

CITY OF PROVIDENCE RHODE ISLAND



The Credo of the Providence City Council is to be Industrious, to be Watchful and to Promote Peace. The bee, as a symbol of industry, is derived from the early colonial saying "Busy as a Bee"; the goose, as a symbol of watchfulness, is derived from the story of the goose whose cackling saved Rome; and the lamb, as a symbol of peace, is derived from the biblical use of the lamb as a symbol of peace.



IN CITY COUNCIL

JAN 09 2025

APPROVED

Ina L. Mastrosiaci

CLERK

CITY COUNCIL

JOURNAL OF PROCEEDINGS

No. 25 City Council Regular Council Meeting, Thursday, December 5, 2024, 6:00 o'clock P.M.

PRESIDING

COUNCIL PRESIDENT

RACHEL M. MILLER

CALL TO ORDER

PRESENT: COUNCIL PRESIDENT MILLER, COUNCILOR ANDERBOIS, COUNCILMAN ESPINAL, COUNCILWOMEN GRAVES, PETERSON, COUNCILOR PICHARDO, COUNCILWOMAN RYAN, COUNCILOR SANCHEZ, COUNCILWOMAN VARGAS AND COUNCILMAN VARGAS – 10.

ABSENT: COUNCILWOMAN ANTHONY, COUNCILMAN GONCALVES, COUNCILWOMAN HARRIS, COUNCILOR ROIAS AND COUNCILMAN TAYLOR – 5.

ALSO PRESENT: TINA L. MASTROIANNI, CITY CLERK, ANGELA J. HARRIS, FIRST DEPUTY CITY CLERK, TYLER CROWDER, ASSISTANT CLERK, NAPOLEON ASKIE, CITY SERGEANT AND JEFFREY DANA, CITY SOLICITOR

INVOCATION

The Invocation is given by **COUNCILMAN OSCAR O. VARGAS**.

"Tonight, I want to thank you for this whole year that we have been going through. A lot of good things have happened. We have a new School Department Board Members. God Bless everyone and give them a lot of vision on how we can have a better school system in our great city. I also want to ask God for a big blessing for everyone who works very hard in our city. God Bless everyone and let's keep working together. Amen."

PLEDGE OF ALLEGIANCE

CITY CLERK TINA L. MASTROIANNI Leads the Members of the City Council and the Assemblage in the Pledge of Allegiance to the Flag of the United States of America.

PERSONAL EXPRESSION

COUNCILMAN ESPINAL Requests the privilege of the floor to speak on a Point of Personal Expression and states:

"Tonight, I rise to welcome to our Chamber the newly elected Board Members. From Region 1 is Corey Jones, Region 2 Michelle Fortes, Region 3 Heidi Silverio, Region 4 Mireya Mendoza and Region 5 Ty'Relle Stephens. Thank you for your dedication to our children and for taking on the challenge to run for office, and we will congratulate you on your big victory towards the end of the meeting. We will be recognizing you, so we ask that you stay with us. Thank you so much."

APPROVAL OF MINUTES

Journal of Proceedings No. 22 of the Regular Meeting of the City Council held November 7, 2024 and Journal of Proceedings No. 23 of the Regular Meeting of the City Council held November 21, 2024.

COUNCILMAN ESPINAL Moves to Waive the Reading of item 3 and Move Approval, Seconded by COUNCILOR SANCHEZ.

RESULT:	APPROVED (WITH VOTE) [UNANIMOUS]
MOVER:	Councilman Espinal
SECONDER:	Councilor Sanchez
AYES:	Council President Miller, Councilor AnderBois, Councilman Espinal, Councilwomen Graves, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilor Sanchez, Councilwoman Vargas and Councilman Vargas – 10.
ABSENT:	Councilwoman Anthony, Councilman Goncalves, Councilwoman Harris, Councilor Roias and Councilman Taylor – 5.

APPOINTMENTS BY HIS HONOR THE MAYOR

Communication from Council President Rachel M. Miller, dated December 2, 2024, Informing the City Clerk of the following appointments to the Juvenile Hearing Board, Pursuant to Section 2-377(b) of the Code of Ordinances of the City of Providence:

Rodne Maxie of 381 Academy Avenue:

- Rodne is hereby appointed to a 3-year term beginning on January 1, 2025, and expiring on December 31, 2027. Rodne will replace Lehidy Frias whose term expires on December 31, 2024.

Ha'Lija O'Neal of 265 Oxford Street:

- Ha'Lija is hereby appointed to a 3-year term beginning on January 1, 2025, and expiring on December 31, 2027. Ha'Lija will replace Elizabeth Ochs whose term expires on December 31, 2024.

Additionally, and pursuant to Section 2-377(b) of the Code of Ordinances of the City of Providence, I am hereby extending the terms of the following members of the Juvenile Hearing Board:

Bernadette Tavares of 198 Unit Street:

- Bernadette is hereby reappointed to a 3-year term beginning on January 1, 2025, and expiring on December 31, 2027.

Adam Friedberg of 42 Pratt Street:

- Adam is hereby reappointed to a 3-year term beginning on January 1, 2025, and expiring on December 31, 2027.

Ines Merchan of 25 Holden Street:

- Ines is hereby reappointed to a 3-year term beginning on January 1, 2025, and expiring on December 31, 2027.

COUNCILMAN ESPINAL Moves to Waive the Reading of item 4, Seconded by COUNCILOR SANCHEZ.

COUNCIL PRESIDENT MILLER Receives item 4.

RESULT: RECEIVED

ORDINANCE(S) SECOND READING

The Following Ordinances were in City Council November 21, 2024, Read and Passed the First Time and are Severally Returned for Passage the Second Time:

COUNCILMAN VARGAS, (By Request):

An Ordinance Establishing a Tax Stabilization Plan for the property located at 265 Manton Avenue.

WHEREAS, Manton Development Partners, LLC (“Project Owner”) is the owner of certain real property located in the City at 265 Manton Avenue, Assessor’s Plat 63, Lot 605; and

WHEREAS, Project Owner has proposed and committed to investing four million nine hundred thousand dollars (\$4,900,000) into rehabilitating the former St. Teresa’s church into a 26-unit multi-family residential building with solar canopy at the subject location; and

WHEREAS, pursuant to Rhode Island General Laws (R.I.G.L.) § 44-3-9, the General Assembly has authorized the City of Providence, acting through its City Council and subject to certain enumerated conditions, to exempt or determine a stabilized amount of taxes to be paid on account of real and personal property for a period not to exceed twenty (20) years; and

WHEREAS, pursuant to the Providence Code of Ordinances, as amended, specifically Chapter 21, Article XVIII, the granting of the tax stabilization will inure to the benefit of the City of Providence and its residents by reason of:

- (A) The willingness of Project Owner to construct new or to replace, reconstruct, convert, expand, retain, or remodel buildings, facilities, fixtures, machinery, or equipment, resulting in an increase or maintenance in plant, residential housing, or commercial building investment by the Project Owner.

NOW, THEREFORE, In consideration of the mutual agreements and promises set forth herein and other good and lawful consideration the receipt of which is hereby acknowledged, the parties agree as follows:

SECTION 1. DEFINITIONS.

“Property” shall mean certain real property together with any and all buildings, structures, and/or improvements now or in the future located in the City at 265 Manton Avenue, Assessor’s Plat 63, Lot 605.

“Property Owner” shall mean any entity with a recorded legal or equitable right and/or interest in and/or to the Property, including any and all successors and assigns.

“Affordable Units” shall mean units for which the rent, heat and utilities other than telephone constitute no more than thirty percent (30%) of the gross annual household income for a household with eighty percent (80%) or less of area median income, adjusted for family size.

SECTION 2. TAX STABILIZATION.

Section 2.1. Grant. The City, in accordance with R.I.G.L. § 44-3-9 and the City of Providence Code of Ordinances, does hereby grant a ten (10) year tax stabilization in favor of the Property Owner with respect to the Property.

Section 2.2. Term. The tax stabilization term (“Term”) shall be the period commencing on December 31, 2023 and terminating on December 31, 2032. (Tax Years 2024-2033).

Section 2.3. Plan. During the Term, the stabilized amount of taxes to be paid by the Property Owner with respect to the Property, notwithstanding the valuation of the Property or the then-current rate of tax, is as follows: for the first two (2) tax years of the stabilization term, the Property Owner shall make a tax payment equal to the then-current assessment of \$748,500.00, set by the Tax Assessor (“Base Assessment”) multiplied by the then-current tax rate (hereinafter the “Base Assessment Tax”). The total base tax amount of the then-current tax rate is equal to \$26,272.26. For each tax year thereafter, the Property Owner will pay the Base Assessment Tax plus a percentage of the taxes due and owing on the difference between the Base Assessment and then-current assessed value of the Property multiplied by the then-current rate. See “Tax Stabilization Plan” incorporated herein as if fully reproduced and attached hereto and as Exhibit A.

