

Mayor of Providence

Jorge O. Elorza

January 28, 2015

Honorable Members  
Providence City Council  
City Hall

Dear Honorable Members:

Pursuant to Sections 302(b) and 1013 of the Providence Home Rule Charter of 1980, as amended and Public Law, Chapter 45-50, Sections 1 through 31 passed in 1987, I am this day appointing Michael Gazdacko of 78 Harrison Street, Providence, RI 02909, as a general citizenry category member of the City Plan Commission for a term to end January 31, 2018, and respectfully submits the same for your approval. Mr. Gazdacko fills a vacant position on the Commission, formerly held by Victor Capellan.

Sincerely,

A handwritten signature in black ink, appearing to be "J. Elorza", written over a horizontal line.

Jorge O. Elorza  
Mayor

IN CITY COUNCIL  
FEB 19 2015

READ

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED AND APPROVED  
 CLERK

# **Michael R. Gazdacko**

78 Harrison Street, Providence, RI 02909

323.828.3263

[mgazdacko@gmail.com](mailto:mgazdacko@gmail.com)

## **PROFESSIONAL & COMMUNITY ACTIVITIES**

**Pawtucket Foundation**, Board Member (2009 – Present)

**Providence Preservation Society**, Strategic Planning Committee (2014-Present), Co-Chair Winter Bash Event Committee (2013, 2014)

**Providence Pecha Kucha**, Founding and Current Board Member, Host/Organizer (2010-14)

**Rhode Island Music Hall of Fame**, Founding and Current Board Member

**Providence 375** Celebration Emcee (2012)

**TedX Providence**, Board Member and Planning/Host Committee (2013- Present)

**Wooly Fair**, Planning Committee (2010, 2011)

**Farm Fresh RI**, Local Food Fest Committee (2010-Present), Seafood Throwdown Host (2013-14)

**West Broadway Neighborhood Association**, Event Committees (2010-present)

**Providence Monthly's "10 to Watch"** (2011)

## **EMPLOYMENT**

**Director of Development & Operations**, Rhode Island

**Urban Smart Growth (USG)**, 2003 - Present

### **Responsibilities**

- Day to day management of all USG RI operations, including: site location; due diligence; acquisition; financing; and environmental remediation
- Oversight of architects and all structural, mechanical, electrical, plumbing, and other engineers
- Supervision of in-house personnel and all tradesmen and management of general contractors
- Liaison to all city officials for plan/project review, variances, entitlements and permits
- Responsible for lease-up of all tenant spaces

### **Accomplishments**

#### *Hope Artiste Village, Pawtucket, RI*

- Converted of turn-of-the-century mill into a destination for retail, dining and entertainment
- Attracted more than 100 tenants, including Seven Stars Bakery, Farm Fresh RI, New Harvest Coffee, Envision Technology Advisors (an IT Company with 50+ employees)
- Current host of Farm Fresh RI's Wintertime Farmer's Market

#### *Greystone Lofts, North Providence, RI*

- \$25M, 200,000 square foot historic redevelopment of the former Worcester Textile Mill,
- Completed significant environmental remediation of the site, in collaboration with RIDEM and Sage Environmental
- Awarded Federal and State Historic Preservation Tax Credits
- 98% occupancy at market rates for the past four years
- Honored by Preserve RI with a Rhody Award in 2012

### **Current and Ongoing Projects with USG RI**

- Conversion of the Preparing Mill, an 180,000 square foot, five story building at Hope Artiste Village to 149 residential loft units



February 12, 2015

Councilman John J. Igliazzi  
Chairman of the Committee on Finance  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Honorable Councilman Igliazzi and members of the Committee on Finance:

As you consider nominations for the Providence City Plan Commission, please accept our sincere recommendation of Michael Gazdacko. We know Michael professionally and also as a committed member of the greater Providence community. We believe he would be a great asset to the Commission.

