

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 367

Approved July 19, 1976

RECEIVED TO COMMUN...
FIRST READING...
JUN 24 1976
CITY CLERK

WHEREAS, the Opportunities Industrialization Center of Rhode Island, Inc., a service organization incorporating new concepts in human services, utilizing human resources, for the furtherance of economic development, is proposing the construction of a new building for that purpose at an approximate total cost of Four Million, Four Hundred Thousand, Dollars, including equipping the same, and

WHEREAS, it is in the opinion of the planners, that the acquisition of land for such a project and the ultimate construction thereon, would be most desirable within the City of Providence in a section that is currently being developed with Federal and City Matching Funds and where the largest enrollment of beneficiaries come from,

NOW, THEREFORE, BE IT RESOLVED, that His Honor the Mayor is authorized to convey to the Opportunities Industrialization Center of Rhode Island, Inc., that City Owned Lot No. 8, as Set Out and Delineated on City Assessor's Plat 45, bordered by Staniford Street and Pilgrim Street and adjacent to the Edmund W. Flynn Elementary School, and

BE IT FURTHER RESOLVED, that the said conveyance shall be for the consideration of One (\$1.00) Dollar, under such terms and conditions as His Honor the Mayor and the Acting City Solicitor deem in the best interest of the City of Providence.

IN CITY COUNCIL

JUL 15 1976
READ AND PASSED

Ralph Ferguson ACTING PRES.
Vincent Caspary CLERK

APPROVED

Approved - July 19, 1976
MAYOR
Vincent Caspary
mayor

JUN 19 1976

JUN 19 1976

APPROVED

**IN CITY COUNCIL
JUN 24 1976
FIRST READING
REFERRED TO COMMITTEE ON CITY PROPERTY**

Vernice Lopez
CLERK

**THE COMMITTEE ON
CITY PROPERTY
Approves Passage of
The Within Resolution**

Vernice Lopez
Chairman
Chair - 7/12/76

*Councilman Addeason
Councilman Horner,
Councilman Meeda and
Councilman Lauer*

A New Concept in Human Services

**O.I.C. Center for
Human Resources
and Economic
Development**

May 1976

The need is now.

Never have the people of Rhode Island needed so much help.

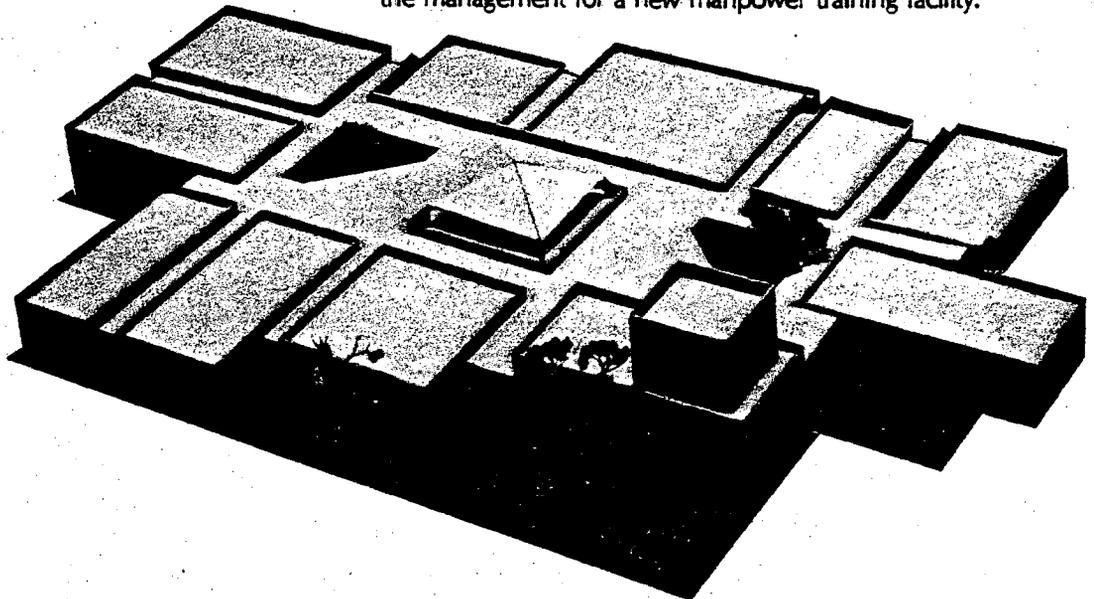
1. Unemployment is at an all-time high.
2. More Rhode Island adults have not completed high school than those who have.
3. Low educational attainment is an important weakness in attracting highly-skilled industries to Rhode Island.
4. Only 3% of the population who need basic, remedial education take advantage of available programs.
5. Fewer than 10% of those in need take advantage of any program.

