

# 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  
MAY 16 2024

APPROVED: Timothy Mastrosim CLERK

# **CITY COUNCIL**

## **JOURNAL OF PROCEEDINGS**

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**No. 12 City Council Regular Council Meeting, Thursday, May 2, 2024, 6:00 o'clock P.M.**

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### **PRESIDING**

### **COUNCIL PRESIDENT**

### **RACHEL M. MILLER**

### **CALL TO ORDER**

**PRESENT: COUNCIL PRESIDENT MILLER, COUNCILOR ANDERBOIS, COUNCILWOMAN ANTHONY, COUNCILMEN ESPINAL, GONCALVES, COUNCILWOMEN GRAVES, HARRIS, PETERSON, COUNCILORS PICHARDO, ROIAS, COUNCILWOMAN RYAN, COUNCILOR SANCHEZ, COUNCILMAN TAYLOR, COUNCILWOMAN VARGAS AND COUNCILMAN VARGAS – 15.**

**ALSO PRESENT: TINA L. MASTROIANNI, CITY CLERK, SHERI A. PETRONIO, FIRST DEPUTY CITY CLERK, ANGELA J. HARRIS, FIRST DEPUTY CITY CLERK, NAPOLEON ASKIE, CITY SERGEANT AND JEFFREY DANA, CITY SOLICITOR**

## INVOCATION

The Invocation is given by **COUNCILOR JUAN M. PICHARDO**.

"Oh Lord, in your heavenly home, we come before you today seeking wisdom and courage. We acknowledge our imperfections as humans and ask for your forgiveness for the actions we have taken. As we reflect on International Labor Day, we are reminded of the struggles faced by working families and the vulnerable among us. In a world where the wealthy amass fortunes, as the rich get richer, and the use of the law and money like a game of monopoly, their gains and profits should not enslave people with debt and lack of equitable resources. Grant us the grace to empathize with their plight and to work towards creating a world where all can thrive. Guide our hearts and minds as we conduct the affairs of our community, keeping us rooted in the service of our constituents. May our city, Providence, be a beacon of hope and prosperity for all its residents, especially our children who represent the future. In this confusing world, fraught with conflict and uncertainty, we implore you for peace. Touch the hearts of those in positions of power and influence, instilling in them the wisdom to seek peaceful resolutions to conflicts. Only through your divine guidance can true peace be achieved. Lord, we entrust our hopes and aspirations to you, knowing that you alone can illuminate our path forward. Amen."

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## PLEDGE OF ALLEGIANCE

**COUNCILOR JUSTIN M. ROIS** Leads the Members of the City Council and the Assemblage in the Pledge of Allegiance to the Flag of the United States of America.

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## **PERSONAL EXPRESSION**

**COUNCILOR JUAN M. PICHARDO** Requests the privilege of the floor to speak on a Point of Personal Expression and states:

"Today, I rise to welcome our Providence residents from the Parent Leadership Training Academy from the Providence Public School System. As you will recall last year, we had another cohort of leaders in the community being trained by the FACE Office which is the Family and Community Engagement for the Providence Public School System. We are joined here by the Executive Director of FACE which is Carina Pinto. The other person that is coordinating this effort is Delia Rodriguez Masjoan. Also, my lovely wife Janet Pichardo who is the Executive Director. We have approximately twenty six parents who went through this leadership academy. Some of us on the City Council went to speak to them about our experience and how did we get involved in the community and volunteering, but most importantly also our life as an elected official. I know that Councilwoman Shelley Peterson went there and also Councilman Oscar Vargas and I will tell you that they probably learned that between Councilman Oscar Vargas and Councilwoman Peterson and also, I believe Councilor Sanchez, the majority of the leaders are from your district. So, I would like to call their name and if you could please stand up as I call your name. The first one is Alba R. Urbacz Gomez, Aracelis Bello, Delma Martinez, Francisco Reyes, Ingrid Ceballo, Ingrid Martinez, Jessica Figueroa, Jinaldi Marmol, Johanna Rodriguez, Karina Cardenas Blanco, Liliana Jimenez, Luis Nunez, Luz Morfe, Maggie Rosa, Mallerlyn Lizardo, Marien Rodriguez, Nerys Encarnacion, Rosa D. Gonzalez de Frias, Sandy Berroa, Sophy Pena Abreu, Stephanie Soler Miranda, Tatiana Pena, Yamira Marrero, Yanina Soto, Yaritza Alvarado Miranda, Yiselda Rodriguez Quezada. Welcome everyone and thank you for participating in the leadership academy and being empowered and having the resources in the City of Providence and I congratulate all of you. So please give them a round of applause. They have the sessions on Saturdays. As I read the prayer today, it reminded me how when we were out there on the picket line yesterday for International Labor, these parents, after they work they go to the sessions and then again on Saturdays. So, they work very hard to ensure that their kids get a good education and also participation in the leadership program. Thank you."

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## **APPROVAL OF MINUTES**

Journal of Proceedings No. 9 of the Special Meeting of the City Council held April 17, 2024, Journal of Proceedings No. 10 of the Regular Meeting of the City Council held April 18, 2024 and Journal of Proceedings No. 11 of the City Council Public Hearing held April 25, 2024.

**COUNCILMAN TAYLOR Moves to Waive the Reading of item 3 and Move Approval, Seconded by COUNCILWOMAN HARRIS.**

<b>RESULT:</b>	<b>APPROVED (WITH VOTE) [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Taylor
<b>SECONDER:</b>	Councilwoman Harris
<b>AYES:</b>	Council President Miller, Councilor AnderBois, Councilwoman Anthony, Councilmen Espinal, Goncalves, Councilwomen Graves, Harris, Peterson, Councilors Pichardo, Roias, Councilwoman Ryan, Councilor Sanchez, Councilman Taylor, Councilwoman Vargas and Councilman Vargas – 15.

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## **VETO FROM HIS HONOR THE MAYOR**

Consideration of Mayor Brett P. Smiley's, **VETO** of the Ordinance Entitled: “An Ordinance Amending Chapter 21, “Revenue and Finance”, of the Providence Code of Ordinances, to add Article XIX, “Providence 8 Law Qualifications.”

