

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 **Tuesday, September 22, 2026**, beginning at **5:00 p.m.**, 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 July 21, 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. Approval:

1. Acceptance of the FY2026 Audited Financial Statement (Tab 3)
2. Approval of Lease with J.F. Brennan Company, Inc. for 2,755 SF within the building located at 41 Romano Vineyard Way (Tab 4)
3. Approval of Lease Amendment with Electric Boat Corporation to add up to +/-27.7 acres of land on Compass Circle (See Tab 5)
4. Approval of Lease Amendment with Electric Boat Corporation to extend the Lease Term through December 31, 2048 (See Tab 6)

D. RI Ready:

1. RI Ready Status Report (Tab 7)
2. Approval of Enrollment of Site 47E: 830 Victory Highway, West Greenwich (See Tab 8)

II. Executive Session:

The Chairman will announce that a portion of the meeting will be held in Executive Session to consider and take appropriate action on such matters as permitted by subsection (1) discussions of the job performance, character, or physical or mental health of a person or persons provided that such person or persons affected shall have

been notified in advance in writing and advised that they may require that the discussion be held at an open meeting of Rhode Island General Laws, Section 42-46-5(a), the Open Meeting Law. The Chairman entertains a motion to adjourn to Executive Session. An affirmative vote of a majority of the members is required.

- A. Vote to adopt the recommendation of the Executive Compensation Subcommittee relating to the job performance and compensation of the Managing Director, and vote on compensation for the Corporation's Managing Director.

III. Public Session II:

- A. Announcement of executive session vote(s)

- 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 September 18, 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**

JULY 21, 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, July 21, 2026, at the Gateway Offices located at 41 Romano Vineyard Way, 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., Shawn Kerachsky, David M. Langlais, David T. Miele, Thomas C. Plunkett, Esq., Stefan Pryor, Michael F. Sweeney, Esq., and Randy Wietman. Absent were: Barrett Cavanagh, Adam J. Lupino, and Eric Shorter. Present also were: Steven J. King, P.E., Managing Director; Chelsea Siefert, Chief Operating Officer; John R. Pariseault, Esq., Hinckley Allen; Ralph Mollis, North Kingstown Town Manager; and the Corporation's staff, and members of the public.

1. **CALL TO ORDER:**

The meeting was called to order at 5:09 p.m. by Chairperson Pryor.

2. **APPROVAL OF MINUTES:**

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

VOTED: To approve the Public and Executive Session Meeting Minutes of May 27, 2026, meeting.

Voting in favor were: Lauren A. Burgess, Esq., Shawn Kerachsky, David M. Langlais, David T. Miele, Thomas C. Plunkett, Esq., Michael F. Sweeney, Esq., and Randy Wietman.

Abstaining: None.

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 meeting reports.

5. **APPROVALS:**

A. **Approval of Thomas C. Plunkett, Esq. to the Audit Finance Committee:**

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

VOTED: To ratify and confirm the appointment of Thomas C. Plunkett, Esq. to the Audit Finance Committee of the Board of Directors.

Voting in favor were: Lauren A. Burgess, Esq., Shawn Kerachsky, David M. Langlais, David T. Miele, Thomas C. Plunkett, Esq., Michael F. Sweeney, Esq., and Randy Wietman.

Abstaining: None.

Voting Against were: None.

Unanimously Approved.

B. Approval of the Quonset Development Corporation Ethics Policy:

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

VOTED: The Corporation hereby consents to, approves and adopts the Ethics Policy in the form attached hereto as **Exhibit A.**

VOTED: That the foregoing policy is not intended to override the provisions of any laws, statutes or ordinances applicable to the Corporation and the Corporation shall, in addition to observing the policy adopted pursuant to the foregoing resolution, comply with the provisions of all other laws, statutes and ordinances applicable to the Corporation.

Voting in favor were: Lauren A. Burgess, Esq., Shawn Kerachsky, David M. Langlais, David T. Miele, Thomas C. Plunkett, Esq., Michael F. Sweeney, Esq., and Randy Wietman.

Abstaining: None.

Voting Against were: None.

Unanimously Approved.

C. Approval of Ground Lease, Lease and Sublease Agreement (back to QDC), and Sub-sublease Agreement with Moran Properties, LLC, or its affiliates for +/- 6.89 acres on Gate Road, Assessor's Plat 182, Lots 16 and 17:

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

VOTED: The Corporation acting by and through its Chair, Vice-chair, Managing Director or Finance Director, each of them acting alone (the "Authorized Officers") is hereby authorized to enter into, execute and deliver a Ground Lease Agreement, Building Lease and Land Sublease Agreement (back to the Corporation) and Sub-sublease Agreement (collectively the "Leases") with Moran Properties, LLC, or its affiliates, relating to that certain parcel of land located on Gate Road being an appropriately +/- 6.89 acres, and being that certain parcel currently designated as North Kingstown Tax Assessor's Plat 182, Lots 16 and 17 (the "Premises") (and related instruments as deemed appropriate by the Authorized Officers, including without limitation a Payment in Lieu of Taxes Agreement), the terms of such Leases and related documents to be substantially in accordance with the Request for Board Authorization presented to the Board (the Leases 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., Shawn Kerachsky, David M. Langlais, David T. Miele, Thomas C. Plunkett, Esq., Michael F. Sweeney, Esq., and Randy Wietman.

Abstaining: None.

Voting Against were: None.

Unanimously Approved.

5. **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 (2) pertaining to litigation, or work sessions pertaining to litigation, and (5) any discussion or considerations related to the acquisition or lease of real property for public purposes, or the disposition of publicly held property wherein advance public information would be detrimental to the interest of the public, 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., Shawn Kerachsky, David M. Langlais, David T. Miele, Thomas C. Plunkett, Esq., Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

The meeting adjourned to Executive Session at 5:50 p.m. and reconvened in Public Session at 6:15 p.m.

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

Upon motion duly made by Ms. Burgess and seconded by Mr. Miele, 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., Shawn Kerachsky, David M. Langlais, David T. Miele, Thomas C. Plunkett, Esq., Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

8. **ADJOURNMENT:**

Upon motion duly made by Mr. Wietman and seconded by Mr. Miele, the meeting adjourned at 6:16 p.m.

Voting in favor were: Lauren A. Burgess, Esq., Shawn Kerachsky, David M. Langlais, David T. Miele, Thomas C. Plunkett, Esq., Michael F. Sweeney, Esq., and Randy Wietman.

Voting Against were: None.

Unanimously Approved.

Respectfully submitted:

By: _____

Jill C. Sherman, Secretary

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TO: Board of Directors, Quonset Development Corporation
FROM: Steven J. King, P.E., Managing Director
SUBJECT: Staff Report – QDC Board Meeting
DATE: September 17, 2026

CONSTRUCTION

General Infrastructure:

- *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. Final work within the coastal buffer was recently completed, and remaining work includes pouring concrete islands and final paving of Port laydown areas pending demolition of an existing pole line by Verizon. 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. This work consists 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. Approximately 60 percent of the new precast concrete pile caps and deck support planks have been installed, and Brennan is preparing to begin installing reinforcing steel for the cast-in-place concrete deck. This project is expected to be completed in Spring 2027. This project is being constructed by J.F. Brennan of La Crosse, Wisconsin, who has an office in the Business Park. 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 alongside the Pier 1 North Berth Reconstruction Project and is part of the award to J.F. Brennan. New steel piles have been delivered, and the precast elements were fabricated and delivered to the contractor. Construction of the stern ramp is expected to commence during the winter as the Pier 1 North moves into its final stages. This project is being funded in part by a separate MARAD PIDP Grant. Moffat and Nichol of Boston, MA is the design engineer.