Never has the economy of Rhode Island needed so much help.

1. Thousands of jobs have been lost recently as numbers of industrial plants have closed down.
2. The current recession is hurting Rhode Island at almost double the national average.
3. The Naval Base closings have left a large void of jobs, tax revenues, and municipal service problems.
4. The emerging ship-building, off-shore oil, and nuclear energy industries will require a whole new generation of skilled workers.

The Opportunity presents itself

1. Rhode Island can offer many recreational, economic, and social advantages to attract new industry.
2. Rhode Island has a large reservoir of ambitious, available workers.
3. Rhode Island has attractive tax advantages for new industry.
4. Rhode Island has a number of available factory sites ready for use by new industry.
5. The present OIC facilities, however, are scattered among three separate buildings that are no longer adequate to serve the ever growing demands on the OIC staff and training programs.
6. OIC has established a successful working relationship with industry and education, as well as the social and political structure of the state.
7. The OIC organization has eight years of unique experience, proven systems to reach, motivate, and train the unemployed and under-employed; and a highly committed staff to provide the management for a new manpower training facility.



Combining the unique talents of individual human resource and economic development organizations under a single roof — whether as a new facility, free-standing, or as part of a larger development complex makes sense.

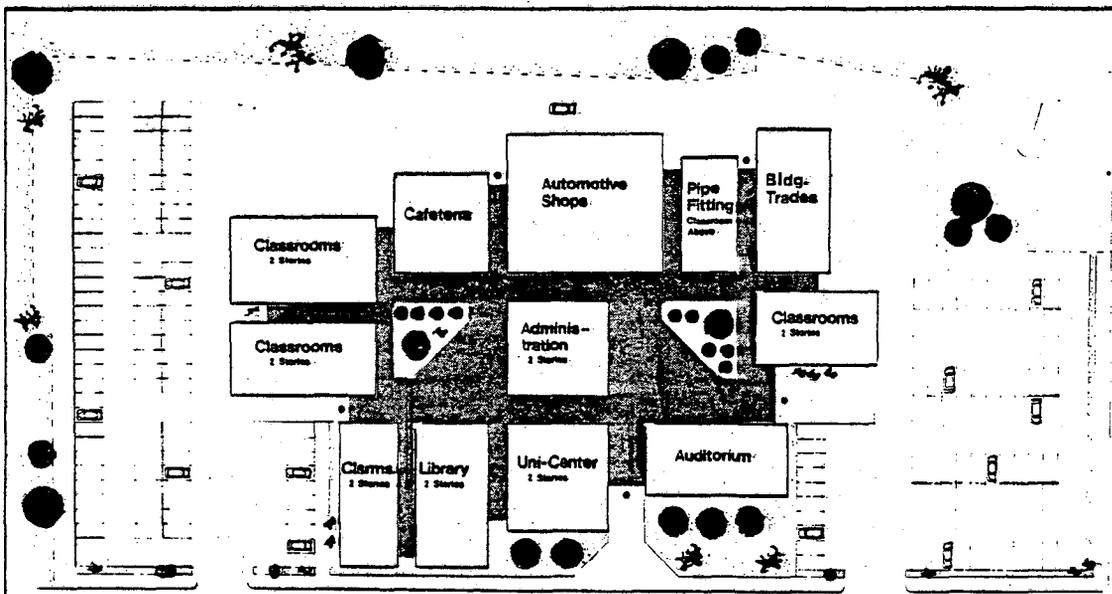
1. The dollars saved by sharing space, facilities and resources puts money to work more effectively.
2. The chances of reaching the disadvantaged are improved because a variety of needed services can now be obtained in a single facility.
3. Once together, a more efficient distribution of human resources and inter-related training programs can take place that will reduce the total delivery cost of manpower development.

