

**RHODE ISLAND COMMERCE CORPORATION**

**AGENDA**

**January 27, 2025**

Call to order and opening remarks.

- Tab 1: To consider for approval meeting minutes.
- Tab 2: To consider the award of tax credits to Blount Fine Foods Corp., under the Qualified Jobs Incentive Act.\*
- Tab 3: To consider grants under the RI Rebounds Placemaking Program.\*
- Tab 4: To consider for approval Innovation Vouchers.\*
- Tab 5: To consider the selection of vendors for broadband infrastructure projects funded through the federal Capital Projects Fund.\*
- Tab 6: To consider the selection of vendors for non-blue economy and blue economy advertising, public relations, and event management services.
- Tab 7: To consider the selection of vendors for the State Small Business Credit Initiative Technical Assistance Program.
- Tab 8: To consider the selection of a vendor to perform a vulnerability assessment for the Ready, Set, Rhody project.
- Tab 9: To consider an amendment to the grant agreement with the City of Woonsocket under the Pathways in Technology, Early College High School program.
- Tab 10: To receive an update on litigation.\*

\*Board members may convene in Executive Session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) or (a)(7) to consider this Agenda item.

TAB 1

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

**January 27, 2025**

**APPROVED**

**VOTED:** To approve the public session meeting minutes for the December 16, 2024 meeting and the executive session meeting minutes for the September 30, 2024 and December 16, 2024 meetings as presented to the Board.

RHODE ISLAND COMMERCE CORPORATION  
MEETING OF DIRECTORS  
PUBLIC SESSION  
December 16, 2024

The Board of Directors of the Rhode Island Commerce Corporation (the “Corporation”) met on 16, 2024, 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, Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, Erin Donovan-Boyle, An T. Le, Carol O’Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten.

Directors absent were: none.

Also present were: James S. Bennett, President and COO; Elizabeth M. Tanner, Esq., Secretary of Commerce; and Christopher J. 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 Ms. Sams the following vote was adopted:

**VOTED:** To approve the public session meeting minutes for the November 25, 2024 meeting as presented to the Board.

Voting in favor of the foregoing were: Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, An T. Le, Carol O’Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten

Voting against the foregoing were none.

3. **TO CONSIDER THE AWARD OF INCENTIVES TO SAAB, INC. UNDER THE QUALIFIED JOBS INCENTIVE ACT.**

Jeff Miller, the Corporation’s Executive Vice President of Investments, explained that Saab, Inc. (“Saab”) plans to expand to Unity Park in Bristol, RI. He outlined the company’s

initiative to develop autonomous marine vehicles, noting that Saab has committed to creating forty-five jobs over the next five years. Mr. Miller emphasized that Saab would be an important part of the State's blue economy. He stated that by creating forty-five new jobs, Saab's anticipated tax credit would be approximately \$1 million over a ten-year period.

Ms. Donovan-Boyle entered the meeting at 5:04 p.m.

Mr. Wadensten introduced the principal and developer of Unity Park, Joseph Brito, Jr. Mr. Brito provided a comprehensive overview of Unity Park, highlighting the development's success in attracting twenty-three businesses within a fourteen-month period, which has resulted in the creation of 235 jobs. He further noted that each of those businesses are dynamic startups, contributing to the development of what has become a thriving hub. Mr. Brito emphasized his commitment to Rhode Island's blue economy, citing partnerships with companies like Flux Marine and VATN Systems. Additionally, he informed the Board that other blue economy entities have also located to Unity Park.

Secretary Tanner and Mr. Brito discussed the size and square footage of Unity Park. Edward Cox, Jr., Chief Financial Officer of Unity Park, described the park, noting that it consists of three buildings and sixteen separate condominium complexes. Mr. Brito highlighted the park's strong appeal and rapid growth. In response to a question from Mr. Crowley, Mr. Brito clarified that Unity Park is advancing Rhode Island's green economy by installing solar panels on its rooftops and plans to develop a solar generator for self-sustaining electricity. Mr. Brito noted that Saab also intends to install solar panels on the buildings that it plans to occupy.

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

**VOTED:** To approve the award of incentives to Saab, Inc. under the Qualified Jobs Incentive Act pursuant to the resolution submitted to the Board.

Voting in favor of the foregoing were: Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, Erin Donovan-Boyle, An T. Le, Carol O'Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten.

Voting against the foregoing were none.

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

4. **TO CONSIDER THE AWARD OF INCENTIVES TO UNITY PARK, LLC UNDER THE REBUILD RHODE ISLAND TAX CREDIT ACT.**

Mr. Miller explained to the Board that Unity Park, LLC's request for tax credits under the Rebuild Rhode Island Tax Credit Act is related to Saab's ten-year lease of a 45,000 square foot premise within Unity Park. That lease, he stated, requires significant tenant improvements, which are estimated to total \$9 million. He stated that, as a result, the Corporation's staff is recommending

an award of \$2.7 million in tax credits to help offset the tenant improvement costs. He noted that Saab's lease at Unity Park is contingent upon the proposed tax credits.

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

**VOTED:** To approve the award of incentives to Unity Park, LLC under the Rebuild Rhode Island Tax Credit Act pursuant to the resolution submitted to the Board.

Voting in favor of the foregoing were: Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, Erin Donovan-Boyle, An T. Le, Carol O'Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten.

Voting against the foregoing were none.

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

5. **TO CONSIDER THE TOWN OF SMITHFIELD FOR AN AWARD UNDER THE TAX STABILIZATION INCENTIVE ACT WITH RESPECT TO PROPERTY LOCATED AT 100 TECHNOLOGY WAY, SMITHFIELD, RI.**

Mr. Miller presented the Board with the Town of Smithfield's ("Smithfield") request for a tax stabilization incentive ("TSI"), which is directly related to Organogenesis' lease of 100 Technology Way, Smithfield, Rhode Island ("Property"). He noted that the proposed TSI is the final component needed for Organogenesis to relocate to the Property and complements its already-existing incentives under the Rebuild Rhode Island program and grants from the Rhode Island Life Sciences Hub. Mr. Miller explained that the TSI incentivizes Smithfield to enter into a tax stabilization agreement by offering a \$140,000 incentive over 15 years, which equals about 2.6% of Smithfield's foregone tax revenue. Mr. Miller anticipated that Smithfield's Town Council will approve the tax stabilization agreement within sixty to ninety days.