Section 2.4. Payment Deadlines. During the Term and in accordance with the tax stabilization plan outlined therein, stabilized tax payments shall be made in either a lump sum during the first quarter of the applicable tax year or in equal quarterly installments at the discretion of the Property Owner. If the Property Owner elects to make quarterly installments, each quarterly installment shall be due on the same date that quarterly taxes are due for all other taxpayers in the City of Providence.

Section 2.5. Obligation of Property Owner to Make Payment. During the Term and in accordance with the tax stabilization plan outlined herein, stabilized tax payments shall be an obligation of the Property Owner.

Section 2.6. Non-Receipt of Stabilized Tax Bill. Failure by the City to send or failure by the Property Owner to receive a stabilized tax bill does not excuse the nonpayment of the stabilized tax nor affect its validity or any action or proceeding for the collection of the tax in accordance with this stabilization, an Agreement formed hereunder, or otherwise.

Section 2.7. Recording of Plan, Running with Land. The Property Owner shall cause this tax stabilization plan to be recorded at its expense in the City’s official public land evidence records. This recording shall be construed to provide a complete additional alternative method under contract law for the securitization of payments due and owing under this stabilization and shall be regarded as supplemental and in addition to the powers conferred by other state and local laws.

SECTION 3. ADDITIONAL REQUIREMENTS OF STABILIZED PROJECTS.

Section 3.1. Commencement of Performance. Construction or rehabilitation shall commence within twelve (12) months, and the Project Owner shall obtain a Certificate of Occupancy from the Department of Inspections and Standards within thirty-six (36) months of the effective date of this Ordinance. If the Property Owner fails to meet either of these deadlines, Property Owner shall retroactively pay the difference between their actual stabilized tax payments and what the Property Owner would have paid if ineligible for the specified tax considerations. The Property Owner may, twelve (12) months prior to the applicable deadline, submit a request to the city council for approval of an extension to such deadline.

Section 3.2. Permits and Certificates of Occupancy. Property Owner shall obtain all permits and certificates of occupancy as required by state and local law in connection with any and all intended construction or rehabilitation.

Section 3.3. MBE/WBE. During the Term, the Property Owner shall comply with any and all requirements under Chapter 21, Article II, Section 52 of the Providence Code of Ordinances as it pertains to Minority and Women Business Enterprises.

Section 3.4. Internal Revenue Service reporting. Except as provided under R.I.G.L. § 28-42-8, any person performing services at the Property shall annually receive either a W-2 statement or an IRS Form 1099.

Section 3.5. First Source. During the Term, the Property Owner shall enter into a First Source Agreement with the Director of First Source Providence in accordance with Chapter 21 Article III1/2 of the Providence Code of Ordinances, including at least one percent (1%) of the total amount of discounted taxes to be directed to the first source trust fund, per Section 21-95.

Section 3.6. Equal Employment. During the Term, the Property Owner shall work with the City's Office of Human Resources, Division of Equal Employment Opportunity to ensure the City's goals to prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin are met. Moreover, the Property Owner will take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.

Section 3.7. "Buy Providence" Initiative. During the Term, the Property Owner shall use best efforts to ensure that construction materials are purchased from economically competitive and qualified vendors located in the city of Providence. In furtherance of this effort, the Property Owner will work with the city to develop a list of Providence vendors and subcontractors in order to create a preferred vendor list of qualified and economically competitive vendors for the construction of the project. Furthermore, once the Property Owner constructs the development, the Property Owner will use good faith efforts to conduct ongoing business with and provide preference to economically competitive and qualified Providence businesses.

Section 3.8. Apprenticeship. The Property Owner shall ensure that one hundred percent (100%) of the hours worked on the project shall be performed by all trade construction contractors and subcontractors who have or are affiliated with an apprenticeship program as defined in 29 C.F.R. § 29 et seq. Additionally, the Property Owner shall ensure that all bidding documents for the work to be performed on the Eligible Project includes express and conspicuous language evidencing the requirement found in this subsection.

As part of its contract with the construction manager and/or general contractor, the Property Owner shall require that not less than ten percent (10%) of the total hours worked by the contractors' and subcontractors' employees on the project are completed by apprentices registered in the aforementioned apprenticeship programs. Failure to comply with or meet the requirements of this subsection shall be a material violation of the Property Owner's obligations under this chapter.

The Property Owner, its Prime Contractor, or any other person/entity authorized by the Property Owner, may petition the City of Providence's Director of Planning and Development, or his/her designee to adjust the requirements found in this subsection to a lower percentage upon a showing that:

- (A) A trade or field does not have an apprenticeship program or cannot produce members from its program capable of performing the scope of work within the contract; or
- (B) The size and scope of the work will not allow for the contractor to comply with apprenticeship ratio requirements for the craft affected; or
- (C) For any other non-economic justifiable reason that demonstrates good cause.

Accompanying the petition mentioned in this sub-section, the petitioning entity must provide contemporary evidence of the efforts taken to comply with this section, including but not limited to the bidding and responsive documents for the scopes of work for which the petitioning entity is seeking an exemption.

Section 3.9. Project Compliance. This stabilization shall in no way confer that the underlying project (construction or rehabilitation) is either compliant with the Providence Zoning Ordinance or has received the necessary approvals from any board or commission, including (but not limited to) the Historic District Commission, the Downtown Design Review Committee, the Capital Center Commission, the City Plan Commission, the Zoning Board of Review, or the I-195 Redevelopment Commission (as applicable).

Section 3.10. Prohibited and Restricted Uses. The following uses, as defined by Chapter 27 of the Providence Code of Ordinances, shall not be permitted on the Property during the Term: Adult use (including adult bookstore/retail, adult arcade, adult cabaret, adult motion picture theater, and adult hotel/motel), compassion center or cultivation center, contractor storage yard, fraternity or sorority, landfill, materials processing of scrap metal, storage yard (outdoor), and the retail use for gun stores, payday lending, or check-cashing operations. The following uses, as defined by Chapter 27 of the Providence Code of Ordinances, shall not exceed twenty-five percent (25%) of the usable square footage of the Property during the Term: bar, nightclub, and retail sales of alcohol.

Section 3.11. City of Providence Parks and Recreation Trust Fund. The Property Owner shall make annual payments to the Fund in the amount of seven percent (7%) of the estimated total of taxes abated (as shown in the Tax Assessor's Fiscal Note) amortized over the Term. Notwithstanding anything mentioned in this subsection, the Property Owner shall pay \$1,000.00 in the Fund annually in the tax years in which the Property Owner pays a base assessment tax. Said annual payments will be payable within thirty (30) days of receipt of an invoice for the same from the Office of the Tax Assessor. If, for any reason, this Ordinance is retroactively revoked, payments to the fund shall remain and will not be forfeited due to a default.

Section 3.12. Payment of Area Standard Wages. Omitted.

Section 3.13. Post-Construction Jobs. Omitted.

Section 3.14. Monitoring Fee. Within thirty (30) days of receiving a statement from the Tax Assessor, the Property Owner shall remit a monitoring/compliance fee to the City in the amount of 0.01 percent of the total project costs as presented in the Property Owner's application for each respective tax year during the term of this stabilization.

Section 3.15. Affordable Units. During the term, no less than five (5), or nineteen percent (19%) of the units shall be Affordable Units as defined in this ordinance.

SECTION 4. TRANSFER OF PROPERTY.

Section 4.1. Transfer Generally. Stabilized tax payments shall be an obligation of the Property Owner during any of the tax stabilization terms as defined in Section 2 above and in accordance with the tax stabilization plan outlined therein, without regard to any transfer of the Property. Additionally, in accordance with Section 2.7, the burdens and benefits of this stabilization will run with the land, and as for payment of taxes shall run in favor of the City regardless of any transfer of ownership. The Property Owner must provide prior written notice to the City before any transfer of the Property so that the City may determine, in its sole discretion, as to whether or not this stabilization will continue.

Section 4.2. Transfer to Tax Exempt Entities. In the event that the Property Owner transfers the Property to a tax-exempt entity, this stabilization shall be void ab initio and any entity holding an equitable or legal interest in the Property on or after the effective date of this stabilization shall be jointly and severally liable for the full taxes due and owing from said effective date forward.

Section 4.3. Post-Expiration Transfers. In the event that the Property Owner transfers the Property to a tax-exempt entity within five years from the end of any tax stabilization term, as defined in Section 2.2 above, any and all Property Owners will pay the following: five percent (5%) of the sale price in said transfer if sold to a tax-exempt entity in the first year following the end of the term; four percent (4%) of the sale price in said transfer if sold to a tax-exempt entity in the second year following the end of the term; three percent (3%) of the sale price in said transfer if sold to a tax-exempt entity in the third year following the end of the term; two percent (2%) of the sale price in said transfer if sold to a tax-exempt entity in the fourth year following the end of the term; and one percent (1%) of the sale price in said transfer if sold to a tax-exempt entity in the fifth year following the end of the term.

