

Quonset Business Park® Port of Davisville

**2015 AAPA Convention
Port of Miami**





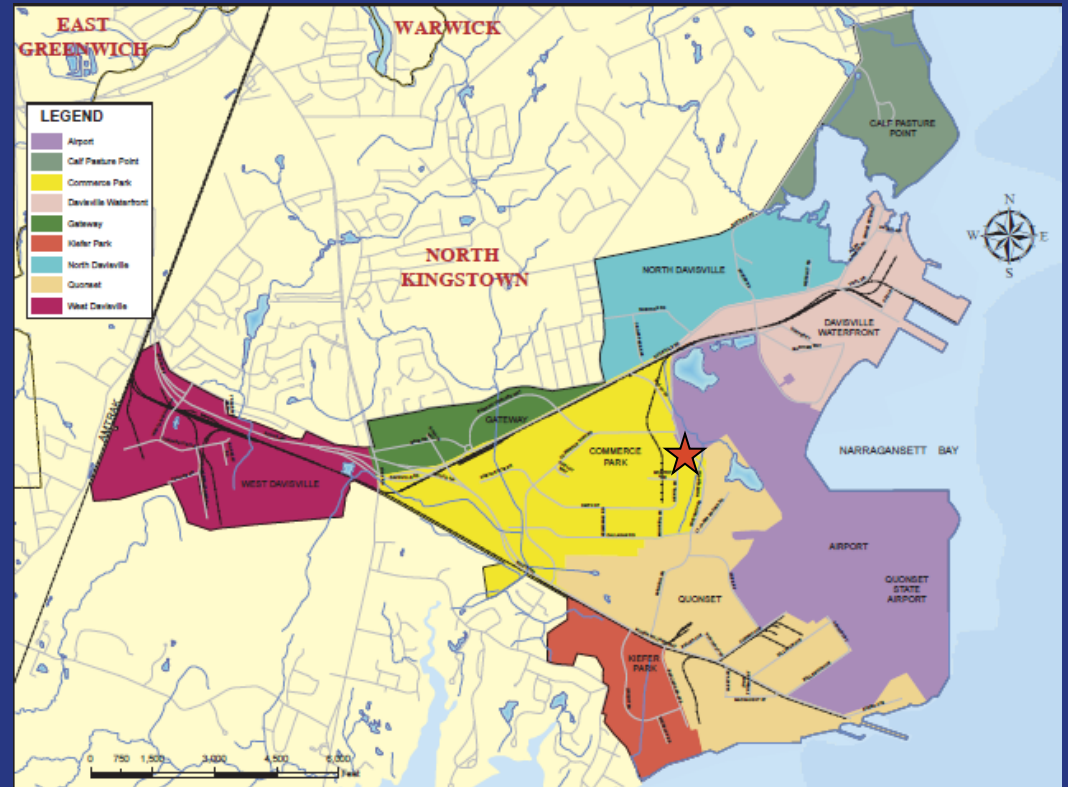
QUONSET BUSINESS PARK

Quonset Business Park®

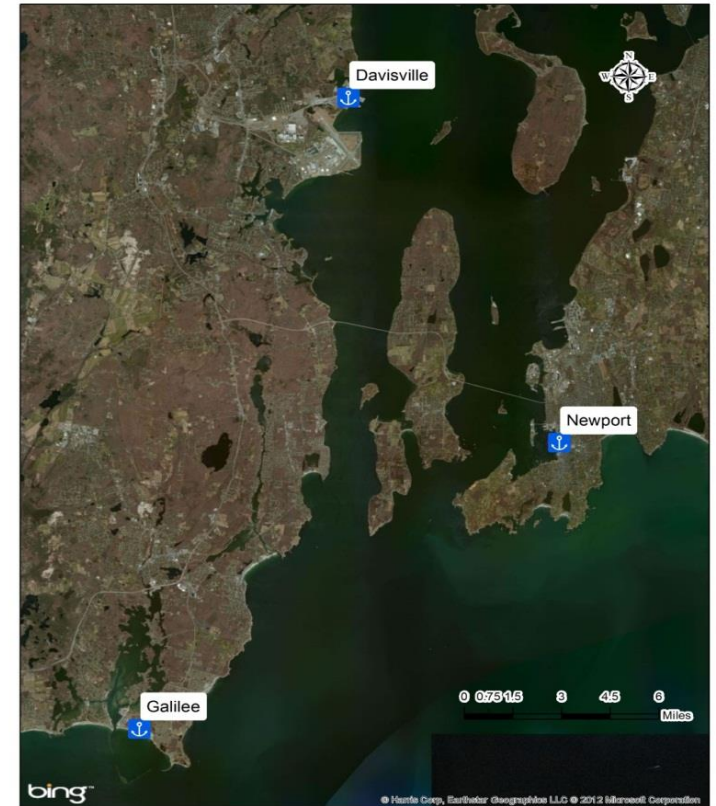
3,207 Total Acres

**Over 200 Great Rhode
Island Companies**

**More than
10,000 Full-time and
Part-time Jobs**



Located along Northeast Corridor



Key Statistics

Metric	2014	Notes
Land Sold by QDC	0 acres	QDC policy is to lease – not sell - land
Land Purchased by QDC	5 acres	Property in West Davisville to serve as buffer
Land Leased by QDC	31 acres	Greencore, Edesia, NK Solar
New Structures	340,000 SF	Electric Boat AFC building, Greencore, NORAD, Mill Creek Marine, Gateway Office 2, and 6 others.
Investment	\$85,000,000	Includes expansions and new companies (except Edesia).
Job Growth	750	Park total of 10,284 jobs, up from 9,500
New Vehicle Imports	178,215	Plus an additional 32,502 domestic units that arrived by rail and 3,028 by truck
Rail Cars	5,223	Of which 3,076 were auto racks
Infrastructure Projects	\$2.1 million \$7.8 million	Completed Under construction
Grants Awarded	\$800,000	Economic Development Administration grant for Terminal 4 and 5 Berths

Land Development Projects



New Greencore facility on Commerce Park Rd.

Site Readiness Program

51 parcels (464 acres) are included in the Site Readiness Program. Eight parcels (76 acres) have been leased to date.

See map on page 20.

The following land transactions were completed in 2014:

- **Greencore lease***: 50 year lease of 15.1 acres for construction of a new 107,000 SF facility - currently under construction
- **Edesia lease***: 25 year lease of 10.1 acres for construction of a new 93,000 SF facility
- **NK Solar lease***: 15 year lease of 5.4 acres for construction of a new ground mounted solar array (495 KW)
- **Purchase of 5 acres** in West Davisville to serve as a permanent buffer between proposed industrial development and proposed residential development

*Site Readiness parcels

Tenant Expansions / Improvements

The following tenant expansions were completed in 2014:

- **Toray Co-Generation project** -- 7.5 MW of new natural gas fired power generation for on-site consumption