*Since 2004*

*Growing a local  
food system that  
values the  
environment,*

*Board of*

*Directors*

*Chris Clegg*

*Kerrie Donahue*

*Chase Hogoboom*

*Kristina Peterson*

*Maureen Pothier*

*Beni Seballos*

*Kathleen Shannon*

Farm Fresh Rhode Island is one of the anchor tenants of the Hope Artiste Village. Michael Gazdacko made that possible. We occupy a lot of space and we are a challenge to work with. We're demanding, present logistical nightmares and require a lot of out of the box thinking. None of this ever fazes Michael Gazdacko. From the beginning, when he helped us to locate our farmers market to the building, he has been a proactive problem solver, intelligent, responsive to our needs and responsible not only to our organization but also how we interact with other tenants in the building. He takes great pride in his work and has very contagious excitement about innovative approaches to unique situations. This past year he worked very closely with us on the build-out of a new office space. We couldn't have done this without him and it has helped us add more space for new employees. A good problem to have and Michael made it possible.

As a member of the greater community Michael is very involved and dedicated to a number of worthy causes and activities. As an example, since 2011 he has volunteered his time as a member of our Local Food Fest committee. In this position he has helped to set the stage for our annual fundraiser that pairs chefs directly with farmers. He has been a tremendous ambassador for our organization and has given us a great amount of his time. We see Michael extend this same spirit and energy to everything he is involved with. It is without hesitation that we recommend him to the commission.

We welcome any opportunity to share more of our thoughts about Michael as you make your decision.

Sincerely,

Jesse Rye  
Co-Executive Director  
Food System Enterprise

Sheri Griffin  
Co-Executive Director  
Community Access

1005 Main Street  
Unit #8130  
Pawtucket RI 02860

[www.farmfreshri.org](http://www.farmfreshri.org)  
401-312-4250



Providence Preservation Society

**BOARD OF TRUSTEES**

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JP Couture, *Vice President*  
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Martha Werenfels

W<sup>m</sup> McKenzie Woodward  
*Architectural History Consultant*

Brent Runyon  
*Executive Director*

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February 12, 2015

Councilman John J. Iglizzi  
Chairman of the Committee on Finance  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Honorable Councilman Iglizzi and members of the Committee on Finance:

I am writing this letter in support of Michael Gazdacko's nomination to the City Plan Commission. Mr. Gazdacko has been a faithful and energetic volunteer for the Preservation Society for five years.

He has served in such capacities as co-chair of the winter bash fundraiser (multiple years in a row) and is currently serving on the Strategic Planning Committee, which is undertaking an extensive and intense process to craft a 5 year strategic plan. In every position he has signed onto, he has demonstrated a level of commitment that is not often seen in today's volunteers.

In addition, for someone who is not directly involved in city planning, Mr. Gazdacko possesses a high level of knowledge about zoning and related matters. He will be a positive contribution to the City Plan Commission. We hope you and the Committee will give him due consideration and ultimate approval.

Sincerely,

Brent Runyon  
Executive Director

cc: Lori Hagen, City Clerk/Clerk of Council

LUCIE G. SEARLE  
26 Larch Street  
Providence, Rhode Island 02906  
T(401)351-9686  
searle.lucie@gmail.com

February 12, 2015

Councilman John J. Igliazzi, Chairman  
Committee on Finance  
Providence City Hall  
25 Dorrance Street  
Providence, Rhode Island 02903

RE: Appointment of Michael Gazdacko to City Plan Commission

Dear Chairman Igliazzi and members of the Finance Committee,

Please regard this as a letter of strong support for the appointment of Michael Gazdacko to the Providence City Plan Commission. Since moving to Rhode Island in 2006, Michael has immersed himself in the community, becoming involved in civic organizations and serving on numerous committees. I have witnessed his prowess first hand as a member of our Strategic Planning Committee at the Providence Preservation Society and also as a consummate manager of our annual winter event which showcases recently completed historic preservation projects in Providence.

