

**CHAPTER 2024-28**

No. 281     **AN ORDINANCE IN AMENDMENT OF CHAPTER 2004-36, NO. 348,  
APPROVED AUGUST 13, 2004, ENTITLED: "AN ORDINANCE  
GRANTING THE DOWNTOWN PROVIDENCE MANAGEMENT  
DISTRICT AUTHORIZATION TO OPERATE AS A BUSINESS  
IMPROVEMENT DISTRICT"**

**Approved June 25, 2024**

*Be it ordained by the City of Providence:*

WHEREAS, The Providence City Council, pursuant to R.I.G.L. Title 45, Chapter 59, has the authority to establish Business Improvement Districts; and

WHEREAS, The Providence City Council has adopted Chapter 21, Article XIII, to provide for the creation and functioning of Business Improvement Districts; and

WHEREAS, Petitions bearing the signatures of the owners of more than 60% (by assessed valuation) of the real property within a proposed Downtown Providence Management District have been submitted to the City Clerk; and

WHEREAS, The Downtown Providence Management District Authority seeks to insure the continued vitality of the business district in downtown Providence, and to retain and attract new businesses and investments; and

WHEREAS, Neither the state law nor this Ordinance contemplate any erosion of the City's powers and authority; and

WHEREAS, The petitioners agree that the City's jurisdiction to issue permits and approvals is retained, and that none of the purposes or powers included within the grant of authority contained herein shall be exercised to limit the City's jurisdiction; and

WHEREAS, The Providence City Council desires to set forth its expectations regarding the relationship between the Downtown Providence Management Authority and the Council; and

WHEREAS, The petitioners have expressed a desire to cooperate in the implementation of the Downtown Providence Management District, so as to guarantee that the City will be held harmless and will be made whole for any claims, suits, or uncollectable accounts arising from actions of the Downtown Management District Authority; and

WHEREAS, The Providence City Council finds that it is in the interest of the residents of the City of Providence to Grant the petition to establish the Downtown Providence Management District and to authorize the Downtown Providence Management District Authority to oversee the operations of the Downtown Providence Management District;

Now, therefore, it is enacted as follows,

The Providence City Council finds that:

1. The petition, constituting in the aggregate sixty percent (60%) of the aggregate assessed valuation of all real property not exempt from taxation by law, seeks to establish as the Downtown Providence Management District all property within the boundaries of Memorial Boulevard on the north with the addition of Citizens Plaza parcel (A.P. 19 Lot 10), to the Providence River on the east, to Interstate Route 195 on the south, and to Interstate Route 95 and Franklin Street on the west; separated into three sub districts: Zone One (1), Zone Two (2), and Zone Three (3) [see Exhibit A, attached]; and

2. A majority of the area of the land located within the proposed district is devoted to commercial and retail uses. Zone One (1) is the core of downtown and includes the area commonly referred to as Downcity, plus areas to the south, east and north. This area of approximately forty-nine (49) blocks has the highest need for security and maintenance services as well as a retail development program. Zone One is formed by a boundary that starts at the intersection of Kennedy Plaza and Dorrance Street and heads southeast along Dorrance Street to the intersection of Dyer Street, heads south on Dyer Street to the I-195 right of way, follows the I-195 right of way to the intersection with Chestnut Street, heads northwest along Chestnut Street to the intersection of Broad Street, heads southwest on Broad Street to the intersection of Green Street, heads northwest on Green Street to the intersection of Sabin Street, heads northeast on Sabin Street to Exchange Terrace, follows Exchange Terrace to the intersection of Kennedy Plaza, heads southwest on Kennedy Plaza to the starting point at the intersection of Kennedy Plaza and Dorrance Street. Zone Two is the area surrounding Zone One and includes the Financial District, Union Station complex, Convention Center, Regency Plaza, Cathedral Square, and Weybosset Hill areas of downtown. This area of approximately thirty-four (34) blocks has a less intense need for security, maintenance and retail development services. Zone Three is the area immediately north of Zone Two, and encompasses the area known as the state house grounds ending at Smith Street. This zone includes the, Veterans Memorial Auditorium, Station Park and Waterplace Park. This area has a less intense need for security, maintenance and retail development services.

3. The Downtown Providence District Management Authority ("DPDMA") is a body corporate and politic and an instrumentality and agency of the City of Providence, but has a legal existence distinct from the City. In exercising the powers granted to it, the DPDMA will exercise public and essential governmental functions. No part of the net earnings of the DPDMA will be distributable to, or inure to the benefit of, any private person.

4. The role of the management district is to insure the vitality of the business, residential and arts districts in downtown Providence, and to stabilize and increase the property values in the downtown area while retaining businesses and attracting new business investment. The DPDMA will have the following purposes within the management district:

(a) To provide for the cleaning of the public streets and sidewalks and the removal of snow;

(b) To provide for security; however, nothing contained in this section shall bestow or authorize any police powers on any security force with the district;

(c) To install, repair and maintain public streets and sidewalks and lighting for public streets and sidewalks;

(d) To install, repair and maintain street signs;

(e) To provide for landscaping and the repair and maintenance of public spaces;

(f) To provide for refuse collection and removal;

(g) To provide for motor vehicle parking;

(h) To sponsor and promote recreational, cultural and retail activities;

(i) To promote the development of the management district including collecting and disseminating information;

(j) To provide such other services within the management district as may be beneficial to the management district and the property owners, tenants and other occupants of the district.

5. The DPDMA shall have all of the powers and purposes as defined in R.I.G.L. §45-59-10, with three limitations:

(a) The Maximum assessment rate that may be set by the DPDMA is seven percent (7%) of the total of the real property taxes levied on the ratable real property within the management district.

(b) The DPDMA shall terminate concurrently with the termination of the management District. If a management district is reestablished, the DPDMA must be reestablished.

(c) In accordance with R.I.G.L. §45-59-20, the services provided by the DPDMA will be supplemental to the services otherwise provided by the City of Providence within the management district.

(d) The City Collector may assign, by mutual consent, any and all of the collection process to the DPDMA. Said assignment shall be defined by an agreement between the City and the DPDMA.

6. Except in accordance with limitations on the DPDMA cited in Paragraph 5, the DPDMA Shall have the power:

(a) To sue and be sued, complain and defend, in its corporate name;

(b) To have a corporate seal which may be altered at pleasure, and to use the seal by causing it, or a facsimile of the seal, to be impressed or affixed or in any other manner reproduced;

(c) To purchase, take, receive, lease, take by gift, devise or bequest, or otherwise acquire, own, hold, improve, use and otherwise deal in and with real or personal property or any interest in property, wherever situated, and without restriction as to amount;

(d) To sell, convey, mortgage, pledge, lease, exchange, transfer and otherwise dispose of all or any part of its property and assets;

(e) To purchase, take, receive, subscribe for, or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lend, pledge or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of domestic or foreign corporations, whether for profit or not for profit, limited liability companies, associations, partnerships or individuals, or direct or indirect obligations of the United States, or any other government, state, territory, governmental district or municipality or of any instrumentality thereof;

(f) To make contracts and guarantees and incur liabilities, borrow money, for periods of three (3) years or less, at such rates of interest as the district management authority may determine, issues its notes and other obligations, guarantee debts and secure any of its obligations by mortgage or pledge of all or any of its property, assets and income;

(g) To lend money for its purposes, invest and reinvest its funds, and to take and hold real and personal property as security for the payments of funds so loaned or invested;

(h) To elect or appoint officers and agents of the district management authority and to define their duties;

(i) To make an alter bylaws, not inconsistent with the petition or with the laws of the state, for the administration and regulation of the affairs of the DPDMA;

(j) To accept grants or funds from the state and from nonprofit corporations;

(k) To reconfigure the existing, approved Zones and alter the services provided in each, as the DPDMA may find necessary and appropriate, in its sole discretion;

(l) To have and exercise all other powers necessary or convenient to effect any or all purposes for which the DPDMA is created.

7. (a) The DPDMA activities will be managed by a board of directors which will consist of nine (9) members.

(b) Seven of the nine members will be appointed by the Providence Foundation as a representative of the business community as defined by R.I.G.L. §45-59-12. Four of the members appointed by the Providence Foundation must be property owners within the District. One of the directors appointed by the organization shall be a domiciliary of the management district.

(c) A minimum of five members will at all-time be property owners within the District.

(d) Two of the nine members will be appointed by the Mayor. (1) the Mayor or his or her designee; and (2) an owner of real property (not exempt from taxation by law) located within the management district.

(e) Terms for the directors will be as follows:

(1) The Mayor will assign to the persons initially appointed by him or her terms of one and two (2) years so that the terms of the directors so appointed will expire on the last days of the first and second fiscal years respectively.

(2) The Providence Foundation will assign to the seven (7) persons initially appointed by it, terms of one (1) year (as two (2) of them), two (2) years (as to two (2) of them), and three (3) years (as to three (3) of them) so that the terms of the directors so appointed will expire on the last days of the first, second and third fiscal years respectively.

