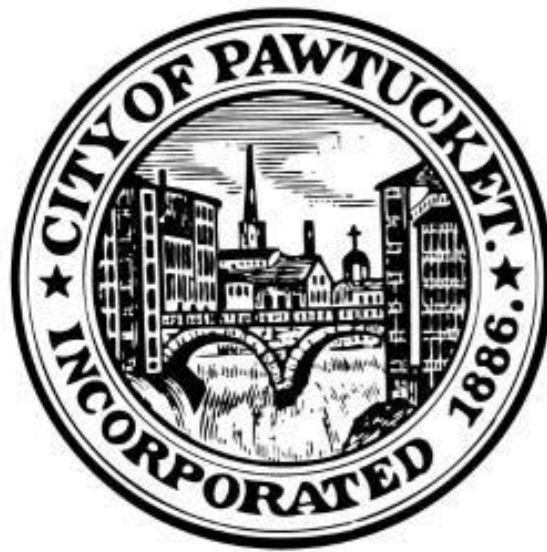


**DOWNTOWN GATEWAY PROJECT
PAWTUCKET, RHODE ISLAND**

**Pawtucket Redevelopment Agency [PRA]
In Coordination with the City of Pawtucket**



REQUEST FOR PROPOSALS (RFP)
Acquisition & Development

OCTOBER 7, 2025

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01. Introduction & Overview

The Pawtucket Redevelopment Agency (“PRA”), in coordination with the City of Pawtucket (“the City”) seeks development proposals for the Downtown Gateway Project.

The solicitation is the next step in the continued effort to redevelop approximately 20 acres located in the Pawtucket Redevelopment Area, as established under the City’s 1982 Pawtucket Redevelopment Plan.



The primary purpose of the Request for Proposals (“RFP”) is to select development partner(s) with demonstrated experience and capacity to help implement projects that best address the needs and goals of the community as described herein. Secondly, the request serves as a notice of the PRA’s intent to dispose of all or a portion of the project site, contingent upon approval by the PRA with all requirements of law governing disposition of real property by the PRA.

The Pawtucket Redevelopment Plan Amendment No. 18 included as Exhibit C, states: *The PRA and City intend for the Downtown Gateway Project to serve the primary purpose of enhancing Downtown Pawtucket for the Citizens of the City and State, to have coincident effect of allowing for economic development of surrounding properties and the revitalization of the riverfront.*

PAWTUCKET ECONOMIC DEVELOPMENT ACTIVITIES

This solicitation seeks to build upon over \$250 million in public/private investments made in recent years. The City of Pawtucket continues to see economic growth based on population trends, state and local planning and ongoing private investment.

Socio-demographic Characteristics and Trends

The City of Pawtucket has a population of approximately 76,996 individuals across 32,239 households and grew at a

faster rate compared to Providence County and the Providence-Warwick, RI-MA metropolitan statistical area (“MSA”) from 2020 through 2024—2% compared to 0.7% for the MSA. The City has shown continued signs of rapid growth, with several new residential development projects completed or underway. Based on historical growth rates for the last 15 years, projections indicate that the population of the City of Pawtucket will grow by 2.8% over the next five years; further highlighting the increasing interest in Pawtucket for both development and people within the region. Given the magnitude of recent development, and the completion of the Pawtucket / Central Falls Transit Center during this timeframe, it is reasonable to expect that population growth will match or exceed these projections.

Pawtucket-Central Falls Commuter Rail Station and Transit Oriented Development Area (TOD)

Train service commenced in the summer of 2022 and the bus hub began operation at the end of 2022. The station sits on the Northeast Corridor, one of the most active segments of passenger rail in the nation. The station offers commuter rail access from Pawtucket to Boston via Massachusetts Bay Transportation Authority (MBTA) commuter rail service. Since the establishment of the TOD Zoning District in 2019, 1,000+ units of mixed income housing have either been completed, are under construction, or are currently in the permitting process. These units are a combination of adaptive reuse of former mill buildings and large-scale infill development.

