



ANNUAL REPORT 2015

LEAD. ADVOCATE. CATALYZE.

www.pawtucketfoundation.org

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Co-Chairs

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CEO & President,
Collette

Kevin P. Tracy
Sr. Vice President,
Bank of America Merrill Lynch

Officers

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Resource Controls

Michele L. Roberts
Bristol County Savings Bank

TREASURER:

David A. Fontaine
Marcum LLP

SECRETARY:

Michael F. Horan, Esq.
Horan Law



BOARD OF DIRECTORS

- **Kathleen A. Bartels**, LLB Architects
- **Peter E. Baziotis, MD**, EB Properties
- **Robert D. Billington, Ed.D.**, Blackstone Valley Tourism Council
- **Vincent S. Ceglie**, Blackstone Valley Community Action Program
- **George J. Charette III**, Pawtucket Credit Union
- **Suzanne C. Courtemanche**, Vanasse Hangen Brustlin
- **Eric J. DaRosa**, North East Knitting
- **Arthur J. DeBlois III**, Tameracq Partners, Inc.
- **Eric Delin**, Delin Design
- **Linda T. Dewing**, Places & Spaces Realty
- **Patti DeCenso**, Pawtucket School Department
- **Mayor James A. Diossa***, City Of Central Falls
- **Gary E. Furtado**, Navigant Credit Union
- **Michael R. Gazdacko**, Urban Smart Growth
- **Mayor Donald R. Grebien***, City of Pawtucket
- **John C. Gregory**, Northern RI Chamber of Commerce
- **Michael E. Hogan**, Wellesley Investment Properties
- **James R. Hoyt, Jr.**, Boys & Girls Club of Pawtucket
- **William J. Hunt**, Butler & Messier Insurance
- **Dolph Johnson**, Hasbro, Inc.
- **Esselton McNulty**, YMCA of Pawtucket
- **Morris Nathanson**, Morris Nathanson Design, Inc.
- **Ross Nelson**, Cox Business
- **John J. Partridge, Esq.**, Partridge Snow & Hahn, LLP
- **Albert J. Pereira**, Narragansett Bay Insurance Company
- **Antonio J. Pires**, City of Pawtucket
- **David A. Sluter**, New England Construction
- **Lori J. Spangler**, National Grid
- **Lori Urso**, Slater Mill
- **Matt White**, Pawtucket Red Sox
- **Louis Yip**, Tai-O

*Ex-Officio Member

STAFF:

- **Christine Sullivan**, Director of Development
- **Rachel Brask Hutchinson**, Communication Design Specialist

CO-CHAIRS' REPORT

Placemaking, Economic Development & Connections

In 2015, the Pawtucket Foundation cultivated new planning efforts, focusing on property and infrastructure development. We have persisted in implementing and ensuring the realization of our shared community vision by forming, joining and empowering partnerships. There is a new surge of energy in the downtown - we have planned for and helped

facilitate more than \$70M in major development projects including Nexus, Womens Care, Pet Food Experts, Isle Brewers Guild, PCF Development and the 45 Division Street site.

The Pawtucket Foundation's FY15-17 Strategic Plan centers on our role as an advocate, catalyst and leader in three key areas for the City of Pawtucket:

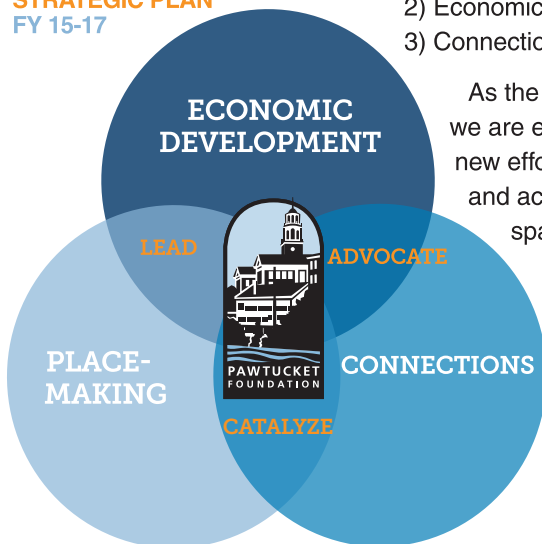
- 1) Placemaking
- 2) Economic Development
- 3) Connections

As the plan unfolds, we are embarking on a new effort to improve and activate public spaces in and

around downtown. We will continue to strive to enhance economic development resources, showcase opportunities and track redevelopment progress. We anticipate that through these efforts we will build on the community's sense of place, attract commuter rail service, extended bike paths and infill development that will increase residential density and commercial activity in the downtown.