SECTION 5. ANNUAL PROGRESS REPORT.

Section 5.1. Reporting Generally. The Property Owner shall provide monthly reports to the City Council, or the Council's designee, and in such instance that the Property is within the jurisdiction of the I-195 Commission then the Commission as well, on its progress in complying with the provisions of this stabilization.

Section 5.2. Reporting Requirements. The reporting format shall be provided by the City Council of Providence in its sole discretion to document construction-based employment information and demographics related to the terms of this stabilization. If the Property Owner, its developer and/or other person/entity authorized by the Property Owner, does not timely submit their monthly reports to the City Council, or its designee, the City Council or its designee shall notify the Property Owner. The Property Owner shall have ten (10) days thereafter to provide the information to the City or its designee. The project site owner, the Director of Planning and Development, the Director of First Source, and a representative of the third-party entity monitoring apprenticeship requirements shall annually report to the City Council on progress in complying with the provisions of this stabilization, including but not limited to, sections 2 and 3. Specifically, its report shall include a performance report on construction or rehabilitation with evidence of final construction costs, status of stabilized tax payments, and evidence of compliance with Section 3. Upon receipt and review, the City Council may require and request additional information.

SECTION 6. DEFAULT.

The following events shall constitute an event of default:

- (A) Failure of the Property Owner to pay any amount due under or with respect to Section 2; or
- (B) Failure of the Property Owner to record a Notice of this stabilization as required by and in accordance with Section 2; or
- (C) Failure of the Property Owner to meet any of the performance obligations set forth in Section 3; or
- (D) Failure of the Property Owner to annually report as required by Section 5; or

- (E) Failure of the Property Owner to notify the City in writing within thirty (30) days of the transfer of the Property; or
- (F) Transfer of the Property by the Property Owner outside of the terms of this stabilization; or
- (G) Failure of the Property Owner to comply with any other obligation or promise contained within any section or subsection of this stabilization; or
- (H) Failure of the Property Owner to comply with all state and local law regarding building and property maintenance codes, zoning ordinances, and building and/or trade permits; or
- (I) Failure of the Property Owner to waive as set forth in Section 8.4; or
- (J) Failure of the Property Owner to remain current on any and all other financial obligations to the City of Providence.

SECTION 7. NOTICE AND CURE.

Section 7.1. Notice and Cure Period. In event of potential Default (as defined in Section 6), the City Solicitor (or designee of the City Council) shall provide written notice to the Property Owner of such potential Event of Default (“First Notice”) and notify the Property Owner that it shall have sixty (60) days, from the date the Notice herein is sent, to cure any Event of Default pursuant to this stabilization (“Initial Cure Period”). If said Event of Default is not cured within the Initial Cure Period, then the City Solicitor (or designee of the City Council) shall notify the Property Owner in writing (“Second Notice”) that this stabilization is terminated and that a bill will be sent out by the Tax Assessor sixty (60) days from the date of the Second Notice. Said bill will be for the abated taxes to date and those amounts including, but not limited to, any amounts of taxes due and owing but not paid, interest, penalties, assessments, and fees associated therewith (“Delinquency Bill”).

The Property Owner may petition the City Council in writing for additional time beyond the Initial Cure Period in order to cure any alleged Event of Default (“Extended Cure Period”). Once filed with the City Clerk, a petition requesting an Extended Cure Period will toll the time period between the Second Notice and the issuance of the Delinquency Bill until the petition is either approved, denied, or withdrawn. An indefinite continuance shall constitute a denial.

Section 7.2. Agreed Upon Address for Purposes of Written Notice. All notices, requests, consents, approvals, and any other communication which may be or are required to be served or given (including changes of address for purposes of notice) shall be in writing and shall be sent registered or certified mail, or by nationally recognized overnight courier (such as Federal Express or UPS) and addressed to the following parties set forth below:

If to: City of Providence
Office of the City Clerk
25 Dorrance St.
Providence, RI 02903

If to: Manton Development Partners, LLC
P.O. Box 1046
Brookline, MA 02446

SECTION 8. RIGHTS AND REMEDIES.

Section 8.1. Collection of Taxes. At any time during the Term, the City of Providence may pursue any and all rights and remedies arising under any state or local law, including but not limited to R.I.G.L. Chapters 7–9 of Title 44, and/or arising under this stabilization to collect stabilized taxes due and owing in accordance with the tax stabilization plan and/or to collect any retroactive taxes.

Section 8.2. City's Lien Remedies and Rights. Nothing herein contained shall restrict or limit the City's rights and/or remedies with respect to its first priority lien for taxes as provided under Title 44 of the General Laws. Rather, this stabilization shall be construed to provide a complete additional alternative method under contract law for the collection of taxes, and shall be regarded as supplemental and in addition to the powers conferred by other state and local laws.

Section 8.3. Waiver. Failure or delay on the part of the City to exercise any rights or remedies, powers or privileges at any time under this stabilization or under any state or local law shall not constitute a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, remedy, power of privilege thereunder.

Section 8.4. Property Owner's Rights. During the tax stabilization term as defined in Section 2.2, the Property Owner agrees to waive and forever forgo any and all of its rights and privileges under R.I.G.L. § 44-5-26 and -27, as it pertains to the Tax Payments due and owing pursuant to this stabilization, unless there is a loss of use of the Property as a result of fire, flood, earthquake, or other act of God. Nothing herein shall be construed to limit the right of the Property Owner to pursue its rights and remedies under the terms of this stabilization.

SECTION 9. MISCELLANEOUS TERMS.

Section 9.1 Severability. The sections of this stabilization are severable, and if any of its sections or subsections shall be held unenforceable by any court of competent jurisdiction, the decision of the court shall not affect or impair any of the remaining sections or subsections.

Section 9.2. Applicable Law. This stabilization shall be construed under the laws of the State of Rhode Island, the City of Providence Home Rule Charter, and the City of Providence Code of Ordinances, as amended.

Section 9.3. Entire Agreement; Amendments. This stabilization and all attachments, addenda, and/or exhibits attached hereto shall represent the entire agreement between City and the Property Owner. This stabilization shall not be modified, amended, extended or altered in any way by oral representations made before or after the execution of this stabilization. Any and all modifications, amendments, extensions or alterations must be in writing duly executed by all parties, and passed by City Council.

Section 9.4. Effective Date. This stabilization shall take effect upon passage of this Ordinance by the Providence City Council, approval by the Mayor (or the Ordinance otherwise becoming effective). Immediately following the Effective Date, the Property Owner shall record this Ordinance with the City’s official public land evidence records

Exhibit A

<u>Year</u>	Phase-in Percentage Plus Base Tax
Tax Year 2024	Base Tax
Tax Year 2025	Base Tax
Tax Year 2026	Base + 12.50%
Tax Year 2027	Base + 25.00%
Tax Year 2028	Base + 37.50%
Tax Year 2029	Base + 50.00%
Tax Year 2030	Base + 62.50%
Tax Year 2031	Base + 75.00%
Tax Year 2032	Base + 87.50%
Tax Year 2033	Base + 95.00%
Tax Year 2034	Taxation Resumes at Full Value Assessment

COUNCILMAN VARGAS

An Ordinance in Amendment of Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, as amended, to change certain text in Article 20 regarding the Nonconformity of Existing Self-Storage Facilities.

SECTION 1: Chapter 27 of the Code of Ordinances of the City of Providence, Entitled “The City of Providence Zoning Ordinance,” approved November 24, 2014, as amended, is hereby further amended by making the following changes, with additions underlined:

ARTICLE 20. NONCONFORMITIES AND USES BY VARIANCE OR SPECIAL

USES 2001. NONCONFORMING USE

A. Definition

A nonconforming use is the use of a structure or land that at one time was allowed use within a zoning district but because of subsequent amendments to the Ordinance is no longer allowed.

B. Expansion

A nonconforming use of a structure or land cannot be expanded. This includes expansion, extension, or relocation of a nonconforming use to any other structure on the lot, additional gross floor area devoted to the nonconforming use, or occupying any land area currently not occupied by such nonconforming use.

C. Intensification

A nonconforming use of a structure or land cannot be intensified in any manner. Intensification includes, but is not limited to, increasing hours of operation, increasing the number of dwelling units, increasing the number of parking spaces, reducing total lot area to below that which is required for a new subdivision, or increasing the seating or occupancy capacity of any use. However, this does not prohibit the reconfiguration of existing dwelling units within a structure so long as such reconfiguration complies with the requirements of item B above.

D. Relocation

A nonconforming use cannot be relocated, in whole or in part, to any other location on the same lot. The nonconforming use may only be relocated to another structure or lot if the use conforms to all regulations of the zoning district where it is relocated.