Upon motion duly made by Ms. Sams and seconded by Dr. Dann-Messier, the following vote was adopted:

**VOTED:** To approve the Town of Smithfield for an award under the Tax Stabilization Incentive Act with respect to property located at 100 Technology Way, Smithfield, RI pursuant to the resolution submitted to the Board.

Voting in favor of the foregoing were: Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, Erin Donovan-Boyle, An T. Le, Carol O'Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten.

Voting against the foregoing were none.

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

6. **TO APPROVE AN INNOVATION VOUCHER PURSUANT TO THE RESOLUTION SUBMITTED TO THE BOARD.**

Kristina Brown, the Corporation's Innovation Initiatives Director, presented a request to award a \$75,000 innovation voucher to XM Therapeutics, Inc. ("XM"). Ms. Brown provided an in-depth overview of XM's biotechnology and its innovative treatment aimed at combating heart attacks. She introduced Jeff Morgan, XM's Chief Science Officer, who introduced his team: Dr. Bill Tente, Dr. Ruhul Abid, and Dr. Max Peterson. Mr. Morgan elaborated on XM's drug development and testing processes, explaining that approval of XM's voucher would advance its technology to the next stage of development.

Following a question from Mr. Wadensten, Mr. Morgan stated that XM's technology is pioneering a potential new class of therapeutics to combat heart disease. In response to a question from Mr. Stone, Mr. Morgan provided a detailed cellular explanation of XM's therapeutic technology, which is derived from human stem cells and has broad potential applications. Following a further inquiry from Mr. Stone, Mr. Morgan and Dr. Abid indicated that success with animal testing could ultimately lead to human testing and implementation.

Upon motion duly made by Ms. Donovan-Boyle and seconded by Dr. Dann-Messier, the following vote was adopted:

**VOTED:** To approve an Innovation Voucher pursuant to the resolution submitted to the Board.

Voting in favor of the foregoing were: Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, Erin Donovan-Boyle, An T. Le, Carol O'Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten.

Voting against the foregoing were none.

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

7. **TO CONSIDER AN APPOINTMENT TO THE WAVEMAKER FELLOWSHIP COMMITTEE.**

Daniela Fairchild, the Corporation's Chief Strategy Officer, recommended that the Board appoint Sandra Mazo, the Deputy Director of Commerce for the City of Pawtucket, to the Wavemaker Fellowship Committee. Ms. Fairchild discussed the Wavemaker Fellowship Committee's composition, as required by the program's rules and regulations. She noted that Ms. Mazo has over thirty years of experience in lending and economic development, was named the 2024 Affiliate of the Year by the Greater Providence Board of Realtors, has a background as a former mortgage originator and loan officer, and is a Providence College graduate.

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

**VOTED:** To approve the appointment of Sandra Mazo to the Wavemaker Fellowship Committee.

Voting in favor of the foregoing were: Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, Erin Donovan-Boyle, An T. Le, Carol O'Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten.

Voting against the foregoing were none.

8. **TO CONSIDER A MEMORANDUM OF UNDERSTANDING WITH FARM FRESH RHODE ISLAND.**

Alison Macbeth, the Corporation's Food Strategy Project Manager, requested that the Board authorize a memorandum of understanding ("MOU") with Farm Fresh Rhode Island ("Farm Fresh"). The MOU, she explained, provides for a payment to Farm Fresh in the amount of \$43,400 to support the salary and benefits of the Farm and Sea to School Director for a two-year period. Ms. Macbeth highlighted that recent findings from the Rhode Island Food Strategy 2030 process underscore the ongoing importance and impact of the Farm and Sea to School Director, which plays a vital role in supporting the health and well-being of Rhode Island students and the State's small food business ecosystem. Ms. Macbeth introduced Jesse Rye, Executive Director of Farm Fresh.

In response to a question from Mr. Stone, Mr. Rye explained that the Farm and Sea to School Director has three primary responsibilities: (1) facilitating procurement in local schools to connect with local farms and food businesses; (2) developing and integrating a curriculum focused on healthy eating; and (3) promoting and supporting school gardens.

Upon motion duly made by Mr. Crowley and seconded by Dr. Dann-Messier, the following vote was adopted:

**VOTED:** To approve a memorandum of agreement with Farm Fresh Rhode Island as presented to the Board.

Voting in favor of the foregoing were: Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, Erin Donovan-Boyle, An T. Le, Carol O'Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten.

Voting against the foregoing were none.

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

9. **TO RECEIVE AN UPDATE ON LITIGATION.**

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



**VOTED:** To enter into executive session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) to receive an update on litigation.

Voting in favor of the foregoing were: Elizabeth Catucci, David Chenevert, Patrick Crowley, Dr. Brenda Dann-Messier, Erin Donovan-Boyle, An T. Le, Carol O'Donnell, Donna Sams, Michael Solomon, Bill Stone, William Tsonos, and Karl Wadensten.

Voting against the foregoing were none.

The Board, staff, and counsel entered into executive session at 5:29 p.m.

The Board, staff, and counsel returned to public session at 5:53 p.m.

Upon entering public session, Attorney Fragomeni announced that there was one vote taken in the executive session, which was to adjourn the executive session.

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

**VOTED:** To seal the minutes of the executive session.

Voting in favor of the foregoing were: David Chenevert, Patrick Crowley, Dr. Dann-Messier, Erin Donovan-Boyle, Carol O'Donnell, Donna Sams, Michael Solomon, and Karl Wadensten.

Voting against the foregoing were none.

There being no further business in public session, the meeting was adjourned by unanimous consent at 5:54 p.m. upon motion made by Mr. Wadensten and seconded by Mr. Solomon.

