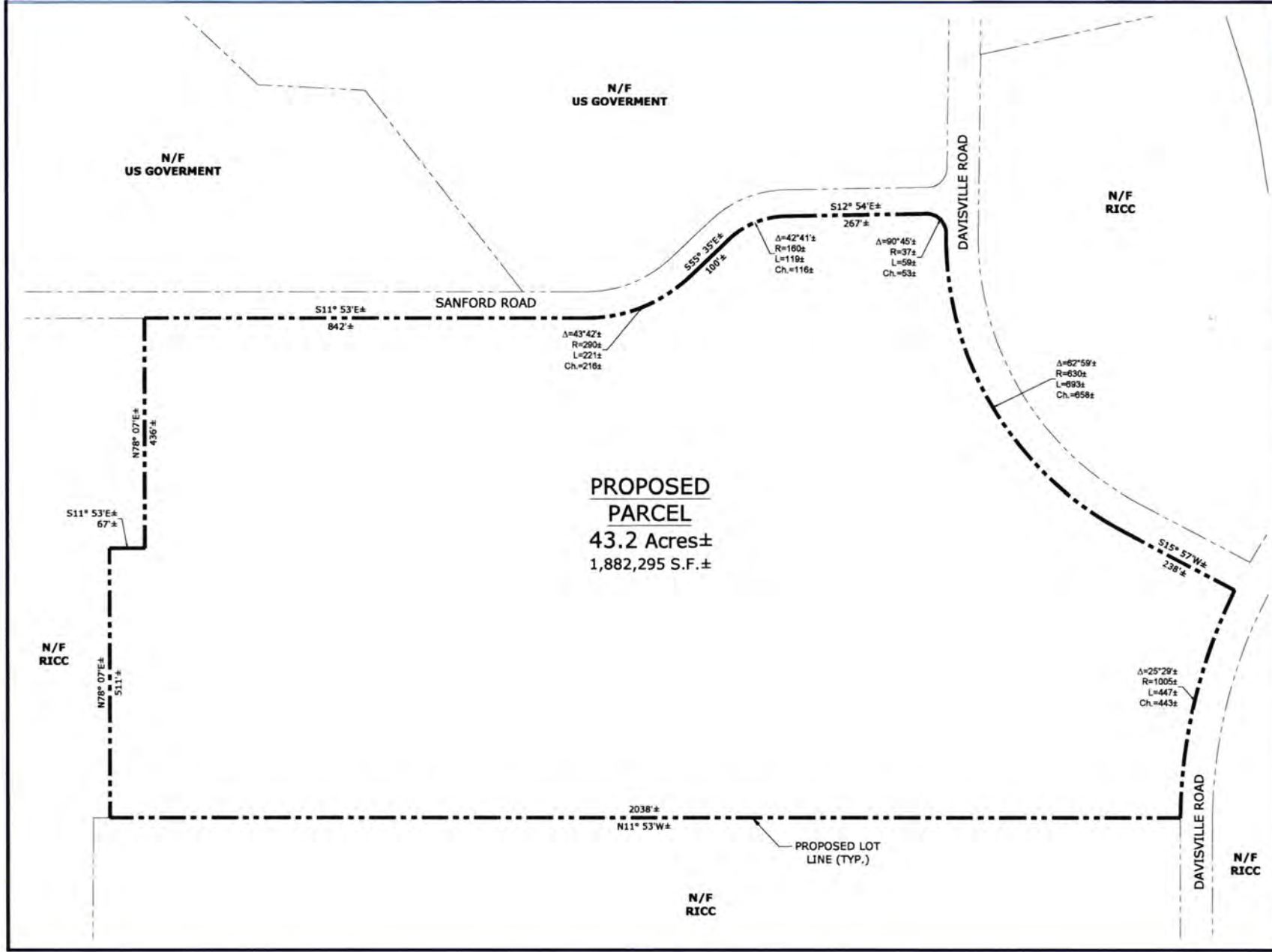
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 DRAWN BY: AJA  
 FILE NAME: PROJECT ALPHA - 40-PANEL - 4-23-2024  
 DRAWING DATE: MARCH 4, 2024

**GDEB  
 DAVISVILLE  
 DEVELOPMENT  
 PROJECT**

**PROPOSED  
 PARCEL PLAN**

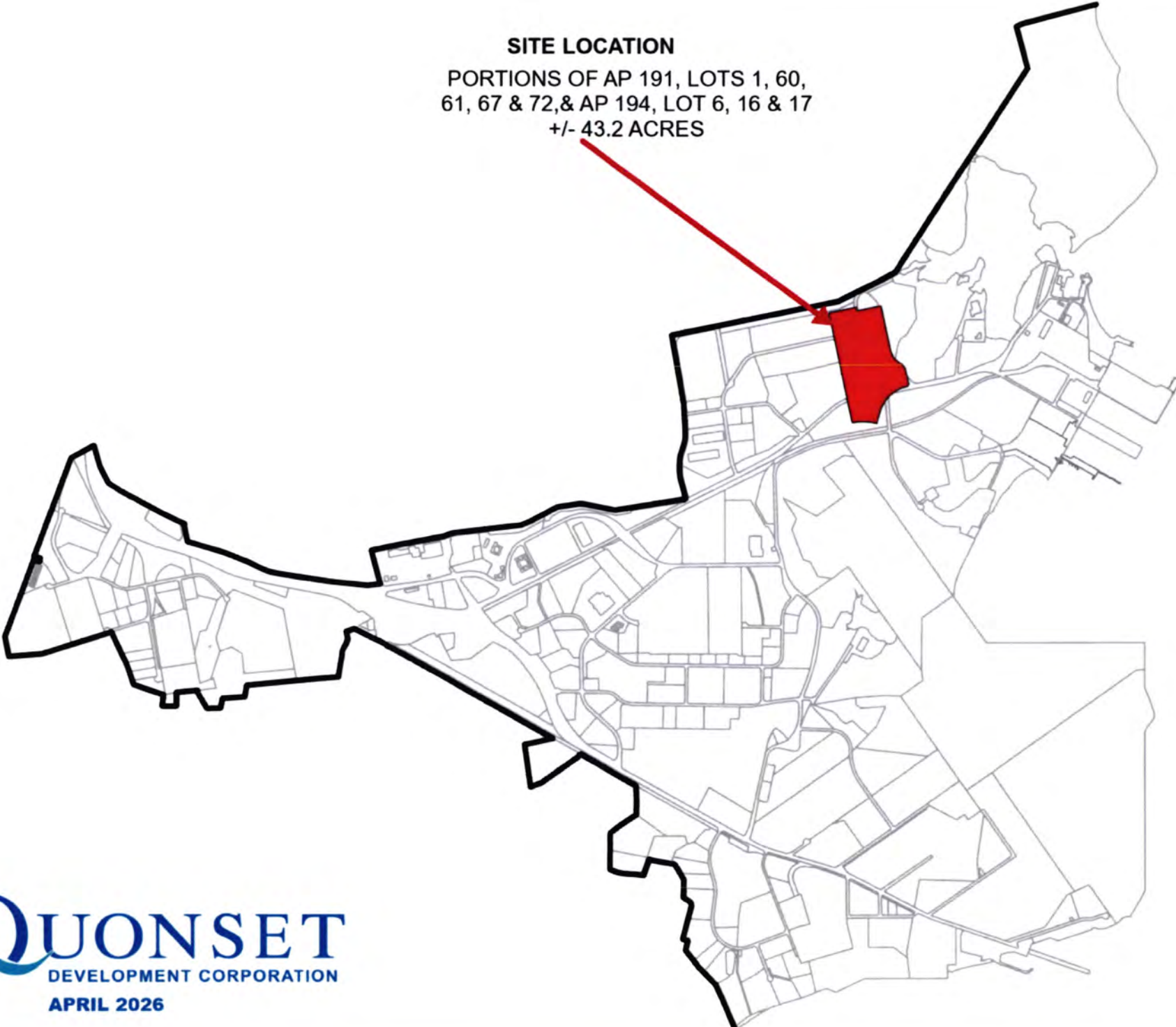
North Davisville  
 District

SHEET NO. **1** OF 4  
 DRAWING NO.