(f) All officers and agents of the DPDMA will have such authority and perform such duties in the management of the DPDMA as may be provided in the bylaws, or as may be determined by resolution or vote of the board of directors, subject to any limitations on such authority contained in the bylaws.

8. In order to involve a broader cross-section of downtown stakeholders, eight non-voting board positions will be established as active, participatory board positions.

9. The DPDMA Governing Board will prepare an annual operating budget not later than sixty (60) days prior to the beginning of each fiscal year, containing:

(a) An estimate of receipts for the current fiscal year available for expenditure in the ensuing fiscal years;

(b) An estimate of receipts for the ensuing fiscal year from the special tax assessment provided for in this article;

(c) An estimate of receipts for the ensuing fiscal year from all other sources; and

(d) An estimate of expenditures for the ensuing fiscal year for the carrying on of the district management authority's activities including debt service, if any.

(e) Prior to the adoption of the budget, the DPDMA will hold a public hearing thereon at which all interested persons may be heard. Notice of the public hearing will be given by publication in the Providence Journal at least once a week for three (3) successive weeks prior to the date of the hearing.

(f) Prior to adoption, the DPDMA Governing Board shall submit a copy of the annual operating budget the Clerk of the City of Providence.

10. The DPDMA will have the power to apportion the annual operating expenses of the DPDMA by a special tax assessment amongst the owners of ratable real property, not otherwise exempt by law, located within the management district. The special tax assessments made by the DPDMA are not considered to be a tax of the City for purposes of determining the maximum lever under R.I.G.L. § 44-5-2.

11. The total of the special tax assessments levied on the ratable real property within the management district will not exceed seven percent (7%) of the total of the real property taxes levied on the ratable real property within the management district, not exempt from taxation by law, for the fiscal year of the municipality that ends within or with the fiscal year of the district management authority.

12. Properties with tax stabilized development agreements will pay DPDMA assessments based upon the full assessed value of those properties as determined by the Assessor's Office.

13. Any notes or other obligations issued by the DPDMA, their transfer and the income from the notes or obligations (including any profits made on the sale of the notes or obligations), will at all times be free from taxation by the state or any political subdivision or other instrumentality of the state.

14. Notes and other obligations of a DPDMA will not be deemed to constitute the debt or a pledge of the faith and credit of the City of Providence.

IN CITY COUNCIL  
JUN 06 2024  
FIRST READING  
READ AND PASSED

*Uma L. Matheson*  
CLERK

IN CITY  
COUNCIL  
JUN 20 2024  
FINAL READING  
READ AND PASSED

*Rachel M. Miller*  
RACHEL M. MILLER, PRESIDENT  
*Uma L. Matheson*  
CLERK

I HEREBY APPROVE.

*Butt RS*  
Mayor

Date: *6/25/24*

PROVIDENCE



December 29, 2023

Tina Mastroianni, City Clerk  
Office of the City Clerk  
City Hall  
25 Dorrance Street  
Providence, Rhode Island 02903

Dear Mrs. Mastroianni,

On behalf of the business owners downtown, I am pleased to submit pursuant to Chapter 59 of Title 45 of the General Laws of the State of Rhode Island, Section 45-59-4, to the City Council of the City of Providence, a petition extending the borders of the Downtown Providence District Management Authority (DID).

This petition represents 61.2% of the ownership of ratable commercial property. Attached please find our petition and draft ordinance.

Thank you in advance for your attention to this matter.

Sincerely,

Robert Russell  
Interim Executive Director  
Providence Downtown Improvement District

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
DOWNTOWN PROVIDENCE DISTRICT MANAGEMENT AUTHORITY (DPDMA)  
and  
THE CREATION OF THE CAPITAL CENTER SUB-DISTRICT**

**Property Owner Petition  
Signature Page**

I have received copies of the Property Owner Petition Document. As an owner of property in the area proposed to be added to the Downtown Improvement District under the Authority of the Downtown Providence District Management Authority, I am in favor of expanding the property under the DPDMA and creating a Capital Center Sub-District of the Downtown Providence District Management Authority for the purposes set forth in the Petition Document. I hereby petition the Providence City Council to formally establish the Capital Center Sub-District of the Downtown Providence District Management Authority.

I certify that I have the authority to sign this petition for each of the parcels listed below.

**Legal Owner:** RP Providence Owner LLC

**Plat-Lot** 004-259-0000

**Assessed Value** \$29,489,000

\_\_\_\_\_  
Property Owner's Name (Please Print or Type)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

**-OR-**

  
\_\_\_\_\_  
Duly Authorized Representative's Signature

12/7/23  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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**Legal Owner:** RP Providence Owner LLC

**Plat-Lot** 004-260-0000

**Assessed Value** \$2,026,300

\_\_\_\_\_  
Property Owner's Name (Please Print or Type)

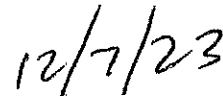
\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date



**-OR-**



\_\_\_\_\_  
Duly Authorized Representative's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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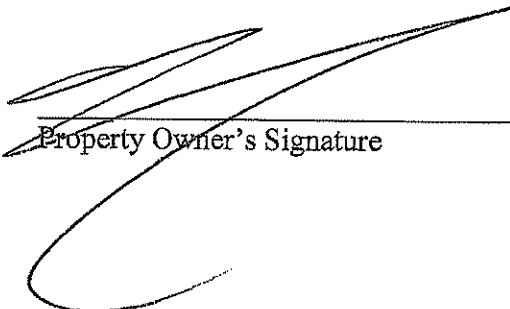
**Plat-Lot:** 019-102-0204

**Assessed Value:** \$666,900

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

MARK MACRIWA  
Property Owner's Name (Please Print or Type)

9-25-23  
Date

  
Property Owner's Signature

9-25-23  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
DOWNTOWN PROVIDENCE DISTRICT MANAGEMENT AUTHORITY (DPDMA)  
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I certify that I have the authority to sign this petition for the parcel listed below.

**Plat-Lot:** 19-102-305

**Assessed Value:** \$320,400

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Ashin Ehsan  
Property Owner's Name (Please Print or Type)

10/1/23  
Date

[Signature]  
Property Owner's Signature

10/1/23  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
DOWNTOWN PROVIDENCE DISTRICT MANAGEMENT AUTHORITY (DPDMA)  
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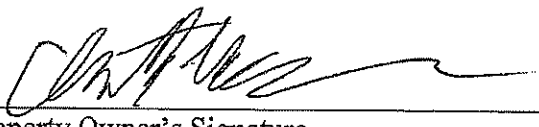
**Plat-Lot:** 019-102-0404

**Assessed Value:** \$666,900

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Christopher McDonald  
Property Owner's Name (Please Print or Type)

9/15/23  
Date

  
Property Owner's Signature

9/15/23  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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I certify that I have the authority to sign this petition for the parcel listed below.

**Plat-Lot:** 019-102-0405

**Assessed Value:** \$320,400

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Tom MacDonald  
Property Owner's Name (Please Print or Type)

9-16-23  
Date

Tom MacDonald  
Property Owner's Signature

9-16-2023  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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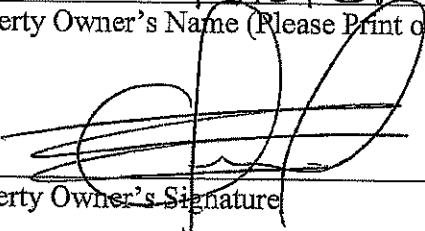
**Plat-Lot:** 019-102-0613

**Assessed Value:** \$517,900

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

EDUARDO VARELA  
Property Owner's Name (Please Print or Type)

16 SEP 23  
Date

  
Property Owner's Signature

16 SEP 23  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
DOWNTOWN PROVIDENCE DISTRICT MANAGEMENT AUTHORITY (DPDMA)  
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I certify that I have the authority to sign this petition for the parcel listed below.

**Plat-Lot:** 019-102-0615

**Assessed Value:** \$586,500

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

Michael DiBisce Elizabeth Howlett  
Property Owner's Name (Please Print or Type)

9/30/23  
Date

Michael DiBisce Elizabeth Howlett  
Property Owner's Signature

9/30/23  
Date

Waterplace Unit 615

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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I certify that I have the authority to sign this petition for the parcel listed below.

**Plat-Lot:** 019-102-0704

**Assessed Value:** \$666,900

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Bruce Gold  
Property Owner's Name (Please Print or Type)

9/16/23  
Date

[Signature]  
Property Owner's Signature

9/16/23  
Date

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I certify that I have the authority to sign this petition for each of the parcels listed below.

**Legal Owner:** Mechelle G Adams

**Plat-Lot** 019-102-0713

**Assessed Value** \$532,200

Mechelle Adams  
Property Owner's Name (Please Print or Type)

12.12.22  
Date

Mechelle Adams  
Property Owner's Signature

12.12.22  
Date

**-OR-**

\_\_\_\_\_  
Duly Authorized Representative's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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I certify that I have the authority to sign this petition for the parcel listed below.