We thank our members, dedicated board, staff and volunteers for their generosity and support of all our efforts. It is with your continued commitment that our vision will become reality.

The Pawtucket Foundation STRATEGIC PLAN FY 15-17




Daniel J. Sullivan, Jr.


Kevin P. Tracy

PAWTUCKET FOUNDATION **EVENTS**



14TH ANNUAL MEETING

New board members inducted. Awards honorees announced. Next steps outlined in Strategic Plan FY15-17 to Lead, Advocate and Catalyze, focusing on Economic Development, Placemaking and building Connections.



12TH ANNUAL AWARDS CELEBRATION

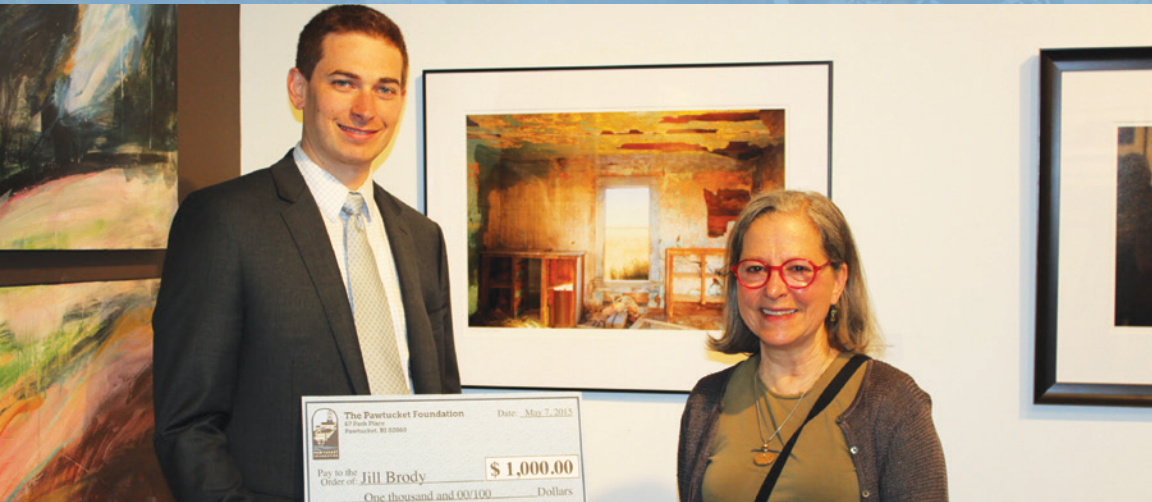
Over 420 guests attended. Person of the Year – Alison Bologna, Shri Studio; Special Distinction Award – Deborah Cox, Public Archaeology Laboratory (PAL), Heritage Award – Karl Kozak, Pawtucket Credit Union.

SPOTLIGHT



PAWTUCKET PROUD DAY 2015

530+ hours. Over 130 volunteers. 9 project sites. Volunteer efforts from business community valued at \$12,227. Armory Arts District Streetscape Committee received prestigious Golden Bucket Award.



PAWTUCKET FOUNDATION PRIZE EXHIBITION

“Events like the Pawtucket Foundation Prize Exhibition showcase the very best our arts community has to offer and helps to demonstrate our support and appreciation for their work.” – Christine Sullivan, Director of Development, Pawtucket Foundation

Jill Brody wins \$1,000 Award for her photograph, “Convergence of the Twain”

PAWTUCKET FOUNDATION IN ACTION

Partnerships, Projects & Placemaking

Brown University Quantitative Study:

Conducted a quantitative analysis of redevelopment in Downtown Pawtucket. The project had students collect data (historical and current) and create benchmarks to measure whether economic development has been occurring in and around the Downtown. The Pawtucket Foundation was selected from a competitive pool of proposals for Brown University's Taubman Center 2015 graduate capstone project.

Seekonk River Buoy System:

Joined with the City and BVTC in support of retaining and maintaining a navigational buoy system connecting Pawtucket to open ocean waters.