Ridership at the Pawtucket Central Falls Station continues to increase as ridership numbers have now collectively surpassed pre-pandemic levels by more than 20% (across all four Rhode Island commuter rail stations). One of the largest factors in this growth in transit demand is due to the Pawtucket-Central Falls Station which has seen a 28% increase in ridership in FFY 2025. Likewise, parking garage utilization at the Pawtucket-Central Falls Station is near capacity even with the addition of 275 spaces in 2025. The expanded 475-spot parking lot is filled daily and a number of commuters access the station by biking, walking, or off-site parking. The total boarding passengers in March 2023 was 439, increasing to 701 in March of 2024, and now there are approximately 1,000 daily boardings as of August 2025, per RIDOT.

The Downtown Gateway Project is directly positioned to benefit from this momentum. Located within the vicinity of the TOD district, the project area is uniquely suited to leverage ongoing transit investments, increasing ridership, and strong market interest in connected, mixed-use urban neighborhoods.

Employment and Economic Expansion

The City of Pawtucket has become known as the distilling and brewing capital of Rhode Island which has not only provided local employment but is attracting visitors from around the country. Beyond this moniker, there are several substantial job categories in Pawtucket with relatively high median earnings, including Management Occupations (\$133,622), Business and Financial Operations Occupations (\$132,208), Legal Occupations (\$156,683), Computer and Mathematical Occupations (\$171,113), and Health Diagnosing and Treating Practitioners (\$201,949) amongst several other related occupational categories. There are over 7,500 jobs in the City within these named occupations as well as thousands more in adjacent and equally high-earning professions.

Beyond the economic demographics of Pawtucket’s residents, the City has designated the entire Downtown Gateway RFP site as an Opportunity Zone to further enhance investment in this area.

Qualified Opportunity Zones

All of the properties listed in the RFP site are also located in a Federal Qualified Opportunity Zone with the exception of the properties on Broadway. For reference, Qualified Opportunity Zones (QOZs) are census tracts nominated by states and certified by the U.S. Treasury to encourage investment in economically distressed communities. The program was created under the Tax Cuts and Jobs Act of 2017 with the aim of spurring job creation and long-term growth.

For investors, this grants several incentives based on the reinvestment of capital gains into a Qualified Opportunity Fund (QOF) operating within a QOZ, including: (1) the temporary deferral of capital gains (taxes on prior gains can

be deferred until the investment is sold or until December 31, 2026); (2) exclusion of the deferred gains on a step-up basis (10% if held for 5 years, 15% if held for 7 years); (3) permanent exclusion of gains if held for 10+ years (gains from the QOF investment are entirely tax-free). Recent updates to legislation surrounding the program have made the program permanent with rolling 10-year designations for eligible tracts and streamlined holding periods for certain investments. Altogether, the RFP site's location in a Qualified Opportunity Zone offers several financial benefits for potential investors.

Tidewater Landing and Centreville Bank Stadium

Tidewater Landing is an unprecedented, once in a generation opportunity for Rhode Island and the City of Pawtucket. Following the loss of the Pawtucket Red Sox, Fortuitous Partners responded to an RFP in 2019 from Commerce RI and the City of Pawtucket. This Public Private Partnership (P3) has removed significant slum and blight, and completed the largest Brownfield remediation in the City's history. Construction of the first Phase (Phase 1A) has been completed and the stadium, now known as Centreville Bank Stadium, has been hosting Rhode Island Football Club matches as well as other events since May 2025. The City is currently negotiating the engineering contract for the Riverfront amenities including the riverwalk, the stormwater/open space park, public plaza space and the signature pedestrian bridge. Phase 1B will bring a minimum of 600 mixed-income housing units to the City as well as commercial, retail and restaurant space.

REQUEST FOR PROPOSAL OBJECTIVES

The PRA in partnership with the City is seeking development proposals to maximize the highest and best use of the site while simultaneously activating the riverfront and creating public recreation spaces. Proposals are being sought to develop – all, or in part – the parcels as defined in a manner consistent with the Objectives and Guidelines defined further in Section 03. Proposals that incorporate sustainable or green infrastructure, such as low-impact development strategies, energy efficiency measures, or enhanced landscaping that enhance the overall quality of place are highly encouraged.

The overall area subject to this RFP is of a significant scale, holds a central urban location and provides an opportunity to reshape Pawtucket for generations. As such, this process will likely illuminate opportunities to connect private interests and investment with public goals. Potential changes will seek to enhance existing businesses and stakeholders and support new development and to eliminate blight. Given the relatively open nature of this RFP and the opportunities contained within this process, the solicitation and selection process will be flexible. The PRA is intending to identify thoughtful, capable and proven Respondents that can help implement the overall vision and help catalyze the redevelopment of the overall area.

