

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

*No.* 179

*Approved* March 29, 1985

RESOLUTION AUTHORIZING THE DEPARTMENT OF PLANNING AND DEVELOPMENT ON BEHALF OF THE CITY OF PROVIDENCE TO PREPARE AND SUBMIT AN APPLICATION FOR AN URBAN DEVELOPMENT ACTION GRANT, AS AMENDED (Providence Technology Park)

WHEREAS, the filing of Urban Development Action Grants by the City of Providence is authorized by Title I, Section 119, Part 570, Subpart G, of the Housing and Community Development Act of 1974, as amended by Section 110 of the Housing and Community Development Act of 1977, and as finalized on January 10, 1978; and as subsequently amended; and

WHEREAS, the aforesaid Federal regulations authorize the Department of Housing and Urban Development to make grants to assist distressed cities and distressed urban counties in revitalizing their economic bases and reclaiming deteriorated neighborhoods by means of public and private sector cooperation; and

WHEREAS, the City of Providence deems it necessary and in the public interest (1) to revitalize its commercial, industrial, and retail sectors, (2) to increase employment opportunities in the City, (3) to increase the City's tax base, (4) to encourage the cooperation of the public and private sectors to achieve these goals; and

WHEREAS, the City of Providence deems it appropriate to contribute to the aforementioned efforts by assuring the attraction, retention, and expansion of commerce especially in areas where revitalization is underway, and by arranging the financial support for such private business development projects; and

WHEREAS, Urban Development Action Grants are available for the activities and undertakings proposed herein.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the CITY OF PROVIDENCE as follows:

IN CITY COUNCIL  
FEB 21 1985

FIRST READING  
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT  
RENEWAL & PLANNING

CLERK

1. It is hereby found necessary and in the public interest to file an application to the Department of Housing and Urban Development for an Urban Development Action Grant for the renovation of the former Stop & Shop on Reservoir Avenue to permit light industrial use and thereby revitalize a presently blighted, under-utilized development resource. Action Grant funds shall be loaned to the owners who shall undertake said rehabilitation of the property in the Reservoir Triangle to be renamed Providence Technology Plaza.

2. The Department of Planning and Development is hereby authorized and designated as the representative of the City for filing the application with the Department of Housing and Urban Development, and to do all work necessary to carry out the term of the contract between the City and the Department of Housing and Urban Development relative to said Urban Development Action Grant.

3. That the United States of America and the Department of Housing and Urban Development be, and they are hereby assured of full compliance by the City of Providence with all regulations of the United States government effectuating the receipt of Federal Grants under the Housing and Community Development Act, as amended.

Hiring Practices

A. Hiring Practices after the last paragraph being Section 3 as contained in and set forth on the appropriate page of the Resolution to Prepare and Submit an Application for an Urban Development Action Grant, as Amended (Providence Technology Park) which is part of the aforementioned Resolution. Further add the following Sections (1), (2), (3), (4A), (4B), (4C), (5), (6), (7) and (8) after the last sentence of Section 3.

1. Goals.

There is a very high rate of unemployment in the City of Providence among both white and minority residents;

The subsequent multiplier effect of this high level of unemployment has a direct and deleterious effect upon all the neighborhoods of the City of Providence, resulting in the physical deterioration of neighborhoods, vandalism and crime;

The City of Providence expends Millions of dollars in contracts, part of this money derived from taxes paid by City residents.

Many workers employed on such projects are individuals who do not reside in the City of Providence;

Black, Hispanic, Asian and native American residents of the City of Providence as well as female residents have historically been systematically excluded from the construction trades and unions in the City of Providence;

IN CITY COUNCIL  
FEB 21 1985

FIRST READING  
REFERRED TO COMMITTEE ON

*Joseph M. Mendicino*  
CLERK

URBAN REDEVELOPMENT  
RENEWAL & PLANNING

THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING

Recommends *Be Continued*

*Michael R. Clement*  
Clerk

March 6, 1985

*Councilman Glavin, Councilman Dillon and Councilwoman Tognoli (By Request)*

## 2. Definitions.

The following words as used in this Resolution shall, unless the context otherwise requires, have the following meanings:

"Minority Person" shall include those persons who are Black, Hispanic, Asian or native American.

"Resident " is any person for whom the principal place where that person normally eats and sleeps and maintains his or her normal personal and household effect is within the City limits for the City of Providence.

"Agency" shall mean Office of Economic Development.

