



CITY OF PROVIDENCE
MAYOR BRETT P. SMILEY

PROVIDENCE REDEVELOPMENT AGENCY

REQUEST FOR INFORMATION:

**FOR THE REDEVELOPMENT PARTNERSHIP OF
ATLANTIC MILLS**

120 MANTON AVE, PROVIDENCE, RI 02909

ASSESSOR'S PLAT 62 LOT 547-549

SUBMISSIONS DUE BY: Sept. 27, 2023



**REQUEST FOR INFORMATION
FOR THE REDEVELOPMENT PARTNERSHIP OF
ATLANTIC MILLS**

**120 Manton Ave, Providence, RI 02909
Assessor's Plat 62 lots 547-549
Due Date for Submission of Proposals: September 27, 2023**



PROVIDENCE REDEVELOPMENT AGENCY
444 Westminster Street Providence, Rhode Island 02903
401 680 8400 OFFICE | 401 680 8492 FAX
www.providenceri.gov

OVERVIEW

Providence Redevelopment Agency

Through this Request for Information (RFI), The Providence Redevelopment Agency (“Agency”) in an effort to enhance and redevelop the property commonly known as Atlantic Mills (120 Manton Ave), in Providence, Rhode Island located at Assessor’s Plat 62 Lots 547-549 (the “Property”), seeks proposals potentially leading to an equity partnership and redevelopment of said Property. The Agency serves as the responsible authority for the redevelopment of properties in its control in accordance with the Redevelopment Act of 1956, the Agency’s By-Laws, the City of Providence Home Rule Charter, and the Providence Code of Ordinances, as amended.

This Request for Information is intended to provide interested parties with broad information about the historic Atlantic Mills property and its unique location in the Olneyville neighborhood in Providence, along Woonasquatucket River watershed. The Agency is currently engaged in a Purchase and Sales contract with the current owners, and requests information and interest in the redevelopment of the building and site, in line with the vision outlined in this document.

Project Background

The Agency has identified Atlantic Mills as a potential strategic investment in the Olneyville neighborhood. The property's unique community, industrial and cultural legacy offers a rare, remaining opportunity for a mix of creative economy, makerspace and design-focused small-scale users. This initiative seeks to preserve the historical landmark within the neighborhood while improving the space for current and future tenants and furthering the development of the design district. The neighborhood will only remain vital if affordability of these spaces is maintained for small business entities while supporting current and future design, creative uses.

The Agency is open to creative ideas for reuse. The space would be especially attractive to, and the Agency specifically seeks, the following kinds of mixed uses:

- Design firms: art, architecture, landscape architecture, interiors, industrial design, branding/marketing/advertising, etc.
- Active retail storefronts with significant space or storage needs.
- Shop and retail space for a maker (furniture, sculptures, sets, instruments etc.).

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- Multiple small businesses and non-profits looking to co-locate in one active space.
- Social enterprises needing office space with a public-facing vision.
- Artist live-work spaces.
- Other affordable housing models that meet the overall goals for the project.
- Use of the outside parts of the property to support the broader outdoor development consistent with the Woonasquatucket River.

This collaborative project seeks to preserve dedicated space for community stakeholders that have spurred such activity, vibrancy and interest in the Olneyville neighborhood. With some 100+ tenants and vendors, this space has created a thriving micro-economy with affordable spaces that are increasingly at-risk in the current real estate environment. The Agency aims for the acquisition and rehabilitation of the historic Atlantic Mills complex to preserve the affordability of these unique spaces and retain current small-scale users at risk of displacement, while upgrading and modernizing the building and site's functionality and appearance and expanding its use in the City.

In accordance with the provisions of this Request for Information, the Agency invites interested parties to submit Information, Interest, and Ideas, to steward the property into its next chapter.

Site Background

A fixture of the Olneyville neighborhood, Atlantic Mills hosts a diverse community of tenants and users ranging from artisans, painters, designers, manufacturers, woodworkers, videographers, musicians, and distributors, etc. Anchor tenants include the Big Top Flea Market, Providence's oldest flea dating back to 1986, a staple that attracts collectors and shoppers from all over New England. It is the last mill of its size poised for redevelopment in Providence, with 50,000 SF of vacant space and 333,000 SF total leasable.

Atlantic Mills began as the home of the Atlantic Delaine factory, a worsted manufacturer, in the mid-1800s. In 1904, the complex was taken over by the A.D. Julliard Company, who was the last to use it as a textile mill. In the 1950s, the then vacant former mill was acquired by the Byrnes family, where it began its 3rd chapter as a mixed-use multi-tenant operation.