Shortly after their selection, the selected Respondent(s) to this RFP will be expected to enter into a Memorandum of Understanding (the "MOU") outlining their tasks, timelines and responsibilities going forward. Given the variability of potential proposals, the MOU will be adapted to the particular needs of the proposed area and use. One or more Respondents may be selected to enter into MOUs given the scale and breadth of the subject parcels.

It is intended that the MOU will form the basis for a definitive Development Agreement, which will set forth the developer's obligations to complete its proposed project. The agreement will accompany a Purchase & Sale Agreement or a Long-Term Ground Lease with the selected developer(s). Such definitive agreements will contain provisions returning site control and/or fee ownership to the PRA, at the PRA's discretion, if the development is not completed pursuant to the terms of the Development Agreement.

The PRA has attempted to be as accurate as possible in this RFP but is not responsible for any unintentional errors herein. No statement in this RFP shall imply a guarantee or commitment on the part of PRA as to potential relief from state, federal or local regulation. The PRA reserves the right to cancel this RFP at any time until proposals are opened or reject all proposals after the proposals are opened if it determines that it is in the best interest of the PRA/City to do so. The PRA reserves the right to waive any informalities.

02. Subject Property

The disposition properties subject to this RFP, known generally as the Pawtucket Redevelopment Area, comprise approximately 20 acres in downtown Pawtucket under the control of the Pawtucket Redevelopment Agency.

Respondents are expected to consider projects that incorporate a single parcel, multiple parcels, or all parcels:

Address	Assessors Map	Square Feet
46 Main Street	Plat 23, Lot 0541	23,634
10 School Street	Plat 23, Lot 0542	29,479
33 Main Street	Plat 23, Lot 0562	31,797
101 Main Street	Plat 23, Lot 0670	57,063
100 Main Street	Plat 23, Lot 0553	395,960
0 Broadway	Plat 22, Lot 0287	50,965
68 Broadway	Plat 22, 0301	24,008

The Property is located within a mile of the new Pawtucket/Central Falls MBTA Transit Station, and within .5 miles of on/off ramps for Interstate 95 North and South. Portions of the site are highly visible from Interstate 95 North and South.

The district is directly adjacent to the comprehensive Tidewater Landing project and related soccer stadium. (Please see Exhibit E.)

The area is defined as the Downtown Gateway Project within the Pawtucket Redevelopment Area, as established under the City's 1982 Pawtucket Redevelopment Plan (Exhibit C.)

EXISTING CONDITIONS

Existing Buildings/Demolition

The subject parcels consist of previously developed properties that exist as current paved parking lots, recently demolished structures or current buildings. As a part of the development of the overall site, the PRA has begun to explore the logistics related to the demolition of buildings located at 33 (demolished) and 100 Main Street (former Apex store).

The 100 Main Street is being utilized for charitable delivery of services. All respondents must incorporate the expected plan to deal with the demolition of this structure.

To further expedite the demolition of 100 Main Street, the City and PRA have already conducted Environmental Site Assessments of the subject properties. These reports are available upon written request.

The PRA is prepared to work with the successful Respondent to navigate the demolition process consistent with the appropriate checklist (attached as Exhibit G) and guidelines. Due to the prominence of the buildings, their age of construction, and their location within the City of Pawtucket, public hearings with the Historic District Commission will be required.

For the parcel located at 68 Broadway, the former Manning-Heffern Funeral Home, the City has completed Phase I and Phase II Environmental Site Assessments to support redevelopment. Respondents may propose to retain and rehabilitate the structure consistent with the general footprint or demolish and build a new structure at their own cost.

Roadways & Sidewalks

As illustrated in Exhibit. D Yield Study, there may be opportunities to reposition the infrastructure and/or the

transportation pattern to best support the proposals and best interests of the PRA/City. At current, there is no approved or accepted plan to alter, relocate nor adjust any of the existing roads or sidewalks.

The current roadway and pedestrian pattern were established over many years to support decades of past uses. The existing infrastructure may not best reflect the goals and objectives outlined herein nor best complement significant recent activities such as the development of the Stadium or the transit (MBTA/RIPTA) station.