Rhode Map RI Plan:

Participated in meetings to create a comprehensive economic development and redevelopment plan for the state of Rhode Island.

Small Business Association:

Member of Main Street Committee - working to build collaborations and advocate for RI's Main Streets.



Arts & Culture:

Planned networking events geared towards the City's creative community called, Church & Main, working with representatives from the Mayor's Advisory Commission on Arts & Culture and Machines with Magnets. *(photo above)*

BVCAP Summer Youth Employment Job

Training Program: Collaborated with BVCAP and ServeRI on a student service learning program highlighting the importance of volunteerism and community investment needed for urban planning projects – a prototype for the 2016 Operation AmeriCorps Connecting Futures Program.

Operation AmeriCorps Pawtucket:

Planning projects and connecting the business community to a program funded by AmeriCorps to include all Pawtucket public school juniors and seniors. The program will expose students to post-secondary education, career opportunities and engage them in our community revitalization plans while helping build core job skills.

Roosevelt Avenue Development Project:

Pursued development of the parking lot on Roosevelt Avenue across from City Hall. Contracted Leshinsky Finance to conduct an updated market analysis for the area and proformas for the site based on market demand. Potentially, the site could include a multi-story mixed-use building(s) along Roosevelt Avenue, with structured parking behind to accommodate the development and the existing parking on the site.

Armory Arts District:

Facilitated visioning session for Armory Arts District Study Group. The neighborhood group is an active advocate for redevelopment and beautification efforts in their area of the City; Sponsored the Pawtucket Arts Marketplace, a showcase of fine art and contemporary crafts for sale.

45 Division Street Development Site:

Served on the technical advisory committee for redevelopment of the waterfront property, examining economic impact of this project for the City. Helped initiate the Division Street parcel discussions, contracted a market analysis, and conducted a feasibility study. The advisory committee recommended the City move forward with the Peregrine Group proposal for a mixed-use development of 200+ market rate apartments with additional retail and office space, with riverfront views and public access. This has the potential to serve as a catalyst driving future economic growth along the Pawtucket riverfront. *(photo below)*



Tidewater/Town Landing Master Planning:

Represented the Pawtucket Foundation and Pawtucket Land Trust in meetings for Tidewater (National Grid) and Town Landing (City of Pawtucket) properties on the west bank of the Pawtucket River south of the I-95 bridge. National Grid will be remediating their portion of the property and has looked to the City and the master planning process to guide the soil capping and re-use possibilities for the site. Exploring possibilities for development on the site that are consistent with the neighborhood, provide access along and to the river, for passive and active recreational uses.



The Blackstone Valley Bikeway:

Contributed funds from the riverfront development initiative for plantings and lighting in the new park behind City Hall. This will be the first off-street portion of the Blackstone Valley Bikeway in Pawtucket. The Pawtucket Foundation has also worked on having Cherry Trees rotated from Main Street to new Park. *(photo above)*

International Economic Development Council:

Built background information that resulted in a report that analyzes the area and suggests economic tools to bolster economic resilience.

Opportunity Space:

Worked with the Department of Planning and Redevelopment and consultants at Opportunity Space to identify key properties for publicizing re-use opportunities.

Mayor's Business Outreach:

Accompanied Mayor Grebien on business outreach visits throughout the City to learn about Pawtucket companies, the challenges they face and their plans for the future.

Pawtucket Comprehensive Plan:

Assisted the City of Pawtucket and their consultants in updating the City's Comprehensive Plan, which serves as guidance for future funding opportunities and helps set the framework for prioritizing investments in the community.

Grow Smart RI Award:

Recognized at the 2015 Smart Growth Awards with the "Outstanding Smart Growth Leaders" award. *(photo below)*



Conferences & Associations:

Rhode Island Chapter of the American Planning Association, Pawtucket Rotary; ICSC Alliance Program; *Next Stop: Making Mass Transit Work for More Rhode Islanders* forum.

Pawtucket Central Falls Development:

Supported efforts to redevelop and recruit tenants for the Gately Building *(photo below)* and remediation and construction of affordable housing at the Branch Street site.



RIPTA:

Supported a TIGER Grant application to construct bus hub infrastructure in association with the proposed commuter rail station. Served on a taskforce to create a transit emphasis corridor along Exchange Street as proposed in the Downtown Design Plan.

