PUBLIC

RHODE ISLAND COMMERCE CORPORATION

AGENDA

November 2, 2026

Call to order and opening remarks.

Tab 1: To consider for approval meeting minutes.

Tab 2: To consider the award of incentives to Encore Wire Corporation, under the Rhode Island Qualified Jobs Incentive Act.*

Tab 3: To consider the award of incentives to American Cord & Webbing Co. Inc., under the Rebuild Rhode Island Tax Credit Act and the Rhode Island Qualified Jobs Incentive Act.*

Tab 4: To consider the award of incentives to Edesia Nutrition, under the Rhode Island Qualified Jobs Incentive Act.*

Tab 5: To amend the agreements awarded to Skills for Rhode Island's Future under the Network Matching Grant Program.

Tab 6: To consider the award of incentives to 297 Dexter Holdings LLC, under the Rebuild Rhode Island Tax Credit Act.*

Tab 7: To consider the award of incentives to Marathon Development LLC, under the Rebuild Rhode Island Tax Credit Act.*

Tab 8: To consider the Corporation's annual budget.

Tab 9: To consider the selection of lead underwriter for the Airport Revenue Bonds, 2027 Series.

Tab 10: To consider the selection of a consultant relating to the Corporation's Renewable Energy Fund.*

*Board members may convene in Executive Session pursuant to R.I. Gen. Laws § 42-46-5(a)(7) to consider this Agenda item.

TAB 1

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the public session meeting minutes for the September 28, 2026 meeting as presented to the Board.

RHODE ISLAND COMMERCE CORPORATION
MEETING OF DIRECTORS
PUBLIC SESSION

September 28, 2026

The Board of Directors ("Board") of the Rhode Island Commerce Corporation ("Corporation") met on September 28, 2026, in Public Session, beginning at 5:00 p.m., pursuant to the public notice of meeting, a copy of which is attached hereto as **Exhibit A**, as required by applicable Rhode Island law.

The following Directors were present and participated throughout the meeting as indicated: Governor Daniel J. McKee, Patrick Crowley, Erin Donovan-Boyle, Kevin Farrell, Jason Macari, Carol O'Donnell, William Tsonos, Karl Wadensten, and Tracey Wiley.

Directors absent were: Liz Catucci, Dr. Brenda Dann-Messier, Donna Sams, and Bill Stone.

Also present were: Stefan Pryor, Secretary of Commerce, and Christopher Fragomeni, Esq.

A video recording of this meeting is available here.

1. **CALL TO ORDER AND OPENING REMARKS.**

Governor McKee called the meeting to order at 5:00 p.m., indicating that a quorum was present.

2. **TO CONSIDER FOR APPROVAL MEETING MINUTES.**

Upon motion duly made by Mr. Crowley and seconded by Mr. Tsonos, the following vote was adopted:

VOTED: To approve the public session meeting minutes for the August 24, 2026, meeting as presented to the Board.

Voting in favor of the foregoing were: Patrick Crowley, Kevin Farrell, Jason Macari, Carol O'Donnell, William Tsonos, Karl Wadensten, and Tracey Wiley.

Voting against the foregoing were: none.

3. **TO CONSIDER THE CORPORATION'S ANNUAL FINANCIAL STATEMENTS.**

Justin Medeiros, the Corporation's Chief Financial Officer ("CFO"), provided an overview of the Corporation's financial statements for Fiscal Year 2026 ("FY26"). He explained that the Corporation's total assets decreased by $18.3 million, primarily due to a $27.2 million decrease in restricted cash and cash equivalents, mainly attributable to the State Small Business Credit

Initiative ("SSBCI") Capital Program and First Wave disbursements. He noted that this decrease was partially offset by a $6.9 million receivable due from the State of Rhode Island for broadband Capital Projects Fund ("CPF") expenditures that had been incurred and invoiced, but for which funding had not yet been received.

Mr. Medeiros also stated that total liabilities decreased $12.9 million to $29.6 million, primarily due to a $15.8 million decrease in overall unearned revenue associated with the SSBCI Capital Program expenditures. He noted that this decrease was partially offset by an $8.8 million increase in accrued expenses driven by broadband CPF expenditures incurred but not yet paid. Mr. Medeiros stated that the Corporation's total net position decreased by $6.1 million to $241.3 million, but that the Corporation remains financially strong. He explained that the Corporation had received significant State appropriations and federal grant funding, and that the rate of cash disbursements exceeded the amount of new funding received.

Mr. Medeiros also explained that a new Governmental Accounting Standards Board ("GASB") standard requires revenues classified as capital subsidies to be presented as a separate line item. He further noted that operating expenses totaled $53.7 million, reflecting higher contractual services costs associated with implementing federal grant programs.

Erin Donovan-Boyle arrived at the meeting at approximately 5:06 p.m.

James Wilkinson of CBIZ CPAs P.C. ("CBIZ") provided an overview of the audit results of CBIZ. He stated that CBIZ was in the final stages of its audit and was prepared to issue an opinion that the financial statements were presented in accordance the United States of America Generally Accepted Accounting Principles ("U.S. GAAP"). Mr. Wilkinson explained that remaining steps included CBIZ's internal quality control review, which was underway, review of the draft financial statements by the Office of Auditor General and State Controller's Office, and approval by the Corporation's Board of Directors. He stated that CBIZ did not anticipate any changes to the proposed audit report and expected to issue a clean, or unmodified, opinion.

Mr. Wilkinson reported that CBIZ's audit procedures identified no instances of fraud or illegal acts, no material uncertainties within the financial statements, and no significant changes to its planned audit strategy, which had been communicated at the beginning of the engagement. He further stated that no instances of noncompliance or other matters requiring reporting were identified, and no matters relating to internal controls over financial reporting were identified.

Mr. Wilkinson discussed the implementation of GASB Statement No. 103, which resulted in enhancements to Management's Discussion and Analysis and certain categorial changes within the financial statements.

Mr. Wilkinson further reported that CBIZ had no significant audit adjustments and that the financial statement disclosures were neutral, consistent, and clear. He stated that there were no disagreements with management and that it was not aware of any consultations by management with other accountants regarding significant matters. He further noted that CBIZ had not consulted with parties outside the engagement team and had encountered no significant difficulties during the audit.

Mr. Crowley stated that the Audit Committee met and reviewed the presentation and unanimously voted to recommend approval of the financial statements to the Board.

Secretary Pryor thanked and commended Justin for his thorough and professional work as CFO and his collaboration with CBIZ.

Upon motion duly made by Mr. Crowley and seconded by Ms. O'Donnell, the following vote was adopted:

VOTED: To approve the Corporation's annual financial statements in a form substantially similar to that submitted to the Board.

Voting in favor of the foregoing were: Patrick Crowley, Erin Donovan-Boyle, Kevin Farrell, Jason Macari, Carol O'Donnell, William Tsonos, Karl Wadensten, and Tracey Wiley.

Voting against the foregoing were: none.

4. **TO CONSIDER APPROVAL OF INNOVATION VOUCHERS.**

Lisa Carnevale, the Corporation's Vice President of Innovation Initiatives, requested the Board's approval to award four (4) Innovation Voucher grants, totaling $290,364.

Ms. Carnevale explained that the first Innovation Voucher for the Board's consideration was a manufacturing voucher to Juice Robotics Corporation ("Juice Robotics") in the amount of $75,000. She stated that Juice Robotics is an ocean technology company developing advanced systems for deep-ocean data collection. She further stated that its signature product is the High Dive platform, a drone system designed to avoid the expense, slow deployment, and limited coverage of vessel-based data collection. Ms. Carnevale explained that voucher funding would be used to advance High Dive from a single-unit prototype into a coordinated multi-unit swarm architecture, enabling broader coverage, multiple types of live data collection, and rapid response to changing mission needs across defense, port security, offshore energy, and scientific applications.

Mr. Wadensten asked whether the technology was available for hire or for sale. Stephen Piper, CEO of Juice Robotics, explained that the company sells full hardware systems that it builds in Rhode Island and also purchases commercially available drones. Mr. Tsonos asked what type of data was being collected. Mr. Piper stated that the technology collects oceanographic data for applications including climate change analysis and offshore engineering related to oil, gas, and wind energy.

Ms. Carnevale explained that the second Innovation Voucher for the Board's consideration is a knowledge provider voucher to A-Team Coastal LLC ("A-Team") in the amount of $65,364. She stated that A-Team is an early-stage aquaculture company cultivating native sugar kelp and eastern oysters for food, agriculture, and emerging advanced materials markets. Ms. Carnevale explained that voucher funding will support testing of a new class of sustainable textile fibers developed from Rhode Island grown sugar kelp for potential use in clothing, technical textiles, and

biomedical applications. She advised that the University of Rhode Island ("URI") will serve as the knowledge provider, providing access to specialized facilities supporting biomass processing, wet spinning, mechanical testing, and thermal analysis. Azure Cygler of A-Team Coastal explained that A-Team will be working with a textile science laboratory at URI to test the sugar kelp and explore markets.

Ms. Carnevale explained that the third Innovation Voucher for the Board's consideration is a knowledge provider voucher to Red Maple LifeSciences, Inc. ("Red Maple LifeSciences") in the amount of $75,000. She stated that Red Maple LifeSciences is a pre-revenue Rhode Island-based life sciences company focused on commercializing licensed biomaterials technology developed at Brown University. She further stated that the company is developing smart biomaterial solutions that respond to the biology of infection and is currently commercializing a biomaterial technology that enables real-time visual detection or treatment of bacterial infections by incorporating patented sensing chemistry into wound care materials.

Mr. Tsonos asked how the technology signals the detection of an infection. Alex McCall of Red Maple LifeSciences explained that the technology uses a specialized chemistry that can be incorporated into wound care products and produces a color change to indicate the presence of infection, allowing clinicians to intervene sooner. Mr. Wadensten asked whether the technology could be used to detect infections associated with diabetes. Mr. McCall explained that it could detect infections in diabetic foot ulcers and that the company was also targeting post-surgical infections and military applications.

Ms. Carnevale explained that the fourth Innovation Voucher for the Board's consideration was a manufacturing voucher to Low Light Innovations LLC ("Low Light Innovations") in the amount of $75,000. She stated that Low Light Innovations is a defense manufacturing company developing night vision devices and is currently advancing the UH-M, a head-worn imaging platform that combines analog night vision with thermal sensing and onboard computing. Ms. Carnevale explained that voucher funding will be used to support testing required to resolve the unproven fused architecture and transition the UH-M from high-risk research to a production-ready Rhode Island-made platform.

Ms. Carnevale also stated that the Board had previously awarded an Innovation Voucher to The AnalytIQ, LLC as a knowledge provider voucher, but that because the company is a manufacturer, the voucher was being reclassified as a manufacturing voucher.

Upon motion duly made by Mr. Crowley and seconded by Ms. Donovan-Boyle, the following vote was adopted:

VOTED: To approve the Innovation Vouchers pursuant to the resolution summitted to the Board.

Voting in favor of the foregoing were: Patrick Crowley, Erin Donovan-Boyle, Kevin Farrell, Jason Macari, Carol O'Donnell, William Tsonos, Karl Wadensten, and Tracey Wiley.

Voting against the foregoing were: none.

A copy of the resolutions is attached hereto as **Exhibit B**.

5. **TO CONSIDER APPROVAL OF GRANTS UNDER THE NETWORK MATCHING GRANT PROGRAM.**

Daniela Fairchild, the Corporation's Chief Strategy Officer, requested the Board's approval to award a total of $530,000 to eight (8) organizations through the Network Matching Grant Program. Ms. Fairchild reminded the Board that the Network Matching Grant Program provides matching funds to business-serving organizations and intermediaries for projects that support access to space on flexible terms, access to capital, and/or technical assistance. She explained that this round was a collaboration with the Division of Equity, Diversity, and Inclusion, and that the Corporation was able to leverage its existing Network Matching Grant funds and remaining funds from a Fiscal Year 2025 allocation to support a minority business accelerator.

Ms. Fairchild stated that the Corporation received thirty-five (35) applications totaling approximately $3.3 million in requests. She requested the approval of awards to the Center for Southeast Asians in the amount of $65,000; Hope & Main Providence in the amount of $50,000; Regional Initiative for Business Building and Advancements, Inc. in the amount of $70,000; Rhode Island Fisherman's Cooperative Federation in the amount of $75,000; Rhode Island Hispanic Chamber of Commerce in the amount of $70,000; Urban Ventures, Inc. in the amount of $65,000; Skills for Rhode Island's Future in the amount of $85,000; and Social Enterprise Greenhouse in the amount of $60,000.

Ms. Fairchild noted that the group of awardees represented geographic diversity across the State and a variety of programs.

Upon motion duly made by Mr. Crowley and seconded by Mr. Macari, the following vote was adopted:

VOTED: To approve the grants under the Network Matching Grant Program pursuant to the resolution summitted to the Board.

Voting in favor of the foregoing were: Patrick Crowley, Erin Donovan-Boyle, Kevin Farrell, Jason Macari, Carol O'Donnell, William Tsonos, Karl Wadensten, and Tracey Wiley.

Voting against the foregoing were: none.

A copy of the resolution is attached hereto as **Exhibit C**.

6. **TO CONSIDER THE SELECTION OF CONSULTANTS IN RELATION TO THE MANUFACTURING SUCCESSION READINESS PROGRAM.**

Emma Karnes, the Executive Office of Commerce's Policy and Budget Analyst, requested the Board's approval to engage the University of Rhode Island Research Foundation d/b/a Polaris MEP ("Polaris") and Project Equity in response to a Request for Proposals ("RFP") issued by the

Corporation for the Manufacturing Succession Readiness Program. Ms. Karnes explained that the Manufacturing Succession Readiness Program is funded by a $400,000 Federal Congressionally Designated Spending grant and aims to assist manufacturing business owners in preparing for ownership transitions that protect local jobs and ownership.

Ms. Karnes stated that the contract with Polaris would not exceed $320,000, and that Polaris' scope of work would include engaging directly with manufacturing business owners to assess their succession readiness through an online tool and one-on-one coaching, engaging potential manufacturing buyers to improve their readiness, and hosting meeting, workshops, and matchmaking opportunities between owners and potential buyers.

Ms. Karnes stated that the contract with Project Equity will not exceed $50,000 and that Project Equity's scope of work would include a market analysis and access to a module package educating business owners and advisors.

Mr. Tsonos asked how manufacturers would learn about the Manufacturing Succession Readiness Program. Christian Cowan of Polaris explained that Polaris would engage with the manufacturing company ecosystem and that Polaris would be using its federal funding as a match to conduct outreach. Mr. Cowan noted that meetings will be hosted with the Northern Rhode Island Chamber of Commerce and The Greater Providence Chamber of Commerce, and that electronic marketing would also be implemented. Josh Daly further explained that Polaris would leverage its network of partners to promote the program.

Ms. Donovan-Boyle asked whether Polaris had an understanding of the number of businesses interested in this type of service. Josh Daly stated that a pilot program had been conducted over the summer with Polaris and had received a great response. Ms. Donovan-Boyle also asked about the timing of the program, and Ms. Karnes stated that the Small Business Administration had imposed a deadline of August 2028 to expend the funds.

Secretary Pyror commended Ms. Karnes for her work on the program.

Upon motion duly made by Mr. Crowley and seconded by Mr. Donovan-Boyle, the following vote was adopted:

VOTED: To approve the selection of consultants in relation to the Manufacturing Succession Readiness Program pursuant to the resolution submitted to the Board.

Voting in favor of the foregoing were: Patrick Crowley, Erin Donovan-Boyle, Kevin Farrell, Jason Macari, Carol O'Donnell, William Tsonos, Karl Wadensten, and Tracey Wiley.

Voting against the foregoing were: none.

A copy of the resolution is attached hereto as **Exhibit D**.

7. TO CONSIDER AN AMENDMENT TO THE CONTRACT WITH DUFFY & SHANLEY, INC.

Mike Walker, the Corporation's Senior Project Manager, requested the Board's approval to increase the contract amount with Duffy & Shanley, Inc. ("Duffy & Shanley") by $150,000. He stated that the Board approved an extension of the contract in June through December 31, 2026, for a not-to-exceed amount of $251,000. Mr. Walker explained that the amount did not account for certain outstanding invoices that would normally have been paid prior to the extension but remained unpaid, a project with actual costs that exceeded its budget by $30,000, and a new project that had not previously been contemplated but presented an opportunity for the Corporation to maximize exposure.

Mr. Walker also stated that the Corporation had issued an RFP for a new contract. He explained that the Corporation did not award a contract to a new vendor in June because only two proposals were received, which did not provide a sufficiently competitive pool for a contract of this magnitude. He stated that the Corporation expected to seek the Board's approval in November in connection with the recent RFP.

Ms. Donovan-Boyle asked for further details regarding how the additional funding would be allocated. Mr. Walker stated that the funding would cover an APEX event, a project for which invoices were received late, an Australia campaign, and an opportunity to capitalize Startup Week and the Newport Investor Summit to further engage CEOs.

Upon motion duly made by Mr. Crowley and seconded by Ms. O'Donnell, the following vote was adopted:

VOTED: To approve an amendment to the contract with Duffy & Shanley, Inc. pursuant to the resolution submitted to the Board.

Voting in favor of the foregoing were: Patrick Crowley, Erin Donovan-Boyle, Kevin Farrell, Jason Macari, Carol O'Donnell, William Tsonos, Karl Wadensten, and Tracey Wiley.

Voting against the foregoing were: none.

A copy of the resolution is attached hereto as **Exhibit E**.

8. TO RECEIVE AN UPDATE ON THE INVENTION INCENTIVE PROGRAM.

Ms. Carnevale provided an update on the Invention Incentive Program. She stated that in 2024, the Board approved the Invention Incentive Program and delegated authority to the Corporation's staff to approve applications and awards under the program, with the requirement that the staff report to the Board on the program annually. She explained that the FY26 application round resulted in twenty-six (26) applications with a total request of $109,597, and that sixteen (16) applicants were determined eligible and approved for awards. She also noted the diversity of technologies and industries represented by the inventions.

Mr. Wadensten asked about the size of the organizations that received awards. Ms. Carnevale explained that the program allows the Corporation to award grants to businesses with fewer than 500 employees, as well as individual inventors.

Secretary Pryor thanked Lisa for her efforts on the Invention Incentive Program and the Futures Forum held the previous week.

There being no further business in public session, the meeting was adjourned by unanimous consent at 5:39 p.m. upon motion made by Mr. Crowley and seconded by Mr. Tsonos.

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Christopher J. Fragomeni, Secretary

SEPTEMBER 28, 2026 PUBLIC SESSION MEETING MINUTES

EXHIBIT A

RHODE ISLAND COMMERCE CORPORATION
PUBLIC NOTICE OF MEETING

A meeting of the Board of Directors of the Rhode Island Commerce Corporation ("Corporation") will be held on **September 28, 2026** beginning at **5:00 p.m.** at the offices of the Corporation, **315 Iron Horse Way, #101, Providence, Rhode Island**. A live video of the meeting will be available at:

https://www.youtube.com/@commerceri/live

The meeting will be held for the following purposes:

1. To consider for approval meeting minutes.

2. To consider the award of incentives to 297 Dexter Holdings LLC under the Rebuild Rhode Island Tax Credit Act.*

   297 Dexter Holdings LLC is proposing to redevelop the historic Hadley Company building located at 297 Dexter Street in Providence. The project will create 56 residential apartments and the cost for the redevelopment is approximately $12.5 million.

3. To consider the Corporation's annual financial statements.

4. To consider approval of Innovation Vouchers.*

Recipient	Amount
Juice Robotics Corporation	$75,000
A-Team Coastal, LLC	$65,364
Red Maple LifeSciences, Inc.	$75,000
Low Light Innovations, LLC	$75,000

5. To consider approval of grants under the Network Matching Grant Program.*

Recipient	Amount
Center for Southeast Asians	$65,000
Hope & Main	$50,000
Regional Initiative for Building Business and Advancement	$70,000
Rhode Island Fishermen's Cooperative Federation	$75,000
Rhode Island Hispanic Chamber of Commerce	$70,000
Skills for Rhode Island's Future	$75,000
Social Enterprise Greenhouse	$60,000
Urban Ventures	$65,000

6. To consider the selection of consultants in relation to the Manufacturing Succession Readiness Program.*

7. To consider an amendment to the contract with Duffy & Shanely, Inc.

8. To receive an update on the Invention Incentive Program.

*Board members may convene in Executive Session pursuant to R.I. Gen. Laws § 42-46-5(a)(7) to consider this Agenda item.

This notice shall be posted at the Office of the Rhode Island Commerce Corporation, at the State House, and by electronic filing with the Secretary of State's Office.

Savage Law Partners, LLP,
Counsel to the Corporation

The location is accessible to the handicapped. Those requiring interpreter services for the hearing impaired must notify the Rhode Island Commerce Corporation at 278-9100 forty-eight (48) hours in advance of the meeting. Also for the hearing impaired, assisted listening devices are available onsite, without notice, at this location.

Dated: September 24, 2026.