The RFP allows for Respondents to propose adjustments that may best support the potential development and allow for achievements of the stated goals and objectives. In considering potential adjustments to the transportation pattern and/or rights-of-way, Respondents are encouraged to explore strategies that incorporate sustainable infrastructure or low-impact development techniques that add and enhance the overall quality of place of the final development.

The PRA, City and/or other public agencies having jurisdiction make no commitments to approve nor to provide funding for infrastructure. Steps to evaluate options may be included as part of the outcome of a Development Agreement/MOU with selected Respondent(s).

Utilities

The following utilities exist on site or in adjacent rights-of-ways:

- Water Pawtucket Water Supply Board
- Wastewater Narragansett Bay Commission
- Electric Rhode Island Energy
- Natural Gas Rhode Island Energy

Given the central urban location, there are several areas of concentrated utility infrastructure. This includes Narragansett Bay Commission's Combined Sewer Overflow (CSO) system and tunnels and a large utility duct bank. It is intended that no active, vertical development will take place within these easements. For detail and location of easements, please see Exhibit D. Survey.

Environmental/Hazmat

Environmental Site Assessments were conducted on the properties. Findings are included in the Pawtucket Redevelopment Plan Amendment No. 15 (Exhibit C). Additional investigation is anticipated as part of any development plan, as is common in many urban settings. Environmental Reports are available upon written request.

Historic

Areas of the Gateway District contain historic oversight and constraints. Per local ordinance, the parcels are not located within the Local Historic District but based on the age of construction of the existing buildings, any proposed demolition would require a meeting with the Historic District Commission. The following lists designations and constraints, by Parcel:

Address	Historic Designation
46 Main Street	Not part of Local Historic District
10 School Street	Not part of Local Historic District
33 Main Street	Not part of Local Historic District
101 Main Street	Not part of Local Historic District
100 Main Street	Not part of Local Historic District – HDC review required for demolition, potential 6- month timeframe per local ordinance.
0 Broadway	Not part of Local Historic District
68 Broadway	Not part of Local Historic District - HDC review required for demolition, potential 6- month timeframe per local ordinance.

Zoning

The subject properties are located in the Riverfront Commons District (RCD) or Riverfront Mixed Use District (RD3).

Address	Zoning
46 Main Street	RCD
10 School Street	RCD
33 Main Street	RCD
101 Main Street	RCD
100 Main Street	RCD
0 Broadway	RD3
68 Broadway	RD3

The selected Respondent is expected to conduct a zoning analysis to understand applicable density and necessary approvals needed to proceed with the proposed design. The current zoning should be seen as a guideline for the proposals, however respondents may propose rezoning in proposals if required.

Zoning Ordinance is available in Exhibit F.

Parking

It is anticipated that any proposed development will contain its own reasonable parking requirements. This aspect will likely be included in the initial MOU for successful Respondents.

Public Amenities and Green Space

The parcels subject to this RFP are largely paved, with limited existing green space or public amenities. Some mature trees and segments of riverfront green space currently exist but are largely inaccessible due to the significant slope

It is anticipated that proposed development will retain mature trees where feasible and replace any removed trees with appropriate native or climate-adaptive species, and improve existing green and public space amenities.

Riverfront

The Seekonk River runs along the Southern and Western edge of some of the subject parcels. Any development taking place within this zone will need to adhere to riparian regulations including, but not limited to:

- [RI Coastal Resource Management Council](#)
- [Army Corps of Engineers](#)

Additionally, 0 Broadway is subject to a viewshed agreement that restricts certain types of development or alterations in order to preserve designated sightlines and protect the scenic quality along the riverfront. Respondents must review and comply with the terms of this agreement in conjunction with other applicable regulations. Additionally, there is currently a RIDEM initiative to engineer and construct a substantial fish passage structure along the riverbank in the undevelopable areas of the site closest to the Slater Mill/Main Street, which is part of the Blackstone River Valley National Park. This effort is expected to enhance the overall site and bring more people into this area along the waterfront.

For more details on the subject Gateway sites, please see Exhibit A. Location & Site Photos and Exhibit D. Site Survey.

Enhanced Pedestrian Corridor – Grant Funding

The City has secured \$3.8 Million in construction funding for roadway, pedestrian/micro-mobility walkway, and traffic signal improvements through the project area identified in this RFP (from Broadway to Division Street). The

purpose of these funds is to provide a safer and more comfortable pedestrian connection from the Tidewater Landing Stadium through the project area identified in this RFP to the Pawtucket/Central Falls train station.