Commuter Rail:

Served on the technical advisory committee to advance preliminary engineering and TOD master planning for a proposed Pawtucket/Central Falls MBTA commuter rail stop. Advocated for bringing service to Pawtucket/Central Falls.

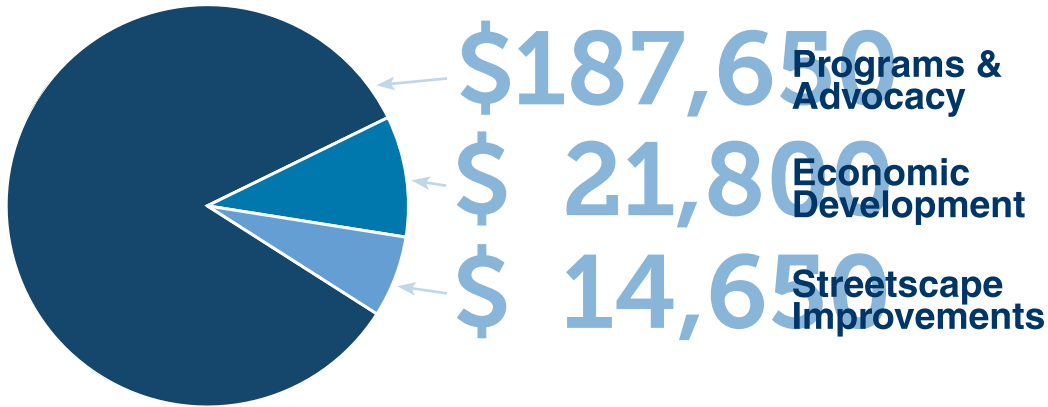


FY15 FINANCIAL HIGHLIGHTS

Investing in the Community

\$ 224,100

Lead, Advocate & Catalyze...enhancing Transportation, the Downtown and Riverfront



COMMUNITY IMPACTS

Community & Economic Development

Bike Path & River Wall

The beautiful new section of the Blackstone Valley Bikeway is the result of the joined efforts of Pamela Hughes, the Armory Arts District and Riverfront Commission, the Pawtucket Foundation and the Blackstone Valley Tourism Council all working with the City of Pawtucket. The Bikeway is both functional and scenic, and it is indicative of the positive changes in Pawtucket.

The reconstruction of the the wall along this part of Blackstone River is possible thanks to the efforts of U.S. Sen. Jack Reed and Rhode Island's federal delegation.



New Businesses Call Pawtucket Home

Pet Food Experts ("PFX")

A November grand opening showcased the company's new corporate headquarters. Renovation of 175 Main Street includes a rooftop viewing deck. PFX has initially renovated 5,000 square feet of the building and brought 81 new employees to Pawtucket.



Womens Care

State-of-the-art new facility for Primary Care, Obstetrics and Gynecology opened in September at 21 Division Street with 60 employees. The complex also houses Performance Physical Therapy, which hosts the state's first Hydroworx aquatic therapy pool, an Alter-G anti-gravity treadmill, indoor / outdoor tracks and turf field.



INVESTORS IN THE COMMUNITY

Members & Contributors 2015

MEMBERS

Founder

\$10,000 +

Bristol County Savings Bank
Collette
Hasbro
Pawtucket Credit Union

Partner

\$5,000 - \$9,999

Amica Mutual Insurance
Company
Citizens Financial Group, Inc.
Cox Business
Navigant Credit Union

Trustee

\$2,500 - \$4,999

Bank of America Merrill Lynch
Blackstone Valley Community
Action Program
Hope Global
John J. McHale & Sons, Inc.
Narragansett Bay Insurance
Company
National Grid
Pawtucket Red Sox
Peregrine Group, LLC
Tai-O
Teknor Apex Company
YMCA of Pawtucket

Incorporator

\$1,000 - \$2,499

AAA Southern New England
Am-Source LLC
M. Barboza & Sons Roofing
Company
Boys & Girls Club of Pawtucket
Crown Collision
Dunkin Donuts, Inc.- East Street
Dupuis Oil
E.B. Properties
Eric Delin Design, Inc.
Gilbane Building Company

Memorial Hospital
Michael F. Horan
Hord Corp.
New England Linen Supply
North East Knitting, Inc.
Pascale Service Corporation
Resource Controls
Russell Morin Catering & Events
Tracey Gear & Precision Shaft
Twin River
Urban Smart Growth
Vanasse Hangen Brustlin