**COUNCILMAN TAYLOR Moves to Waive the Reading of item 4 and Lay on the Table, Seconded by COUNCILWOMAN HARRIS.**

**COUNCILOR ROIAS Opposes.**

<b>RESULT:</b>	<b>LAID ON TABLE</b>
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## ORDINANCE(S) SECOND READING

**The Following Ordinances were in City Council April 18, 2024, Read and Passed the First Time and are Severally Returned for Passage the Second Time:**

### COUNCILMEN GONCALVES AND VARGAS

An Ordinance Establishing a Tax Stabilization Plan for the property located at 165 Gano Street.

**WHEREAS**, Power 250, LLC (“Project Owner”) is the owner of certain real property located in the City at 165 Gano Street, Assessor’s Plat 14, Lot 604; and

**WHEREAS**, Project Owner has proposed and committed to investing four million dollars (\$4,000,000) into constructing a multi-family residential building 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 165 Gano Street, Assessor’s Plat 14, Lot 604.

“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.

#### 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 \$250,500.00, 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 \$8,792.55. 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 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 outside counsel hired by 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 outside counsel hired by 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:                   Power 250, LLC  
                              374 Wickenden Street  
                              Providence, RI 02903

## 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

Year	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

As a reminder, for a given tax year during the Term, the payment due is:

***Base Assessment Tax***

$$+ (\% \text{ above}) \times (\text{Full assessed value} - \text{Base Assessment}) \times (\text{Tax rate})$$

**COUNCILMEN GONCALVES, VARGAS, COUNCILWOMAN HARRIS AND  
COUNCILMAN VARGAS, (By Request):**

An Ordinance Establishing a Tax Stabilization Agreement for 180 GMC, LLC.

**WHEREAS**, 180 GMC, LLC (“Project Owner”) is the owner of certain real property located in the City at 180 George M. Cohan Blvd., Assessor’s Plat 17, Lot 650; and

**WHEREAS**, Project Owner has proposed and committed to rehabilitating the former Tockwotton Home into reuse as an apartment complex; 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 expand their manufacturing facilities with an increase in employment;
- (B) An improvement in the physical plant of the City that will result in a long-term economic benefit to the City or state;

(C) 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 180 George M. Cohan Blvd., Assessor’s Plat 17, Lot 650.

“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.

#### 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-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 tax years of the stabilization term, the Property Owner shall make a tax payment equal to the then-current assessment value set by the Tax Assessor (“Base Assessment”) multiplied by the then-current tax rate (hereinafter the “Base Assessment Tax”). 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 Agreement, Running with Land. The Property Owner shall cause this stabilization and the certification in Section 9.4 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 said agreement. Property Owners who fail to meet either of these deadlines will be required to retroactively pay the difference between their actual stabilized tax payments and what they would have paid if ineligible for the specified tax considerations. The owner may, twelve (12) months prior to the applicable deadline, submit a request to the city council for approval of an extension to such applicable 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. for craft employed. 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 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 3.14. 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 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 make a determination, 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 owning 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 8.4; 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 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 outside counsel hired by 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 outside counsel hired by 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:

## 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 or 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), and notarized execution and recordation of this Ordinance and the statement found in Exhibit B by the Property Owner and all individuals or entities with a fee or leasehold interest in the Property.

### Exhibit A

<u>Year</u>	Percentage of Difference between Base Assessment and Current Full Value Assessment
Year 1	Base Tax
Year 2	Base Tax
Year 3	12.5%
Year 4	25%
Year 5	37.5%
Year 6	50%
Year 7	62.5%
Year 8	75%
Year 9	87.5%
Year 10	95%
Year 11	Taxation Resumes at Full Value Assessment

As a reminder, for a given tax year during the Term, the payment due is:

$$\text{Base Assessment Tax} + (\% \text{ above}) \times (\text{Full assessed value} - \text{Base Assessment}) \times (\text{Tax rate})$$

## **Exhibit B**

The undersigned, their successors, descendants, subsequent purchasers, and assigns, in exchange for the benefits of the tax stabilization offered by the Providence City Council, explicitly agree to abide by and be bound by the terms of that stabilization, which is attached hereto. Without limiting the foregoing, this includes the waiver of the rights to appeal taxes as stated in Section 8.4.

**COUNCILMAN TAYLOR Moves to Waive the Reading of items 5 and 6 and Pass for the Second Time on a Roll Call Vote, Seconded by COUNCILWOMAN HARRIS.**

<b>RESULT:</b>	<b>READ/PASSED SECOND TIME [13 TO 2]</b>
<b>MOVER:</b>	Councilman Taylor
<b>SECONDER:</b>	Councilwoman Harris
<b>AYES:</b>	Council President Miller, Councilor AnderBois, Councilwoman Anthony, Councilmen Espinal, Goncalves, Councilwomen Graves, Harris, Peterson, Councilor Pichardo, Councilwoman Ryan, Councilman Taylor, Councilwoman Vargas and Councilman Vargas – 13.
<b>NAYS:</b>	Councilors Roias and Sanchez – 2.

**The Motion for Passage the Second Time is Sustained.**

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## **PRESENTATION OF ORDINANCES**

**COUNCIL PRESIDENT MILLER, COUNCILMAN GONCALVES,  
COUNCILOR ROIAS AND COUNCILMAN VARGAS**

An Ordinance Amending Chapter 8, "Courts", Article I "In General" Section 8-2 "Disposition of Fines, Costs, Fees in Municipal Court" of the Code of Ordinances of the City of Providence.

<b>RESULT:</b>	<b>REFERRED</b>
<b>TO:</b>	Committee on Ordinances

**COUNCILMAN TAYLOR Moves to Waive the Reading of item 7, Seconded by COUNCILWOMAN HARRIS.**

**COUNCIL PRESIDENT MILLER Refers item 7 to the Committee on Ordinances.**

**COUNCILOR PICHARDO, COUNCILMAN GONCALVES, COUNCIL  
PRESIDENT MILLER, COUNCILOR SANCHEZ AND COUNCILMAN  
VARGAS**

An Ordinance in Amendment of Ordinance Chapter 2022-25, No. 201, Approved June 2,  
2022, Entitled: "An Ordinance Apportioning the Fifteen Wards", As Amended.

**COUNCILMAN TAYLOR Moves to Waive the Reading of item 8 and Pass for the First  
Time on a Roll Call Vote, Seconded by COUNCILWOMAN HARRIS.**

<b>RESULT:</b>	<b>READ/PASSED FOR THE FIRST TIME [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Taylor
<b>SECONDER:</b>	Councilwoman Harris
<b>AYES:</b>	Council President Miller, Councilor AnderBois, Councilwoman Anthony, Councilmen Espinal, Goncalves, Councilwomen Graves, Harris, Peterson, Councilors Pichardo, Roias, Councilwoman Ryan, Councilor Sanchez, Councilman Taylor, Councilwoman Vargas and Councilman Vargas – 15.