**SITE LOCATION**

PORTIONS OF AP 191, LOTS 1, 60,  
61, 67 & 72, & AP 194, LOT 6, 16 & 17  
+/- 43.2 ACRES



**Tab 5**

**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 an Amendment to Sublease Agreement (the "Amendment to Sublease Agreement") with the Rhode Island Airport Corporation to add an additional approximately 92.2 +/- acres of land to the existing premises (the "Additional Premises"), and the option to lease an additional approximately 11.9 acres of land (the "Option Land") (and related instruments and agreements, including an amendment to the current Payment in Lieu of Taxes Agreement or a new PILOT Agreement, if applicable, in each case as deemed appropriate by the Authorized Officers) and to amend the Development Package with respect to the Additional Premises and Option Land, the terms of such Amendment to Sublease Agreement and other instruments and amendment to Development Package to be substantially in accordance with the Request for Board Authorization presented to the Board (the Amendment to Sublease Agreement amendment to 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, including ceasing negotiations and determining not to effectuate the transaction, 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.

# Quonset Development Corporation

Transaction Summary  
Page 1 of 3

## Request for Board Authorization Amendment to Sublease with Rhode Island Airport Corporation at OQU

Transaction #:	2026-06
Transaction Type:	Amendment to Sublease
Effective Date:	Upon execution

Sublessor:	Rhode Island Airport Corporation 2000 Post Road Warwick, RI 02886
Contact Person:	Nikolas Perrson Senior Vice President, Business Development and IT
Phone:	(401) 691-2274
Email:	nperrson@pvdairport.com

Existing Premises:	+/- 85.9-acres
Additional Premises:	+/- 92.2-acres for a total of +/- 178.1  The Additional Premises includes +/- 23.2-acres on the southwest side of Runway 16/34 and +/- 69-acres on the northeast side of Runway 16/34.
Option Premises:	QDC shall have the right to lease an additional +/- 11.9-acres with a \$12.0 million relocation payment to RIAC's existing tenant

Additional Base Rent:	\$1,005,203.60 with 12.5% escalations every 5 years
Option Premises Base Rent:	\$207,519.60 with escalations on the same schedule as the Base Rent
Term:	The term of the Sublease shall be a new period of 30 years from the date of execution of the amendment.
Contingencies:	RIAC is to obtain approval from FAA to decommission Runway 5/23 and change the resulting lands from aeronautical use to non-aeronautical use. QDC shall not pay the Additional Base Rent for either parcel until receipt of the approvals from FAA.

# Quonset Development Corporation

	RIAC is to construct an access road to the lands on the northeast side of Runway 16/34. QDC shall not pay the Additional Base Rent for this land until the access road is constructed.
Modification to Development Package:	<p>A modification to "Figure 1 Land Use Districts" of the Quonset Business Park Development Package (880-RICR-00-00-4) is required to utilize the land for industrial uses. Figure 1 currently designates the Additional Premises as within the "Quonset Airport Zone," in which the permitted uses are aviation, waterfront uses, and wind and solar energy systems (accessory use only).</p> <p>With the modification, the Additional Premises to the southwest of 16/34 will be designated as "Quonset General Industrial District" and the Additional Premises northeast of 16/34 will be designated as "Quonset Waterfront District."</p>

PILOT Amount:	Prospective sublease tenants of QDC will subsequently pay PILOT pursuant to the current PILOT agreement with the Town of North Kingstown or pursuant to a mutual, project-based PILOT agreement.
Incentives:	None.
Brokers Fees:	None
Legal Fees:	As required to prepare legal documents.

<b>ADDITIONAL REMARKS AND EXCEPTIONS TO POLICY:</b>	
The RIAC Board of Directors approved this transaction on April 9, 2026.	
<b>THIS PROPOSAL SUPPORTS THE FOLLOWING QDC OPERATING PLAN GOALS AND OBJECTIVES:</b>	
<p>GOAL 1: Position the Quonset Business Park as the crown jewel of Rhode Island economic development.</p> <ul style="list-style-type: none"> <li>1-2: Invest in development initiatives to support a full spectrum of business types and sites with opportunities for small business to grow and flourish.</li> <li>1-3: Activate remaining properties to generate jobs, taxes and investment.</li> <li>1-7: Support expansion of existing companies.</li> <li>1-8: Encourage industry diversity in businesses located at the Park.</li> </ul> <p>GOAL 2: Provide superior infrastructure and assets at the Quonset Business Park to drive existing business growth and new business attraction.</p>	

# Quonset Development Corporation

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Transaction Summary  
Page 3 of 3

2-2: Develop initiatives to leverage Park assets to expand opportunities for growth.

GOAL 4: Ensure that the Quonset Development Corporation continues to enjoy financial stability and sustainability.

4-5: Manage leases to support sustainable operations.

GOAL 5: Continue to foster strong relationships with the Town, State Agencies, and other stakeholders so that all entities work together in implementing a shared vision of the Park's future.

5-2: Engage with RIAC to best leverage Quonset State Airport for growth.

5-7: Maintain relations with tenants, businesses, professional and non-governmental groups.



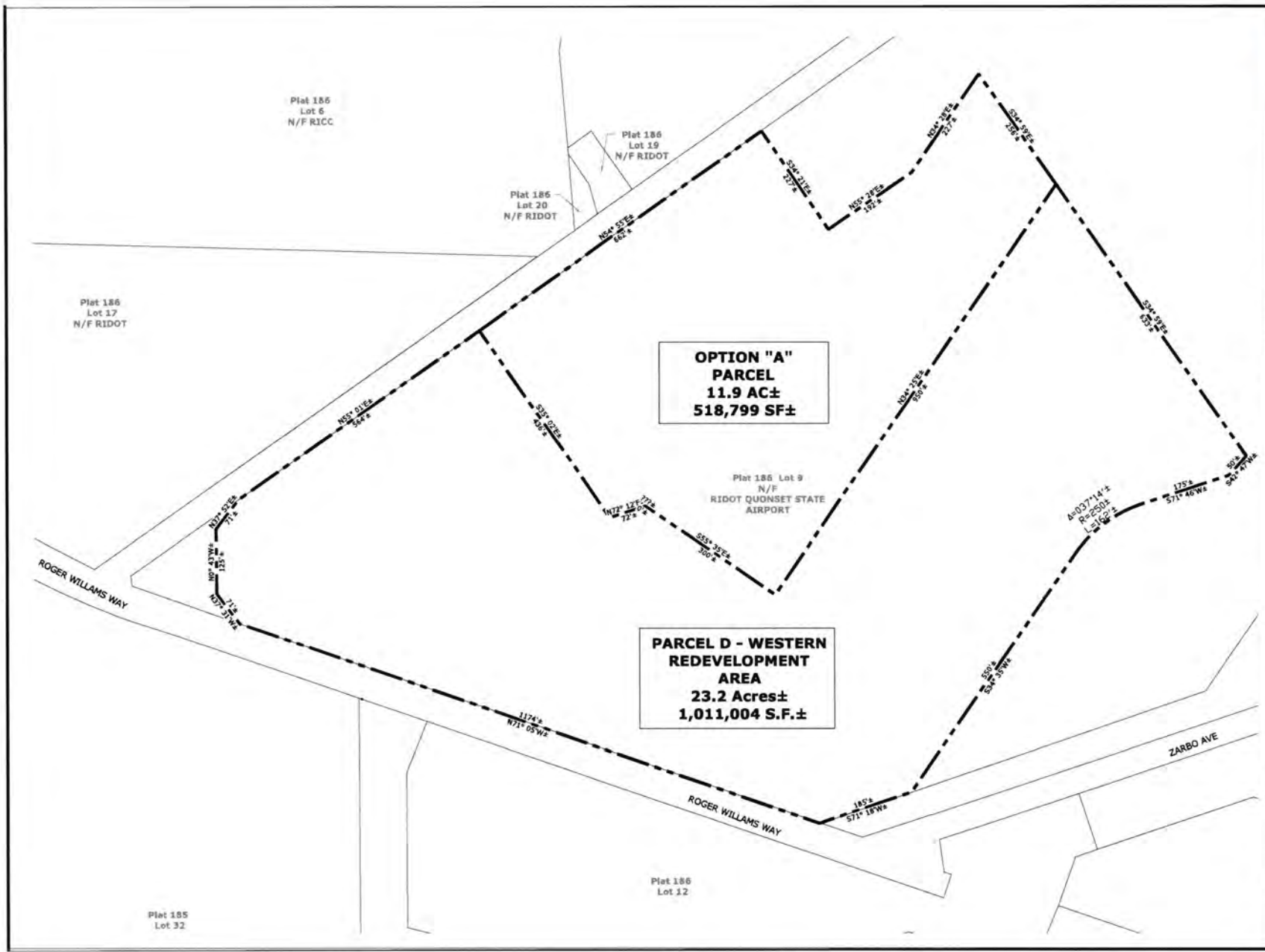
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RNC METES LEASE PLAN/PLAT/RIAC			
DRAWING DATE: JUNE 4, 2024			
NO.	REVISION	DATE	APP.
1.	ADDED EASTERN & WESTERN REDEVELOPMENT PARCELS, & OPTION 'A' PARCELS	3/27/24	AJA

