

QUONSET DEVELOPMENT CORPORATION
PUBLIC NOTICE OF MEETING

A meeting of the Quonset Development Corporation will be held at the Gateway Offices located at 41 Romano Vineyard Way, **North Kingstown, Rhode Island**, on **Wednesday, May 27, 2026**, beginning at **5:00 p.m.**, for the following purposes:

I. Public Session I:

A. Approval of Minutes

1. To approve the Public Session Minutes of the meeting held on April 28, 2026.
(Copies of which have been distributed to Board members prior to the Meeting)
(See Tab 1)

B. Staff Report:

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

C. RI Ready:

1. RI Ready Status Report (Tab 3)
2. Approval of Enrollment of Site 45E – 1847 West Main Rd, Portsmouth (See Tab 4)

II. Executive Session:

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

The Chairperson 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 (2) pertaining to litigation, or work sessions pertaining to litigation, and (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 for potential dispute reason. An affirmative vote of a majority of the members is required.

III. Public Session II:

A. For Action:

1. Resolution regarding Lease with QSS Biosolids, LLC

B. 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 May 25, 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**

April 28, 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, April 28, 2026, at the Quonset 'O' Club located at 200 Lt. James Brown Road, 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, David M. Langlais, Adam J. Lupino, David T. Miele, Thomas C. Plunkett, Esq., Stefan Pryor, Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman. Absent was: Shawn Kerachsky. 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.

Prior to calling the Quonset Development Corporation Board meeting to order, Chairperson Stefan Pryor addressed the Board and the audience. Mr. Pryor welcomed newest Board members Thomas C. Plunkett, Esq. (appointed by East Greenwich) and David T. Miele (appointed by North Kingstown).

Mr. Pryor announced that the QSS Biosolids Update on the agenda and the Question-and-Answer session scheduled for immediately following the meeting had to be cancelled due to pending litigation. Mr. Pryor continued stating that he wanted to assure the North Kingstown citizens that he and the other Board members have heard the questions, comments, and concerns of residents. Mr. Pryor commented that the Quonset Development Corporation has put a pause

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on the QSS Biosolids project and a special joint legislative commission is being established to analyze the issue of biosolids management in Rhode Island.

1. **CALL TO ORDER:**

The meeting was called to order at 5:17 p.m. by Chairperson Pryor.

2. **APPROVAL OF MINUTES:**

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

VOTED: To approve the Public and Executive Session Meeting Minutes of March 17, 2026, meeting.

Voting in favor were: Lauren A. Burgess, Esq., Barrett Cavanagh, Adam J. Lupino, Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Abstaining: David Langlais, David T. Miele, and Thomas C. Plunkett, Esq.

Voting Against were: None.

Unanimously Passed.

3. **QDC STAFF REPORTS:**

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

4. **COMMITTEE REPORTS:**

There were no committee meetings.

5. **APPROVALS:**

A. **Approval of Lease Amendment with Electric Boat Corporation to Swap a Lease Parcel from Camp Thomas Way to Ocean State Drive:**

Upon motion duly made by Mr. Sweeney and seconded by Mr. Cavanagh, 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 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 Officers), 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.

Voting in favor were: Lauren A. Burgess, Esq., Barrett Cavanagh, David M. Langlais, Adam J. Lupino, David T. Miele, Thomas C. Plunkett, Esq., Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

B. Approval of Lease Amendment with Electric Boat Corporation to Add +/- 43.2 acres on Davisville Road:

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

VOTED: The Corporation acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the "Authorized Officers"), is hereby authorized to 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 Officers), 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.

Voting in favor were: Lauren A. Burgess, Esq., Barrett Cavanagh, David M. Langlais, Adam J. Lupino, David T. Miele, Thomas C. Plunkett, Esq., Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Passed.

C. 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:

Upon motion duly made by Mr. Lupino 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 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.

Voting in favor were: Lauren A. Burgess, Esq., Barrett Cavanagh, David M. Langlais, Adam J. Lupino, David T. Miele, Thomas C. Plunkett, Esq., Eric R. Shorter, Michael F. Sweeney, Esq., 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. **RI READY APPROVALS:**

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

VOTED: The Corporation, acting by and through its Board of Directors, has reviewed the Review of Enrollment Application prepared by the Corporation's Staff for the following Rhode Island Ready Application: 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.