Electric Boat Parkwide Expansion

- *Parcel 10B Laydown Area Construction (Substantially Complete)*: The construction of a new laydown area on Parcel 10B in the Commerce Park District is substantially complete. This work included preparing the existing parcel, constructing two new stormwater treatment basins and drainage infrastructure, applying an asphalt millings surface treatment, and providing a paved driveway entrance. Final punch-list work is being completed, and Electric Boat is preparing to mobilize a fencing contractor to the site. RICON Construction of Warwick, RI is the contractor.
- *Parcel 43B and L-Lot Improvements (In-Progress)*: This project consists of expanding NORAD's existing parking and laydown facilities along Battalion Boulevard and Thompson Road. This work is necessary to relocate a portion of NORAD's existing operations along Marine Road into the expanded facilities, allowing Electric Boat to develop its new manufacturing facilities in North Davisville. D'Ambra of Coventry, RI, is constructing this project.
- *Sanford Road Reconstruction (In-Progress)*: The reconstruction and extension of Sanford Road, which will allow for the development of Electric Boat's new manufacturing facilities in North Davisville, has commenced. This work falls under the RI CRMC permit for the Davisville Road project. This project consists of clearing, earthwork, roadway construction, drainage, and water work. The land has been cleared, and crews are currently stripping topsoil in preparation for the roadway earthwork. Manafort Brothers of Plainville, CT is the contractor.

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. RIPTA has reviewed the updated bidding documents for concurrence, and QDC is preparing to advertise the project in early October 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 and 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. QDC is incorporating the final utility provider information into the plans and specifications and is preparing to advertise the project in October 2026. This project is being funded in part by a US Maritime Administration (MARAD) Port Infrastructure Development Program (PIDP) Grant. 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 and unlock new terminal space within the Port. QDC submitted the revised RI CRMC permit application and is moving toward completing the 100% design. This project is expected to be bid in early 2027. Pare Engineering of Lincoln, RI is the design engineer.
- *RIANG Building 8 Hangar Reconstruction (In Design)*: 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, has completed the initial phase of this project by preparing an Alternatives Evaluation Report and submitting it to the National Guard Bureau (NGB). NGB has reviewed the report and authorized this project team to advance to the next design phase (i.e., 60% design). This work is funded by Military Cooperative Construction Agreement (MCCA) funds.
- *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. RIDOT has reviewed the Bidding Documents, and QDC is incorporating its comments into the Bidding Documents. This work is being funded by a RIDOT administered FHWA grant program.

Status of Ongoing Board Approvals:

(Bold Text are items that are new or changes in status)

- *Ground Lease, Lease and Sublease Agreement with Moran Properties, LLC for workforce housing development*: **Approved by the Board on July 21, 2026. The draft ground lease, lease, and sublease documents were transmitted to Moran Properties.**
- *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 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 State Planning Council approved the acquisition 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.
- *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 pursuing permits.

Tenant Development Projects:

- *Tenant Projects Under Construction*: Cold Link Logistics expansion; Custom Designs, Inc. facility expansion; Electric Boat Corporation new Cripe St parking lot; Electric Boat Corporation building 2004/2005 expansion; Electric Boat Corporation B- 60 renovations; Electric Boat Corporation laydown area expansion; Flex Technology Park, LLC #12; Hayward Industries parking lot expansion; North Kingstown new golf cart storage facility; North Kingstown new Public Safety Complex; RI Army National Guard new Aviation Readiness Center
- *Upcoming Tenant Projects*: Electric Boat Corporation Building 2017 expansion; Electric Boat Corporation Machine Shop Building 2044 new facility; Electric Boat Corporation B960 facility retrofit; Electric Boat waterfront civil improvements; Electric Boat Steel Fabrication Facility; Electric Boat Large Component Storage Facility; RI Army National Guard battery and solar project; Wide World of Indoor Sports solar project

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 substantially complete and are due to open soon.

PUBLIC WORKS

Maintenance Department:

- QDC had the opportunity to work with local arborist and tree expert Matt Largess to save 17 mature Concolor Fir (White Fir) Trees from destruction at the site of the expanding Army Aviation Readiness. These 17 trees have been transplanted around the Park.

Water Department:

- *Quonset Water System PFAS update:* As part of our consent agreement with the RI Dept. of Health, the Quonset Business Park (QBP) Water System samples for PFAS quarterly, and reports the results to our customers. All three of the production wells in the Hunt River aquifer (two in Warwick, and one in East Greenwich) are right at the state limit for PFAS6 (20 parts per trillion). This has remained consistent for the better part of two years now. We do augment nearly 50% of our water supply with water from the Kent County Water Authority (KCWA), which has no detectable levels of PFAS, and therefore the water being delivered to QBP Water customers is well below the State limit.

Ladd Water System Update:

- **PFAS Concentrations:** QDC's Ladd Water System is currently only operating Well 3, as Well 2 remains off-line due to high PFAS levels within the groundwater. The good news is that Well 3 has trended just below 20 parts per trillion (PPT) in its latest round of sampling. We are cautiously optimistic that the levels will remain at, or just below the 20 ppt (State Standard).
- QDC is still "piloting in place" five (5) of the six (6) "Point of Service" PFAS treatment units already installed and working to bring the remaining filtration units at Exeter Job Corps, and the new units at the DCYF Girls Dormitory and the RI State Fire Academy on-line in coordination with the RI Department of Health

Wastewater Department:

- *Replacement of Primary Tank Cross Collector Bearings:* The Wastewater Industry in Rhode Island is a small one, and the spirit of teamwork was ever present in a long lead-time (16 weeks) challenge that the QDC Wastewater Treatment Facility (WWTF) was facing with the procurement of critical and highly specialized bearings. QDC's Wastewater Mechanic reached out to South Kingstown, and they had 4 of these bearings (brand new) on their shelf that they allowed us to have. Once our order arrives, we will simply deliver them back to the shelf in South Kingstown.

PORT DEPARTMENT

Summary of Port Activities

July 2026 Vessels
14 RoRo (car carriers)
7 Offshore Wind Vessels
2 Other Cargo (import/export)

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

Auto monthly totals: July 2026 vs. July 2025		
Shipment Mode	2026	2025
Ship	24,206	21,254
Rail	2,158	1,110
Truck	506	446
Totals	26,870	22,810

Auto monthly totals: August 2026 vs. August 2025		
Shipment Mode	2026	2025
Ship	15,521	22,730
Rail	2,574	2,256
Truck	327	326
Totals	20,448	27,337

Auto Exports via Ship	
July 2026	972
Exports to Date	19,428

Auto Exports via Ship	
August 2026	2,214
Exports to Date	21,642

(To Date) Multi-year Comparison				
Shipment Mode	2026 Annual Totals	2025 Annual Totals	2024 Annual Totals	2023 Annual Totals
Ship	126,664	197,253	275,583	210,905
Rail	20,044	21,037	26,801	24,944
Truck	3,516	1,942	2,209	3,912
Totals	150,224	220,232	304,593	239,761

RAIL SUMMARY

Business Served	Rail Carloads
	July 2026
Andersons	14
BB&S Lumber	44
Bitumar	41
Energy Transfer (Crestwood)	76
NEWS	412
NORAD	202
Ocean State Oil	2
Structural Stone	8
Toray	97
Trico	3
Trussco/Stark	0
Total	899

Business Served	Rail Carloads
	August 2026
Andersons	10
BB&S Lumber	45
Bitumar	18
Energy Transfer (Crestwood)	54
NEWS	338
NORAD	255
Ocean State Oil	2
Structural Stone	8
Toray	81
Trico	2
Trussco/Stark	2
Total	815

FINANCE & ADMINISTRATION:

- The Corporation maintains a strong financial position.
- The FY2026 Financial Statement Audit is complete and in the final review stages. The CBIZ audit team will present the results.