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Christopher J. Fragomeni, Secretary

DECEMBER 16, 2024 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 **December 16, 2024** 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 Saab, Inc. under the Qualified Jobs Incentive Act (see Exhibit 1, which follows, for additional detail).\*
3. To consider the award of incentives to Unity Park, LLC under the Rebuild Rhode Island Tax Credit Act (see Exhibit 1, which follows, for additional detail).\*
4. To consider the Town of Smithfield for an award under the Tax Stabilization Incentive Act with respect to property located at 100 Technology Way, Smithfield, RI.\*
5. To consider an Innovation Voucher for approval.\*
6. To consider an appointment to the Wavemaker Fellowship Committee.
7. To consider a memorandum of understanding with Farm Fresh Rhode Island.
8. To receive an update on litigation.\*

\*Board members may convene in Executive Session pursuant to R.I. Gen. Laws § 42-46-5(a)(2) and (a)(7) to consider this Agenda item.

This notice shall be posted at the office of the 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: December 12, 2024.

## Exhibit 1

### Agenda item 2:

Founded in 1937, Saab, Inc., a U.S.-based subsidiary of Saab AB, provides advanced technology solutions across aerospace, defense, and security sectors. With a longstanding commitment to enhancing safety and security, Saab serves U.S. Armed Forces and various international partners through a range of high-tech products. Saab's AUS division, established in 2022, operates in Cranston, Rhode Island, with an anticipated expansion to Bristol, Rhode Island, focusing on manufacturing and testing facilities dedicated to autonomous undersea systems.

### Agenda item 3:

Unity Park, LLC will undertake the redevelopment of a 45,692 square-foot facility at 500 Wood Street, Bristol, Rhode Island. The project cost for the redevelopment is approximately \$8.9 million.

DECEMBER 16, 2024 PUBLIC SESSION MEETING MINUTES

EXHIBIT B

RHODE ISLAND COMMERCE CORPORATION  
RESOLUTION AUTHORIZING THE AMENDMENT TO AN AWARD OF INCENTIVES  
UNDER THE QUALIFIED JOBS TAX CREDIT ACT  
December 16, 2024

**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 has received an application for an award (the “Award”) under the Act from Saab, 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 Award to the Recipient and has voted to recommend to the Board of Directors (the “Board”) of the Corporation the approval of the

**WHEREAS:** The Board has received a presentation detailing the proposed incentives together with a recommendation from the staff of the Corporation to approve the Award 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 Award as presented to the Board and the Recipient shall be eligible for the issuance of tax credits to the Recipient from the date of the Award up to the amount of 45 jobs not to exceed Seven Thousand Five Hundred Dollars (\$7,500) per new full-time job annually; 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 (e) the applicant is a manufacturer and an Authorized Officer may reduce the wage threshold in his/her discretion as permitted under the Rules;
4. Prior to the execution of the 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**  
***Saab, Inc. Application***

**Introduction**

The Rhode Island Commerce Corporation (the “Corporation”) may issue Qualified Jobs Incentive tax credits to Saab, Inc. (“the Company”), a U.S.-based, wholly owned subsidiary of Saab SA. Saab, Inc. is a developer and manufacturer of advanced defense and security systems, such as aeronautics, command and control systems, weapons, autonomous underwater systems and other technologies. The Company has been seeking a new location for its Autonomous and Underwater Systems Division (currently based in Quincy, Massachusetts, with a small research and manufacturing facility in Cranston, RI), and recently selected a historic building at Unity Park in Bristol, RI as its first choice. Saab Inc.’s newly-developed facility will house its AUS divisional headquarters, research and development and manufacturing activities.

The Company is seeking to move into its new 45,000 square-foot facility in 2026 with 5 employees, rising to 20 in 2027, 28 in 2028, 37 in 2029 and 45 in 2030. Its employees would include engineers, manufacturing and operations staff, and management, with a total payroll of \$5,166 million in 2030 (an average of more than \$114,00 per employee). Saab would be committed to maintaining at least 45 full-time employees at the site through 2037.

Based on these commitments, Rhode Island Commerce estimates that the Company would be eligible for Qualified Job Incentive credits totaling \$1,023,000.

This analysis was prepared by Appleseed, a consulting firm with more than twenty-five years’ experience in economic impact analysis.

**Jobs Analysis**

***Annual operations***

As noted above, the Company plans to employ a minimum of 45 new full-time workers at its new Rhode Island location in 2030, with median annual wages of \$74,396. Table 1 summarizes the categories in which the Company expects to create these jobs.

**Table 1: Projected minimum employment, 2030**

Job category	New positions (as of 2027)
Engineers	10
Manufacturing/operations	30
Managers	5
<b>Total</b>	<b>45</b>

Based on data provided by the Company, Appleseed estimates that in 2030, its ongoing operations in Rhode Island would directly and indirectly account for:

- 67 jobs in Rhode Island;
- \$7.738 million in annual earnings (in 2030 dollars);
- \$22.709 million in statewide economic output; and
- An increase of \$9.621 million in Rhode Island’s annual GDP.

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 (income, value-added and output in millions of 2030 dollars)**

	Jobs	Earnings	Value added	Output
<b>Direct</b>	45	\$5.119	\$6.394	\$16.900
<b>Indirect</b>	22	\$2.219	\$3,227	\$5.809
<b>Total</b>	67	\$7.738	\$9.621	\$22.709

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 \$328,000 in annual state tax revenues, including:

- \$213,000 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;
- \$88,000 in state sales taxes paid on those workers’ taxable household spending; and
- \$27,000 in state business taxes.

As noted above, the 45 new direct jobs cited in Table 4 represent the minimum number of jobs the Company would be committed to adding in Rhode Island by 2030 and maintaining through 2037. If the Company succeeds in achieving its future sales potential, the number of workers employed at its Bristol facility could increase.

## **Hiring**

The Company's hiring process typically involves posting available positions online, seeking referrals from recruiters, and participating in college and university recruitment events; initial screening and interviews; and extending job offers to selected candidates.