**Plat-Lot:** 019-102-0818

**Assessed Value:** \$648,600

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

CONF66 CORIP  
Property Owner's Name (Please Print or Type)

9/15/23  
Date

[Signature]  
Property Owner's Signature

9/15/23  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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I certify that I have the authority to sign this petition for the parcel listed below.

**Plat-Lot:** 019-102-1001

**Assessed Value:** \$333,400

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Rosert Ricci  
Property Owner's Name (Please Print or Type)

9-15-23  
Date

RCR  
Property Owner's Signature

9-15-23  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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**Plat-Lot:** 019-102-1015

**Assessed Value:** \$637,100

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>		

Logan Powell  
Property Owner's Name (Please Print or Type)

Sept. 5, 2023  
Date

J Powell  
Property Owner's Signature

Sept. 5, 2023  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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**Property Owner Petition  
Signature Page**

As an owner of property in the area proposed to be added to the Downtown Improvement District under the Authority of the Downtown Providence District Management Authority, I am in favor of expanding the property under the DPDMA and creating a Capital Center Sub-District of the Downtown Providence District Management Authority for the purposes set forth in the Petition Document. I hereby petition the Providence City Council to formally establish the Capital Center Sub-District of the Downtown Providence District Management Authority.

I certify that I have the authority to sign this petition for the parcel listed below.


**Plat-Lot:** 019-102-1106

**Assessed Value:** \$328,600

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

STEVEN SEMINELLI  
Property Owner's Name (Please Print or Type)

9/16/23  
Date

  
Property Owner's Signature

9/16/23  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
DOWNTOWN PROVIDENCE DISTRICT MANAGEMENT AUTHORITY (DPDMA)  
and  
THE CREATION OF THE CAPITAL CENTER SUB-DISTRICT**

**Property Owner Petition  
Signature Page**

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I certify that I have the authority to sign this petition for each of the parcels listed below.

**Legal Owner:** Carmen & Thomas Moloney Trustee

**Plat-Lot** 019-102-1218

**Assessed Value** \$662,100

Thomas Moloney  
Carmen Moloney  
Property Owner's Name (Please Print or Type)

12/20/22  
12/20/22  
Date

[Signature] Carmen Moloney  
Property Owner's Signature

12/20/22  
12/20/22  
Date

**-OR-**

\_\_\_\_\_  
Duly Authorized Representative's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
DOWNTOWN PROVIDENCE DISTRICT MANAGEMENT AUTHORITY (DPDMA)  
and  
THE CREATION OF THE CAPITAL CENTER SUB-DISTRICT**

**Property Owner Petition  
Signature Page**

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I certify that I have the authority to sign this petition for the parcel listed below.

**Plat-Lot:** 019-102-PH11

**Assessed Value:** \$1,408,300

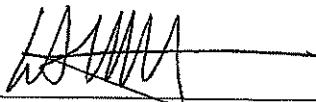
Expansion of Downtown Providence District Management Authority			
	Yes		No
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>		

Louis Martin

Property Owner's Name (Please Print or Type)

9/15/23

Date



Property Owner's Signature

9/15/23

Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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**Property Owner Petition  
Signature Page**

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I certify that I have the authority to sign this petition for each of the parcels listed below.

**Legal Owner: Blue Cross & Blue Shield**

**Plat-Lot 019-102- BCBS**

**Assessed Value \$68,930,600**

\_\_\_\_\_  
Property Owner's Name (Please Print or Type)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

**OR-**

  
\_\_\_\_\_  
Duly Authorized Representative's Signature

ERP + Chief  
Legal Officer

20 Dec 2022  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
DOWNTOWN PROVIDENCE DISTRICT MANAGEMENT AUTHORITY (DPDMA)  
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THE CREATION OF THE CAPITAL CENTER SUB-DISTRICT**

**Petition  
Signature Page**

I have received copies of the Petition Document. As a tenant of property in the area proposed to be added to the Downtown Improvement District under the Authority of the Downtown Providence District Management Authority, I am in favor of expanding under the DPDMA and creating a Capital Center Sub-District of the Downtown Providence District Management Authority for the purposes set forth in the Petition Document. I hereby petition the Providence City Council to formally establish the Capital Center Sub-District of the Downtown Providence District Management Authority.

I certify that I have the authority to sign this petition for each of the parcels listed below.

**Tenant:** TFG Providence Center Property LLC

**Plat-Lot** Parcel 9 (19/109)      **Assessed Value** \$59,469,900

William Gabbell      10/26/2023  
Tenant Name (Please Print or Type)      Date

[Signature]      \_\_\_\_\_  
Tenant Signature      Date

**-OR-**

\_\_\_\_\_  
Duly Authorized Representative's Signature      Date

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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and  
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**Property Owner Petition  
Signature Page**

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I certify that I have the authority to sign this petition for each of the parcels listed below.

**Plat-Lot** 019-0113-0000  
6 Moshassuck Ct

**Assessed Value** \$1,595,600

\_\_\_\_\_  
Property Owner's Name (Please Print or Type)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

-OR-



\_\_\_\_\_  
Duly Authorized Representative's Signature

Susan R. Johnson, Treasurer, on behalf of  
Capital Properties, Inc.

December 4, 2023

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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I certify that I have the authority to sign this petition for each of the parcels listed below.

**Plat-Lot** 019-0114-0000  
5 Moshassuck Ct

**Assessed Value** \$2,199,800

\_\_\_\_\_  
Property Owner's Name (Please Print or Type)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

-OR-

*Susan R. Johnson*  
Duly Authorized Representative's Signature

Susan R. Johnson, Treasurer, on behalf of  
Capital Properties, Inc.

December 4, 2023

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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I certify that I have the authority to sign this petition for the parcel listed below.

**Plat-Lot:** 019-0115-0000

**Assessed Value:** \$7,856,100

Expansion of Downtown Providence District Management Authority			
	Yes	No	
I (we) support expanding the DIDs service area to include Capital Center	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

  
Metropark, LTD.

12/14/23  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

Or

\_\_\_\_\_  
Duly Authorized Representative Signature

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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I certify that I have the authority to sign this petition for each of the parcels listed below.

**Plat-Lot** 019-0118-0000  
1 Moshassuck Ct

**Assessed Value** \$2,722,300

\_\_\_\_\_  
Property Owner's Name (Please Print or Type)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

-OR-

*Susan R. Johnson*  
Duly Authorized Representative's Signature

Susan R. Johnson, Treasurer, on behalf of  
Capital Properties, Inc.

December 4, 2023

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**EXPANSION OF THE PROPERTY UNDER THE JURISDICTION OF THE  
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**Plat-Lot** 019-0119-0000  
10 Park Row West

**Assessed Value** \$1,522,100

\_\_\_\_\_  
Property Owner's Name (Please Print or Type)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

**-OR-**

*Susan R. Johnson*  
Duly Authorized Representative's Signature

December 4, 2023  
Date

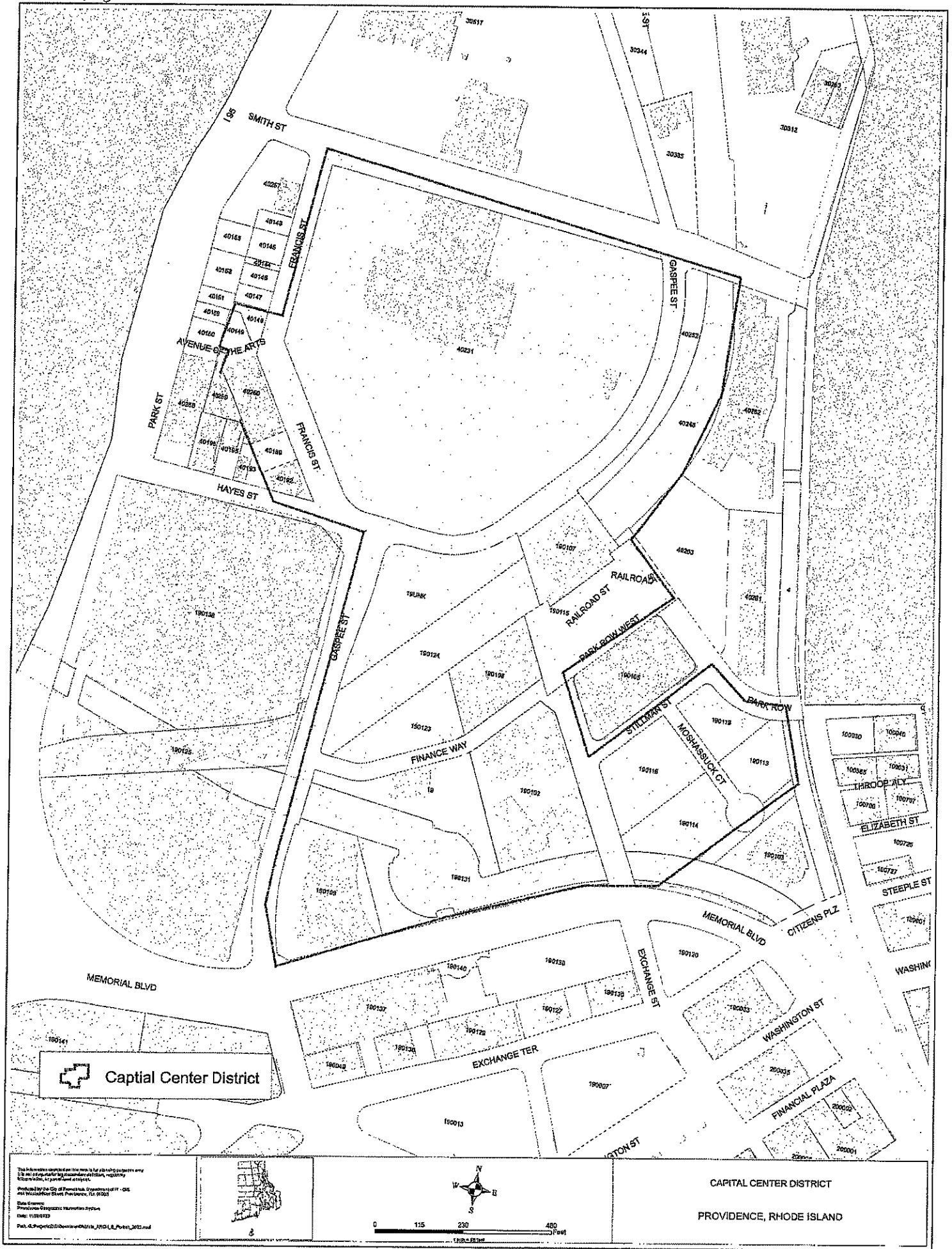
Susan R. Johnson, Treasurer, on behalf of  
Capital Properties, Inc.