COMMUNICATIONS:

New Harbor Group Activities for Quonset Development Corporation

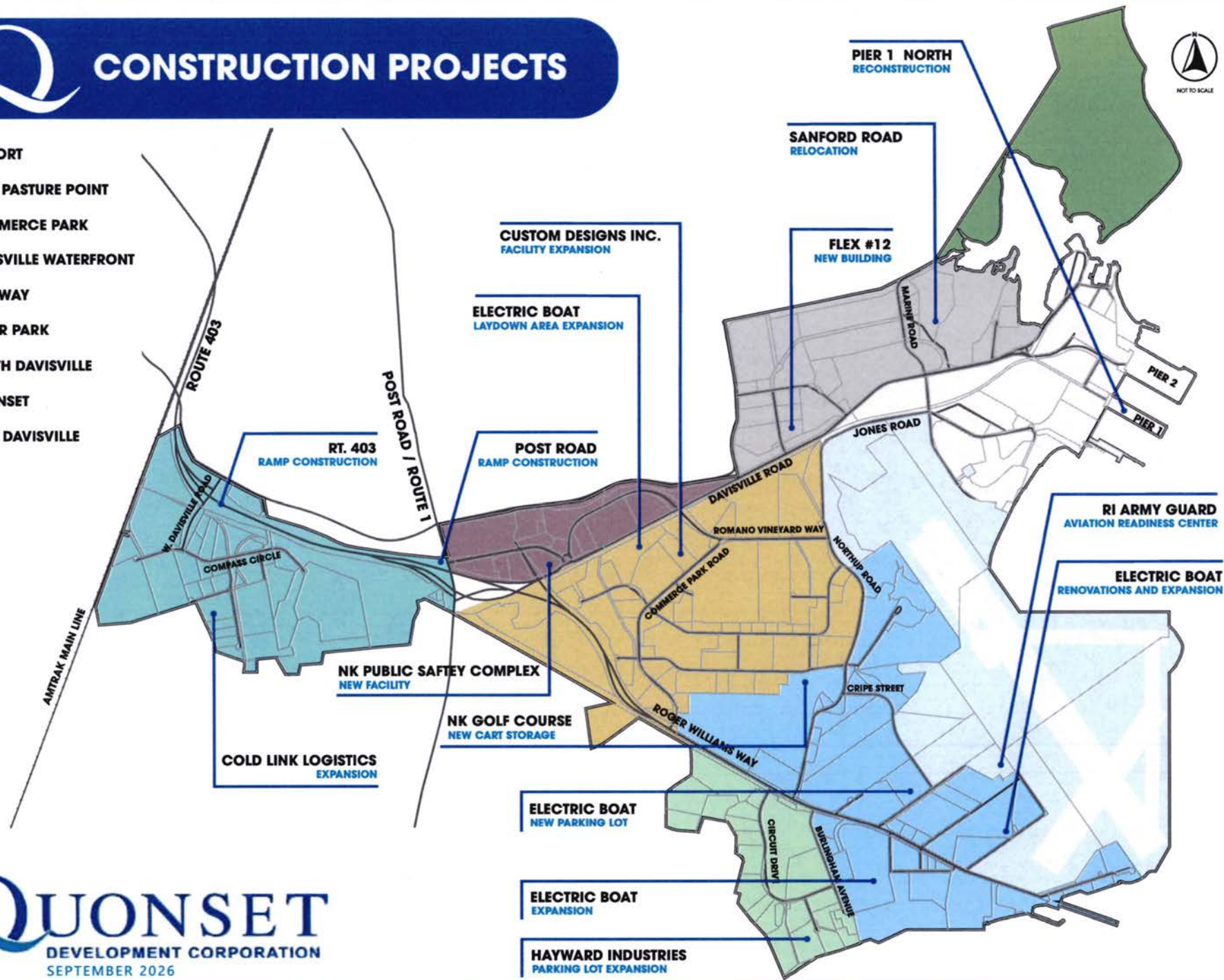
Communications Activity

- The latest edition of Quonset Points was distributed to 7,123 subscribers. The newsletter highlighted the announcement of new housing in Quonset's Gateway District, the completion of REGENT Craft's new 255,000-square-foot manufacturing facility, the groundbreaking of a RI Ready-backed expansion at Raytheon in Portsmouth, R.I., and a new "wind phone" installment along the Quonset Bike Path.
- QDC Managing Director Steven J. King's monthly column in the New England Real Estate Journal for September highlighted the expansion of Electric Boat's footprint at the Business Park and QDC's efforts to create an environment where businesses can expand, add new jobs, and succeed in the long term.
- A project to deliver video footage of the moving of the Allen Madison House was finalized.
- Quonset received a number of media inquiries on a variety of topics that were handled quickly and transparently.
- Ongoing updates and upgrades to the Rhode Island Ready website are underway.



CONSTRUCTION PROJECTS

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



TAB 3

VOTED: To accept the FY2026 audited financial statements as presented to the Board, subject to approval by the State Auditor General.

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 a lease agreement (and related instruments as deemed appropriate by the Authorized Officers) with J. F. Brennan Company, Inc., relating to the portion of the building commonly known as "Gateway Building #6" currently designated as "Suite 6143" consisting of approximately 2,755 square feet, which building is situated on that certain property located at 41 Romano Vineyard Way, and other agreements related thereto as appropriate by the Authorized Officers (collectively, "Lease Documents"), such Lease Documents to be substantially in accordance with the Request for Board Authorization presented to the Board (the Lease Documents, and related documents are referred to herein collectively as the "Agreements").

VOTED: That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements, 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

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Request for Board Authorization

Sublease of +/-2,755 SF at 41 Romano Vineyard Way

Transaction #:	2026-08
Transaction Type:	Building Sublease
Effective Date:	Upon execution

Lessee:	J.F. Brennan Company, Inc.
Contact Person:	Quentin Thorson, Director - Construction
Phone:	608.799.3524
Email:	qthorson@jfbrennan.com

Premises:	Suite 6143, consisting of approximately 2,755 square feet, within the building located at 41 Romano Vineyard Way, known as Gateway Building #6
Intended Use:	General business office use
Commencement Date:	November 1, 2026
Term:	10 years
Base Rent:	Years 1-5: \$68,875 Years 6-10: \$74,385

PILOT Amount:	PILOT is included in Base Rent, paid pursuant to the PILOT Agreement between QDC, the Town of North Kingstown, and GTC, LLC.
Incentives:	None
Contingencies:	None
Brokers & Finders Fees:	None
Environmental Review:	Completed prior to construction of the building.

Quonset Development Corporation

Transaction Summary
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Legal Fees:	As required to prepare legal documents
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ADDITIONAL REMARKS AND EXCEPTIONS TO POLICY:

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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.

1-2: Invest in development initiatives to support a full spectrum of business types and sites with opportunities for small business to grow and flourish.

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.

1-8: Encourage industry diversity in businesses located at the Park.

1-10: Ensure business friendly property tax policies.

GOAL 3: Operate and maintain the Quonset Business Park in a 'First Class' manner.

3-6: Maintain QDC operated buildings to be competitive in the marketplace, code compliant and attractive to businesses.

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

4-5: Manage leases to support sustainable operations.