The OIC Center for Human Resources and Economic Development will be a place of action and interaction; a center of good education, good training, and good personal enrichment. Once an OIC facility is in place, other agencies might gather around in the same location:

1. **Training Facilities**
 - Job counseling
 - Classroom training
 - Vocational instruction
 - Manpower development programs
 - Employment job banks/referral staff
 - Industry-related training programs
2. **Educational Facilities**
 - Classrooms for university extension programs, Adult Basic Education programs, vocational training, nutritional programs and the like
 - Library facilities
 - Senior citizens programs
 - Day care
 - Career education
3. **Enrichment**
 - Common meeting area for films, slide shows, lectures, theatre, community ethnic festivals, demonstrations and the like
 - Art space for neighborhood crafts, museum exhibits, library programs, creative dramatics for children, adults and senior citizens
 - Food facilities for common dining, low cost meals, food co-op cooking/baking classes
 - Credit Union for banking as well as financial education and consumer planning

The idea makes sense.

Who would participate?



A floor plan of the proposed buildings shows how each resource relates to the whole. Administration would be centrally housed, providing easy access as well as shared space.



"We Help Ourselves"

OIC

OPPORTUNITIES INDUSTRIALIZATION CENTER OF RHODE ISLAND, INC.

45 Hamilton Street

Providence, R. I. 02907

781-9484

Executive Director

Michael S. Van Leesten

Chairman

Reverend Arthur L. Hargde

Vice Chairman

Sammy Vaughn

Treasurer

Andrew I. Heidelberg

Secretary

Mrs. Florinell Smith

Legal Counsel

Malcolm Farmer, III, Esquire

Directors:

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- Mrs. Nellie Blackledge
- John F. Cardoza
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- Leo P. Cornelius
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- Ms. Mildred Dias
- Mrs. Alma Felix Green
- Rev. Don J. Hayes
- Rev. Augustus L. Hemenway
- Benjamin W. Little
- Mrs. Charlotte Montiero
- George Nee
- Mrs. Mildred Nichols
- Julian Pico
- Mrs. Magdaline Pina
- Mitchell Riffkin, Esquire
- Mrs. Catherine Robinson
- Richard G. Schoon
- Henry Shelton
- John J. Soares, Jr.
- Dr. T. Stephen Tegu
- Mario Turchetta
- Bennie Washington
- James N. Williams

MEMORANDUM

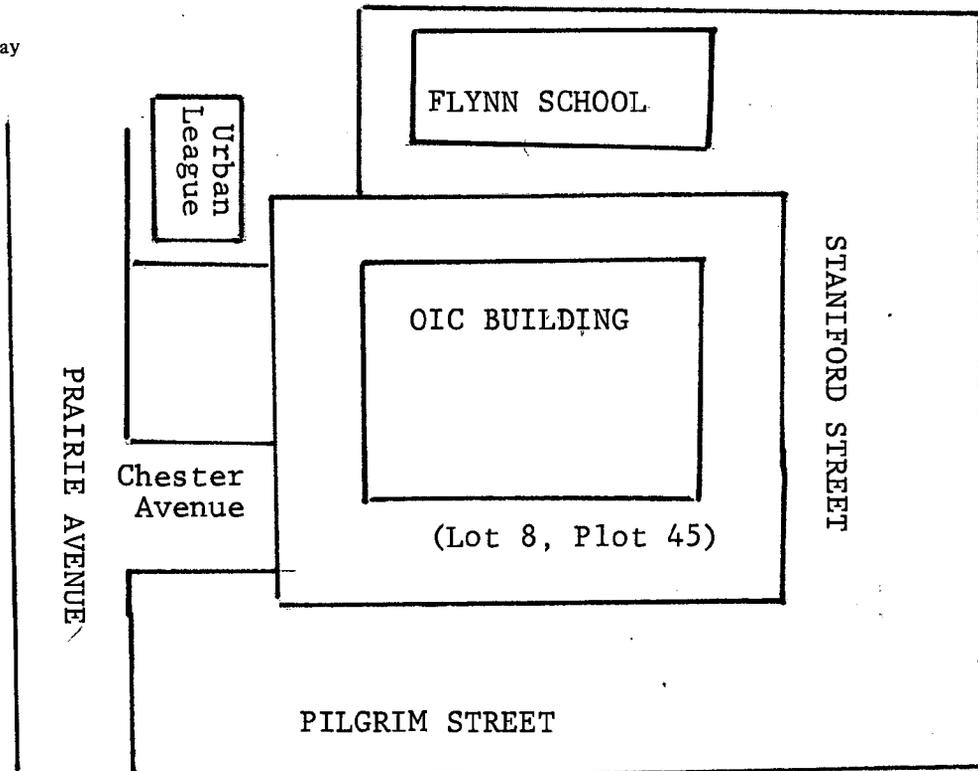
TO: Phil Addison, City Council Member

FROM: OIC Rhode Island, Inc.