**Exhibit A**  
 as amended by  
 the First  
 Amendment

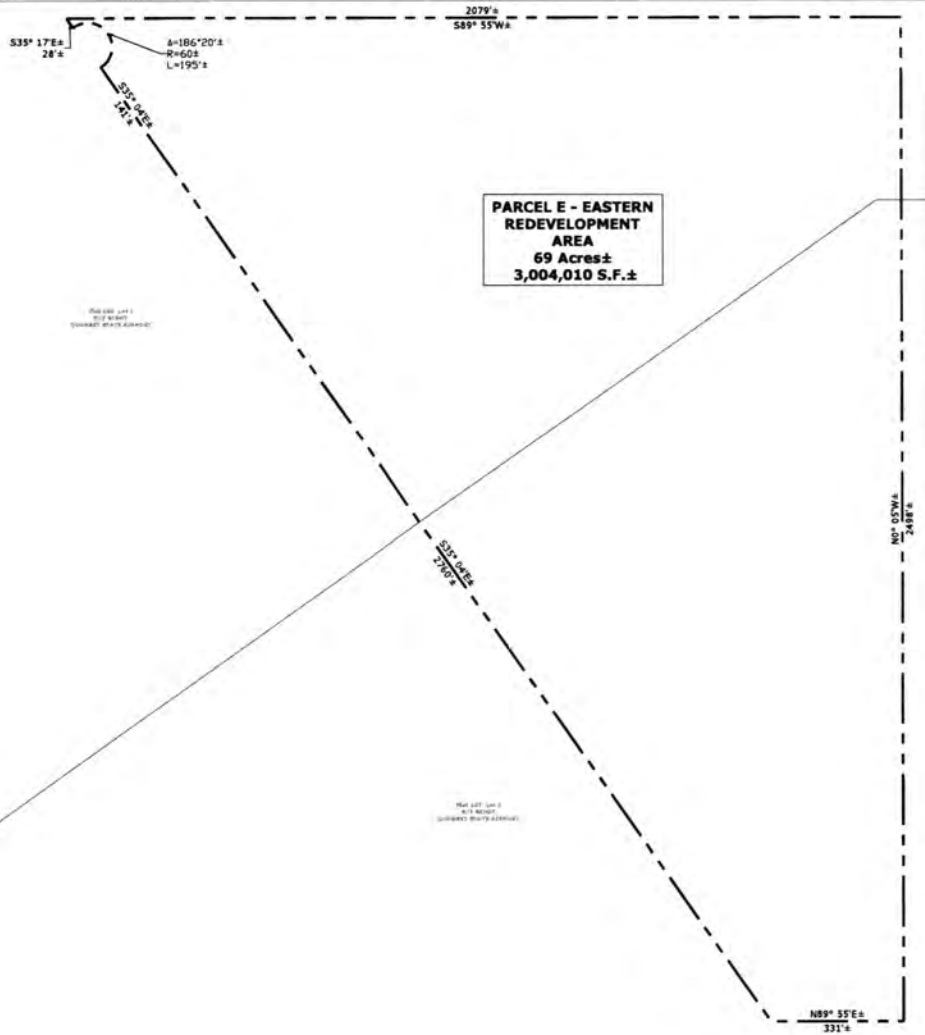
**RIAC / QDC  
 LEASE AT O.Q.U.**

**PREMISES PLAN  
 PARCEL D -  
 WESTERN  
 REDEVELOPMENT  
 AREA & OPTION  
 "A" PARCEL**

Eccleston Ave &  
 Roger Williams Way  
 Quonset District



NARRAGANSETT BAY



**PARCEL E - EASTERN  
REDEVELOPMENT  
AREA**  
69 Acres±  
3,004,010 S.F.±

**QUONSET**  
DEVELOPMENT CORPORATION  
85 Crisp Street  
North Kingstown, RI 02852  
Tel: (401) 285-0044  
Fax: (401) 284-9885  
www.quonset.com



SCALE: 1"=144'  
DRAWN BY: A.J.A.  
RIAC WESTERN LEASE PLAN/RIAC/LE

DRAWING DATE: JUNE 4, 2024  
NO. REVISION DATE APP.  
1. ADDED EASTERN & WESTERN REDEVELOPMENT PARCELS & OPTION "A" PARCEL