JF BRENNAN

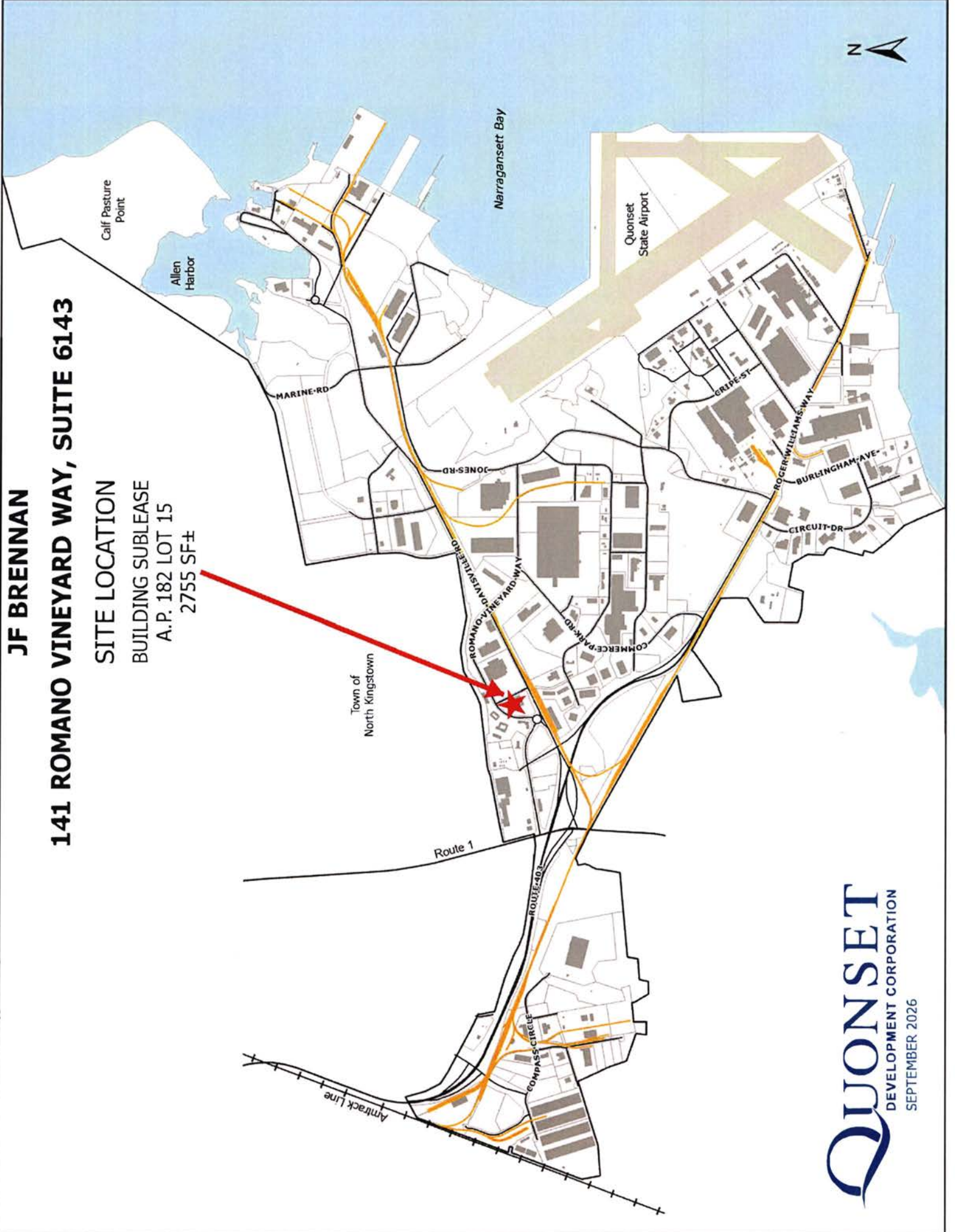
141 ROMANO VINEYARD WAY, SUITE 6143

SITE LOCATION

BUILDING SUBLEASE

A.P. 182 LOT 15

2755 SF±



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 a lease amendment (and related instruments as deemed appropriate by the Authorized Officers) with Electric Boat Corporation, relating to that certain Consolidated Lease by and between the Corporation and Electric Boat Corporation, whereby up to approximately 27.7 acres of land on Compass Circle comprising portions of Tax Assessor's Plat 180, Lots 26 & 90, Lots 15 & 23, and Lots 16 & 24, may be added to the leased premises thereunder (collectively, the "Lease Documents"), such Lease Documents to be substantially in accordance with the Request for Board Authorization presented to the Board (the Lease Documents, and related documents are referred to herein collectively as the "Agreements").

VOTED: That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements, 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 2

Request for Board Authorization Amendment to Electric Boat Consolidated Lease

Transaction #:	2026-09
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:	Up to +/- 27.7-acres on Compass Circle, including: Lot 1: +/-14.06-acres, Assessor's Plat 180, Lots 26 and 90 Lot 2: +/-6.07-acres, Assessor's Plat 180, Lots 15 and 23 Lot 3: +/-7.1-acres, Assessor's Plat 180, Lots 16 and 24
Lease Commencement Date:	Upon execution
Proposed Use:	Off-site parking to support Electric Boat's campus expansion

Additional Base Rent:	Base Rent shall increase dependent on the total Additional Premises added to the Lease, as follows: Lot 1: \$253,750 annually Lot 2: \$106,750 annually Lot 3: \$124,250 annually Total potential additional Base Rent of \$484,750.
Additional Base Rent Commencement:	Upon execution of the Amendment.
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.

Quonset Development Corporation

Transaction Summary
Page 2 of 2

Current Term:	The term of the Consolidated Lease is 25 years, terminating on December 31, 2038. The Lease is currently in Lease Year 13.
Contingencies:	None.
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:

Electric Boat (EB) and QDC will enter into a separate Project Agreement whereby QDC will engineer, permit and construct parking lots on the Additional Premises on EB's behalf, at EB's sole cost and expense.

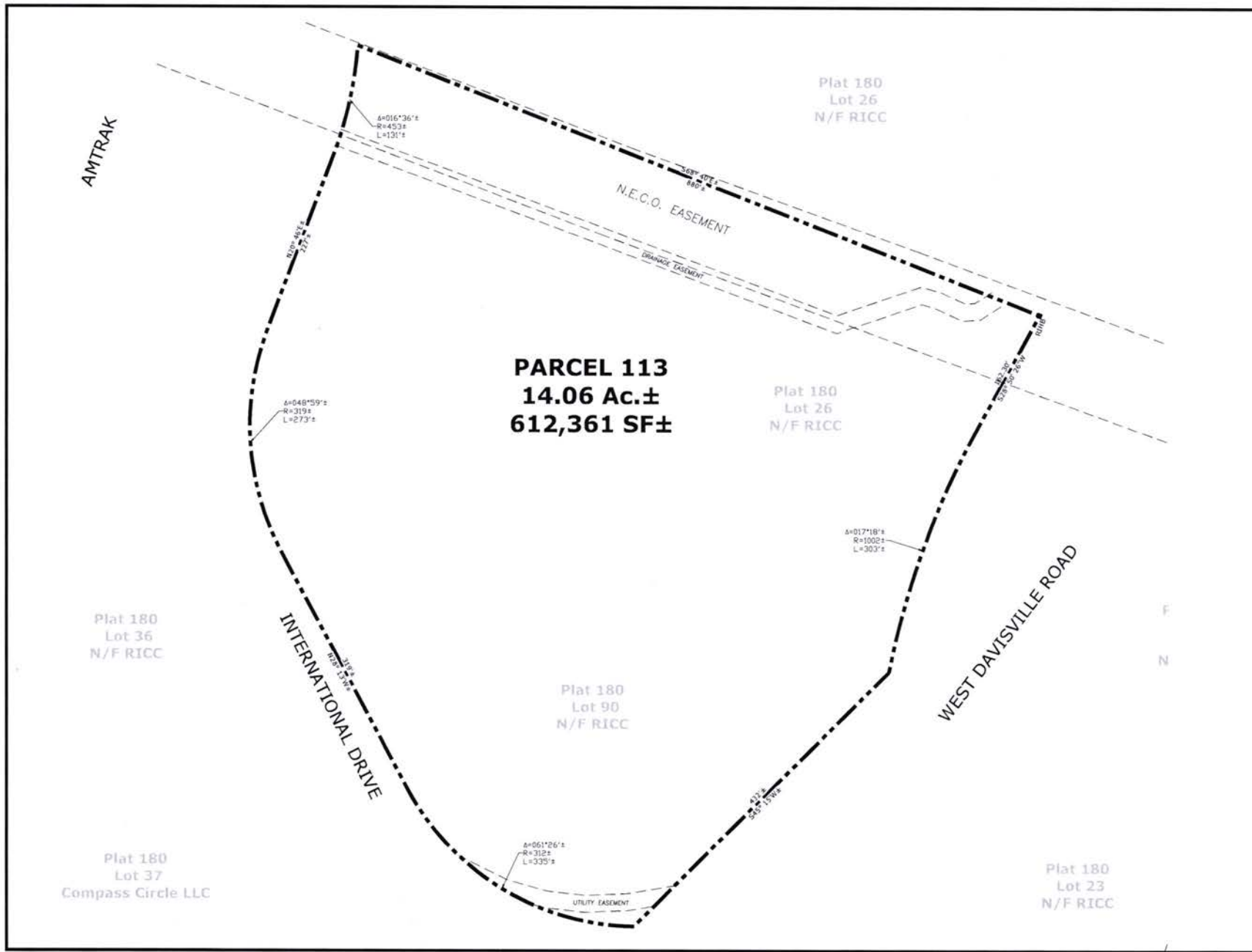
THIS PROPOSAL SUPPORTS THE FOLLOWING QDC OPERATING PLAN GOALS AND OBJECTIVES:

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.