DATE: June 21, 1976

SUBJ: City Council Property Ordinance

Request for six (6) acres. Proposed OIC Building, located on LOT 8, PLAT 45. Property bordered by STANIFORD STREET, PILGRIM STREET, ENTRANCE from PRAIRIE AVENUE via CHESTER AVENUE.



A Non-Profit Organization



OIC OF RHODE ISLAND
THE PLAN FOR THE NEW BUILDING

XI. THE BUILDING AND SITE PLAN

Initial feasibility studies based on comparable program and facilities requirements indicate that the new Skills Center should be planned to include approximately 80,000 to 100,000 square feet. Ninety percent (90%) of this area would be designated for classroom training and participant services.

Very tentative estimates of cost for a Skills Center meeting OIC of Rhode Island's needs is approximately \$55.00 per square foot. Total cost of the facilities including equipment are set at approximately \$4.4 million dollars. Using construction industry and architectural and engineering estimates, it is felt that 60% of all of these costs would be wages and related costs for an approximate total of \$2,640,000.

Of this amount it is estimated that 80% of these labor costs would be for blue collar skilled, and for semi-skilled or unskilled workers. This latter total amounts to some \$2,112,000. The economic impact in direct wages paid as a result of this project would significantly affect the unemployment picture for the area's construction workers with an average of one hundred (100) or more workers being on the job at peak periods of building activity.

As it relates to the suppliers of construction materials and of equipment for training and administration of the program itself, the estimates are \$1,760,000 or 40% of the entire project cost.

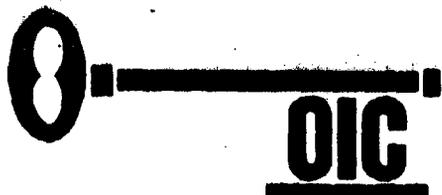
EDA's participation in this Public Works project will generate funds in matching form from private, corporate, and foundation sources, Business and Industry, local government and possibly other federal funds through the U.S. Department of Housing and Urban Development. Depending upon the prevailing EDA formula, OIC of Rhode Island is prepared to raise its 50% of the entire project costs.

Land acquisition and preparation could take place in one of a number of locations in the City of Providence adjacent or accessible to a section of the City currently being developed, utilizing federal and city matching funds. OIC of Rhode Island's largest enrollment segments come from this target area.

OIC of Rhode Island's current Federal, State and City contracts totaling \$3,000,000 represent solid support and program commitments from the major manpower training and vocational education resources in the area. OIC's Business and Industry supporters include the Banking Community, Manufacturing Companies, Retail Businesses and representatives of the major industries in the area.

Financial support from individuals and philanthropic associations and private fund agencies will all be called upon for increased participation with OIC of Rhode Island in this effort.

Based on our previous experience with fund-raising activities in Rhode Island, and on preliminary discussions with representatives of banks in the state and a number of industrialists, we are projecting a local capital fund drive of \$500,000 to \$1,000,000 as part of the 50% matching funds required under EDA regulations. In addition, we anticipate other contributions of equipment, in-kind services, land, and miscellaneous agency grants for the balance of the funding necessary.



OPPORTUNITIES INDUSTRIALIZATION CENTER OF RHODE ISLAND, INC.

45 Hamilton Street

Providence, R. I. 02907

781-9484

JUN 24 1976

TO: The Honorable Vincent A. Cianci, Jr.
Mayor of the City of Providence and,

Honorable Members of the City Council
of Providence

FROM: Business & Industry Advisory Board,
OIC of Rhode Island, Inc.

As members of the Business and Industry Advisory Board of the OIC of Rhode Island, Inc. we wish to express our interest in and enthusiastic support for OIC's pending proposal for a new "Center for Human Resources and Economic Development".

In the eight years that OIC has been in existence in Rhode Island we have witnessed and participated in its development as an important educational, social and economic force in our community.

As Rhode Island, along with the other forty-nine states, celebrates 200 years of American independence, it is fitting indeed for the various elements in our state to move forward together towards a better future.

A close partnership between business and industry on the one hand and manpower training resources on the other hand will do much to make our state a more attractive place for industry and labor to work together for mutual benefit.

OIC's plans for a new structure which combines skills training facilities with vital human supportive services is an integral part of that partnership.

Its planned location in the Prairie Avenue-Willard Avenue area will do much to aid in the much needed redevelopment of that section of Providence as well as for the Greater Providence area. In addition, the facility's proximity to the Providence Waterfront Development area will add a skills training dimension that will make that project even more effective in attracting new industry.