- **Supfina expansion** -- 20,000 SF addition (manufacturing space) in Kiefer Park
- **Bank Newport** – new 2,200 SF retail branch in Gateway District
- **All American Solar** – 330 kw rooftop array
- **NORAD** – three new guard houses (1,300 SF total)
- **Mill Creek Marina** – 1,600 SF office expansion
- **Well One** – 2,000 SF health and dental clinic expansion
- **Fresh Wave Frozen Yogurt** - new retail tenant in Gateway Shops
- **Crestwood** – new 1,000 SF office and propane storage facility in the Commerce Park District
- **The Landings at Quonset** – 7,200 SF hangar completed on airport property (first building of multi-phase project)



NORAD Security Building (1 of 3)



The Landings at Quonset

Port Accomplishments

- 2014 was another record breaking year at the Port with 178,215 new auto imports, plus an additional 32,502 units that arrived by rail, and 3,028 by truck for a total of **213,745 autos processed**
- Addition of **Honda** to current imports of Volkswagen, Audi, Subaru, Porsche, Bentley, and Ford
- **166 ships** -- A direct benefit of the 2013 dredging project that allows ships to come in more fully loaded than previous years
- Moved **3,844 tons of project cargo** with mobile harbor crane (2,870 tons across the dock)



Lumber off-loading with Mobile Harbor Crane



Arrival of first shipment of Hondas

Finished Vehicle Logistics



2015 – Capital Improvements

Going forward, QDC will continue to make strategic investments in infrastructure and to aggressively pursue grants in that regard.

- **Zarbo Avenue Bulkhead Construction** – funded by \$6 million EDA grant and matched by \$1.5 million in QDC funds. Construction began in 2014.
- **Terminal 4 & 5 bulkhead cap and marine hardware** - funded by \$800,000 EDA grant and matched by \$800,000 in QDC funds.
- **Athletic fields in North Davisville** – funded by a \$400,000 RIDEM Recreation Grant to the Town of North Kingstown with a \$200,000 match from the Town and \$200,000 from QDC.
- **Dredging of small boat basin and Quonset waterfront** – part of a joint effort by QDC and CRMC to economize on design, sediment testing, and permitting*. Dredging funded by RI Fast Ferry and Electric Boat.



Terminal 4 and 5 project will add bulkhead cap, cleats, bollards, and fenders.