SEPTEMBER 28, 2026 PUBLIC SESSION MEETING MINUTES

EXHIBIT B

RHODE ISLAND COMMERCE CORPORATION
RESOLUTION AUTHORIZING THE ISSUANCE OF INNOVATION VOUCHERS UNDER THE INNOVATION INITIATIVE ACT

September 28, 2026

WHEREAS: The Rhode Island Commerce Corporation (the "Corporation") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the "Act"); and

WHEREAS: Chapter 64.28 of Title 42 of the General Laws of Rhode Island (the "Innovation Act"), as amended, authorizes the Corporation to award Innovation Vouchers for Small Businesses to receive technical or other assistance as set forth in Rule 6 of the Rules (defined below); and

WHEREAS: The Corporation promulgated rules and regulations (the "Rules") governing the program established by the Innovation Act. Capitalized terms used herein but not defined shall have the meaning as set forth in the Rules; and

WHEREAS: The Corporation received applications from each company identified on Exhibit 1 annexed hereto (the "Recipients") for awards of an Innovation Voucher (the "Voucher"); and

WHEREAS: The Corporation previously awarded an Innovation Voucher to The Analytic IQ, LLC as a Knowledge Provider Voucher, and the Corporation now desires to amend such award to a Manufacturing Voucher; and

WHEREAS: The Board of Directors of the Corporation (the "Board") received a presentation detailing the Vouchers proposed to be granted to the Recipients together with a recommendation from the staff of the Corporation to approve the award of a Voucher to the Recipients in accordance with the Innovation Act and the Rules.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

RESOLVED:

1. To accomplish the purposes of the Act and the Innovation Act, the Corporation approves the award of a Voucher to each Recipient in the amounts set forth in Exhibit 1.

2. The authorization provided herein is subject to the following conditions:

    a. The execution of a Voucher Agreement between the Corporation and the Recipients meeting the requirements of the Innovation Act and the Rules in such form as one of

the Authorized Officers (hereinafter defined) shall deem appropriate in the sole discretion of such Officer;

b. Verification by the Corporation of compliance with the Eligibility Requirements of Rule 7 of the Rules prior to issuance of a Voucher; and

c. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.

3. The Authorized Officers of the Corporation for purposes of this Resolution are the Chair, the Vice Chair, the Secretary of Commerce, the Chief Executive Officer, the President & Chief Operating Officer, and the Chief Financial Officer (the "Authorized Officers"). Any one of the Authorized Officers of the Corporation, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the Corporation. The Authorized Officers of the Corporation shall have no obligation to take any action with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Recipients by virtue of having adopted this Resolution. The Secretary or the Assistant Secretary of the Corporation, and each, acting singly, is hereby authorized to affix a seal of the Corporation on any of the documents authorized herein and to attest to the same.

4. All covenants, stipulations, and obligations and agreements of the Corporation contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the Corporation, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

5. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

6. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such

documents authorized hereby and all prior actions taken in connection herewith are, ratified, approved and confirmed.

7. The Corporation approves changing the Voucher previously awarded to The Analytic IQ, LLC from a Knowledge Provider Voucher to a Manufacturing Voucher.

8. This resolution shall take effect immediately upon adoption by the Board.

EXHIBIT 1

Applicant	Amount
Juice Robotics Corporation	$75,000
A-Team Coastal LLC	$65,364
Red Maple LifeSciences, Inc.	$75,000
Low Light Innovations LLC	$75,000

SEPTEMBER 28, 2026 PUBLIC SESSION MEETING MINUTES

EXHIBIT C

RHODE ISLAND COMMERCE CORPORATION
RESOLUTION AUTHORIZING THE ISSUANCE OF INNOVATION NETWORK MATCHING GRANTS UNDER THE INNOVATION INITIATIVE ACT

September 28, 2026

WHEREAS: The Rhode Island Commerce Corporation (the "Corporation") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the "Act"); and

WHEREAS: Chapter 64.28 of Title 42 of the General Laws of Rhode Island (the "Innovation Act"), as amended, authorizes the Corporation to award Innovation Network Matching Grants ("Grants") as set forth in the rules (defined below); and

WHEREAS: The Corporation promulgated rules and regulations (the "Rules") governing the program established by the Innovation Act. Capitalized terms used herein but not defined shall have the meaning as set forth in the Rules; and

WHEREAS: The Corporation received applications from each company identified on Exhibit 1 annexed hereto (the "Recipients") for an award of a Grant; and

WHEREAS: The Board of Directors of the Corporation (the "Board") received a presentation detailing the Grants proposed to be granted to the Recipients together with a recommendation from the staff of the Corporation to approve the award of the Grants to the Recipients in accordance with the Innovation Act and the Rules.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

RESOLVED:

1. To accomplish the purposes of the Act and the Innovation Act, the Corporation approves the award of a Grant to each Recipient in the amounts set forth in Exhibit 1 and determines that the awards are granted in compliance with the Grant Application Review and Evaluation Principles adopted by the Corporation.

2. The authorization provided herein is subject to the following conditions:

   a. The execution of a Grant Agreement between the Corporation and the Recipients meeting the requirements of the Innovation Act and the Rules in such form as one of the Authorized Officers (hereinafter defined) shall deem appropriate in the sole discretion of such Officer;

   b. Verification by the Corporation of compliance with the Eligibility Requirements of the Rules prior to issuance of the Grant; and

c. Such additional conditions as any of the Authorized Officers (defined below), acting singly, shall deem appropriate in the sole discretion of such Officer.

3. The Authorized Officers of the Corporation for purposes of this Resolution are the Chair, the Vice Chair, the Secretary of Commerce, the Chief Executive Officer, the President and Chief Operating Officer, and the Chief Financial Officer (the "Authorized Officers"). Any one of the Authorized Officers of the Corporation, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the Corporation. The Authorized Officers of the Corporation shall have no obligation to take any action with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Recipients by virtue of having adopted this Resolution. The Secretary or the Assistant Secretary of the Corporation, and each, acting singly, is hereby authorized to affix a seal of the Corporation on any of the documents authorized herein and to attest to the same.

4. All covenants, stipulations, and obligations and agreements of the Corporation contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the Corporation, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

5. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

6. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby and all prior actions taken in connection herewith are, ratified, approved and confirmed.

7. This resolution shall take effect immediately upon adoption by the Board.

EXHIBIT 1

Applicant	Amount
Center for Southeast Asians	$65,000
Hope & Main Providence	$50,000
Regional Initiative for Business Building & Advancement, Inc.	$70,000
Rhode Island' Fishermen's Cooperative Federation	$75,000
Rhode Island Hispanic Chamber of Commerce	$70,000
Skills for Rhode Island's Future	$75,000
Social Enterprise Greenhouse	$60,000
Urban Ventures, Inc.	$65,000

SEPTEMBER 28, 2026 PUBLIC SESSION MEETING MINUTES

EXHIBIT D

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RHODE ISLAND COMMERCE CORPORATION

September 29, 2026

(With Respect to the Selection of Consultants in Relation to the Manufacturing Succession Readiness Program)

WHEREAS, the Rhode Island Commerce Corporation (the "Corporation") issued a request for proposals for consulting services in relation to the Corporation's Manufacturing Succession Readiness Program ("Services");

WHEREAS, the applicants were properly reviewed and qualifications considered, and a recommendation was made to the Board of Directors of the Corporation to retain The University of Rhode Island Research Foundation d/b/a Polaris MEP ("Polaris MEP") and Project Equity (collectively, the "Vendors") to perform the Services; and

WHEREAS, the contracts with the Vendors will be paid for with a Federal Congressionally Designated Spending grant through the Small Business Administration, which was awarded to the Corporation for supporting succession planning in Rhode Island's manufacturing industry.

NOW THEREFORE, be it resolved by the Corporation as follows:

Section 1: Any of the Chairperson, Vice Chairperson, Secretary of Commerce, Chief Executive Officer, President and Chief Operating Officer, and/or Chief Financial Officer ("Authorized Officers") acting singly, shall have the authority to negotiate and execute any and all documents in connection with the retention of the following Vendors, in the following amounts:

Vendor	Not to Exceed Amount
Polaris MEP	$320,000
Project Equity	$50,000

Section 2: The Authorized Officers of the Corporation shall have no obligation to take any action with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Vendors by virtue of having adopted this resolution.

Section 3: This Resolution shall take effect immediately upon passage.

SEPTEMBER 28, 2026 PUBLIC SESSION MEETING MINUTES

EXHIBIT E

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RHODE ISLAND COMMERCE CORPORATION

September 29, 2026

(With Respect to an Amendment to the Contract with Duffy & Shanley, Inc.)

WHEREAS, Duffy & Shanley, Inc. ("Duffy & Shanley") provides marketing agency services to Rhode Island Commerce Corporation (the "Corporation"), including business attraction advertising, public relations, and event management;

WHEREAS, at its meeting held on June 1, 2026, the Corporation's Board of Directors (the "Board") authorized an extension of the Corporation's marketing agency contract with Duffy & Shanley through December 31, 2026, for an amount not to exceed $251,000;

WHEREAS, the Corporation desires to amend the contract with Duffy & Shanley to increase the contract amount by $150,000, resulting in an amount not-exceed $401,000 through December 31, 2026.

NOW THEREFORE, be it resolved by the Corporation as follows:

Section 1: Any of the Chairperson, Vice Chairperson, Secretary of Commerce, Chief Executive Officer, President and Chief Operating Officer, and/or Chief Financial Officer ("Authorized Officers") acting singly, shall have the authority to negotiate and execute any and all documents in connection with the increase in the contract amount with Duffy & Shanley by $150,000, for a total amount not-to-exceed $401,000 through December 31, 2026.

Section 2: The Authorized Officers of the Corporation shall have no obligation to take any action with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to Duffy & Shanley by virtue of having adopted this resolution.

Section 3: This Resolution shall take effect immediately upon passage.

TAB 2

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the award of incentives to Encore Wire Corporation under the Rhode Island Qualified Jobs Incentive Act pursuant to the resolution submitted to the Board.

RHODE ISLAND COMMERCE CORPORATION
RESOLUTION AUTHORIZING THE ISSUANCE OF INCENTIVES
UNDER THE QUALIFIED JOBS TAX CREDIT ACT
November 2, 2026

WHEREAS: The Rhode Island Commerce Corporation (the "Corporation") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the "Enabling Act"); and

WHEREAS: Chapter 48.3 of Title 44 of the General Laws of Rhode Island (the "Act"), as amended, authorizes the Corporation to approve the issuance of tax credits in relation to the creation of new jobs in the State; and

WHEREAS: The Corporation received an application for incentives under the Act from Encore Wire Corporation, (together with affiliates, successors and assigns, the "Recipient"), which is anticipated to result in the creation of new full-time jobs in the State; and

WHEREAS: The Corporation's Investment Committee has reviewed and considered the proposed incentives to the Recipient and has voted to recommend to the Board of Directors (the "Board") of the Corporation the approval of the incentives; and

WHEREAS: The Board has received a presentation detailing the proposed incentives together with a recommendation from the staff of the Corporation to approve the issuance of incentives to the Recipient in accordance with the Act.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

RESOLVED:

1. To accomplish the purposes of the Enabling Act and the Act, the Corporation approves the issuance of tax credits to the Recipient for the number of jobs as presented to the Board, but in no event to exceed five hundred (500) new full-time jobs; and

2. The authorization provided herein is subject to the following conditions:

   a. The execution of an incentive agreement between the Corporation and the Recipient meeting the requirements of the Act in such form as one of the Authorized Officers (hereinafter defined) shall deem appropriate in the sole discretion of such Officer;

   b. The creation of not less than the minimum required new full-time jobs under the Act, which earn no less than the median hourly wage as most recently reported by the United States Bureau of Labor Statistics for the State of Rhode Island; and

c. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.

3. The Board of the Corporation hereby finds and determines that: (a) the approval will prevent, eliminate, or reduce unemployment or underemployment in the State and will generally benefit economic development of the State; (b) that, to the extent applicable, the provisions of RIGL § 42-64-10(a)(1)(ii) through (v) have been satisfied; (c) that the Recipient has demonstrated an intention to create the requisite number of new full-time jobs as required under the Act; (d) the creation of the new full-time jobs would not occur in the State but for the provision of the tax credits under the Act.

4. Prior to the execution of an incentive agreement with the Recipient, the Corporation shall prepare and publicly release an analysis of the impact that the issuance of the incentives will or may have on the State considering the factors set forth in RIGL § 42-64-10(a)(2) (a copy of which is annexed hereto as Exhibit 1).

5. The Authorized Officers of the Corporation for purposes of this Resolution are the Chair, the Vice Chair, the Secretary of Commerce, the President & COO, the Chief Financial Officer or the Executive Vice President Investment (the "Authorized Officers"). Any one of the Authorized Officers of the Corporation, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the Corporation. The Authorized Officers of the Corporation shall have no obligation to take any with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Recipient by virtue of having adopted this Resolution. The Secretary or the Assistant Secretary of the Corporation, and each, acting singly, is hereby authorized to affix a seal of the Corporation on any of the documents authorized herein and to attest to the same.

6. All covenants, stipulations, and obligations and agreements of the Corporation contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the Corporation, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

7. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and

directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

8. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby and all prior actions taken in connection herewith are, ratified, approved and confirmed.

9. This Resolution shall take effect immediately upon passage.

EXHIBIT 1

Rhode Island Commerce Corporation

Qualified Jobs Incentive Tax Credits – Economic Impact Analysis

Encore Wire Corporation Application

Introduction

The Rhode Island Commerce Corporation (the "Corporation") may issue Qualified Jobs Incentive tax credits to Encore Wire Corporation ("the Company"), a Texas-based manufacturer of copper wire with a plant located in Lincoln, Rhode Island.

In 2004, Encore was acquired by Prysmian, a publicly-owned company based in Italy that provides wire and cabling to customers around the world.

The Company is requesting approval of QJI credits in connection with a possible expansion of its operations in Lincoln that would result in an increase in the number of workers employed at that location from 187 to 216.

In exchange for a commitment to add 29 new jobs in Lincoln between the last quarter of 2026 and the end of 2029, with median annual earnings of approximately $60,000, and to maintain that number of jobs through 2038, the Company is requesting Qualified Jobs Incentive tax credits with a total value of $479,531.

This analysis was prepared by Appleseed, a consulting firm with nearly thirty years' experience in economic impact analysis.

Jobs Analysis

Capital spending

The Company estimates that in 2027 and 2028, it would invest approximately $29 million in construction and $70 million in equipment needed for its expanded operations in Lincoln. While the Company is not seeking state assistance in financing this expenditure, it would nevertheless represent a significant investment in Rhode Island's economy. For that reason, we have included it in our analysis of the economic and tax revenue impacts of the Company's proposed expansion.

For purposes of this analysis, we assume that all new equipment acquired for the Company's proposed expansion would be procured from out-of-state sources; but that 15 percent of the $70 million in equipment costs ($10.5 million) would be attributable to on-site installation costs.

After excluding certain costs that do not have a direct, current impact on Rhode Island's economy (such as interest paid during construction), Appleseed estimates that spending on construction of the proposed plant expansion would total approximately $39.5 million. Using the IMPLAN input-output modeling system (a modeling tool commonly used in economic impact studies), Appleseed estimates that this spending would directly and indirectly generate:

- 194 jobs in Rhode Island over two years, with $18.485 million in earnings (in 2027 dollars);
- Approximately $50.877 million in statewide economic output[1]; and
- A one-time increase of $25.942 million in Rhode Island's GDP.

These impacts are summarized below in Table 1. The project's *direct impact* is the impact of the Company's direct spending on construction, including both hard and soft costs. Its *indirect impact* is the effect of spending by contractors for goods and services (insurance, construction materials, etc.) purchased from other Rhode Island businesses.

Table 1: Direct and indirect impact of construction and related spending (income, value-added and output in millions of 2027 dollars)

	Employment	Earnings	Value added	Output
Direct Effect	153	$14.853	$19.582	$39.500
Indirect Effect	41	$3.632	$6.360	$11.377
Total Effect	**194**	**$18.485**	**$25.942**	**$50.877**

In addition to the impacts on employment, earnings, output and state GDP cited in Table 1, direct spending of $39.5 million would generate a projected one-time increase of approximately $995,000 in Rhode Island state taxes and fees, including:

- $415,000 (in 2027 dollars) in state sales and use taxes paid by Company and its subcontractors and suppliers;
- $319,000 in state personal income taxes (in 2027 dollars) paid by workers who are directly employed on the project, or by Rhode Island workers whose jobs are indirectly attributable to the project;
- $138,000 in state business taxes;
- $95,000 in state unemployment insurance and other payroll taxes paid jointly by Rhode Island employers and workers; and
- $28,000 in other state taxes and fees.

Annual operations

As noted above, the value of the tax credits requested by the Company is based on its commitment to hire at least 29 new employees in Rhode Island by the end of 2028; and to maintain at least that number of jobs through 2038.

Based on data provided by the Company, and using the IMPLAN input-output modeling system (a tool for economic analysis commonly used in economic impact studies) Appleseed estimates that by 2029, expansion of the Company's operations in Lincoln will directly and indirectly account for:

[1] Output is a measure of the total sales by Rhode Island companies (including the "sale" of labor by Rhode Island households) generated by the project.

- 41 jobs in Rhode Island;
- $3.187 million in annual earnings (in 2029 dollars);
- $19.543 million annually in statewide economic output; and
- An increase of $5.187 million in Rhode Island's annual GDP.

These impacts are summarized below in Table 2. The *direct impact* of the Company's operations reflects its direct employment, its direct spending on wages and salaries, the value its operations add to Rhode Island's GDP, and the total value of the goods and services it produces. Its *indirect impact* is the effect of the Company's spending on purchases of goods and services from other in-state businesses on employment, earnings, value-added and output in Rhode Island.

Table 2: Direct, indirect and total annual impact of expansion of Encore Wire's operations in Lincoln (income, value-added and output in millions of 2029 dollars)

	Jobs	Earnings	Value added	Output
Direct	29	$2.072	$3.302	$15.966
Indirect	12	$1.115	$1.885	$3.577
Total	41	$3.187	$5.187	$19.543

Appleseed estimates that in addition to the impacts on employment, earnings, output and state GDP cited above, the Company's expansion of its Middletown operations would directly and indirectly result in a projected increase of approximately $263,000 in annual state tax revenues in 2029, including:

- $146,000 in state sales and use taxes paid by the Company on purchases of taxable goods and services used in the course of its operations; or paid by its Rhode Island-based subcontractors and suppliers in the course of their work for the Company
- $52,000 in state personal income taxes paid by workers newly employed by the Company in its expanded Rhode Island operations; or by Rhode Island workers whose jobs are indirectly attributable to the Company's expanded Rhode Island operations
- $35,000 in state business taxes paid by the Company, or by its Rhode Island-based subcontractors and suppliers as a result of their work for the Company
- $21,000 in payroll taxes paid jointly by the Company and its employees, and by its suppliers and their employees
- $9,000 in other state taxes and fees

Hiring

The Company posts information on its website about its available jobs in Rhode Island, Texas and elsewhere, and provides a portal for online submission of applications. Online interviews may then be scheduled, followed by in-person interviews for the most qualified applicants.

The Company is an equal-opportunity employer, with a publicly-stated commitment to diversity, equity and inclusion in all of its operations.

Benefits

The Company offers a comprehensive package of benefits for employees working at least 30 hours per week, including:

- A choice of individual and family health insurance plans, as well as dental and vision coverage
- Health savings accounts and flexible spending accounts
- Company-paid employee assistance and wellness programs
- Paid parental leave and adoption assistance programs
- A 401(k) program with non-elective contributions and an employer match
- An employee stock ownership plan
- Company-paid life, disability and AD&D insurance
- Holidays and 3 to 5 weeks of paid time off
- Tuition reimbursement

Impact

The state fiscal impact of the requested tax credits is estimated to be $479,531 in forgone state revenue over ten years. Direct and indirect economic and fiscal benefits of the proposed project include the estimated increase in annual state GDP of $5.187 million in 2029, the estimated associated job creation, and a gross increase of approximately $2.890 million in state personal income, sales, business and other taxes during the twelve-year commitment period beginning in 2027. These benefits are detailed in the foregoing analysis.

Beyond the fiscal impact noted above, there is no anticipated financial exposure to the state. Various features of the Qualified Jobs Incentive program mitigate risk to the state. Most notably, the value of Qualified Jobs Incentive tax credits would be determined on the basis of the number of workers employed and the wages actually paid by the Company.

In addition to benefits outlined above, the near-term expansion of the Company's Middletown operations would contribute in other ways to vitality of Rhode Island's economy, including:

- Highlighting Rhode Island's attractiveness as a location for the U.S. operations of multinational corporations
- Expanding the state's capacity to produce inputs that are essential to Rhode Island's (and the nation's) ongoing transition from an economy powered by fossil fuels to one powered by electricity
- Providing career opportunities for graduates of Rhode Island's engineering and technical schools, while also helping to attract workers from elsewhere
- Contributing to the growth of Lincoln's real and tangible property tax base

TAB 3

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the award of incentives to American Cord & Webbing Co. Inc. under the Rebuild Rhode Island Tax Credit Act and the Rhode Island Qualified Jobs Incentive Act pursuant to the resolution submitted to the Board.