These funds are identified in Rhode Island Department of Transportation (RIDOT)'s State Transportation Improvement Program (STIP) as "STIP ID#5167 Pawtucket - Safe Streets Initiative". The City intends to work directly with the Respondent selected for this RFP and our partners at RIDOT to provide improvements that fit the Respondent's development needs as well as the City/RIDOT's goals to increase pedestrian safety through the area. These funds require a local match (public and/or private funds) of \$760,000, which that will be directly negotiated with the selected Respondent in the best interest of the project during (or after) the Award process.

Document Repository

Additional information contained in listed Exhibits, past reports, comprehensive plans and other City documents are available via a Document Repository: **ADD LINK HERE**

03. Development Objectives & Guidelines

OBJECTIVES

- Revitalize the Downtown Gateway by replacing current vacant, underutilized and blighted buildings and land areas with active uses – built for the decades to come and to reflect current and recent local investments.
- Provide economic benefit to the City via purchase price/lease agreement.
- Grow the City's tax base and increase City revenue streams.
- Establish a framework for investment, economic development and job growth.
- Complement downtown and the newly established Tidewater Landing development, soccer stadium and other new investments.
- Connect to existing amenities and infrastructure including the Slater Mill, parks and the Riverfront.
- Enhance existing local business.
- Establish strong connections through the district and to the MBTA station.
- Restore physical and visual connections to the Riverfront.
- The PRA and City are committed to the inclusion and Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Disadvantaged Business Enterprises (DBE) and encourage the use of firms, as outlined by the State of Rhode Island Division of Equity, Diversity & Inclusion.
- Replace and revitalize blighted and outdated buildings with new, code compliant and energy efficient structures.
- Proposal objectives and requirements are informed by the 1982 Redevelopment Plan and subsequent amendments contained in *Exhibit C. Redevelopment Plan*. The document states: *The PRA and City intend for the Downtown Gateway Project to serve the primary purpose of enhancing Downtown Pawtucket for the Citizens of the City and State, to have coincident effect of allowing for economic development of surrounding properties and the revitalization of the riverfront.*
- Provide an attractive and inviting "front door" to the City from Interstate 95
- Provide a bicycle and pedestrian connection through the site that will become part of the Enhanced Pedestrian Corridor.
- Promote sustainable and resilient development practices by encouraging the incorporation of green infrastructure, such as low-impact development techniques, green roofs, rain gardens, and solar panels, energy-efficient building design, and stormwater management strategies that contribute to environmental quality and community health
- Support preservation and expansion of tree canopy, permeable surfaces, native landscaping, and other natural elements to improve the urban ecosystem and enhance public spaces.
- Overall, per Exhibit C, the Gateway district shall include:
 - Recreational component. This may include, but not be limited to, play structures, splash pads and/or other public recreation spaces.
 - Reactivating the Seekonk and Blackstone Rivers by providing riverfront access. Proposals should include a greenway along the river, with pedestrian connections to the south along the river, to the Tidewater redevelopment.
 - Encourage pedestrian and bicycle links to other connection points throughout the City.
- Create and/or preserve jobs by creating employment opportunities and catalyzing economic development opportunities in areas adjacent to the Project.

YIELD STUDY

Exhibit D. includes a Yield Study/Concept Plan that was completed by Union Architecture & Community Design as part of the drafting of this RFP. The graphic is included to provide a vision that reflects many elements of the Objectives, as described. **The graphic is not intended to be prescriptive.** The street pattern and layout of the parcels and blocks are not approved by agencies having jurisdiction, the PRA nor the City. The plan is neither permitted nor in process. The image and Exhibit are provided **as reference ONLY** and to reflect the potential density, mix of uses, current zoning, connectivity within and through the District, green space, road realignment and potential to connect

and complement adjacent centers of activity. The plan also reflects the potential to utilize key easement areas as passive and transportation in lieu of active, vertical construction.

GUIDELINES

Proposals will be evaluated based on the extent to which commitments are made to achieve specific Development Guidelines without compromising the economic viability of the proposed development. Guidelines are consistent with the Pawtucket 2017 Comprehensive Plan.