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The site includes a four-story, 348,000 sf, brick building that parades two prominent and iconic domed turrets. The site is 4.75 acres located on the western side of the City of Providence in the Olneyville neighborhood. Downtown Providence is located approximately 3 miles to the east. The site is accessible by Aleppo Street and by Manton Ave. (public rights of way). Major highways in proximity to the site include RI 10, Interstate I-95, and US 6. The site is located within walking distance to RIPTA public transit bus service (27, 28) with connections into downtown Providence.

The Woonasquatucket River and the Greenway Bike Path trail is located along the Woonasquatucket River to the northwest of the site.

Recent property improvements include repairs to 60-70% of the roof, conversion of fluorescent light bulbs to LED, and repairs to exterior doors and stairwells, and life safety systems improvements.

Current owners retain the services of an on-site property manager and marketing team who are responsible for maintaining the property and managing the lease agreements.

Due Diligence

In connection with the issuance of this RFI, the Agency has conducted certain due diligence.

Specifically, the PRA has performed the following investigations, examinations, studies, assessments and/or work: ALTA Survey, ESA, ASTM Transaction Screen Environmental Site Assessment for the Property. Pursuant to the process to take place following receipt of responses to this RFI, written materials and reports concerning the foregoing will be available for review upon request and after signing a Confidentiality and Non-Disclosure Agreement.

Available Information

- ALTA site survey (draft) – DiPrete Engineering December 2019
- Historic rendering A.D. Julliard & Co., Inc.
- Site Plan – Associated Mutual Insurance CO. June 26, 1891
- Phase I Environmental Site Assessment Fuss & O’Neil, July 2023
- Floor Plans (as-built) No date available.

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Grants and Earmarks

The Agency was awarded a \$2,000,000 grant from US Department of Housing and Urban Development (HUD) to use for the Community Preservation of Atlantic Mills project. PRA applied for a “Community Project Funding” (CPF) grant, and in early June was sent a “Grant Award Letter” that was included in a package of required materials in order to execute the grant. As of the date of issuance of this RFI, a federal environmental review is underway, and is conducting a Phase II Environmental Site Assessment. HUD will review all these materials and work with PRA on finishing any steps, allowing PRA to then access CPF funding.

The Agency has identified and will assist in soliciting other various resources (both within the Agency and external) which may be used to support the redevelopment of this property. The Agency recognizes that these financial incentives may be necessary to make it feasible to transform the Atlantic Mills into an economic catalyst for the City. The goal, however, is to stabilize the asset, preserve its historic qualities, facilitate redevelopment, establish a strategy for future success, implement early action items and eventually exit from an equity position with the intent that the Atlantic Mills complex becomes an economically viable and sustainable enterprise for the future.

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RESPONSE INSTRUCTIONS

Responses must include the following:

- A cover letter addressed to the Agency that identifies the respondent (s) and contains the name, title, and contact information of the person who will be the primary contact for the bidder and to whom the Agency may direct questions regarding the response.
- A summary describing the respondent's organization; its principals and managing members; its business services and experience in the area of rehabilitation of real assets. Identify similarly any subcontractors that the respondent proposes to use. References from a minimum of 3 organizations (public, private or non-profit) in which the respondent has provided similar experience including name, affiliation, and phone number of a point of contact.
- A list of litigation, including any Agency or City violations, if any, for the past five (5) years in which the respondent was involved, describing the outcome, regarding prior rehabilitation work performed by the bidder, or related to property owned or managed by the bidder.
- A proposal narrative which incorporates the elements contained in the scoring criteria section. In addition, the narrative must describe how the property will be used for community resilience in supporting the surrounding neighborhood non-profit services and activities.
- A financing plan including purchase and renovations.
- A **Proposed Schedule** must clearly show proposed commencement, substantial completion, and final completion dates as prepared and submitted.

Meeting with Agency Staff

The Agency may request that Respondents participate in one or more meetings with Agency staff and/or its consultants to discuss the proposal.

Submissions

Proposals are requested **by 12:00pm on Wednesday, September 27th, 2023** and shall be submitted as following:

In writing in a sealed envelope clearly labeled with the above captioned **"Atlantic Mills RFI"** to:

Joseph I. Mulligan III
Executive Director
Providence Redevelopment Agency
Department of Planning & Development
444 Westminster Street, Suite 3A
Providence, RI 02903-3215
(401) 680-8426

AND via EMAIL with “Atlantic Mills RFI” in the Subject line to:

Joseph I. Mulligan III, Executive Director, jmulligan@providenceri.gov

AND

Nicholas Cicchitelli, Director of Real Estate, ncicchitelli@providenceri.gov

The Agency takes no responsibility for packages sent by mail or other means that cannot meet the deadline. Hand delivery is acceptable. The Agency may request additional documentation to assist in making its selection. Communications to the Agency regarding this bid package should be addressed to, Nicholas Cicchitelli, Director of Real Estate, ncicchitelli@providenceri.gov

Proposed Timeline

August 15, 2023	Request for Information Issued
August 31, 2023	Questions due by 3:00 p.m. All questions must be submitted in writing to: ncicchitelli@providenceri.gov
September 9, 2023	Questions and Answers will be posted publicly at http://www.pra.providenceri.gov .
September 27, 2023	Proposals Due by 12:00 p.m.