RHODE ISLAND COMMERCE CORPORATION
RESOLUTION AUTHORIZING THE ISSUANCE OF TAX CREDITS
UNDER THE REBUILD RHODE ISLAND TAX CREDIT ACT
November 2, 2026

WHEREAS: The Rhode Island Commerce Corporation (the "Corporation") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the "Act"); and

WHEREAS: Chapter 64.20 of Title 42 of the General Laws of Rhode Island (the "Rebuild RI Tax Credit Act"), as amended, authorizes the Corporation to approve the issuance of tax credits in relation to certain development projects in the State; and

WHEREAS: The Corporation promulgated rules and regulations (the "Rules") governing the tax credit program established by the Rebuild RI Tax Credit Act. Capitalized terms used herein but not defined shall have the meaning as set forth in the Rules; and

WHEREAS: The Corporation received an application for tax credits from American Cord and Webbing Co., Inc., (the "Recipient") under the Rebuild RI Tax Credit Act in relation to a project (the "Project") located in Woonsocket, RI; and

WHEREAS: The Corporation's Investment Committee has reviewed and considered the proposed issuance of tax credits and a sales and use tax exemption to the Recipient and has voted to recommend to the Board of Directors (the "Board") of the Corporation the approval of the tax credits and tax exemption; and

WHEREAS: The Board of the Corporation received a presentation inclusive of a term sheet detailing the Project and proposed incentives together with a recommendation from the staff of the Corporation to approve the issuance of tax credits and a sales and use tax exemption to the Recipient in accordance with the Rebuild RI Tax Credit Act and the Rules.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

RESOLVED:

1. To accomplish the purposes of the Act and the Rebuild RI Tax Credit Act, the Corporation approves the issuance of tax credits to the Recipient in an amount not to exceed Three Hundred Fifty Thousand Dollars ($350,000) and authorizes a sales and use tax exemption, which shall reduce the tax credits on a dollar for dollar basis.

2. The authorization provided herein is subject to the following conditions:

a. The execution of an Incentive Agreement between the Corporation and the Recipient meeting the requirements of the Rebuild RI Tax Credit Act and the Rules in such form as one of the Authorized Officers (hereinafter defined) shall deem appropriate in the sole discretion of such Officer;

b. Verification by the Corporation of compliance with the applicable Eligibility Requirements of the Rules prior to Certification of any award of tax credits to the Recipient; and

c. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.

3. The Board of the Corporation hereby finds and determines that: (i) the approval will prevent, eliminate, or reduce unemployment or underemployment in the State and will generally benefit economic development of the State; (ii) that, to the extent applicable, the provisions of RIGL § 42-64-10(a)(1)(ii) through (v) have been satisfied; (iii) that the Recipient's Equity in the Project is not less than twenty percent (20%) of the total Project Cost and otherwise meets the Project Cost criteria of the Rebuild RI Tax Credit Act; (iv) there is a Project Financing Gap for the Project such that after taking into account all available private and public funding sources, the Project is not likely to be accomplished by private enterprise without the incentives described in the Act and the Rules; (v) the total amount of Tax Credits awarded for the Project is the lesser of twenty (20%) of the total Project Cost or the amount needed to close the Project Financing Gap; (vi) that the Chief Executive Officer of the Corporation has provided written confirmation required by the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 1); (vii) the Secretary of Commerce has provided written confirmation required by the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 1); (viii) the Office of Management and Budget has provided written confirmation required under the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 2); (ix) the Recipient has demonstrated that it will otherwise satisfy the Eligibility Requirements of the Rules for a Commercial Project.

4. Prior to the execution of an Incentive Agreement with the Recipient, the Corporation shall prepare and publicly release an analysis of the impact that the issuance of the tax credits will or may have on the State considering the factors set forth in RIGL § 42-64-10(a)(2) (a copy of which is annexed hereto as Exhibit 3).

5. The Authorized Officers of the Corporation for purposes of this Resolution are the Chair, the Vice Chair, the Secretary of Commerce, the Chief Financial Officer, the Executive Vice President Investments and James Bennett (the "Authorized Officers"). Any one of the Authorized Officers of the Corporation, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such

Authorized Officers to act on behalf of the Corporation. The Authorized Officers shall have no obligation to take any action with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Recipient by virtue of having adopted this Resolution. The Secretary or the Assistant Secretary of the Corporation, and each, acting singly, is hereby authorized to affix a seal of the Corporation on any of the documents authorized herein and to attest to the same.

6. All covenants, stipulations, and obligations and agreements of the Corporation contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the Corporation, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

7. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

8. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby and all prior actions taken in connection herewith are, ratified, approved and confirmed.

9. This Resolution shall take effect upon adoption by the Board.

10. This Resolution shall automatically expire and be of no further force and effect if the Corporation has not entered into an Incentive Agreement with the Recipient within 270 days from the adoption hereof.

EXHIBIT 1

From:	Stefan Pryor, Secretary of Commerce James Bennett, President and Chief Executive Officer of the Rhode Island Commerce Corporation
To:	Board of Directors, Rhode Island Commerce Corporation
Re:	Rebuild Rhode Island Tax Credit Application
Date:	November 2, 2026

The staff of the Rhode Island Commerce Corporation (the "Corporation") is recommending to the Board of Directors that it approve tax credits pursuant to the Rebuild Rhode Island Tax Credit program. The recommendation is as follows:

- To consider the application of American Cord and Webbing Co., Inc., for tax credits of $350,000.

This memo serves as the written confirmation, pursuant to Rhode Island General Laws § 46-64.20-6, of the following:

1. The Corporation staff has reviewed the application submitted and the impact analysis for this project (the impact analysis is provided to the Board as an exhibit to the approving resolution for the project).

2. The project is consistent with the purpose of the Rebuild Rhode Island Tax Credit Act, R.I. Gen. Laws § 42-64.20-1 *et seq.*

The total credits to be awarded to the applicant shall not be in excess of the amount listed above.

EXHIBIT 2

STATE OF RHODE ISLAND
DEPARTMENT OF ADMINISTRATION

OFFICE OF MANAGEMENT & BUDGET

Brian M. Daniels, Director

One Capitol Hill
Providence, RI 02908-5890

Office: (401) 574-8430
Fax: (401) 222-6436

MEMORANDUM

To: Board of Directors, Rhode Island Commerce Corporation

From: Brian M. Daniels, Director, Office of Management and Budget

Date: October 30, 2026

Subject: Rebuild Rhode Island Tax Credit Applications

The staff of the Rhode Island Commerce Corporation (the "Corporation") has informed the Office of Management and Budget ("OMB") that it intends to recommend the Corporation's Board of Directors (the "Board") approve the following applications for Rebuild Rhode Island tax credits and sales and use tax (SUT) exemptions:

- 297 Dexter Holdings, LLC: $1,000,000.00 in Rebuild Rhode Island tax credits projected to begin redemption in FY 2028, with any SUT exemptions to reduce Rebuild credits on a dollar-for-dollar basis,
- American Cord & Webbing Co. Inc.: $450,000.00 in Rebuild Rhode Island tax credits projected to begin redemption in FY 2029, with any SUT exemptions to reduce Rebuild credits on a dollar-for-dollar basis, and
- Marathon Development, LLC: $444,175.00 in Rebuild Rhode Island tax credits and $899,102.00 in SUT exemptions projected to begin redemption in FY 2029.

Though OMB provided a memorandum dated September 28, 2026, related to the proposed Dexter Holdings project, we have received information from the Corporation that the proposal was not presented to the Board for decision at the September 28 meeting. Therefore, we include Dexter Holdings in this memo as a new proposal that the Corporation anticipates recommending to the Board at the November 2, 2026, meeting, and this memo will supersede the September 28 memo.

In addition to the award of Rebuild credits and SUT exemptions to the projects listed above, OMB has received information from the Corporation that the Immunex Rhode Island Corporation project has been certified for its projected $690,000.00 in Rebuild tax credits in FY 2026 and $728,664.97 in SUT exemptions, which is $2,526,335.03 less than its originally approved SUT exemption amount, reducing the aggregate total of approved credits and exemptions by this amount.

Rhode Island General Laws Section 42-64.20-5(h) authorizes aggregate tax credits, SUT exemptions, and/or loans under the Rebuild Rhode Island Tax Credit program in an amount not to exceed $250 million (increased from $225 million in the FY 2027 enacted budget). As of OMB's August 24, 2026, memo, the Corporation had approved tax credits and SUT exemptions

under the program in the amount of $226,458,579.40. The reduction from the approved SUT exemptions for Immunex brings this total to $223,932,244.37.

The proposed projects listed above total $2,793,277.00 in tax credits and SUT exemptions. The approval of all three projects in the amounts proposed would bring the aggregate total of approved tax credits and SUT exemptions under the Rebuild Rhode Island program to $226,725,521.37. Currently net appropriations of $200.8 million have been made into the Rebuild Rhode Island Tax Credit Fund, which includes the additional $6.7 million appropriated in the FY 2027 enacted budget. Additional funding is expected in future legislative sessions to meet the remaining obligations. Pursuant to section 42-64.20-6(a)(4), OMB confirms that the aggregate credits recommended by the Commerce Corporation do not exceed the maximum aggregate credits allowed under this chapter in accordance with § 42-64.20-5(f).

Based on information provided by the Corporation, OMB anticipates the budget impact to the State of the tax credits, SUT exemptions, and/or loans, if approved, in the year of application and in subsequent years will be as set forth in the attached Exhibit A.

Exhibit A

Fiscal Year Impact of Proposed Rebuild Rhode Island Tax Credit Projects

Projects Confirmed as of 1/25/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Serene Capital Partners (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$497,623.96	$500,432.47	$378,359.14	$378,359.14	$378,359.14	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,132,714.00
Iria M. Contreras & Co (Final)	$0.00	$0.00	$0.00	$0.00	$1,345,459.91	$764,854.95	$784,874.95	$784,874.95	$784,874.95	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,484,999.78
Subtotal:	$0.00	$0.00	$0.00	$0.00	$1,345,459.91	$1,282,478.85	$1,285,487.41	$1,163,234.09	$1,163,234.09	$378,359.14	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,617,713.78

Projects Confirmed as of 2/22/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Waldorf Capital Management (Amended on 12/19/16 as Chestnut Commons)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Case Mead Association, LLC* (Amended on 5/1/17)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as of 3/28/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Providence Capital III* (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$179,399.69	$179,399.69	$179,398.87	$179,398.87	$179,398.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$896,996.00
58 Fountain JV Owner, LLC* (Final)	$0.00	$0.00	$0.00	$0.00	$1,100,721.90	$1,100,721.90	$1,100,721.90	$1,100,721.90	$1,100,721.90	$1,100,720.70	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,503,607.20
WaterDevelopment and Cross Development (Final)	$0.00	$0.00	$0.00	$0.00	$1,007,280.00	$934,400.00	$948,640.00	$948,640.00	$948,640.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,837,400.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$2,107,280.00	$2,214,521.59	$2,228,761.59	$2,228,760.47	$2,228,760.47	$1,280,119.57	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,238,203.20

Projects Confirmed as of 5/09/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
AT Cross Company (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as of 5/23/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	$0.00
Union Mill LLC (Final)	$0.00	$0.00	$0.00	$0.00	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,626,403.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,626,403.00

Projects Confirmed as 6/27/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
D'Andrea Warwick Hotel LLC (Final)	$0.00	$0.00	$0.00	$212,486.64	$212,485.87	$212,485.87	$212,485.87	$212,485.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,062,430.11
Ocean State Jobbers, Inc. (Final)	$0.00	$0.00	$0.00	$0.00	$1,240,000.00	$0.00	$1,240,000.00	$620,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,100,000.00
Subtotal:	$0.00	$0.00	$0.00	$212,486.64	$1,452,485.87	$212,485.87	$1,452,485.87	$832,485.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,162,430.11

Projects Confirmed as 8/19/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Prime Extracts & Ingredients USA, Inc. (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 8/22/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Lippitt Mill LLC (Amended on 9/21/16 as Pawtuxet Development Group, LLC)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 9/26/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Urban Smart Growth, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$713,952.00	$713,952.00	$713,951.00	$713,951.00	$713,951.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,569,657.00
Royal Oaks Realty, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$713,952.00	$713,952.00	$713,951.00	$713,951.00	$713,951.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,569,657.00

Projects Confirmed as 11/23/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
City of Newport (Amended on 12/13/16)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 12/19/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Chestnut Commons (Amended on 10/30/17 as Waldorf Capital Partners)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Virgin Palm (Final)	$0.00	$0.00	$0.00	$273,777.30	$0.00	$829,333.93	$837,875.45	$486,089.70	$486,089.70	$333,991.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,047,155.28
Subtotal:	$0.00	$0.00	$0.00	$273,777.30	$0.00	$829,333.93	$837,875.45	$486,089.70	$486,089.70	$333,991.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,047,155.28

Projects Confirmed as 1/25/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Dimensity (Amended on 12/28/17 as Cornish Associates LP)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 2/27/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
SAT Development LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Agoda Travel Operations USA Inc (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 5/1/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total

55L Partner, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$2,842,767.20	$2,842,767.20	$2,842,767.20	$2,842,767.20	$2,842,767.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,213,836.00
Westford Science & Technology, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$1,670,982.00	$1,670,982.00	$1,670,982.00	$1,670,982.00	$1,670,982.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,354,910.00
Cure Mind Association, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$1,670,982.00	$4,513,749.20	$4,513,749.20	$4,513,749.20	$4,513,749.20	$2,842,767.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,568,746.00
Projects Confirmed as 9/22/17	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
TPG 300 Johns Hotel, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$100.00	$100.00	$100.00	$100.00	$100.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$700.00
110 North Main, LLC and 110 North Main Management, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$600,000.00	$600,100.00	$600,100.00	$600,100.00	$600,100.00	$600,100.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,700.00
Projects Confirmed as 10/30/17	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Waldorf Capital Partners LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$458,683.56	$618,682.67	$618,682.67	$618,682.67	$618,682.67	$618,682.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,993,414.22
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$458,683.56	$618,682.67	$618,682.67	$618,682.67	$618,682.67	$618,682.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,993,414.22
Projects Confirmed as 12/20/17	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Gotham Greene Holdings LLC (Revised Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$645,500.00	$175,500.00	$0.00	$351,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,170,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$645,500.00	$175,500.00	$0.00	$351,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,170,000.00
Projects Confirmed as 12/18/17	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Cumuls Associates LP (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,171,413.00	$2,642,845.00	$1,585,707.00	$1,585,707.00	$1,585,707.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,571,379.00
Inliver Limited (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,171,413.00	$2,642,845.00	$1,585,707.00	$1,585,707.00	$1,585,707.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,571,379.00
Projects Confirmed as 1/22/18	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Sprague Street Owner, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Projects Confirmed as 4/20/18	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Insurance Rhode Island Corporation (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$690,000.00	$690,000.00	$690,000.00	$690,000.00	$690,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,450,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$690,000.00	$690,000.00	$690,000.00	$690,000.00	$690,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,450,000.00
Projects Confirmed as 5/21/18	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Electric Boat Corporation (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,491.23	$462,500.00	$292,500.00	$250,000.00	$285,000.00	$7,500.00	$7,500.00	$15,000.00	$12,500.00	$7,500.00	$7,500.00	$22,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$1,805,491.23
Infinite Mind Solutions, LLC (2nd Revised Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00	$450,491.23	$462,500.00	$292,500.00	$250,000.00	$285,000.00	$7,500.00	$7,500.00	$15,000.00	$12,500.00	$7,500.00	$7,500.00	$22,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$2,584,891.23
Projects Confirmed as 6/28/18	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Eidos Therapeutics, Inc. (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 11/19/18	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 12/7/18	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
City of Newport (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$642,096.40	$428,057.96	$428,057.96	$321,042.80	$321,042.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,140,298.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$642,096.40	$428,057.96	$428,057.96	$321,042.80	$321,042.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,140,298.00
Projects Confirmed as 1/28/19	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
BAC CVP (MB) LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 5/2019	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Penn Fresh Rhode Island (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$666,667.00	$666,667.00	$555,555.00	$333,333.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,222,222.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$666,667.00	$666,667.00	$555,555.00	$333,333.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,222,222.00
Projects Confirmed as 9/2019	**FY2016**	**FY2017**	**FY2018**	**FY2019**	**FY2020**	**FY2021**	**FY2022**	**FY2023**	**FY2024**	**FY2025**	**FY2026**	**FY2027**	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**FY2032**	**FY2033**	**FY2034**	**FY2035**	**FY2036**	**FY2037**	**FY2038**	**Total**
Fleetwillet Development Group, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,553,500.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,553,500.00

Projects Confirmed as 2/26/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Moultane Products Corporation (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$165,000.00	$165,000.00	$165,000.00	$165,000.00	$165,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$825,000.00
Blount Fine Foods Corporation (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
ECG Armory Park View, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$186,984.94	$186,984.94	$186,984.94	$186,984.94	$186,984.94	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$934,924.68
156 Atwells, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$105,000.00	$105,000.00	$105,000.00	$105,000.00	$105,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$525,000.00
Payne Real Estate Group, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600,000.00	$600,000.00	$500,000.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,600,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$305,000.00	$491,984.94	$491,984.94	$1,091,984.94	$1,056,984.94	$849,984.94	$665,000.00	$165,000.00	$165,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,274,924.68

Projects Confirmed at 4/22/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
AETech 10/B, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Fuller Mill Realty LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Nexus Holdings LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
Fifth 33 Barrett Providence LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Tiaval Foster Holden Properties, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
East Greenwich Partners, LLC (Amended on 6/28/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300 Pine Street, LLC (Amended on 8/23/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
The Westminster Neighborhood Development Corporation (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Southside Community Land Trust (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$122,000.00	$122,000.00	$122,000.00	$122,000.00	$122,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$610,000.00
50 Kennedy Partners, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00
Link Street, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$650,000.00	$650,000.00	$650,000.00	$650,000.00	$650,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,450,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,000.00	$18,000.00	$668,000.00	$790,000.00	$1,190,000.00	$1,272,000.00	$1,272,000.00	$622,000.00	$300,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,450,000.00

Projects Confirmed on 7/6/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Rhode Island Waterfront Enterprise, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000,000.00

Projects Confirmed on 12/8/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
401 Tech Bridge (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed on 12/31/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
7C Equities	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$750,000.00	$750,000.00	$750,000.00	$750,000.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,750,000.00
16 Bend St (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$28,460.00	$28,460.00	$28,460.00	$28,460.00	$28,460.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$142,300.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$28,460.00	$778,460.00	$778,460.00	$778,460.00	$778,460.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,892,300.00

Projects Confirmed as 2/3/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Tidewater Landing (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00

Projects Confirmed as 5/24/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Northpoint Airport Road Warwick, LLC (Withdrew)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Miniature Casting (Amended on 9/27/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 6/28/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Arctic Mill Realty Partners, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
East Greenwich Partners, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$144,942.80	$144,942.80	$144,942.80	$144,942.80	$144,942.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$724,714.00
Ironoh Holdings LLC/Ironoh Acquisitions LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400,000.00	$544,942.80	$544,942.80	$544,942.80	$544,942.80	$144,942.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,724,714.00

Projects Confirmed as of 8/25/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
9th Pine Street, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$777,778.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$777,778.00

Projects Confirmed as of 9/27/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Masonic Curing (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$410,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$410,000.00

Projects Confirmed as 12/20/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
The Distillery Building (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00

Projects Confirmed as 5/4/22	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
High Rock Westminster Street, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000,000.00

Projects Confirmed as 12/12/22	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Hartford Holdings, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 04/20/23	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
One Union Station, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00

Projects Confirmed as of 12/15/23	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
136 Westminster, LLC (Withdrew prior to Board approval)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as of 04/22/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Walker Lofts LP and Walker Lofts 2 LP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,000,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,000,000.00

Projects Confirmed as of 06/30/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Ashford Interiors	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$496,000.00	$496,000.00	$498,000.00	$498,000.00	$498,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,490,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$496,000.00	$496,000.00	$498,000.00	$498,000.00	$498,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,490,000.00

Projects Confirmed as of 09/30/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
36 Exchange Terrace	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00	$90,000.00	$90,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00	$90,000.00	$90,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,000.00

Regent Craft Inc (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00	$990,000.00	$990,000.00	$840,000.00	$540,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,450,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00	$990,000.00	$990,000.00	$840,000.00	$540,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,450,000.00

Projects Confirmed as of 10/24/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Cognosponsus Holdings Inc	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00

Projects Confirmed as of 12/16/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Unity Park, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$536,036.40	$536,036.40	$536,036.40	$536,036.40	$536,036.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,680,182.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$536,036.40	$536,036.40	$536,036.40	$536,036.40	$536,036.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,680,182.00

Projects Confirmed as of 02/25/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Masters Development Partners, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00

Projects Confirmed as of 09/22/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
CV Dyer Street, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,000,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,000,000.00

Project Proposed for Approval 02/06/2026	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Metro Center, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00

Projects Proposed for Approval 11/02/2026	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
297 Dexter Holdings, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Ammoun Coal & Welding Co. Inc.	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,000.00
Masslam Development, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$88,855.00	$88,855.00	$88,855.00	$88,855.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$444,275.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$378,855.00	$378,855.00	$378,855.00	$378,855.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,894,275.00