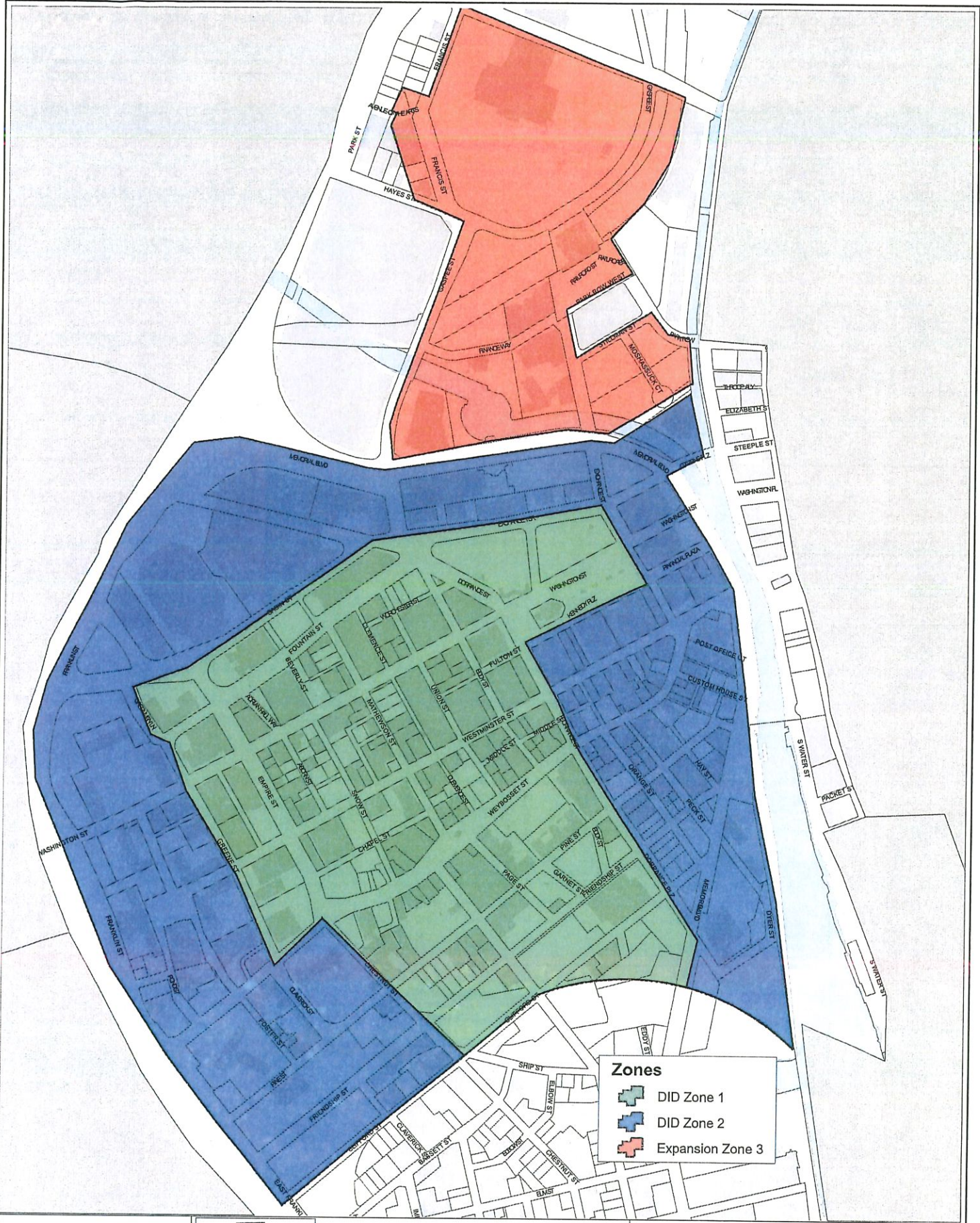
\_\_\_\_\_  
Date

PROVIDENCE DOWNTOWN IMPROVEMENT DISTRICT						
CAPITAL CENTER EXPANSION						
All Parcels						
					Dated:	12/11/2023
Parcel Unit	Legal Owner	Property Address	Property Value	Per Total	Permits Received (60%)	
004 192 0000	Francis Street Street Realty	106 Francis Street	\$3,331,100	1.1073%		
004 189 0000	Francis Street Street Realty	110 Francis Street	\$800,800	0.2662%		
004 259 0000	RP Providence Owner LLC	3 Avenue of the Arts	\$29,489,000	9.8026%		9.8026%
004 260 0000	RP Providence Owner LLC	5 Avenue of the Arts	\$2,026,300	0.6736%		0.6736%
004 148 0000	Jane Hawkins Trustee	134 Francis Street	\$786,200	0.2613%		
004 149 0000	Jane Hawkins Trustee	7 Avenue of the Arts	\$874,800	0.2908%		
019 102 A	Allogenic Holdings	18 FINANCE WAY #A	\$362,300	0.1204%		
019 102 B	Jacky's Realty II LLC	18 FINANCE WAY	\$422,800	0.1405%		
019 102 C	Jackys Realty II LLC	100 EXCHANGE STREET #C	\$1,854,600	0.6165%		
019 102 D	Imagine Brighter LLC	100 EXCHANGE ST #D	\$478,200	0.1583%		
019 102 E	Pamela E Latorella- DiMille	100 EXCHANGE ST #E	\$240,300	0.0799%		
019 102 F	Allogenic Holdings	100 EXCHANGE ST #F	\$310,900	0.1033%		
019 102 0201	Marc Zeller	100 EXCHANGE ST #201	\$333,400	0.1108%		
019 102 0202	Martha Sullivan	100 EXCHANGE ST #202	\$358,900	0.1193%		
019 102 0203	Cody Doberstein	100 EXCHANGE ST #203	\$595,600	0.1980%		
019 102 0204	Mark & Andrea Macrina	100 EXCHANGE ST #204	\$666,900	0.2217%		0.2217%
019 102 0211	Jeanne-Marie Crespi	200 EXCHANGE ST #211	\$652,600	0.2169%		
019 102 0213	Carol Strohecker	200 EXCHANGE ST #213	\$543,700	0.1807%		
019 102 0214	Rotunda Properties	200 EXCHANGE ST #214	\$466,200	0.1550%		
019 102 0215	Jing Huang & Yookyong Lee	200 EXCHANGE ST #215	\$593,200	0.1972%		
019 102 0216	Lou Bowen & Yuhui Lu	200 EXCHANGE ST #216	\$701,600	0.2332%		
019 102 0217	Pramila Byahatti	200 EXCHANGE ST #217	\$628,200	0.2088%		
019 102 0301	Jeffrey & Yvonne Balaban	100 EXCHANGE ST #301	\$324,000	0.1077%		
019 102 0302	Claude Dinaro & G Parker	100 EXCHANGE ST #302	\$417,900	0.1389%		
019 102 0304	Evan & Anne Cohen	100 EXCHANGE ST #304	\$866,900	0.2217%		
019 102 0305	Afshin Ehsan	100 EXCHANGE ST #305	\$320,400	0.1065%		0.1065%
019 102 0306	Michael H Krupa	100 EXCHANGE ST #306	\$315,500	0.1049%		
019 102 0307	Matthew Dai	100 EXCHANGE ST #307	\$505,700	0.1681%		
019 102 3012	Mehmet E Kirtan	200 EXCHANGE ST #312	\$436,400	0.1451%		
019 102 0313	David Pascoe	200 EXCHANGE ST #313	\$532,200	0.1769%		
019 102 0314	Jackson Melnick	200 EXCHANGE ST #314	\$332,700	0.1106%		
019 102 0316	Zoe La Claire	200 EXCHANGE ST #316	\$346,400	0.1151%		
019 102 0317	Louise Deplettri	200 EXCHANGE ST #317	\$628,200	0.2088%		
019 102 0401	Lawrence Keefe	100 EXCHANGE ST #401	\$333,400	0.1108%		
019 102 0402	Matthew J Livingstone	100 EXCHANGE ST #402	\$436,300	0.1447%		
019 102 0403	Stephon Alexander	100 EXCHANGE ST #403	\$595,600	0.1980%		
019 102 0404	Christopher McDonald	100 EXCHANGE ST #404	\$866,900	0.2217%		0.2217%
019 102 0405	Tom MacDonald	100 EXCHANGE ST #405	\$320,400	0.1065%		0.1065%
019 102 0406	Juan Carlos Maidana	100 EXCHANGE ST #406	\$325,200	0.1081%		
019 102 0407	Piero Velarde	100 EXCHANGE ST #407	\$494,300	0.1643%		
019 102 0411	Shao-Ning Lu	200 EXCHANGE ST #411	\$652,600	0.2169%		
019 102 0412	Pamela Haas	200 EXCHANGE ST #412	\$486,100	0.1616%		
019 102 0413	Dennis J Roberts Trustee	200 EXCHANGE ST #413	\$545,300	0.1813%		
019 102 0414	McNulty Family LP	200 EXCHANGE ST #414	\$323,300	0.1075%		
019 102 0415	Chien Ya Joyce Lam	200 EXCHANGE ST #415	\$580,500	0.1930%		
019 102 0416	Karina Elma P Baustina	100 EXCHANGE ST #406	\$337,800	0.1123%		
019 102 0417	Gary T Malloy	200 EXCHANGE ST #417	\$628,200	0.2088%		
019 102 0418	Karina Elma P Bautista	200 EXCHANGE ST #418	\$662,100	0.2201%		
019 102 0501	Julia Woods Trustee	100 EXCHANGE ST #501	\$333,400	0.1108%		
019 102 0502	Qin Leng	100 EXCHANGE ST #0502	\$435,300	0.1447%		
019 102 0504	David Myers & Stone Ridge Tr	100 EXCHANGE ST #504	\$666,900	0.2217%		
019 102 0505	Arash Razavinejad	100 EXCHANGE ST #505	\$297,800	0.0990%		
019 102 0506	Michael H Krupa	100 EXCHANGE ST #506	\$315,500	0.1049%		
019 102 0507	Anne Fausto-Sterling Trustee	100 EXCHANGE ST #507	\$505,700	0.1681%		
019 102 0512	Rebecca Webber	200 EXCHANGE ST #512	\$510,900	0.1698%		
019 102 0513	Charles & Kavita Vansant	200 EXCHANGE ST #513	\$541,500	0.1800%		
019 102 0514	Byron & Lixian Teunisen	200 EXCHANGE ST #514	\$329,200	0.1094%		
019 102 0516	Andrew Lyell	200 EXCHANGE ST #516	\$346,400	0.1151%		
019 102 0517	David Ames Trustee	200 EXCHANGE ST #517	\$640,900	0.2130%		
019 102 0601	Hye Sook Wang	100 EXCHANGE ST #601	\$333,400	0.1108%		
019 102 0602	Ines Shammias	100 EXCHANGE ST #0602	\$435,300	0.1447%		
019 102 0603	Matthew Moniz	100 EXCHANGE ST #603	\$628,900	0.2091%		
019 102 0604	Daniel Bartolini	100 EXCHANGE ST #604	\$876,800	0.2250%		
019 102 0605	Julia Shackelton	100 EXCHANGE ST #605	\$336,400	0.1118%		
019 102 0606	Rusdael Barros	100 EXCHANGE ST #606	\$328,600	0.1092%		
019 102 0607	Lawrence Chan	100 EXCHANGE ST #607	\$494,300	0.1643%		
019 102 0611	Lisa Volpe	200 EXCHANGE ST #611	\$652,600	0.2169%		
019 102 0612	Anwar Tandar & Wendy Chu	200 EXCHANGE ST #612	\$499,500	0.1660%		