- Stormwater shall be managed in accordance with low impact design standards, consistent with the Rhode Island Stormwater Manual.
- Parking and Pedestrian Access
- Design should consider street-oriented architecture that supports a walkable urban development.
- Overall development should include a mix of residential, commercial, hospitality and recreational uses.
- Proposals should consider best practices in low impact design, resiliency and energy efficiency.

04. Process & General Timeline

Responses to this RFP are due by no later than December 8th 5:00pm (Please see further details in **Section 07 RFP Schedule & Logistics**).

Proposals submitted will be subject to review and recommendation by the Selection Committee and/or selected assigns, followed by conditional approval by the PRA.

Upon conditional approval, the selected developer will enter into a negotiated Development Agreement/Memorandum of Understanding. It is the intent of the PRA to enter into a contingent Development Agreement/Memorandum of Understanding between the PRA and the selected developer(s). The document will include a timeline addressing the tasks, general terms, responsibilities and expectations moving forward for both parties.

5. Submission Requirements

A valid response to this RFP must include all submission requirements as defined herein (A. through P.), complete with the notarized Affidavit of Non-Collusion and Conviction (Appendix A.); and notarized Affidavit of Familial Relationship Disclosure (Appendix B.).

The following information shall be submitted. Omission of any of the required information may lead to a determination that the proposal is incomplete.

Respondents may designate sections or specific information as CONFIDENTIAL to the extent that they include trade secrets or commercial or financial information that is of a privileged or confidential nature; however, disclosure is ultimately at the discretion of the PRA and or the City.

Please provide the following items, as listed:

A. Introduction/Development Team

Outline of the development team and organization structure, including at minimum, the developer, architect, management/sales company, builder, financial partner(s) and any other key consultants for the proposed development. Resumes or bios for each key individual is recommended.

Please clearly indicate the lead/primary/developer role. A primary contact person for the developer must be noted.

Please indicate any firms that are MBE/WBE Certified per the regulations promulgated by the State of Rhode Island Division of Equity, Diversity, and Inclusion.

A description of any lawsuits brought against the primary developer or its Principals in courts situated within the United States within the past five years should also be included.

B. Team Qualifications, Experience & References

List and description of key project experience. Please highlight projects that include development that represents the program being proposed.

Please outline regional or local work.

Please outline experience and past success with Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Disadvantaged Business Enterprises (DBE).

Respondents shall also furnish three (3) current references including names, addresses, e-mail addresses, phone numbers, and primary contacts.

C. Development Plan

Location and approximate size of proposed buildings or significant aboveground structures on the subject parcels. Please include a conceptual Site Plan which capture all legal parcels included in this RFP and a graphic denoting the area of impact of the proposed component.

Please indicate location and orientation of all structures and their proposed uses identifying gross square footage of floor areas and number of stories (approximate).

Please include program and use, as proposed, and a thorough explanation of reasoning.

If the proposal only seeks to include the parcel located at 68 Broadway, please outline general use within the existing building footprint and any significant adjustments and/or alterations to the building.

If residential/mixed use, please provide unit matrix:

- Approximate number of units
- Unit types (unit mix (approximate), rental, for-sale)
- Affordability and/or age restrictions/approximate price points of for-sale or rental units

If hospitality/lodging, please outline the number outline number of keys, amenities and price points.

- D. Parking areas and number of spaces. Please describe ratios (spaces per square foot, spaces per unit, overall number) and illustrate location/scale on Site Plan.
- E. Public access areas, including rights of way for public use and connectivity through the parcel or to the Riverfront (if applicable).
- F. Proposed project phasing, if any.
- G. Please list any adjustments to the existing legal parcel lines including merging of lots, subdivision or related.
- H. Please list and illustrate any proposed adjustments to the existing infrastructure, including:
- Roadways (width, direction, signaling, curb cuts)
 - Sidewalks
 - Utilities (per provide Survey in Ex. D.)
- I. Please outline key resilient development and green building strategies as well as anticipated renewable and energy efficiency incentives, if any.
- J. Please list any identified areas of relief on existing Zoning, including need for a Special Permit.
- K. Please list any identified areas of relief or approvals related to historic constraints.
- L. Please list and illustrate on Site Plan any signage that exceeds 10 feet in height or 10 feet in width.
- M. Implementation Plan & Schedule

The proposal must include a description of how the plan will be implemented, including but not limited to:

- Preliminary development schedule for all elements of the Plan, including key milestones, financing benchmarks, engineering, entitlements, permitting and construction.
- Any phasing or sales requirements for the construction should be noted.
- Please include any contingencies that may impact the schedule, including and schedule contingencies due to potential funding sources.