E. Change of Use

1. Residential Districts

Within any residential district, a nonconforming use may not be changed to any other nonconforming use. Within residential districts, a portion of a building containing a nonconforming use may be converted to a single dwelling unit, regardless of the maximum number of units permitted by the dimensional regulations in this Ordinance

2. Non-Residential Districts

Within any non-residential district, a nonconforming use may be changed to another nonconforming use by special use permit if the Zoning Board of Review deems the proposed use to be less intensive than the existing use.

F. Discontinuation or Abandonment

1. If a nonconforming use is abandoned, it may not be reestablished. Abandonment of a nonconforming use consists of some overt act, or failure to act, which leads one to believe that the owner of the nonconforming use neither claims nor retains any interest in continuing the nonconforming use unless the owner can demonstrate an intent not to abandon the use. An involuntary interruption of nonconforming use, as by fire and natural catastrophe, does not establish the intent to abandon the nonconforming use.

However, if any nonconforming use is halted for a period of one year, the owner of the nonconforming use is presumed to have abandoned the nonconforming use, unless that presumption is rebutted by the presentation of sufficient evidence of intent not to abandon the use.

G. Damage or Destruction

In the event that any structure that is devoted in whole or in part to a nonconforming use is structurally damaged or destroyed through no fault of the property owner or tenant, the nonconforming use may be re-established provided that no new nonconformities are created, and the degree of the previous nonconformity is not increased. If the structure containing the nonconforming use is a nonconforming structure, the structure may only be rebuilt, restored, repaired, or reconstructed in accordance with Section 2002. However, if a building permit is not obtained within one year of the date of damage or destruction, then the nonconforming use may not be reestablished.

H. Notwithstanding the fact that a Self-Storage Facility is no longer permitted in any zoning district and therefore is a non-conforming use under the definition of item A above, a Self-Storage Facility which obtained a building permit prior to the enactment of Ordinance 2023-16. No. 324 on July 25, 2023 shall be exempt from the restrictive requirements of items B (Expansion), C (Intensification), D (Relocation as pertaining to relocating, in whole or in part, to any other location on the same lot) and may be permitted to expand, intensify and relocate within the existing Self-Storage Facility and/or Lots where it is located by special use permit.

This subsection shall only apply to those properties located within an M-1 zoning district that are subject to land use restrictions prohibiting residential use. These prohibitions include, but are not limited to, Land Use Restrictions imposed by the Rhode Island Department of Environmental Management.

SECTION 2: This ordinance shall take effect upon passage.

**COUNCIL PRESIDENT MILLER, COUNCILOR SANCHEZ, COUNCILMEN
ESPINAL AND VARGAS, (By Request):**

An Ordinance in Amendment of Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance, " Approved November 24, 2014, As Amended, to modify regulations for accessory dwelling units.

SECTION 1. Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, is hereby further amended as follows:

201 DEFINITION OF GENERAL TERMS

Outbuilding. An accessory structure used for an office, accessory dwelling unit, or recreation room as an accessory use to a residence. ~~The structure may be serviced by water and electricity, and include conditioned space, but shall not contain a kitchen or sleeping area.~~

Accessory Dwelling Unit. A residential living unit on the same lot where the principal use is a legally established single-, two-, three- or multi-family dwelling. An accessory dwelling unit provides complete independent living facilities for one or more persons.

1200 GENERAL REGULATIONS

E. §45-24-37 of Rhode Island General Laws permits the following uses within all residential districts of a municipality and all industrial and commercial districts except where such uses are prohibited for public health or safety reasons. Therefore, if any such use is not permitted by right or by special use permit, as indicated in the use matrix, it is presumed to be prohibited for health or safety reasons. For the purposes of this Ordinance, this permission includes any amendments to the general laws that modify such list. All uses permitted by Rhode Island General Laws shall meet any required standards of the general laws. For reference purposes, these uses include:

~~1. One accessory dwelling unit in an owner-occupied residence is permitted as a reasonable accommodation for family members with disabilities or who are 62 years of age or older, or to accommodate other family members. When used in this section the terms "people with disabilities" or "member, or members, with disabilities" means a person(s) who has a physical or mental impairment that substantially limits one or more major life activities, as defined in §42-87-1(7) of the Rhode Island General Laws. Reserved.~~

Table 12-1: USE MATRIX Key: P = Permitted // S = Special Use																					
Use	R-1A	R-1	R-2	R-3	R-4	R-P	C-1	C-2	C-3	D-1	W-2	W-3	M-1	M-2	M-MU	I-1	I-2	P-S	O-S	C-D	Use Standard
Dwelling - Accessory Dwelling Unit	P	P	P	P	P	P									P	P	P				Sec. 1200.E

1204 USE DEFINITIONS

Dwelling – Accessory Dwelling Unit. A residential living unit that provides complete independent living facilities for one or more persons on the same parcel where the primary use is an owner-occupied, legally established single-unit or multi-unit dwelling.

1302 ACCESSORY STRUCTURES AND USES

A. General Regulations for Accessory Structures

- 6. The maximum height of any detached accessory structure is 10 feet at the lot line, then an additional one foot in height for each one foot of additional setback to a maximum of 20 feet and two stories, unless otherwise permitted or restricted by this Ordinance.

J. Garage

2. Detached Garage

- a. One detached garage is permitted per lot.
- b. A detached garage ~~shall not contain a kitchen or sleeping area but~~ may be used in part or entirely as an office, ~~or~~ recreation room, or accessory dwelling unit.

U. Accessory Dwelling Unit

One accessory dwelling unit per lot shall be permitted in all residential districts under the following circumstances:

- 1. An accessory dwelling unit may be located within the principal structure, in a permitted outbuilding, or in a detached garage per Section 1302.J.
- 2. The accessory dwelling unit shall be attached to a foundation and shall not be mobile.
- 3. An accessory dwelling unit is limited in size to whichever is less: 60% of the gross floor area of the principal dwelling, or 900 sf GFA for a studio or one-bedroom accessory dwelling unit, or 1,200 sf GFA for a two-bedroom accessory dwelling unit. No accessory dwelling unit may have more than two bedrooms.

4. The existence of an accessory dwelling unit does not change the principal use of the property. For example, a single-family dwelling with an accessory dwelling unit is classified as a single-family dwelling.
5. An accessory dwelling unit is considered part of a dwelling for the purpose of determining the number of college students that may occupy the dwelling.
6. Short-term rentals are not permitted within accessory dwelling units.

1410 PARKING EXEMPTIONS

B. Exemptions from Parking Requirements

9. Accessory dwelling units.

SECTION 2. This ordinance shall take effect upon passage.

COUNCILMAN VARGAS

An Ordinance in Amendment of Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, requesting a text change to amend Section 2001 of the Zoning Ordinance of the City of Providence, Entitled: "Non-Conforming Uses".

SECTION 1. Chapter 27 of the Code of Ordinances of the City of Providence, Entitled: "The City of Providence Zoning Ordinance," Approved November 24, 2014, As Amended, is hereby further amended by changing Section 2001 of the Zoning Ordinance of the City of Providence, Entitled: "Non-Conforming Uses".

B. Expansion

A nonconforming use of a structure or land cannot be expanded, except as otherwise provided herein. This includes expansion, extension, or relocation of a nonconforming use to any other structure on the lot, additional gross floor area devoted to the nonconforming use, or occupying any land area currently not occupied by such nonconforming use.

Notwithstanding the foregoing or anything contained in this Ordinance to the contrary, the gross floor area of a nonconforming use may be expanded by obtaining a special use permit from the Zoning Board of Review. In addition to meeting the requirements for a special use permit pursuant to Section 1901 of this Ordinance, an applicant seeking to expand the gross floor area of a nonconforming use shall also present evidence to the Zoning Board of Review that:

1. The expansion of the use is not an increase in excess of five percent of the total gross floor area of the use;
2. All uses on the property shall be brought into conformance with all applicable standards listed in Article 12.
3. The entire property shall be brought into conformance with the landscaping regulations of Article 15.

SECTION 2. This ordinance shall take effect upon passage.

**The Following Ordinances were in City Council December 2, 2024,
Read and Passed the First Time and are Severally Returned for Passage
the Second Time:**

**COUNCIL PRESIDENT MILLER, COUNCILWOMAN PETERSON,
COUNCILMEN GONCALVES AND VARGAS, (By Request):**

An Ordinance Amending Ordinance 2023-37, No. 466, Adopting the American Rescue Plan Act Grant Budget for the period of April 29, 2021 through December 31, 2024, approved November 22, 2023.