**The Motion for Passage the First Time is Sustained.**

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**PERSONAL EXPRESSION**

**COUNCIL PRESIDENT MILLER** Requests the privilege of the floor to speak on a Point of  
Personal Expression and states:

"I want to thank all the members of the Ward Boundaries who had to do a lot of work in a very  
short period of time and also give a special thanks to our Policy Director Aaron Easter Gardner.  
The report that accompanies this Ordinance is well worth a read. We absolutely made the  
election for School Boards possible tonight so thank you all so much."

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**COUNCILOR SANCHEZ, COUNCILMAN GONCALVES, COUNCILWOMAN  
HARRIS, COUNCIL PRESIDENT MILLER, COUNCILORS ANDERBOIS AND  
ROIAS**

An Ordinance Amending Ordinance Chapter 2024-1, No. 1, the Capital Improvement  
Plan for Fiscal Years 2024 through 2028.



## PRESENTATION OF RESOLUTIONS

### **COUNCIL PRESIDENT MILLER, (By Request):**

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

Aramco, Inc. \$31,218.88  
(Department of Public Property)

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

Arup US, Inc. \$10,797,108.00  
(Department of Planning & Development)

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Resolution Authorizing Approval of the following Contract Award by the Board of Contract and Supply for Re-Bid Whistleblower Hotline Software - One Year Contract with a Three Year Option for Renewal, for consideration and discussion how the process/software will interact with the Municipal Integrity Officer and related processes.

Whisppli, Inc. \$32,808.00  
(Office of Internal Auditor)

<b>RESULT:</b>	<b>REFERRED</b>
<b>TO:</b>	Committee on Finance

**COUNCILMAN TAYLOR Moves to Waive the Reading of items 9 through 12, Seconded by COUNCILWOMAN HARRIS.**

**COUNCIL PRESIDENT Refers items 9 through 12 to the Committee on Finance.**

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**COUNCIL PRESIDENT MILLER, COUNCILMEN ESPINAL, GONCALVES  
AND COUNCILWOMAN ANTHONY**

Resolution Endorsing and Urging Passage by the General Assembly of House Bill 2024 H-8109, and its Senate Companion Bill 8109, An Act Relating to Taxation - Statewide Tangible Property Tax Exemption.

**WHEREAS**, House Bill 2024 H-8109 This act would repeal the language that effective in the 2025 fiscal year all cities, towns 2 and fire districts would receive a reimbursement equal to the tangible property levy for the 3 December 31, 2022 assessment date less the tangible personal property levy for December 31, 2025 4 assessment date.

**NOW, THEREFORE, BE IT RESOLVED**, That the Providence City Council hereby supports and urges passage of House Bill 2024 H-8109 and its Senate Companion Bill, 8109 AN ACT RELATING TO TAXATION - STATEWIDE TANGIBLE PROPERTY TAX EXEMPTION

**BE IT FURTHER RESOLVED**, That upon passage, copies of this resolution be transmitted to the Speaker of the House and the Providence Delegation.

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**COUNCIL PRESIDENT MILLER, COUNCILMEN ESPINAL, GONCALVES,  
COUNCILWOMEN HARRIS, PETERSON, COUNCILOR PICHARDO AND  
COUNCILMAN VARGAS**

Resolution Authorizing the City Council President to engage James J. Lombardi, III, to provide support as it relates to the operations of the Providence City Council pursuant to Section 401(d) of the Providence Home Rule Charter.

**WHEREAS**, This resolution is authorizing the City Council President to engage James J. Lombardi, III Group, LLC and specifically James J. Lombardi, III (hereafter jointly referred as JJL) at a cost of no more than three hundred dollars (\$300.00) per hour, not to exceed twenty five thousand (\$25,000.00) dollars annually to provide support as it relates to the operations of the Providence City Council; and

**WHEREAS**, James J. Lombardi, III is an Attorney and Certified Public Accountant, JJL shall be indemnified under RIGL 45-15-16 and for all costs identified under this section: and

**WHEREAS**, Section 401 (d) of the City's Home Rule Charter authorizes the City Council to "retain by majority vote of the entire city council and to fix the salaries of those consultants it deems necessary for the exercise of its functions including but not limited to accounts, engineers and experts not regularly employed in any city department or service. The city council shall have the power to appropriate funds to defray the costs thereof".

**NOW, THEREFORE, BE IT RESOLVED**, That pursuant to Section 401(d) of the Providence Home Rule Charter, The City Council of the City of Providence hereby authorizes the City Council President to sign an agreement with James J. Lombardi, III, to provide support as it relates to the operations of the Providence City Council effective May 6, 2024.

**COUNCILMEN ESPINAL, GONCALVES, COUNCILOR SANCHEZ, COUNCIL  
PRESIDENT MILLER, COUNCILOR ANDERBOIS, COUNCILWOMEN  
ANTHONY, HARRIS, PETERSON, COUNCILORS PICHARDO, ROIAS,  
COUNCILWOMEN RYAN, VARGAS AND COUNCILMAN VARGAS**

**Resolution Condemning and Calling for the Closure of Rhode Island Recycled Metals.**

**WHEREAS**, A fire broke out on the night of Wednesday April 10, 2024 at Rhode Island Recycled Metals, a scrap metal operation located in the Washington Park and South Providence neighborhoods of the City's tenth ward; and

**WHEREAS**, Rhode Island Recycled Metals has been the subject of a long-running legal dispute with state authorities and has recently faced enforcement actions from Mayor Smiley's administration, including a cease-and-desist order from the city; and

**WHEREAS**, Rhode Island Recycled Metals has a history of repeated violations of environmental regulations dating back to at least 2012, when the Department of Environmental Management first cited the company for polluting the river; and

**WHEREAS**, Despite enforcement actions and legal proceedings initiated by state agencies, including a lawsuit filed in Superior Court by the Department of Environmental Management and the Attorney General's office, Rhode Island Recycled Metals continued to operate in disregard of environmental laws and regulations; and

**WHEREAS**, The company's failure to comply with permits and settlement agreements, including requirements to control runoff, remove deteriorating vessels, and restore the site, has raised serious concerns about its commitment to environmental stewardship and public safety; and

**WHEREAS**, The recent fire at Rhode Island Recycled Metals serves as a stark reminder of the ongoing threats posed by the company's operations, highlighting the urgent need to hold the business accountable for its repeated violations of environmental laws and regulations, as well as its disregard for public safety and the neighboring communities; and

**WHEREAS**, Ward 10 Councilman Pedro Espinal stands in solidarity with residents of Washington Park, South Providence, and community advocates who have been disproportionately affected by the operations of Rhode Island Recycled Metals.