019	102	0613	Kevin Crowley/Eduardo Paredes	200 EXCHANGE ST #613	\$517,900	0.1722%	0.1722%
019	102	0614	Rimmi & Robt Sobti	200 EXCHANGE ST #614	\$340,400	0.1132%	
019	102	0615	Michael DiBiase Trustee	200 EXCHANGE ST #615	\$586,500	0.1950%	0.1950%
019	102	0616	Abn Jindal	200 EXCHANGE ST #616	\$349,800	0.1163%	
019	102	0617	Shibani Chadha	200 EXCHANGE ST #617	\$626,200	0.2088%	
019	102	0618	Thomas Nakayama	200 EXCHANGE ST #618	\$662,100	0.2201%	
019	102	0701	Valentin Dimitrov	100 EXCHANGE ST #701	\$333,400	0.1108%	
019	102	0702	Deeran Patel	100 EXCHANGE ST #702	\$438,300	0.1457%	
019	102	0704	Bruce Gold	100 EXCHANGE ST #704	\$666,900	0.2217%	0.2217%
019	102	0705	Ryan Saber	100 EXCHANGE ST #705	\$329,800	0.1096%	
019	102	0706	Lauren Hill	100 EXCHANGE ST #706	\$328,800	0.1092%	
019	102	0707	Eric C Gladney Trustee	100 EXCHANGE ST #707	\$605,700	0.1681%	
019	102	0712	Jordan N Boslego	200 EXCHANGE ST #712	\$510,900	0.1698%	
019	102	0713	Mechelle G Adams	200 EXCHANGE ST #713	\$532,200	0.1769%	0.1769%
019	102	0714	Yu Jin Nah	200 EXCHANGE ST #714	\$332,700	0.1106%	
019	102	0718	Monte Ferris	200 EXCHANGE ST #718	\$346,400	0.1151%	
019	102	0717	Paul Wortman	200 EXCHANGE ST #717	\$628,200	0.2088%	
019	102	0801	Lawrence McCarthy	100 EXCHANGE ST #801	\$340,100	0.1131%	
019	102	0802	Yong Ming Zhang Trustee	100 EXCHANGE ST #802	\$399,400	0.1328%	
019	102	0803	Amber Gul	100 EXCHANGE ST #803	\$628,900	0.2091%	
019	102	0804	Louise Guy	100 EXCHANGE ST #804	\$666,900	0.2217%	
019	102	0805	Carolyn Nelson & David Wood Tr	100 EXCHANGE ST #805	\$329,800	0.1096%	
019	102	0806	Sinan Tezel	100 EXCHANGE ST #806	\$328,600	0.1092%	
019	102	0807	Linda Lee	100 EXCHANGE ST #807	\$505,700	0.2457%	
019	102	0811	Laurene Lu & Richard Lim	200 EXCHANGE ST #811	\$739,100	0.2457%	
019	102	0812	Bradley Wasserman	200 EXCHANGE ST #812	\$510,900	0.1698%	
019	102	0813	200 Exchange Street Unit 813 LLC	200 EXCHANGE ST #813	\$533,900	0.1775%	
019	102	0814	The McNulty Ltd Partnership	200 EXCHANGE ST #814	\$323,300	0.1075%	
019	102	0815	Steven & Tamara Handerson	200 EXCHANGE ST #815	\$593,900	0.1974%	
019	102	0816	Sonal & Pruthi Patel	100 EXCHANGE ST #816	\$336,700	0.1119%	
019	102	0817	Robert S Kingsbury Trustee	200 EXCHANGE ST #817	\$628,200	0.2088%	
019	102	0818	Gregg A Cutlip	200 EXCHANGE ST #818	\$648,600	0.2156%	0.2156%
019	102	0901	George P Tager	100 EXCHANGE ST #901	\$333,400	0.1108%	
019	102	0902	Anthony Italiano	100 EXCHANGE ST #902	\$420,500	0.1398%	
019	102	0904	Roberto & Amy Serrano	100 EXCHANGE ST #904	\$680,300	0.2261%	
019	102	0905	Amy DiGiammo	100 EXCHANGE ST #905	\$326,400	0.1085%	
019	102	0906	Cara Ogar	100 EXCHANGE ST #906	\$328,600	0.1092%	
019	102	0907	Andrew Lyell & Grace Vinbury	100 EXCHANGE ST #907	\$505,700	0.1681%	
019	102	0912	Thomas Krychalski	200 EXCHANGE ST #912	\$510,900	0.1698%	
019	102	0913	Shahnaz Soltani	200 EXCHANGE ST #913	\$543,700	0.1807%	
019	102	0914	John Sepe	200 EXCHANGE ST #914	\$329,300	0.1095%	
019	102	0916	Annie Wang & Michael Luu	200 EXCHANGE ST #916	\$346,400	0.1151%	
019	102	0917	Laila Qadan & Adel Ahmed	200 EXCHANGE ST #917	\$831,400	0.2099%	
019	102	OPH1	James E Griffin Jr.	100 EXCHANGE ST #PH1	\$1,730,200	0.5751%	
019	102	OPH2	James M Cerullo	100 EXCHANGE ST #PH2	\$557,500	0.1853%	
019	102	OPH3	Frederick N Levinger Trustee	100 EXCHANGE ST #PH-3	\$1,617,400	0.5376%	
019	102	1001	Robert Ricci	100 EXCHANGE ST #1001	\$333,400	0.1108%	0.1108%
019	102	1002	Elizabeth & Leijun Song	100 EXCHANGE ST #1002	\$435,300	0.1447%	
019	102	1003	Carolyn J. Dagostino Trustee	100 EXCHANGE ST #1003	\$628,900	0.2091%	
019	102	1004	Harvey Makadon & Ray Powrie	100 EXCHANGE ST #1004	\$655,500	0.2179%	
019	102	1005	Xiaowen Lin	100 EXCHANGE ST #1005	\$329,800	0.1096%	
019	102	1006	Kyle St. Jean	100 EXCHANGE ST #1006	\$328,600	0.1092%	
019	102	1007	Robert F Stupell	100 EXCHANGE ST #1007	\$505,700	0.1681%	
019	102	1011	Liu Wang	200 EXCHANGE ST #1011	\$652,600	0.2189%	
019	102	1012	Carolina Jimenez Madledo	200 EXCHANGE ST #1012	\$510,900	0.1698%	
019	102	1013	Todd Stupell	200 EXCHANGE ST #1013	\$543,700	0.1807%	
019	102	1014	Elizabeth M Martino	200 EXCHANGE ST #1014	\$332,700	0.1106%	
019	102	1015	Logan Powell	200 EXCHANGE ST #1015	\$637,100	0.2118%	0.2118%
019	102	1016	Mark L. Gabrielle	100 EXCHANGE ST #1016	\$337,800	0.1123%	
019	102	1017	Stanley & Stephanie Casper Trustee	200 EXCHANGE ST #1017	\$628,200	0.2088%	
019	102	1018	Gladys H Thawter Rev Turst	200 EXCHANGE ST #1018	\$662,100	0.2201%	
019	102	1101	Dimitri Feo	18 FINANCE WAY #1101	\$341,000	0.1134%	
019	102	1102	Faisal Zubair	100 EXCHANGE ST #1102	\$435,300	0.1447%	
019	102	1104	George Tager & Nicole Gelinas	100 EXCHANGE ST #1104	\$666,900	0.2217%	
019	102	1105	Jasmine Xu	100 EXCHANGE ST #1105	\$329,800	0.1096%	
019	102	1106	Steven & Ivana Seminell	100 EXCHANGE ST #1106	\$328,600	0.1092%	0.1092%
019	102	1107	Alvin Marcelli & Mark Sutherland	100 EXCHANGE ST #1107	\$507,700	0.1688%	
019	102	1112	Octavian Biris	200 EXCHANGE ST #1112	\$510,900	0.1698%	
019	102	1113	William Tift & Ellen Bruzelius	200 EXCHANGE ST #1113	\$543,700	0.1807%	
019	102	1114	Raymond & Christine Sawka	200 EXCHANGE ST #1114	\$332,700	0.1106%	
019	102	1116	Mary A. Riley	200 EXCHANGE ST #1116	\$346,400	0.1151%	
019	102	1117	Linda & Samuel Shamoon	200 EXCHANGE ST #1117	\$628,200	0.2088%	
019	102	1201	David & Gayle Valetta	100 EXCHANGE ST #1201	\$324,000	0.1077%	
019	102	1202	Ning Cai	100 EXCHANGE ST #1202	\$435,300	0.1447%	