**Exhibit A**  
as amended by  
the First  
Amendment

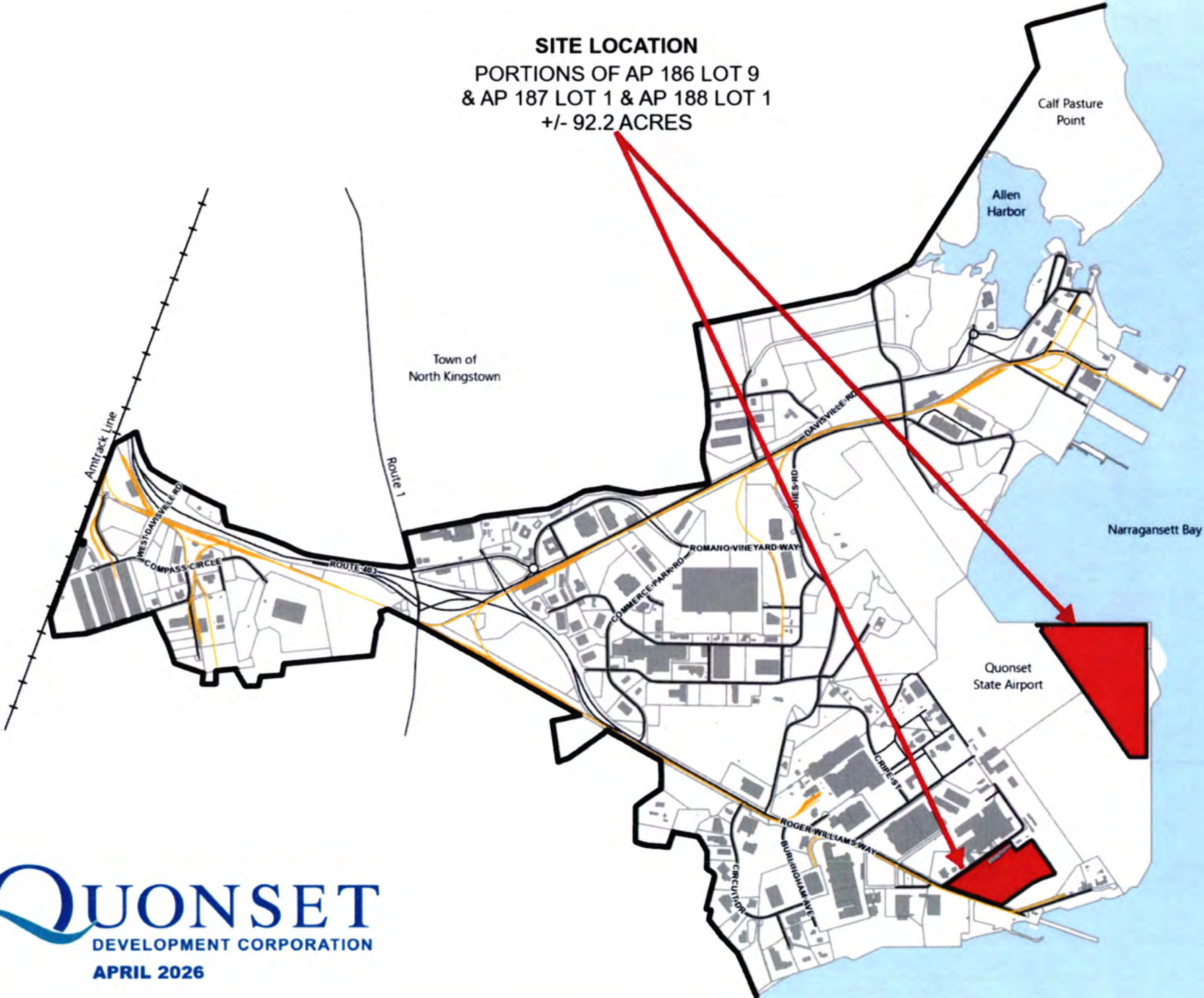
**RIAC / QDC  
LEASE AT O.Q.U.**

**PREMISES PLAN  
PARCEL E -  
EASTERN  
REDEVELOPMENT  
AREA**

Thompson Road  
Airport District

SHEET NO. DRAWING NO.  
**6** OF 6

**SITE LOCATION**  
PORTIONS OF AP 186 LOT 9  
& AP 187 LOT 1 & AP 188 LOT 1  
+/- 92.2 ACRES





**TO:** Board of Directors, Quonset Development Corporation  
**FROM:** Steven J. King, P.E., Managing Director  
**SUBJECT:** Rhode Island Ready Status Report  
**DATE:** April 22, 2026

**Enrollment Application Summary**

Applications Received to Date	44	-
Sites Enrolled	24	02E, 03E, 04E, 06E, 07E, 14E, 15E, 16E, 17E, 18E, 21E, 22E, 23E, 24E, 25E, 27E, 28E, 34E, 35E, 36E, 37E, 41E, 42E, and 43E
Applications Currently Under Review	15	05E, 08E, 09E, 10E, 11E, 12E, 13E, 26E, 29E, 30E, 33E, 38E, 39E, 40E, and 44E
Applications Rejected as Ineligible	5	01E, 19E, 20E, 31E, and 32E

**Enrolled Site Status**

Sites with Executed Technical Assistance Agreements	18	02E, 03E, 04E, 07E, 14E, 16E, 17E, 18E, 21E, 22E, 23E, 27E/28E, 34E, 35E, 36E, 41E, and 42E
Sites Scoping/Negotiating Technical Assistance Agreements	4	15E, 24E, 25E, and 43E
Sites not Seeking Technical Assistance	2	06E and 37E

**Of the Sites with Executed Technical Assistance Agreements**

Sites in Municipal Process	3	02E, 16E and 34E
Sites in Standard Entitlement Process	11	03E, 04E, 07E, 17E, 18E, 21E, 27E/28E, 36E, 41E, and 42E

Sites with Infrastructure Projects (and do not require local approval)	4	14E, 22E, 23E and 35E
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**Enrolled Site Statistics**

Total Acreage of Enrolled Sites	842.8 Acres
Potential Square Footage of New Industrial Buildings	5,792,415 SF

**Applications Presented for Enrollment**

- 44E-Tiverton Wastewater District Extension, Tiverton: The Tiverton Wastewater District submitted an application on August 25, 2025 to extend sewer into the Tiverton Industrial Park. The applicant is seeking technical assistance for an alternatives analysis and engineering associated with the sewer extension. There are approximately 120 acres of vacant, industrial-zoned property that could be activated with an extension of the sewer service. **This application is presented for enrollment at this Board meeting.**

**Enrolled Sites with Recent Activity**

- *02E – 1307 Hartford Avenue, Johnston:* The 10-acre site at 1307 Hartford Avenue in Johnston was enrolled by the QDC Board on April 19, 2022. This site required a municipal agreement relative to the site plan review and entitlement process, which was executed along with the Technical Assistance Agreement on September 13, 2023. DiPrete Engineering is contracted to undertake site engineering, and AECOM is contracted to perform the Municipal Service Assessment. The Economic Impact Assessment, Municipal Service Assessment, Initial Design Plan, and Draft Municipal Agreement was submitted to the Town of Johnston for review on July 18, 2024. A Town Council resolution was passed on September 9, 2024 authorizing the Mayor to enter into the Municipal Agreement to allow for a modified development review process. RI Ready staff is working with the Town to execute the Agreement, and DiPrete Engineering to scope the next phase of the project. DiPrete Engineering has completed the RIDEM permit submission has coordinated a meeting on December 4, 2025 with the Applicant to review and submit to the permitting agency. RIDEM permit was submitted on December 19, 2025. **Comments were received from RIDEM and DiPrete has met with the agency to discuss and develop responses.**
- *24E – 364 George Washington Highway, Smithfield:* The approximately 235-acre site off of George Washington Highway in Smithfield was enrolled by the QDC Board on April 16, 2024. An updated Concept Plan has been prepared illustrating approximately 890,000 SF of industrial building yield. DiPrete Engineering is contracted to complete updated wetland delineations and the scope is ongoing.

Wetland Delineations for the site have been completed. A Technical Assistance Agreement has provided to the Applicant for execution. The Applicant has met with RI Commerce to review the potential to expand the application to include abutting Fidelity properties. **A meeting was held on February 17, 2026 to discuss the next steps for the project. A Technical Assistance Agreement will be prepared for revisions to the previously completed traffic study prior to the potential expansion of the application to include the abutting properties. A proposal for the traffic study has been received from VHB and is being reviewed by RI Ready staff.**

