

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

March 21, 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, March 21, 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, Richard Pastore, James Rugh, and John G. Simpson. Absent were: John A. Patterson and Keith Stokes. Also present were: Steven J. King, P.E., Managing Director; Kevin M. Barry, Finance Director; E. Jerome Batty, Secretary; and Corporation's staff and members of the public.

1. **CALL TO ORDER:**

The meeting was called to order at 5:04 p.m. by Vice Chairman Simpson.

2. **APPROVAL OF MINUTES:**

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

**VOTED:** To approve the Public Session minutes of the January 10, 2011 meeting, as presented.

Voting in favor were: James D. Berson, Robert H. Breslin, Jr., Barbara Jackson, John G. Laramee, Richard Pastore and John G. Simpson.

Abstaining: James Rugh

Voting Against were: None

Unanimously Approved.

Kas DeCarvalho joined the meeting at 5:06 p.m.

3. **STAFF REPORTS:**

Mr. King reviewed the Staff Report with the Board:

Grants

- TIGER Grant and EDA Grants – almost all the engineering is completed for the projects.
- TIGER Grant – Plans, specifications, and estimates for repairs to Pier 2 including installation of a cathodic protection system, construction of a new heavy lift platform and crane beams are to be delivered March 18, 2011. The project is scheduled to be advertised for bids on March 29, 2011 and those bids are due by April 21, 2011.
- TIGER Grant – Plans, specifications, and estimates for repairs to Pier 1 deck, under the deck and pile caps and installation of new lighting and fender system is scheduled to be submitted to the Corporation by April 1, 2011. Tentative schedule for advertising for bids is April 7, 2011 with bid closing scheduled for April 28, 2011.
- EDA Grant – Romano Vineyard Way Bridge construction has resumed with the return of good weather.

Mr. King noted that it will be a very busy summer construction season as the TIGER Grant work must be completed by February 2012.

#### Development

- Site Readiness – 27 of the 34 parcels have been completed.
- Development Regulations – The North Kingstown Town Council has approved the Comprehensive Plan and Zoning amendments. The QDC Development package revisions are complete and documentation has been sent out to state agencies for review under the Administrative Procedures Act and also under the terms of the 1979 Review Agreement.
- Mill Creek Marine – Owner and staff continue to work with US Navy for utility easements. The Owner will be moving into their new building soon.
- Gateway – Marriott Towne Place Suites scheduled to open in the spring, Grand Opening scheduled for May 2, 2011. The hotel was featured on the front page of the Providence Business News. Subway scheduled to open this summer.
- Statutory Report was submitted to the General Assembly as required.

#### Operations

- National Grid ESMO – IEEE Event – Operations continues to provide assistance for the layout and preparation of the site for the upcoming event. Temporary pole lines have been marked out and an office trailer has been placed on the site.
- Park-wide cleanup has begun for the spring.
- MS4 Report – The Corporation’s annual MS4 report has been completed and submitted.
- Allen Madison House – a contract was completed to clean up the interior of the house.
- Air Show – Preparations are being made for the parking areas and requests by the RI Military Police for encampment have been received for the show on June 25<sup>th</sup> and 26<sup>th</sup>.
- Gateway – Operations has been in contact with the Gateway maintenance staff to address several items at the site that require action after this heavy snow fall season.

### Port Operations

- Port Activity strong with 9 ships carrying 9,998 cars inbound in December.

Mr. King asked Mr. Preston from New Harbor Group to give an update on Quonset Business Park public relations. Mr. Preston reviewed the Quonset Twitter account with the Board and showed how a single tweet ended up with a TV interview for Mr. King on Channel 10 news. The Board also discussed the success of the QuonsetJobs.com website.

### **3. APPROVAL OF A CONSERVATION EASEMENT WITH CRMC FOR SITE READINESS PARCEL 20:**

Mr. King reviewed the request for the Coastal Resource Management Council (“CRMC”) conservation easement with the Board, explaining that this request is in connection with the approval by CRMC for the proposed development of parcel 20. CRMC is requesting a Conservation Easement and Restriction be placed on the parcel. The restrictions would include no cutting, trimming, or removal of trees; no structures of any kind; no signs, billboards or advertising material; no pesticides, chemicals, etc.; no vehicles; and no change in the use or appearance of the restricted area.

Mr. King added that granting the easement will allow the Corporation to build a driveway to the parcel creating access to the site as outlined in the site readiness plans and provide the appropriate buffer as outlined by CRMC.

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

**VOTED:** That 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 Conservation Easement and Restriction with CRMC for site readiness parcel 20, (the “Conservation Easement”) substantially in accordance with the Request for Board Authorization presented to the Board (the Conservation Easement, 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 such Agreements as any of the Authorized Officers acting singularly and alone shall deem necessary, desirable and without further specific action by this Board, and on behalf of the Corporation, such Authorized Officers are hereby authorized, 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 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, 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.

The Executive Session is for a staff presentation of two matters related to the investment of public funds and the location of prospective business at Quonset Business Park.

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

Voting Against were: None

Unanimously Approved.

6. **MOTION TO ADJOURN TO EXECUTIVE SESSION:**

Upon motion duly made by Mr. DeCarvalho and seconded by Mr. Pastore, 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. Laramee, Richard L. Pastore, James Rugh and John G. Simpson.

Voting Against were: None

Unanimously Approved.

The meeting adjourned to Executive Session at 5:35 p.m. The meeting reconvened in Public Session at 6:44 p.m.

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

Upon motion duly made by Mr. Pastore and seconded by Mr. Laramee, 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. Laramee, Richard L. Pastore, 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. Laramee and seconded by Ms. Jackson, the meeting was adjourned at 6:45 p.m.

Respectfully submitted:

By:  \_\_\_\_\_  
E. Jerome Batty, Secretary