019	102	1203	Paul Isikwe	100 EXCHANGE ST #1203	\$628,900	0.2091%	
019	102	1204	Peter P Marsiglia & Todd Roberts	100 EXCHANGE ST #1204	\$666,900	0.2217%	
019	102	1205	John Chi On Tam Trustee	100 EXCHANGE ST #1205	\$320,400	0.1065%	
019	102	1206	Louis Amorizzi	100 EXCHANGE ST #1206	\$319,200	0.1061%	
019	102	1207	Monulty Family LP	100 EXCHANGE ST #1207	\$494,300	0.1643%	
019	102	1211	Roberto Slu Trustee	200 EXCHANGE ST #1211	\$639,200	0.2125%	

019	102	1212	David & Jessica Platt	200 EXCHANGE ST #1212	\$499,500	0.1660%	
019	102	1213	Lee & Janice Golden	200 EXCHANGE ST #1213	\$532,200	0.1769%	
019	102	1214	Mustafa Fazli Mazlumoglu	200 EXCHANGE ST #1214	\$332,700	0.1106%	
019	102	1215	Hilary Spatz & Max Levine	200 EXCHANGE ST #1215	\$593,900	0.1974%	
019	102	1216	Richard L Gold Living Trust	200 EXCHANGE ST #1216	\$304,400	0.1012%	
019	102	1217	Christina Choi & Hyun Kim	200 EXCHANGE ST #1217	\$628,200	0.2088%	
019	102	1218	Carmen & Thomas Moloney Tr	200 EXCHANGE ST #1218	\$662,100	0.2201%	0.2201%
019	102	1301	Joyce Ambrosino	100 EXCHANGE ST #1301	\$333,400	0.1108%	
019	102	1302	Christina & Douglas Hardy	100 EXCHANGE ST #1302	\$436,900	0.1452%	
019	102	1304	Debra Sue Rose	100 EXCHANGE ST #1304	\$517,800	0.1721%	
019	102	1305	Daniel & Donna Arpin	100 EXCHANGE ST #1305	\$329,800	0.1096%	
019	102	1306	Ralph Rodriguez	100 EXCHANGE ST #1306	\$328,600	0.1092%	
019	102	1307	David & Karen McVicker	100 EXCHANGE ST #1307	\$494,300	0.1643%	
019	102	1312	Geannina Costea	200 EXCHANGE ST #1312	\$510,900	0.1698%	
019	102	1313	Achilles Romualdo Alcaraz	200 EXCHANGE ST #1313	\$543,700	0.1807%	
019	102	1314	Meetesh Kumar	200 EXCHANGE ST #1314	\$332,700	0.1106%	
019	102	1316	Donna & Richard Golemme	200 EXCHANGE ST #1316	\$346,400	0.1151%	
019	102	1317	Mark A Male & Melissa Darigan	200 EXCHANGE ST #1317	\$628,200	0.2088%	
019	102	1401	Amy & Roberto Serrano Co Tr	100 EXCHANGE ST #1401	\$324,000	0.1077%	
019	102	1402	Tin Lai Wong	100 EXCHANGE ST #1402	\$435,300	0.1447%	
019	102	1403	Richman Tiger LLC	100 EXCHANGE ST #1403	\$628,900	0.2091%	
019	102	1404	Suizhou Xue & Fang Du	100 EXCHANGE ST #1404	\$666,900	0.2217%	
019	102	1405	Adelhaq Hamdail	100 EXCHANGE ST #1405	\$329,600	0.1098%	
019	102	1406	Marianne Tracy	100 EXCHANGE ST #1406	\$307,500	0.1022%	
019	102	1407	Holly Senocak	100 EXCHANGE ST #1407	\$506,700	0.1681%	
019	102	1411	Mevin G Patricia Alperin	100 EXCHANGE ST #1411	\$633,700	0.2107%	
019	102	1412	Robert DiMello	200 EXCHANGE ST #1412	\$337,400	0.1122%	
019	102	1413	Reza Taleghani	200 EXCHANGE ST #1413	\$543,700	0.1807%	
019	102	1414	Helen MacDonald Trustee	200 EXCHANGE ST #1414	\$328,700	0.1093%	
019	102	1501	Tin Lai J Wong	100 EXCHANGE ST #1501	\$333,400	0.1108%	
019	102	1502	Naresh K Dasari	100 EXCHANGE ST #1502	\$435,300	0.1447%	
019	102	1504	William J Pellicio Trustee	100 EXCHANGE ST #1504	\$666,900	0.2217%	
019	102	1505	REMS LLC	100 EXCHANGE ST #1505	\$320,400	0.1065%	
019	102	1506	David A. Ames Trustee	100 EXCHANGE ST #1506	\$328,600	0.1092%	
019	102	1507	Michael Wright	100 EXCHANGE ST #1507	\$505,700	0.1681%	
019	102	1511	Robert and Diane Ducoff	200 EXCHANGE ST #1511	\$824,300	0.2075%	
019	102	1512	Peripio LLC	200 EXCHANGE ST #1512	\$342,700	0.1139%	
019	102	1513	Ross & Michael Kraemer	200 EXCHANGE ST #1513	\$543,700	0.1807%	
019	102	1514	James & Rosanne Feldt Tr	200 EXCHANGE ST #1514	\$776,000	0.2580%	
019	102	1601	William & Loretta Romero	100 EXCHANGE ST #1601	\$655,800	0.2180%	
019	102	1602	Stamatis Reeves	100 EXCHANGE ST #1602	\$671,500	0.2232%	
019	102	1603	Mitali & Subir Sengupta	100 EXCHANGE ST #1603	\$630,000	0.2094%	
019	102	1604	Karan Wu	100 EXCHANGE ST #1604	\$469,800	0.1582%	
019	102	1611	Jill Jones	200 EXCHANGE ST #1611	\$633,700	0.2107%	
019	102	1612	Wilson Truccolo Filho	200 EXCHANGE ST	\$363,800	0.1209%	
019	102	1613	Allan Mabardy	200 EXCHANGE ST #1613	\$543,700	0.1807%	
019	102	1614	Anthony E Wilson Trustee	200 EXCHANGE ST #1614	\$741,600	0.2465%	
019	102	1701	William Mueller	100 EXCHANGE ST #1701	\$655,800	0.2180%	
019	102	1702	Gary Malloy	100 EXCHANGE ST #1702	\$671,500	0.2232%	
019	102	1703	Ronald Albert	100 EXCHANGE ST #1703	\$731,200	0.2431%	
019	102	1704	Petra Klinge	100 EXCHANGE ST #1704	\$561,300	0.1866%	
019	102	1801	Mark & Lee Deitch	100 EXCHANGE ST #1801	\$655,800	0.2180%	
019	102	1802	Jack & Sandra Elias	100 EXCHANGE ST #1802	\$685,000	0.2277%	
019	102	1803	Michael Mazzola/ Lisa Franciosa	100 EXCHANGE ST #1803	\$731,200	0.2431%	
019	102	1804	Amy Holand & Nicolas Oliveria	100 EXCHANGE ST #1804	\$558,100	0.1855%	
019	102	PH11	Louis & Jennifer Martin	200 EXCHANGE ST #PH11	\$1,408,300	0.4681%	0.4681%
019	102	PH12	Tamara Chin & Leela Gandhi	200 EXCHANGE ST #PH12	\$1,259,700	0.4187%	
019	102	BCBS	Blue Cross & Blue Shield	600 EXCHANGE ST	\$68,930,600	22.9135%	22.9135%
019	108	00TX	15 Park Row West Holdings LLC	15 Finance Way	\$16,857,000	5.6035%	
019	109	0000	10 Memorial Blvd Owner LLC	10 Memorial Blvd	\$59,499,900	19.7687%	19.7687%
019	113	0000	Capital Properties Inc	8 Moshassuck Ct	\$1,595,600	0.5304%	0.5304%
019	114	0000	Capital Properties Inc	6 Moshassuck Ct	\$2,199,800	0.7312%	0.7312%
019	115	0000	Metropark, LTD.	65 Park Row West	\$7,856,100	2.6115%	2.6115%
019	118	0000	Capital Properties Inc	1 Moshassuck Ct	\$2,722,300	0.9049%	0.9049%
019	119	0000	Capital Properties Inc	10 Park Row West	\$1,522,100	0.5060%	0.5060%
				Total Assessed Value	\$300,829,200	100%	61.20%