* CRMC plans to dredge the Port of Galilee



2015 – Other QDC initiatives



Two car ships delivering finished automobiles at the Port of Davisville

- Continue Site Readiness Program: add additional parcels to the program if appropriate
- Pursue Marine Highway Container Service and other project cargo
- Update Master Land Use and Development Plan and Development Regulations (began in 2014)
- Streamline Environmental Review Form process (began in 2014)
- Purchase additional buffer property in West Davisville to avoid future conflicts between residential and industrial development

Opportunities



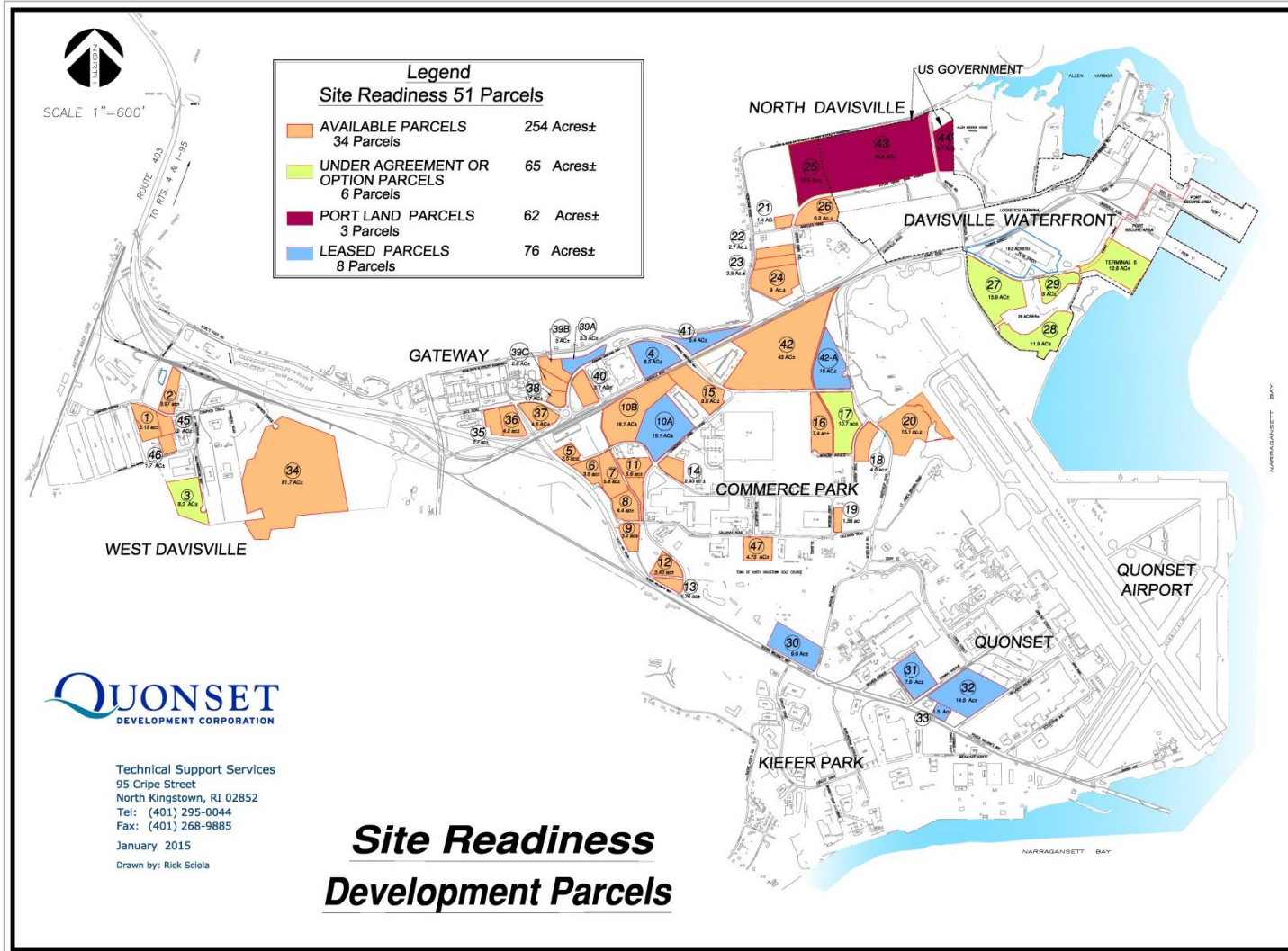
Mill Creek Marine



Crane on Quonset waterfront

- **Site Readiness:** Pre-engineered and pre-permitted parcels ranging from 2 to 60 acres and a streamlined development process are a tremendous opportunity and a proven method to attract new companies and create new jobs.
- **Port and Rail Traffic Growth:** The auto importing and processing business has grown substantially in the last year with the arrival of Hondas. Import of vehicles to Canada via rail is an opportunity that QDC is pursuing as well as export of US made vehicles. The crane represents a lifting asset that will allow us to attract other types of cargo.
- **Wind Energy:** There is potential for an infusion of jobs and activity here at Quonset through Cape Wind and Deepwater Wind both of which hold options on land for the staging of off-shore wind farm construction.

Site Readiness Program



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Site Readiness Development Parcels