- *27E and 28E – Bronco Highway, Burrillville:* The infrastructure upgrades within Bronco Highway (27E) and approximately 72-acre site on Bronco Highway, which contains 17.65-acres of developable land and is owned by the Town of Burrillville (28E), were enrolled by the QDC Board on February 21, 2023. Crossman Engineering is contracted to undertake site engineering. A Draft Municipal Service Assessment was submitted to the Town on May 9, 2024. The site design is being advanced, and test pits were completed on April 10, 2025 for the stormwater management design. A revised consultant Task Order has been drafted to incorporate revisions to the scope and redistribution of the fee, and include a proposal for the archeological assessment of Lot 10a. **The revised Task Order is currently under review by RI Ready staff. The Master Plan submission has been completed and is being reviewed by RI Ready staff.**
- *34E – 582 Great Road, North Smithfield:* The site at 582 Great Road, North Smithfield was enrolled in the Program on January 23, 2024. Crossman Engineering is contracted to undertake site engineering, survey, wetland delineation, traffic study preparation, and creation of a subdivision plan. Coordination with the Town will continue through the initial design phase relative to creation of the public right-of-way and required new at-grade railroad crossing through the Town owned railroad right-of-way. Crossman Engineering has been working with the Applicant on preparing an updated concept for a 150,000 to 250,000 square foot facility for a potential tenant. The Master Plan Submission and Traffic Impact Study were submitted for review to RI Ready staff on April 3, 2025. Coordination is on-going with the operating railroad to coordinate the new at-grade rail crossing. Plans have been submitted to the Town and comments have been received. A Master Plan of the site was provided to RI Ready staff, and comments were returned to the applicant on January 27, 2026.. **Interviews with department heads conducted by AECOM for the municipal services assessment are ongoing. A meeting with the operating railroad is scheduled for April 23<sup>rd</sup> to discuss the potential railroad crossing.**
- *41E – Houghton Street, Providence:* The approximately 9-acre site at 70 Houghton Street in Providence was enrolled by the QDC board on November 18, 2025. A Technical Assistance Agreement was executed on January 16, 2026. **A task order has been executed with DiPrete Engineering for site engineering.**

### **Enrolled Sites with Ongoing Technical Assistance**

- *16E – 9 Dexter Road, East Providence:* The approximately 8-acre site 9 Dexter Road in East Providence was enrolled by the QDC Board on August 16, 2022. This site is located within the jurisdiction of the East Providence Waterfront District Commission, which conducts a streamlined review process, and so the alternative process proposed by RI Ready is unnecessary. A Technical Assistance Agreement was executed on December 14, 2022. DiPrete Engineering is contracted to perform site engineering. Draft site plans and the Traffic Impact Study are completed. Preliminary engineering has been completed for onsite stormwater management alternatives. A RIDEM Freshwater Wetlands determination was received on April 1, 2024. The interim RIPDES permit for site preparation was received on April 8, 2024. The Final RIPDES authorization for the site was received on November 13, 2025.
- *42E – 2139 Main Road, Tiverton:* The approximately 0.88-acre site near the intersection of Main Road and Nanaquaket Road in Tiverton was enrolled by the QDC Board on October 7, 2025. The Technical Assistance Agreement was executed on March 31, 2026. The project scope paid through reimbursement is ongoing. A Task Order has been drafted for the portion of work to be completed by a Rhode Island Ready consultant.

### **Enrolled Sites Negotiating Technical Assistance Agreements**

- *15E – 275 Ferris Avenue, East Providence:* The approximately 21.6-acre site that currently houses Igus Bearings, Inc, at 275 Ferris Avenue in East Providence, was enrolled by the Board on September 20, 2022.
- *25E – 961 Douglas Pike, Smithfield:* The approximately 100-acre site near the intersection of Douglas Pike and George Washington Highway in Smithfield was enrolled by the QDC Board on November 15, 2022. The site is proposed for an approximately 1,000,000 square foot facility and an approximately 120,000 square foot facility, with access from both RI Route 116 and RI Route 7.
- *43E – 500 Wood Street, Bristol:* The approximately 10.7 acre site at 500 Wood Street in Bristol was enrolled by the QDC Board on October 7, 2025. Technical Assistance Agreement is being scoped with the Applicant.

### **Enrollment Applications Received and Under Review**

- *05E – 322 Strawberry Field Road, Warwick:* An application was submitted for a vacant, approximately 28.5-acre site at 322 Strawberry Field Way in Warwick. The application was deemed complete on March 15, 2022 and eligibility was confirmed on May 6, 2022. An unresolved question exists relative to the developability of the site as determined by the local zoning ordinance. Staff have alerted the applicant

to the potential issue and the applicant is determining the feasibility of moving forward.

- *08E, 09E, 10E and 11E – PVD Airport Cargo Expansion, Warwick:* The Rhode Island Airport Corporation (RIAC) submitted four applications related to cargo expansion at Rhode Island T.F. Green Airport (PVD). The applications were deemed complete on June 3, 2022. The sites remain in eligibility review; additional information is required from RIAC relative to the FAA approval process for non-aeronautical industrial uses at the sites.
- *12E – OQU Parcel 4, North Kingstown:* RIAC has submitted an application for a vacant, approximately 77-acre site at the Quonset State Airport (OQU). The application was deemed complete on June 3, 2022. The site remains in eligibility review; additional information is required from RIAC relative to the FAA approval process for non-aeronautical industrial uses at the site.
- *13E – Zarbo Avenue Relocation, North Kingstown:* RIAC has submitted an application for the relocation of Zarbo Avenue within the Quonset Business Park. The proposed relocation of the roadway will provide approximately 6-acres of expansion area for marine industrial uses. The application was deemed complete on May 5, 2022. The site remains in eligibility review; additional information is required from RIAC relative to the FAA approval process for non-aeronautical industrial uses at the site.
- *26E – 184 Burnside Avenue, Woonsocket:* An application was submitted on August 23, 2022 for an approximately 3-acre site at 184 Burnside Avenue that is currently home to Aidance Scientific. The application was deemed complete on November 1, 2022. To accommodate the proposed expansion, the site will require a significant amount of site work, including regrading and earth retention. QDC staff are working with the City and the applicant to determine the feasibility of the expansion, given these conditions.
- *29E – 300 Dry Bridge Road, North Kingstown:* An application was submitted on December 2, 2022 for an approximately 56-acre site at 300 Dry Bridge Road in North Kingstown. The application as deemed complete on December 21, 2022 and was determined to be eligible on January 31, 2023. The site is currently in feasibility review. The site is located within a groundwater protection overlay district that prohibits specific industrial uses. Supplemental information was submitted by the applicant for review by RI Ready staff, and additional information relative to the existing approvals for the site and hydrogeologic studies. A meeting was held with the Applicant on August 4, 2025 to discuss revisions, and the Applicant is working on revisions to the concept plan and confirmation from the municipality on the subdivision requirements.

- *30E – Frys Cove Road, North Kingstown:* Quonset Development Corporation staff presented a site off Maritime Way, within the Quonset Business Park, for installation of a new roadway, to be named Frys Cove Road, with associated utility infrastructure. The new roadway will activate approximately 20 acres for new development, including the parcel slated for the Quonset Multi-modal Transport and Training Center (QMT<sup>2</sup>C).
- *33E – 0 Division Road, West Warwick:* An application was submitted on May 17, 2023 for an approximately 17.6-acre site on Division Road in West Warwick. The application was deemed complete on May 25, 2023 and was determined to be eligible on June 7, 2023. The site is currently in development feasibility review. The lot currently is only accessible through an adjacent easement, which passes through significant wetland complexes and a historic landfill. A Concept Plan was developed illustrating a possible 100,000 square foot industrial building, along with the associated grading constraints and wetland impacts, and the feasibility of implementing the Concept Plan is being assessed. An Opinion of Probable Construction Cost has been prepared and has been reviewed with the Applicant. The Applicant is working to include an abutting property within the application and will be coordinating authorization. An additional estimate was provided to the Applicant on April 5, 2024 for alternative site access. The estimate and revised Concept Plan is to be used for conversations with the Town of East Greenwich and the abutting property owner.
- *38E – Stillwater Dams, Smithfield:* An incomplete application was received on January 29, 2025 for an approximately 70-acre site that includes the riparian area within and adjacent to the Capron Pond. The application proposes implementation of hydroelectric facilities and labs. RI Ready staff has requested additional information.
- *39E – 700 Allens Avenue, Providence:* An application was submitted for an approximate 1-acre site that includes the current Providence Department of Public Works facility on April 24, 2025. The Applicant is Waterson Terminals LLC and the application is intended to relocate the current office operation, and to create industrial space where the existing office space is located, on the Providence waterfront. The application is incomplete and RI Ready staff has requested additional information. RI Ready Staff is working with the Applicant, RI Commerce staff and the City through a comprehensive review.
- *40E – LWC Water Source Review, Lincoln:* The Lincoln Water Commission submitted an application to review potential water source connections to increase capacity to facilitate industrial use on May 15, 2025. The system currently operates at 89% of the total maximum daily demand, and with future approved development will increase to 94%. RI Ready Staff reviewed the Application and found the application to be complete on June 2, 2025. The application is in feasibility review.