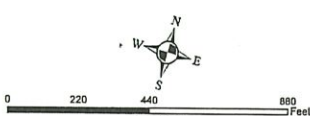


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Produced by the City of Providence, Department of IT - GIS  
444 Waterfront Blvd, Providence, RI 02903

Data Source:  
Providence Geographic Information System  
Date: 2/2/2024

File: C:\Projects\GIS\Download\Districts\Zones\_ARCH\_E\_Perest\_2024.mxd



**DID BOUNDARY ZONES**

PROVIDENCE, RHODE ISLAND



**MARSELLA**  
DEVELOPMENT

Historic Restoration | Project & Construction Management

February 1, 2024

Providence City Council  
Attention: City Clerk, Room 311  
25 Dorrance Street  
Providence, RI 02903

Re: DID Expansion

I am writing in support of the Downtown Improvement District's efforts to expand the DID into the Capital Center area.

The DID has made a tremendous impact in the Downtown for the past 18 years. DID ambassadors wearing bright "yellow jackets" help keep the district clean picking up trash left on sidewalks and streets and emptying trash receptacles. DID ambassadors report potholes, broken streetlights, malfunctioning traffic signals, and maintain an award-winning landscaping program.

Increased street presence is an effective deterrent to lawbreakers looking for victims, especially where police are less present. Ambassadors in the course of their day greet and welcome visitors and help them to their destinations.

The DID actively advocates and promotes civic art installations in public spaces and calls attention to unsightly conditions adversely affecting properties and property values. Aesthetic enhancement of district streets and neighborhoods attracts more people to shop, work and live in the district.

DID services aim to promote and expand district business activity and tourism, creating more jobs, and furthering economic vitality.

I look forward to seeing this next phase of the DID's expansion into our downtown become a reality.

Sincerely,

Christopher J. Marsella



Thursday, February 1, 2024

Kristin McGinn, President  
Downtown Neighborhood Association  
101 Dyer Street  
Providence, RI 02903

Providence City Council  
Attention: City Clerk  
25 Dorrance Street  
Providence, RI 02903

To whom it may concern:

I am writing today in support of the Downtown Improvement District (DID) expanding into the Capital Center area of downtown Providence.

The DID has made a tremendous impact throughout downtown for the past 18 years.


DID Ambassadors wearing bright "yellow jackets" help keep the district beautiful, safe and clean by removing trash from our sidewalks and streets, sweeping curbs, emptying trash receptacles, report potholes, broken streetlights, malfunctioning traffic and cross signals, and maintain an award-winning landscaping program. Ambassadors also greet those who live, work and play downtown, and welcome tourists and visitors and help them to their destinations.

The DID actively advocates and promotes civic art installations in public spaces and calls attention to unsightly conditions adversely affecting properties and property values. Aesthetic enhancement of district streets and neighborhoods attracts more people to shop, work and live in the district.

It goes without saying that an increased DID presence is also an effective means in combating crime, especially in areas where police are less present, and I often hear from business owners and residents on their elevated sense of security when the Ambassadors are visible.

On behalf of the Downtown Providence Neighborhood Association, I urge you to approve this expansion.

Sincerely,



Kristin A. McGinn, President



March 26, 2024

The Honorable Rachel Miller  
Council President  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

President Miller,

I am writing in support of the Downtown Improvement District's efforts to expand the DID into the Capital Center area. The DID has made a tremendous impact in the Downtown for the past 18 years.

The Downtown Improvement District (DID) stands out as a dedicated downtown organization that helps contribute to the vibrancy of our downtown district. The sight of our committed DID ambassadors, donned in their unmistakable yellow jackets, is a testament to the tireless time and effort they devote to our community. They are on the front lines every day, ensuring our sidewalks are pristine and our streets are welcoming, addressing the small details that make a big difference, from clearing litter to reporting infrastructure needs and beautifying our commercial and residential corridors.

The presence of our DID team isn't just about maintenance; it's a proactive measure to provide additional support for our City's public safety, providing a sense of security in places where police visibility may be lower. Their interaction with residents and visitors alike – offering guidance, assistance, and a warm welcome – embodies the spirit of Providence. Through their advocacy for public engagement and their unwavering commitment to enhancing our district's aesthetic, they play a crucial role in making our downtown attractive for business, cultural, and residential life.

Expanding the DID into the Capital Center area isn't just a logical step – it's an essential one. By extending the reach of the DID's exceptional services, we're not just improving a neighborhood; we're invigorating our city's economic and social heartbeat. We're fostering an environment where small businesses thrive, tourism flourishes, and economic activity is strong. This is about amplifying the success of our downtown core to encompass the Capital Center, ensuring that the vitality and vibrancy that define Providence are felt in every corner of our district.

In short, the expansion of the Downtown Improvement District is more than an initiative; it's a vision for a Providence that shines brighter, reaches further, and welcomes all with open arms. Let's make this vision our reality.

Thank you for your consideration of this matter.

Sincerely,

Alex Miller  
Ex Officio Board Member  
Downtown Improvement District (DID)

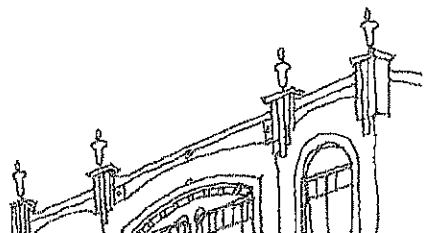
46 Aborn Street

Providence, RI 02903

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FX 401.421.6866

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March 26, 2024

The Honorable John Goncalves  
Senior Deputy Majority Leader  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Senior Deputy Majority Leader Goncalves,

I am writing in support of the Downtown Improvement District's efforts to expand the DID into the Capital Center area. The DID has made a tremendous impact in the Downtown for the past 18 years.

