



## **American Rescue Plan State Fiscal Recovery Fund Recommendation Cover Sheet**

Please submit this document with any recommendations for funding from Rhode Island’s allocation of federal fiscal recovery funds available through the American Rescue Plan Act. This information will be made available to the public along with any detailed documents submitted that describe the proposal. It is encouraged that such documents identify clear goals and objectives and quantifiable metrics.

**This is not a formal request for funds, and submission of recommendations does not guarantee a response, public hearing, or appropriation from the General Assembly.**

**Name of Lead Agency:** 25 Bough Street, LLC

**Additional agencies making recommendation (if applicable):** Next Generation & Futures, 501©3 non-profit.

**Contact Person / Title:** I. Lanre Ajakaiye - Founder / Developer **Phone:** 917-721-0366

**Address:** 25 Bough Street, Providence, RI 02909 / Mailing: P.O. Box 5893, Providence, RI 02903

**Email Address (if available):** Lanre@25bough.com

Brief Project Description (attachments should contain details) 25 Bough Street is a community development and infrastructure in the heart of Olneyville zip code 02909 that will take a blighted building and redevelop to bring economic empowerment, youth education, women empowerment for un and underserved BIPOC and larger community.

**Total request:** \$8.5million (to benefit an estimated 35K people per year from this one-time expense).

**One-time or Recurring Expense?** One Time

**ARPA Eligibility Category (check all that apply) – See link for further information**

[https://www.rilegislature.gov/commissions/arpa/commdocs/Treasury%20-%20Quick-Reference Guide.pdf](https://www.rilegislature.gov/commissions/arpa/commdocs/Treasury%20-%20Quick-Reference%20Guide.pdf)

- **Respond to the public health emergency and its economic impacts** YES
- **Premium pay to eligible workers** YES
- **Government services/state revenue replacement** Unsure
- **Water/sewer/broadband infrastructure** YES



## **ARPA (American Rescue Plan Act) PROPOSAL:**

**25 BOUGH STREET, PROVIDENCE, RI 02909**

***A ONE - TIME COMMUNITY INFRASTRUCTURE INVESTMENT IN OLNEYVILLE, PVD (02909) WITH MULTIPLE BENEFITS TO THE COMMUNITY IN A QUALIFIED CENSUS TRACT WHICH WILL HELP TO REVITALIZE AN ENTIRE AREA ALLOWING FOR BENEFITS TO YOUTH, WOMEN, SMALL BUSINESSES AND OVERALL, TOWARDS A TRANSFORMATIVE DEVELOPMENT.***

### *Content and Existing Neighborhood Conditions.*

Olneyville, Providence, Rhode Island zip code 02909 was the most devastated zip code within the state of Rhode Island by Covid. The area of Central Providence 02909 where the development is located is over 73% communities of color. This under and sometimes unserved community has one of the lowest median household incomes across the entire state of Rhode Island with acceleration of the suffering throughout the pandemic. Beyond the aforementioned, Olneyville area is a designated Rhode Island Health Equity Zone by the RI Department of Health with life expectancies nine years less than the rest of the state. There is a statewide recognition to the atrocities of health outcomes, food deserts and lack of health choices. It is a CRA (community reinvestment act) zone and one block from an opportunity zone. It is directly here that the 25 Bough Street is located and will be re-developed.

### *About 25 Bough Street - Objectives and Beneficiaries of this proposal (including location and community impact).*

25 Bough Street will be a multi-purpose, public facility with use cases which empower the community and revitalize the corridor. The development -which is currently a blighted and vacant building - directly responds to the public health emergency and negative impacts of covid by delivering a community empowering, facility directly in the most devastated zip code within the state of Rhode Island. 25 bough will deliver solutions squarely focused on the many impacts of covid across health, small business and economic loss in many sectors including tourism.

The development will help to reduce disparities in health and economy from the coronavirus providing solutions, supports and infrastructure which will serve as empowerment of the most impacted and either un or underserved individuals and small businesses in the heart of the devastation. The facility will directly enable work, education, health in an area of highest criticality.

25 Bough Street establishes a space for BIPOC organizations, individuals and the community to learn, grow and understand how to be sustainable and transition in digital and to the blue economy.



