

THE PROVIDENCE FOUNDATION

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April 29, 2004

Council President John Lombardi
Michael Clement, City Clerk
City Hall
25 Dorrance Street
Providence, Rhode Island 02903

Dear Council President Lombardi and City Clerk Clement:

In accordance with Rhode Island general Laws, Title 45, Chapter 59 District Management Authorities, The Providence Foundation, on behalf of persons owning real property within the proposed district hereby petitions the City Council to create a Downtown Providence District Management Authority. The Property Owner Petition, in conformance with Title 45, Chapter 59-5 is enclosed. Additionally, in accordance with Title 45-Chapter 59-5 signed petitions from property owners owning more than 60 % of the taxable assessed valuation within the proposed district are enclosed.

The Property Owner Petition was developed through a process which included interviews and meetings with many downtown stakeholders, informal workshops for property owners; a formal public "kick-off" event, a series of informational mailing to property owners and discussions with groups such as the Downtown Merchants Association, and the Downtown Neighborhood Alliance. A steering committee of over 20 stakeholders directed the effort along with Mr. Steve Gibson of Urban Place Consulting Group Inc, one of the country's leading experts on District management Authorities.

Since the 1970's, more than 800 District Management Authorities otherwise known as Business Improvement Districts have been created in downtowns and older commercial districts throughout North America including many in New England. The Districts are initiated and managed by the private sector. The proven benefits include increases in tax and business bases, new jobs and private investment within the district. District Management Authorities provide a better environment for all downtown stakeholders including businesses, employees, residents, students, shoppers, tourists and visitors to area attractions.

Programs and high-level services such as marketing, parking programs, enhanced cleaning of outdoor areas accessible to the public, and ambassador/security services in outdoor places are part of the management plan. These services are comparable to those that a tenant receives in a regional retail mall. District Management Authorities provide a funding mechanism similar to a common area maintenance charge that a tenant pays at a shopping mall. There is a three-year "Sunset" provision whereby the Authority automatically dissolves unless the property owners vote to continue the program.

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In accordance with Chapter 59-20 the services provided by the Providence District Management Authorities will be supplemental to the services otherwise provided by the City of Providence, and cannot replace such services.

The Providence Foundation and our consultant Mr. Steve Gibson are available to discuss the plans for the BID, answer any questions, and make presentations as requested.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Daniel A. Baudouin", with a long horizontal flourish extending to the right.

Daniel A. Baudouin
Executive Director

cc: The Honorable David N. Cicilline, Mayor
City Council Members
Joseph Fernandez, City Solicitor
Adrienne Southgate, Assistant City Solicitor

BID City Council