	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
ALL PROJECTS TOTAL:	$0.00	$0.00	$0.00	$486,203.54	$7,093,528.58	$12,382,066.72	$19,139,422.07	$16,082,662.78	$15,427,794.22	$19,506,543.11	$9,419,073.80	$13,917,659.74	$21,035,150.74	$19,769,454.20	$18,454,954.20	$14,198,331.40	$7,786,333.40	$186,333.00	$22,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$183,080,474.30

Estimated Sales Tax Rebates by Fiscal Year

Fiscal Year - Sales Tax Rebates	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Total
1 45 Pike (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
																						900,000.00
																						851,704.05
				306,203.42	545,500.63																	0.00
2 78 Fountain Street (Final)																						
3 A.T. Cross (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
4 Agoda (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
																						1,500,000.00
																						970,847.00
						970,847.00																0.00
5 Aloft Hotel (Final)																						
6 Bristol Belvedere (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7 Case Mead (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
																						572,000.00
																						452,050.17
					452,050.17																	378,000.00
8 Chestnut Commons (Final)																						
																						336,356.00
						336,356.00																1,000,000.00
9 Downcity II (Revised)																						
																						1,000,000.00
								1,000,000.00														18,000,000.00
10 Dexter Street (Revised)																						
																						18,000,000.00
						3,219,957.76		3,900,000.00				6,700,000.00				1,700,000.00						0.00
11 Electric Boat (2nd Revision)																						
12 Farm Fresh	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	471,500.00
																						0.00
																						0.00
13 Finlay (Terminated)																						
14 Gotham Greens	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	790,000.00
																						450,597.39
																						3,255,000.00
15 Hope Artiste (Final)				450,597.39																		
																						728,664.97
									728,664.97													1,800,000.00
16 Immunex RI Corporation (Final)																						
																						1,388,172.00
					1,388,172.00																	100,000.00
17 Infinity Meat (Final)																						
																						0.00
18 Infosys (Terminated)																						0.00
19 Innovate Newport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	230,691.00
																						230,691.00
								230,691.00														271,239.00
20 Lippitt Mill (2nd Revision)																						
																						127,442.19
				127,442.19																		1,503,519.00
21 Louttit Laundry (Final)																						1,232,059.88
																						0.00
22 Ocean State Job Lot (Final)			1,232,059.88																			
23 ONE MetroCenter (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000.00
																						412,443.30
				412,443.30																		0.00
24 Pontiac Mills (Final)																						
25 Prospect Heights	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	600,000.00
																						600,000.00
																						150,000.00
26 Providence Commons (Final)			600,000.00																			
																						96,656.23
				96,656.23																		726,237.00
27 R&W Phase II (Final)																						
																						132,316.00
				132,316.00																		700,000.00
28 Residence Inn (Final)																						
																						700,000.00
				700,000.00																		0.00
29 River House (Final)																						
																						1,000,000.00
																						537,176.00
31 The Edge (Final)			537,176.00																			
																						271,040.00
																						194,591.00
				194,591.00																		341,798.00
33 Union Trust (Final)																						
																						110,748.28
		42,728.28		68,020.00																		531,513.10
34 Virgin Pulse (Final)		531,513.10																				1,597,036.00
35 Warwick Hyatt Hotel (Final)																						734,188.74
				734,188.74																		0.00
36 Wexford (Final)					[269808]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
37 Blount Fine Foods	-	-	-	-	[63000]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,075.32
38 Mearthane Products	-	-	-	-	-	-	65,075.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	127,284.65
39 Parade Street	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
40 Strive Lofts	-	-	-	-	-	127,284.65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	750,000.00
41 Parcel 6	-	-	-	-	[670099]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	750,000.00
42 Hotel Beatrice (Final)					750,000.00																	

43 Fuller Mill (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
44 Millrace I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
45 Nexus Lofts	-	-	-	-	[161700]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
46 South Quay Marine Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
47 Merchant Oversees (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
48 404 Broad Street	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
49 Millrace District II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
50 401 Techbridge (Terminated)																							190,000.00
[illegible]					[illegible]																		190,000.00
51 JK Equities (2nd Revision)								190,000.00															0.00
52 16 Broad Street						[illegible]																	4,000,000.00
[illegible]								4,000,000.00															4,000,000.00
53 Tidewater Landing (Revised)																							0.00
54 Northpoint Airport Road Warwick, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
55 Minautre Casting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
56 Arctic Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
57 East Greenwich Partners	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
58 Wanskuck Mill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000.00
[illegible]						[illegible]																	295,365.80
59 The Studley Building (Revised)							295,365.80																4,500,000.00
60 Superman Building	-	-	-	-	-	-	-	-	-	-	-	4,500,000.00	-	-	-	-	-	-	-	-	-	-	0.00
61 Ann & Hope Mill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
62 Track 15 Food Hall	-	-	-	-	-	-	-	-	-	1,000,000.00	-	-	-	-	-	-	-	-	-	-	-	-	1,000,000.00
63 Walker Lofts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
64 Anduril Industries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
65 36 Exchange Terrace	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
66 Regent Craft, Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
67 Organogenesis Holdings Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
68 Unity Park, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
69 Manton Development Partners, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
70 CV Dyer Street, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
71 Metro Center, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
72 297 Dexter Holdings, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
73 American Cord & Webbing Co. Inc.	-	-	-	-	-	-	-	-	-	-	-	-	899,102.00	-	-	-	-	-	-	-	-	-	899,102.00
74 Marathon Development, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,700,000.00	-	-	-	-	-	41,645,045.07
Total Rebuild Sales Tax	0.00	574,241.38	2,369,235.88	3,222,458.27	3,135,722.80	4,654,445.41	360,441.12	9,320,691.00	728,664.97	1,000,000.00	4,500,000.00	7,599,102.00	0.00	0.00	0.00	1,700,000.00	0.00	0.00	0.00	0.00	0.00	41,645,045.07	

Notes: Amounts in brackets are sales tax rebates estimates that are folded into the overall Rebuild credit amounts.

EXHIBIT 3

Economic Impact Analysis

Rhode Island Commerce Corporation

Streamlined Rebuild and Qualified Jobs Incentive Tax Credits Economic Impact Analysis - *American Cord & Webbing Application*

Introduction

The Rhode Island Commerce Corporation (the "Corporation") may issue Rebuild Rhode Island and Qualified Jobs Incentive tax credits to American Cord & Webbing ("the Company"), a fourth-generation, family-owned manufacturer of narrow fabric, cord and webbing located in Woonsocket. The Company was founded in 1917 in New York City, began manufacturing in Rhode Island in 1962, and moved its headquarters to Woonsocket in 1990.

The Company is planning to add approximately 20,070 square feet of manufacturing space and 10,000 square feet of office space to its facility in Woonsocket, at a total cost of $12.4 million to support its expansion, the Company has requested Streamlined Rebuild Rhode Island tax credits valued at $450,000 (gross).

The Company would also be eligible to claim Qualified Jobs Incentive credits for 17 new full-time employees hired in conjunction with its expansion, including 10 in 2028 and 7 in 2029. The Company would thereafter be required to maintain these additional full-time jobs in Rhode Island (over and above any workers employed as of 2027) through at least 2039. In exchange for this commitment, the Company is requesting Qualified Jobs Incentive credits totaling $285,498 over ten years.

This analysis was prepared by Appleseed, a consulting firm with 30 years' experience in economic impact analysis.

Jobs Analysis

Initial capital costs

As noted above, ACW is proposing 30,070 square-foot expansion of its existing facility in Woonsocket, at a total project cost of $12.4 million, including $6.9 million in construction and $5.5 million for machinery and equipment. (For purposes of this analysis, we assume that all machinery and equipment will be procured from out-of-state sources; but that on-site installation will account for 10 percent of all machinery and equipment costs.)

Table 1: Facility development and construction (in $ millions of 2027 dollars)

	Cost
Hard costs	$5,900
Soft costs	$0.700
Interest and financing costs	$0.150
Machinery and equipment	$5.500
Start-up costs	$0.150
Total	$12.400

After excluding certain costs (such as interest during construction) that do not directly affect Rhode Island's economy, and using the IMPLAN input-output modeling system, a modeling tool commonly used in economic impact analyses, Appleseed estimates (as shown in Table 2) that spending on construction and installation will directly and indirectly support:

- 44 jobs in Rhode Island in construction and related industries, with nearly $3.949 million in earnings (in 2027 dollars);
- $8.530 million in statewide economic output; and
- A one-time increase of $4.893 million in Rhode Island's GDP.

The project's *direct impact* is the impact of the company's direct spending on development and construction. Its *indirect impact* is the effect of spending by contractors for goods and services (insurance, construction materials, etc.) purchased from other Rhode Island businesses.

Table 2: Direct, indirect and total impact of ACW spending on development and construction (income, value-added and output in millions of 2027 dollars)

	Job-years	Earnings	Value added	Output
Direct	36	$3.372	$3.902	$6.814
Indirect	88	$0.577	$0.991	$1.716
Total	44	$3.949	$4.893	$8.530

We further estimate that direct spending on development and construction would directly and indirectly generate approximately $196,000 in State tax revenues, including:

- $81,000 in sales and use taxes paid on materials and equipment used by constractors and subcontractors
- $71,000 in state personal income taxes paid by Rhode Island workers directly employed on the project, or whose jobs are indirectly attributable to the project
- $17,000 in corporate business taxes
- $21,000 in state unemployment insurance and other payroll taxes paid jointly by Rhode Island employers and worker
- $6,000 in other state taxes and fees

Most of the activity reflected in Table 2 will occur between March 2027 and August 2028.

The estimated wage rates for selected construction jobs are shown below in Table 3, using the median hourly wage for these occupations in Rhode Island as of May 2023.

Table 3: Anticipated wages during construction

Occupation	RI median hourly wage[1]
Architect	$36.97
Construction manager	$48.94
Carpenter	$29.34
Electrician	$31.85
Plumber	$36.34
Operating engineer	$36.74
Painter	$29.74
Laborer	$23.87

Fringe benefits associated with these jobs are expected paid in accordance with industry norms, with the cost of such benefits generally ranging between 22 and 28 percent of wages. Workers who fill these jobs are expected to be drawn primarily from the Providence-Warwick and Norwich-New London-Westerly New England City and Town Areas (NECTAs).

Annual operations

As noted above, the Company plans to employ a minimum of 13 new full-time workers at its Woonsocket location in 2027, rising to at least 23 in 2028, and at least 27 in 2029.Table 3 summarizes the categories in which the Company expects to create these jobs, and the anticipated median salary for each category.

Table 3: Projected minimum number of new ACW jobs, 2030

Job category	New positions (as of 2030)	Median annual Wages/salary
Operations workers	11	$41,000
Quality inspectors	2	$45,400
Managers and supervisors	4	$99,700
Total	17	$41,060

Based on data provided by the Company, Appleseed estimates that in 2029, its ongoing operations in Rhode Island would directly and indirectly account for:

- 20 jobs in Rhode Island;
- $1.321 million in annual earnings (in 2029 dollars);
- $4.341 million in statewide economic output; and
- An increase of $830,000 in Rhode Island's annual GDP.

[1] Rhode Island Department of Labor and Training, Occupational Employment Statistics, May 2023

These impacts are summarized below in Table 4. The *direct impact* of the Company's operations reflects its direct employment, its direct spending on wages and salaries, the value its operations add to Rhode Island's GDP, and the total value of the goods and services it produces. Its *indirect impact* is the effect of the Company's spending on purchases of goods and services from other in-state businesses on employment, earnings, value-added and output in Rhode Island.

Table 4: Direct, indirect and total annual impact of ongoing operations ACW (income, value-added and output in millions of 2029 dollars)

	Jobs	Earnings	Value added	Output
Direct	17	$1.057	$0.400	$3.544
Indirect	3	$0.264	$0.430	$0.777
Total	20	$1.321	$0.830	$4.341

In addition to the impacts on employment, earnings, output and state GDP cited above, the Company's new operations in Rhode Island would by 2030 result in a projected increase of approximately $71,000 in annual state tax revenues, including:

- $38,000 in state sales taxes on purchases of goods and services used by the Company and its subcontractors and suppliers
- $22,000 in state personal income taxes paid by workers who are directly employed in the Company's operations, or by Rhode Island workers whose jobs are indirectly attributable to it operations
- $9,000 in state unemployment insurance and other payroll taxes paid jointly by Rhode Island employers and workers; and
- $2,000 in other state taxes and fees.

Hiring

The Company posts available positions on its own website, and with Employ RI, local job boards, LinkedIn, Indeed and ZipRecruiter. It also accepts referrals from current employees, and conducts local outreach in Woonsocket and the Blackstone River. The Company also has recruiting partnerships with the Community College of Rhode Island and local training providers.

Qualified applicants are interviewed, and undergo reference and background checks. The Company also provides structured on-the-job training for new employees.

Benefits

Benefits available to new Company employees include:

- Health insurance, with 71.5 percent paid by the Company
- Dental and vision coverage
- A 401(k) plan, with a 3 percent employer match
- 10 vacation days, 10 paid holidays, and 8 other paid days off

Impact

The state fiscal impact of the requested tax credits is estimated to be approximately $635,498 in forgone state revenue. Direct and indirect economic and fiscal benefits of the proposed project include the estimated increase in annual state GDP of $830,000 in 2029, the estimated associated job creation, and a gross increase of approximately $1.012 million in personal income, sales and business tax revenues during construction and during the twelve-year commitment period beginning in 2028. These benefits are detailed in the foregoing analysis.

In addition to the economic and tax revenue impacts cited above, development and ongoing operation of the Company's expanded facilities in Woonsocket would benefit Rhode Island in other ways, including:

- Helping to stabilize the state's textile industry
- Helping Rhode Island take advantage of a growing demand for specialized fabrics used in maritime and aeronautical applications (e.g., parachutes)
- Creating a foundation for the Company's potential future growth beyond the 17 direct jobs to be added by 2029
- Creating opportunities for collaboration between the Company and Rhode Island's engineering, design and technical schools

Beyond the fiscal impact noted above, there is no anticipated financial exposure to the state. Various features of the Streamlined Rebuild Rhode Island and Qualified Jobs Incentive programs mitigate risk to the state; and the value of Qualified Jobs Incentive tax credits would be determined on the basis of the number of workers actually employed and the wages actually paid by the Company.

RHODE ISLAND COMMERCE CORPORATION
RESOLUTION AUTHORIZING THE ISSUANCE OF INCENTIVES
UNDER THE QUALIFIED JOBS TAX CREDIT ACT
November 2, 2026

WHEREAS: The Rhode Island Commerce Corporation (the "Corporation") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the "Enabling Act"); and

WHEREAS: Chapter 48.3 of Title 44 of the General Laws of Rhode Island (the "Act"), as amended, authorizes the Corporation to approve the issuance of tax credits in relation to the creation of new jobs in the State; and

WHEREAS: The Corporation received an application for incentives under the Act from American Cord and Webbing Co., Inc., (together with affiliates, successors and assigns, the "Recipient"), which is anticipated to result in the creation of new full-time jobs in the State; and

WHEREAS: The Corporation's Investment Committee has reviewed and considered the proposed incentives to the Recipient and has voted to recommend to the Board of Directors (the "Board") of the Corporation the approval of the incentives; and

WHEREAS: The Board has received a presentation detailing the proposed incentives together with a recommendation from the staff of the Corporation to approve the issuance of incentives to the Recipient in accordance with the Act.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

RESOLVED:

1. To accomplish the purposes of the Enabling Act and the Act, the Corporation approves the issuance of tax credits to the Recipient for the number of jobs as presented to the Board, but in no event to exceed five hundred (500) new full-time jobs; and

2. The authorization provided herein is subject to the following conditions:

   a. The execution of an incentive agreement between the Corporation and the Recipient meeting the requirements of the Act in such form as one of the Authorized Officers (hereinafter defined) shall deem appropriate in the sole discretion of such Officer;

   b. The creation of not less than the minimum required new full-time jobs under the Act, which earn no less than the median hourly wage as most recently reported by the United States Bureau of Labor Statistics for the State of Rhode Island; and

c. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.

3. The Board of the Corporation hereby finds and determines that: (a) the approval will prevent, eliminate, or reduce unemployment or underemployment in the State and will generally benefit economic development of the State; (b) that, to the extent applicable, the provisions of RIGL § 42-64-10(a)(1)(ii) through (v) have been satisfied; (c) that the Recipient has demonstrated an intention to create the requisite number of new full-time jobs as required under the Act; (d) the creation of the new full-time jobs would not occur in the State but for the provision of the tax credits under the Act.

4. Prior to the execution of an incentive agreement with the Recipient, the Corporation shall prepare and publicly release an analysis of the impact that the issuance of the incentives will or may have on the State considering the factors set forth in RIGL § 42-64-10(a)(2) (a copy of which is annexed hereto as Exhibit 1).

5. The Authorized Officers of the Corporation for purposes of this Resolution are the Chair, the Vice Chair, the Secretary of Commerce, the President & COO, the Chief Financial Officer or the Executive Vice President Investment (the "Authorized Officers"). Any one of the Authorized Officers of the Corporation, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the Corporation. The Authorized Officers of the Corporation shall have no obligation to take any with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Recipient by virtue of having adopted this Resolution. The Secretary or the Assistant Secretary of the Corporation, and each, acting singly, is hereby authorized to affix a seal of the Corporation on any of the documents authorized herein and to attest to the same.

6. All covenants, stipulations, and obligations and agreements of the Corporation contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the Corporation, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

7. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and

directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

8. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby and all prior actions taken in connection herewith are, ratified, approved and confirmed.

9. This Resolution shall take effect immediately upon passage.

EXHIBIT 1

Rhode Island Commerce Corporation

Streamlined Rebuild and Qualified Jobs Incentive Tax Credits Economic Impact Analysis - *American Cord & Webbing Application*

Introduction

The Rhode Island Commerce Corporation (the "Corporation") may issue Rebuild Rhode Island and Qualified Jobs Incentive tax credits to American Cord & Webbing ("the Company"), a fourth-generation, family-owned manufacturer of narrow fabric, cord and webbing located in Woonsocket. The Company was founded in 1917 in New York City, began manufacturing in Rhode Island in 1962, and moved its headquarters to Woonsocket in 1990.

The Company is planning to add approximately 20,070 square feet of manufacturing space and 10,000 square feet of office space to its facility in Woonsocket, at a total cost of $12.4 million to support its expansion, the Company has requested Streamlined Rebuild Rhode Island tax credits valued at $450,000 (gross).

The Company would also be eligible to claim Qualified Jobs Incentive credits for 17 new full-time employees hired in conjunction with its expansion, including 10 in 2028 and 7 in 2029. The Company would thereafter be required to maintain these additional full-time jobs in Rhode Island (over and above any workers employed as of 2027) through at least 2039. In exchange for this commitment, the Company is requesting Qualified Jobs Incentive credits totaling $285,498 over ten years.

This analysis was prepared by Appleseed, a consulting firm with 30 years' experience in economic impact analysis.

Jobs Analysis

Initial capital costs

As noted above, ACW is proposing 30,070 square-foot expansion of its existing facility in Woonsocket, at a total project cost of $12.4 million, including $6.9 million in construction and $5.5 million for machinery and equipment. (For purposes of this analysis, we assume that all machinery and equipment will be procured from out-of-state sources; but that on-site installation will account for 10 percent of all machinery and equipment costs.)

Table 1: Facility development and construction (in $ millions of 2027 dollars)

	Cost
Hard costs	$5,900
Soft costs	$0.700
Interest and financing costs	$0.150
Machinery and equipment	$5.500
Start-up costs	$0.150
Total	$12.400

After excluding certain costs (such as interest during construction) that do not directly affect Rhode Island's economy, and using the IMPLAN input-output modeling system, a modeling tool commonly used in economic impact analyses, Appleseed estimates (as shown in Table 2) that spending on construction and installation will directly and indirectly support:

- 44 jobs in Rhode Island in construction and related industries, with nearly $3.949 million in earnings (in 2027 dollars);
- $8.530 million in statewide economic output; and
- A one-time increase of $4.893 million in Rhode Island's GDP.

The project's *direct impact* is the impact of the company's direct spending on development and construction. Its *indirect impact* is the effect of spending by contractors for goods and services (insurance, construction materials, etc.) purchased from other Rhode Island businesses.

Table 2: Direct, indirect and total impact of ACW spending on development and construction (income, value-added and output in millions of 2027 dollars)

	Job-years	Earnings	Value added	Output
Direct	36	$3.372	$3.902	$6.814
Indirect	88	$0.577	$0.991	$1.716
Total	44	$3.949	$4.893	$8.530

We further estimate that direct spending on development and construction would directly and indirectly generate approximately $196,000 in State tax revenues, including:

- $81,000 in sales and use taxes paid on materials and equipment used by constractors and subcontractors
- $71,000 in state personal income taxes paid by Rhode Island workers directly employed on the project, or whose jobs are indirectly attributable to the project
- $17,000 in corporate business taxes
- $21,000 in state unemployment insurance and other payroll taxes paid jointly by Rhode Island employers and worker
- $6,000 in other state taxes and fees

Most of the activity reflected in Table 2 will occur between March 2027 and August 2028.