N. Financial Strategy

Please provide the following information (understanding that the numbers will be conceptual at this stage of the project):

- Order of Magnitude Budget including all anticipated project costs (Acquisition, Hard Costs and Soft Costs).

- Order of Magnitude Sources of Funding/Capital Stack (Senior Debt, Equity, Subsidy (Tax Credits, Grants, Low Interest Loans, Grants, Other Sources)).
 - Please briefly explain the financing approach as outlined in the Capital Stack.
 - Please indicate any significant funding gaps anticipated and potential strategies to address the gaps.

O. Operational Plan

General overview of approach for property management, condominium regime, structure and general approach to site maintenance and common areas.

P. Purchase Price and/or Lease Proposal

Please outline the potential offered price to purchase the subject land/building area or the terms for the proposed land area.

6. Evaluation of Proposals/Scoring

A valid response to this RFP must meet all minimum submission requirements as defined in Section 05.

The Selection Committee shall be formed to include two (2) members of the PRA, one member from the administration, The Executive Director of the PRA, and two community stakeholder members chosen by the Mayor. The Committee and/or their assigns shall then complete the scoring for each proposal based upon the following scoring matrix. The Committee's recommendation and scoring is advisory, as the PRA will make the final decision. As outlined above, upon Respondent selection, it is the intent of the PRA to enter into a Development Agreement/Memorandum of Understanding between the PRA and the selected developer. If a Development Agreement/Memorandum of Understanding cannot be completed, the PRA will move onto the next highest-ranking RFP response and so on, until an agreement can be reached. As noted, one or more Respondents may be selected to enter into a Development Agreement/MOU given the scale and breadth of the subject parcels.

The selection will be made based upon the following scoring criteria:

	Points
Adherence to the Development Objectives & Guidelines as outlined in Section 03	25
Economic benefit to the City, including but not limited to the Price or Lease proposal, potential real estate property taxes and other economic and fiscal benefits to the City.	25
Overall Team experience with similar real estate development projects including local/regional projects, income-restricted, age-restricted, for-sale and cottage/pocket neighborhoods. Demonstrated ability to complete successful projects. Demonstrated success and participation with Minority Business Enterprises (MBE), Women Business Enterprises (WBE), and Disadvantaged Business Enterprises (DBE).	20
Financial Strategy and acceptability of defined contingencies	10
Proposed Schedule and acceptability of defined contingencies	5
Team References	5
Recreational Use	5
Operational Plan	5
Total Points	100

The points will be tallied as a total of a possible 100 points.

7. RFP Schedule & Logistics
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SUBMISSION DEADLINE AND REQUIREMENTS

To comply with this RFP, 1 USB/flash drive, 1 original hard copy, plus an additional 7 copies shall be submitted to the PRA at the following address:

Downtown Gateway Project Pawtucket, Rhode Island
ATTN: Jason M. Pezzullo, PRA Director

137 Roosevelt Avenue, Suite 100
Pawtucket RI 02860

Proposals should be marked “Downtown Gateway Project Pawtucket, Rhode Island” and must include all required documents. The deadline for submitting proposals either in person or by mail is:

MONDAY, DECEMBER 8th 5:00 PM.

SCHEDULE

- RFP Released10/6/2025
- Site Visit (not Mandatory)10/27/2025 at 10:00AM
- Questions Due11/3/2025 by 5:00PM
- Questions Answered11/10/2025
- RFP Responses Due12/8/2025 by 5:00PM
- Interviews, as neededWeeks of 12/15 & 12/22
- Selection of DeveloperJanuary 2026

Late proposals may not be accepted. Any proposals received after the date and time specified in this RFP may be rejected as non-responsive, and not considered for evaluation subject to the PRA’s sole discretion.

Proposals submitted to the PRA will become property of the PRA. After opening, all proposals become public documents and are subject to the requirements of the State law.

Respondents may designate sections or specific information as CONFIDENTIAL to the extent that they include trade secrets or commercial or financial information that is of a privileged or confidential nature; however, disclosure is ultimately at the discretion of the PRA and or the City.