Section 1 - The Budget for April 29, 2021 - December 31, 2024 American Rescue Plan Act (ARPA) funding is adopted as follows:

ARPA Summer Programming:

Summer Camp for Providence Residents	\$600,000
Summer Jobs for Providence Youth	\$996,472.35
TOTAL ELIGIBLE SUMMER PROGRAMMING	\$1,596,472.35

ARPA Youth Investments:

Early Learning Infrastructure	\$1,000,000
Youth and Family Broadband Access	\$500,000
TOTAL YOUTH INVESTMENT FUNDS	\$1,500,000

ARPA Anti-Violence Investments

Mentoring Program	\$1,100,000
Non-violence training	\$500,000
Year-round youth jobs	\$998,130.18
TOTAL ANTI-VIOLENCE INVESTMENTS	\$2,598,130.18

ARPA Funding to Providence Redevelopment Agency (PRA)

Roger Williams Park Gateway	\$4,000,000
TOTAL FUNDING TO PRA	\$4,000,000

ARPA Grants to Libraries:

Providence Community Library	\$500,000
Providence Public Library	\$100,000
TOTAL GRANTS TO LIBRARIES	\$600,000

ARPA Grants to Non-profits:

Homelessness Intervention	\$499,290
Providence Center	\$152,559
Waterfire, Inc.	\$300,000
TOTAL GRANTS TO NON-PROFITS	\$951,849

ARPA Sewer Water Investment

Street Sweeping and Sewer Repair	\$3,000,000
TOTAL FUNDING	\$3,000,000

ARPA Funding to General Fund:

FY21 Revenue Recovery	\$19,457,352
TOTAL FUNDING TO GENERAL FUND	\$19,457,352

ARPA Small business relief program:

Relief for small business in Providence	\$851,174
TOTAL FUNDING	\$851,174

Neighborhood Investment Program

Neighborhood Infrastructure Fund	\$4,830,674.84
Grants to Community-Based Non-Profits for Neighborhood Projects	
Groundwork Rhode Island	\$151,256.70
Nonviolence Institute	\$151,881.50
DaVinci Center	\$459,675.96
Woonasquatucket River Watershed Council	\$66,237.00
Reaching the Harvest	\$50,000.00
Trinity Square Together	\$424,100.00
Southside Community Land Trust	\$15,000.00
TOTAL FUNDING	\$6,148,826

ARPA Administration:

FY21 to FY26 Administrative Expenditures	\$1,220,000
TOTAL ADMINISTRATIVE FUNDING	\$1,220,000

GRAND TOTAL FUNDING 4/29/2021 - 12/31/2024 **\$41,923,803.53**

Section 2 - By December 15, 2024, any ARPA funds not under contract will be re-obligated to revenue recovery.

Section 3 - If by March 31, 2026, any ARPA funds not spent as outlined in Sections 1-5, the City will reserve the right to re-obligate those funds to revenue recovery. The Committee on Finance will receive a report on unspent funds if applicable.

Section 4 - All funding referenced is subject to American Rescue Plan Act (ARPA) spending guidance. Failure to comply with these regulations will result in a forfeiture of funding allocation. This Ordinance shall take effect upon passage.

An Ordinance in Amendment of Ordinance 2023-38, No. 467, Adopting the American Rescue Plan Act Grant Budget for the period of January 6, 2022 through December 31, 2024, Approved November 22, 2023.

Section 1 - The budget for January 6, 2022 - December 31, 2024 American Rescue Plan Act (ARPA) funding is adopted as follows:

SCHEDULE II

Investment in Housing

Affordable Housing Development (PRA transfer)	27,226,239
Home Repair Program	3,000,000
Affordable and Alternate Housing Programming	500,000
Emergency Housing Solutions	3,694,185.48
Expand Rapid Rehousing	1,185,793.47
Right to Counsel	1,200,000
Permanent Supportive Housing (PRA Transfer)	2,000,000
Facilities Development Program – PRA Transfer	2,600,000
TOTAL INVESTMENT FOR HOUSING	41,406,217.95

Investment in Water, Sewer, Broadband, Equipment, and Infrastructure

Cybersecurity and Information Technology Investments	1,500,000
Parks and Recreation Capital Investment	3,500,000
Downtown Open Spaces	950,320
Stormwater and Sewer Repair	3,000,000
India Point Resiliency	3,000,000
Equipment/Parking Meter Replacement	1,000,000
Merino Park/WRWC Investments	1,000,000
TOTAL INVESTMENT FOR WATER, SEWER, BROADBAND, EQUIPMENT & INFRASTRUCTURE	13,950,320

Investments in Community and Social Disparities

COVID-19 Equities Program	7,066,441.98
Direct Relief to Providence Residents	496,279
Justice Reform	1,687,152
Anti – Violence Investments	1,940,870.59
Providence Talks Early Learning Intervention, Federal Hill House	283,000
Pre-K and Early Learning Infrastructure Fund	500,000
Providence Community Library	1,000,000
Food Security Infrastructure Planning	125,000
Food Security Grant Program	375,000
Elderly Service Supports	260,315
Grants to Community Centers	
Capitol City Community Center	66,667
DaVinci Center	66,667
Federal Hill House	66,667
Joslin Community Center	66,667
Mount Hope Neighborhood Association	66,667
Nickerson Community Center	66,667
Silver Lake Community Center Annex	66,667
Washington Park Community Center	66,667
West End Community Center	66,667

Elmwood Community Center	1,500,000
Batastini Recreation Center	50,000
Davey Lopes Recreation Center	50,000
John Rollins Recreation Center	50,000
Joslin Recreation Center	50,000
Kennedy Recreation Center	50,000
Neutaconkanut Recreation Center	50,000
Rogers Recreation Center	50,000
Sacket Recreation Center	50,000
Vincent Brown Recreation Center	50,000
West End Recreation Center	50,000
Zuccolo Recreation Center	50,000
Capital Investment – Recreation Centers	<u>3,000,000</u>

TOTAL INVESTMENTS FOR COMMUNITY AND SOCIAL DISPARITIES \$19,384,061.57

Speeding the Recovery of the Tourism, Travel & Hospitality Sectors

Arts, Culture and Special Events Support	874,327
PVDFest Producing Partner, FirstWorks	275,000
Cultural Facilities	2,500,000
Public Art to Encourage Tourism	703,807
Tourism and Marketing	700,000
Providence-Warwick Convention & Visitors Bureau	600,000

TOTAL INVESTMENT FOR SPEEDING THE RECOVERY OF THE TOURISM, TRAVEL & HOSPITALITY SECTORS 5,653,134

Economic Stabilization - Business

Hardest Hit Community Organization	294,870
Shared Use Infrastructure Grant Program	202,617

TOTAL INVESTMENT FOR ECONOMIC STABILIZATION -BUSINESS 497,487

Replace Lost Public Sector Revenue

Revenue Recovery	\$41,102,268.73
------------------	-----------------

TOTAL LOST PUBLIC SECTOR REVENUE \$41,102,268.73

ARPA Administration

FY21 to FY26 Administrative Expenditures	2,375,000
Independent Auditor	21,836.22

TOTAL ADMINISTRATIVE COSTS 2,396,836.22

GRAND TOTAL FUNDING 1/6/2022 - 12/31/2024 124,390,325.47

Section 2 - All funding referenced is subject to American Rescue Plan Act (ARPA) spending guidance. Failure to comply with these regulations will result in a forfeiture of funding allocation.

Section 3. – All projects funded through American Rescue Plan Act (ARPA) shall adhere to the City Charter Section 1006 (c), (d), (e), Section 1007 and Code of Ordinances, Chapter 21, Article II.

Section 4 – All Providence Redevelopment Agency projects funded through the American Rescue Plan Act (ARPA) must exhaust all other available financing options.

Section 5 – The \$3,000,000 for the Home Repair Program shall be a five-year forgivable loan in amounts ranging from \$5,000 - \$50,000, to be placed in the Providence Revolving Fund located with the City of Providence department of Inspection and Standards, pursuant to R.I. Gen. Laws §45-24.3-19. Eligible properties must:

- a. Be located in the City of Providence;
- b. Have an existing code violation as of the passage of this ordinance;
- c. Household income must be at or below 100% current area median family Income Limits for Low – and Moderate-Income Households;
- d. Homeowners must demonstrate that they have exhausted all funding options to make the repairs to resolve the code violation.

The terms of the loan will be as follows:

- a. No origination fee;
- b. No payment is required as long as the borrower/ homeowner is still residing in the home for 5 years
- c. Construction management is required on all forgivable loans.
- d. Loan will forgive after five years if the property stays eligible. If the borrower sells the property, rents the property to an unrelated party, or has the mortgage foreclosed, the principal balance will be due in full.
- e. Loan will be recorded with a lien on the property, discharged upon maturity.

Section 6 – The property purchased and rehabilitated through the Facilities Development Program, when sold shall pay any net proceeds to the Providence City Council created Affordable Housing Trust.

Section 7 – Quarterly audit reports from the independent auditor shall be submitted to the Providence City Council within 30 days of the close of the quarter.

Section 8 – By December 15, 2024, any ARPA funds not under contract will be re-obligated to revenue recovery.

