

# RESOLUTION OF THE CITY COUNCIL

*No. 226*

**Approved June 27, 2022**

WHEREAS, The City Council has long recognized the importance of maintaining, preserving and rehabilitating the City's iconic historic properties as being vital the economic and cultural vitality of the City of Providence; and

WHEREAS, The historic structure located at Assessor's Plat 20, Lot 14 also identified as 111 Westminster Street is a vital and central historic structure to the City's Downtown and skyline which has been vacant for many years; and

WHEREAS, For nearly a decade, the owner of the property has worked collaboratively with all stakeholders, including the Mayor of the City of Providence, City Council, Governor, General Assembly and Rhode Island Commerce Corporation to identify and attract various business tenants without success and thus the building has remained vacant; and

WHEREAS, The owner, City Officials, Governor, General Assembly and Rhode Island Commerce Corporation has worked collaboratively with other stakeholders such as Rhode Island Housing and The Rhode Island Foundation to outline a financing and development plan to restore this iconic structure to productive use which will provide much needed housing to the citizens of the City of Providence and generate substantial direct and indirect economic benefits to the City of Providence; and

WHEREAS, The proposed redevelopment of the property involves will create approximately 285 new apartments, of which at least 20% of these units will be deed restricted as affordable housing units, provide a mix of retail/community space in the historic "Grand Banking Hall," create approximately 1600 new construction jobs and requires the owner to commit to make good faith efforts achieve 20 percent Minority and Women Owned Business participation in the construction phase of the project; and

WHEREAS, Since the proposed redevelopment project is one of the largest undertaken in the City of Providence with a total construction budget of over \$223,000,000.00, and given the fact that it is an adaptive reuse of a iconic historic structure, as with many other adaptive reuses of historic structures in Rhode Island, it cannot be achieved without the benefit of a public private partnership; and

WHEREAS, The public private partnership includes, without limitation, attracting approximately \$22,050,000.00 in Federal Historic Tax Credits to the City of Providence as well as \$15,000,000.00 in Rebuild Rhode Island Tax Credits; and

WHEREAS, As part of the public private partnership, the owner has committed to contribute the building (at a value of \$10,000,000.00), plus approximately \$21,100,000.00 in new cash equity. Additionally, the owner will contribute up to an additional \$11,000,000 in new cash equity if certain conditions aren't satisfied, as well as finance a construction loan of approximately \$115,650,000.00 to complete the rehabilitation and reuse of the property; and

WHEREAS, As part of the City's role in this public private partnership, the City Council is being asked to consider approval of a 30 year tax stabilization agreement for the property; and

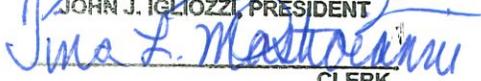
WHEREAS, The Rhode Island Commerce Corporation and Providence Redevelopment Agency have already unanimously approved the allocation of its components of the redevelopment package for the property; and

WHEREAS, the City Council is resolved that this is an important project which is worth of consideration by this Honorable Body but cannot give this proposal consideration without enabling legislation from the General Assembly to R.I.Gen.Laws §44-3-9 which currently limits tax stabilization agreements to 20 years.

NOW THEREFORE, IT IS HEREBY RESOLVED:

1. The City Council of the City of Providence hereby urges the General Assembly of the State of Rhode Island to approve enabling legislation to give the City Council of the City of Providence the discretion to grant a 30 year tax stabilization agreement for the property located at Assessors Plat 20, Lot 14, also identified as 111 Westminster Street/55 Kennedy Plaza.

IN CITY COUNCIL  
JUN 16 2022  
READ AND PASSED

  
\_\_\_\_\_  
JOHN J. IGLIOZZI, PRESIDENT  
  
\_\_\_\_\_  
Tina L. Mastromanni  
CLERK  
ACTING

I HEREBY APPROVE.  
  
\_\_\_\_\_  
Mayor  
Date: 6/27/22