SITE VISIT

A site visit will be held for Respondents on Monday, October 27, 2025. The site visit will not be required nor mandatory and will allow interested parties to independently walk the site (not interiors of existing buildings). Interested parties will gather at the entrance to 100 Main St. and be asked to sign-in. After sign-in, they will be allowed to independently tour the exterior of the subject parcels. Site visits to 68 Broadway, the former Manning-Heffern Funeral Home will be allowed for walkthroughs only.

It is the intent of the process to seek that any and all questions be submitted in writing, captured and published per the Questions & Answers procedures below. As such, the site visit will not include a discussion or Q&A format.

QUESTIONS & ANSWERS

Any questions shall be submitted via email to Timothy Chapman, PRA Attorney chapman@eplaw.necoxmail.com and with the Subject Line Item: Downtown Gateway Project Pawtucket, Rhode Island no later than Monday, November 3rd, 5:00 PM.

Those submitting questions must include their name, address, telephone number and email address with any questions.

An addendum with questions and answers will be published/posted on the PRA website under the Downtown Gateway Project bid page by noon as an addendum to this RFP.

The bid along with any addenda will be posted here: Monday, December 8th, 2025.

Disclaimer: The PRA will attempt to communicate any changes/addenda to this RFP; however, it is the Respondent's responsibility to check the PRA's website regularly for any updates, corrections, or information about deadline extensions.

8. Terms & Conditions

Terms and Conditions

- Any exercise of the PRA's rights pursuant to the terms and conditions shall be made in coordination with the City.
- The preparation and submission of all proposals by any person, group or organization is totally at the expense of such person, group or organization. Proponents shall be responsible for any and all costs incurred in connection with the planning and development of the Property. The PRA shall not be liable for any such costs nor shall be required to reimburse the applicants for such costs.
- Assumption of Risk. The PRA accepts no financial responsibility for costs incurred by Respondents in responding to this Request for Proposals. Respondents are responsible for any and all risks and costs incurred in order to provide the Town with the required submission.
- Public Property. Proposals submitted to the PRA will become property of the PRA. After opening, all proposals become public documents and are subject to the requirements of the State law.
- Negotiations. The PRA reserves the right to negotiate for changes to the selected proposal. These negotiations may encompass values described in the Request for Proposal, as well as values and items identified during the Request for Proposal and negotiation process. On the basis of these negotiations, the PRA may decline to sell the property even after the selection process is complete and negotiations have begun.
- Reservation of Rights. The PRA reserves the right to postpone or withdraw this RFP; to accept or reject any and all proposals; to modify or amend the terms of this RFP through an addendum; to waive any informality, and to interview, question and/or hold discussions regarding the terms of any proposal received in response to this RFP. The PRA reserves the right to cancel a sale for any reason. The PRA reserves the right to select the next highest ranked proposal, if timely agreement cannot be reached and the initially Successful Respondent is unable to proceed in a timely manner or otherwise fails to satisfactorily perform then the PRA can exercise their right to proceed with the next respondent. The PRA reserves the right to waive any requirement or restriction set forth in this RFP or conveyance documents, if such waiver is deemed appropriate by The PRA, in its sole discretion.
- Changes to Program. The PRA reserves the right to change aspects of the development program outlined in this RFP, using its best judgment as to the needs of the program and the furtherance of its mission, provided that the rights of the Respondents are not prejudiced.
- While the PRA has conducted a title examination of the property, the PRA makes no warranty or representations as to its accuracy and recommends that Respondents conduct their own title examinations at the appropriate time.
- No Broker Fees. No real estate broker fees or agent sales commissions will be paid by the Pawtucket Redevelopment Agency or City of Pawtucket in connection with the sale of this property.

Compliance Review

- Tax Delinquency Review. The City of Pawtucket Finance Department or its consultant will conduct a review of the selected Respondent's property tax history. The selected Respondent cannot be delinquent in the payment of taxes on any property owned within the City of Pawtucket. The selected Respondent must cure any such delinquency prior to the conveyance of the Property.

- Water and Sewer Review. Narragansett Bay Commission and the City will conduct a review of the selected Respondent's water and sewer account(s). The selected Respondent cannot be delinquent in the payment of water and sewer charges on any property owned within the City of Pawtucket and, if found to be delinquent, must cure such delinquency prior to the conveyance of the Property.