## **Benefits**

The Company's employee benefits include medical, dental and vision coverage, a retirement plan, life and disability insurance, tuition reimbursement and student loan assistance, an employee assistance program and paid time off.

## **Impact**

The state fiscal impact of the requested tax credits is estimated to be approximately \$1.023 million in forgone state revenue. Direct and indirect economic and fiscal benefits of the proposed project include the estimated increase in annual state GDP of \$9.621 million in 2030, the estimated associated job creation, and a gross increase of approximately \$2.959 million in personal income, sales and business tax revenues during construction and during the twelve-year commitment period beginning in 2025. These benefits are detailed in the foregoing analysis.

In addition to the economic and tax revenue impacts cited above, the location of the Company's AUS Division headquarters, research and development and manufacturing operations in Bristol would benefit Rhode Island in other ways, including:

- Highlighting the state's attractiveness as a location for the U.S. operations of global businesses
- Highlighting Rhode Island's attractiveness as a location for businesses that are actively engaged in the development and deployment of autonomous undersea technologies – one of the most rapidly-developing areas of national security technologies.
- Highlighting the state's role as a leader in development of the broader "blue economy"
- Creating a foundation for the Company's possible future growth beyond the 45 direct jobs to be added by 2030.
- Attracting highly-skilled designers, engineers, managers and manufacturing workers to Rhode Island
- 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 Qualified Jobs Incentive program mitigate risk to the state. 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.

DECEMBER 16, 2024 PUBLIC SESSION MEETING MINUTES

EXHIBIT C

RHODE ISLAND COMMERCE CORPORATION  
RESOLUTION AUTHORIZING THE ISSUANCE OF TAX CREDITS  
UNDER THE REBUILD RHODE ISLAND TAX CREDIT ACT  
December 16, 2024

**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 Unity Park, LLC (the “Recipient”) under the Rebuild RI Tax Credit Act in relation to a project (the “Project”) located at 500 Wood Street, Bristol; 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 \$2,680,082 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. 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 Project is in a Certified or Recognized Historic and is therefore exempt from the requirements set forth in R.I. Gen. Laws §42-64.20-5(3)(ii) and (iii); (x) the Recipient meets the criteria under 870-RICR-30-00-3.7(B) permitting Tax Credits up to 30% of total project costs; and (xi) the Recipient has demonstrated that it will otherwise satisfy the Eligibility Requirements of the Rules.
  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 by July 1, 2025.



EXHIBIT 1

**From:** Elizabeth Tanner, Esq., Secretary of Commerce and Chief Executive Officer of the Rhode Island Commerce Corporation  
James Bennett, President and Chief Operating Officer of the Rhode Island Commerce Corporation  
**To:** Board of Directors, Rhode Island Commerce Corporation  
**Re:** Rebuild Rhode Island Tax Credit Application  
**Date:** December 16, 2024

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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 Unity Park LLC for tax credits of \$2,680,082.

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



## OFFICE OF MANAGEMENT & BUDGET

**Brian M. Daniels, Director**

One Capitol Hill  
Providence, RI 02908-5890


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

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### MEMORANDUM

To: Board of Directors, Rhode Island Commerce Corporation

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

Date: December 13, 2024 

Subject: Rebuild Rhode Island Tax Credit Applications

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The staff of the Rhode Island Commerce Corporation (the "Corporation") has informed the Office of Management and Budget ("OMB") that it intends to recommend to the Corporation's Board of Directors (the "Board") one project for the receipt of tax credits and sales and use tax (SUT) exemptions under the Rebuild Rhode Island Tax Credit in a total amount not to exceed \$2,680,082.00. That recommendation is as follows:

- That the application submitted by Unity Park, LLC be approved for tax credits in a maximum amount of \$2,680,082.00, with any SUT exemptions reducing tax credits dollar-for-dollar.

As of OMB's October 25, 2024, memo, the Corporation had approved tax credits and SUT exemptions under the program in the amount of \$219,476,997.40. Since that memo, OMB has received information from the Corporation that the Organogenesis project that was the subject of the October memo was approved at a lower total amount than was certified in that memo. The approved total Rebuild tax credits for Organogenesis were \$10,000,000.00 – instead of the \$10,503,500.00 indicated in the October memo. Additionally, the amended agreement does not include the \$3,150,000.00 in SUT exemptions. Instead, any SUT exemptions will reduce Rebuild credits dollar-for-dollar. This brings the total maximum approved Rebuild tax credits and SUT exemptions for Organogenesis to \$10,000,000.00. With this revision, total aggregate tax credits and SUT exemptions approved to-date, prior to addition of the Unity Park project, are \$215,823,497.40.

The Corporation also provided information that the projected timeline and distribution of the tax credits for Regent Craft across fiscal years has shifted. Instead of the \$3,000,000.00 in tax credits being projected in equal installments of \$750,000.00 from FY 2026 through FY 2029, Regent Craft's credits are now projected to span FYs 2027 through FY 2030, with \$900,000.00 taken in each of the first two years and \$750,000.00 and \$450,000.00 in the final two years. The total maximum authorized tax credits for Regent Craft remain \$3,000,000.00.

The approval of the additional project for Unity Park, LLC in the amount of \$2,680,082.00 in Rebuild tax credits would bring the cumulative total of approved tax credits, SUT exemptions,

and/or loans to \$218,503,579.40. Currently net appropriations of \$184.6 million<sup>1</sup> have been made into the Rebuild Rhode Island Tax Credit Fund. Additional funding is expected in future legislative sessions, and section 42-64.20-5(f) authorizes aggregate tax credits, SUT exemptions, and/or loans under the Rebuild Rhode Island Tax Credit program in an amount not to exceed \$225 million. 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.

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<sup>1</sup> This amount reflects the \$10 million appropriation to the Rebuild fund included in the FY 2025 enacted budget.