Michael's day job as the Director of Development and Operations of Urban Smart Growth, which manages the development and leasing of Hope Artiste Village, requires skills that are particularly well suited to membership on the CPC. He has an enormous breadth of experience and expertise in land use, zoning and regulatory requirements and real estate development. The success of Hope Artiste Village—a former mill complex that has been re-purposed as a successful mixed use development—can be attributed in large part to Michael's skill in working with public officials, the neighboring community, a plethora of very diverse tenants; as well as architects and engineers, investors and lenders.

For the last 9 years I have served as a Board member of Farm Fresh Rhode Island. We are an anchor tenant at Hope Artiste Village where our programs have been able to grow and prosper because of Michael's strong support and his ability

to help us achieve our space needs in a very creative and affordable way. We have expanded our operations 3 times and today we run the largest indoor winter market in New England at Hope Artiste Village, thanks in no small part to the collaborative relationship that Michael has helped to foster.

And finally, I want to note that Michael and his wife, Jen, are two of Providence's biggest fans and boosters. They make their home in the West End in a property they have restored and in a neighborhood where they are deeply engaged and invested.

I thank you for this opportunity to offer my enthusiastic support of Michael Gazdacko.

Cordially,

Lucie G. Searle



**CITY OF PAWTUCKET**  
RHODE ISLAND

**DEPARTMENT OF PLANNING AND REDEVELOPMENT**

DONALD R. GREBIEN  
MAYOR

BARNEY S. HEATH  
DIRECTOR

February 12, 2015

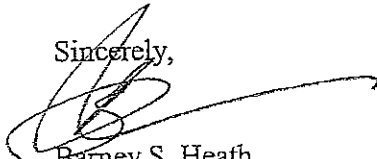
To the Honorable Councilman Igliozi and members of the Committee on Finance:

I've worked with Mr. Michael Gazdacko, Director of Development and Operations at Urban Smart Groth, with its initial purchase of the 650,000 sf historic Pawtucket mill, through its development and finally the leasing of the space. The success of the development of the former Hope Webbing Mill, now referred to as Hope Artiste Village, can be attributed to the ownership and to Mr. Gazdacko. My department has worked very closely on this project over the years, from certificate of zoning compliance to certificate of occupancy.

Mr. Gazdacko is a seasoned development professional who works well with those around him. As a result of his management position and working developing Urban Smart Growth's real estate holdings in Rhode Island, he has a very keen understanding of Pawtucket's land use rules and zoning and building code regulations.

I strongly endorse his nomination to the Providence's City Plan Commission.

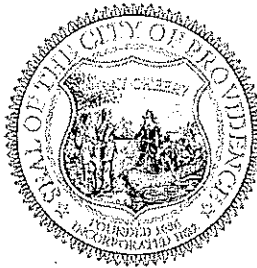
Sincerely,



Barney S. Heath  
Director

# State of Rhode Island and Providence Plantations

THE CITY OF

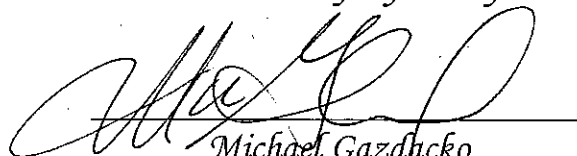


PROVIDENCE

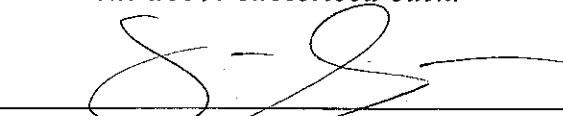
*I, Michael Gazdacko, do solemnly swear that  
I will support the Constitution of the United States of America  
and that of the State of Rhode Island and Providence Plantations,  
in addition to the Providence Home Rule Charter,  
and that I will faithfully discharge the duties of the office of*

*City Plan Commission*

*for a term to expire on December 31, 2018,  
to the best of my ability.*

  
Michael Gazdacko

*I, Jorge O. Elorza, Mayor of Providence, do hereby certify that  
on the 23<sup>rd</sup> day of February A.D. 2015,  
I did administer unto Michael Gazdacko  
- duly appointed to the City Plan Commission -  
the above subscribed oath.*

  
Jorge O. Elorza, Mayor of Providence