**NOW, THEREFORE, BE IT RESOLVED**, That the City Council of Providence condemns the negligence of Rhode Island Recycled Metals and calls for swift and decisive action that goes as far as full closure of the facility to ensure the safety and health of our neighborhoods; and

**BE IT FURTHER RESOLVED**, That the City Council urges state authorities to continue their investigations into Rhode Island Recycled Metals and take appropriate enforcement actions to hold the business accountable for its actions; and

**BE IT FURTHER RESOLVED**, That copies of this resolution shall be transmitted to Mayor Brett Smiley, the Rhode Island Department of Environmental Management, and other relevant state agencies to emphasize the urgency of addressing the ongoing threats posed by Rhode Island Recycled Metals.

**COUNCILMAN GONCALVES, COUNCILOR SANCHEZ, COUNCIL  
PRESIDENT MILLER, COUNCILOR ANDERBOIS, COUNCILWOMEN  
ANTHONY, HARRIS, PETERSON, COUNCILORS PICHARDO, ROIAS AND  
COUNCILMAN VARGAS**

Resolution Recognizing Jewish American Heritage Month.

**WHEREAS**, The City of Providence recognizes the rich tapestry of ethnicities that shape the cultural, economic, and social framework of our community, among which Jewish Americans in Providence have played a vital role; and

**WHEREAS**, Since the first Jewish settlers arrived on American shores in the 1600s, Jewish Americans have enriched our nation as scholars, public servants, entrepreneurs, artists, and activists, contributing to the fields of science, education, law, arts, and more; and

**WHEREAS**, Jewish American Heritage Month has been nationally observed every May since 2006, celebrating the contributions and achievements of Jewish Americans and educating the public about their historical and cultural legacies; and

**WHEREAS**, Providence is home to significant historical Jewish sites including Temple Emanu-El, established in 1927, and Temple Beth-El, built in 1911, both of which symbolize the longstanding presence and endurance of the Jewish community in the city of Providence; and

**WHEREAS**, The Jewish community has been instrumental in philanthropy and civic leadership in Providence, notably through contributions to organizations such as the United Way, the Rhode Island Foundation, and the American Civil Liberties Union, and through cultural contributions like the founding of Trinity Repertory Company at the Jewish Community Center; and

**WHEREAS**, Jewish Rhode Islanders like Daniel Robbins and Irving Fain have left indelible marks on our state's artistic and legislative landscape, through leadership in the arts at the Rhode Island School of Design and advocacy for fair housing laws respectively; and

**WHEREAS**, Amidst a troubling rise in antisemitism both nationally and globally, celebrating Jewish American Heritage Month not only honors this integral part of our city and national identity but also serves as a powerful counter to ignorance and hatred, fostering a community of inclusivity and mutual respect.

**NOW, THEREFORE, BE IT RESOLVED**, That the City Council of Providence hereby proclaims May 2024 as Jewish American Heritage Month in Providence and we send our best wishes to all city officials, residents, and institutions who observe this month via programs, activities, and ceremonies that celebrate the history, culture, and contributions of Jewish Americans; and

**BE IT FURTHER RESOLVED**, That this proclamation be distributed among all civic and educational institutions in Providence, and that we wish local Jewish organizations well as they celebrate the recognition of this significant month.

**COUNCILMEN GONCALVES, ESPINAL, COUNCILOR SANCHEZ, COUNCIL PRESIDENT MILLER, COUNCILWOMEN ANTHONY, PETERSON, COUNCILORS PICHARDO, ROIAS, COUNCILWOMEN RYAN, VARGAS AND COUNCILMAN VARGAS**

Resolution in Support of fully funding State Aid to Libraries to the full Twenty-Five (25%) Percent.

**WHEREAS**, For many people, public libraries are their only means of access to computer services and all forms of media essential for fulfilling and productive lives; and

**WHEREAS**, Free public libraries are essential to the general enlightenment of citizens in a democracy and provide for the cultural, educational, informational, and research needs for all citizens; and

**WHEREAS**, The Constitution of the State of Rhode Island in Article XII, Section I, states that it “shall be the duty of the General Assembly to promote public schools and public libraries, and to adopt all means which it deems necessary and proper to secure to the people the advantages and opportunities of education and public library services”; and

**WHEREAS**, In recognition of the importance of libraries in our society, the State of Rhode Island passed legislation setting the level of state aid for library services at a minimum of twenty-five (25%) of the amount spent from local tax funds and the library’s private endowment; and

**WHEREAS**, Between FY 2009 and FY 2022 the State of Rhode Island did *not* fund state aid to libraries at the twenty-five (25%) level as required by RI General Laws 29-6-2; and

**WHEREAS**, In FY 2023 and FY 2024, state aid to libraries was funded at the twenty-five (25%) level; and

**WHEREAS**, The Governor’s proposed FY 2025 budget level funds state aid to libraries, which translates to 24.18% of the required state aid; this means the City of Providence would receive \$50,197 less than they would at the required 25% level. The Governor has projected level funding until FY 2029; and

**WHEREAS**, The City of Providence recognizes the importance of fully funding our public libraries and supports funding state aid to libraries at the 25% level in FY 2025.

**NOW, THEREFORE, BE IT RESOLVED**, That the Providence City Council, in support of the Community Libraries of Providence and Providence Public Library, do hereby support legislation in the Rhode Island House (H7335) and Rhode Island Senate (S2589), which would restore funding for State Aid to Libraries to the full 25% level required in RI General Laws Section 29-6-2 (a) and urges the General Assembly to work diligently for its passage; and

**BE IT FURTHER RESOLVED**, That the Providence City Clerk transmit forthwith a copy of this Resolution to the Governor and to the members of Providence’s legislative delegation to the Rhode Island General Assembly.

**COUNCILMEN GONCALVES, ESPINAL, COUNCILWOMAN HARRIS,  
COUNCILOR SANCHEZ, COUNCIL PRESIDENT MILLER, COUNCILOR  
ANDERBOIS, COUNCILWOMAN PETERSON, COUNCILORS PICHARDO,  
ROIAS AND COUNCILMAN VARGAS**

Resolution Recognizing the Tavares Brothers for their Musical Achievements and Contributions to the City of Providence and the Greater Rhode Island Community.