Section 9 – If by March 31, 2026, any ARPA funds not spent as outlined in Sections 1-5, the City will reserve the right to re-obligate those funds to revenue recovery. The Committee on Finance will receive a report on unspent funds if applicable.

This Ordinance shall take effect upon passage.

An Ordinance Amending Ordinance 2022-60, No. 389, Adopting the COVID-19 Equities Program Budget for the period of January 6, 2022 through December 31, 2024, Approved November 18, 2022.

Section 1 - The \$10 million budget for January 6, 2022 - December 31, 2024 American Rescue Plan Act (ARPA) funding under the category entitled, "COVID-19 Equities Program" is adopted as follows:

Recognition of Harm

Reimagining Building & Sites \$400,000

Equity Building

Capacity Investments in Community Organizations \$500,000
 Earn & Learn Workforce Training \$997,294.70
 Small Business Acceleration \$699,136
 Expansion of Youth Internship Program \$250,000
 United Way COVID-19 Equity Fund \$1,750,000

Creation & Development of Media

Expand Operational Capacity \$170,011.28
 Preserve, Safeguard & Promote Cultural Programs \$200,000

Creation Of Survivors & Descendants of Urban Renewal Fund

Establish A Fund Dedicated To Urban Renewal Impacts \$200,000
 Develop Grant Program To Assist Urban Renewal Impacted Neighborhoods \$200,000

Expansion Of Cultural Engagement & Educational Opportunities

Creation of K-12 "A Matter of Truth" Curriculum \$50,000
 Advancing Public Education Campaigns \$50,000
 Creation Of Artist In Residence Fund \$100,000
 K-12 Curriculum Grounded In Rhode Island & New England History \$100,000
 Creation Of Resident Scholarship Fund \$500,000
 Creation of Fund For Home-Based Day Care Providers \$250,000
 Invest In District Wide Coordinator For Educational Enrichment \$100,000

Movement Towards A More Equitable Healthcare System

Expansion of Mental & Behavioral Support Programs \$150,000
 Collaborate With Neighborhood Providers Including Barbershops \$250,000

Accelerate The Evolution of AAAG Into Policy Institute Model

Creation of Policy & Research Center \$150,000

TOTAL \$7,066,441.98

Section 2 - This budget is informed by the Providence Municipal Reparations Commission charged with the task of developing and recommending appropriate policies and programs that can directly address documented socio-economic disparities that have been exacerbated by the COVID-19 pandemic. The Commission recommended that the City of Providence and external partners implement an 11-Point Investment Plan that advances reparations, defined as “closing the present-day racial wealth and equity gap.”

Section 3- All funding the above categories will use the four eligibility categories recommended by the Commission for reparations investments that would most accurately reflect the City of Providence’s unique history and also respond to the residents in the present day with the most measurable need which are Indigenous People, African Heritage People, Qualified Census Tracts and Neighborhoods and Residents Facing Poverty.

Section 4 - The Mayor’s Administration and the City Council are partnering with the United Way through the establishment of the United Way COVID-19 Equity Fund for the purpose of attracting additional investment from outside partners in order to expand the amount of resources available to carry out the mission of the COVID-19 Equities Program as outlined in Sections 2 and 3 of this budget. Any and all proposed expenditures from the United Way COVID-19 Equity Fund shall require authorization by resolution of the Providence City Council following a public hearing in order to receive community feedback on the proposed expenditure. The Mayor’s Administration and the City’s ARPA Consultant shall be responsible for monitoring and ensuring compliance with all ARPA regulations for all expenditures through the COVID-19 Equity Fund, as well as all programing contained in this budget. All programs contained in this budget, as well as future expenditures from the COVID-19 Equity Fund shall align with the recommendations noted in the City of Providence Reparations Commission Report.

Section 5 - By December 15, 2024, any ARPA funds not under contract will be re-obligated to revenue recovery.

Section 6 - If by March 31, 2026, any ARPA funds not spent as outlined in Sections 1-5, the City will reserve the right to re-obligate those funds. The Committee on Finance will receive a report on unspent funds if applicable.

This Ordinance shall take effect upon passage.

COUNCILMAN ESPINAL Moves to Waive the Reading of item 5 through 11 and Pass for the Second Time on a Roll Call Vote, Seconded by COUNCILOR SANCHEZ.

RESULT:	READ/PASSED SECOND TIME [UNANIMOUS]
MOVER:	Councilman Espinal
SECONDER:	Councilor Sanchez
AYES:	Council President Miller, Councilor AnderBois, Councilman Espinal, Councilwomen Graves, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilor Sanchez, Councilwoman Vargas and Councilman Vargas – 10.
ABSENT:	Councilwoman Anthony, Councilman Goncalves, Councilwoman Harris, Councilor Roias and Councilman Taylor – 5.

The Motion for Passage the Second Time is Sustained.

PRESENTATION OF RESOLUTIONS

COUNCILOR SANCHEZ, COUNCIL PRESIDENT MILLER, COUNCILOR ANDERBOIS, COUNCILMAN ESPINAL, COUNCILWOMEN PETERSON, VARGAS AND COUNCILMAN VARGAS

Resolution Congratulating the Rhode Island Worker Cooperative Alliance.

WHEREAS, The Rhode Island Worker Cooperative Alliance (RIWCA) is an organization building ties between worker-owned cooperatives, democratic workplaces and mutualists in the Ocean State; and

WHEREAS, The RIWCA membership is comprised of more than 10 worker-owned co-operatives, 7 democratic workplaces and multiple support organizations, all working to uplift their community and bring the power of ownership back to working people; and

WHEREAS, Worker cooperatives are a viable and important alternative to traditional workplaces, providing workers with the powers of business ownership and decision-making and giving them a meaningful role in the business, where they directly contribute to and benefit from the success of the company they co-own; and

WHEREAS, Worker Cooperatives and co-op organizations like RIWCA are an integral tool in the fight for economic justice and resilience, creating a framework for sustainable growth and community wealth-building to pioneer a cooperative economy that benefits all workers and leaves no one behind.

NOW, THEREFORE, BE IT RESOLVED, That the Providence City Council wishes to congratulate the Rhode Island Worker Cooperative Alliance on their public launch and commends their incredible efforts and success in building a cooperative economy in the Providence community and Rhode Island; and

BE IT FURTHER RESOLVED, That upon passage of this resolution, a copy be sent to the Rhode Island Worker Cooperative Alliance.

Resolution Honoring Brown Care Unionization.

WHEREAS, Brown University Health (formerly Lifespan Health) and Care New England Health are the predominant health systems in the state of Rhode Island; and

WHEREAS, The Warren Alpert School of Medicine at Brown University is presently the sole medical school located in the state of Rhode Island; and

WHEREAS, Nine hundred fifty residents and fellows affiliated with the Warren Alpert School of Medicine and training in Brown University Health and Care New England hospitals have joined together in solidarity to organize and to be recognized as a union; and

WHEREAS, The aforesaid nine hundred fifty residents and fellows are seeking to join the Service Employees International Union Committee of Interns and Residents (Local 1957), a 34,000 member union representing doctors in training in California, Florida, Idaho, Illinois, Massachusetts, New Jersey, New Mexico, New York, Vermont, Washington, and Washington, D.C; and

WHEREAS, Residents and fellows pursue rigorous additional training in their fields of practice beyond undergraduate and medical educations to learn lifesaving techniques and skills, leading to work weeks up to 80 hours in duration, severe physical and mental exhaustion, and pay not commensurate with the responsibility doctors bear and the quality of patient care they strive for; and

WHEREAS, The Providence City Council recognizes the importance of employee unionization in the furtherance of the conditions, pay, benefits, and dignity befitting labor.

NOW, THEREFORE BE IT RESOLVED, That the Providence City Council stands in solidarity with the residents and fellows of Brown University Health and Care New England in their effort to unionize and encourages Brown University Health and Care New England respectively to negotiate in good faith and to recognize the union voluntarily; and

BE IT FURTHER RESOLVED, That upon passage, certified copies of this resolution be transmitted to the Honorable Mayor of Providence, to Brown University Health President and Chief Executive Officer John Fernandez, to Brown University Health Senior Vice President and General Counsel Paul Adler, to Care New England President and Chief Executive Officer Michael Wagner, to Care New England General Counsel Ashley Taylor, to the Brown University Health board of directors, and to the Care New England board of directors.

COUNCILMAN ESPINAL Moves to Waive the Reading of items 12 and 13 and Pass on a Voice Vote, Seconded by COUNCILOR SANCHEZ.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Espinal
SECONDER:	Councilor Sanchez
AYES:	Council President Miller, Councilor AnderBois, Councilman Espinal, Councilwomen Graves, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilor Sanchez, Councilwoman Vargas and Councilman Vargas – 10.
ABSENT:	Councilwoman Anthony, Councilman Goncalves, Councilwoman Harris, Councilor Roias and Councilman Taylor – 5.