The estimated wage rates for selected construction jobs are shown below in Table 3, using the median hourly wage for these occupations in Rhode Island as of May 2023.

Table 3: Anticipated wages during construction

Occupation	RI median hourly wage[1]
Architect	$36.97
Construction manager	$48.94
Carpenter	$29.34
Electrician	$31.85
Plumber	$36.34
Operating engineer	$36.74
Painter	$29.74
Laborer	$23.87

Fringe benefits associated with these jobs are expected paid in accordance with industry norms, with the cost of such benefits generally ranging between 22 and 28 percent of wages. Workers who fill these jobs are expected to be drawn primarily from the Providence-Warwick and Norwich-New London-Westerly New England City and Town Areas (NECTAs).

Annual operations

As noted above, the Company plans to employ a minimum of 13 new full-time workers at its Woonsocket location in 2027, rising to at least 23 in 2028, and at least 27 in 2029.Table 3 summarizes the categories in which the Company expects to create these jobs, and the anticipated median salary for each category.

Table 3: Projected minimum number of new ACW jobs, 2030

Job category	New positions (as of 2030)	Median annual Wages/salary
Operations workers	11	$41,000
Quality inspectors	2	$45,400
Managers and supervisors	4	$99,700
Total	17	$41,060

Based on data provided by the Company, Appleseed estimates that in 2029, its ongoing operations in Rhode Island would directly and indirectly account for:

- 20 jobs in Rhode Island;
- $1.321 million in annual earnings (in 2029 dollars);
- $4.341 million in statewide economic output; and
- An increase of $830,000 in Rhode Island's annual GDP.

[1] Rhode Island Department of Labor and Training, Occupational Employment Statistics, May 2023

These impacts are summarized below in Table 4. The *direct impact* of the Company's operations reflects its direct employment, its direct spending on wages and salaries, the value its operations add to Rhode Island's GDP, and the total value of the goods and services it produces. Its *indirect impact* is the effect of the Company's spending on purchases of goods and services from other in-state businesses on employment, earnings, value-added and output in Rhode Island.

Table 4: Direct, indirect and total annual impact of ongoing operations ACW (income, value-added and output in millions of 2029 dollars)

	Jobs	Earnings	Value added	Output
Direct	17	$1.057	$0.400	$3.544
Indirect	3	$0.264	$0.430	$0.777
Total	20	$1.321	$0.830	$4.341

In addition to the impacts on employment, earnings, output and state GDP cited above, the Company's new operations in Rhode Island would by 2030 result in a projected increase of approximately $71,000 in annual state tax revenues, including:

- $38,000 in state sales taxes on purchases of goods and services used by the Company and its subcontractors and suppliers
- $22,000 in state personal income taxes paid by workers who are directly employed in the Company's operations, or by Rhode Island workers whose jobs are indirectly attributable to it operations
- $9,000 in state unemployment insurance and other payroll taxes paid jointly by Rhode Island employers and workers; and
- $2,000 in other state taxes and fees.

Hiring

The Company posts available positions on its own website, and with Employ RI, local job boards, LinkedIn, Indeed and ZipRecruiter. It also accepts referrals from current employees, and conducts local outreach in Woonsocket and the Blackstone River. The Company also has recruiting partnerships with the Community College of Rhode Island and local training providers.

Qualified applicants are interviewed, and undergo reference and background checks. The Company also provides structured on-the-job training for new employees.

Benefits

Benefits available to new Company employees include:

- Health insurance, with 71.5 percent paid by the Company
- Dental and vision coverage
- A 401(k) plan, with a 3 percent employer match
- 10 vacation days, 10 paid holidays, and 8 other paid days off

Impact

The state fiscal impact of the requested tax credits is estimated to be approximately $635,498 in forgone state revenue. Direct and indirect economic and fiscal benefits of the proposed project include the estimated increase in annual state GDP of $830,000 in 2029, the estimated associated job creation, and a gross increase of approximately $1.012 million in personal income, sales and business tax revenues during construction and during the twelve-year commitment period beginning in 2028. These benefits are detailed in the foregoing analysis.

In addition to the economic and tax revenue impacts cited above, development and ongoing operation of the Company's expanded facilities in Woonsocket would benefit Rhode Island in other ways, including:

- Helping to stabilize the state's textile industry
- Helping Rhode Island take advantage of a growing demand for specialized fabrics used in maritime and aeronautical applications (e.g., parachutes)
- Creating a foundation for the Company's potential future growth beyond the 17 direct jobs to be added by 2029
- Creating opportunities for collaboration between the Company and Rhode Island's engineering, design and technical schools

Beyond the fiscal impact noted above, there is no anticipated financial exposure to the state. Various features of the Streamlined Rebuild Rhode Island and Qualified Jobs Incentive programs mitigate risk to the state; and the value of Qualified Jobs Incentive tax credits would be determined on the basis of the number of workers actually employed and the wages actually paid by the Company.

TAB 4

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the award of incentives to Edesia Nutrition under the Rhode Island Qualified Jobs Incentive Act pursuant to the resolution submitted to the Board.

RHODE ISLAND COMMERCE CORPORATION
RESOLUTION AUTHORIZING THE ISSUANCE OF INCENTIVES
UNDER THE QUALIFIED JOBS TAX CREDIT ACT
November 2, 2026

WHEREAS: The Rhode Island Commerce Corporation (the "Corporation") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the "Enabling Act"); and

WHEREAS: Chapter 48.3 of Title 44 of the General Laws of Rhode Island (the "Act"), as amended, authorizes the Corporation to approve the issuance of tax credits in relation to the creation of new jobs in the State; and

WHEREAS: The Corporation received an application for incentives under the Act from Edesia Nutrition, (together with affiliates, successors and assigns, the "Recipient"), which is anticipated to result in the creation of new full-time jobs in the State; and

WHEREAS: The Corporation's Investment Committee has reviewed and considered the proposed incentives to the Recipient and has voted to recommend to the Board of Directors (the "Board") of the Corporation the approval of the incentives; and

WHEREAS: The Board has received a presentation detailing the proposed incentives together with a recommendation from the staff of the Corporation to approve the issuance of incentives to the Recipient in accordance with the Act.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

RESOLVED:

1. To accomplish the purposes of the Enabling Act and the Act, the Corporation approves the issuance of tax credits to the Recipient for the number of jobs as presented to the Board, but in no event to exceed five hundred (500) new full-time jobs; and

2. The authorization provided herein is subject to the following conditions:

   a. The execution of an incentive agreement between the Corporation and the Recipient meeting the requirements of the Act in such form as one of the Authorized Officers (hereinafter defined) shall deem appropriate in the sole discretion of such Officer;

   b. The creation of not less than the minimum required new full-time jobs under the Act, which earn no less than the median hourly wage as most recently reported by the United States Bureau of Labor Statistics for the State of Rhode Island; and

c. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.

3. The Board of the Corporation hereby finds and determines that: (a) the approval will prevent, eliminate, or reduce unemployment or underemployment in the State and will generally benefit economic development of the State; (b) that, to the extent applicable, the provisions of RIGL § 42-64-10(a)(1)(ii) through (v) have been satisfied; (c) that the Recipient has demonstrated an intention to create the requisite number of new full-time jobs as required under the Act; (d) the creation of the new full-time jobs would not occur in the State but for the provision of the tax credits under the Act.

4. Prior to the execution of an incentive agreement with the Recipient, the Corporation shall prepare and publicly release an analysis of the impact that the issuance of the incentives will or may have on the State considering the factors set forth in RIGL § 42-64-10(a)(2) (a copy of which is annexed hereto as Exhibit 1).

5. The Authorized Officers of the Corporation for purposes of this Resolution are the Chair, the Vice Chair, the Secretary of Commerce, the President & COO, the Chief Financial Officer or the Executive Vice President Investment (the "Authorized Officers"). Any one of the Authorized Officers of the Corporation, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the Corporation. The Authorized Officers of the Corporation shall have no obligation to take any with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Recipient by virtue of having adopted this Resolution. The Secretary or the Assistant Secretary of the Corporation, and each, acting singly, is hereby authorized to affix a seal of the Corporation on any of the documents authorized herein and to attest to the same.

6. All covenants, stipulations, and obligations and agreements of the Corporation contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the Corporation, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

7. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and

directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

8. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby and all prior actions taken in connection herewith are, ratified, approved and confirmed.

9. This Resolution shall take effect immediately upon passage.

EXHIBIT 1

Rhode Island Commerce Corporation

Qualified Jobs Incentive Tax Credits – Economic Impact Analysis

Edesia Nutrition Application

Introduction

The Rhode Island Commerce Corporation (the "Corporation") may issue Qualified Jobs Incentive tax credits to Edesia Nutrition ("the Company"), a North Kingstown-based not-for-profit organization engaged in the production and worldwide distribution of therapeutic foods designed to prevent or relieve severe acute malnutrition among infants and young children in critically distressed communities. As of August 2026, the Company employs 149 workers at its facility in North Kingstown.

In response to growing need for its products and services, the Company plans to hire 20 additional employees in North Kingstown (in areas such as research and development, sales and fundraising, production, quality control logistics and management) with median earnings of approximately $76,000.

In exchange for its commitment to add 20 new jobs, and to maintain that number of jobs through 2038, the Company is requesting Qualified Jobs Incentive tax credits with a total value of $395,438.

This analysis was prepared by Appleseed, a consulting firm with nearly thirty years' experience in economic impact analysis.

Jobs Analysis

Annual operations

As noted above, the value of the tax credits requested by the Company is based on its commitment to hire at least 20 new employees in Rhode Island by the end of 2028; and to maintain at least that number of jobs through 2038.

Based on data provided by the Company, and using the IMPLAN input-output modeling system (a tool for economic analysis commonly used in economic impact studies) Appleseed estimates that in 2028, expansion of Edesia's operations in Noth Kingstown would directly and indirectly account for:

- 36 jobs in Rhode Island;
- $2.944 million in annual earnings (in 2028 dollars);
- $14.498 million in statewide economic output; and
- An increase of $3.997 million in Rhode Island's annual GDP.

These impacts are summarized below in Table 1. The *direct impact* of the Company's operations reflects its direct employment, its direct spending on wages and salaries, the value its operations add to Rhode Island's GDP, and the total value of the goods and services it produces. Its *indirect*

impact is the effect of the Company's spending on purchases of goods and services from other in-state businesses on employment, earnings, value-added and output in Rhode Island.

Table 1: Direct, indirect and total annual impact of expansion of Edesia operations in North Kingstown (income, value-added and output in millions of 2028 dollars)

	Jobs	Earnings	Value added	Output
Direct	20	$1.647	$1.928	$10.668
Indirect	16	$1.297	$2.069	$3.830
Total	36	$2..944	$3.997	$14.498

Appleseed estimates that in addition to the impacts on employment, earnings, output and state GDP cited above, the Company's expansion of its North Kingstown operations would directly and indirectly result in a projected increase of approximately $134,000 in annual state tax revenues in 2028, including:

- $49,000 in state sales and use taxes paid by the Company's Rhode Island-based subcontractors and suppliers on purchases of taxable goods and services used in the course of their work for the Company
- $50,000 in state personal income taxes paid by workers newly employed by the Company in its expanded Rhode Island operations; or by Rhode Island workers whose jobs are indirectly attributable to the Company's expanded Rhode Island operations
- $14,000 in state business taxes paid by the Company's Rhode Island-based subcontractors and suppliers as a result of their work for the Company
- $18,000 in payroll taxes paid jointly by the Company and its employees, and by its suppliers and their employees
- $3,000 in other state taxes and fees

Hiring

The Company seeks to hire individuals who are qualified or trainable for employment as determined by its standards of education, experience, aptitude, and character. All decisions regarding the recruitment, selection, and placement of employees are made solely on the basis of job-related criteria.

The Company makes every effort to provide reasonable accommodation to qualified applicants with disabilities who are selected for a position, who make the organization aware of their legally recognized disability, and who are able to perform the essential functions of the position for which they are applying.

Employment is at-will unless otherwise provided in a writing signed by the Executive Team; nothing in the hiring process creates a contractual relationship between an employee and the Company

Benefits

The Company offers the following benefits to employees working at least 30 hours per week:

- Medical, dental and vision insurance for those who choose to enroll
- Retirement savings plans
- Short- and long-term disability, Workers Compensation and life insurance
- Professional development, training and tuition reimbursement

Impact

The state fiscal impact of the requested tax credits is estimated to be $395,438 in forgone state revenue over ten years. Direct and indirect economic and fiscal benefits of the proposed project include the estimated increase in annual state GDP of $3.997 million in 2028, the estimated associated job creation, and a gross increase of approximately $1.608 million in state personal income, sales, business and other taxes during the twelve-year commitment period beginning in 2027. These benefits are detailed in the foregoing analysis.

In addition to benefits outlined above, the expansion of Edesia's North Kingstown operations would contribute in other ways to the vitality of Rhode Island's economy, including:

- Providing a strong foundation for continued growth of the Company's operations in Rhode Island
- Highlighting Rhode Island's attractiveness as a location for companies engaged in the manufacture and worldwide distribution of innovative, high-demand products

Beyond the fiscal impact noted above, there is no anticipated financial exposure to the state. Various features of the Qualified Jobs Incentive program mitigate risk to the state. Most notably, the value of Qualified Jobs Incentive tax credits would be determined on the basis of the number of workers employed and the wages actually paid by the Company.

TAB 5

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the amendments to the agreements awarded to Skills for Rhode Island's Future under the Network Matching Grant Program as presented to the Board.

TAB 6

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the award of incentives to 297 Dexter Holdings LLC under the Rebuild Rhode Island Tax Credit Act pursuant to the resolution submitted to the Board.

RHODE ISLAND COMMERCE CORPORATION
RESOLUTION AUTHORIZING THE ISSUANCE OF TAX CREDITS
UNDER THE REBUILD RHODE ISLAND TAX CREDIT ACT
November 2, 2026

WHEREAS: The Rhode Island Commerce Corporation (the "Corporation") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the "Act"); and

WHEREAS: Chapter 64.20 of Title 42 of the General Laws of Rhode Island (the "Rebuild RI Tax Credit Act"), as amended, authorizes the Corporation to approve the issuance of tax credits in relation to certain development projects in the State; and

WHEREAS: The Corporation promulgated rules and regulations (the "Rules") governing the tax credit program established by the Rebuild RI Tax Credit Act. Capitalized terms used herein but not defined shall have the meaning as set forth in the Rules; and

WHEREAS: The Corporation received an application for tax credits from 297 Dexter Holdings LLC (the "Recipient") under the Rebuild RI Tax Credit Act in relation to a project (the "Project") located at 297 Dexter Street, Providence, RI;

WHEREAS: The Corporation's Investment Committee has reviewed and considered the proposed issuance of tax credits and a sales and use tax exemption to the Recipient and has voted to recommend to the Board of Directors (the "Board") of the Corporation the approval of the tax credits and tax exemption; and

WHEREAS: The Board of the Corporation received a presentation inclusive of a term sheet detailing the Project and proposed incentives together with a recommendation from the staff of the Corporation to approve the issuance of tax credits and a sales and use tax exemption to the Recipient in accordance with the Rebuild RI Tax Credit Act and the Rules.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

RESOLVED:

1. To accomplish the purposes of the Act and the Rebuild RI Tax Credit Act, the Corporation approves the issuance of tax credits to the Recipient in an amount not to exceed One Million Dollars ($1,000,000) and authorizes a sales and use tax exemption.

2. The authorization provided herein is subject to the following conditions:

    a. The execution of an Incentive Agreement between the Corporation and the Recipient meeting the requirements of the Rebuild RI Tax Credit Act and the Rules

in such form as one of the Authorized Officers (hereinafter defined) shall deem appropriate in the sole discretion of such Officer;

b. Imposition of a deed restriction or some other instrument restricting the Project to not less than twenty-nine (29) units for so called workforce housing as determined by an Authorized Officer in his or her reasonable discretion.

c. Verification by the Corporation of compliance with the Eligibility Requirements of the Rules prior to Certification of any award of tax credits to the Recipient; and

d. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.

3. The Board of the Corporation hereby finds and determines that: (i) the approval will prevent, eliminate, or reduce unemployment or underemployment in the State and will generally benefit economic development of the State; (ii) that, to the extent applicable, the provisions of RIGL § 42-64-10(a)(1)(ii) through (v) have been satisfied; (iii) that the Recipient's Equity in the Project is not less than twenty percent (20%) of the total Project Cost and otherwise meets the Project Cost criteria of the Rebuild RI Tax Credit Act; (iv) there is a Project Financing Gap for the Project such that after taking into account all available private and public funding sources, the Project is not likely to be accomplished by private enterprise without the incentives described in the Act and the Rules; (v); the Project is in a Certified or Recognized Historic structure and is therefore exempt from the requirements set forth in R.I. Gen. Laws §42-64.20-5(3)(ii) and (iii); (vi) the total amount of Tax Credits awarded for the Project is the lesser of thirty percent (30%) of the total Project Cost or the amount needed to close the Project Financing Gap; (vii) that the construction project costs for the Project are Seven Million Five Hundred Forty Two Thousand Four Hundred Forty Dollars ($7,542,440); (viii) that the Chief Executive Officer of the Corporation has provided written confirmation required by the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 1); (ix) the Secretary of Commerce has provided written confirmation required by the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 1); (x) the Office of Management and Budget has provided written confirmation required under the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 2); and (xi) the Recipient has demonstrated that it will otherwise satisfy the Eligibility Requirements of the Rules for a Residential Project.

4. Prior to the execution of an Incentive Agreement with the Recipient, the Corporation shall prepare and publicly release an analysis of the impact that the issuance of the tax credits will or may have on the State considering the factors set forth in RIGL § 42-64-10(a)(2) (a copy of which is annexed hereto as Exhibit 3).

5. The Authorized Officers of the Corporation for purposes of this Resolution are the Chair, the Vice Chair, the Secretary of Commerce, the President & COO, the Chief Financial Officer or the Executive Vice President Investments (the "Authorized Officers"). Any one of the Authorized Officers of the Corporation, acting singly, is

hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the Corporation. The Authorized Officers shall have no obligation to take any action with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Recipient by virtue of having adopted this Resolution. The Secretary or the Assistant Secretary of the Corporation, and each, acting singly, is hereby authorized to affix a seal of the Corporation on any of the documents authorized herein and to attest to the same.

6. All covenants, stipulations, and obligations and agreements of the Corporation contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the Corporation, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

7. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

8. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby and all prior actions taken in connection herewith are, ratified, approved and confirmed.

9. This Resolution shall take effect upon adoption by the Board.

10. This Resolution shall automatically expire and be of no further force and effect if the Corporation has not entered into an Incentive Agreement with the Developer within two hundred seventy (270) days from the date of adoption of this Resolution.

EXHIBIT 1

From:	Stefan Pryor, Secretary of Commerce James Bennett, President and Chief Executive Officer of the Rhode Island Commerce Corporation
To:	Board of Directors, Rhode Island Commerce Corporation
Re:	Rebuild Rhode Island Tax Credit Application
Date:	November 2, 2026

The staff of the Rhode Island Commerce Corporation (the "Corporation") is recommending to the Board of Directors that it approve tax credits pursuant to the Rebuild Rhode Island Tax Credit program. The recommendation is as follows:

- To consider the application of Residences at 297 Dexter Holdings LLC for tax credits of $1,000,000.

This memo serves as the written confirmation, pursuant to Rhode Island General Laws § 46-64.20-6, of the following:

1. The Corporation staff has reviewed the application submitted and the impact analysis for this project (the impact analysis is provided to the Board as an exhibit to the approving resolution for the project).

2. The project is consistent with the purpose of the Rebuild Rhode Island Tax Credit Act, R.I. Gen. Laws § 42-64.20-1 *et seq.*

The total credits to be awarded to the applicant shall not be in excess of the amount listed above.

EXHIBIT 2

STATE OF RHODE ISLAND
DEPARTMENT OF ADMINISTRATION

OFFICE OF MANAGEMENT & BUDGET

Brian M. Daniels, Director

One Capitol Hill
Providence, RI 02908-5890

Office: (401) 574-8430
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MEMORANDUM

To: Board of Directors, Rhode Island Commerce Corporation

From: Brian M. Daniels, Director, Office of Management and Budget

Date: October 30, 2026

Subject: Rebuild Rhode Island Tax Credit Applications

The staff of the Rhode Island Commerce Corporation (the "Corporation") has informed the Office of Management and Budget ("OMB") that it intends to recommend the Corporation's Board of Directors (the "Board") approve the following applications for Rebuild Rhode Island tax credits and sales and use tax (SUT) exemptions:

- 297 Dexter Holdings, LLC: $1,000,000.00 in Rebuild Rhode Island tax credits projected to begin redemption in FY 2028, with any SUT exemptions to reduce Rebuild credits on a dollar-for-dollar basis,
- American Cord & Webbing Co. Inc.: $450,000.00 in Rebuild Rhode Island tax credits projected to begin redemption in FY 2029, with any SUT exemptions to reduce Rebuild credits on a dollar-for-dollar basis, and
- Marathon Development, LLC: $444,175.00 in Rebuild Rhode Island tax credits and $899,102.00 in SUT exemptions projected to begin redemption in FY 2029.