**WHEREAS**, The Tavares Brothers, also known throughout their illustrious career as Chubby and the Turnpikes and later as Tavares, originated from the vibrant Fox Point neighborhood of Providence, Rhode Island; and

**WHEREAS**, The family's journey began with the union of Flash and Albina Tavares in the early 1940s, marking the genesis of a musical legacy with the birth of their first child, Ralph Tavares, in Waterbury, Connecticut, shortly after the attack on Pearl Harbor; and

**WHEREAS**, The Tavares family, anchored by the matriarch Albina and patriarch Flash, nurtured their children's talents across multiple residences within Providence, most notably in the Fox Point neighborhood, before their eventual moves between Providence and New Bedford, Massachusetts; and

**WHEREAS**, The brothers' formative years were spent engaging in local community centers such as the Boys Club across from their home on South Main Street in Providence, where they honed their musical skills under the banner of Flash's Kids; and

**WHEREAS**, Through their perseverance and familial support, the brothers emerged on the musical scene, initially capturing local attention with their performances and compositions, which included notable hits penned by brother John "Funa" Baptiste like "I Don't Want To Be Love" and "Come On Let Me Try"; and

**WHEREAS**, Their talents were recognized by major music labels, leading to their signing with Capitol Records subsidiary, Cracker Jack, and marking the beginning of a national and international musical career that would bring great honor and recognition to the City of Providence; and

**WHEREAS**, The brothers, as Tavares, ascended to international fame with hits such as "Heaven Must Be Missing an Angel", "It Only Takes a Minute", and "More Than a Woman", the latter of which contributed to the legendary status of the "Saturday Night Fever" soundtrack; and

**WHEREAS**, Beyond their musical achievements, the Tavares Brothers have remained a symbol of hope and success for many in the Providence community, exemplifying the possibilities that arise from dedication, talent, and community support; and

**WHEREAS**, The City of Providence recognizes the Tavares Brothers not only for their extraordinary contributions to the arts and culture but also for their role as ambassadors of the Providence community, sharing their music with the world.

**NOW, THEREFORE, BE IT RESOLVED**, That the Providence City Council hereby extends its deepest appreciation and recognition to the Tavares Brothers for their remarkable achievements in music and their invaluable contributions to the cultural fabric of our city; and

**BE IT FURTHER RESOLVED**, That the City Council of Providence hereby honors the significant contributions of the Cape Verdean community by creating an honorary designation of Power Street, specifically at the corner of Power Street and South Main Street as Tavares Brothers Way; and

**BE IT FURTHER RESOLVED**, That a copy of this resolution be transmitted to the family of the Tavares Brothers as a token of our esteem and respect.

**COUNCILWOMEN HARRIS, PETERSON, COUNCILOR ROIAS AND  
COUNCILMAN VARGAS**

Resolution Amending Resolution No. 2023-516, Approved December 14, 2023,  
“Resolution Establishing the “Rose Marie Russell” Ceremonial Designation along  
Comstock Avenue located in Ward 11.

**WHEREAS**, Rose Marie Russell was a distinguished resident of the city of Providence,  
having relocated from Houston, Texas over 60 years ago; and

**WHEREAS**, Rose Russell was the beloved wife of the late David Russell Sr. and the  
proud matriarch of a family of 11 children. She leaves behind a legacy that extends to  
grandchildren and great-great-grandchildren; and

**WHEREAS**, Rose Russell was an exceptional member of our community, embodying the  
values of faith, love, and resilience and serving as a pillar of strength and guidance for her  
neighbors. Her contributions were immeasurable; and

**WHEREAS**, Rose Russell's home on Comstock Ave radiated warmth and wisdom. She  
graciously shared her teachings of faith, love, and courage with all who entered; and

**WHEREAS**, Rose Russell was dedicated to her community, advocating for her neighbors  
and fostering unity among residents; and

**WHEREAS**, Rose Russell embodied kindness, courage, and unwavering faith, leaving an  
indelible imprint on the hearts of all who had the privilege of knowing her; and

**WHEREAS**, Renaming Comstock Avenue as "Rose Marie Russell Avenue" is a powerful  
tribute to the lasting impact that Rose Russell had on her community. Her selfless commitment to  
serving others and enriching the lives of those around her serves as a shining example for  
generations to come; and

**WHEREAS**, This symbolic recognition reflects the profound impact Rose Russell had on  
the Ward 11 community and the city as a whole. It serves as a reminder that her memory will  
always be cherished and celebrated.

**NOW, THEREFORE, BE IT RESOLVED**, That the Providence City Council hereby  
request that the Department of Public Works and the Traffic Engineer work to manufacture,  
install, and maintain honorary signs at prominent and appropriate locations, which shall reflect  
the “Rose Marie Russell Avenue” ceremonial designation.

**BE IT FURTHER RESOLVED**, That upon passage, copies of this resolution be  
transmitted to the Honorable Mayor of Providence, the Director of the Department of Public  
Works, the Traffic Engineer, Rose Marie Russell’s family, and the Shekinah Family Worship  
Center.

**COUNCILMAN TAYLOR Moves to Waive the Reading of items 13 through 19 and Pass  
on a Voice Vote, Seconded by COUNCILWOMAN HARRIS.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Taylor
<b>SECONDER:</b>	Councilwoman Harris
<b>AYES:</b>	Council President Miller, Councilor AnderBois, Councilwoman Anthony, Councilmen Espinal, Goncalves, Councilwomen Graves, Harris, Peterson, Councilors Pichardo, Roias, Councilwoman Ryan, Councilor Sanchez, Councilman Taylor, Councilwoman Vargas and Councilman Vargas – 15.

**The Motion for Passage is Sustained.**

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**COUNCILOR ROIAS, COUNCILMAN GONCALVES, COUNCILOR SANCHEZ, COUNCILWOMAN PETERSON AND COUNCILMAN VARGAS**

Resolution Authorizing the conveyance of the Parcel located on Assessor's Plat 098, Lot 269 (14 Alaska Street) to the PRA for the purpose of redevelopment thereof and for economic development and increased tax revenue.