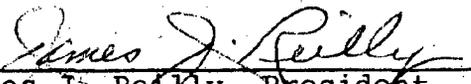
We respectfully urge the Mayor and the City Council of Providence to act favorably on OIC's request for transfer of title to land in this area for its planned new facilities. In addition, we urge the Providence's Office of Community Development to include funding participation for this facility in its 1977 and 1978 plans

We think this project will do much to stimulate community and economic development.

We pledge our present and continued support to OIC and the City of Providence in these exciting rebuilding and redevelopment efforts.

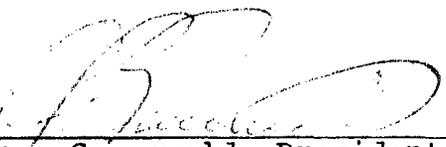
Respectfully,

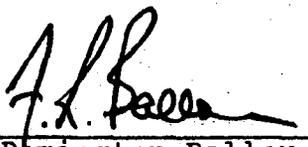

Elwood E. Leonard, Jr.
President
H&H Screw Products Mfg. Co.
Co-Chairman, OIC Business &
Industry Advisory Board


James J. Reilly, President
James J. Reilly Insurance Co.
Co-Chairman, OIC Business &
Industry Advisory Board


Robert Leeson, President
Leesona Corporation
Honorary Chairman, OIC
Business & Industry Advisory
Board

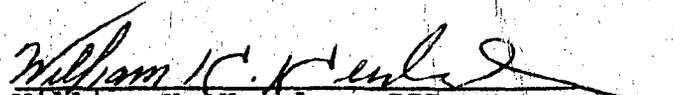

Joseph S. Sinclair
Chairman of the Board
The Outlet Company


Sydney Greenwald, President
Hart Engineering Company

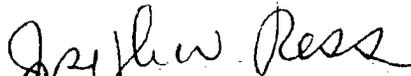

F. Remington Ballou, President
B.A. Ballou & Company


Sheldon Sollosy, President

Manpower, Inc.


William H. Heisler, III

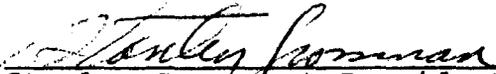
President
Citizens Savings Bank


Joseph W. Ress

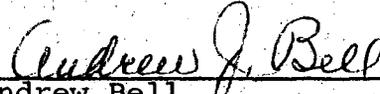
President
E. A. Adams & Son, Inc.


Ralph Martin

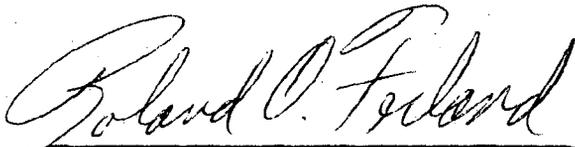
President
R.I. Chamber of Commerce


Stanley Grossman

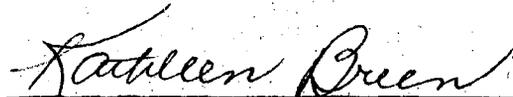
President of
the Board of Trustees
Miriam Hospital


Andrew Bell

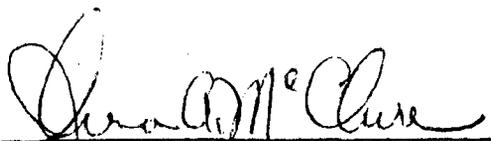
Businessman


Roland O. Ferland

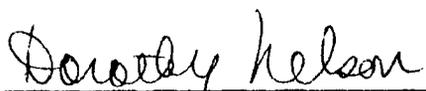
President
Ferland Corporation


Kathleen Breen

Ass't Vice
President
Blue Cross & Blue Shield

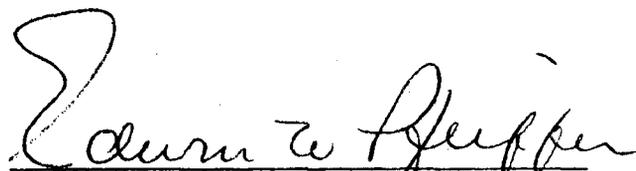

Josh McClure, President-
Treasurer
American Custom Kitchens, Inc.


Leonard Rumpler, Vice President
Builders Specialties Company


Dorothy Nelson, Vice President
Paramount Line, Inc.