RI Ready Staff requested additional information from the Applicant on July 29, 2025.

### **Enrolled Sites with Completed Technical Assistance**

- *03E – 0 Comstock Parkway, Cranston:* The 16-acre site on Comstock Parkway in Cranston was enrolled by the QDC Board on April 19, 2022. This site is already in the municipal review and approval process and will remain in the process, rather than seeking an alternative process through RI Ready. A Technical Assistance Agreement was executed on July 15, 2022. The remaining engineering and permitting activities have been completed.
- *04E – 40 Keyes Way, West Warwick:* The 15-acre site at 40 Keyes Way in West Warwick was enrolled by the QDC Board on April 19, 2022. West Warwick has an administrative review process for this type of development and so the alternative review process offered by RI Ready is not necessary. The applicant is seeking to continue to use their existing engineering consultant. A Technical Assistance Agreement was executed between QDC and the applicant on November 4, 2022 and engineering and permitting activities have been completed.
- *07E – 550 Romano Vineyard Way, North Kingstown:* The 10-acre site that currently houses Edesia Nutrition was enrolled by the QDC Board on April 19, 2022. This site is within the Quonset Business Park and the standard QDC review and approval process will be utilized. A Technical Assistance Agreement was executed on November 4, 2022. VHB was contracted to perform engineering at this site; engineering services have been completed.
- *14E – 649 Waterfront Drive, East Providence:* The “South Quay Marine Terminal” site, proposed to be located on an approximately 33-acre site at 649 Waterfront Drive in East Providence, was enrolled by the Board on September 20, 2022. The applicant is seeking to continue to use their existing geotechnical consultant. A Technical Assistance Agreement was executed on November 15, 2022. Landside geotechnical investigations and settlement monitoring have been completed.
- *17E – 195 Francis Avenue, Cranston:* The 10.1-acre site that currently houses Thielsch Engineering was enrolled by the QDC Board on August 16, 2022. The applicant is seeking to self-perform the electrical engineering work, and to utilize one of RI Ready’s engineers for the associated site engineering. A Technical Assistance Agreement was executed on February 21, 2023. Crossman Engineering has been assigned to perform the engineering at this site. Plans have been completed for electrical site improvements and parking enhancements to activate the existing underutilized industrial space within the campus.
- *18E – 20 Goddard Road, Cranston:* The 16.8-acre site at 20 Goddard Road in Cranston was enrolled by the QDC Board on September 20, 2022. A Technical

Assistance Agreement was executed on November 15, 2022, and work is underway. This site contained an old prison building, which has been demolished utilizing a RI Ready capital investment.

- *21E – 1347 Roger Williams Way, North Kingstown:* The site that currently houses Atlantic Wind Transfers, a subsidiary of Rhode Island Fast Ferry, at the Quonset Business Park was enrolled by the QDC Board on August 16, 2022 for services related to dredging to support off-shore wind activities. A Technical Assistance Agreement was executed on February 1, 2023. Dredging related services are now complete.
- *22E – 461 Water Street, Warren:* The approximately 1.4-acre site that currently houses Blount Boats at 461 Water Street in Warren was enrolled by the QDC Board on November 15, 2022. Tighe & Bond is contracted to perform site engineering. A Technical Assistance Agreement was executed on March 23, 2023 and work is underway. The design for new berthing dolphin pilings has been completed.
- *23E – 92 Bruce Boyer Road, North Kingstown:* The approximately 1.9-acre site owned by the University of Rhode Island (URI) at 92 Bruce Boyer Road on Allen’s Harbor within the Quonset Business Park is utilized for educational purposes associated with the blue economy and offshore wind support was enrolled on February 21, 2023. Tighe and Bond is contracted to perform the engineering at this site. The Technical Assistance Agreement was executed on January 4, 2024. Initial investigations were completed and an alternatives memo was prepared and submitted on April 23, 2024. RI Ready Staff, and URI reviewed and directed Tighe & Bond to proceed with an anchored bulkhead alternative. A draft Permit Submission and Opinion of Probable Construction Cost was submitted by Tighe & Bond on August 14, 2024 for review. Comments were received and revisions are being incorporated before finalizing the permit submission to CRMC and USACE. A request was made by URI for revisions to the permitting documents to include an ADA compliant gangway. A contract amendment was executed on November 13, 2024 for the additional scope. Tighe & Bond has completed an updated opinion of probable construction cost and has coordinated with URI relative to potential inflation in costs due to delays in construction schedule.
- *35E – 50 Old Mill St, Burrillville:* The site was enrolled by the QDC Board on October 1, 2024. The application submitted by Atlas Barrel and Pallet Corporation for the approximately 10.5 acres located at Assessor’s Plat 96 Lot 25 in the Town of Burrillville requested assistance to review structural improvements that may be required to expand operations and equipment onto the third story of the existing mill building, and the necessary structural improvements to accommodate the equipment loads. Additional site expansion opportunities are also requested to be reviewed throughout the 10.5 acres of industrial property including implementing a new biochar operation for pallet recycling. A Technical Assistance Agreement was executed on December 5, 2024. Tighe & Bond has been contracted to perform

the requested services. The existing conditions survey was completed the week of April 14, 2025. Concept building expansions and site layouts are being conceptually programmed. Wetlands delineations were completed in May. The Structural Assessment Memorandum was completed on August 13, 2025 reviewing allowable live loads for each of the floors. A building expansion or construction of a new building was determined to not be practical for the site, and the technical assistance will be used for the expansion of an existing loading dock to enhance third floor operations.

- *36E – 1 Arnold Pl, Exeter:* The approximately 256-acre site located at Assessor’s Plat 52 Lot 4, 5, and 6 in the Town of Exeter was enrolled by the QDC Board on October 1, 2024. The Application is proposing a 25 acre ag-tech greenhouse for tomatoes. The development is approximately 19% complete and is requesting capital assistance. A Technical Assistance Agreement was executed on November 19, 2024. AECOM is contracted to conduct an Economic Impact Assessment. The final Economic Impact Assessment has been distributed to the Applicant.

*37E – 400 Romano Vineyard Way, N Kingstown:* The approximately 21.5-acre site located at Assessor’s Plan 190 Lot 10 in the Quonset Business Park was enrolled on November 19, 2024. The applicant is Equity Industrial Partners, who proposes the construction of a 255,000 square foot industrial manufacturing building to service REGENT. The Applicant is not requesting Technical Assistance, and has submitted a Capital Assistance Application concurrent to the Enrollment Application.

**Capital Investment Application Summary**

Applications Received to Date	9	-
Applications Approved for Capital Investment	7	01C-06E, 05C-18E, 04C-03E, 06C-28E, 02C-07E, 07C-37E
Applications Currently Under Review	2	03C-30E, 08C-36E and 09C-21E

**Sites Approved for Capital Investment**

- *01C-06E – 1 Moshassuck Street, Pawtucket:* This site was enrolled by the QDC Board on June 21, 2022 and approved by the QDC Board for capital investment on March 21, 2023 in the amount of \$1,500,000. All relevant documentation was executed on June 6, 2025. All funds have been disbursed to the applicant.