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**COUNCILOR ROIAS, COUNCILMAN GONCALVES, COUNCILOR SANCHEZ AND COUNCILWOMAN PETERSON**

Resolution Authorizing the conveyance of the Parcel located on Assessor's Plat 070, Lot 579 (107 Suffolk Street) to the PRA for the purpose of redevelopment thereof and for economic development and increased tax revenue.

<b>RESULT:</b>	<b>REFERRED</b>
<b>TO:</b>	Committee on City Property

**COUNCILMAN TAYLOR Moves to Waive the Reading of items 20 and 21, Seconded by COUNCILWOMAN HARRIS.**

**COUNCIL PRESIDENT MILLER Refers items 20 and 21 to the Committee on City Property.**



**COUNCILOR SANCHEZ, COUNCILMAN GONCALVES, COUNCILWOMAN HARRIS, COUNCIL PRESIDENT MILLER, COUNCILWOMAN PETERSON, COUNCILOR ROIAS AND COUNCILMAN VARGAS**

Resolution in Support of a \$30 Million Budget Amendment to Address Homelessness.

**WHEREAS**, Homelessness in Rhode Island has become an increasingly pressing issue in recent years, with advocates noting a rise in unsheltered homelessness across the state; and

**WHEREAS**, The Rhode Island Coalition to End Homelessness has developed an action plan calling for a \$30 million budget amendment to prevent further unsheltered homelessness in Rhode Island; and

**WHEREAS**, The coalition has highlighted a 76% statewide budget cut to homelessness services, which could result in the elimination of approximately 1,000 shelter beds, exacerbating the current record-high levels of unsheltered homelessness; and

**WHEREAS**, Recent data from the state's Homeless Management Information System indicates that as of the beginning of the month, 529 Rhode Islanders experienced unsheltered homelessness, representing a 645% increase since January 2019; and

**WHEREAS**, The state is anticipating the closure of 346 beds by the end of the month, further limiting resources available to individuals experiencing homelessness; and

**WHEREAS**, The Providence City Council recognizes the importance of addressing homelessness as a critical issue affecting our community's most vulnerable residents.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Providence City Council expresses its full support for the Rhode Island Coalition to End Homelessness' call for a \$30 million budget amendment to prevent further unsheltered homelessness in Rhode Island.
2. The Providence City Council urges the Rhode Island General Assembly to prioritize and swiftly pass legislation allocating the necessary funds to address homelessness and prevent further cuts to homelessness services.
3. The Providence City Council calls upon state and local leaders to work collaboratively with community stakeholders to develop comprehensive solutions to address the root causes of homelessness and provide support and resources to individuals experiencing homelessness.

**BE IT FURTHER RESOLVED**, That upon passage a copy of this resolution be transmitted to the Rhode Island Coalition to End Homelessness, the Governor of Rhode Island Daniel McKee, members of the Rhode Island General Assembly representing Providence, Speaker of the House K. Joseph Shekarchi, and Senate President Dominick Ruggerio.

**COUNCILMAN TAYLOR Moves to Waive the Reading of item 22 and Pass on a Voice Vote, Seconded by COUNCILWOMAN HARRIS.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Taylor
<b>SECONDER:</b>	Councilwoman Harris
<b>AYES:</b>	Council President Miller, Councilor AnderBois, Councilwoman Anthony, Councilmen Espinal, Goncalves, Councilwomen Graves, Harris, Peterson, Councilors Pichardo, Roias, Councilwoman Ryan, Councilor Sanchez, Councilman Taylor, Councilwoman Vargas and Councilman Vargas – 15.

**The Motion for Passage is Sustained.**

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## **REPORT(S) FROM COMMITTEE(S)**

### **COMMITTEE ON ORDINANCES COUNCILMAN PEDRO J. ESPINAL, Chairman**

**Transmits the Following with Recommendation the Same be Severally Adopted, As Amended:**

#### **COUNCILMEN GONCALVES, ESPINAL AND VARGAS**

An Ordinance Amending Chapter 23, "Streets, Sidewalks and Public Spaces", Article III, "Construction and Repair of Sidewalks", Section 23-71 "Reserved" of the Providence Code of Ordinances.

<b>RESULT:</b>	<b>READ/PASSED FOR THE FIRST TIME [5 TO 8]</b>
<b>MOVER:</b>	Councilman Taylor
<b>SECONDER:</b>	Councilwoman Harris
<b>AYES:</b>	Councilmen Espinal, Goncalves, Councilor Roias, Councilwoman Ryan and Councilor Sanchez – 5.
<b>NAYS:</b>	Councilor AnderBois, Councilwomen Anthony, Graves, Harris, Peterson, Councilor Pichardo, Councilmen Taylor and Vargas- 8.
<b>ABSTAIN:</b>	Council President Miller and Councilwoman Vargas – 2.

**The Motion for Passage the First Time Fails.**

**COUNCILORS ROIAS, SANCHEZ, COUNCILWOMAN HARRIS, COUNCIL PRESIDENT MILLER, COUNCILOR ANDERBOIS, COUNCILMAN GONCALVES, COUNCILWOMAN GRAVES, COUNCILOR PICHARDO, COUNCILMEN VARGAS AND ESPINAL**

An Ordinance Amending Chapter 13 "Housing", Article III, "Affordable Housing Trust Fund" of the Providence Code of Ordinances.

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**COUNCILMAN GONCALVES, COUNCILWOMEN ANTHONY, GRAVES, COUNCILOR ROIAS, COUNCILWOMAN VARGAS AND COUNCILMAN ESPINAL**

An Ordinance Amending Chapter 5 "Buildings and Structural Appurtenances", Article 1, "In General" Section 5-8 "Notice of Demolition Permit Issuance" of the Code of Ordinances of the City of Providence.

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**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 the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 35, Lot 555 (125 Tobey Street), from R-3 to R-4.

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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 the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 9, Lot 614 (400-410 Hope Street), from R-3 to C-1.

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

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 the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 76, Lot 425 (171 Admiral Street), from R-3 to R-4.

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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 the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 43, Lot 1000 (702 Potters Avenue), Assessor's Plat 43, Lot 412 (706 Potters Avenue), and Assessor's Plat 43, Lot 411 (710 Potters Avenue), from R-3 to M-MU-75.

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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 the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 32, Lot 295 (239 Cranston Street), from R-3 to C-2.

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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 the Zoning District on the Official Zoning Map for the Property located on Assessor's Plat 112, Lots 432, 433 and 434 (95 Dedham, 101 Dedham and 105 Dedham Avenue), from R-1 to R-2.