The Motion for Passage is Sustained.

COUNCILMAN TAYLOR, COUNCILOR ANDERBOIS, COUNCILMEN ESPINAL AND VARGAS, (By Request):

Resolution Approving and Adopting the 2024 Hazard Mitigation Plan.

RESULT:	REFERRED
TO:	Special Committee on Environment & Resiliency

COUNCILWOMAN VARGAS, COUNCILMEN ESPINAL AND VARGAS, (By Request):

Resolution requesting an easement on behalf of The Narragansett Electric Company, a domestic utility currently doing business as Rhode Island Energy, over, under and across a portion of city-owned land located at 254 Eastwood Avenue (Assessor's Plat 107, Lot 111), running alongside Interstate 95.

RESULT:	REFERRED
TO:	Committee on Public Works

COUNCILMAN ESPINAL Moves to Waive the Reading of items 14 and 15, Seconded by COUNCILOR SANCHEZ.

COUNCIL PRESIDENT MILLER Refers item 14 to the Special Committee on Environment and Resiliency and Refer item 15 to the Committee on Public Works.

COUNCILWOMAN PETERSON Recuses from voting on item 14.

REPORT(S) FROM COMMITTEE(S)

**COMMITTEE ON FINANCE
COUNCILWOMAN HELEN D. ANTHONY, Chairwoman**

Transmits the Following with Recommendation the Same be Severally Approved:

COUNCIL PRESIDENT MILLER, (By Request):

Resolution Authorizing the Mayor of the City of Providence by this City Council, to enter into the Settlement Agreement, by and between the City of Providence, Rhode Island, Conduent State & Local Solutions, Inc. and Modaxo Traffic Management USA, Inc., as presented in Exhibit A.

RESOLVED, That the Mayor of the City of Providence is hereby authorized by this Council to enter into the Settlement Agreement, by and between the City of Providence, Rhode Island, Conduent State & Local Solutions, Inc. and Modaxo Traffic Management USA Inc., as presented in Exhibit A attached here.

COUNCILMAN ESPINAL Moves to Waive the Reading of item 16 and Pass on a Voice Vote, Seconded by COUNCILOR SANCHEZ.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Espinal
SECONDER:	Councilor Sanchez
AYES:	Council President Miller, Councilor AnderBois, Councilman Espinal, Councilwomen Graves, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilor Sanchez, Councilwoman Vargas and Councilman Vargas – 10.
ABSENT:	Councilwoman Anthony, Councilman Goncalves, Councilwoman Harris, Councilor Roias and Councilman Taylor – 5.

The Motion for Passage is Sustained.

COUNCIL PRESIDENT MILLER AND COUNCILMAN VARGAS, (By Request):

Resolution Authorizing Approval of the following Piggyback Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(1) of the Code of Ordinances.

United Rentals \$718,305.00
(Department of Public Works)

RESOLVED, That the Members of the Providence City Council hereby Authorize Approval of the following Piggyback Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(1) of the Code of Ordinances.

United Rentals \$718,305.00
(Department of Public Works)

COUNCIL PRESIDENT MILLER, (By Request):

Resolution Authorizing Approval of the following Change Order Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(4) of the Code of Ordinances.

Mill City Construction, Inc. \$524,534.37
(Department of Public Property)

RESOLVED, That the Members of the Providence City Council hereby Authorize Approval of the following Change Order Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(4) of the Code of Ordinances.

Mill City Construction, Inc. \$524,534.37
(Department of Public Property)

Resolution Authorizing Approval of the following Change Order Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(4) of the Code of Ordinances.

Maron Construction \$1,838,874.00
(Department of Public Property)

RESOLVED, That the Members of the Providence City Council hereby Authorize Approval of the following Change Order Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(4) of the Code of Ordinances.

Maron Construction \$1,838,874.00
(Department of Public Property)

Resolution Authorizing Approval of the following Change Order Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(4) of the Code of Ordinances.

Maron Construction \$4,565,363.27
(Department of Public Property)

RESOLVED, That the Members of the Providence City Council hereby Authorize Approval of the following Change Order Contract Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(4) of the Code of Ordinances.

Maron Construction \$4,565,363.27
(Department of Public Property)

Resolution Authorizing Approval of the following Approval to Pay Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(2) of the Code of Ordinances.

Employers Association of the North East (EANE) \$30,000.00
(People and Culture)

RESOLVED, That the Members of the Providence City Council hereby Authorize Approval of the following Approval to Pay Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(2) of the Code of Ordinances.

Employers Association of the North East (EANE) \$30,000.00
(People and Culture)

Resolution Authorizing Approval of the following Approval to Pay Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(1) of the Code of Ordinances.

United Way of Rhode Island \$1,067,800.00
(PEMA)

RESOLVED, That the Members of the Providence City Council hereby Authorize Approval of the following Approval to Pay Award by the Board of Contract and Supply, in accordance with Section 21-26(b)(1) of the Code of Ordinances.

United Way of Rhode Island \$1,067,800.00
(PEMA)

COUNCILMAN ESPINAL Moves to Waive the Reading of items 17 through 22, Pass on a Voice Vote and Refer Back to the Board of Contract and Supply, Seconded by COUNCILOR SANCHEZ.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Espinal
SECONDER:	Councilor Sanchez
AYES:	Council President Miller, Councilor AnderBois, Councilman Espinal, Councilwomen Graves, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilor Sanchez, Councilwoman Vargas and Councilman Vargas – 10.
ABSENT:	Councilwoman Anthony, Councilman Goncalves, Councilwoman Harris, Councilor Roias and Councilman Taylor – 5.

The Motion for Passage is Sustained.

**COMMITTEE ON CLAIMS & PENDING SUITS
COUNCILMAN JOHN GONCALVES, Chairman**

**Transmits the Following with Recommendation the Same be Severally
Approved:**

Certificates from City Assessor (No. 71U), recommending the same be cancelled pursuant to the provisions of Sections 14 and 15 of Title 44, Chapter 7 of the General Laws of the State of Rhode Island, 1956, As Amended.

Certificates from City Assessor (No. 72V), recommending the same be cancelled pursuant to the provisions of Sections 14 and 15 of Title 44, Chapter 7 of the General Laws of the State of Rhode Island, 1956, As Amended.

**COUNCILMAN ESPINAL Moves to Waive the Reading of items 23 and 24 and Pass on a
Roll Call Vote, Seconded by COUNCILOR SANCHEZ.**

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Espinal
SECONDER:	Councilor Sanchez
AYES:	Council President Miller, Councilor AnderBois, Councilman Espinal, Councilwomen Graves, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilor Sanchez, Councilwoman Vargas and Councilman Vargas – 10.
ABSENT:	Councilwoman Anthony, Councilman Goncalves, Councilwoman Harris, Councilor Roias and Councilman Taylor – 5.

The Motion for Passage is Sustained.

FROM THE CLERK'S DESK

Petitions for Compensation for Injures and Damages, viz:

Lubov Shevchenko 24-317

Loremy Figueroa 24-318

Laura B. Chagnon

(Rob Levine & Associates) 24-319

Geico

a/s/o Christina Raptis 24-320

EMC Insurance

a/s/o Overhead Door Company of Providence/New Bedford 24-321

RESULT:	REFERRED
TO:	Committee on Claims and Pending Suits

Petition from Dylan Conley, Esquire, Conley Law Associates, 123 Dyer Street, Suite 2B, Providence, Rhode Island 02903, on behalf of 161 Ridge, LLC, requesting to abandon a portion of Steele Street southerly of Woodbine Street.

RESULT:	REFERRED
TO:	Committee on Public Works

COMMUNICATIONS AND REPORTS

Communication from Kevin Essington, dated October 21, 2024, submitting his resignation from the Providence Sustainability Commission.

Communication from Renay Brooks Omisore, Chairperson, Mercedes "Betty" Bernal, Clerk and Rochelle Lee, Commissioner, Board of Canvassers, dated November 24, 2024, Informing the City Clerk of the results of the School Board Regions 1 through 5 Elections and One Local Question Results.

RESULT:	RECEIVED
----------------	-----------------

COUNCILMAN ESPINAL Moves to Waive the Reading of items 25 through 28, Second by COUNCILOR SANCHEZ.

COUNCIL PRESIDENT MILLER Refers item 25 to the Committee on Claims and Pending Suits, Refer item 26 to the Committee on Public Works and Receive items 27 and 28.

**PRESENTATION OF RESOLUTIONS
"IN CONGRATULATIONS"**

COUNCIL PRESIDENT MILLER AND MEMBERS OF THE CITY COUNCIL

Resolution Extending Congratulations.

