

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

January 14, 2013

**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, January 14, 2013, 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, Kas R. DeCarvalho, Elizabeth Dolan, Barbara Jackson, John G. Laramée, James Rugh and Richard A. Welch. Absent were: Anthony F. Miccolis, Jr., William J. Parsons and Jack 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 5:00 p.m. by Vice Chairman John G. Laramée.

2. **APPROVAL OF MINUTES:**

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

**VOTED:** To approve the Public Session minutes of the December 10, 2012 meeting, as presented.

Voting in favor were: Robert H. Breslin, Jr., Kas R. DeCarvalho, Elizabeth Dolan, Barbara Jackson, John G. Laramée, James Rugh and Richard A. Welch.

Voting Against were: None.

Unanimously Approved.

3. **STAFF REPORTS:**

Mr. King reviewed the staff report with the Board.

**TIGER Project**

- TIGER projects are almost complete.
- Work continues on Pier 1 fender system. Additional improvements are being done to Pier 2 to include electrical service to the Mobile Harbor Crane.

- Port Entrance roadway is complete and the construction of the gate house is nearly complete to finish the project.
- TIGER project deadlines for completion were extended to the end of February 2013 due to Hurricane Sandy related delays.

#### EDA Project

- Construction of Compass Circle roadway work continues. National Grid has been working to put in new gas main extension and installation is 70% complete. The project will continue into the spring.

#### CMAQ Project – RI Fast Ferry Dock

- Project work began on Friday, January 11<sup>th</sup>.

#### Construction Project

- Maintenance Dredging – project, which includes dredging between Pier 1 and Pier 2 and in the Davisville Turning Basin, is nearing completion. The original scope of the dredging is 99% complete; an additional area along the northern boundary of the Davisville approach was added to the project with residual funds. The new area consists of thirty seven thousand (37,000) cubic yards. All work must be completed by January 31, 2013.
- Port Security Improvements – project consists of installing new security cameras and controls systems for the Port. Project part of Port Security Grant.

#### Grant Administration and Reporting

- All necessary paperwork has been submitted to the Economic Development Administration for the six million dollar (\$6,000,000) grant to replace the bulkhead along Zarbo Avenue.
- TIGER projects supported 7.08 full-time equivalent jobs in the fourth quarter of 2012.

#### Development and Planning

- The Gateway office construction is underway and seventy (70%) percent of the building has been pre-leased by both current building 7 tenants and new park tenants.
- Regulatory Reform – per the Governor’s request, QDC staff has submitted a self-assessment review of the Corporation’s regulations which include the Development Package, Sewer Regulations, and Tariff; no changes resulted from the review. The Corporation is in the process of updating purchasing regulations which are currently filed with the state under the Rhode Island Economic Development Corporation.
- QDC Annual Report for 2012 is in progress and will be submitted shortly to the Board members and the General Assembly.

#### Operations

- First Snow Storm – all removal operations with in the Park were without incident.
- Storage Buildings – project is near completion.
- Gottwald Crane - The shore power electrical service has been installed at the crane’s storm storage site at the west end of Pier 2. The crane requires constant charging for

proper operation and this second source of power is essential for the functioning of the crane.

Port Department

- Port Activity remained brisk in December with 12 vessels discharging 13,816 finished vehicles. There were a total of 3241 auto racks unloaded and 518 rail cars.

Finance and Administration

- The Corporation's financial picture continues to remain strong through December.

4. **COMMITTEE REPORTS:**

No committee meetings were held.

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

Upon motion duly made by Mr. Rugh 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: Robert H. Breslin, Jr., Kas R. DeCarvalho, Elizabeth Dolan, Barbara Jackson, John G. Laramée, James Rugh and Richard A. Welch.

Voting Against were: None

Unanimously Approved.

The meeting adjourned to Executive Session at 5:07 p.m. The meeting reconvened in Public Session at 6:00 p.m.

Mr. Berson joined the meeting at 5:11 P.M.

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

Upon motion duly made by Mr. Rugh and seconded by Mr. Berson, 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, Kas R. DeCarvalho, Elizabeth Dolan, Barbara Jackson, John G. Laramée, James Rugh and Richard A. Welch.

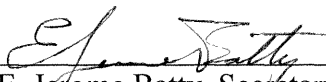
Voting against were: None.

Unanimously approved.

Mr. King presented Mr. DeCarvalho with a plaque and thanked him for his service to the Quonset Development Corporation. Mr. King asked Mr. DeCarvalho to continue sitting on the Board until his successor could be appointed by the Governor and confirmed by the senate.

There being no further business to come before the Board, upon motion duly made by Mr. Berson and seconded by Ms. Jackson, the meeting was adjourned at 6:02 p.m.

Respectfully submitted:

By:   
E. Jerome Batty, Secretary