- *02C-07E – 550 Romano Vineyard Way, North Kingstown:* An application for the approximately 20-acre site at 550 Romano Vineyard Way within the Quonset Business Park that houses Edesia Nutrition was approved by the QDC Board for capital investment on November 19, 2024 in the amount of \$1,750,000. An additional \$1,750,000 in capital investment was approved by the Board on November 18, 2025, bringing the total investment to \$3,500,000. The Rhode Island Ready Benefits Agreement was executed on February 12, 2026. **A reimbursement request has been received from the applicant and QDC staff requested additional information.**
- *04C-03E – 0 Comstock Parkway, Cranston:* An application for the 16-acre site on Comstock Parkway was approved by the QDC Board for capital investment on October 1, 2024 in the amount of \$750,000. On-going coordination and meetings have been completed between RI Ready counsel and the Applicant’s counsel to review the documents and closing items. Several meetings have been held to determine the best path forward for the site.
- *05C-18E – 20 Goddard Road, Cranston:* An application for the 16.8-acre site at 20 Goddard Road was approved by the QDC Board for capital investment on April 16, 2024 in the amount of \$1,200,000. All relevant documentation was executed on July 22, 2024 and the funding was disbursed to the applicant. The abatement and demolition have been completed and all funds have been disbursed to the applicant. This site has been sold to Driscoll Foods, Inc. who intends to construct a food manufacturing facility.
- *06C-28E - Bronco Highway, Burrillville:* An application for the infrastructure upgrades within Bronco Highway (27E) to service the approximately 72-acre site on Bronco Highway was approved by the QDC Board for capital investment on October 1, 2024 in the amount of \$1,500,000. The Rhode Island Benefits Agreement was executed on October 28, 2025. All funds have been disbursed to the Town.
- *07C-37E – 400 Romano Vineyard Way, N Kingstown:* An application for the approximately 21.5 acres located at Assessor’s Plan 190 Lot 10 in the Quonset Business Park was approved by the QDC Board for capital investment on November 19, 2024 in the amount of \$4,500,000. The Rhode Island Benefits Agreement was executed on February 12, 2025. All funds have been disbursed to the applicant.
- *09C-21E – 1347 Roger Williams Way, North Kingstown:* An application for capital assistance for dredging to support the offshore wind industry for the site at 1347 Roger Williams Way, North Kingstown, home of Atlantic Wind Transfers and the Rhode Island Fast Ferry, was approved by the QDC Board for capital investment on December 16, 2025. The Rhode Island Benefits Agreement was executed on February 3, 2026. **All funds have been disbursed to the applicant.**

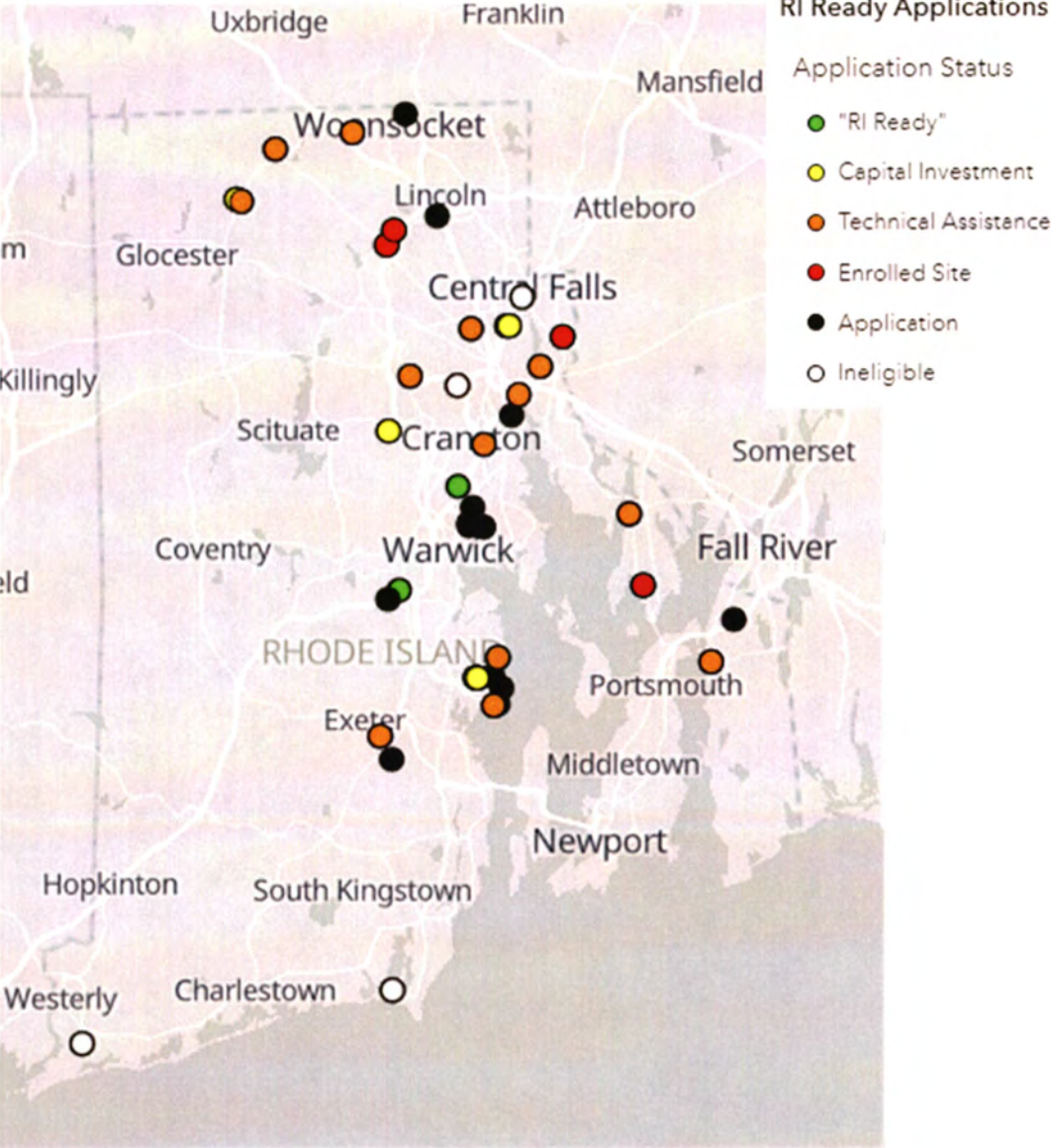
### **Capital Investment Applications Under Review**

- *03C-30E – Frys Cove Road, North Kingstown:* An application was submitted for new roadway, to be named Frys Cove Road. This infrastructure site off Maritime Way, within the Quonset Business Park, will activate approximately 20 acres for new development. The application is currently under review.
- *08-36E – 1 Arnold Pl, Exeter:* The site was enrolled by the QDC Board on October 1, 2024. The application submitted by Rhode Island Grows for the approximately 256 acres located at Assessor’s Plat 52 Lot 4, 5, and 6 in the Town of Exeter. The Application is proposing a 25-acre ag-tech greenhouse for tomatoes. The development is approximately 19% complete and is requesting capital assistance.

### **Investment Summary**

<b>Type of Expenditure</b>	<b>Committed Investments</b>	<b>Expenditures</b>
Program Management	\$2,485,160.75	(\$1,580,965.37)
Technical Assistance	\$3,236,107.07	(\$2,669,308.60)
Capital Investment	\$13,750,000.00	(\$9,620,093.96)
<b>Total</b>	<b>\$19,471,267.82</b>	<b>(\$13,655,763.18)</b>

**RI Ready Application Map**



**TAB 7**

**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: 44E – Tiverton Wastewater District Extension, Tiverton, 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, including determining, in the Authorized Officer's discretion, to remove the Application from enrollment (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.