QUONSET
 DEVELOPMENT CORPORATION
 95 Cripe Street
 North Kingstown, RI 02852
 Tel: (401) 295-0044
 Fax: (401) 268-9885
 www.quonset.com



SCALE: 1"=30'	DRAWN BY: A.J.A.
OR CONSOLIDATED LEASE PLAN/NO	
DRAWING DATE: SEPTEMBER 11, 2020	
NO. REVISION	DATE APP.

**EXHIBIT
A-13**

**ELECTRIC BOAT
CONSOLIDATED
LEASE**

**PREMISES PLAN
PARCEL 113**

International Dr.,
 Compass Cir. & West
 Davisville Rd.
 Quonset District

WEST
DAVISVILLE
ROAD

Plat 180
Lot 23

Plat 180
Lot 15

Plat 180
Lot 11

Plat 180
Lot 24

"Premises"
7.08 Acres±
308,444 S.F.±
AP 180 Lots 16 & 24

Plat 180
Lot 40

Plat 180
Lot 13

Plat 180
Lot 16

Plat 180
Lot 14

Plat 180
Lot 17

Plat 180
Lot 15

COMPASS CIRCLE

UTILITY EASEMENT

UTILITY EASEMENT

UTILITY EASEMENT

UTILITY EASEMENT

$\Delta=32.90$
 $L=215.87$
 $R=375.93$
 $Ch.=212.92$

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20.32'

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Bound

253.24'

N62° 55' 12" W

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$\Delta=29.52$
 $L=167.43$
 $R=325.00$
 $Ch.=165.59$

253.24'

N62° 55' 12" W

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N62° 55' 12" W

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N62° 55' 12" W

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QUONSET
DEVELOPMENT CORPORATION
55 Cripe Street
North Kingstown, RI 02852
Tel: (401) 295-0044
Fax: (401) 268-9885
www.quonset.com



SCALE: 1"=40'
DRAWN BY: A.J.A.
DATE: SEPTEMBER 17, 2024
NO. REVISION DATE APP.

**PREMISES
PLAN
AP 180 LOTS
16 & 24
7.08 ACRES±**

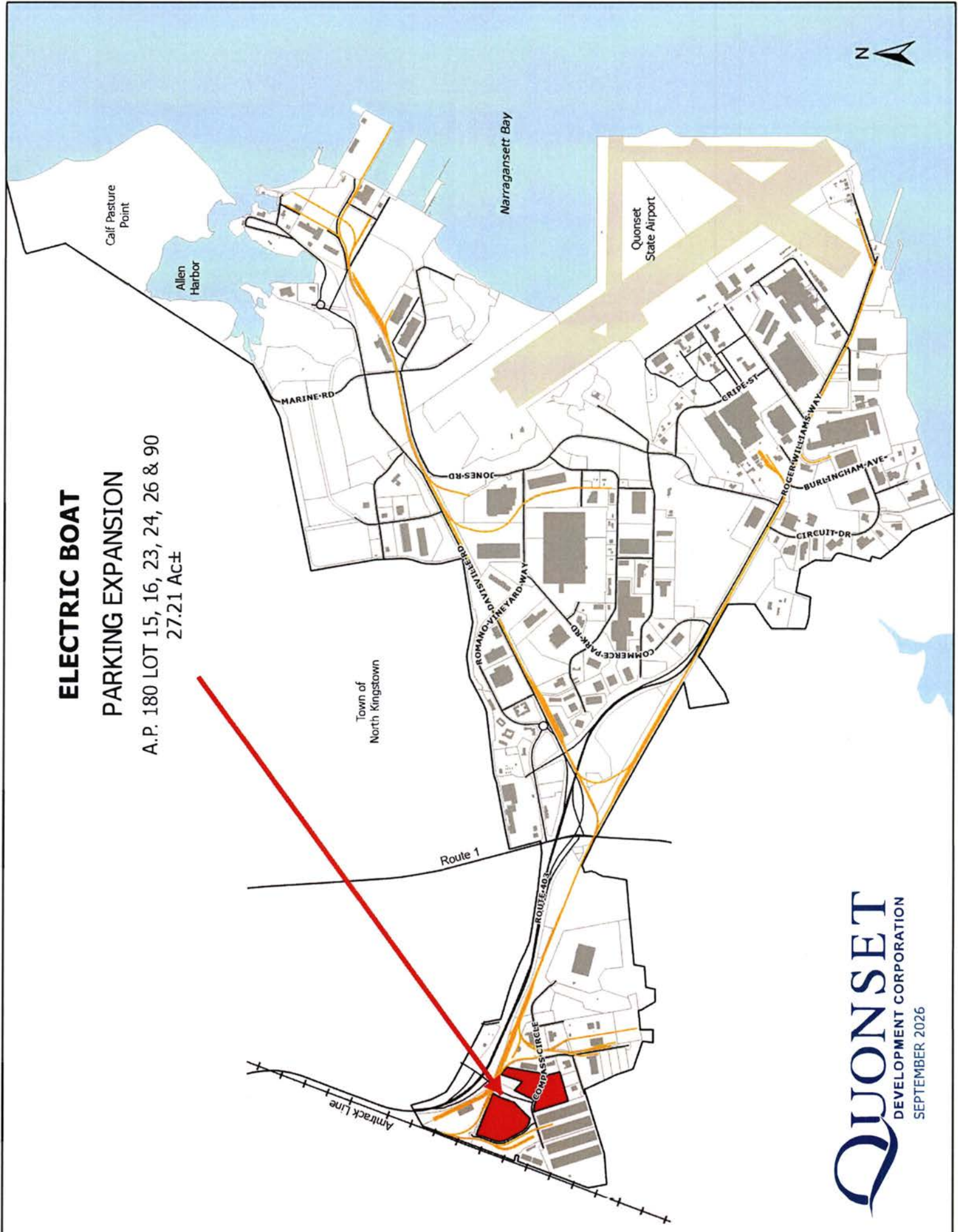
Compass Circle
West Davisville
District

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

ELECTRIC BOAT

PARKING EXPANSION

A.P. 180 LOT 15, 16, 23, 24, 26 & 90
27.21 Ac±



TAB 6

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 amendment (and related instruments as deemed appropriate by the Authorized Officers) with Electric Boat Corporation, relating to that certain Consolidated Lease by and between the Corporation and Electric Boat Corporation, to provide for, among other things, term extension, additional renewal options, rent escalations, redefined premises plans, partial premises termination rights, and a right of first refusal to lease additional land from the Corporation (collectively, the "Lease Documents"), such Lease Documents to be substantially in accordance with the Request for Board Authorization presented to the Board (the Lease Documents, and related documents are referred to herein collectively as the "Agreements").

VOTED: That each of the Authorized Officers, acting singularly and alone, be and each of them hereby is authorized, empowered and directed to effectuate the intent of the foregoing resolutions by executing, delivering and performing any and all modifications, renewals, confirmations and variations of the Agreements, 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 4

Request for Board Authorization Amendment to Electric Boat Consolidated Lease

Transaction #:	2026-10
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

Terms and Conditions of the Existing Consolidated Lease

Current Term:	The term of the Consolidated Lease is 25 years, terminating on December 31, 2038. The Lease is currently in Lease Year 13.
Existing Premises:	<i>Total Acreage:</i> 173.89 acres <i>QDC Parcels</i> +/- 158.03 acres <i>Sublease Parcels</i> +/- 15.86 acres Total acreage does not include the Davisville Premises approved for addition to the Consolidated Lease by the Board on April 28, 2026, as the lease amendment has not been executed.
Current Annual Base Rent (for calendar year 2026):	<i>QDC Rent for QDC Parcels</i> \$4,603,767.90 <i>Sublease Rent for Sublease Parcels</i> \$264,375.00 Current Base Rent does not include the Davisville Premises approved for addition to the Consolidated Lease by the Board on April 28, 2026, as the lease amendment has not been executed.
Base Rent Escalations:	12.5% every 7 years

Quonset Development Corporation

Transaction Summary
Page 2 of 4

Existing Term Discount:	16% of Annual QDC Base Rent No term discount provided for Sublease Parcels
Existing Employment Incentive:	A credit applied to the QDC Base Rent in an amount equal to 0.5% of total wages paid to employees within the Quonset Business Park as stated in Section 2 of Form TX17; however the minimum QDC Rent is equal to 50% of the Term Discounted Base Rent.