Voting in favor were: Lauren A. Burgess, Esq., Barrett Cavanagh, David M. Langlais, Adam J. Lupino, David T. Miele, Thomas C. Plunkett, Esq., Eric R. Shorter, Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

8. **ADJOURNMENT:**

Upon motion duly made by Mr. Langlais and seconded by Mr. Lupino, the meeting adjourned at 6:26 p.m.

Voting in favor were: Lauren A. Burgess, Esq., Barrett Cavanagh, David M. Langlais, Adam J. Lupino, David T. Miele, Thomas C. Plunkett, Esq., Eric R. Shorter, Michael F. Sweeney, Esq., 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: May 14, 2026

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. Of the 144 new steel piles, nearly 90 have been installed, and fabrication of the new precast concrete deck elements is nearly complete. This project is expected to be completed in Spring 2027. This 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 offload 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. This 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 terminal parking areas. QDC will serve as the project manager for this project. This 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. This 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 (Under 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, Providence RI, 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 funding for 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 solicit bids for this work. This work is being funded by a RIDOT administered FHWA grant program.

Status of Ongoing Board Approvals: (Bold Text is new or changes in status)

- ***Amendment to Lease with Electric Boat Corporation for Swap of Lease Parcel:***
Approved by the Board on April 28, 2026. The lease amendment has been drafted and transmitted to the tenant.
- ***Amendment to Lease with Electric Boat Corporation for Davisville Parcel:***
Approved by the Board on April 28, 2026. The lease amendment has been drafted and transmitted to the tenant.
- ***Amendment to Lease with Rhode Island Airport Corporation for land at the Quonset State Airport:*** Approved by the Board on April 28, 2026. The lease amendment was executed on April 29, 2026.

- *Land Exchange with North Kingstown*: Approved by the Board on March 17, 2026. **The land exchange was approved by the North Kingstown Town Council on April 27, 2026 and closed on 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 and is in negotiation with the tenant.**
- *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.
- *Land acquisition from RIDOT (I.D.I. Site)*: Approved by the Board on June 24, 2025. The acquisition was approved by the State Planning Council in July 2025. 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 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:

- *Tenant Projects Under Construction*: Edesia Nutrition expansion; Regent Craft/Equity Industrial Partners new facility; Cold Link Logistics expansion; Electric Boat Corporation Building 2004/2005 expansion; Flex Technology Park, LLC Building #12
- *Upcoming Tenant Projects*: RI Army National Guard Aviation Readiness Center; Custom Designs, Inc. facility expansion; Electric Boat Corporation Building 60

renovations, Electric Boat Corporation Building 2007 expansion; North Kingstown Public Safety Complex new facility

- *Recently Completed Tenant Projects:* Anduril 50,000 sqft expansion, Revolution Wind Onshore Substation, Stark Truss Co. Rail Loading Area 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). The roundabout was completed in May 2026; the ramps are scheduled for completion by late June.

PUBLIC WORKS

Maintenance Department:

- *Groundskeeping Operations:*
 - Grass Cutting/Grounds Maintenance: QDC's fleet of grass-cutting equipment has been fully serviced and is now in full operation.
 - Loam Processing/Seeding: The Maintenance Department has completed the screening of several thousand cubic yards of organic material stripped from various development/redevelopment projects in the Park.

Water Department:

- The Water Department is actively replacing aged fire hydrants at both the Ladd and Quonset Water Systems.
- *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:*
 - QDC is still "piloting in place" five (5) of the six (6) "Point of Service" PFAS treatment units that have already been installed.
 - QDC is resubmitting designs for the remaining two filtration systems at Exeter Job Corps for final approval and will soon be submitting for preliminary approval systems for the new DCYF Girls Dormitory as well as the RI Fire Academy expansion project.

Wastewater Department:

- *Award:* The Quonset Wastewater Treatment Facility was recently awarded a “Silver” Award from the Rhode Island Clean Water Association for outstanding permit compliance with its Rhode Island Pollutant Discharge Elimination System (RIPDES) permit. The award was accepted by our new Wastewater Superintendent at the Association’s Annual Banquet on May 9, 2026.