*The 25 Bough Street High Level Impacts Include:*

- ✓ **By, For & From the Community with Community Engagement** - The development is driven by a first generation, African-American native of Providence, Rhode Island and current resident for over 30+ years. The project has support from over 188+ community people and has been socialized broadly with support from community leaders including the United Way, Big Brothers, Big Sisters and more.
- ✓ **Broadband Infrastructure Access in the hardest hit community which lags behind the rest of the state in access** - Olneyville has the lowest broadband participation rates in the state due to lack of program awareness, affordability and other reasons. We are again addressing the issue directly in the heart of the problem helping to reduce disparities in the most underserved community and having discussion with both Verizon about a tech powered building like no other.
- ✓ **Empowering Private Partnerships to be located in the area which directly address Covid Impacts** - The founder is currently in conversation with organizations such as Common Care Alliance, UNFI who is six minutes down the road.
- ✓ **Investing in Youth Education & Learning** with a heavy focus on S.T.E.A.M (Science Technology Engineering Arts & Mathematics) and afterschool. Organizations such as: The Financial Literacy Youth Initiative, Winner's Circle, Career Devs (STEAM development), RISE Women's Leadership and Next Generation & Futures have already committed to being in 25 Bough Street.
- ✓ **Delivering a Café focused on Health & Wellness** through foods and education in a designated Rhode Island health equity zone.
- ✓ **Offering Training in Tech based and blue economy futures and delivering in demand future skills** with learning across virtual, augmented, and mixed reality.
- ✓ **Building a Cultural Experience Museum with a 2D /3D experience** leveraging the cultural tapestry of Providence and greater Rhode Island. This will spur cultural tourism both locally and internationally in and around recent work done by the RI black Heritage Society and also working with organizations like the Providence Culture Equity Initiative.
- ✓ **Revenue to surrounding small businesses** the facility will have a halo effect bringing revenue to local area restaurants. Discussion has already been had with the City Department of Arts, Culture & Tourism and Providence Warwick Convention & Visitors Bureau Providence for the state with more to continue for the shared interest.
- ✓ **The genesis of an empowering family and community cultural center.** It's hard to believe at this time but 25 Bough could be the final building to drive families and community to frequent the corridor for more than just a car wash and weiners. The facility would maximize public and area investment that is already well underway including: Indoor Malls, Boutique hotel, Complex with arcade games and to have ice cream. The founder has recently concluded a deal with Centreville Bank to be in the neighborhood adding to its vibrancy. Additionally, the POC Foundation will be leasing space in the building to already provide the first two anchor tenants.



### *The 25 Bough Street Public Offerings (Granular View)*

We believe in the power and strength of collaboration. With excitement, many community BIPOC (Black Indigenous People of Color) have already committed to be at 25 Bough Street creating an intersectional, community facility including:

Organizations such as The Financial Literacy Youth Initiative, Winner's Circle, Career Devs (STEAM development) and more have already committed to being in 25 Bough Street. 25 Bough Street is an infrastructure investment in one of if not the hardest hit zip code of 02909 which will deliver to the community:

- A ['Futures Hub'](#) to teach Financial Literacy & Empowerment and STEAM principles from 3<sup>rd</sup> grade to high school with a focus on summers, weekends and after school with a focus on learning loss and in-demand skills.
- A ['Cultural Experience Museum'](#) promoting local, national, and international travel to Providence and Rhode Island for cultural tourism. It will present an engaging and dynamic way to do 2D / 3D experience around culture including Black History Month, Emancipation Day/ Juneteenth, Hispanic Heritage Month, and Indigenous Peoples to which we have been in discussion with PCEI.
- [Coding and Development for youth with a satellite office of Career Devs](#) by Arnell Millhouse and The Impowerment Group, 501 ©3 offering the coding and real estate investing classes.
- [Co-Working Space for Entrepreneurs & Innovators](#) to collaborate integrated with great broadband capabilities. 25 Bough would
- [Health & Wellness Café](#) in a designated health equity zone in Olneyville with a healthy food program and offering of healthy, affordable foods intertwined.
- [Retail Spaces for rental](#) and sustainability – The development has commitment from Centreville Bank bringing the first servicing location to Providence, Rhode Island for a bank with Rhode Island origins as well as commitment from POC Foundation for retail space.
- [Event and Community Gathering Spaces](#) for events, weddings, corporate functions, summits, youth, and women networking events with the benefit of airy, open outdoor views with a beautiful pavilion.
- [Hall of GrafX Annex](#), a smaller Kinkos like operation by Gary Wallace a BIPOC entrepreneur who has been the largest ink jet printer for over 14 years and has a huge plant minute down the road. Small business and larger ones alike will come to get the many business services ranging from branding,
- [Next Generation & Futures is a 501 © 3](#) is dedicated to underserved youth and communities with a holistic focus across mind, body and soul. Through community collaboration and partnerships, it will provide food, information, knowledge and education across: Food, Nutrition, Empowerment & Literacy, Youth Mentorship & Leadership, New Media & Visual Arts with concentration on Video, Entrepreneurship, Innovation, Career and Self-awareness, ST.E.A.M. (Science Technology Engineering Arts and Mathematics) and Health, Wellness and Athletics in youth sports.