Terms and Conditions of the Lease Amendment

Additional Term:	The term will be amended to add 10 years, terminating on December 31, 2048.
Guaranteed Renewal Option:	EB shall have one, 5-year extension option at the conclusion of the Term, executable in EB's sole discretion
Conditional Renewal Options:	Should QDC extend its master lease with the Rhode Island Airport Corporation ("RIAC") for an additional 20 years, as anticipated, EB shall have four, 5-year extension options executable in EB's sole discretion
Base Rent Escalations:	Escalations to the Annual Base Rent shall continue at the same rate and interval (12.5% every 7 years) as set forth in the Consolidated Lease. Pursuant to this schedule, rental escalations will occur on January 1 st of 2035, 2042, 2049, and 2056 (subject to exercise of the 1 st extension option).
Incentives:	The Term Discount and Employment Incentive shall remain as set forth in the Consolidated Lease.
Consolidation of Separate Leases into the Consolidated Lease:	QDC and EB have separately executed four (4) leases that are to be merged into the Consolidated Lease, as outlined below: • +/- 2.5-acre premises identified as 12 Eccleston Avenue (Building 932) • +/- 4.75-acre premises identified as 112 Dillabur Avenue • +/- 4.04-acre premises identified as 935 Roger Williams Way • +/- 1.5-acre premises that consists of a portion of the abandoned Dillabur Avenue, and the +/- 0.6-acre premises that consists of a portion of the abandoned John Thomas Avenue and McNaught Street With the addition of these parcels, there will be +/-187.01 acres within the Consolidated Lease. With the execution of the Lease Amendment, the separate leases shall be terminated.
Redefined Premises Parcel Plan:	The Consolidated Lease currently outlines 15 parcels of land in various configurations and sizes. With the Lease Amendment, the

Quonset Development Corporation

Transaction Summary
Page 3 of 4

	parcel plan will be reconfigured to reflect the current and future intended arrangement of buildings, resulting in 13 parcels.
Partial Premises Termination Right:	Beginning January 1, 2039, and subject to the conditions outlined below, EB shall have the right to terminate up to 35% of the total acreage of the Consolidated Lease: • EB shall only have the right to terminate certain parcels, which will be set forth in the Lease Amendment. • Termination of any parcels with parking uses will be subject to QDC's review and approval of a new campus parking plan. • EB may only terminate whole parcels, as outlined in the redefined parcel plan, not portions of parcels. EB shall be required to provide QDC with 36 months' notice of any intended termination. In lieu of providing the required 36 months' notice, EB shall pay a fee upon termination of the parcel lease equal to the monthly rent for the parcel multiplied by the number of months by which the notice was reduced. Should EB assist QDC in re-leasing the released Premises, QDC will refund the termination payment for any months during which the new tenant pays rent to QDC.
PILOT:	EB, QDC and the Town of North Kingstown shall endeavor to amend the existing PILOT Agreement to include all of the land and buildings within the redefined Premises. The PILOT Agreement Amendment shall be drafted to permit EB to reduce PILOT payments proportionally upon any elected parcel termination.
Right of First Refusal:	Should the parcels become available for lease, EB shall be granted a right of first refusal for +/-30.7-acres adjacent to the existing EB campus, identified as Assessor's Plat 185, Lots 7, 31 and 32.
Amendment Effective Date:	Upon execution

ADDITIONAL REMARKS AND EXCEPTIONS TO POLICY:

-

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.

Quonset Development Corporation

Transaction Summary
Page 4 of 4

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.

EB CONSOLIDATED LEASE

187.6 ACRES±





TO: Board of Directors, Quonset Development Corporation
FROM: Steven J. King, P.E., Managing Director
SUBJECT: Rhode Island Ready Status Report
DATE: September 16, 2026

Enrollment Application Summary

Applications Received to Date	47	-
Sites Enrolled	26	02E, 03E, 04E, 06E, 07E, 14E, 15E, 16E, 17E, 18E, 21E, 22E, 23E, 24E, 25E, 27E, 28E, 34E, 35E, 36E, 37E, 41E, 42E, 43E, 44E, and 45E.
Applications Currently Under Review	16	05E, 08E, 09E, 10E, 11E, 12E, 13E, 26E, 29E, 30E, 33E, 38E, 39E, 40E, 46E, and 47E
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	6	15E, 24E, 25E, 43E, 44E, and 45E
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
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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

Enrolled Site Statistics

Total Acreage of Enrolled Sites	1,320.5 Acres
Potential Square Footage of New Industrial Buildings	5,917,415 SF

Applications Presented for Enrollment

- **47E – 830 Victory Hwy, West Greenwich:** The Ace Endico Corporation has submitted an application for thirteen (13) parcels comprising approximately 77.7 acres in West Greenwich for a new warehousing and distribution facility. A complete application was received on June 4, 2026. The Applicant proposes to construct a new food storage and distribution facility in phases, with Phase I totaling 166,500 SF and Phase II adding 159,500 SF, for a cumulative total of approximately 326,000 SF. Ace Endico currently operates with 80 employees in Rhode Island and this proposed expansion will increase employment to approximately 200 employees. The Applicant is requesting technical assistance for civil engineering, traffic engineering, environmental permitting, and geotechnical engineering.

Enrollment Applications Under Review

- **46E – 1 Burnside Street, Bristol:** The Herreshoff Marine Museum has submitted an application for three parcels of approximately 0.86 acre site 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. A complete application was received on June 9, 2026, and RI Ready staff has began their Development Feasibility Review. **A meeting was held on September 8, 2026 to review the Development Feasibility Phase I materials and a series of questions were submitted to the Applicant prior to progressing to Development Feasibility Phase II.**

Enrolled Sites with Recent Activity

- **02E – 1307 Hartford Avenue, Johnston:** The 10-acre site at 1307 Hartford Avenue in Johnston was enrolled in the program on April 19, 2022. This site requires a municipal agreement relative to the site plan review and entitlement process. A Technical Assistance Agreement was executed on September 9, 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 were submitted to the Town of Johnston for review on July 18, 2024. The RIDEM permit application was submitted on December 19, 2025. **A meeting has been scheduled with the Town, the Applicant, and an abutting property owner for September 22, 2026 to discuss RIDEM's comments on the application.**

- *24E – 364 George Washington Highway, Smithfield:* The approximately 235-acre site off of George Washington Highway in Smithfield was enrolled in the program on April 16, 2024. An updated Concept Plan shows approximately 890,000 SF of industrial building yield. DiPrete Engineering completed wetland delineations for the site. The Applicant has met with RI Commerce to review the potential to expand the application to include abutting Fidelity properties. **VHB is contracted to revise the previously completed traffic study prior to the potential expansion of the application to include the abutting properties. RI Ready Staff had a kick-off meeting with the Applicant to review the traffic study scope, discuss next steps, schedule, and deliverables, and work is to begin the week of September 21, 2026.**
- *27E and 28E – Bronco Highway, Burrillville:* The infrastructure upgrades within Bronco Highway (27E) and the 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 in the program 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. **The Master Plan submission was submitted to and approved by the Town. An archeological study has been completed.**
- *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 working on site engineering, survey, wetland delineation, traffic study preparation, and creation of a subdivision plan. The Master Plan Submission and Traffic Impact Study have been submitted to the Town and comments have been received. 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. The complete Municipal Services Assessment has been prepared. A meeting with the railroad was held on June 16, 2026 to discuss the operating agreement and the permitting requirements for a new crossing. **Meetings with the Applicant, RI Commerce, and the operating railroad are on-going to discuss potential tenant opportunities.**

- *45E – 1847 West Main Road, Portsmouth:* The site at 1847 West Main Road, Portsmouth was enrolled in the program on May 19, 2026. The project is anticipated to be constructed as a Design Build and RI Ready staff are coordinating with the Applicant on the engineering related scope. The project proposes 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. **A meeting was held on August 26, 2026 with RI Ready staff, the applicant, and their consultant to discuss technical assistance scope.**