## 3. Policy

(a) On the Urban Development Action Grant Project (Providence Technology Park) the worker hours on a craft-by-craft basis shall be performed, in accordance with the contract documents provided for in Section 3 (b) below as follows:

- a. at least fifty percent of the total employee man-hours in each trade shall be by bona fide Providence residents;
- b. at least twenty-five percent of the total employees man-hours in each trade shall be by minorities;
- c. at least ten percent of the total employee man-hours in each trade shall be by women.

For purposes of this paragraph, worker hours shall include work performed by persons filling apprenticeship and on-the-job training positions.

(b) In order to insure compliance with the Resolution, the provisions of this Resolution shall be included by the Agency in all contracts with any private corporation or individual for construction projects covered by this Resolution.

## 4. Compliance, Enforcement, Sanctions.

- (A). The Agency, as defined in Section 2, shall be designated as responsible for the planning, implementation and enforcement of this Resolution, and shall have the following duties:

Planning and Implementation:

Prior to the commencement of the project, or capital works, covered by this Resolution, the Agency shall:

- (1) review spending plans for such project:
  - (2) identify the number of job positions to be created by the project, upon completion of previous steps, the Providence Human Relations Commission shall take the following actions:
    - (1) in conjunction with appropriate unions and their existing collective bargaining agreements, recruit employees and arrange for training through established union apprenticeship programs; and
    - (2) establish a job screening and referral mechanism which shall refer City residents, minorities, and women to contractors and subcontractors to enable such contractors and subcontractors to comply with this Resolution.
- (B) The Agency shall be responsible for enforcing and monitoring compliance with the provisions of this Resolution and the contract provisions established in accordance therewith shall have the following duties;

- (1) to require all contractors and subcontractors affected by this Resolution to submit weekly workforce charts listing workers by name, residential address, craft, job category, hours worked, sex and race. These charts shall be public records.
- (2) to negotiate with all contractors/developers in order to identify and classify construction jobs by job titles, hiring dates, duration and training.
- (3) to register all interested community-based organizations, and notify such organizations of any pre-bid or pre-construction conference between the Agency and Contractor relating to hiring requirements and goals as stated herein.
- (C) The Agency shall have the power, by means of the contract provisions referred to in Section (3) above, to impose sanctions upon contractors and subcontractors found to be in non-compliance with this Resolution. Such sanctions shall include, but not be limited to; i) suspension of payments, ii) termination of the contract, iii) recovery by the City of 10% of the contract award price as liquidated damages, and iv) denial of right to participate in future projects for up to three years.

5. Liaison Committee.

The Agency shall establish a liaison committee which shall meet monthly, in a forum open to the public, to review the Agency's reports, monitor compliance with the provisions of the Resolution, and make recommendations to the Agency and the City Council regarding enforcement of this Resolution. The Agency shall accept nominations of up to three persons from any of the interested groups including, but not limited to: Union Contractors, Non-Union Contractors, State Office of Minority Business Assistance Contractor Association of Rhode Island, Training Agency personnel, Human Rights Activist Groups, Women's Organizations, Community Based Organizations and the Providence Chamber of Commerce. The Agency shall thereafter select one person from those nominations submitted by each organization to serve without compensation for a term of two years. This nomination and selection process shall be used to fill any vacancy.

6. Training Program.

The City of Providence shall establish or cause to be established, either independently or in concert with craft unions and construction contractors, job training programs to train minorities, Providence residents, and women for skilled or semi-skilled construction jobs. These programs shall be supervised by the Agency.

7. Fines.

Any person who provides false information regarding his or her residence address shall be subject to a fine of not more than \$200.

8. Independent Agencies.

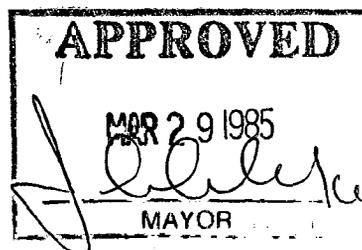
Any and all activities of any independent agency, operating or acting on behalf of the City of Providence, including but not limited to, the Office of Economic Development shall comply with the provisions of this Resolution .

SEPARABILITY; The unconstitutionality or invalidity of any section or part thereof of this Resolution and amendments thereto shall not invalidate or impair the validity, force or effect of any other section or part thereof unless it clearly appears from the context that such other section or part thereof is wholly and necessarily dependent for its operation upon the section or part thereof held unconstitutional or invalid.