R.I.S.E Women's Leadership is a 501 ©3 educational organization missioned to inspire, connect, recognize and help women and girls navigate the workplace and entrepreneurial landscape while recognizing the importance of work/life balance that exists between both spaces. RISE supports women and girls live out their fullest potential in traditional, entrepreneurial, and creative professional experiences through peer engagement and mentorship opportunities. In addition, R.I.S.E is deeply invested in the young women of today who will be leading the world and futures of tomorrow. We partner with many great organizations that positively shape the lives of youth for the future. After all, the outcomes of tomorrow are grounded in the efforts of today!

### *Estimated Impact of funding 25 Bough Street: 35K A YEAR ESTIMATES OF TRAFFIC THROUGH*

When it's all said and done, we expect 25k – 35k people a year to utilize the space across the use cases. This is not just traffic for traffic's sake. The traffic has supporting use cases that promote and support health and wellness, next generation and in demand skills, STEAM (Science Technology Engineering Arts and Mathematics) powered use cases and small business support with great corporate partnerships. Additionally, it is differentiated by its deliverance of a Cultural Experience Museum that will help to educate in new engaging, dynamic ways with 2D, 3D experience as well as position to support cultural tourism and the revenue created through international travel.

25 Bough has already been shown to be a leader in the nation written about in Yahoo Finance, MarketWatch, AfroTech. We estimate over 35,070+ people will utilize 25 Bough Street a year across the defined use cases and organizations within. 25 Bough has a far reach across BIPOC communities and most importantly, it already has strong support from respected and trusted BIPOC leaders of now and the future. We are squarely located in one of the most impacted communities offering solutions which will help them and their youth to thrive in the future.

### **25 Bough Street Community Usage & Traffic Estimates (by use cases and in aggregate)**

- Estimated 35,070+ people per year

Finally, 25 Bough Street is an infrastructure build that comes from the community and already has the community invested within. We believe the ultimate success of engagement for programs and plans is highly dependent on the source. Is it trusted? Is it recommended? Does it have community credibility, which arises from deep, intersectional relationships built over decades. Often times, efforts to reach African American and LatinX communities may under index or be underrepresented and not supported – although with them in mind. The founder's community collaborations – both public and private -the approach towards community engagement from day one from a native position this for success. The project has long surpassed community engagement to activation. The community and its leaders have been involved, listened to, sought, and participated from the very beginning.

The final impact which is perhaps the greatest cannot be quantified in scoring and perhaps not understood by some. It is the development of a facility which will not only fill gaps, bring much needed programs, revitalize and area but is also by a first generation, black founder born and raised in Providence, Rhode Island. Much of the euphoria and hope in the community comes from this as well. It has already been a



source of aspiration for many BIPOC youth who are following the story in social and as it is in media nationwide and locally.

### *Sustainability and incorporation of green components:*

We will incorporate green design and components into the design and flow of 25 Bough Street. Moreover, the building will be built as if a pandemic could surge or come back any time. This is the direction the founder has given the architect. Bough street will be forward thinking for sustainability and green design.

### *Engaged Contractors & Architects:*

The below contractors and Architects have been engaged, visited and/or offered advisory and cost around the project. There is one source left to be engaged. Bowerman Construction, Pariseault Builders, Site Specific and One Neighborhood builders. Architects have been and include Ultra Moderne, ZDS, David Gomez and Kite Architects (TBE). With award, we will select the final contractor and architect to bring this transformative project to life.

### *Project Feasibility and Total Development Cost:*

The Total Development Cost with fixtures is estimated at \$8.5M. The project will be phased. In Phases, Phase I: \$2.5M Phase II: \$3M Phase III: \$3M. The facility investment is a gateway to sustainable use cases listed above that drive future, in demand skills with corporate and private partnerships. It is also providing all communities – especially BIPOC community safe space in a corridor that is rapidly changing with all out of state investment. Within the fixtures is a 3D Virtual reality dome which will be built with 25 Bough and The Cultural Experience Museum. The Museum unlocks the ability for local, educational trips by schools and cultural tourism promoting Rhode Island and its history internationally. The benefits of this are many for owners of boutique hotels, air bnb as well as local area restaurants.

### *Timeline of Development:*

The projected dated of completion is Q4 2023 to Q1 2024.

### *About The Founder:*

25 Bough Street is a vision of Idrees 'Lanre' Ajakaiye, a first generation African American native of Providence, Rhode Island as well as city of Providence resident for over 30 years. He has lived in DC and NYC where he was a real estate broker in Manhattan. A community leader, Lanre is an alumnus of Leadership RI (NUII 2017) being voted by classmates as Class Speaker and Speaker of the House (in simulation) and a 2021 Providence Monthly Who to Watch recipient. He was inducted into the 2022 MLK City of Providence Hall for over 35+ years.

### *Contact Information:*

- Founder: Idrees Lanre Ajakaiye.
- Phone: 917-721-0366.



- Email: [lanre@25bough.com](mailto:lanre@25bough.com)
- Website: 25bough.com