Enrolled Sites Actively Negotiating Technical Assistance Agreements

- *43E – 500 Wood Street, Bristol:* The approximately 10.7-acre site at 500 Wood Street in Bristol was enrolled in the program on October 7, 2025. A Technical Assistance Agreement is being scoped with the Applicant. **Meetings were held with the Applicant on June 26, 2026 and August 21, 2026 to discuss eligible scope.**
- *44E – TWWD Industrial Park, Tiverton:* The Tiverton Wastewater District (TWWD) Site that services approximately 357-acres of industrial zoned land on Progress Way in Tiverton was enrolled in the program on April 28, 2026. A Technical Assistance Agreement is being scoped with the Applicant. **Comments were provided by TWWD on the draft scope, and the requested revisions are being made by VHB.**
- *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 in the program on October 7, 2025. The Technical Assistance Agreement was executed on March 31, 2026. The project scope is ongoing with the applicant's consultant. **The applicants engineer has completed the OWTS permit submission and electrical engineering, and submitted for reimbursement from the program. RI Ready staff has reviewed the contents of the request, and is processing the reimbursement.**

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 in the program 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.

- *41E – Houghton Street, Providence:* The approximately 9-acre site at 70 Houghton Street in Providence was enrolled in the program 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 and work is ongoing.

Enrolled Sites with Completed Technical Assistance

- *03E – 0 Comstock Parkway, Cranston:* The 16-acre site on Comstock Parkway in Cranston was enrolled in the program on April 19, 2022. 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 in the program on April 19, 2022. 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 in the program on April 19, 2022. Engineering and permitting activities 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 in the program on September 20, 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 in the program on August 16, 2022. 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 in the program on September 20, 2022. 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 in the program on August 16, 2022. 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. 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. A draft Permit Submission and Opinion of Probable Construction Cost have been completed.
- *35E – 50 Old Mill St, Burrillville:* The 10.5-acre site that is currently home to Atlas Barrel and Pallet Corporation was enrolled by the QDC Board on October 1, 2024. Engineering and permitting activities have been completed.
- *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 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 did not request Technical Assistance, and submitted a Capital Assistance Application concurrent with the Enrollment Application.

Enrolled Sites Pending Applicant Action

- *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 in the program 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 in the program 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.

Enrollment Applications on Hold Pending Applicant Action

- *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.

Capital Investment Application Summary

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

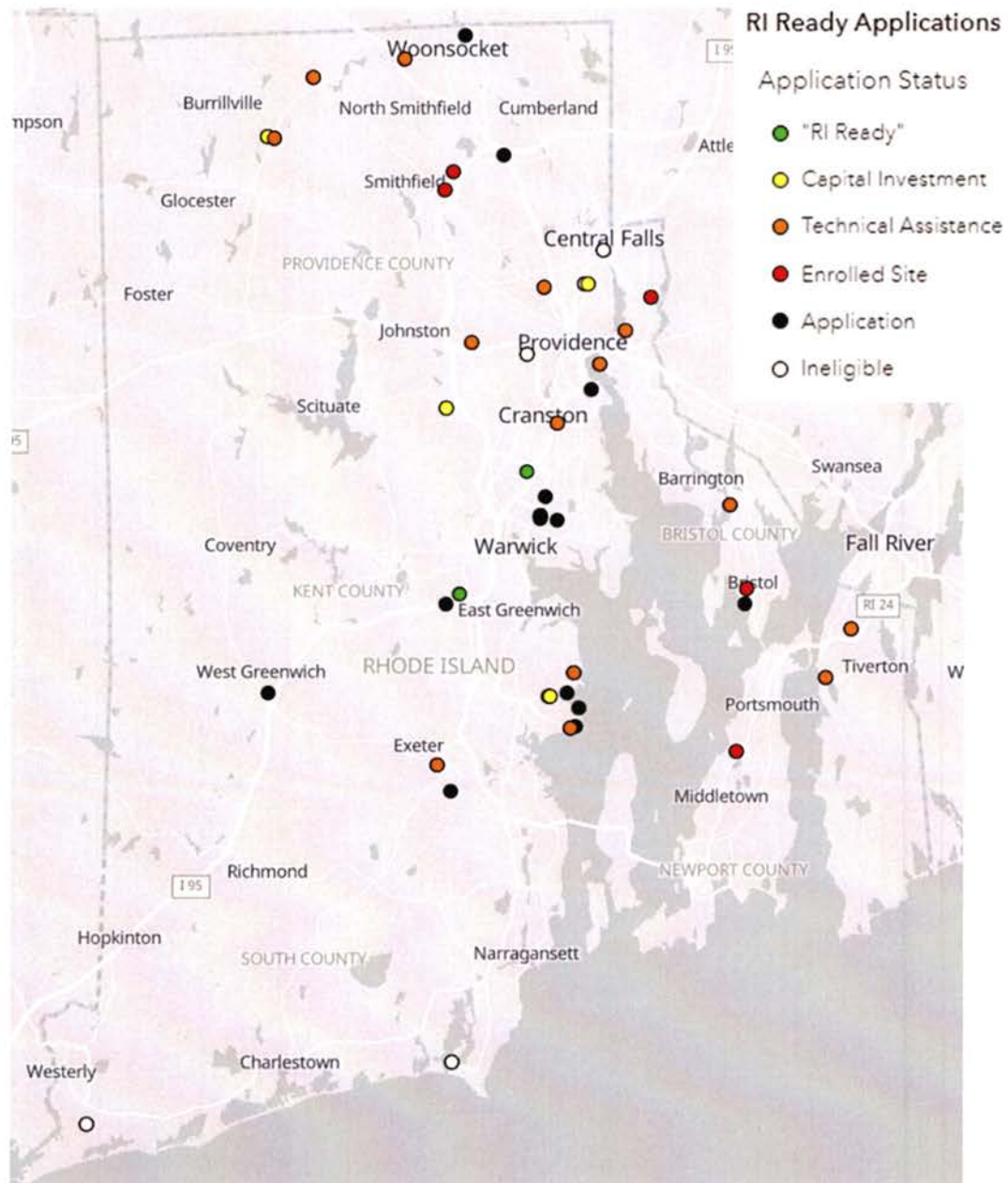
Capital Investment Applications Under Review

- *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

Type of Expenditure	Committed Investments	Expenditures
Program Management	\$2,552,255.75	(\$1,630,614.62)
Technical Assistance	\$3,447,195.07	(\$2,827,898.22)
Capital Investment	\$13,855,000.00	(\$12,658,363.11)
Total	\$19,854,450.82	(\$17,116,875.95)
Remaining Bond Funding	\$20,145,549.18	\$22,883,124.05

RI Ready Application Map



TAB 8

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) 47E – 830 Victory Highway, West Greenwich, 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, 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 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 47E: 830 Victory Highway, W. Greenwich
DATE: September 16, 2026



Site 47E: 830 Victory Highway, W. Greenwich, was submitted for enrollment into the Rhode Island Ready Program by the Raytheon Companies on May 27, 2026. The approximately 77.7-acre site has access provided through Victory Highway, and is adjacent to I-95 and an existing solar field.

The application was submitted by the Ace Endico Corporation, a food storage and distribution company, with an existing facility in Woonsocket that is home to +/- 80 employees. Ace Endico is seeking to construct, in two phases, an approximately 326,000 square foot facility that would house approximately 200 employees. Ace Endico is seeking assistance for civil engineering, traffic engineering, environmental permitting and geotechnical engineering.

Site 47E 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 77 acres of developable land and presents an opportunity for development of a new industrial facility greater than 100,000 square feet; and
- The Site is within one (1) mile of a principal arterial roadway as depicted on the "Existing Highway Functional Classification Map" (Victory Highway and I-95).