Though OMB provided a memorandum dated September 28, 2026, related to the proposed Dexter Holdings project, we have received information from the Corporation that the proposal was not presented to the Board for decision at the September 28 meeting. Therefore, we include Dexter Holdings in this memo as a new proposal that the Corporation anticipates recommending to the Board at the November 2, 2026, meeting, and this memo will supersede the September 28 memo.

In addition to the award of Rebuild credits and SUT exemptions to the projects listed above, OMB has received information from the Corporation that the Immunex Rhode Island Corporation project has been certified for its projected $690,000.00 in Rebuild tax credits in FY 2026 and $728,664.97 in SUT exemptions, which is $2,526,335.03 less than its originally approved SUT exemption amount, reducing the aggregate total of approved credits and exemptions by this amount.

Rhode Island General Laws Section 42-64.20-5(h) authorizes aggregate tax credits, SUT exemptions, and/or loans under the Rebuild Rhode Island Tax Credit program in an amount not to exceed $250 million (increased from $225 million in the FY 2027 enacted budget). As of OMB's August 24, 2026, memo, the Corporation had approved tax credits and SUT exemptions

under the program in the amount of $226,458,579.40. The reduction from the approved SUT exemptions for Immunex brings this total to $223,932,244.37.

The proposed projects listed above total $2,793,277.00 in tax credits and SUT exemptions. The approval of all three projects in the amounts proposed would bring the aggregate total of approved tax credits and SUT exemptions under the Rebuild Rhode Island program to $226,725,521.37. Currently net appropriations of $200.8 million have been made into the Rebuild Rhode Island Tax Credit Fund, which includes the additional $6.7 million appropriated in the FY 2027 enacted budget. Additional funding is expected in future legislative sessions to meet the remaining obligations. Pursuant to section 42-64.20-6(a)(4), OMB confirms that the aggregate credits recommended by the Commerce Corporation do not exceed the maximum aggregate credits allowed under this chapter in accordance with § 42-64.20-5(f).

Based on information provided by the Corporation, OMB anticipates the budget impact to the State of the tax credits, SUT exemptions, and/or loans, if approved, in the year of application and in subsequent years will be as set forth in the attached Exhibit A.

Exhibit A

Fiscal Year Impact of Proposed Rebuild Rhode Island Tax Credit Projects

Projects Confirmed as of 1/25/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Boome Capital Partners (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$497,625.90	$500,632.87	$378,359.14	$378,359.14	$378,359.14	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,132,734.00
Nita M. Crescenz & Co (Final)	$0.00	$0.00	$0.00	$0.00	$1,345,489.91	$784,874.95	$784,874.95	$784,874.95	$784,874.95	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,484,999.70
Subtotal:	$0.00	$0.00	$0.00	$0.00	$1,345,489.91	$1,282,498.85	$1,285,487.41	$1,163,234.09	$1,163,234.09	$378,359.14	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,617,733.70

Projects Confirmed as of 2/2/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Waldorf Capital Management (Amended on 12/19/16 as Chestnut Commons)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Cure Mind Association, LLC (Amended on 5/1/17)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as of 5/2/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Providence Capital III* (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$179,399.69	$179,399.69	$179,398.87	$179,398.87	$179,398.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$896,996.98
78 Fountain JV Owner, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$1,100,721.60	$1,100,721.60	$1,100,721.60	$1,100,721.60	$1,100,720.70	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,503,607.10
WaterDevelopment and Cross Development (Final)	$0.00	$0.00	$0.00	$0.00	$1,097,280.00	$914,400.00	$548,640.00	$548,640.00	$548,640.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,657,600.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$1,097,280.00	$2,194,521.29	$1,828,761.29	$1,828,760.47	$1,828,760.47	$1,280,119.57	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,058,203.10

Projects Confirmed as of 5/09/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
AT Cross Company (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as of 5/23/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	$0.00
Union Mill LLC (Final)	$0.00	$0.00	$0.00	$0.00	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,626,403.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,626,403.00

Projects Confirmed as of 6/27/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
D'Ambra Warwick Hotel LLC (Final)	$0.00	$0.00	$0.00	$212,486.64	$212,485.87	$212,485.87	$212,485.87	$212,485.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,062,430.11
Ocean State Jobbers, Inc. (Final)	$0.00	$0.00	$0.00	$0.00	$1,240,000.00	$0.00	$1,240,000.00	$620,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,100,000.00
Subtotal:	$0.00	$0.00	$0.00	$212,486.64	$1,452,485.87	$212,485.87	$1,452,485.87	$832,485.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,162,430.11

Projects Confirmed as 8/29/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Ralyn Esthetic Ingredients USA, Inc. (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 9/23/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Lippitt Mill LLC (Amended on 9/23/19 as Pawtucket Development Group, LLC)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 9/26/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Urban Smart Growth, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$713,932.00	$713,932.00	$713,931.00	$713,931.00	$713,931.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,569,657.00
Rural Oaks Realty, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$713,932.00	$713,932.00	$713,931.00	$713,931.00	$713,931.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,569,657.00

Projects Confirmed as 11/21/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
City of Newport (Amended on 12/17/18)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 12/09/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Chestnut Commons (Amended on 10/30/17 as Waldorf Capital Partners)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Virgin Poke (Final)	$0.00	$0.00	$0.00	$273,777.30	$0.00	$829,331.91	$657,875.45	$486,089.70	$486,089.70	$333,091.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,047,155.26
Subtotal:	$0.00	$0.00	$0.00	$273,777.30	$0.00	$829,331.91	$657,875.45	$486,089.70	$486,089.70	$333,091.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,047,155.26

Projects Confirmed as 1/25/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Doorsanty (Amended on 12/20/17 as Crunch Associates LP)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 2/27/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
BAT Development LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Agenda Travel Operations USA Inc (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 5/1/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total

ESL Partner, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$2,842,747.20	$2,842,747.20	$2,842,747.20	$2,842,747.20	$2,842,747.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,213,736.00
Wexford Science & Technology, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$1,670,982.00	$1,670,982.00	$1,670,982.00	$1,670,982.00	$1,670,982.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,354,910.00
Case Island Association, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$1,670,982.00	$4,513,749.20	$4,513,749.20	$4,513,749.20	$4,513,749.20	$2,842,747.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,568,646.00

Projects Confirmed as 5/22/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
TPD 100 Sales Hotel, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$100.00	$100.00	$100.00	$100.00	$100.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00
110 North Main, LLC and 110 North Main Management, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$600,000.00	$600,100.00	$600,100.00	$600,100.00	$600,100.00	$100.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,500.00

Projects Confirmed as 10/30/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Waldorf Capital Partners LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$618,683.56	$618,682.67	$618,682.67	$618,682.67	$618,682.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,093,414.22
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$618,683.56	$618,682.67	$618,682.67	$618,682.67	$618,682.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,093,414.22

Projects Confirmed as 11/29/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Gotham Greens Holdings LLC (Revised Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$643,500.00	$375,500.00	$0.00	$351,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,370,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$643,500.00	$375,500.00	$0.00	$351,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,370,000.00

Projects Confirmed as 12/18/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Carnish Associates LP (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,171,413.00	$2,642,845.00	$1,585,707.00	$1,585,707.00	$1,585,707.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,571,379.00
Infosys Limited (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,171,413.00	$2,642,845.00	$1,585,707.00	$1,585,707.00	$1,585,707.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,571,379.00

Projects Confirmed as 1/22/18	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Sprague Street Owner, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00

Projects Confirmed as 4/19/18	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Innovate Rhode Island Corporation (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$490,000.00	$490,000.00	$490,000.00	$490,000.00	$490,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,430,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$490,000.00	$490,000.00	$490,000.00	$490,000.00	$490,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,430,000.00

Projects Confirmed as 5/21/18	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Electric Boat Corporation (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,491.23	$462,500.00	$292,500.00	$250,000.00	$285,000.00	$7,500.00	$7,500.00	$15,000.00	$12,500.00	$7,500.00	$7,500.00	$22,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$1,805,491.23
Infinite Mind Solutions, LLC (2nd Revised Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00	$450,491.23	$462,500.00	$292,500.00	$250,000.00	$285,000.00	$7,500.00	$7,500.00	$15,000.00	$12,500.00	$7,500.00	$7,500.00	$22,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$2,494,891.23

Projects Confirmed as 6/28/18	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Kaleus Therapeutics, Inc. (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 11/29/18	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 12/17/18	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
City of Newport (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$642,086.49	$428,057.96	$428,057.96	$321,042.80	$321,042.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,140,398.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$642,086.49	$428,057.96	$428,057.96	$321,042.80	$321,042.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,140,398.00

Projects Confirmed as 1/28/19	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
BAC CVP Alo8 LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 5/6/19	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Farm Fresh Rhode Island (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$666,667.00	$666,667.00	$555,555.00	$333,333.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,888,889.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$666,667.00	$666,667.00	$555,555.00	$333,333.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,888,889.00

Projects Confirmed as 9/23/19	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Pawtucket Development Group, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,553,500.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,553,500.00

Projects Confirmed as 2/26/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Moorhouse Products Corporation (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$165,000.00	$165,000.00	$165,000.00	$165,000.00	$165,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$825,000.00
Blount Fine Foods Corporation (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
RTO Armory Park View, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$186,984.94	$186,984.94	$186,984.94	$186,984.94	$186,984.94	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$934,924.68
536 Atwells, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$105,000.00	$105,000.00	$105,000.00	$105,000.00	$105,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$525,000.00
Power Real Estate Group, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400,000.00	$400,000.00	$300,000.00	$300,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$305,000.00	$491,984.94	$491,984.94	$1,091,984.94	$1,056,984.94	$849,984.94	$465,000.00	$165,000.00	$165,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,274,924.68

Projects Confirmed as 6/22/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
AETech 18/B, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Fuller Mill Realty LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Nexus Holdings LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
Fifth 53 Barnet Providence LLP (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Tiered Factor Holder Properties, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
East Greenwich Partners, LLC (Amended on 6/28/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
300 Pine Street, LLC (Amended on 8/23/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
The Woonasquatt Neighborhood Development Corporation (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$250,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Southside Community Land Trust (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$122,000.00	$122,000.00	$122,000.00	$122,000.00	$122,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$610,000.00
36 Kennedy Partners, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00
Link Street, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$650,000.00	$650,000.00	$650,000.00	$650,000.00	$650,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,250,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,000.00	$18,000.00	$668,000.00	$790,000.00	$1,390,000.00	$1,272,000.00	$1,272,000.00	$622,000.00	$300,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,450,000.00

Projects Confirmed as 7/16/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Rhode Island Waterfront Enterprise, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$35,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$35,000,000.00

Projects Confirmed as 12/8/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
401 Tech Bridge (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 12/31/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
16 Broad St (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$28,460.00	$28,460.00	$28,460.00	$28,460.00	$28,460.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$142,300.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$28,460.00	$778,460.00	$778,460.00	$778,460.00	$778,460.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,892,300.00

Projects Confirmed as 2/3/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Tidewater Landing (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00

Projects Confirmed as 5/24/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Northpoint Airport Road Warwick, LLC (Withdrew)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Manatee Cloning (Amended on 9/27/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 6/2021	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Arctic Mill Realty Partners, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
East Greenwich Partners, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$144,542.80	$144,542.80	$144,542.80	$144,542.80	$144,542.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$724,714.00
Branch Holdings LLC/Branch Argentstone LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400,000.00	$544,542.80	$544,542.80	$544,542.80	$544,542.80	$144,542.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,724,714.00

Projects Confirmed as 08/25/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
500 Pine Street, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$777,778.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$777,778.00
Projects Confirmed as 09/27/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Mountain Cooling (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$410,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$410,000.00
Projects Confirmed as 12/20/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
The Dudley Building (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00
Projects Confirmed as 5/4/22	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
High Rock Westminster Street, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$3,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000,000.00
Projects Confirmed as 12/12/22	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Hartford Holdings, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 04/29/23	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
One Union Station, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Projects Confirmed as of 12/15/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
136 Westminster, LLC (Withdrew prior to Board approval)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as of 04/22/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Walker Lofts LP and Walker Lofts 2 LP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,000,000.00
Projects Confirmed as of 06/19/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Axelrod Industries	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,490,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,490,000.00
Projects Confirmed as of 09/30/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
36 Exchange Terrace	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50,000.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,000.00
Regent Craft Inc (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$40,000.00	$990,000.00	$990,000.00	$960,000.00	$720,000.00	$540,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,450,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00	$1,080,000.00	$1,080,000.00	$1,050,000.00	$810,000.00	$630,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,900,000.00
Projects Confirmed as of 10/24/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Cognoscente Holdings Inc	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00
Projects Confirmed as of 12/16/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Unity Park, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,480,082.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,480,082.00
Projects Confirmed as of 02/25/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Morton Development Partners, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
Projects Confirmed as of 09/22/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
CV Dyer Street, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,000,000.00
Project Proposed for Approval 02/09/2026	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Metro Center, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Projects Proposed for Approval 11/02/2026	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
287 Dexter Holdings, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Aquarium Civil & Welding Co. Inc.	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,000.00
Marellum Development, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$88,835.00	$88,835.00	$88,835.00	$88,835.00	$88,835.00	$0.00	$0.00	$0.00	$0.00	$0.00	$444,175.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$378,835.00	$378,835.00	$378,835.00	$378,835.00	$178,835.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,894,175.00
ALL PROJECTS TOTAL:	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
	$0.00	$0.00	$0.00	$486,243.94	$7,051,328.38	$12,582,600.72	$19,135,422.07	$16,082,002.78	$15,427,766.22	$10,506,541.11	$9,419,075.60	$13,917,630.74	$21,055,159.74	$19,769,454.20	$18,454,954.20	$14,138,351.40	$7,786,351.00	$286,351.00	$22,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$183,080,476.70

Estimated Sales Tax Rebates by Fiscal Year

Fiscal Year - Sales Tax Rebates	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Total
1 45 Pike (Terminated)	-	-	-	-	-																	0.00
																						900,000.00
																						851,704.05
2 78 Fountain Street (Final)				306,203.42	545,500.63																	0.00
3 A.T. Cross (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
4 Agoda (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500,000.00
																						970,847.00
5 Aloft Hotel (Final)						970,847.00																0.00
6 Bristol Belvedere (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7 Case Mead (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	572,000.00
																						452,050.17
8 Chestnut Commons (Final)					452,050.17																	378,000.00
																						336,356.00
9 Downcity II (Revised)						336,356.00																1,000,000.00
																						1,000,000.00
10 Dexter Street (Revised)								1,000,000.00														18,000,000.00
																						18,000,000.00
11 Electric Boat (2nd Revision)						3,219,957.76	-	3,900,000.00				6,700,000.00				1,700,000.00						0.00
12 Farm Fresh	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	471,500.00
																						0.00
13 Finlay (Terminated)																						0.00
14 Gotham Greens	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	790,000.00
																						450,597.39
15 Hope Artiste (Final)				450,597.39																		3,255,000.00
																						728,664.97
16 Immunex RI Corporation (Final)									728,664.97													1,800,000.00
																						1,388,172.00
17 Infinity Meat (Final)					1,388,172.00																	100,000.00
																						0.00
18 Infosys (Terminated)																						0.00
19 Innovate Newport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	230,691.00
																						230,691.00
20 Lippitt Mill (2nd Revision)								230,691.00														271,239.00
																						127,442.19
21 Louttit Laundry (Final)				127,442.19																		1,503,519.00
																						1,232,059.88
22 Ocean State Job Lot (Final)			1,232,059.88																			0.00
23 ONE MetroCenter (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000.00
																						412,443.30
24 Pontiac Mills (Final)				412,443.30																		0.00
25 Prospect Heights	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	600,000.00
																						600,000.00
26 Providence Commons (Final)			600,000.00																			150,000.00
																						96,656.23
27 R&W Phase II (Final)				96,656.23																		726,237.00
																						132,316.00
28 Residence Inn (Final)				132,316.00																		700,000.00
																						700,000.00
29 River House (Final)				700,000.00																		0.00
																						1,000,000.00
																						537,176.00
31 The Edge (Final)			537,176.00																			0.00
																						271,040.00
																						194,591.00
33 Union Trust (Final)				194,591.00																		341,798.00
																						110,748.28
34 Virgin Pulse (Final)		42,728.28	-	68,020.00																		531,513.10
35 Warwick Hyatt Hotel (Final)		531,513.10																				1,597,036.00
																						734,188.74
36 Wexford (Final)				734,188.74																		0.00
37 Blount Fine Foods	-	-	-	-	[269808]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
38 Mearthane Products	-	-	-	-	[63000]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,075.32
39 Parade Street	-	-	-	-	-	-	65,075.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	127,284.65
40 Strive Lofts	-	-	-	-	-	127,284.65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
41 Parcel 6	-	-	-	-	[670095]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	750,000.00
																						750,000.00
42 Hotel Beatrice (Final)					750,000.00																	

43 Fuller Mill (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
44 Millrace I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
45 Nexus Lofts	-	-	-	-	[161700]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
46 South Quay Marine Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
47 Merchant Oversees (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
48 404 Broad Street	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
49 Millrace District II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
50 401 Techbridge (Terminated)																							190,000.00
[illegible]					[illegible]																		190,000.00
51 JK Equities (2nd Revision)								190,000.00															0.00
52 16 Broad Street																							4,000,000.00
[illegible]						[illegible]																	4,000,000.00
53 Tidewater Landing (Revised)								4,000,000.00															0.00
54 Northpoint Airport Road Warwick, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
55 Minautre Casting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
56 Arctic Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
57 East Greenwich Partners	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
58 Wanskuck Mill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000.00
[illegible]						[illegible]																	295,365.80
59 The Studley Building (Revised)							295,365.80																4,500,000.00
60 Superman Building	-	-	-	-	-	-	-	-	-	-	-	4,500,000.00	-	-	-	-	-	-	-	-	-	-	0.00
61 Ann & Hope Mill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
62 Track 15 Food Hall	-	-	-	-	-	-	-	-	-	1,000,000.00	-	-	-	-	-	-	-	-	-	-	-	-	1,000,000.00
63 Walker Lofts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
64 Anduril Industries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
65 36 Exchange Terrace	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
66 Regent Craft, Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
67 Organogenesis Holdings Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
68 Unity Park, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
69 Manton Development Partners, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
70 CV Dyer Street, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
71 Metro Center, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
72 297 Dexter Holdings, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
73 American Cord & Webbing Co. Inc.	-	-	-	-	-	-	-	-	-	-	-	-	899,102.00	-	-	-	-	-	-	-	-	-	899,102.00
74 Marathon Development, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
Total Rebuild Sales Tax	**0.00**	**574,241.38**	**2,369,235.88**	**3,222,458.27**	**3,135,722.80**	**4,654,445.41**	**360,441.12**	**9,320,691.00**	**728,664.97**	**1,000,000.00**	**4,500,000.00**	**7,599,102.00**	**0.00**	**0.00**	**0.00**	**1,700,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**41,645,045.07**

Notes: Amounts in brackets are sales tax rebates estimates that are folded into the overall Rebuild credit amounts.

EXHIBIT 3

Economic and tax revenue impacts of redevelopment and operations of 297 Dexter Street, Providence

Impact of construction

297 Dexter Holdings LLC ("the Applicant") is proposing to redevelop 297 Dexter Street, a 28,000 square-foot, two-story, 106-year-old industrial building located within a mile from Downtown Providence. The Applicant is proposing to convert the property into 56 rental apartments, 12 of which would be affordable. The Applicant estimates that the project would cost a total of approximately $12.508 million.

After excluding certain expenditures (such as property acquisition costs and interest paid during construction) that do not directly affect Rhode Island's economy, Appleseed estimates that (as shown in Table 1) spending approximately $11.268 million on conversion of the building to residential use would directly and indirectly support:

- 64 jobs in Rhode Island in construction and related industries;
- $5.653 million in earnings (in 2027 dollars);
- $14.958 million in statewide economic output; and
- A one-time increase of $8.169 million in Rhode Island's GDP.

Table 1: Direct, indirect and total impact of construction (income, value-added and output in thousands of 2027 dollars)

	Jobs	Earnings	Value added	Output
Direct	47	$5,378.7	$5,848.2	$11,186.9
Indirect	17	$1,274.3	$2,320.8	$3,770.7
Total	64	$5,653.0	$8,169.0	$14,957.6

Construction spending would directly and indirectly generate approximately $366,000 in state tax revenue, including:

- $182,000 in state sales and use taxes paid by the Applicant and its suppliers on purchases of materials and equipment used in construction
- $99,000 in state personal income taxes paid by workers employed on the project by the Applicant or its suppliers and subcontractors
- $45,000 in state business taxes paid by the Applicant, or by its Rhode Island-based subcontractors and suppliers as a result of their work for the Applicant
- $29,000 in payroll taxes paid jointly by the Applicant~~Company~~ and its employees, and by its suppliers and their employees
- $11,000 in other state taxes and fees

Impact of ongoing operations

Based on estimates of operating expenditures provided by the Applicant, Appleseed estimates that management, operations and management of the proposed residential development will in its first stabilized year directly and indirectly account for:

- 1.5 jobs in Rhode Island, with annual earnings of approximately $88,800 (in 2028 dollars)
- An increase of approximately $348,500 in Rhode Island's annual economic output
- An increase of $225,200 in the State's annual GDP

Table 2: Annual impact (direct and indirect) of building management and operations (income, value-added and output in thousands of 2028 dollars)

	Jobs	Earnings	Value added	Output
Direct	1	$63.4	$178.9	$263.3
Indirect	0.5	$25.4	$46.3	$85.2
Total	1.5	$88.8	$225.2	$348.5

Ongoing building operations would directly and indirectly generate approximately $17,900 annually in state tax revenue, including:

- $12,700 in state sales and use taxes
- $1,600 in state personal income taxes paid by workers employed by the Applicant, or by contract service providers and suppliers
- $2,400 in state business taxes paid by the Applicant, or by its Rhode Island-based contractors and suppliers
- $500 in payroll taxes paid jointly by the Company and its employees, and by its contractors and suppliers and their employees
- $700 in other state taxes and fees

During construction and the twelve-year period following construction, the proposed project would generate approximately $605,800 in state tax revenues.