RESOLVED, that the Members of the City Council hereby extend their Sincere

Congratulations to the following:

Manuel Pedroso, in recognition of your 105th Birthday on November 18, 2024. Your unwavering dedication to our community, exemplified through over nine decades of service at Friends Market in Fox Point, has profoundly enriched our city's cultural tapestry. Your steadfast commitment and enduring spirit continue to inspire all who have the privilege of knowing you. We express our deepest gratitude for your invaluable contributions and wish you continued health and happiness.

Rhode Island Department of Human Services Office of Childcare, in recognition of earning the Impact Via Apprenticeship Award and thank you for everything you do to expand the use of Registered Apprenticeship in Rhode Island.

Rhode Island Association for the Education of Young Children, in recognition of earning the Impact Via Apprenticeship Award and thank you for everything you do to expand the use of Registered Apprenticeship in Rhode Island.

President Sabitoni and Members and Leaders of the Rhode Island Building and Construction Trades Council, in recognition of earning the Innovation in Apprenticeship Award and thank you for everything you do to expand opportunity via Registered Apprenticeship.

Commissioner Gilkey and the Rhode Island Office of the Postsecondary Commissioner, in recognition of earning the Emerging Practice in Apprenticeship Award.

Victoria Picton, Tool Maker Apprentice, Antaya Technologies, in recognition of earning the Excellence in Apprenticeship Award.

Nahlah Thomas, Construction Craft Laborer Apprentice, LiUNA 271, in recognition of earning the Excellence in Apprenticeship Award.

Carlos De La Rosa, Digital Content Producer Apprentice, RISD Museum, in recognition of being a finalist for the Excellence in Apprenticeship Award.

Sugely Volquez, Early Childhood Apprentice, Genesis Center, in recognition of being a finalist for the Excellence in Apprenticeship Award.

Ammara Tha, Floor Layer Apprentice, NASRCC Carpenters Local 330, in recognition of being a finalist for the Excellence in Apprenticeship Award.

Miguel Santana, Construction Craft Laborer Apprentice, LiUNA 271, in recognition of being a finalist for the Excellence in Apprenticeship Award.

Teri Bailey, Community Health Worker Apprentice, Rhode Island College Institute for Education in Healthcare, in recognition of being nominated for the Excellence in Apprenticeship Award.

David Coelho, Landscape Technician Apprentice, GreenerEase, in recognition of being nominated for the Excellence in Apprenticeship Award.

Jason David, Oyster Farmer Apprentice, Education Exchange, in recognition of being nominated for the Excellence in Apprenticeship Award.

Desiree Dompier, Early Childhood Educator Apprentice, YWCA, in recognition of being nominated for the Excellence in Apprenticeship Award.

Sharrieff Muhammad, Construction Project Manager Apprentice, Dimeo Construction, in recognition of being nominated for the Excellence in Apprenticeship Award.

Sage Orangie, Oyster Farmer Apprentice, Cedar Island Oyster Company, in recognition of being nominated for the Excellence in Apprenticeship Award.

Jack Skinner, Oyster Farmer Apprentice, Blue Acres Aquaculture, in recognition of being nominated for the Excellence in Apprenticeship Award.

Jenna DeCosta, Pipefitter Apprentice and Welder, UA Local 51, In recognition of being nominated for the Excellence in Apprenticeship Award.

Chris Melendez, Millwright Apprentice, Local 112, in recognition of being nominated for the Excellence in Apprenticeship Award.

Kyle Raposo, Sheetmetal Apprentice, Local 17, in recognition of being nominated for the Excellence in Apprenticeship Award.

Zach Smith, Commercial Craft Laborer Apprentice, LiUNA 271, in recognition of being nominated for the Excellence in Apprenticeship Award.

Ms. Shannon Gormley, Central High School, in recognition of being the recipient of the 2024 Civic Education Teach of the Year Award.

Anna Santopietro Lapati in recognition of the celebration of your 100th Birthday born on December 2, 1924!

Chief Judge, Frank Caprio, in recognition of the celebration of your 88th Birthday. Happy Birthday Chief Judge, Frank Caprio!

Detective Sergeant, Brian Dyer Providence Police Department, in recognition of the celebration of your much deserved promotion. Congratulations!

White Electric Coffee, in recognition of your participation in Small Business Saturday and for your commitment and dedication as a Small Business Owner. We wish you much success this day!

COUNCILMAN ESPINAL Moves to Waive the Reading of item 29 and Pass on a Voice Vote, Seconded by COUNCILOR SANCHEZ.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Espinal
SECONDER:	Councilor Sanchez
AYES:	Council President Miller, Councilor AnderBois, Councilman Espinal, Councilwomen Graves, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilor Sanchez, Councilwoman Vargas and Councilman Vargas – 10.
ABSENT:	Councilwoman Anthony, Councilman Goncalves, Councilwoman Harris, Councilor Roias and Councilman Taylor – 5.

The Motion for Passage is Sustained.

**PRESENTATION OF RESOLUTIONS
"IN MEMORIAM"**

COUNCIL PRESIDENT MILLER AND MEMBERS OF THE CITY COUNCIL

Resolution Extending Sympathy.

RESOLVED, That the Members of the City Council hereby extend their Sincere Sympathy to the families of the following:

Margaret H. Martinelli

COUNCILMAN ESPINAL Moves to Waive the Reading of item 30 and Pass on a Unanimous Rising Vote, Seconded by COUNCILOR SANCHEZ

RESULT:	PASSED [UNANIMOUS]
MOVER:	Councilman Espinal
SECONDER:	Councilor Sanchez
AYES:	Council President Miller, Councilor AnderBois, Councilman Espinal, Councilwomen Graves, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilor Sanchez, Councilwoman Vargas and Councilman Vargas – 10.
ABSENT:	Councilwoman Anthony, Councilman Goncalves, Councilwoman Harris, Councilor Roias and Councilman Taylor – 5.

The Motion for Passage is Sustained.

COUNCILMAN ESPINAL Moves to make a Motion to Suspend Rule 2(a) of the Rules of the City Council to hold all Regular City Council Meetings in 2025 at 6:00 o'clock P.M., Seconded by COUNCILOR SANCHEZ.

COUNCILMAN ESPINAL Moves to make a motion to Suspend Rule 2(a) of the Rules of the City Council to NOT hold the first regularly scheduled meeting on Thursday, January 2, 2025 and reschedule to the date certain of Thursday, January 9, 2025 and resume the regular schedule thereafter, Seconded by COUNCILOR SANCHEZ.

COUNCILMAN ESPINAL Moves to make a motion to Suspend Rule 2(b) of the Rules of the City Council to reschedule the Thursday, June 19, 2025 Regular City Council meeting to the date certain of Thursday, June 26, 2025, Seconded by COUNCILOR SANCHEZ.

COUNCILMAN ESPINAL Moves to make a motion to Suspend Rule 2(a) of the Rules of the City Council to NOT hold the first regularly scheduled meeting on Thursday, September 4, 2025 and resume the regular meeting schedule beginning on Thursday, September 18, 2025, Seconded by COUNCILOR SANCHEZ.

**MOTION TO SUSPEND RULE 16(B) OF THE RULES OF THE
CITY COUNCIL IN ORDER TO TAKE A MATTER NOT
APPEARING ON THE PRINTED DOCKET**

COUNCILMAN ESPINAL Moves to Suspend Rule 16(b) of the Rules of the City Council in order to take a Matter Not Appearing on the Printed Docket, Seconded by COUNCILOR SANCHEZ.

PRESENTATION OF RESOLUTION

COUNCILWOMAN ANTHONY, COUNCILORS ANDERBOIS AND PICHARDO

Resolution in Support of the Recommendations from the Special Senate Commission to Review and Provide Recommendations for Professional and Labor-Management Standards that Offer School-Based Flexibility and Accountability for Employees of the Providence Public Schools and the Potential Application of an Education Empowerment Zone to the City of Providence.

COUNCILMAN ESPINAL Moves to Waive the Reading of item 31, Seconded by COUNCILOR SANCHEZ.

RESULT:	REFERRED
TO:	Special Committee on Health, Opportunity, Prosperity and Education (HOPE)

CONVENTION

There being no further business, on Motion of **COUNCILMAN ESPINAL**, Seconded by **COUNCILOR SANCHEZ**, it is voted to adjourn in memory of Alexandra Sanchez and Ivonne Casiano at 6:17 o'clock P.M., to meet again **THURSDAY, JANUARY 9, 2025** at 6:00 o'clock P.M.



TINA L. MASTROIANNI
CITY CLERK

This meeting was live streamed and the recording is available on our YouTube Channel: <https://www.youtube.com/watch?v=yDkydbQRKIA>

The City of Providence is committed to providing individuals with disabilities an equal opportunity to participate and benefit from the City's programs, activities and services. If you have a disability and require accommodations in order to fully participate in this activity, contact Leonela Felix, Esq., Ethics Education and ADA Coordinator at 401-680-5333 or LFelix@ProvidenceRI.gov. Providing at least 72 hours' notice will help to ensure availability.