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**COUNCILOR PICHARDO, COUNCILMAN GONCALVES, COUNCILWOMAN GRAVES, COUNCIL PRESIDENT MILLER AND COUNCILMAN VARGAS**

An Ordinance Amending Chapter 14 "Licensing" of The Providence Code of Ordinances to add Article XVIII "Short-Term Lenders".

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

**Transmits the Following with Recommendation the Same be Adopted, As Amended:**

**COUNCILOR ROIAS, COUNCILMEN GONCALVES, ESPINAL,  
COUNCILWOMEN GRAVES, HARRIS, PETERSON AND COUNCILMAN  
VARGAS**

An Ordinance Amending Chapter 17 "Officers and Employees", Article I "In General" of the Providence Code of Ordinances to add Section 17-35 "Providence Public School Graduates."

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**Transmits the Following with Recommendation the Same be Adopted:**

**COUNCILOR PICHARDO AND COUNCILMAN VARGAS**

An Ordinance Establishing a Tax Stabilization Plan for the property located at 126 Adelaide Avenue.

**COUNCILMAN TAYLOR Moves to Waive the Reading of items 23 through 34 and Pass for the First Time on a Roll Call Vote, Seconded by COUNCILWOMAN HARRIS.**

<b>RESULT:</b>	<b>READ/PASSED FOR THE FIRST TIME [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Taylor
<b>SECONDER:</b>	Councilwoman Harris
<b>AYES:</b>	Council President Miller, Councilor AnderBois, Councilwoman Anthony, Councilmen Espinal, Goncalves, Councilwomen Graves, Harris, Peterson, Councilors Pichardo, Roias, Councilwoman Ryan, Councilor Sanchez, Councilman Taylor, Councilwoman Vargas and Councilman Vargas – 15.

**The Motion for Passage the First Time is Sustained.**

## PERSONAL EXPRESSION

**COUNCILOR PICHARDO** Requests the privilege of the floor to speak on a Point of Personal Expression and states:

"I want to thank you colleagues for the vote on the TSA for 126 Adelaide Avenue. I wanted to just highlight a couple of things. One, is that the wonderful work that Aaron Easter Gardner has done with this project because it took almost a year to get this done. This project on 126 Adelaide Avenue, due to the developer Tom, is significant because out of the fifteen units as least 25% of it is 80% AMI and that's where I struggle and my mission is to try to make sure that all of us push for some affordability within all these projects. So, I wanted to really commend all of you and the Chairwoman of Finance for holding the hearings. I know we had a Public Hearing on all of these. At least, for me, it is important because it gets an old abandoned church that was not really being used, but also now we are going to get some taxes as the Majority Leader has always said. It's going to be a place that people are going to call home and that is going to have some mixed housing. I wanted to thank all of you for listening to their presentations, I think they did a wonderful job and they are doing a wonderful job on the project, so thank you."

---

## FROM THE CLERK'S DESK

Petition from Dylan Conley, Esquire and Julissa Arce, Esquire, Conley Law Associates, 123 Dyer Street, Suite 2b, Providence, Rhode Island 02903, requesting a Zone Change for the property located on Assessor's Plat 28, Lot 1047 (24 America Street), from R-3 to R-4.

<b>RESULT:</b>	<b>REFERRED</b>
<b>TO:</b>	Committee on Ordinances

Petitions for Compensation for Injures and Damages, viz:

Neil Amore  
Joseph DeChristofaro  
Ivan Calderon  
Neha Kinariwalla  
Keyra Fernandes  
(Bottaro Law Firm, LLC)  
Scott Pickering  
Biady Richemond  
Joseph M. Antonelli  
Wesley Jones  
Anthony Senerechia/Senco Investments,  
LLC,  
Seneerchia & Seneerchia PC LAW

Jessica Fermin  
(Robert V. Russo Law Offices, LLC)  
Ziona Hall  
(Arthur D. Parise Attorney at Law)  
Julanne Rosa  
a/s/o Maria S. Goodnough (The  
Hartford Central Recovery Office)  
Carolina Correa  
Cheryl Grondin  
Sharrell Jacobs  
Michael Correia  
Geronimo Perez

<b>RESULT:</b>	<b>REFERRED</b>
<b>TO:</b>	Committee on Claims and Pending Suits

## COMMUNICATIONS AND REPORTS

Report from Major Henry Remolina, Providence Police Department, dated March 31, 2024, submitting the Automated License Plate Reader (ALPR) Flock 30-Day Report from March 2, 2024 through March 31, 2024.

Communication from Mark A. Pogue, Pierce Atwood, LLP, One Citizens Plaza, 10<sup>th</sup> Floor, Providence, Rhode Island 02903, informing the City Council that effective immediately, Case Mead hereby waives any and all of its rights and benefits under the Tax Stabilization Agreement reflected in the Providence Code of Ordinances, Chapter 2017-21, No. 281, Approved June 19, 2017, and considers that agreement terminated as of tax year 2023, the residential units at the property qualified for property tax benefits under R.I. General Laws §44-5-13.11.

Communication from Caleb T. Horton, City Archivist, dated April 22, 2024, pursuant to Ordinance 2020-36, No. 349, he is appointing **Traci Picard** of 139 Wood Street, Providence, Rhode Island 02909, to the **Special Committee on Commemorative Works** for a term to expire on April 22, 2026. (Mrs. Picard replaces Mr. Rickman whose term has expired).

<b>RESULT:        RECEIVED</b>
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**COUNCILMAN TAYLOR Moves to Waive the Reading of items 35 through 39, Seconded by COUNCILWOMAN HARRIS.**

**COUNCIL PRESIDENT MILLER Refers item 35 to the Committee on Ordinances, Refers item 36 to the Committee on Claims and Pending Suits and Receives items 37 through 39.**

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### **PERSONAL EXPRESSION**

**COUNCILOR SANCHEZ** Requests the privilege of the floor to speak on a Point of Personal Expression and states:

"I just want to take a moment to recognize all the youth. As the youngest councilor I feel like I relate to them the most. So, I just want to thank you guys all for coming and participating in the civic engagement of the city. You're more than welcome to reach out to anyone of us or to our staff here if you have any more questions or interests in local government. We're always more than happy to collaborate and talk and support your efforts as well. Thank you all."

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### **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:

Officer Michael Matracia, Providence Police Department, in recognition of your many years of dedication to creating awareness around Multiple Sclerosis and for your many years of dedication to the City of Providence, thank you for all that you do!