EXHIBIT 3

**Rhode Island Commerce Corporation**  
**Rebuild Rhode Island Tax Credits – Economic Impact Analysis**  
*Unity Park LLC Application*

**Introduction**

The Rhode Island Commerce Corporation (the “Corporation”) may provide Rebuild Rhode Island tax credits to Unity Park LLC (the “Sponsor”) in connection with the Sponsor’s proposed investment in redevelopment of approximately 45,000 square feet of manufacturing space in an historic industrial complex at 500 Wood Street in Bristol. When completed in 2026, the renovated building would be used by its anticipated tenant, Saab Inc., for development and manufacture of autonomous underwater vessels and associated technologies.

The Sponsor estimates the total cost of the project to be \$8,933,609. The Sponsor is seeking \$2,680,082 in Rebuild Rhode Island tax credits (30 percent of total project cost). Other sources of funds will include historic tax credits, bank financing and developer equity. The Sponsor also intends to seek a Tax Stabilization Agreement from the City of Providence.

This analysis was prepared by Appleseed, a consulting firm with more than 25 years’ experience in economic impact analysis.

**Jobs Analysis**

**Construction**

As shown in Table 1, the Sponsor’s estimate of total project cost is approximately \$8.934 million.

**Table 1: Estimated total project cost (\$ millions)**

<b>Component</b>	<b>Estimated cost</b>
Property acquisition	\$0.125
Construction (hard costs)	\$8.458
Soft costs	0.351
<b>Total</b>	<b>\$8.934</b>

After excluding certain costs that do not have a direct, current impact on Rhode Island’s economy (such as property acquisition) Appleseed estimates that spending on development of the proposed project would total approximately \$8.809 million.

Using the IMPLAN input-output modeling system (a modeling tool commonly used in economic impact studies), Appleseed estimates that direct expenditures of \$8.809 million would directly and indirectly generate:

- 55 jobs in Rhode Island, with \$3.833 million in earnings (in 2023 dollars);
- Approximately \$12.309 million in statewide economic output<sup>1</sup>; and
- A one-time increase of \$5.403 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*

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<sup>1</sup> 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.

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 2023 dollars)**

	Employment	Earnings	Value added	Output
Direct Effect	39	\$2.766	\$3.413	\$8.809
Indirect Effect	16	\$1.067	\$1.990	\$3.500
<b>Total Effect</b>	<b>55</b>	<b>\$3.833</b>	<b>\$5.403</b>	<b>\$12.309</b>

In addition to the impacts on employment, earnings, output and state GDP cited in Table 2, direct spending of \$8.809 million would generate a projected one-time increase of approximately \$346,000 in taxes paid to the State during construction, including:

- \$237,000 in state sales and use taxes paid on the purchase of construction materials, fixtures and equipment;
- \$52,000 in state personal income taxes paid by Rhode Island workers employed on the project, or whose jobs are indirectly attributable to the project;
- \$50,000 in state sales taxes paid on those workers' taxable household spending; and
- \$7,000 in state business taxes.

The activity reflected in Table 2 will occur primarily 2025.

The 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 <sup>2</sup>
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 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).

### *Annual operations*

<sup>2</sup> Rhode Island Department of Labor and Training, Occupational Employment Statistics, as of May 2023

Construction is expected to begin late in 2024, and to be completed in the spring of 2026. For purposes of this analysis, Appleseed has focused solely on the impact of building management, operations and maintenance; the impact of Saab Inc.’s operations at the site will be addressed in a separate report.

Using information provided by the Sponsor, Appleseed estimates (as shown in Table 4) that upon stabilization in 2026, ongoing operation of the newly-renovated space would directly and indirectly support:

- 1.5 jobs in building operations, maintenance and management, with \$96,200 in wages (in 2026 dollars)
- An increase of \$292,500 in the state’s annual economic output
- An increase of \$154,300 in the state’s annual GDP

**Table 4: Direct, indirect and total impact of building and tenant business operations, 2026 (earnings, value-added and output in thousands of 2026 dollars)**

	<b>Jobs</b>	<b>Earnings</b>	<b>Value added</b>	<b>Output</b>
Direct Effect	1.	\$64.9	\$103.0	\$187.3
Indirect Effect	0.5	\$31.3	\$51.3	\$105.2
<b>Total Effect</b>	<b>1.5</b>	<b>\$96.2</b>	<b>\$154.3</b>	<b>\$292.5</b>

In addition to the impacts on employment, earnings, output and state GDP cited in Table 4, building operations and maintenance at 500 Wood Street would generate a projected gross increase of approximately \$3,300 in new taxes paid to the state in 2026, including:

- \$1,700 in state personal income taxes paid by Rhode Island workers employed in building operations and maintenance of the renovated space at 500 Wood Street, or whose jobs are indirectly attributable to those operations
- \$1,400 in state sales taxes paid on those workers’ taxable household spending
- \$200 in state business taxes

### **Impact**

The Sponsor has requested Rebuild Rhode Island tax credits totaling \$2.68 million. Direct and indirect economic and fiscal benefits of the proposed project include an estimated increase in annual state GDP (in 2030) of approximately \$154,000, the associated job creation; and an increase of approximately \$346,000 in personal income, sales, and business tax revenues directly and indirectly generated by the project during the construction phase; and \$40,000 generated by ongoing building operations and maintenance during the twelve years from 2026 through 2037. In addition to the economic and tax revenue impacts cited above, the proposed project would benefit Rhode Island in several other ways:

- By preserving and returning to productive use a long-vacant historic building
- By stimulating the redevelopment of other spaces that can helping Rhode Island attract and develop a wide range of high-value, high-wage industries in growth sectors such as the “blue economy.”

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.