PORT DEPARTMENT

Summary of Port Activities

April 2026 Vessels
11 RoRo (car carriers)
4 Offshore Wind Vessels
3 Other Cargo (import/export)

Auto monthly totals: April 2026 vs. April 2025		
Shipment Mode	2026	2025
Ship	15,265	14,801
Rail	2,206	1,762
Truck	338	205
Totals	17,809	16,768

Auto Exports via Ship	
April 2026	2,116
Exports to Date	9,870

(To Date) Multi-year Comparison				
Shipment Mode	2026 Annual Totals	2025 Annual Totals	2024 Annual Totals	2023 Annual Totals
Ship	54,712	197,253	275,583	210,905
Rail	9,612	21,037	26,801	24,944
Truck	1,801	1,942	2,209	3,912
Totals	66,125	220,232	304,593	239,761

RAIL SUMMARY

Business Served	Rail Carloads
	April 2026
Andersons	15
BB&S Lumber	36
Bitumar	18
Energy Transfer (Crestwood)	101
NEWS	420
NORAD	220
Ocean State Oil	2
Senesco Marine	1
Structural Stone	8
Toray	69
Trico	3
Trussco/Stark	1
Total	894

FINANCE & ADMINISTRATION:

- The Corporation's finances are in good shape.

COMMUNICATIONS:

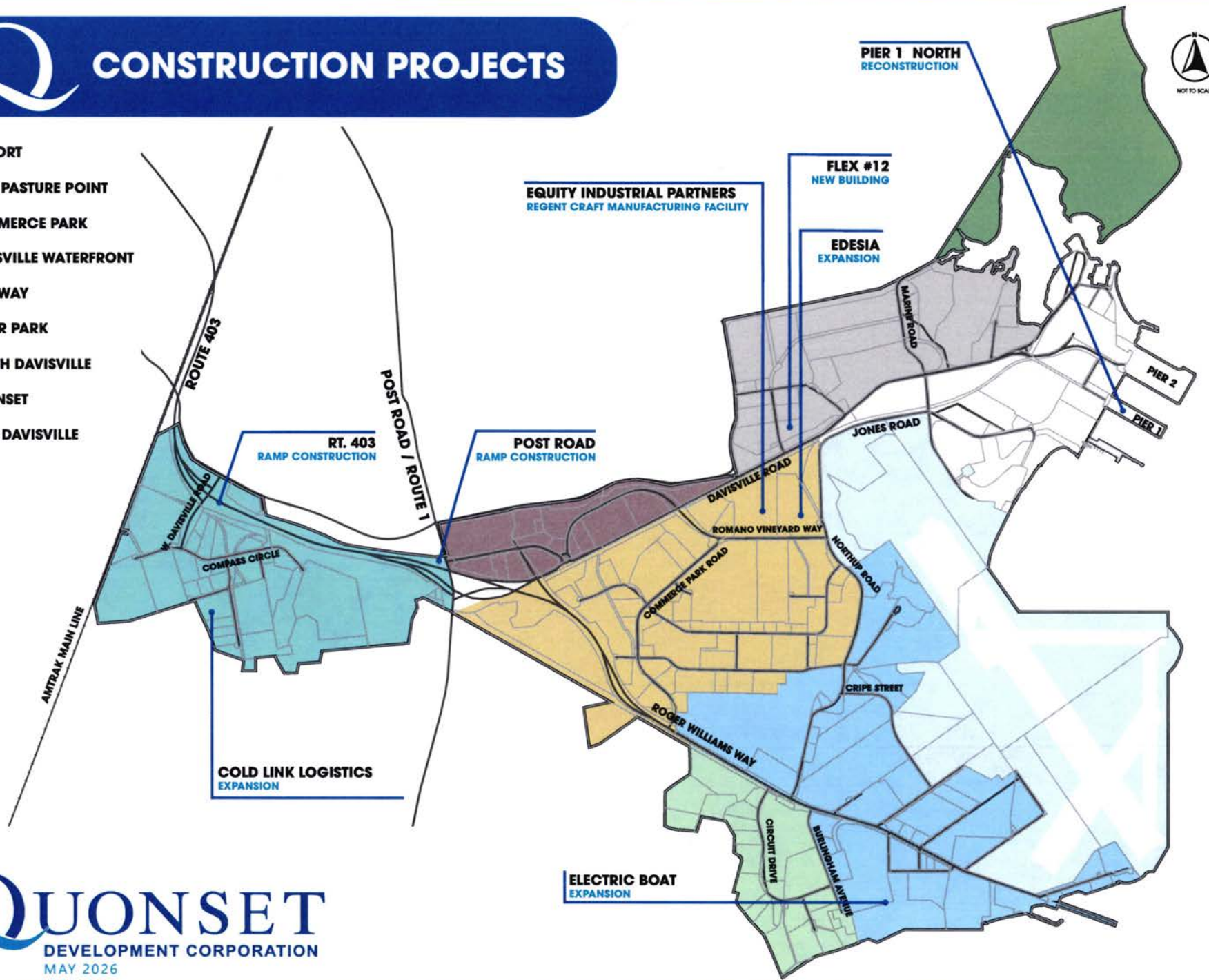
New Harbor Group Activities for Quonset Development Corporation

