

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

June 20, 2011

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 Monday, June 20, 2011, at the offices of the Corporation located at 95 Cripe Street, North Kingstown, Rhode Island, pursuant to notice to all members of the Board of Directors and a public notice of the meeting as required by the Bylaws of the Corporation and applicable Rhode Island Law.

The following members constituting a quorum were present and participated throughout the meeting as indicated: James D. Berson, Robert H. Breslin, Jr., Kas R. DeCarvalho, Barbara Jackson, John G. Laramee, John A. Patterson, James Rugh, and John G. Simpson. Absent were: Richard Pastore and Keith Stokes. Also present were: Steven J. King, P.E., Managing Director; Kevin M. Barry, Finance Director; John R. Pariseault, Assistant Secretary; and Corporation's staff and members of the public.

1. **CALL TO ORDER:**

The meeting was called to order at 5:02 p.m. by Vice Chairman Simpson.

2. **ELECTION OF ASSISTANT SECRETARY:**

Upon motion duly made by Mr. Berson and seconded by Mr. Rugh, the Board:

VOTED: That John R. Pariseault is hereby elected to the office of Assistant Secretary, to hold such office until his successor shall be duly elected.

Voting in favor were: James D. Berson, Kas R. DeCarvalho, Barbara Jackson, John G. Laramee, John A. Patterson, James Rugh and John G. Simpson.

3. **APPROVAL OF MINUTES:**

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

VOTED: To approve the Public Session minutes of the May 16, 2011 meeting, as presented.

Voting in favor were: James D. Berson, Kas R. DeCarvalho, Barbara Jackson, John G. Laramee, James Rugh and John G. Simpson.

Voting Against were: None

Abstaining: John A. Patterson

Motion passed.

Mr. Breslin joined the meeting at 5:05 p.m.

Mr. Patterson expressed some concern, based on prior experiences while serving on the North Kingstown Town Council, over the selection of Cardi Corporation (low bidder) on the Pier 2 project. Mr. Patterson stated there were numerous projects in which inferior cement was used by Cardi Corporation. Mr. King advised that, as on all jobs, an independent testing lab is engaged and that QDC has rigorous protocol to ensure the use of high quality products.

4. STAFF REPORTS:

Mr. King reviewed the Staff Reports with the Board:

Grants

- Staff submitted a request for a “fair and reasonable rate determination” to MARAD’s Office of Cargo Preference. Crane bids showed that more than one million (\$1,000,000) dollars can be saved by shipping the crane on a non-US flag vessel. MARAD has turned down the Corporation’s request for relief for the additional cost of shipping the crane. The Corporation is still in good shape to continue with the project.
- An application with the US Economic Development Administration has been filed to fund an access road to the newly purchase West Davisville parcel.

Development

- The Army Corps of Engineers have amended RIDOT’s wetland permit for Route 403 construction to allow the transfer of the abandoned portion of the right of way from RIDOT to the Corporation for the use as a utility corridor and future rail yard.

TIGER Projects

- Mr. King reviewed the status of the current projects under the grant.
- Mobile Harbor Crane – Gottwald Port Technology submitted the highest ranked proposal as evaluated by the QDC Evaluation Committee. Gottwald submitted the lowest costs and offered the most competitive training and operational package. QDC staff met with the Gottwald representative to obtain a better understanding of their training curriculum, service agreement, and operational requirements.

Operations

- 20th Anniversary of the Quonset Air Show is June 25th and 26th. Preparations are ongoing to support the parking requirements for the show and to present the Park.
- A project to improve the energy efficiency of the warehouse lighting has been implemented through an incentive program with National Grid.

Port Operations

- Port activity remains very brisk with 8 vessels discharging eight thousand seven hundred and twenty one (8,721) finished vehicles.

Finance and Administration

- Initial Year End Audit work has begun. Final reports will be ready for the September Board Meeting. The Auditing firm sent out notices to Board members in attempt to meet past requests for more Board involvement in the audit process.

Mr. King introduced Anthony Miccolis to the Board as the newest Governor appointed member of the Board of Directors. Mr. Miccolis' appointment is pending senate confirmation. Mr. King also noted that Mr. Berson and Mr. Laramée were recently reappointed to the Quonset Board by Governor Chafee.

5. COMMITTEE REPORTS

There were no committee reports.

The Board enjoyed a short presentation entitled, "Transformation of the Quonset Business Park, June 2011".

The Board briefly discussed the status of the Quonset Development Board of Director's committees and if there was a need for more frequent meetings. The Board determined:

- Audit Finance Committee meets as needed.
- Strategic Planning Committee has met its goal of completing the Operating Plan but needs to revisit to ensure that milestones are being met.
- Marketing Committee has reviewed marketing strategy and is in the process of determining the Board's responsibility in regard to marketing in comparison to marketing that is already handled by Staff.
- Governance Committee was very active in the early stages of the creation of the Board and holds an annual meeting to review the "Open Meetings" Law and Conflicts of Interest.

6. MOTION TO ADJOURN TO EXECUTIVE SESSION:

Upon motion duly made by Mr. Laramée and seconded by Mr. Breslin, the Board:

VOTED: To adjourn to Executive Session pursuant to Subsection (5) – (Acquisition or Lease of Real Estate for Public Purposes or Disposition of Publicly held Property), Subsection (6) – (Location of Perspective Businesses in Rhode Island) and Subsection (7)- (Investment of Public Funds) of the RIGL §42-46-5(a) (the "Open Meetings Law").

Voting in favor were: James D. Berson, Robert H. Breslin, Kas R. DeCarvalho, Barbara Jackson, John G. Laramée, John A. Patterson, and James Rugh and John G. Simpson.

Voting Against were: None

Unanimously Approved.

The meeting adjourned to Executive Session at 5:52 p.m. The meeting reconvened in Public Session at 6:31 p.m. Mr. Patterson excused himself from the meeting during the Executive Session.

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

Upon motion duly made by Mr. DeCarvalho and seconded by Ms. Jackson, 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.

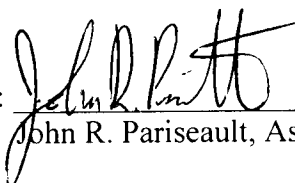
Voting in favor were: James D. Berson, Robert H. Breslin, Kas R. DeCarvalho, Barbara Jackson, John G. Laramée, and James Rugh and John G. Simpson.

Voting against were: None.

Unanimously Approved.

There being no further business to come before the Board, upon motion duly made by Mr. Berson and seconded by Mr. DeCarvalho, the meeting was adjourned at 6:32 p.m.

Respectfully submitted:

By: 
John R. Pariseault, Assistant Secretary