

MINUTES OF

**THE RHODE ISLAND INDUSTRIAL-RECREATIONAL BUILDING
AUTHORITY**

Meeting #426 – September 14, 2005

**PRESENT: Frank R. Benell -- Chairperson
Frances H. Gammell-Roach -- Vice Chairperson
Peter R. Dunn -- Member**

**ABSENT: Donald Harris -- Member
Robert H. Luneberg -- Member**

**ALSO PRESENT: Earl F. Queenan, Jr. -- Manager
Alicia A. Pomfret -- Assistant Manager
Anthony J. Scolavino -- Sr. Financial Program Administrator
Claudine Tikoian -- Financial Program Manager
Thomas V. Moses, Esquire -- Legal Counsel
Natalie Jackvony, Esquire -- Legal Counsel**

**The meeting was held at One West Exchange Street, Providence, and
was called to order by Chairman Benell at 8:48 a.m.**

Mr. Benell presented the Minutes of the Meeting held on August 3, 2005. After review, a motion to accept the Minutes as submitted was made by Mrs. Gammell-Roach, was seconded by Mr. Dunn, and was unanimously approved. A roll call vote was taken:

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Benell – aye

Mr. Benell presented the Watch List as of August 31, 2005. Mr. Queenan performed a review. He informed the Board that the FRANCIE REALTY/SLATER DYE insured mortgage had be fully prepaid. Duro Textiles, LLC of Fall River, Massachusetts purchased the Company. The Rhode Island facility will no longer operate, Duro will use the Pawtucket facility as a warehouse for a period of time. The Rhode Island jobs will be lost. He noted that AKL FLEXO TECH-USA, LP will be discussed in Executive Session. RHODY TRANSPORTATION/QUONPRO gave property back to the Quonset Development Corporation that the Company had been using through a lease with the QDC. The funds that the Company had previously been spending in connection with that lease have now been freed up and should help the Company's ability to service the debt under the insured mortgage. Mr. Scolavino reported that the STEM CELLS stock was recently priced above \$5.00 per share. Mr. Moses reported that ULTRA FINE POWDER TECHNOLOGY, INC. is having a good

year. The Company's Board Meeting will be held at the end of the month. Mr. Scolavino asked Mr. Moses to instruct Mr. Jones to pay the outstanding fees due the Authority and the Rhode Island Industrial Facilities Corporation. Mr. Moses advised Ms. Pomfret and Mr. Scolavino to provide him with copies of the related invoices and he noted that he will handle the matter. A motion was then made by Mr. Dunn, was seconded by Mrs. Gammell-Roach, and was approved unanimously to accept the Watch List as presented. A vote by roll call was held:

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Benell – aye

Mr. Benell presented the Portfolio Report as of August 31, 2005. Mr. Queenan noted the payoffs of FIORE CONCRETE, LASERFARE, INC., and FRANCIE REALTY. Following review and discussion, a motion was made by Mr. Dunn, was seconded by Mrs. Gammell-Roach, and was unanimously adopted to accept the Portfolio Report as submitted. A roll call vote was then taken:

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Benell – aye

Under Administrative Matters, Mr. Queenan informed the Board that

he is working with Raymond Fogarty at Bryant University to produce a forum to be held at Bryant University. The intention is host the first forum at Bryant and to try to collaborate with the other Universities within the state, such as Johnson & Wales.

Mr. Queenan presented on behalf of AEROSERVE EXPRESS, INC., a letter dated September 8, 2005, requesting a 90 day commitment extension. He updated the Board on the Company's progress to date.

They have been issued a Temporary Certificate of Occupancy, but the final has not yet been issued. The last item to be completed at the facility is the connection of the gas line and the State Fire Marshall's approval. After that is complete, the Company should obtain their Certificate of Occupancy. Following further discussion, a motion was made by Mr. Dunn, was seconded by Mrs. Gammell-Roach, and was unanimously approved to extend the Authority's Commitment to AEROSERVE EXPRESS INC. to December 30, 2005. A vote by roll call was taken:

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Benell – aye

At 8:58 a.m., Chairman Benell declared that he would entertain a motion to adjourn to Executive Session and that an affirmative vote of a majority of the members is required. In accordance with §42-46-4 of the Rhode Island General Laws, a portion of the meeting will be held

in Executive Session to consider and take appropriate action on such matters as permitted by subsection (5) (acquisition or lease of real property for public purposes or disposition of publicly held property), subsection (6) (location of prospective businesses in Rhode Island), or subsection (7) (investment of public funds) of Rhode Island General Laws, Section 42-46-5(a), the Open Meetings Law. Mr. Dunn motioned to enter into Executive Session, Mrs. Gammell-Roach seconded, and a vote was taken.

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Benell – aye

At 10:17 a.m. Chairman Benell requested a motion to return to Open Session, and noted that an affirmative vote of a majority of the members is required in accordance with §42-46-4 of the Rhode Island General Laws. Mrs. Gammell-Roach motioned to return to Public Session, Mr. Dunn seconded, and a vote was taken.

Mr. Dunn – aye

Mrs. Gammell-Roach – aye

Mr. Benell – aye

In accordance with §42-46-4 of the Open Meetings Law of the General Laws of the State of Rhode Island, the Board revisited the votes taken

during Executive Session. A motion was made by Mrs. Gammell-Roach, was seconded by Mr. Dunn, and was unanimously adopted to ratify the following votes made during the Executive Session:

On behalf of KEY PARKINSON REALTY, LLC, to release the Authority lien on the property held by the Estate of the late Mr. Ray Rothschild, located at 209 Prospect Street, East Orange, New Jersey.

On behalf of THE HOTEL PROVIDENCE, to deny this request.

There being no other business to discuss, Mr. Benell requested a motion to adjourn.

Mrs. Gammell-Roach made a motion to adjourn, Mr. Dunn seconded, and it was unanimously approved to end the meeting.

The meeting adjourned at 10:18 a.m.

Respectfully submitted,

Alicia A. Pomfret

Assistant Manager & Assistant Secretary