- New Harbor Group supported the planning and execution of two public information sessions, required by the Energy Facility Siting Board, regarding the proposed battery storage facility on Callahan Road. The public information sessions were attended by approximately 100 community members who asked and received answers to dozens of questions related to the project.
- New Harbor handled a number of media inquiries about Quonset on a variety of topics.
- New Harbor Group photographed the first RO/RO ship to berth at the new Terminal 5 Pier for use in future communications and marketing materials.
- New Harbor Group drafted QDC Managing Director Steven J. King's monthly column in the New England Real Estate Journal for May, which highlights the success of Rhode Island Ready and encourages landowners to reach out to enroll their sites.
- New Harbor Group is facilitating the ongoing updates and upgrades to the Rhode Island Ready website.



CONSTRUCTION PROJECTS

- AIRPORT
- CALF PASTURE POINT
- COMMERCE PARK
- DAVISVILLE WATERFRONT
- GATEWAY
- KIEFER PARK
- NORTH DAVISVILLE
- QUONSET
- WEST DAVISVILLE





TO: Board of Directors, Quonset Development Corporation
FROM: Steven J. King, P.E., Managing Director
SUBJECT: Rhode Island Ready Status Report
DATE: May 15, 2026

Enrollment Application Summary

Applications Received to Date	46	-
Sites Enrolled	25	02E, 03E, 04E, 06E, 07E, 14E, 15E, 16E, 17E, 18E, 21E, 22E, 23E, 24E, 25E, 27E, 28E, 34E, 35E, 36E, 37E, 41E, 42E, 43E, and 44E
Applications Currently Under Review	16	05E, 08E, 09E, 10E, 11E, 12E, 13E, 26E, 29E, 30E, 33E, 38E, 39E, 40E, 45E, and 46E
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	5	15E, 24E, 25E, 43E, and 44E
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	1,200.5 Acres
Potential Square Footage of New Industrial Buildings	5,792,415 SF

Applications Presented for Enrollment

- ***45E – 1847 West Main Road, Portsmouth:*** An Application has been submitted for the rehabilitation of an existing 125,000 square foot building as a new radar range to support the expansion of the existing industrial activities at the Raytheon facility in Portsmouth. The Applicant is requesting technical assistance for the civil engineering, environmental permitting, and electrical site upgrades.

Applications Under Review

- ***46E – 1 Burnside Street, Bristol:*** The Herreshoff Marine Museum has submitted an application for three parcels totaling approximately 0.86-acres for an expansion of the marina, installation of a jib crane, and expansion of parking to support industrial activities, including launching and testing of underwater autonomous vehicles. The applicant is working to submit the final application materials, and the materials received are under review.