IN CITY COUNCIL  
MAR 21 1985

READ AND PASSED, *as amended*

*Richard W. Egan*  
PRES.  
*Rose M. Mendonca*  
CLERK



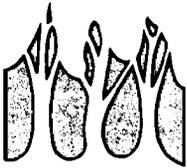
**THE COMMITTEE ON  
URBAN REDEVELOPMENT  
RENEWAL & PLANNING**

**Approves Passage of  
The Within Resolution**

*Rose M. Mendonca*

*Clerk* Chairman

*March 24, 1985*



PROVIDENCE  
TECHNOLOGY  
P L A Z A



353-361 Reservoir Avenue  
Providence, RI 02907  
401/942/8862

*Mailing Address*  
P.O. Box 3390  
Wayland Station  
Providence, RI 02906

February 18, 1985

Councilman Thomas O'Conner  
Providence City Council  
c/o City Hall  
Providence, RI 02903

Dear Councilman O'Conner:

I am enclosing, for your information, a copy of the letter I recently submitted to Mayor Joseph Paolino requesting consideration of UDAG support for our development of the Stop & Shop property on Reservoir Avenue.

Given current federal funding constraints, I am not sure what our chances might be with this, but it would appear that this project is an appropriate opportunity to blend several components of neighborhood rejuvenation and development.

Additionally, we are submitting a Petition this week for a change in zoning of this particular property from a C-2 to an M-1 classification.

We are pleased to consider the future of the Providence Technology Plaza and the positive impact it should have on the Reservoir Avenue/Triangle area. Any comments or concerns you might have regarding this project would of course be appreciated.

Sincerely,

Alexander B. Daunis  
President



PROVIDENCE  
TECHNOLOGY  
P L A Z A

353-361 Reservoir Avenue  
Providence, RI 02907  
401/942/8862

*Mailing Address*  
P.O. Box 3390  
Wayland Station  
Providence, RI 02906



February 5, 1985

Mayor Joseph Paolino  
City Hall  
Kennedy Plaza  
Providence, RI 02903

Dear Mayor Paolino:

I would like to request an opportunity to meet with you and officials of the City with respect to working together on a HUD/Urban Development Action Grant. The following is a brief introduction of what I believe will be an exciting addition to the business community of Providence.

In early December 1984, I had an opportunity to purchase the six acre Stop & Shop Plaza property on Reservoir Avenue. The purpose for acquiring this particular property is to re-locate one of my existing manufacturing companies from Cranston to the Providence site for more convenient and effective space. Additional space in the building will be subdivided and used for leased manufacturing space. The site will be identified as THE PROVIDENCE TECHNOLOGY PLAZA and should be able to accomodate 6-7 units for light industrial firms.

This particular property is well suited for a modified industrial park. The building of 28,000 square feet is approximately 25 years old and in sound condition. Parking for 224 cars is already provided on site and the appropriate drainage and utilities are in place. The property is conveniently located at an entrance/exit ramp to Route 10 and close to the Huntington Industrial Park.

The neighboring community, best identified as the Reservoir Triangle Association, is a primarily residential, working class area. The Triangle Association is a very active organization of home and business owners who are concerned with the gradual deterioration of their neighborhood. In

addition, since the Calart Manufacturing Company has closed, and Gorham has just announced their intention to close, the economic base and jobs in the neighborhood are seriously decreased. It is my hope that the Providence Technology Plaza would help the neighborhood to stabilize economically as well as contribute to a general improvement of the physical appearance in the area.

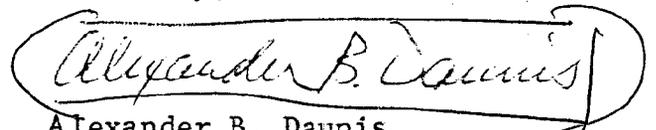
The Mashapaug Pond abuts my property and provides an excellent opportunity for community recreational usage as well as esthetic enjoyment. The quality of Mashapaug Pond has long been in question and undoubtedly, the Providence Technology Plaza would serve as a catalyst to environmental studies in this critical area. The State and City, and the neighborhood, share a genuine concern for this 69-acre fresh water pond and would certainly work together with us to insure that development at this site is compatible with the surroundings.

A zoning change will be sought of the City Council to convert the existing commercial property from a C-2 classification to light manufacturing (M-1). This zoning revision will be necessary for the plans we have to move forward. In addition, the neighborhood and abutting property owners have been very supportive of our zoning change and we anticipate a number of letters on our behalf at the time of public hearings.

We perceive this project to be a major positive contribution to Providence and the Reservoir Avenue area. Our plans are extensive and ambitious. Preliminary estimates for construction/renovations and overall site improvements are between \$750,000 and \$1 Million. This is obviously a significant amount of capital. I hope that we might explore, with the City, the possibility of applying for a HUD/Urban Development Action Grant to assist in the development of this specific project and the surrounding community.

I look forward to hearing from you in the near future on how we might proceed with this effort.

Sincerely,



Alexander B. Daunis  
President