DECEMBER 16, 2024 PUBLIC SESSION MEETING MINUTES

EXHIBIT D



RHODE ISLAND COMMERCE CORPORATION  
RESOLUTION AUTHORIZING THE AWARD OF INCENTIVES  
UNDER THE TAX STABILIZATION INCENTIVE ACT  
August 16, 2024

**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 and Providence Plantations (the “State”) under Chapter 64 of Title 42 of the General Laws of Rhode Island, as amended (the “Act”); and

**WHEREAS:** Chapter 64.22 of Title 44 of the General Laws of Rhode Island (the “TSA Act”), as amended, authorizes the Corporation to approve the reimbursement of foregone revenue in connection with a tax stabilization agreement entered into by a Rhode Island municipality; and

**WHEREAS:** The Corporation promulgated rules and regulations (the “Rules”) governing the program established by the TSA 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 from the Town of Johnston (the “Recipient”) for an award under the TSA Act for a reimbursement in relation to a project (the “Project”) located in Smithfield, RI, which is proposed to consist of a new manufacturing facility; and

**WHEREAS:** The Corporation’s Investment Committee has reviewed and considered the proposed incentive to the Recipient and has voted to recommend to the Board of Directors (the “Board”) of the Corporation the approval of the incentive; and

**WHEREAS:** The Board of the Corporation received a presentation and term sheet detailing the Project and proposed incentives together with a recommendation from the staff of the Corporation to approve the issuance of a TSA incentive to the Recipient in accordance with the TSA 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 TSA Act, the Corporation approves the reimbursement of foregone revenue over twelve years in an amount that shall not exceed the lesser of 10% of Recipient’s actual total forgone revenue associated with the tax stabilization agreement, or \$140,000.
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 TSA 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 reimbursement of any funds to the Recipient; 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 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 total amount of the award to the Recipient is not more than ten percent (10%) of the Forgone Tax Revenue in relation to the Project; (iv) the award made hereunder is subject to the availability of funding from annual appropriations.
4. 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 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.
5. 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.

6. 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.
7. 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.
8. This Resolution shall take effect immediately upon adoption.

DECEMBER 16, 2024 PUBLIC SESSION MEETING MINUTES

EXHIBIT E

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

**December 16, 2024**

**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 and Providence Plantations (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 XM Therapeutics, Inc. (the “Recipient”) for awards of an Innovation Voucher (the “Voucher”); and

**WHEREAS:** The Board of Directors of the Corporation (the “Board”) received a presentation detailing the Voucher proposed to be granted to the applicant together with a recommendation from the staff of the Corporation to approve the award of Voucher to the Recipient 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 the Recipient in the amount of \$75,000.
2. The authorization provided herein is subject to the following conditions:
  - a. The execution of a Voucher Agreement between the Corporation and the Recipient 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, CEO, the President & COO, the Chief Financial Officer, the Secretary, or the Innovation Director (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 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.
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.

TAB 2

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

**January 27, 2025**

**APPROVED**

**VOTED:** To approve the award of tax credits to Blount Fine Foods Corp. under the Qualified Jobs Incentive Act pursuant to the resolution submitted to the Board.



RHODE ISLAND COMMERCE CORPORATION  
RESOLUTION AUTHORIZING THE AMENDMENT TO AN AWARD OF INCENTIVES  
UNDER THE QUALIFIED JOBS TAX CREDIT ACT

January 27, 2025

**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:** Blount Fine Foods Corp. (the “Recipient”) made an application for an award (the “Award”) under the Act, 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 amendment to the Award to the Recipient and has voted to recommend to the Board of Directors (the “Board”) of the Corporation the approval of the amendment to the Award; 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 amendment to the Award 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 Award as presented to the Board and the Recipient shall be eligible for the issuance of tax credits from the date of the Award up to the amount of One Hundred Twenty (120) jobs not to exceed Seven Thousand Five Hundred Dollars (\$7,500) per new full-time job annually; 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 at date of this Resolution; 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 the amended 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

### *Blount Fine Foods Corp. Application*

#### **Introduction**

The Rhode Island Commerce Corporation (the “Corporation”) may issue Qualified Jobs Incentive tax credits to Blount Fine Foods Corp. (“the Company”), a family-owned manufacturer and marketer of food products. The Company was founded in Rhode Island in 1946. In 2004 the Company’s rapid growth led it to develop a new manufacturing plant in Fall River, Massachusetts, and to move its headquarters from Warren, Rhode Island to Fall River.

Blount Fine Foods is now seeking to move its headquarters back to Warren, where it still maintains manufacturing operations. The proposed move would initially entail the relocation of 120 existing management and administrative jobs from Fall River to 308 Market Street in Warren, a 28,780 square-foot office building, completed in 1987, that was purchased in November 2024 by 3NG LLC, an affiliated real estate company that will renovate the property and lease it to Blount.

Blount is expected to complete the relocation of its headquarters to 308 Market Street by year-end 2027. At the same time, the Company would begin planning for development of a more permanent headquarters in Rhode Island, through either new construction or renovation of existing space, at an estimated cost of \$8 to \$10 million.

The Company is requesting that the Corporation authorize Qualified Job Incentive tax credits for the 120 jobs that will be relocated from Massachusetts to Rhode Island – credits that Rhode Island Commerce estimates would have a total value of \$3,227,250 over 10 years.<sup>1</sup>

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

#### **Jobs Analysis**

##### ***Annual operations***

As noted above, the Company plans to employ a minimum of 120 full-time workers at its new Rhode Island headquarters in 2028, with median annual wages of \$76,597. Table 1 summarizes the types of jobs the Company expects to shift to Warren, the projected number of jobs in each, and median salaries for each.

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<sup>1</sup> The Company has indicated that in the future it may also apply for Rebuild Rhode Island tax credits in conjunction with the development of a permanent headquarters building. Any such would be treated separately from its request for QJI credits.

**Table 1: Projected minimum employment, 2028**

Job Category	Median Salary	Number of Employees
VP and above	\$283,250	11
Associate director and above	\$150,130	14
Supervisor and above	\$94,856	23
Professional and sales	\$71,279	53
Staff	\$50,003	19
<b>Total</b>	<b>\$76,597</b>	<b>120</b>

Using the IMPLAN modeling system (a tool for economic analysis commonly used in economic impact studies), Appleseed estimates that as of 2028, the Company’s ongoing operations at its headquarters in Warren would directly and indirectly account for:

- 160 jobs in Rhode Island;
- \$15.624 million in annual earnings (in 2028 dollars);
- \$32.591 million in statewide economic output; and
- An increase of \$20.248 million in Rhode Island’s annual GDP.