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 and comments were received from RIDEM. **Materials have been submitted in response to RIDEM comments.**

- *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 a Task Order has been prepared 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 have concluded, and AECOM is drafting the municipal impact assessment report. Coordination is on-going with the operating railroad to coordinate the new at-grade crossing and a meeting is being scheduled for the week of May 18th.**
- *44E – Tiverton Wastewater District Extension, Tiverton:* The application for extension of the Tiverton Wastewater District service area was enrolled by the QDC Board on April 28, 2026. The extension could activate approximately 120-acres of industrial land. **A Technical Assistance Agreement is being scoped with the Applicant.**

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.
- *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.
- *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.
- *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 (QMT²C).
- *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.
- *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.

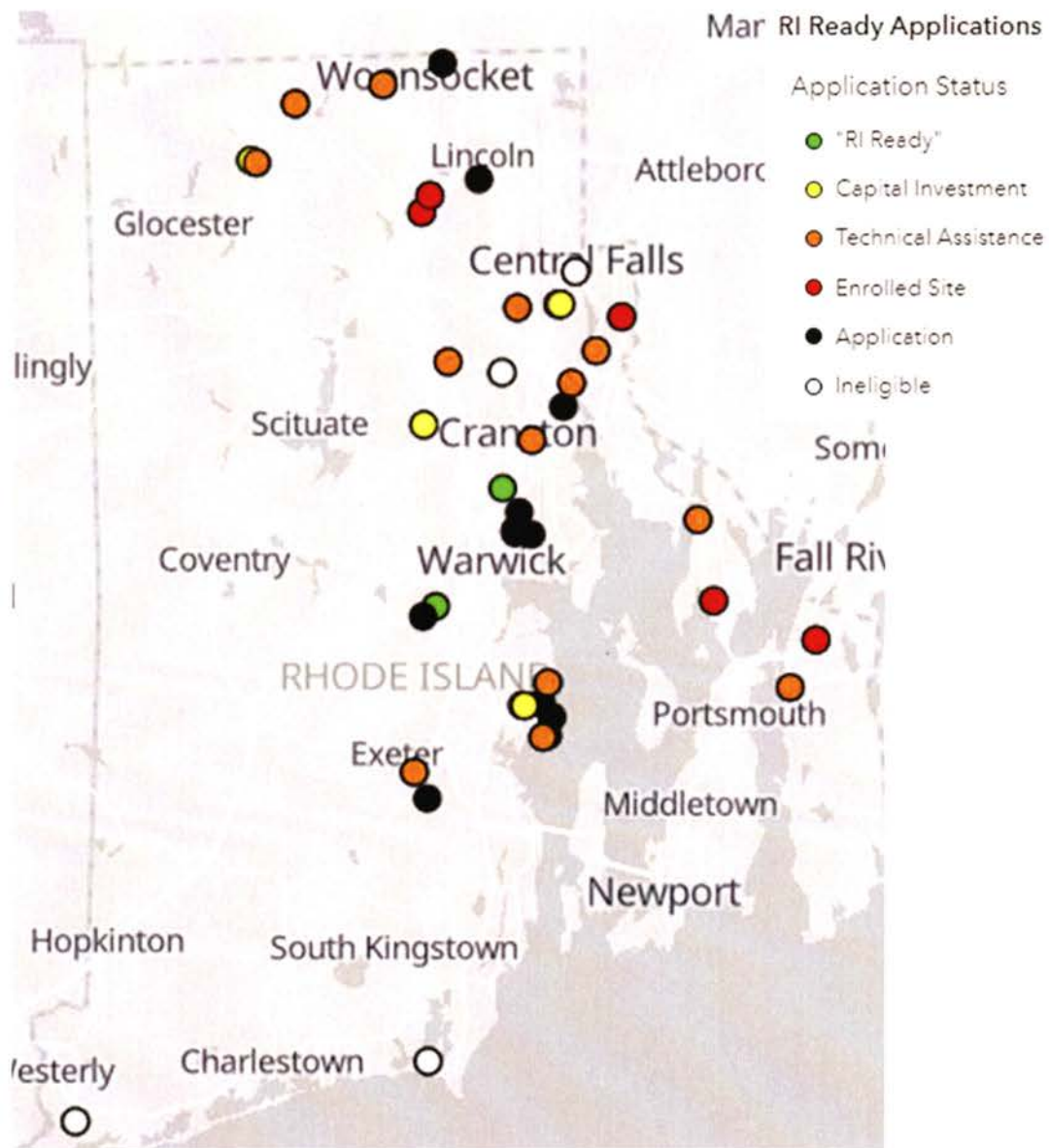
Capital Investment Applications Under Review