She Yun, in recognition of the celebration of your Fourteenth visit to the City of Providence, performing an all-new 2024 program on May 10th and May 11th, and for committed efforts in reviving the culture. The City of Providence Welcomes you!

Providence Youth Student Movement (PrYSM), in recognition of your participation in the 2024 National Commemoration of the Cambodian Genocide National Day of Remembrance at Providence City Hall.



Cambodian Society of Rhode Island (CSRI), in recognition of your participation in the 2024 National Commemoration of the Cambodian Genocide National Day of Remembrance at Providence City Hall.

Alliance of RI Southeast Asians for Education (ARISE), in recognition of your participation in the 2024 National Commemoration of the Cambodian Genocide National Day of Remembrance at Providence City Hall.

Fire Captain Mark R. Randall, Providence Fire Department, in recognition of the celebration of your promotion to the Rank of Battalion Chief.

Fire Captain Bradley J. Wagoner, Providence Fire Department, in recognition of the celebration of your promotion to the Rank of Battalion Chief.

Fire Lieutenant Andrew J. Cady, Providence Fire Department, in recognition of the celebration of your promotion to the Rank of Fire Captain.

Fire Lieutenant Jeffrey J. Davenport, Providence Fire Department, in recognition of the celebration of your promotion to the Rank of Fire Captain.

Firefighter Steven S. Duran, Providence Fire Department, in recognition of your promotion to the Rank of Fire Lieutenant.

Firefighter Jeysy A. Ordonez, Providence Fire Department, in recognition of your promotion to the Rank of Fire Lieutenant.

Pastor Sandra Veronica Miller, Shekinah Family Worship Center, in recognition of the celebration of your Consecration, being the fourth African American woman to be elevated to the Office of Bishop, and for being a community advocate who embraces diversity, equity and fairness on every level.

Trinity Methodist Church, in recognition of the celebration of your 156<sup>th</sup> Anniversary!  
Elizabeth (Liz) Nealy, Leadership Education and Development (LEAD), in recognition of your 16 Years of Devoted Mentorship!

Joyce O'Connor, Leadership Education and Development (LEAD), in recognition of your 19 years of Devoted Mentorship!

Christinne Pina, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Camila M. Quiroga, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Mariajose Reyes Mendez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Maglis Natasha Rodriguez Gracia, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Milton J. Rodriguez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Anderson Rosal, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Leslie Marielle Santiago Lara, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Jaime E. Then Garcia, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Ireidys Y. Alavarez Deleon, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Acasia M. Baez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Allyson Cabrera Cordova, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Jason G. De Paz Hernandez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Jalynn Escaler, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Ana E. Gomez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Anthony J. Guarcas, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Jennelly Guardado, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Esmarlin Leon Valdez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Emily J. Lopez Gramajo, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Emery Medrano, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Musta'an O. Mogaji Oleolo, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Angelika Nichole Moquete, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Jazmin A. Dacosta, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Guadalupe Tornez Santiago, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Nicole Susana, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Cooper Wessel, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Xavier A. Gomez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Cameron M. Arrundell, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Angela Noemi Vinas, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Jeremy A. Lopez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Cristal De La Cruz Izazaga, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Nicholas Hernandez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Michael Saban, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Joyce S. Padmore, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Grace Doyle, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Natanael Y. Perez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Christopher Tavaréz, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Angie A. Urizar, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Alessandro N. Urizar, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Jaslyn Ciaralee Alvarado Quiroa, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Gabriela A. Rodriguez, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Flori Lucrecia, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Terrell K. Osborne, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Alejandro Alanez Ayala, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Alexis E. Duncan, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Cristian J. Noriega, PVD Promise Class of 2024, in recognition of your success and remarkable persistence in education. To your family, congratulations on your commitment and dedication in opening and contributing to your college savings account. Thank you for making all of us in the City of Providence Proud!

Jayden Y. Rivera, in recognition of your outstanding leadership and academic accomplishments.  
Darron Jones, in recognition of your commitment to the Silverlake/Olneyville Little League and your dedication to youth sports.

City Year PVD, in recognition of the celebration of your 30<sup>th</sup> Anniversary and for your commitment and dedication to the youth of the City of Providence!

**COUNCILMAN TAYLOR Moves to Waive the Reading of item 40 and Pass on a Voice Vote, Seconded by COUNCILWOMAN HARRIS.**

<b>RESULT:</b>	<b>PASSED [UNANIMOUS]</b>
<b>MOVER:</b>	Councilwoman Taylor
<b>SECONDER:</b>	Councilwoman Harris
<b>AYES:</b>	Council President Miller, Councilor AnderBois, Councilwoman Anthony, Councilmen Espinal, Goncalves, Councilwomen Graves, Harris, Peterson, Councilors Pichardo, Roias, Councilwoman Ryan, Councilor Sanchez, Councilman Taylor, Councilwoman Vargas and Councilman Vargas – 15.

**The Motion for Passage is Sustained.**

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### **PERSONAL EXPRESSION**

**COUNCILWOMAN GRAVES** Requests the privilege of the floor to speak on a Point of Personal Expression and states:

“I just want to say that I respect each and every last one of my colleagues. We all come from wherever point we come from and that we really care. Sometimes my voice my sound loud, but I am a mother, a grandmother and a great grandmother so I just have certain tones that I use. So, I don’t want anybody to take anything personally. It’s just that I definitely just have passion just like you do. So, please continue to vote in your heart and give us your explanation because I say it doesn’t mean that it is automatically right. Usually it is, but it’s not automatically right. Thank you.”

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### **PERSONAL EXPRESSION**

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

"I want to wish everyone a Happy Mother's Day on May 10<sup>th</sup>. I know we are from different cultures, but Happy Mother’s Day from the City Council.”

## CONVENTION

There being no further business, on Motion of **COUNCILMAN TAYLOR**, Seconded by **COUNCILWOMAN HARRIS**, it is voted to adjourn in memory of Anna Stetson, Raymond Grilli, Sr., Arthur "Pooch" Tavares, Evelyn C. Rodrigues Valerio, Dell Padgett, Brenda Francis Brown, Mayra Discaino and Robert "Bobby" William Cooper at 7:35 o'clock P.M., to meet again **THURSDAY, MAY 16, 2024 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=FnwGHeBlvdQ>*

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](mailto:LFelix@ProvidenceRI.gov). Providing at least 72 hours' notice will help to ensure availability.