

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

July 16, 2012

**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, July 16, 2012, 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: Robert H. Breslin, Jr., James Berson, John G. Laramee, Anthony F. Miccolis, Jr., William J. Parsons, John A. Patterson, and James Rugh. Absent were: Elizabeth Dolan, Barbara Jackson, Kas R. DeCarvalho and John G. Simpson. 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 5:07 p.m. by Chairman William J. Parsons.

2. **APPROVAL OF MINUTES:**

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

**VOTED:** To approve the Public Session of the June 18, 2012 meeting, as presented.

Voting in favor were: Robert H. Breslin, Jr., John G. Laramee, Anthony F. Miccolis, Jr., John A. Patterson, and James Rugh.

Abstained: James Berson.

Voting Against were: None

Unanimously Approved.

3. **STAFF REPORTS:**

Mr. King reviewed the Staff Report with the Board:

TIGER Project

- TIGER projects are approximately 80% complete.

- There were 29 full-time jobs created by the TIGER projects in the second quarter of 2012.
- American Recovery and Reinvestment Act quarterly reporting is complete.
- All TIGER projects progressing as expected or complete.
- Mobile harbor crane is now the asset of Quonset Development Corporation. Operator training will be held August 14-17.

#### EDA Project

- Construction began today on the new access road to Parcel 34 in West Davisville. American Site Corporation was the low bidder.

#### CMAQ Project – RI Fast Ferry Dock

- RIDOT approved specifications and provided comments on 90% design. A verbal approval under the National Environmental Policy Act's "Categorical Exclusion" was given. The bid advertising date is scheduled for July 31, 2012.

#### Construction Project

- Jones Road – Project complete with minor "punch list" items and final roadway markings to be installed.
- NOAA Building – security and teledata systems have been installed. Training scheduled for July 19, 2012.
- Maintenance Dredging – Water Quality certificate has been received from the RI Department of Environmental Management and Conformance Report has been received from the State Division of Planning.
- Pavement Management – 2012 Roadway Improvement Program being advertised July 17, 2012. Bids are due by July 31, 2012.

#### Development

- Toray Plastics has submitted plans for additional silos adjacent to the existing silos.
- Wide World of Indoor Sports South building work continues with roofing, insulation, and wall panel installation nearly complete.
- Gateway Home Goods store is under construction.
- Solar – A TRC meeting was held with North Kingstown staff regarding solar proposals on Camp Avenue and Davisville Road.
- A proposal for an economic impact study of the Quonset Business Park has been submitted by Bryant University's - The John H. Chafee Center for International Business and The Center for Regional and Global Economic Studies. The proposal is under review.
- Staff from Site Selection Magazine toured the Park on June 27, 2012.

#### Operations

- Storage Buildings – the Corporation has completed the excavation of the foundations for two of the three buildings. The buildings will store the Corporation's tractors and major grounds equipment.

#### Port Operations

- Port Activity continues to be brisk with 14 ships carrying 13,770 vehicles inbound in June 2012.

#### Finance and Administration

- Initial Year End Audit Phase 1 is complete.. Auditors will return in August and final reports will be presented to the Board at the September Board Meeting.

#### 4. COMMITTEE REPORTS

There were no committee meetings.

Mr. Berson asked about the process of handling change orders for the ongoing construction projects. Mr. King explained it is a process where the Corporation's engineering consultants along with Mr. Spinard, Quonset Development Corporations' Director of Development Services and Mr. King review the orders and prepare an outline. Mr. King explained that the majority TIGER project changes have involved Pier 1 improvements which have more to do with the structure's age than with plan specific changes.

Mr. Berson suggested that the Corporation consider setting up video links once the crane is up and running similar to the Port of Newark and Mr. King agreed this was a possibility in the future.

Mr. Patterson suggested that one of the Corporation's subcommittees review the language in the recent Braver letter that was mailed to the Board Members. Mr. Patterson felt there was some language that might require some oversight. Mr. King advised that the letter was a fairly standard auditing letter and consistent with past notifications, however, Mr. King stated he would review and get back to the Board.

#### 5. MOTION TO ADJOURN TO EXECUTIVE SESSION:

Upon motion duly made by Mr. Berson and seconded by Mr. Miccolis, 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: Robert H. Breslin, Jr., James Berson, John G. Laramee, Anthony F. Miccolis, Jr., John A. Patterson, and James Rugh.

Voting Against were: None

Unanimously Approved.

The meeting adjourned to Executive Session at 5:17 p.m. The meeting reconvened in Public Session at 6:40 p.m.

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

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

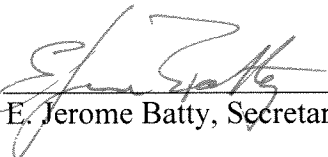
Voting in favor were: Robert H. Breslin, Jr., James Berson, John G. Laramée, Anthony F. Miccolis, Jr., John A. Patterson, and James Rugh.

Voting against were: None.

Unanimously approved.

There being no further business to come before the Board, upon motion duly made by Mr. Laramée and seconded by Mr. Berson, the meeting was adjourned at 6:41 p.m.

Respectfully submitted:

By:   
E. Jerome Batty, Secretary

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