Review of RFI Responses

The Agency will review responses received to this RFI based upon, without limitation, proposed development concepts and past development experience of the Interested Party(s). The Agency staff will make recommendations to the PRA Board as to which Interested Parties will receive a more detailed Request for Proposals (“RFP”) package. Conceptually, this second phase of the selection process will request detailed information and development concepts from the Interested Parties, and final selection of a successful applicant(s) will take place after subsequent review of said RFP.

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Selection, and Future Process

The Agency will send to those identified Interested Parties an RFP requesting more detailed information. Upon receipt of responses to the RFP, Agency staff will review all proposals for completeness and conformity with the RFP. The PRA Board will then choose the successful applicant. When choosing a successful applicant, the Board will consider the proposed uses for the Property, the quantity and types of jobs likely to be produced, the potential for tax revenue, the proposed timeframe for getting to market, the proposed phases of construction, architectural design, solutions for parking, past experience and financial ability of the applicant, and compatibility of the proposed uses with the surrounding neighborhood.

Disclaimers / Disclosures / Statement of Limitations

1. This RFI shall not be construed in any manner to create an obligation on the part of the Agency to enter into a contract for any project whatsoever, nor to implement any of the actions contemplated hereby, nor to serve as the basis for any claim whatsoever for reimbursement of costs for efforts expended in preparing a response hereto, regardless of whether the interested party is selected.
2. The Agency shall retain and reserve the right to accept or reject any or all responses or proposals, or to enter into negotiations with the party deemed by the Agency to have submitted the most desirable proposal. The PRA reserves the right to reject without further review any responses that it deems to be incomplete or unresponsive. In the event that no acceptable redevelopment proposal is received from the public offering, the Agency may elect to hold the Property off the market pending the submission of a new public offering, or may enter into negotiations with any party offering an acceptable redevelopment proposal. The Agency reserves the right to take the Property off of the market if it appears that such action would be in the best interest of the PRA and the City of Providence.
3. This RFI, the submissions in response to it, and any relationship between the Agency and interested parties arising from the RFI are subject to the specific limitations, conditions and representations expressed in this RFI. Any questions regarding conflicts or apparent conflicts or other substantive matters arising during preparation of the proposal should be addressed to the Agency.

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4. All materials submitted to the Agency may be “Public Records” and therefore, may be subject to public disclosure under the Rhode Island Access to Public Records Act, R.I. Gen. Laws §§ 38-2-1, *et seq* (“APRA”). In accordance with Section 38-2-2(4)(B) of APRA, “trade secrets and commercial or financial information obtained from a person, firm, or corporation which is of a privileged or confidential nature” are not deemed to be “public records.” Accordingly, the interested party responding to this RFP should clearly mark as “CONFIDENTIAL” any and all materials, including without limitation financial information, that the interested party considers to be subject to the “privileged or confidential” exception in R.I. Gen. Laws § 38-2-2(4)(B).
5. Every Interested Party must be familiar with the lobbying registration and disclosure requirements contained in Article XVI, Chapter 2 of the City’s Code of Ordinances. If applicable, Interested Parties must identify any individuals engaging in lobbying activities on its behalf with respect to the Agency.
6. The Agency is subject to the Code of Ethics of the City of Providence, contained in Sec. 17-33 of the Code of Ordinances, as well as the Rhode Island Code of Ethics in government, set forth in Sections 36-14-4 through 36-14-7 of the Rhode Island General Laws. Of particular relevance to the PRA’s consideration of responses to this RFI are the following two provisions of the State code:
 - a. A public official or employee may not participate in any matter in which he or she has an interest, financial or otherwise, direct or indirect, that is in substantial conflict with the proper discharge of his or her duties or employment in the public interest. R.I. Gen. Laws § 36-14-5(a).
 - b. A substantial conflict of interest exists if an official or employee has reason to believe or expect that he or she, any person within his or her family, a business associate, an employer, or someone whom he or she represents will derive a direct monetary gain or suffer a direct monetary loss by reason of his or her official activity. R.I. Gen. Laws §36-14-7(a).

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