TAB 7

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the award of incentives to Marathon Development LLC under the Rebuild Rhode Island Tax Credit Act pursuant to the resolution submitted to the Board.

RHODE ISLAND COMMERCE CORPORATION
RESOLUTION AUTHORIZING THE ISSUANCE OF TAX CREDITS
UNDER THE REBUILD RHODE ISLAND TAX CREDIT ACT
November 2, 2026

WHEREAS: The Rhode Island Commerce Corporation (the "Corporation") was created and exists as a public corporation, governmental agency and public instrumentality of the State of Rhode Island (the "State") under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the "Act"); and

WHEREAS: Chapter 64.20 of Title 42 of the General Laws of Rhode Island (the "Rebuild RI Tax Credit Act"), as amended, authorizes the Corporation to approve the issuance of tax credits in relation to certain development projects in the State; and

WHEREAS: The Corporation promulgated rules and regulations (the "Rules") governing the tax credit program established by the Rebuild RI Tax Credit Act. Capitalized terms used herein but not defined shall have the meaning as set forth in the Rules; and

WHEREAS: The Corporation received an application for tax credits from Marathon Development LLC, (the "Recipient") under the Rebuild RI Tax Credit Act in relation to a project (the "Project") located on Blackstone Street in Providence; and

WHEREAS: The Corporation's Investment Committee has reviewed and considered the proposed issuance of tax credits and a sales and use tax exemption to the Recipient and has voted to recommend to the Board of Directors (the "Board") of the Corporation the approval of the tax credits and tax exemption; and

WHEREAS: The Board of the Corporation received a presentation inclusive of a term sheet detailing the Project and proposed incentives together with a recommendation from the staff of the Corporation to approve the issuance of tax credits and a sales and use tax exemption to the Recipient in accordance with the Rebuild RI Tax Credit Act and the Rules.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

RESOLVED:

1. To accomplish the purposes of the Act and the Rebuild RI Tax Credit Act, the Corporation approves the issuance of tax credits to the Recipient in an amount not to exceed Four Hundred Forty-Four Thousand One Hundred Seventy-Five Dollars ($444,175) and authorizes a sales and use tax exemption of Eight Hundred Ninety-Nine Thousand One Hundred Two Dollars ($899,102) in addition to the tax credits and any sales and use tax exemption above said amount shall reduce the tax credits on a dollar for dollar basis.

2. The authorization provided herein is subject to the following conditions:

   a. The execution of an Incentive Agreement between the Corporation and the Recipient meeting the requirements of the Rebuild RI Tax Credit Act and the Rules in such form as one of the Authorized Officers (hereinafter defined) shall deem appropriate in the sole discretion of such Officer;

   b. Verification by the Corporation of compliance with the applicable Eligibility Requirements of the Rules prior to Certification of any award of tax credits to the Recipient; and

   c. Such additional conditions as any of the Authorized Officers, acting singly, shall deem appropriate in the sole discretion of such Officer.

3. The Board of the Corporation hereby finds and determines that: (i) the approval will prevent, eliminate, or reduce unemployment or underemployment in the State and will generally benefit economic development of the State; (ii) that, to the extent applicable, the provisions of RIGL § 42-64-10(a)(1)(ii) through (v) have been satisfied; (iii) that the Recipient's Equity in the Project is not less than twenty percent (20%) of the total Project Cost and otherwise meets the Project Cost criteria of the Rebuild RI Tax Credit Act; (iv) there is a Project Financing Gap for the Project such that after taking into account all available private and public funding sources, the Project is not likely to be accomplished by private enterprise without the incentives described in the Act and the Rules; (v) the total amount of Tax Credits awarded for the Project is the lesser of twenty (20%) of the total Project Cost or the amount needed to close the Project Financing Gap; (vi) that the Chief Executive Officer of the Corporation has provided written confirmation required by the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 1); (vii) the Secretary of Commerce has provided written confirmation required by the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 1); (viii) the Office of Management and Budget has provided written confirmation required under the Rebuild RI Tax Credit Act (a copy of which is annexed hereto as Exhibit 2); (ix) the Recipient has demonstrated that it will otherwise satisfy the Eligibility Requirements of the Rules for a Commercial Project.

4. Prior to the execution of an Incentive Agreement with the Recipient, the Corporation shall prepare and publicly release an analysis of the impact that the issuance of the tax credits will or may have on the State considering the factors set forth in RIGL § 42-64-10(a)(2) (a copy of which is annexed hereto as Exhibit 3).

5. The Authorized Officers of the Corporation for purposes of this Resolution are the Chair, the Vice Chair, the Secretary of Commerce, the Chief Financial Officer, the Executive Vice President Investments and James Bennett (the "Authorized Officers"). Any one of the Authorized Officers of the Corporation, acting singly, is hereby authorized to execute, acknowledge and deliver and/or cause to be executed, acknowledged or delivered any documents necessary or appropriate to consummate the transactions authorized herein with such changes, insertions, additions, alterations and

omissions as may be approved by any such Authorized Officers, and execution thereof by any of the Authorized Officers shall be conclusive as to the authority of such Authorized Officers to act on behalf of the Corporation. The Authorized Officers shall have no obligation to take any action with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Recipient by virtue of having adopted this Resolution. The Secretary or the Assistant Secretary of the Corporation, and each, acting singly, is hereby authorized to affix a seal of the Corporation on any of the documents authorized herein and to attest to the same.

6. All covenants, stipulations, and obligations and agreements of the Corporation contained in this Resolution and the documents authorized herein shall be deemed to be covenants, stipulations, obligations and agreements of the Corporation to the full extent authorized and permitted by law and such covenants, stipulations, obligations and agreements shall be binding upon any board or party to which any powers and duties affecting such covenants, stipulations, obligations and agreements shall be transferred by and in accordance with the law. Except as otherwise provided in this Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the Corporation or the members thereof, by the provisions of this Resolution and the documents authorized herein shall be exercised and performed by the Corporation, or by such members, officers, board or body as may be required by law to exercise such powers and perform such duties.

7. From and after the execution and delivery of the documents hereinabove authorized, any one of the Authorized Officers, acting singly, are hereby authorized, empowered and directed to do any and all such acts and things and to execute and deliver any and all such documents, including, but not limited to, any and all amendments to the documents, certificates, instruments and agreements hereinabove authorized, as may be necessary or convenient in connection with the transaction authorized herein.

8. All acts of the Authorized Officers which are in conformity with the purposes and intents of this Resolution and the execution, delivery and approval and performance of such documents authorized hereby and all prior actions taken in connection herewith are, ratified, approved and confirmed.

9. This Resolution shall take effect upon adoption by the Board.

10. This Resolution shall automatically expire and be of no further force and effect if the Corporation has not entered into an Incentive Agreement with the Recipient within 270 days from the adoption hereof.

EXHIBIT 1

From:	Stefan Pryor, Secretary of Commerce James Bennett, President and Chief Executive Officer of the Rhode Island Commerce Corporation
To:	Board of Directors, Rhode Island Commerce Corporation
Re:	Rebuild Rhode Island Tax Credit Application
Date:	November 2, 2026

The staff of the Rhode Island Commerce Corporation (the "Corporation") is recommending to the Board of Directors that it approve tax credits pursuant to the Rebuild Rhode Island Tax Credit program. The recommendation is as follows:

- To consider the application of Marathon Development LLC, for tax credits of $444,175.

This memo serves as the written confirmation, pursuant to Rhode Island General Laws § 46-64.20-6, of the following:

1. The Corporation staff has reviewed the application submitted and the impact analysis for this project (the impact analysis is provided to the Board as an exhibit to the approving resolution for the project).

2. The project is consistent with the purpose of the Rebuild Rhode Island Tax Credit Act, R.I. Gen. Laws § 42-64.20-1 *et seq.*

The total credits to be awarded to the applicant shall not be in excess of the amount listed above.

EXHIBIT 2

STATE OF RHODE ISLAND
DEPARTMENT OF ADMINISTRATION

OFFICE OF MANAGEMENT & BUDGET

Brian M. Daniels, Director

One Capitol Hill
Providence, RI 02908-5890

Office: (401) 574-8430
Fax: (401) 222-6436

MEMORANDUM

To: Board of Directors, Rhode Island Commerce Corporation

From: Brian M. Daniels, Director, Office of Management and Budget

Date: October 30, 2026

Subject: Rebuild Rhode Island Tax Credit Applications

The staff of the Rhode Island Commerce Corporation (the "Corporation") has informed the Office of Management and Budget ("OMB") that it intends to recommend the Corporation's Board of Directors (the "Board") approve the following applications for Rebuild Rhode Island tax credits and sales and use tax (SUT) exemptions:

- 297 Dexter Holdings, LLC: $1,000,000.00 in Rebuild Rhode Island tax credits projected to begin redemption in FY 2028, with any SUT exemptions to reduce Rebuild credits on a dollar-for-dollar basis,
- American Cord & Webbing Co. Inc.: $450,000.00 in Rebuild Rhode Island tax credits projected to begin redemption in FY 2029, with any SUT exemptions to reduce Rebuild credits on a dollar-for-dollar basis, and
- Marathon Development, LLC: $444,175.00 in Rebuild Rhode Island tax credits and $899,102.00 in SUT exemptions projected to begin redemption in FY 2029.

Though OMB provided a memorandum dated September 28, 2026, related to the proposed Dexter Holdings project, we have received information from the Corporation that the proposal was not presented to the Board for decision at the September 28 meeting. Therefore, we include Dexter Holdings in this memo as a new proposal that the Corporation anticipates recommending to the Board at the November 2, 2026, meeting, and this memo will supersede the September 28 memo.

In addition to the award of Rebuild credits and SUT exemptions to the projects listed above, OMB has received information from the Corporation that the Immunex Rhode Island Corporation project has been certified for its projected $690,000.00 in Rebuild tax credits in FY 2026 and $728,664.97 in SUT exemptions, which is $2,526,335.03 less than its originally approved SUT exemption amount, reducing the aggregate total of approved credits and exemptions by this amount.

Rhode Island General Laws Section 42-64.20-5(h) authorizes aggregate tax credits, SUT exemptions, and/or loans under the Rebuild Rhode Island Tax Credit program in an amount not to exceed $250 million (increased from $225 million in the FY 2027 enacted budget). As of OMB's August 24, 2026, memo, the Corporation had approved tax credits and SUT exemptions

under the program in the amount of $226,458,579.40. The reduction from the approved SUT exemptions for Immunex brings this total to $223,932,244.37.

The proposed projects listed above total $2,793,277.00 in tax credits and SUT exemptions. The approval of all three projects in the amounts proposed would bring the aggregate total of approved tax credits and SUT exemptions under the Rebuild Rhode Island program to $226,725,521.37. Currently net appropriations of $200.8 million have been made into the Rebuild Rhode Island Tax Credit Fund, which includes the additional $6.7 million appropriated in the FY 2027 enacted budget. Additional funding is expected in future legislative sessions to meet the remaining obligations. Pursuant to section 42-64.20-6(a)(4), OMB confirms that the aggregate credits recommended by the Commerce Corporation do not exceed the maximum aggregate credits allowed under this chapter in accordance with § 42-64.20-5(f).

Based on information provided by the Corporation, OMB anticipates the budget impact to the State of the tax credits, SUT exemptions, and/or loans, if approved, in the year of application and in subsequent years will be as set forth in the attached Exhibit A.

Exhibit A

Fiscal Year Impact of Proposed Rebuild Rhode Island Tax Credit Projects

	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Projects Confirmed as of 1/27/16																								
Bovine Capital Partners (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$497,623.90	$500,432.67	$378,159.14	$378,159.14	$378,159.14	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,132,714.00
John M. Corcoran & Co (Final)	$0.00	$0.00	$0.00	$0.00	$1,345,499.91	$784,874.95	$784,874.95	$784,874.95	$784,874.95	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,484,999.70
Subtotal:	$0.00	$0.00	$0.00	$0.00	$1,345,499.91	$1,282,498.85	$1,285,487.61	$1,163,034.09	$1,163,034.09	$378,159.14	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,617,713.70
Projects Confirmed as of 2/22/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Waldorf Capital Management (Amended on 12/19/16 as Chestnut Commons)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Cane Mead Association, LLC* (Amended on 5/3/17)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as of 3/28/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Providence Capital III* (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$179,399.69	$179,399.69	$179,398.87	$179,398.87	$179,398.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$896,996.00
78 Fountain JV Owner, LLC* (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$1,100,721.60	$1,100,721.60	$1,100,721.60	$1,100,721.60	$1,100,720.70	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,503,607.10
WaterDevelopment and Omni Development (Final)	$0.00	$0.00	$0.00	$0.00	$1,097,280.00	$914,400.00	$548,640.00	$548,640.00	$548,640.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,657,600.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$1,097,280.00	$2,194,521.29	$1,828,761.29	$1,828,760.47	$1,828,760.47	$1,280,119.57	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,058,203.10
Projects Confirmed as of 5/09/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
AT Cross Company (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as of 5/23/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	$0.00
Union Mill LLC (Final)	$0.00	$0.00	$0.00	$0.00	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,626,403.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$725,280.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,626,403.00
Projects Confirmed as of 6/27/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
D'Ambra Warwick Hotel LLC (Final)	$0.00	$0.00	$0.00	$232,486.64	$232,485.87	$232,485.87	$232,485.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,062,430.11
Ocean State Jobbers, Inc. (Final)	$0.00	$0.00	$0.00	$0.00	$1,240,000.00	$0.00	$1,240,000.00	$620,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,100,000.00
Subtotal:	$0.00	$0.00	$0.00	$232,486.64	$1,472,485.87	$232,485.87	$1,472,485.87	$632,485.87	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,162,430.11
Projects Confirmed as 8/29/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Fialex Extracts & Ingredients USA, Inc. (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 9/22/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Lippitt Mill LLC* (Amended on 9/23/16 as PowtuxEast Development Group, LLC)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 9/26/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Urban Smart Growth, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$713,932.00	$713,932.00	$713,931.00	$713,931.00	$713,931.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,569,657.00
Rural Oaks Realty, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$713,932.00	$713,932.00	$713,931.00	$713,931.00	$713,931.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,569,657.00
Projects Confirmed as 11/21/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
City of Newport (Amended on 12/17/18)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 12/29/16	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Chestnut Commons (Amended on 10/30/17 as Waldorf Capital Partners)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Virgin Pulse (Final)	$0.00	$0.00	$0.00	$273,777.30	$0.00	$829,333.93	$637,875.45	$486,089.70	$486,089.70	$353,993.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,047,155.26
Subtotal:	$0.00	$0.00	$0.00	$273,777.30	$0.00	$829,333.93	$637,875.45	$486,089.70	$486,089.70	$353,993.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,047,155.26
Projects Confirmed as 1/25/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Dovecoty (Amended on 12/19/17 as Crouch Associates LP)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 2/27/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
2AT Development LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Agenda Travel Operations USA Inc (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Projects Confirmed as 5/2/17	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total

SSL Partner, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$2,842,767.20	$2,842,767.20	$2,842,767.20	$2,842,767.20	$2,842,767.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,213,836.00
Wexford Science & Technology, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$1,670,982.66	$1,670,982.66	$1,670,982.66	$1,670,982.66	$1,670,982.66	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,354,913.30
Case Mind Association, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$1,670,982.66	$4,513,749.20	$4,513,749.20	$4,513,749.20	$4,513,749.20	$2,842,767.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,568,746.00

Projects Confirmed as 9/2017	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
TFG 100 Sabin Hotel, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$100.00	$100.00	$100.00	$100.00	$100.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00
110 North Main, LLC and 110 North Main Management, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$600,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$600,000.00	$600,100.00	$600,100.00	$600,100.00	$600,100.00	$100.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,500.00

Projects Confirmed as 10/2017	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Waldorf Capital Partners LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$438,683.56	$438,682.67	$438,682.67	$438,682.67	$438,682.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,093,414.22
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$438,683.56	$438,682.67	$438,682.67	$438,682.67	$438,682.67	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,093,414.22

Projects Confirmed as 11/2017	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Gotham Greene Holdings LLC (Revised Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$643,500.00	$175,500.00	$0.00	$351,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,170,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$643,500.00	$175,500.00	$0.00	$351,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,170,000.00

Projects Confirmed as 12/2017	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Cumuls Associates LP (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,171,413.00	$2,642,845.00	$1,585,707.00	$1,585,707.00	$1,585,707.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,571,379.00
Infosys Limited (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,171,413.00	$2,642,845.00	$1,585,707.00	$1,585,707.00	$1,585,707.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,571,379.00

Projects Confirmed as 1/2018	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Sprague Street Owner, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00

Projects Confirmed as 4/2018	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Innovators Rhode Island Corporation (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$690,000.00	$690,000.00	$690,000.00	$690,000.00	$690,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,450,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$690,000.00	$690,000.00	$690,000.00	$690,000.00	$690,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,450,000.00

Projects Confirmed as 5/21/18	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Electric Boat Corporation (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$456,491.23	$462,500.00	$292,500.00	$290,000.00	$285,000.00	$7,500.00	$7,500.00	$15,000.00	$12,500.00	$7,500.00	$7,500.00	$22,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$1,895,491.23
Infinity Ideal Solutions, LLC (2nd Revised Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$689,400.00	$456,491.23	$462,500.00	$292,500.00	$290,000.00	$285,000.00	$7,500.00	$7,500.00	$15,000.00	$12,500.00	$7,500.00	$7,500.00	$22,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$2,584,891.23

Projects Confirmed as 9/2018	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Rubius Therapeutics, Inc. (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 12/2018	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 12/2018	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
City of Newport (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$642,086.49	$428,057.96	$428,057.96	$321,042.80	$321,042.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,140,288.50
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$642,086.49	$428,057.96	$428,057.96	$321,042.80	$321,042.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,140,288.50

Projects Confirmed as 1/2019	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
BAC CVP Alloft LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 3/2019	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Farm Fresh Rhode Island (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$666,667.00	$666,667.00	$666,667.00	$555,555.00	$555,555.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,555,555.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$666,667.00	$666,667.00	$666,667.00	$555,555.00	$555,555.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,555,555.00

Projects Confirmed as 9/2019	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Pawtucket Development Group, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,553,500.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$510,700.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,553,500.00

Projects Confirmed as 2/24/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Hamilton Products Corporation (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$163,000.00	$163,000.00	$163,000.00	$163,000.00	$163,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$815,000.00
Blount Fine Foods Corporation (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
RCG Armory Park View, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$186,984.94	$186,984.94	$186,984.94	$186,984.94	$186,984.94	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$934,924.68
556 Atwells, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$105,000.00	$105,000.00	$105,000.00	$105,000.00	$105,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$525,000.00
Fewer Real Estate Group, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600,000.00	$600,000.00	$500,000.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$305,000.00	$491,984.94	$491,984.94	$1,091,984.94	$1,054,984.94	$849,984.94	$663,000.00	$163,000.00	$163,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,274,924.68

Projects Confirmed as 4/22/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
AETech HUB, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Fuller Mill Realty LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Nexus Holdings LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
Fehr 33 Barrett Providence LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Three[illegible] Factor Holden Properties, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
East Greenwich Partners, LLC (Amended on 6/28/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
310 Pine Street, LLC (Amended on 8/23/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
The Woonasquatucket Neighborhood Development Corporation (Revised	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Southside Community Land Trust (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$122,000.00	$122,000.00	$122,000.00	$122,000.00	$122,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$610,000.00
30 Kennedy Partners, LLC (Final)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00	$18,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00
Link Street, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$650,000.00	$650,000.00	$650,000.00	$650,000.00	$650,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,250,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,000.00	$18,000.00	$668,000.00	$790,000.00	$1,190,000.00	$1,272,000.00	$1,272,000.00	$622,000.00	$500,000.00	$300,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,450,000.00

Projects Confirmed as 7/16/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Rhode Island Waterfront Enterprise, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000,000.00

Projects Confirmed as 12/8/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
401 Tech Bridge (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 12/31/20	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
3C Equities	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$750,000.00	$750,000.00	$750,000.00	$750,000.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,750,000.00
16 Bowal St (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$28,460.00	$28,460.00	$28,460.00	$28,460.00	$28,460.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$142,300.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$28,460.00	$778,460.00	$778,460.00	$778,460.00	$778,460.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,892,300.00