- *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

Type of Expenditure	Committed Investments	Expenditures
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)
Total	\$19,471,267.82	(\$13,655,763.18)

RI Ready Application Map



TAB 4

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: (1) 45E – 1847 West Main Road, Portsmouth, 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 (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

TO: Board of Directors, Quonset Development Corporation
FROM: Chelsea Siefert, Chief Operating Officer, RI Ready Program Manager
SUBJECT: **Enrollment of Site 45E: 1847 West Main Road, Portsmouth**
DATE: May 15, 2026



Site 45E: West Main Road, Portsmouth, was submitted for enrollment into the Rhode Island Ready Program by the Raytheon Companies on May 9, 2026. The site is home to the Portsmouth campus of Raytheon Companies, where they develop, test and produce advanced undersea warfare systems. The applicant is requesting assistance with an array of pre-development services to permit the site for expansion of their existing facility.

Site 45E 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 site contains approximately 120 acres of developable land and presents an opportunity for reuse of currently vacant industrial facilities; and
- The Site is within one (1) mile of a principal arterial roadway as depicted on the "Existing Highway Functional Classification Map" (West Main Road).

Rhode Island Ready Program staff have confirmed the feasibility of expanding the industrial use on the site as outlined in the "Review of Enrollment Application" transaction sheet attached hereto. Accordingly, it is my recommendation that the Board vote to enroll Site 45E into the Rhode Island Ready Program and authorize up to \$200,000 in technical assistance.

RI READY

plan • permit • build

REVIEW OF ENROLLMENT APPLICATION

Application Details

Application #:	45E – 1847 West Main Rd, Portsmouth		
Completeness Certified:	May 15, 2026	Eligibility Determined:	May 15, 2026
Type of Site:	A property, parcel or area where investment in the site would allow for an existing industrial use or facility to expand significantly		
Site Address:	1847 West Main Road, Portsmouth, RI 02871		
Assessor's Plat & Lot:	Parcel ID 50, Lot 1		
Site Owner:	Raytheon Company		
Site Authorized Agent:	Tim DelGiudice		
Eligibility Confirmed?	Yes		