These impacts are summarized below in Table 2.<sup>2</sup> 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 ongoing operations (income, value-added and output in millions of 2028 dollars)**

	Jobs	Earnings	Value added	Output
<b>Direct</b>	120	\$12.745	\$15.437	\$23.491
<b>Indirect</b>	40	\$2.878	\$5.011	\$9.099
<b>Total</b>	160	\$15.623	\$20.448	\$32.590

<sup>2</sup> Given the types of jobs the Company is proposing to move to Warren, Appleseed assigned these jobs to IMPLAN’s “management of companies and enterprises” code (typically used in analyzing the economic impact of headquarters operations) rather than IMPLAN’s code for food products manufacturing.

In addition to the impacts on employment, earnings, output and state GDP cited above, the Company's new operations in Rhode Island would by 2028 result in a projected increase of approximately \$684,000 in annual state tax revenues, including:

- \$454,000 in state personal income taxes paid by employees working at the Company's new headquarters location in Warren; or by Rhode Island workers whose jobs are indirectly attributable to the Company's expanded Rhode Island operations;
- \$173,000 in state sales taxes paid on those workers' taxable household spending in Rhode Island; and
- \$57,000 in state business taxes.

### **Hiring process**

The Company's hiring process begins with a request to create a new position or fill a vacancy, which is reviewed by company executives. Available positions are posted both internally and on public job sites. Qualified candidates are then pre-screened by Company recruiters, and referred to the hiring manager for an interview (Depending on the nature and level of the job, second- or third-round interviews may also be required.). Once an offer is made and accepted, the onboarding process begins.

### **Benefits**

The Company will maintain its existing package of benefits for all employees relocating from Fall River; and will make the same benefits available to new employees hired in Warren. These benefits include:

- Medical, prescription drug, dental and vision coverage for employees and their dependents, with employee contributions
- Flexible spending accounts
- Life insurance
- Short- and long-term disability benefits
- A 401(k) plan, with employer matching up to 4 percent
- An employee assistance program
- Tuition reimbursement and scholarships
- Paid time off (determined by length of service)

### **Impact**

The state fiscal impact of the requested tax credits is estimated to be approximately \$3.227 million 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 \$20.448 million in 2028, the estimated associated job creation, and a gross increase of approximately \$8.106 million in

personal income, sales and business tax revenues during the twelve-year commitment period beginning in 2027. These benefits are detailed in the foregoing analysis.

In addition to the economic and tax revenue impacts cited above, the relocation of the Company's headquarters to Warren could benefit Rhode Island in other ways, including:

- Highlighting the state's attractiveness as a location for the headquarters of U.S.-based national companies
- As discussed above, leading in the next few years to an investment of \$8 to \$10 million in the development of a more permanent headquarters building, which would include research and development space, test kitchens, and possibly research and restaurant space
- Creating a foundation for the Company's possible future growth beyond the 120 direct jobs to be added by year-end 2027
- Attracting skilled managers, professionals and other workers to Rhode Island
- Creating opportunities for collaboration between the Company and Rhode Island's culinary schools and nutrition programs

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. 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 3



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

**January 27, 2025**

**APPROVED**

**VOTED:** To approve grants under the RI Rebounds Placemaking Program pursuant to the resolution submitted to the Board.

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

**January 27, 2025**

WHEREAS, the Board of Directors of the Rhode Island Commerce Corporation (“the Corporation”) received a presentation from the Corporation’s staff regarding proposed awards for proposers under the RI Rebounds Placemaking Program (the “Program”); and

WHEREAS, the proposed awards are consistent with the purposes of the Program.

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

Section 1: Any of the Chairperson, Vice Chairperson, Secretary of Commerce, President and COO, Chief Financial Officer and/or Executive Vice President Investment (the “Authorized Officers”), acting singly, shall have the authority to make awards for the following projects under the Program:

<b>Recipient</b>	<b>Up to Amount</b>
City of Providence	\$150,000
Newport and Bristol County Convention and Visitors’ Bureau	\$200,000
South County Tourism Council, Inc.	\$107,500
Town of North Kingstown	\$107,500
City of Pawtucket	\$100,000
New Shoreham Tourism Council, Inc.	\$81,900
City of Central Falls	\$200,000
Woonasquatucket River Watershed Council	\$68,000
Newport Film, Inc.	\$15,000
The Contemporary Theater Company	\$68,877
FirstWorks (Summer Beats event)	\$75,000
Roger Williams Park Conservancy, Inc.	\$75,000
FirstWorks (Global Journeys event)	\$75,000
Providence Children’s Film Festival, Inc.	\$25,000
Providence Cultural Equity Initiative	\$75,000
The Wilbury Theatre Group	\$66,800
Newport Festivals Foundation, Inc.	\$46,860
The Empowerment Factory	\$52,175
Town of Warren	\$75,000
The Westerly Land Trust	\$50,000
The Wickford Art Association	\$13,100
AS220	\$50,000
City of East Providence	\$50,000
Providence Children’s Museum	\$40,950
Federal Hill Commerce Association, Inc.	\$75,000
Town of North Providence	\$72,640.82

<b>TOTAL</b>	<b>\$2,016,302.82</b>
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Section 2: Such Awards have been granted in compliance with the Grant Application Review and Evaluation Principles adopted by the Corporation.

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

TAB 4

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

**January 27, 2025**

**APPROVED**

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

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

**January 27, 2025**

**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 and Providence Plantations (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 Board of Directors of the Corporation (the “Board”) received a presentation detailing the Voucher proposed to be granted to the applicant together with a recommendation from the staff of the Corporation to approve the award of 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, CEO, the President & COO, the Chief Financial Officer, the Secretary, or the Innovation Director (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

<u>Applicant</u>	<u>Amount</u>
BrachyClip, Inc.	\$64,800
Mitri Management and Consulting LLC	\$75,000



TAB 5

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

**January 27, 2024**

**APPROVED**

**VOTED:** To approve the selection of vendors for broadband infrastructure projects funded through the federal Capital Projects Fund pursuant to the resolution submitted to the Board.