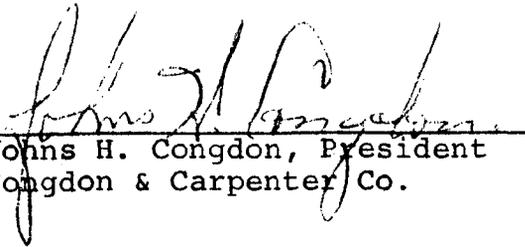

Roger Freeman, Jr., President
Allendale Mutual Insurance Co.

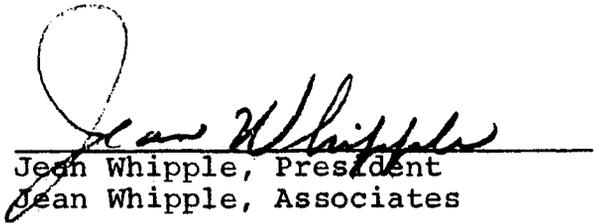

Thomas F. PolICASTRO
President
AFL-CIO

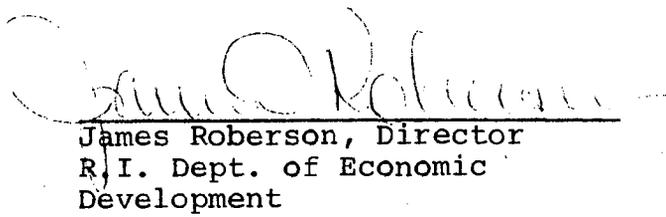

Edwin Pfeiffer, General Manager
WPRI-TV

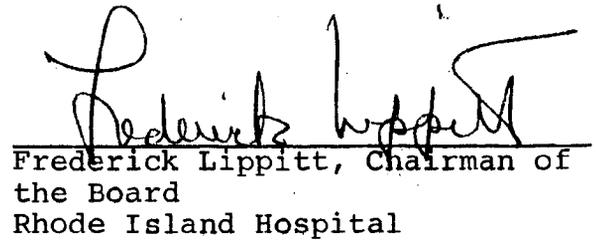

Michael Metcalf, President
Providence Journal

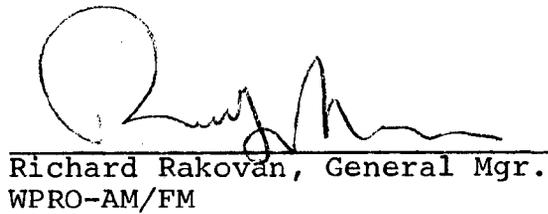

James Forte, President
Forte Bros., Inc.


Johns H. Congdon, President
Congdon & Carpenter Co.

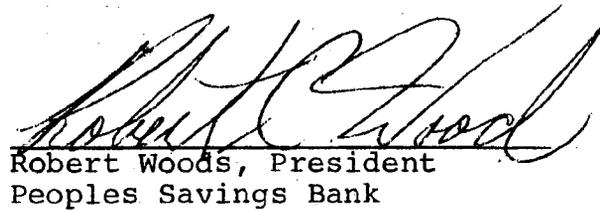

Jean Whipple, President
Jean Whipple, Associates

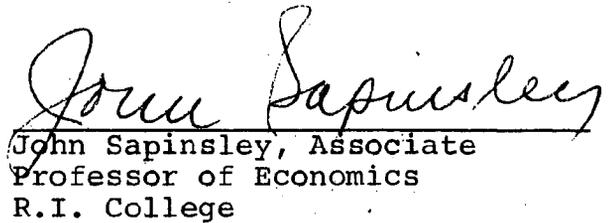

James Roberson, Director
R. I. Dept. of Economic
Development

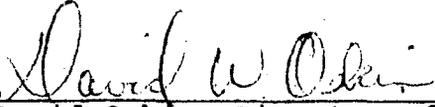

Frederick Lippitt, Chairman of
the Board
Rhode Island Hospital


Richard Rakovan, General Mgr.
WPRO-AM/FM

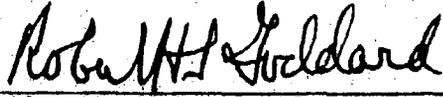

Henry D. Sharpe, Jr., President
Brown & Sharpe Mfg. Co.