Feasibility Review & Enrollment Findings

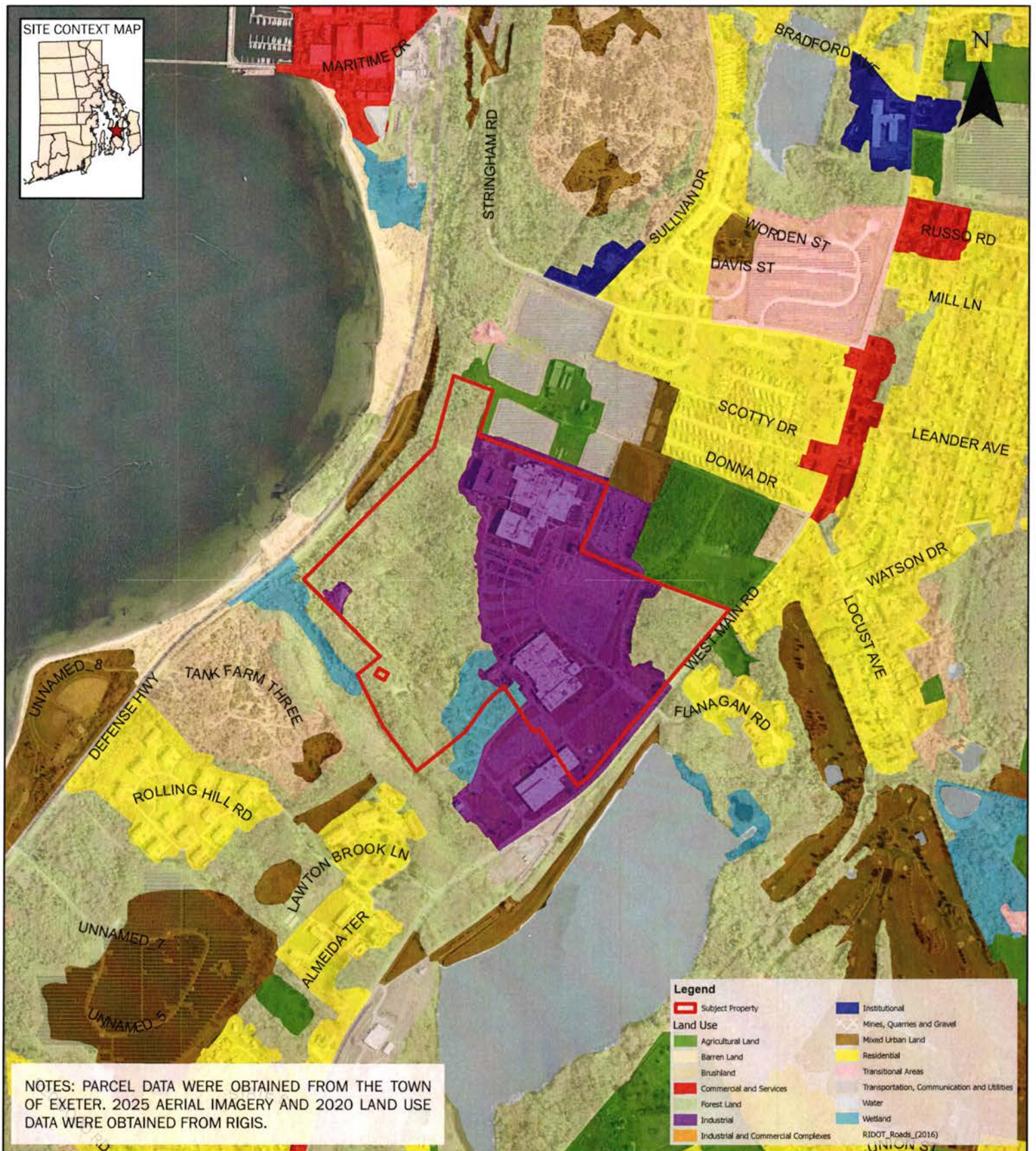
Zoning District & Uses:		Heavy Industrial (HI)
		The municipal zoning ordinance allows one or more of the targeted industrial uses as a by-right permitted use on the site.
Site Development Potential:		Site improvements are proposed for additional use of the property. The Town of Portsmouth has endorsed the additional development.
		The site appears to contain approximately 120 acres of developable land; and The site appears to be able to accommodate new industrial buildings, as well as reuse of existing industrial buildings that are currently vacant.
Site Access:		The site has direct access to West Main Road, which is a State Maintained Principal Arterial Roadway according to the State Highway Functional Classification map. Additionally, the site is approximately 2.5 miles from the State Highway Route 24.
		Vehicular site access can be provided within one roadway mile of a State Highway (as defined by the Program Rules); and Upgrade of the intervening rights-of-way between the site and the State Highway to support industrial freight traffic seems reasonably feasible.

Utilities:		The site is currently in use for heavy industrial facilities, and it is anticipated that additional utility usage will be accessible.
		It appears that utility services capable of supporting the targeted uses are available or could be made available at the site.
Other:		A title examination has not been completed.

Enrollment Recommendation

Enrollment Recommended?	Yes
Level of Investment:	Up to \$200,000 in grant funding
Potential Technical Assistance to be Provided:	- Civil Engineering Services - RIDEM Permitting for RIPDES - Electrical/Site Lighting Engineering
Requires Municipal MOU and Agreement?	Possible

SITE CONTEXT MAP



NOTES: PARCEL DATA WERE OBTAINED FROM THE TOWN OF EXETER. 2025 AERIAL IMAGERY AND 2020 LAND USE DATA WERE OBTAINED FROM RIGIS.



DATE: MAY 2026
PREPARED BY: SJP

SCALE: 1"=1,000'

RIR APPLICATION No.
45E

SITE LOCATION AND LAND USE

1847 WEST MAIN ROAD
RAYTHEON
PORTSMOUTH, RI

LOCUS