Rhode Island Ready Program staff have confirmed the feasibility of developing the proposed facility 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 47E 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 #:	47E – 830 Victory Highway, West Greenwich		
Completeness Certified:	June 4, 2026	Eligibility Determined:	June 4, 2026
Type of Site:	A property, parcel or area that is proposed for development for new industrial facilities		
Site Address:	830 Victory Highway, West Greenwich RI 02817		
Assessor's Plat & Lot:	Plat 13, Lots 15-3 (partial), 15-4, 15-5, 15-6 (partial), 15-7 (partial), 15-8, 15-9, 15-10, 15-11, 15-12, 15-13, 15-14, 15-15, and 15-16		
Site Owner:	Frank A. Epps III, Victory Highway SOL, LLC		
Site Authorized Agent:	Michael Endico, Ace Endico Corporation		
Eligibility Confirmed?	Yes		

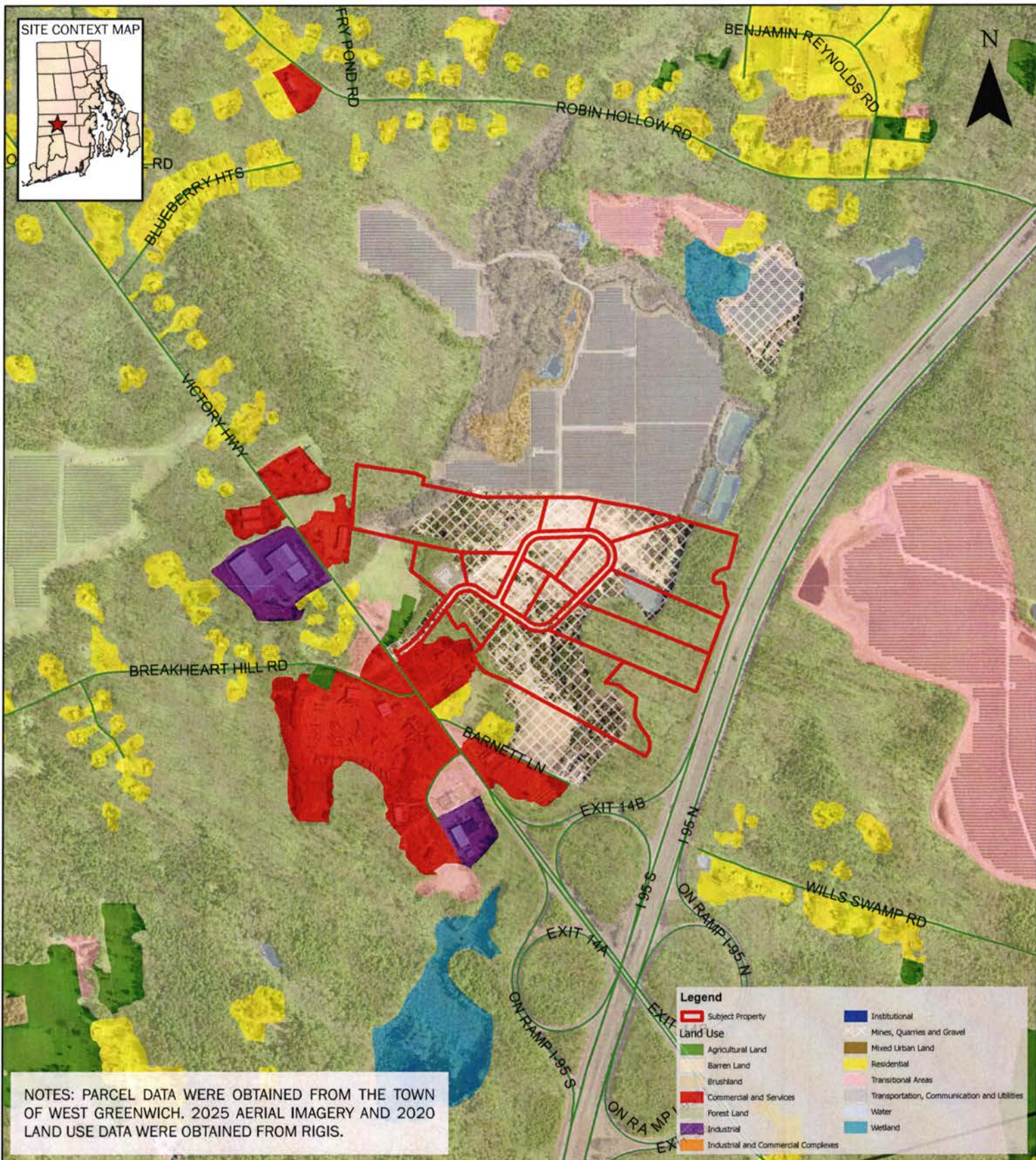
Feasibility Review & Enrollment Findings

Zoning District & Uses:		Industrial A (IND A)
		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:		DiPrete Engineering prepared a Concept Plan for an industrial development showing a two phased 326,000 square foot warehouse and office space building and associated parking as well as access drive and roadway improvements, dated August 10, 2026
		The site appears to contain approximately 61 acres of developable land; and The site appears to be able to accommodate approximately a new industrial building with a total square footage of approximately 326,000 SF.
Site Access:		The existing access to Victory Highway, which is a State Maintained Principal Arterial Roadway according to the State Highway Functional Classification map, is proposed to be improved for industrial vehicular access.
		Vehicular site access can be provided within one roadway mile of a State Highway (as defined by the Program Rules) and The intervening rights-of-way between the site and the State Highway appear to be sufficient to support industrial freight traffic.

Environmental:		The site is a former quarry/mining operation. Quarries are often considered to be Recognized Environmental Conditions (RECs). Evidence of waste concrete, asphalt grindings, and rubber tires were photographed on site in 2018. Previously performed ESA reports did not evaluate the potential for vapor encroachment. A re-fueling site is less than 500 feet up/cross gradient and an autobody EPA/NFRAP site is located within 0.3 miles cross gradient. Due to the lack of any record of contamination, it appears unlikely that a significant environmental condition exists at the site. Review of the environmental history and conditions of the site indicates that development of the site for the targeted uses is feasible.
Utilities:		Electric (RI Energy), Gas (RI Energy), and Communications (Cox, Verizon, OSHEAN) were contacted for site information, and record plans were reviewed. There is no water, sewer, or gas located within Victory Highway. It appears that utility services capable of supporting the targeted uses are available or could be made available at the site. This includes water tanks or well and septic.
Title:		The Access, Utilities, and Communications easement that follows the access drive to the adjacent solar farm has required clear areas around related equipment. It also requires that no obstructions, trees, shrubs, or permanent structures be placed in the easement or clear areas. The surface grade of the easement area may not be lowered by more than 1 foot or raised by more than 2 feet. There is an additional conduit easement that appears to exist between lots 15-6 and 15-7 and is 8' wide; however this could not be confirmed. The Town of West Greenwich was granted a drainage easement located on 15-11 that is subject to a firewater easement also located on lot 15-11. The drainage easement does not prevent the Grantor from using the easement area as long as the use does not interfere with the easement. A title examination has been completed, the site ownership has been verified and there are no outstanding title matters that will limit the development of the property.
Other:		RIHPHC states that there is no known or previously identified historic properties within the site. There are wetlands along the eastern side and northwestern side of the site as well as Raccoon Brook with an associated 200' buffer on the eastern side of the site.

Enrollment Recommendation

Enrollment Recommended?	Yes
Level of Investment:	Up to \$200,000 in grant funding
Potential Technical Assistance to be Provided:	- Civil Engineering Services - RIDOT Physical Alteration Permit Application - RIDEM Permitting for RIPDES and Freshwater Wetlands - Geotechnical Investigations
Requires Municipal MOU and Agreement?	Yes



 RI READY plan • permit • build	DATE: JULY 2026 PREPARED BY: SJP	RIR APPLICATION No. 47E
	SITE LOCATION AND LAND USE 830 VICTORY HWY MICHAEL ENDICO WEST GREENWICH, RI	LOCUS



RI READY
plan · permit · build

SITE CONTEXT MAP

830 VICTORY HWY
MICHAEL ENDICO
WEST GREENWICH, RI

RIR APPLICATION No.
47E

SCALE
0" 1"
BAR IS ONE INCH
ON ORIGINAL DRAWING

DATE: JULY 2026
PREPARED BY: SJP
SCALE: 1"=150'

KNOWN
CONDITIONS