

**QUONSET DEVELOPMENT CORPORATION
STRATEGIC PLANNING COMMITTEE MEETING**

November 21, 2005

A meeting of the Strategic Planning Committee of the Quonset Development Corporation (the "Corporation") was held at 4:00 p.m. on Monday, November 21, 2005 at the offices of the Corporation located at 30 Enterprise Drive, North Kingstown, Rhode Island, pursuant to notice to all members of the Strategic Planning Committee 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: John G. Simpson, Sav Rebecchi, David A. Doern, and Barbara Jackson. Quonset Development Corporation Staff present and participated as indicated: W. Geoff Grout and Steven King. Also present was E. Jerome Batty of Hinckley, Allen & Snyder LLP. David Preston of the New Harbor Group and Michael E. McMahon, Executive Director of the Rhode Island Economic Development Corporation joined the meeting in progress.

1. Call to order

The meeting was called to order at 4:00 p.m. by Chairperson David Doern

2. Approval of minutes

Upon motion duly made by Ms. Jackson and seconded by Mr. Rebecchi.

VOTED: To approve the minutes of the meeting of October 17, 2005 as submitted to the Strategic planning Committee.

Voting in favor were: Mr. Simpson, Mr. Rebecchi, Mr. Doern, and Ms. Jackson.

Voting against were: none.

Unanimously approved.

3. Discussion -Strategic Plan

The development of a strategic plan of the Quonset Business Park was discussed by the committee. Points of discussion for the plan included:

- A consultant may be engaged to find comparable projects to Quonset Business Park to see how they are managed.
- The Plan should define long term goals.
- The Plan should clarify the objective of revenue generation and application of funds.
- If the goal is to provide revenue for statewide economic development, the management structure of the Quonset Development Corporation may need to be revised.
- Quonset Business Park is primarily a real estate development project with a Port component. The Port may need to be managed differently than the rest of the Park.
- The Plan needs to incorporate the fact that the Park is truly mixed use. The new "Gateway" project will provide the groundwork for potential growth to 20,000 jobs.
- Flex industrial product is important to our planning. It will provide product for companies seeking space in the 10,000 – 50,000 square foot range.
- The Plan should consider the Master Plan and the recently adopted development regulations.
- The Plan must define what the Park will look like when it is complete and set the framework to reach that end.
- The question of the Quonset Development Corporation becoming involved with other State sponsored projects should be reviewed.

Upon the completion of the discussion, it was decided to put the retention of a consultant on hold and first evaluate the management structure here and at other similar sites. Each member of the committee will take a section of the strategic plan outline and expand on it for the next meeting.

Chairman Doern suggested getting together one afternoon or morning for a workshop. No date was set.

There being no further business to come before the Committee, upon motion duly made by Mr. Rebecchi and seconded by Mr. Simpson the meeting adjourned at 4:55 p.m.

Respectively submitted:

By: 

Steven J. King, P.E.
Chief Operating Officer