Projects Confirmed as 2/3/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Tidewater Landing (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00

Projects Confirmed as 5/24/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Northpoint Airport Road Warwick, LLC (Withdrew)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Montaire Cooling (Amended on 9/23/21)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 6/28/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Arctic Mill Realty Partners, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
East Greenwich Partners, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$144,942.80	$144,942.80	$144,942.80	$144,942.80	$144,942.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$724,714.00
Branch Holdings LLC (Branch Augustatown LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$400,000.00	$544,942.80	$544,942.80	$544,942.80	$544,942.80	$344,942.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,724,714.00

Projects Confirmed as 04/23/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
980 Pear Street, LLC (2nd Revision)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$777,778.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$155,555.60	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$777,778.00

Projects Confirmed as 09/27/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Mountain Cutting (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$410,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$82,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$410,000.00

Projects Confirmed as 12/20/21	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
The Dudley Building (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00

Projects Confirmed as 5/4/22	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
High Rock Westminster Street, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$25,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$5,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$25,000,000.00

Projects Confirmed as 12/12/22	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Hartford Holdings, LLC (Terminated)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as 04/20/23	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
One Union Station, LLC (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Subtotal:	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00

Projects Confirmed as of 12/15/23	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
1St Westminster, LLC (Willadsen prior to Board approval)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Projects Confirmed as of 04/22/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Walker Lofts LP and Walker Lofts 2 LP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,000,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$1,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,000,000.00

Projects Confirmed as of 04/19/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Ayuhed Industries	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,490,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$498,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,490,000.00

Projects Confirmed as of 09/30/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
St Exchange Terrace	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50,000.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,000.00
Regent Craft Inc (Revised)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$900,000.00	$900,000.00	$900,000.00	$750,000.00	$450,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,450,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50,000.00	$990,000.00	$990,000.00	$990,000.00	$840,000.00	$540,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,900,000.00

Projects Confirmed as of 10/20/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Engagements Holdings Inc	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,000,000.00

Projects Confirmed as of 12/16/24	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Unity Park, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,680,082.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$536,016.40	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,680,082.00

Projects Confirmed as 02/25/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Maples Development Partners, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00

Projects Confirmed as of 09/22/25	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
CV Dow Street, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,000,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$2,200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$11,000,000.00

Project Proposed for Approval 02/06/2026	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
Metro Center, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00

Projects Proposed for Approval 11/02/2026	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
287 Dexter Holdings, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
Amerman Civil & Webberg Co. Inc.	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$90,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$450,000.00
Marathon Development, LLC	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$88,835.00	$88,835.00	$88,835.00	$88,835.00	$88,835.00	$0.00	$0.00	$0.00	$0.00	$0.00	$444,175.00
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$378,835.00	$378,835.00	$378,835.00	$378,835.00	$178,835.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,894,175.00

	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	FY2037	FY2038	Total
ALL PROJECTS TOTAL:	$0.00	$0.00	$0.00	$486,263.94	$7,051,528.56	$12,582,666.72	$18,139,422.07	$16,082,062.78	$15,627,766.22	$10,306,541.11	$9,419,073.80	$13,917,639.74	$23,855,159.74	$19,769,454.20	$18,434,954.20	$14,138,351.40	$7,786,355.00	$186,355.00	$92,500.00	$12,500.00	$7,500.00	$7,500.00	$7,500.00	$183,090,470.30

Estimated Sales Tax Rebates by Fiscal Year

Fiscal Year - Sales Tax Rebates	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	Total
1 45 Pike (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]					[illegible]																	900,000.00
2 78 Fountain Street (Final)				306,203.42	545,500.63																	851,704.05
3 A.T. Cross (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
4 Agoda (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]					[illegible]																	1,500,000.00
5 Aloft Hotel (Final)						970,847.00																970,847.00
6 Bristol Belvedere (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
7 Case Mead (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]					[illegible]																	572,000.00
8 Chestnut Commons (Final)					452,050.17																	452,050.17
9 [illegible]					[illegible]																	378,000.00
9 Downcity II (Revised)						336,356.00																336,356.00
[illegible]					[illegible]																	1,000,000.00
10 Dexter Street (Revised)								1,000,000.00														1,000,000.00
[illegible]					[illegible]	[illegible]	[illegible]					[illegible]				[illegible]						18,000,000.00
11 Electric Boat (2nd Revsion)						3,219,957.76	-	3,900,000.00				6,700,000.00				1,700,000.00						18,000,000.00
12 Farm Fresh	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]				[illegible]																		471,500.00
13 Finlay (Terminated)																						0.00
14 Gotham Greens	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]				[illegible]																		790,000.00
15 Hope Artiste (Final)				450,597.39																		450,597.39
[illegible]					[illegible]																	3,255,000.00
16 Immunex RI Corporation (Final)									728,664.97													728,664.97
[illegible]				[illegible]																		1,800,000.00
17 Infinity Meat (Final)					1,388,172.00																	1,388,172.00
[illegible]				[illegible]																		100,000.00
18 Infosys (Terminated)																						0.00
19 Innovate Newport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]				[illegible]																		230,691.00
20 Lippitt Mill (2nd Revision)								230,691.00														230,691.00
[illegible]				[illegible]																		271,239.00
21 Loutfit Laundry (Final)				127,442.19																		127,442.19
[illegible]			[illegible]																			1,503,519.00
22 Ocean State Job Lot (Final)			1,232,059.88																			1,232,059.88
23 ONE MetroCenter (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]				[illegible]																		500,000.00
24 Pontiac Mills (Final)				412,443.30																		412,443.30
25 Prospect Heights	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]				[illegible]																		600,000.00
26 Providence Commons (Final)			600,000.00																			600,000.00
[illegible]				[illegible]																		150,000.00
27 R&W Phase II (Final)				96,656.23																		96,656.23
[illegible]				[illegible]																		726,237.00
28 Residence Inn (Final)				132,316.00																		132,316.00
[illegible]				[illegible]																		700,000.00
29 River House (Final)				700,000.00																		700,000.00
[illegible]																						[illegible]
[illegible]			[illegible]																			1,000,000.00
31 The Edge (Final)			537,176.00																			537,176.00
[illegible]				[illegible]																		[illegible]
[illegible]				[illegible]																		271,040.00
33 Union Trust (Final)				194,591.00																		194,591.00
[illegible]				[illegible]																		341,798.00
34 Virgin Pulse (Final)		42,728.28	-	68,020.00																		110,748.28
35 Warwick Hyatt Hotel (Final)		531,513.10																				531,513.10
[illegible]			[illegible]																			1,597,036.00
36 Wexford (Final)				734,188.74																		734,188.74
37 Blount Fine Foods	-	-	-	-	[269808]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
38 Mearthane Products	-	-	-	-	[63000]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
39 Parade Street	-	-	-	-	-	-	65,075.32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,075.32
40 Strive Lofts	-	-	-	-	-	127,284.65	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	127,284.65
41 Parcel 6	-	-	-	-	[670099]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]				[illegible]																		750,000.00
42 Hotel Beatrice (Final)					750,000.00																	750,000.00

43 Fuller Mill (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
44 Millrace I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
45 Nexus Lofts	-	-	-	-	[161700]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
46 South Quay Marine Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
47 Merchant Oversees (Terminated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
48 404 Broad Street	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
49 Millrace District II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
50 401 Techbridge (Terminated)																							0.00
[illegible]					[illegible]																		0.00
51 JK Equities (2nd Revision)								190,000.00															190,000.00
52 16 Broad Street																							190,000.00
[illegible]						[illegible]																	0.00
53 Tidewater Landing (Revised)								4,000,000.00															4,000,000.00
54 Northpoint Airport Road Warwick, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000,000.00
55 Minautre Casting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
56 Arctic Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
57 East Greenwich Partners	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
58 Wanskuck Mill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
[illegible]						[illegible]																	0.00
59 The Studley Building (Revised)							295,365.80																500,000.00
60 Superman Building	-	-	-	-	-	-	-	-	-	-	-	4,500,000.00	-	-	-	-	-	-	-	-	-	-	295,365.80
61 Ann & Hope Mill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,500,000.00
62 Track 15 Food Hall	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
63 Walker Lofts	-	-	-	-	-	-	-	-	-	1,000,000.00	-	-	-	-	-	-	-	-	-	-	-	-	0.00
64 Anduril Industries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000,000.00
65 36 Exchange Terrace	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
66 Regent Craft, Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
67 Organogenesis Holdings Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
68 Unity Park, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
69 Manton Development Partners, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
70 CV Dyer Street, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
71 Metro Center, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
72 297 Dexter Holdings, LLC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
73 American Cord & Webbing Co. Inc.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00
74 Marathon Development, LLC	-	-	-	-	-	-	-	-	-	-	-	-	899,102.00	-	-	-	-	-	-	-	-	-	899,102.00
Total Rebuild Sales Tax	0.00	574,241.38	2,369,235.88	3,222,458.27	3,135,722.80	4,654,445.41	360,441.12	9,320,691.00	728,664.97	1,000,000.00	4,500,000.00	7,599,102.00	0.00	0.00	0.00	1,700,000.00	0.00	0.00	0.00	0.00	0.00	0.00	41,645,045.07

Notes: Amounts in brackets are sales tax rebates estimates that are folded into the overall Rebuild credit amounts.

EXHIBIT 3

Economic Impact Analysis

Rhode Island Commerce Corporation

Rebuild Rhode Island Tax Credits – Economic Impact Analysis

Marathon Development LLC Application

Introduction

The Rhode Island Commerce Corporation (the "Corporation") may provide Rebuild Rhode Island tax credits to Marathon Development LLC (the "Sponsor") in connection with the Sponsor's proposed investment in development of a new, 90,000 square-foot building at 218 Blackstone Street in Providence. The new building would be adjacent to The Flynn, a 178-unit workforce housing complex at 220 Blackstone, completed by Marathon in 2026.

The building would be occupied by The Envision School, a non-profit charter public school. The new building would enable Envision to consolidate two existing K-4 schools, to add grades 5 through 8, and to increase its total enrollment from 458 to 858 students.

The Sponsor estimates the total cost of the project to be $41,078,695. The Sponsor is seeking $1,582,278 in in Rebuild Rhode Island assistance, (about 3.9 percent of total project cost). Other sources of funding will include a $60,000 State Site Readiness grant, the Sponsor's contribution of land valued at $2,600,000, and deferral of approximately 81 percent ($3,867,924) of the Sponsor's proposed $4,784,077 development fee, and foregone construction fees of $1,800,077.

This analysis was prepared by Appleseed, a consulting firm with more than 30 years' experience in economic impact analysis.

Jobs Analysis

Construction

As shown in Table 1, the Sponsor's estimate of total project cost is approximately $34.126 million.

Table 1: Estimated total project cost ($ millions)

Component	Estimated cost
Property	$2.600
Construction (hard costs)	$28.593
Soft costs	$4.100
Financing	$1.385
Total	**$36.678**

After excluding certain costs that do not have a direct, current impact on Rhode Island's economy (such as the value of contributed land and interest paid during construction), Appleseed estimates that spending on development of the proposed project would total approximately $34.078 million.

Using the IMPLAN input-output modeling system (a modeling tool commonly used in economic impact studies), Appleseed estimates that direct expenditures of $34.078 million would directly and indirectly generate:

- 170 jobs in Rhode Island, with $16.225 million in earnings (in 2027 dollars);
- Approximately $38.820 million in statewide economic output[1]; and
- A one-time increase of $20.991 million in Rhode Island's GDP.

These impacts are summarized below in Table 2. The project's *direct impact* is the impact of the Sponsor's direct spending on construction, including both hard and soft costs. Its *indirect impact* is the effect of spending by contractors for goods and services (insurance, construction materials, etc.) purchased from other Rhode Island businesses.

Table 2: Direct and indirect impact of construction and related spending (income, value-added and output in millions of 2027 dollars)

	Employment	Earnings	Value added	Output
Direct Effect	141	$13.723	$16.635	$30.787
Indirect Effect	29	$2.502	$4.356	$8.033
Total Effect	**170**	**$16.225**	**$20.991**	**$38.820**

In addition to the impacts on employment, earnings, output and state GDP cited in Table 2, direct spending of $33.056 million would generate a projected one-time increase of approximately $688,000 in Rhode Island state taxes and fees, including:

- $215,000 (in 2027 dollars) in state sales and use taxes paid by Sponsor and its subcontractors and suppliers;[2]
- $280,000 in state personal income taxes (in 2027 dollars) paid by workers who are directly employed on the project, or by Rhode Island workers whose jobs are indirectly attributable to the project;
- $88,000 in state business taxes;
- $85,000 in state unemployment insurance and other payroll taxes paid jointly by Rhode Island employers and workers; and
- $20,000 in other state taxes and fees.

The activity reflected in Table 2 will occur primarily in the last quarter of 2026, and in 2027.

[1] Output is a measure of the total sales by Rhode Island companies (including the "sale" of labor by Rhode Island households) generated by the project.

[2] This estimate excludes sales and use taxes for which the Sponsor would not be liable if it is granted an exemption from taxes on materials and equipment used in construction.

Anticipated wage rates for construction jobs are shown below in Table 3. Anticipated wage rates are the median hourly wage for these occupations in Rhode Island, as of May 2023.

Table 3: Anticipated wages during construction

Occupation	RI median hourly wage[3]
Architect	$51.42
Construction manager	$49.76
Carpenter	$29.09
Electrician	$33.73
Plumber	$31.07
Operating engineer	$36.55
Painter	$24.72
Laborer	$28.02

Fringe benefits associated with these jobs are expected to be in accordance with industry norms, with the cost of such benefits generally ranging between 22 and 28 percent of wages. Workers who fill these jobs are expected to be drawn primarily from the Providence-Warwick RI-MA New England City and Town Area (NECTA).

Construction is expected to begin in September 2026, and to be completed by the end of 2027.

Annual operation

Because the new building would be leased to The Envision School on a "triple-net" basis, the Sponsor will have no role in Envision's ongoing operations at 218 Blackstone. However, based on information provided by the School, the Sponsor estimates that by enabling Envision to expand from a K-5 to a K-8 school, completion of the building will result in the hiring of 47 "new to Rhode Island" employees.

Data provided by the School indicate that these 47 new employees will include a mix of classroom teachers, other school professionals, administrators and support staff, with salaries, wages and benefits totaling $3,983,087 (in 2028 dollars). Using IMPLAN, Appleseed estimates that in 2028, the "net new" operations of the Envision School could directly and indirectly account for:

- 51 jobs in Rhode Island, with $4.326 million labor income (in 2028 dollars)
- An increase of $5.361 million in the state's annual economic output
- An increase of $4.110 million in the state's annual GDP

Table 4: Direct, indirect and total impact of the ongoing operations of Envision School grades 5 through 8 (earnings, value-added and output in thousands of 2028 dollars)

	Jobs	Earnings	Value added	Output
Direct Effect	47	$4,088.0	$3,701.9	$4,565.0

[3] Rhode Island Department of Labor and Training, Occupational Employment Statistics, May 2025

Indirect Effect	4	$238.0	$408.4	$796.2
Total Effect	**51**	**$4,326.0**	**$4,110.3**	**$5,361.2**

In addition to the impacts on employment, earnings, output and state GDP cited in Tables 4, operation of the School's new grades 5 through 8 would generate additional tax revenues for the state. Starting in 2028, Appleseed estimates that the School's "net new" operations would directly and indirectly generate approximately $194,000 annually in state revenues, including:

- $88,000 in state sales taxes on purchases of goods and services used by the School and its subcontractors and suppliers
- $70,000 in state personal income taxes paid by workers who are directly employed in the operations of the School, or by Rhode Island workers whose jobs are indirectly attributable to it operations;
- $3,000 in state business taxes;
- $27,000 in state unemployment insurance and other payroll taxes paid jointly by Rhode Island employers and workers; and
- $6,000 in other state taxes and fees.

Impact

The Sponsor has requested Rebuild Rhode Island tax credits and sales and use tax rebates totaling $1.343 million gross ($1.250 million net). Direct and indirect economic and fiscal benefits of the proposed project include an estimated increase in annual state GDP (in 2028) of approximately $4.110 million; the associated job creation; and an increase of approximately $3.016 million in personal income, sales, business taxes and other revenues directly and indirectly generated by the project during the construction phase, and by ongoing operations of the School and during the twelve years from 2028 through 2039.

In addition to the economic and tax revenue impacts cited above, the proposed project would benefit Rhode Island in other ways:

- Providing new educational opportunities for middle-school-age students living in a low-income, primarily Latino and Black neighborhood in South Providence
- Making the School's new facilities available for a variety of community uses, for both children and adults
- Putting back into productive use a parcel that has been vacant since 2018

Beyond the fiscal impact noted above, there is no anticipated financial exposure to the state. Various features of the Rebuild Rhode Island program (such as the certification of tax credits only after construction is completed) mitigate potential risk to the state.

TAB 8

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the Corporation's annual budget pursuant to the resolution submitted to the Board.

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

WHEREAS, the Rhode Island Commerce Corporation ("Corporation") Board of Directors (the "Board") received a presentation in regard to the annual budget (the "Budget") for the 2027 fiscal year;

WHEREAS, the Budget contains general categories of expenses; and

WHEREAS, the staff of the Corporation has recommended approval of the Budget by the Board.

NOW, THEREFORE, acting by and through its Board, the Corporation hereby resolves as follows:

Section 1: The Budget is approved as presented to the Board of the Corporation.

Section 2: Any two of the Authorized Officers (hereinafter defined) acting jointly shall have the authority to reallocate up to ten percent (10%) from any general category of expense to another without the need for further Board approval.

Section 3: The Authorized Officers hereunder are the Chair, Vice Chair, Chief Executive Officer, President and Chief Operating Officer and the Chief Financial Officer who are hereby authorized to take any and all actions deemed necessary or appropriate to carry out the provisions of this Resolution and to execute any and all documents deemed by such Authorized Officers as necessary or appropriate.

Section 4: This Resolution shall take effect upon adoption by the Board.

TAB 9

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the selection of lead underwriter for the Airport Revenue Bonds, 2027 Series pursuant to the resolution submitted to the Board.

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RHODE ISLAND COMMERCE CORPORATION TO APPOINT UNDERWRITERS FOR THE PROPOSED AIRPORT REVENUE BONDS ON BEHALF OF THE RHODE ISLAND AIRPORT CORPORATION

WHEREAS: The Rhode Island Airport Corporation ("RIAC") has requested the Rhode Island Commerce Corporation (the "Corporation") to undertake the issuance of one or more series of Airport Revenue Bonds (the "Bonds") on behalf of RIAC;

WHEREAS: On September 25, 2026, the Corporation issued a Request for Proposals (RFP) seeking proposals from qualified firms with experience in providing investment banking and underwriting services to serve as Senior Managing Underwriter or Co-Manager for the proposed Airport Revenue Bonds, 2027 Series to be issued on behalf of RIAC;

WHEREAS: The Corporation received fourteen (14) proposals and after representatives of the Corporation and RIAC reviewed and scored proposals from the responding underwriters, Corporation staff is recommending the selection of BofA Securities as Senior Managing Underwriter for the Bonds.

WHEREAS: In the interest of meeting the desired schedule for the bond issuance, it is necessary to have underwriters selected in order to begin the issuance process;

NOW THEREFORE BE IT

RESOLVED: That the Board accepts the recommendation and appoints BofA Securities as Senior Managing Underwriter for the Bonds.

FURTHER RESOLVED: That this Resolution shall be effective immediately.

Effective Date: November 2, 2026.

TAB 10

VOTE OF THE BOARD OF DIRECTORS
OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

APPROVED

VOTED: To approve the selection of a consultant relating to the Corporation's Renewable Energy Fund pursuant to the resolution submitted to the Board.

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RHODE ISLAND COMMERCE CORPORATION

November 2, 2026

(With Respect to the Selection of a Consultant in Relation to the Corporation's Renewable Energy Fund)

WHEREAS, the Rhode Island Commerce Corporation (the "Corporation") issued a request for proposals for consulting services in relation to the Corporation's Renewable Energy Fund's low-to-moderate-income eligible programs ("Services"); and

WHEREAS, the applicants were properly reviewed and qualifications considered, and a recommendation was made to the Board of Directors of the Corporation to retain Concourse Tech. Inc. ("Vendor") to perform the Services;

NOW THEREFORE, be it resolved by the Corporation as follows:

Section 1: Any of the Chairperson, Vice Chairperson, Secretary of Commerce, Chief Executive Officer, President and Chief Operating Officer, and/or Chief Financial Officer ("Authorized Officers") acting singly, shall have the authority to negotiate and execute any and all documents in connection with the retention of the Vendor for an initial term of one (1) year in an amount not to exceed $38,600, with the option to extend the term for up to two (2) additional one-year periods in amounts not to exceed $39,372 for the second year and $40,159 for the third year, for a total contract amount not to exceed $118,131 over a potential three (3) year term.

Section 2: The Authorized Officers of the Corporation shall have no obligation to take any action with respect to the authorization granted hereunder and the Corporation shall in no way be obligated in any manner to the Vendor by virtue of having adopted this resolution.

Section 3: This Resolution shall take effect immediately upon passage.