Robert Woods, President
Peoples Savings Bank

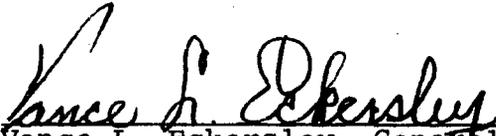

John Sapinsley, Associate
Professor of Economics
R.I. College



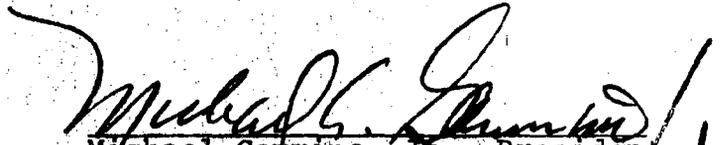
David Oskin, Director of
Employee Relations
Davol, Inc.



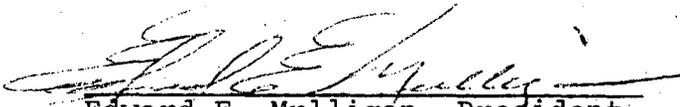
Robert H. I. Goddard, President
Brown & Ives



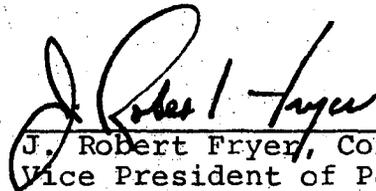
Vance L. Eckersley, General Mgr.
WTEV-6



Michael Garmino, Jr., President
Columbus National Bank



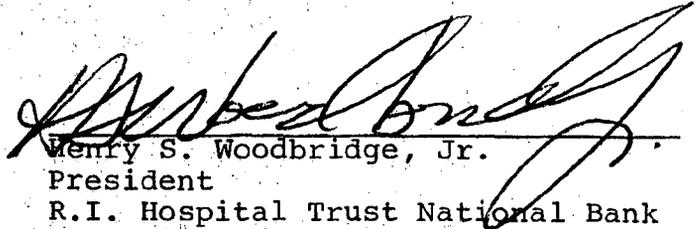
Edward E. Mulligan, President
Narragansett Electric Co.



J. Robert Fryer, Corporate
Vice President of Personnel &
Industrial Relations
Leesona Corporation

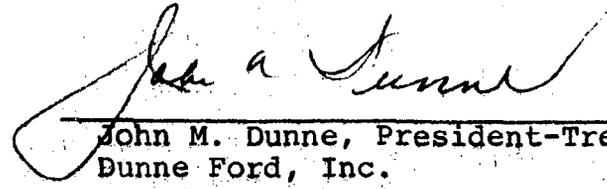


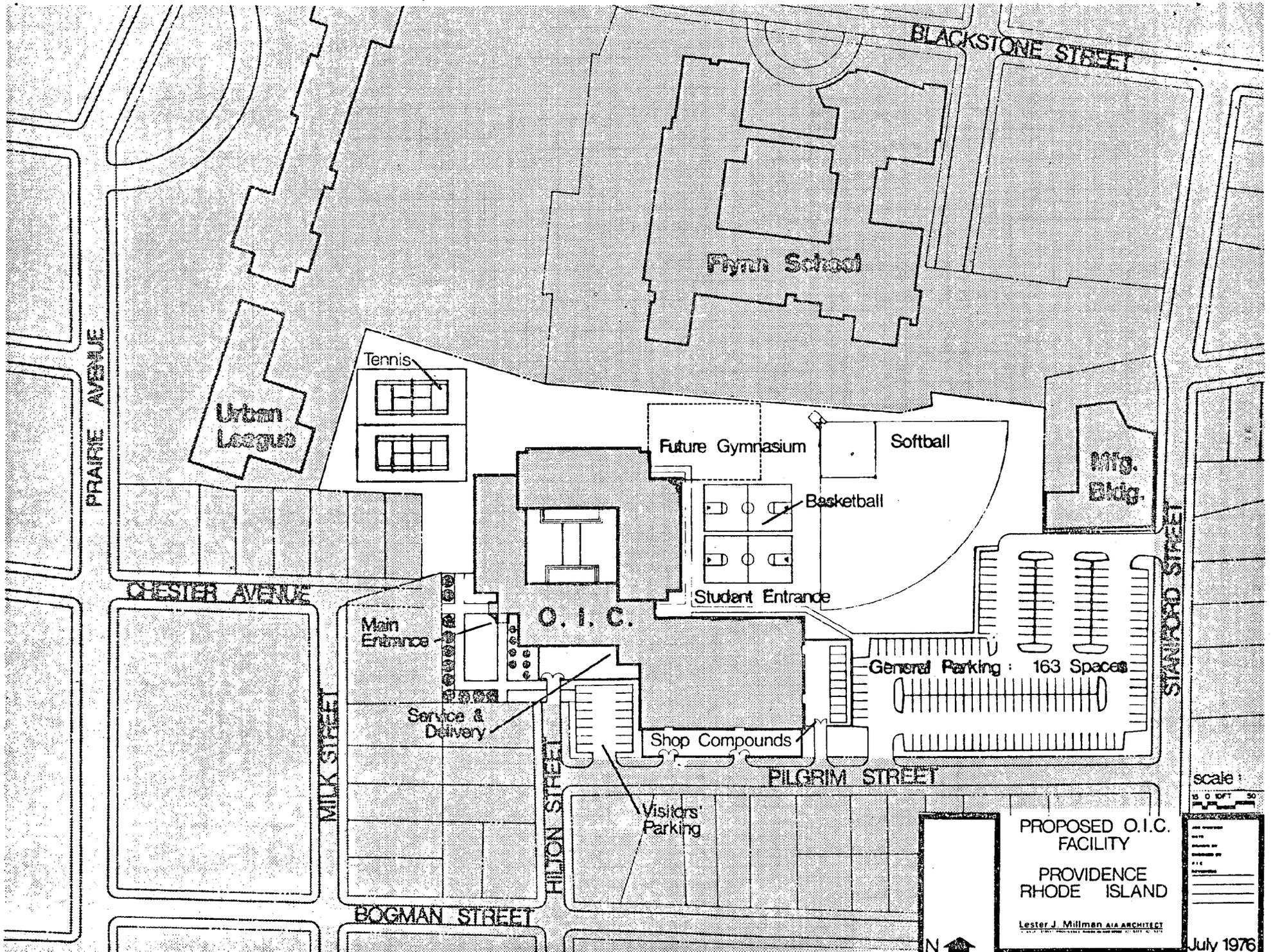
Eugene A. Gasbarro
Vice President
Industrial National Bank