The Downtown Improvement District (DID) stands out as a dedicated downtown stakeholder that helps contribute to the vibrancy of our downtown district. The sight of our committed DID ambassadors, donned in their unmistakable yellow jackets, is a testament to the tireless time and effort they devote to our community. They're on the front lines every day, ensuring our sidewalks are pristine and our streets are welcoming, addressing the small details that make a big difference, from clearing litter to reporting infrastructure needs and beautifying our commercial and residential corridors.

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Thank you for your consideration of this matter.

Sincerely,

Alex Miller  
Ex Officio Board Member  
Downtown Improvement District (DID)

46 Aborn Street

Providence, RI 02903

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FX 401.421.6866

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March 26, 2024

The Honorable Helen Anthony  
Chair, Committee on Finance  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Chairwoman Anthony,

I am writing in support of the Downtown Improvement District's efforts to expand the DID into the Capital Center area. The DID has made a tremendous impact in the Downtown for the past 18 years.

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Sincerely,

Alex Miller  
Ex Officio Board Member  
Downtown Improvement District (DID)

46 Aborn Street

Providence, RI 02903

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FX 401.421.6866

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March 26, 2024

The Honorable Sue AnderBois  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Councilor AnderBois,

I am writing in support of the Downtown Improvement District's efforts to expand the DID into the Capital Center area. The DID has made a tremendous impact in the Downtown for the past 18 years.

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Thank you for your consideration of this matter.

Sincerely,

Alex Miller  
Ex Officio Board Member  
Downtown Improvement District (DID)

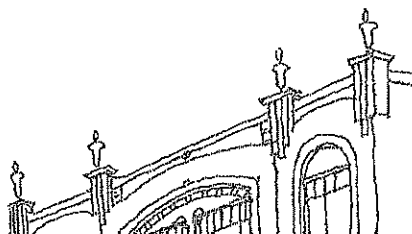
45 Aborn Street

Providence, RI 02903

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March 26, 2024

The Honorable Miguel Sanchez  
Majority Whip  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Majority Whip Sanchez,

I am writing in support of the Downtown Improvement District's efforts to expand the DID into the Capital Center area. The DID has made a tremendous impact in the Downtown for the past 18 years.

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Thank you for your consideration of this matter.

Sincerely,

  
Alex Miller  
Ex Officio Board Member  
Downtown Improvement District (DID)

46 Aborn Street

Providence, RI 02903

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FX 401.421.6866

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March 26, 2024

The Honorable James Taylor  
Majority Leader  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Majority Leader Taylor,

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Sincerely,

  
Alex Miller  
Ex Officio Board Member  
Downtown Improvement District (DID)

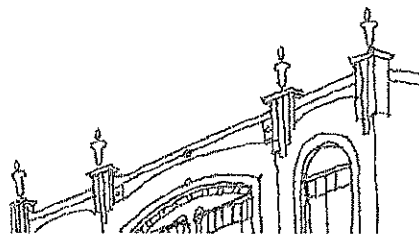
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## Board of Directors

Nicole Pollock, co-chair  
Cliff Wood, co-chair  
Kristen Adamo  
Adam E. Anderson  
Bethany Costello  
Al Dahlberg  
Amber Ilcisko  
Sidy Maiga  
Alex Miller  
Joshua Miller  
Wendy Nilsson  
Sharon Steele  
Donald Zambarano



**PARKS  
LIVE  
FOREVER**

We work across nine distinct downtown public spaces, cultivating enduring connection, pride, and vibrancy throughout the generations. Each space has its own personality, assets, needs and priorities—together, they form a connected loop. The Park Network was created by The City of Providence, The Providence Foundation, The Providence Parks Department, and I-195 Redevelopment District. We work closely with all of the community organizations enlivening our downtown parks.

**30 Exchange Terr. Flr 4  
Providence, RI  
02903**

**downtownpvdpark.life**

March 25, 2024

Providence City Council  
Attention: City Clerk  
25 Dorrance Street  
Providence, RI 0290

Dear Council:

I am writing in support of the Downtown Improvement District's efforts to expand the DID into the Capital Center area. The DID has made a tremendous impact in the Downtown for the past 18 years.

DID ambassadors wearing bright "yellow jackets" help keep the district clean, picking up trash left on sidewalks and streets and emptying trash receptacles. DID ambassadors report potholes, broken streetlights, malfunctioning traffic signals, and maintain an award-winning landscaping program.

Increased street DID presence is an effective deterrent to lawbreakers looking for victims, especially where police are less present. Ambassadors in the course of their day greet and welcome visitors and help them to their destinations.

The DID actively advocates and promotes civic art installations in public spaces and calls attention to unsightly conditions adversely affecting properties and property values. Aesthetic enhancement of district streets and neighborhoods attracts more people to shop, work and live in the district.

DID services aim to promote and expand district business activity and tourism, creating more jobs, and furthering economic vitality.

As an advocate for the Downtown Providence Parks, I wholeheartedly support the DID's capital center expansion. DID services are key to ensuring that downtown public spaces are vibrant and safe for residents and visitors alike. An expanded DID will bolster our work in the parks and make our city more welcoming for all.

Sincerely,

Nora Barré  
Executive Director



100 Westminster Street, Suite 1700  
Providence, Rhode Island 02903

401.274.6611 // phone  
401.751.7088 // facsimile

PAOLINOPROPERTIES.COM

March 25, 2024

Providence City Council  
Attention: City Clerk, Room 311  
25 Dorrance Street  
Providence, RI 02903

Dear Providence City Council:

I am writing in support of the Downtown Improvement District's efforts to expand the DID into the Capital Center area.

The DID has had a tremendous impact and improved the quality of life for both residents and businesses downtown for the past 18 years. DID ambassadors wearing bright "yellow jackets" help keep the neighborhood clean by picking up trash left on sidewalks and streets and emptying trash receptacles. DID Ambassadors report potholes, broken streetlights, malfunctioning traffic signals, and maintain an award-winning landscaping program.

Increased DID personnel on the streets is an effective deterrent to potential lawbreakers especially in areas where the police don't have the resources to maintain a constant presence. In addition, the DID Ambassadors throughout greet and welcome visitors throughout the day and help them find their way to their destinations.

The DID actively advocates and promotes civic art installations in public spaces and calls attention to unsightly conditions adversely affecting properties and property values. The aesthetic enhancement of district streets and neighborhoods attracts more people to shop, work and live in the district. DID services aim to promote and expand district business activity and tourism, creating more jobs, and furthering economic vitality.

As a current real-estate developer in Providence, and a former Mayor of the City of Providence, I have had the unique experience to see first-hand the impact that the Downtown Improvement District has had over their eighteen-year tenure thus far. The Ambassadors and the Leadership Team work to advocate for a safer and more beautiful neighborhood for anyone who comes to our city. Now more than ever, it is imperative that we work to support the businesses within our district to build community and to help build each other up. Expanding the efforts of the Downtown Improvement District into the Capital Center area is not only a step in the right direction for the City of Providence, but for the State of Rhode Island as a whole.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Paolino", is written over a horizontal line. Below the signature, the name "Joseph R. Paolino, Jr." is printed in a small, black, sans-serif font.

Joseph R. Paolino, Jr.

---

REAL ESTATE SALES, INVESTMENT, MANAGEMENT & DEVELOPMENT



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84 Dorrance  
Providence, RI

**G Properties**  
86 Dorrance  
Providence, RI

**Providence G**  
100 Dorrance  
Providence, RI

**G Reserve**  
62 Dorrance  
Providence, RI

**G Square**  
55 Dorrance  
Providence, RI

March 25, 2024

President Rachel Miller  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

President Miller,

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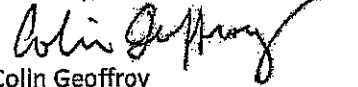
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DID services aim to promote and expand district business activity and tourism, creating more jobs, and furthering economic vitality.

Particularly during these difficult times, especially for urban centers still struggling to recover from the pandemic, with the now additional severe impact of the ongoing bridge closure, it is more essential than ever to have the DID continue and expand its efforts to the Capital Center area.

Sincerely,

  
Colin Geoffroy  
President



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Providence, RI

March 25, 2024

John Goncalves  
Senior Deputy Majority Leader  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Leader Goncalves,

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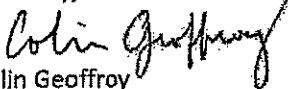
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President



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March 25, 2024

Helen Anthony  
Chair, Committee on Finance  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Chair Anthony,

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Sincerely,

  
Colin Geoffroy  
President



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March 25, 2024

Sue AnderBois  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Councilor AnderBois,

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March 25, 2024

Miguel Sanchez  
Majority Whip  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Councilor Sanchez,

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President



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March 25, 2024

James Taylor  
Majority Leader  
Providence City Council  
25 Dorrance Street  
Providence, Rhode Island 02903

Leader Taylor,

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