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

**January 27, 2025**

**(With Respect to the Selection of Vendors for Broadband Infrastructure  
Projects Funded Through the Federal Capital Project Fund)**

WHEREAS, the Rhode Island Commerce Corporation (the “Corporation”) issued a request for proposals in relation to designing and building broadband infrastructure projects in seven project areas (“Services”); and

WHEREAS, the applicants were properly reviewed and qualifications considered, and a recommendation was made to the Board of the Corporation to engage Verizon New England, Inc. (“Vendor”) to provide the Services.

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

Section 1: Any of the Chairperson, Vice Chairperson, Secretary of Commerce, CEO, President and COO, and/or Chief Financial Officer, Secretary, and Chief Marketing Officer (collectively, Authorized Officers”) acting singly, shall have the authority to negotiate and execute any and all documents in connection with the retention of the Vendor in the following amounts for the following project areas:

<b>Vendor</b>	<b>Project Area</b>	<b>Communities</b>	<b>Amount</b>
Verizon New England, Inc.	1	Cumberland, Johnston, Lincoln, North Providence, Pawtucket, Providence, Smithfield	\$1,560,759
Verizon New England, Inc.	2	Cumberland, Lincoln, North Smithfield, Woonsocket	\$1,150,928
Verizon New England, Inc.	3	East Providence	\$474,282
Verizon New England, Inc.	4	Cranston, Johnston, Providence, Warwick	\$935,498
Verizon New England, Inc.	5	Coventry, Foster, Glocester, Scituate	\$635,659
Verizon New England, Inc.	6	Coventry, Cranston, Scituate, Warwick	\$727,579
Verizon New England, Inc.	7	Exeter, Narragansett, North Kingstown, Richmond, West Greenwich	\$821,947
<b>TOTAL</b>			<b>\$6,306,652.00</b>

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.

TAB 6

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

**January 27, 2025**

**APPROVED**

**VOTED:** To approve selection of vendors for non-blue economy and blue economy advertising, public relations, and event management services pursuant to the resolution submitted to the Board.

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

**January 27, 2025**

**(With Respect to the Selection of Vendors for Blue Economy and Non-Blue Economy  
Advertising, Public Relations, and Event Management Services)**

WHEREAS, the Rhode Island Commerce Corporation (“Corporation”) issued a request for proposals (“RFP”) for blue economy and non-blue economy advertising, public relations, and event management services (“Services”);

WHEREAS, Duffy & Shanley, Inc. and Advertising Ventures, Inc. (collectively, “Vendors”) provided the Corporation with responses to the RFP to perform the Services; and

WHEREAS, the Board of Directors of the Corporation received a presentation and recommendation from staff for the selection the Vendors 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, President and COO, Chief Financial Officer and/or Chief Marketing Officer, acting singly, shall have the authority to negotiate and execute any and all documents in connection with the retention of the each of the following Vendors for the Services as presented to the Board of the Corporation for a term of one year. Below are the maximum annual expenditures approved for the identified vendors:

<b>Firm</b>	<b>Annual Maximum</b>
Duffy & Shanley, Inc.	\$680,000
Advertising Ventures, Inc.	\$300,000

Section 2: This Resolution shall take effect immediately upon passage.

TAB 7



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

**January 27, 2025**

**APPROVED**

**VOTED:** To approve the selection of vendors for the State Small Business Credit Initiative Technical Assistance Program pursuant to the resolution submitted to the Board.

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

**January 27, 2025**

**(With Respect to the Selection of Vendors for the State Small Business Credit Initiative  
Technical Assistance Program)**

WHEREAS, the Rhode Island Commerce Corporation (“Corporation”) issued a request for proposals (“RFP”) for vendors to provide technical assistance services (“Services”) for the State Small Business Credit Initiative Technical Assistance Program;

WHEREAS, Social Enterprise Greenhouse, Greater New England Minority Supplier Diversity Council, and South Eastern Economic Development Corporation (collectively, “Vendors”) provided the Corporation with responses to the RFP to perform the Services; and

WHEREAS, the Board of Directors of the Corporation received a presentation and recommendation from staff for the selection the Vendors 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, President and COO, Chief Financial Officer and/or Chief Marketing Officer, acting singly, shall have the authority to negotiate and execute any and all documents in connection with the retention of the each of the following Vendors for the Services as presented to the Board of the Corporation for a term of one year. Below are the maximum annual expenditures approved for the identified vendors:

<b>Firm</b>	<b>Annual Maximum</b>
Social Enterprise Greenhouse	\$300,000
Greater New England Minority Supplier Diversity Council	\$300,000
South Eastern Economic Development Corporation	\$173,623

Section 2: This Resolution shall take effect immediately upon passage.

TAB 8

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

**January 27, 2025**

**APPROVED**

**VOTED:** To approve the selection of a vendor to perform a vulnerability assessment for the Ready, Set, Rhody project pursuant to the resolution submitted to the Board.

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

**January 27, 2025**

**(With Respect to the Selection of a Vendor to Perform a Vulnerability Assessment for the  
Ready, Set, Rhody Project)**

WHEREAS, the Rhode Island Commerce Corporation (“Corporation”) issued a request for proposals (“RFP”) for vendors to provide a vulnerability assessment of twelve business districts in the State (“Services”) for the Ready, Set, Rhody project;

WHEREAS, Fuss & O’Neill, Inc. (“Vendor”) provided the Corporation with a response to the RFP to perform the Services; and

WHEREAS, the Board of Directors of the Corporation received a presentation and recommendation from staff for the selection the 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, President and COO, Chief Financial Officer and/or Chief Marketing Officer, acting singly, shall have the authority to negotiate and execute any and all documents in connection with the retention of the Vendor in an amount not to exceed \$421,000, plus out of pocket costs and expenses in the discretion of the President & COO.

Section 2: This Resolution shall take effect immediately upon passage.

TAB 9

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

**January 27, 2025**

**APPROVED**

**VOTED:** To approve an amendment to the grant agreement with the City of Woonsocket under the Pathways in Technology, Early College High School program as presented to the Board.