Henry S. Woodbridge, Jr.
President
R.I. Hospital Trust National Bank


J. Joseph Kruse, Vice President
Textron, Inc.


John M. Dunne, President-Treas.
Dunne Ford, Inc.

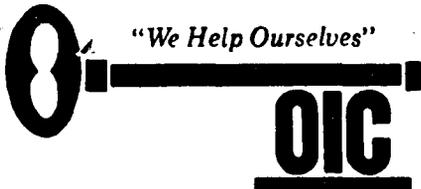


PROPOSED O.I.C.
FACILITY
PROVIDENCE
RHODE ISLAND

Lester J. Millman AIA ARCHITECT

scale
1" = 30'

July 1976



OPPORTUNITIES INDUSTRIALIZATION CENTER OF RHODE ISLAND, INC.

45 Hamilton Street

Providence, R. I. 02907

781-9484

Executive Director

Michael S. Van Leesten

Chairman

Reverend Arthur L. Hardge

Vice Chairman

Sammy Vaughn

Treasurer

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Secretary

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Mitchell Riffkin, Esquire
Mrs. Catherine Robinson
Richard G. Schoon
Henry Shelton
John J. Soares, Jr.
Dr. T. Stephen Tegu
Mario Turchetta
Bennie Washington
James N. Williams

July 16, 1976

Dear Mr. Vespia:

The vote of the Providence City Council on July 15th, approving the transfer of six acres of land to OIC for its proposed new building, was a heartwarming and exciting civic experience.

On behalf of the Board of Directors and staff of OIC, and on further behalf of all the citizens of Providence, I want to convey my deep thanks for your help in this significant step.

Cordially,

Mike
Michael S. Van Leesten
Executive Director

lml

Mr. Vincent Vespia
City Clerk
25 Dorrance Street
Providence, RI 02903

*Y.S. I didn't steal that
2 million*

July 20, 1976

Mr. Michael S. Van Leesten, Executive Director
Opportunities Industrialization Center of RI, Inc.
45 Hamilton Street
Providence, Rhode Island 02907

Dear Mr. Van Leesten:

Accompanying is duly certified copy of the City Council Resolution No. 367 adopted by the City Council and approved by His Honor the Mayor relative to the conveyance of the City owned Lot No. 8 on City Assessor's Plat 45 to the Opportunities Industrialization Center of Rhode Island, Inc.

I suggest you communicate with Acting City Solicitor Ronald H. Glantz, in City Hall, Providence to discuss the conveyance conditions.

With every best wish for success in this project, I remain.

Sincerely,

Vincent Vespia,
City Clerk of Providence.

VV/jma