# RI READY

plan • permit • build

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**TO:** Board of Directors, Quonset Development Corporation  
**FROM:** Chelsea Siefert, Chief Operating Officer, RI Ready Program Manager  
**SUBJECT:** **Enrollment of Site 44E: Tiverton Wastewater District Extension**  
**DATE:** April 22, 2026



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Site 44E: Tiverton Wastewater District Extension, was submitted for enrollment into the Rhode Island Ready Program by the Tiverton Wastewater District on August 25, 2025. The Tiverton Wastewater District services a large industrial area in northern Tiverton. The proposed extension would provide sewer service to approximately 120-acres of vacant, industrial-zoned, developable land. The applicant is requesting assistance with completing an alternatives analysis of potential extension solutions, and engineering services for the preferred alternative.

Site 44E has been deemed eligible for enrollment into the Rhode Island Ready Program as:

- The Site is within a zoning district that permits industrial uses by-right;
- The extension of the sewer system would activate approximately 120-acres of developable land; and
- The Site is within one (1) mile of a minor arterial roadway and a State Highway as depicted on the "Existing Highway Functional Classification Map" (Fish Road and Route 24).

Rhode Island Ready Program staff have confirmed the feasibility of extending the sewer infrastructure as outlined in the "Review of Enrollment Application" transaction sheet attached hereto. Accordingly, it is my recommendation that the Board vote to enroll Site 44E into the Rhode Island Ready Program and authorize up to \$200,000 in technical assistance.

# RI READY





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## REVIEW OF ENROLLMENT APPLICATION

### Application Details

Application #:	44E-Tiverton Wastewater District Extension, Tiverton
Type of Site:	An area where investment in upgraded or improved infrastructure would activate properties, parcels, or districts for development as industrial uses
Site Location:	Industrial Way, Tiverton
Site Owner:	Town of Tiverton
Site Authorized Agent:	Mark Nimiroski, Tiverton Wastewater District Executive Director
Eligibility Confirmed?	Yes

### Feasibility Review & Enrollment Findings

Zoning District & Uses:		Industrial District (I), with some properties within the Planned Development Park Floating Zone (PDP)  <b>The municipal zoning ordinance allows one or more of the targeted industrial uses as a by-right permitted use within the district to be activated.</b>
Site Development Potential:		DiPrete Engineering created a figure titled "Available Parcels" which shows approximately +/-120-acres of industrial-zoned, vacant, developable land that could be serviced by a sewer extension.  <b>The infrastructure upgrade will assist in activating a that is zoned to allow the targeted uses.</b>
Site Access:		Fish Road which is a Minor Arterial Roadway and State Highway 24 which is classified as a Freeway on the Highway Functional Classification Map are both located less than one roadway mile from the frontage of the properties.  <b>Vehicular access to the district to be activated by the public infrastructure upgrade is within one roadway mile of a State Highway (as defined by the Program Rules); and</b>  <b>The intervening rights-of-way between the district and the State Highway appear to be sufficient to support industrial freight traffic.</b>
Utilities:		Rhode Island Department of Transportation (RIDOT), GAS (RI Energy), Water (North Tiverton Fire District) were contacted for site information, and record plans were reviewed.  There is an existing 12" gravity sewer in Industrial Way and at the entrance of Progress Way. There are preliminary designs for utility installations in Progress Way to support planned development.

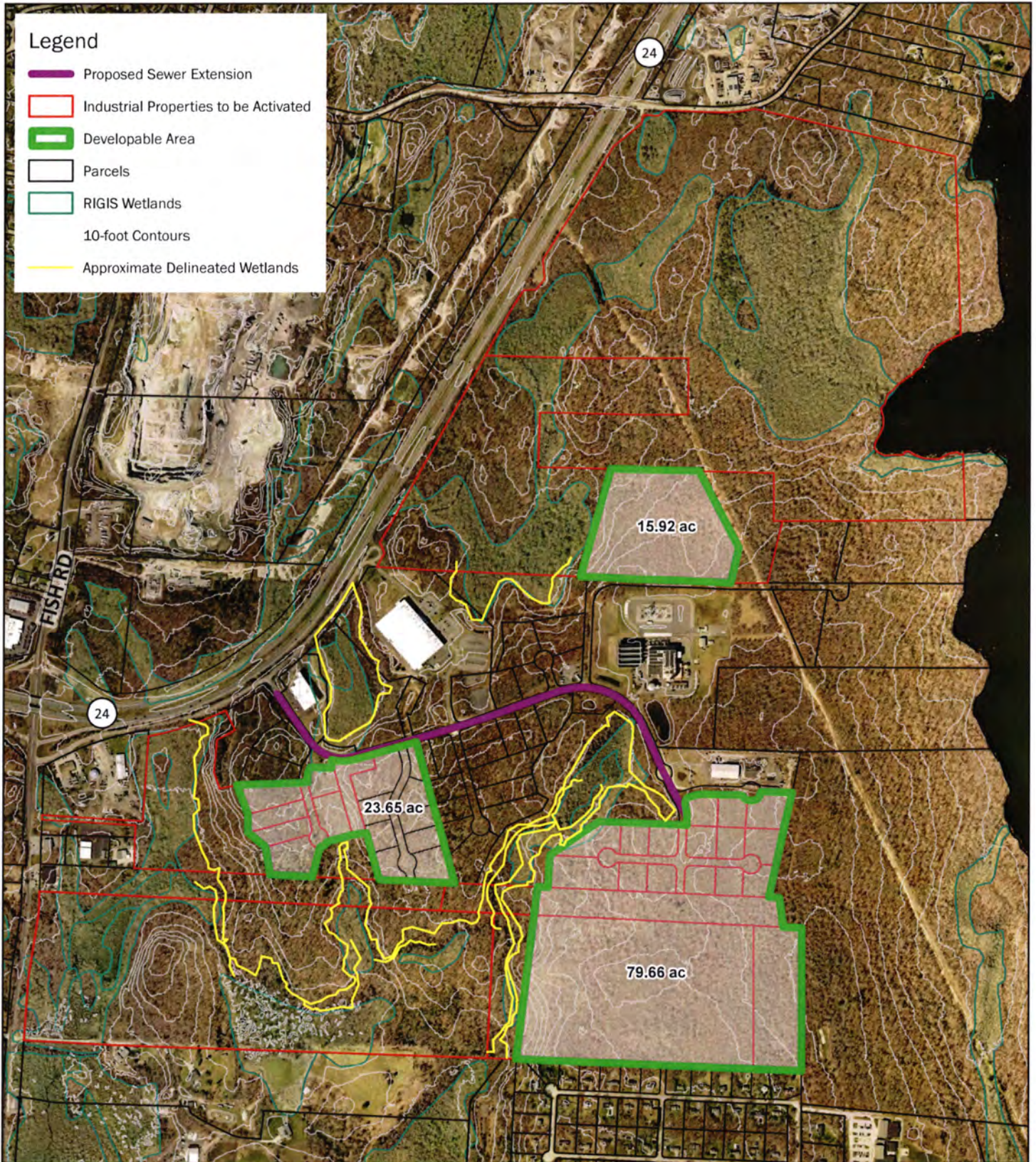
		There is existing water service to and/or nearby the developable parcels.
		<b>It appears that utility service could be extended within the district to support development of the targeted industrial uses.</b>
Other:		Title for the additional sites have not been reviewed and may limit development.

**Enrollment Recommendation**

Enrollment Recommended?	Yes
Level of Investment:	Up to \$200,000 in grant funding
Anticipated/Potential Services to be Rendered:	Existing Conditions Survey Sanitary Sewer Design and Permitting
Requires Municipal MOU and Agreement?	No

Legend

- Proposed Sewer Extension
- Industrial Properties to be Activated
- Developable Area
- Parcels
- RIGIS Wetlands
- 10-foot Contours
- Approximate Delineated Wetlands



DISTRICT ACTIVATED

TIVERTON INDUSTRIAL PARK  
TIVERTON WATER DISTRICT  
TIVERTON, RI

RIR APPLICATION No. 44E



DATE: APRIL 2026  
PREPARED BY: JJP

SCALE: 1" = 1,000'