Friend

\$300 - \$999

Beretta Realty
Berger Recycling
Blackstone Pawtucket
Chatterton Insurance
Excellent Coffee
Foolproof Brewing Company
Freedom National Bank
Gateway Healthcare, Inc.
Gencorp Insurance Group
Gordon R. Archibald, Inc.
Hayes & Sherry Ltd.
Kenwood Realty
Klibanoff Eye Associates
LLB Architects
Marcum LLP
Morris Nathanson Designs
New England Construction
Northern Rhode Island
Chamber of Commerce
Pawtucket Central Falls
Development Corporation
Pawtucket Hydropower, LLC
Places & Spaces
Providence Metallizing
Public Archeological Laboratory
Inc.
Saint Raphael Academy
Spumoni's Restaurant
The Washington Trust Company

CONTRIBUTORS

General Contributions

Paul Audette
Michael D. Cassidy
Jessica David in honor of Phillip
Ayoub
William J. Hunt
NEPTCO
North American Industries, Inc.
Sage Environmental
Kathleen & Dan Sullivan

Gifts in Kind

Ahlers Designs
ATR Treehouse
Bank of America
Blackstone Valley Tourism
Council
Bristol County Savings Bank
Central Nurseries
Citizens Ice
City of Pawtucket
ClassSick Screen Printing
Collette
Karen Ditto
Dunkin Donuts, Inc.-East Street
FoolProof Brewery
Foster Photo
Liberty International
Ocean State Maker Mill
Ocean State Printers
Pawtucket Armory Arts Center
Pawtucket Central Falls
Development Corporation
Pawtucket Credit Union
Quality Rental
Rotary Club of Pawtucket
Russell Morin Catering & Events
Samaritians of RI
Shri Studio
Slater Mill
St. Paul's Church
The Times
WholeFoods Market

EVENT SPONSORS

Awards Celebration

Lead Sponsors \$5,000

Hasbro
Pawtucket Credit Union

Event Sponsors \$2,500

Bank of America Merrill Lynch
Bristol County Savings Bank
Collette
Cox Business
Klibanoff Eye Associates
M Residential
Narragansett Bay Insurance
Company
Navigant Credit Union
Partridge Snow & Hahn LLP

Table Sponsors \$1,500

Boys & Girls Club of Pawtucket
BVCAP
Citizens Bank

Horan Law
LLB Architects
Marcum LLP
Memorial Hospital of RI
Pawtucket Red Sox
Pawtucket Central Falls
Development Corporation
Public Archaeology Laboratory,
Inc.
Shri Studio
TD Wealth
Vanasse Hangen Brustlin, Inc.
YMCA of Pawtucket

Gold Ticket Sponsor \$250+

407 Realty LLC
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EW Burman
Arthur DeBlois III
Patricia DiCenso
New England Construction
Pablo Rodriguez

Ad Sponsors

Beretta Realty Company
Dr. Day Care
Dupuis Oil
Foolproof Brewing Company
Peregrine Group
Pet Food Experts
Resource Controls
Webster Bank

Pawtucket Proud Day 2015

Andrew Spingarn
Bristol County Savings Bank
Butler & Messier, Inc.
Collette
Dunkin Donuts, Mineral Spring
Avenue
Hord Corp.
Pamela Hughes
Joan Hausrath
Michael Giuttari
Mr. Kenneth Gould
National Grid
TD Bank

GRANT FUNDING

Ocean State Charities Trust
Rhode Island Foundation



MISSION

what we do and how we do it

The Pawtucket Foundation represents the business and not-for-profit sector as an advocate and catalyst for downtown, riverfront and transportation gateway enhancements within the City of Pawtucket. As civic entrepreneurs, we foster a vision of the community's future by mobilizing and coordinating research, information, talent and resources to positively impact the City.

VISION STATEMENT

impact & desired future state

We envision an attractive, sustainable and livable place with the Blackstone River as the centerpiece of a vibrant, distinctive community. Modernized infrastructure and a 21st-century multi-modal transportation network serve a thriving business community, a diverse resident population and active visitor market.



CORE VALUES

our culture

Collaboration
Creativity
Vision
Sustainability
Quality of Place
Excellence

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