



BUY LOCAL THIS HOLIDAY SEASON

by IRENE LOZACH

I looked it up. First Realty sends us a notice twice a month about the 2 recycling bins overflowing either due to overuse or a missed pickup. **KIDDING.** I didn't look it up. Still, the busy holiday shopping season is always a good time to remind ourselves of the talented purveyors who pack their goods in bags rather than boxes and who make Providence the gem of a town it is.

Here are just a few neighbor businesses that offer friendly service, thoughtfully chosen selections and handmade delights:

FOOD & DRINK

Urban Greens Co-op Market at 93 Cranston in the West End is a full service, consumer-owned and operated grocery store with locally raised meats, produce and dairy, bakery, cheese and a helpful, friendly staff.

Fearless Fish Market at 425 Fountain in the West End. Here you'll find the day's catch from Pt Judith, Narragansett, New Brunswick, Chatham and more. Stu will become your Favorite Monger too.



Campus Fine Wines at 127 Brook street in India Point. Hands down the best selection of Champagne and Sparkling wine in town and beyond.



Butterbang Croissants at 11 Aleppo St #7 in Olneyville. You'll have a tough time finding a more finely laminated croissant even in Paris, FR. (Pssst...Brian is soon moving to a location in PAWTUCKET!)

BOOKS

Riffraff Bookstore + Bar at 60 Valley Street is a straight up and wonderful literary bookstore at the end of a palazzo in Olneyville with an excellent cocktail bar in the back.

Twenty Stories is a mobile van with a highly (21 story) curated selection and a bricks & mortar at 127 Ives with something for everybody.

GIFTS

Stock Culinary Goods at 756 Hope St is the jewel box of a cooking store where you'll find a superb selection of culinary focused books. Love these gals!



Kreatelier at 804 Hope St sells clothes for babies all the way up to ladies, wallpaper, upholstery service, interior design and all sorts of beauty.

Modern Love at the corner of Westminster & Eddy - a gift shop where you'll have a blast shopping for cocktail paraphernalia, gardening gear, costume jewelry, fun threads, puzzles, sunglasses and everything else.

RFL SOCIAL COMMITTEE

FALL EVENT - SEPTEMBER 11



Karen (409)



Eliot, Jen (403), Kathleen (614)

RIVERFRONT LOFTS YARD SALE



David Stem (left), son of Seth Stem (301), and his band, "Su Casa", played for us. Thank you so much!



Two Phils and One Sara (405)



Deb (501) & Irene (308)



Bobbi (310)



Joan (504)



Claudia (408)



Michael, our florist, and Denise



Margaret & Justin (402)



Jola (507)

WINTER EVENT SUNDAY JAN.23 6 PM

FIRE PIT BY FRONT ENTRANCE

BYO chairs, wool hats, extra socks in boots, puffy jackets, blankets, whatever.

“There is no such thing as bad weather, only bad clothing.”

RFL AROUND THE CORNER

Did you know...

by KAREN RAND ANDERSON

HERE ARE A FEW MINI-PROFILES OF MORE PLACES TO DISCOVER IN DOWNTOWN PAWTUCKET...

THE FOUNDRY SHOW at the Pawtucket Armory Fri. 12/10: 12-8pm. Sat. 12/11: 11-6PM. Sun. 12/12: 10-6 pm. This annual top-notch juried art and craft show, with 60+ top regional artists, is not to be missed... and it's right across the street at the Pawtucket Armory. For detailed info, go to <https://www.foundryshow.com>



Modern Diner is a steadfast Rhode Island icon, and was chosen as the first diner in the nation to be accepted on the National Register of Historic Places. Serving food since 1941, in 2015, the Modern's signature Custard French Toast was featured on the Food Network as being "one of the top 5 diner dishes in the US." <https://moderndinerri.com>

THE RHODY HEN CAFÉ 350 Prospect St. Pawtucket. (1.3 miles) Run by a young husband-wife team, Tiffany and Antonio, the charming Rhody Hen is almost always super busy, so be prepared for a (worthwhile) wait when you go. www.rhodyhencafe.com



LORRAINE MILLS 560 Mineral Springs Ave A community of artists and entrepreneurs working in the birthplace of the industrial revolution: Pawtucket, RI. Home of Mixed Magic Theater; Crooked Current Brewery and White Dog Distillery, Miss Lorraine Diner; The Bench Jewelry Studio; Beauty For All Studio (grooming); Whisk Me Away RI (baked goods), Ming's Asian Street Food (sando bar!), Ja Patty and so much more. <http://pawtucketri.com/news/local-spotlight-lorraine-mills>

CRAFT BURGERS AND BEER 342 East Ave. Pawtucket (1 mile) The menu is innovative and extensive and the decor has a homey, barnwood feel. Tuesday nights are trivia nights, 6:30 pm. They do brunch on Sat. and Sun. starting at 10. Other days, it opens at 11. <https://www.craftbandb.com>



NOTES COFFEE CO. 508 Armistice Blvd (near the corner of near the corner of Newport Ave) Coffee, beer and bites served with soul in a bright, sunny storefront. Buns Bakery babka slices, Knead Donuts and tasty coffee. <https://www.notescoffeco.com>



THE MODERN DINER 364 East Ave., Pawtucket (1 mile) Just down the street from Craft Burgers, the



PAWTUCKET CITY PROJECTS UPDATE

by TOBA WEINTRAUB

TWO development projects currently in progress are sure to have an impact on the economic health of our town and both are within walking distance of Riverfront Lofts.

TIDEWATER LANDING STADIUM



TIDEWATER LANDING

Progress reports for this project are well covered by the Valley Breeze newspaper though since taking this assignment for our newsletter I have discovered a more interesting fact that needs to be addressed: Quite a number of residents do not know where the stadium is located.

Since it is within walking distance I thought a scenic description was called for. **How to get to the future Tidewater Landing Stadium site:** Facing Tolman High School walk left out of Exchange Ct (not recommended at 2:30 on a school day) and walk over the Exchange St Bridge. At Roosevelt Ave turn left to pass our architecturally beautiful City Hall and newly improved Slater Mill Complex (please notice the landscaping). The next part of your walk is easy, just keep walking in a straight line following the river on your left, taking in the two waterfalls.

After you walk under the old stone overpass you will see construction of the new river walkway and site of the future pedestrian bridge that will connect to Festival Pier on School St. Keep walking past the community garden and you will see a huge construction site. "You have reached your destination."

A few questions I posed to City Hall:

1. Will this project effect our property taxes?
Answer...No
2. What exit off of I-95 will be used to bring people to the stadium and what about parking?
Answer... multiple exits will direct people to the stadium where there will be parking close to these exits.

PAWTUCKET/CENTRAL FALLS TRANSIT CENTER

The dot.ri.gov site provides this November 2021 update: "Concrete has been poured for the Northbound ADA access ramp and the Pine Street sidewalk and access road paved. Installation continues on the train station elevator as well as Amtrak's overhead catenary wire system that will ultimately electrify the trains ahead of platform placement."

LEADING LOCAL THEATRE

this season

by JUDITH TOLNICK CHAMPA

DROSSELMEYER is the elusive magician in E.T.A. Hoffmann's story, "*The Nutcracker and the Mouse King*" (1816), and via Alexandre Dumas's adaptation he is the pivotal character in Tchaikovsky's libretto for the "*Nutcracker*" ballet of 1892. On Christmas Eve D- presents a toy nutcracker to his godchildren, among whom Clara especially embraces it (him). As she sleeps the small toy soldier nutcracker is transformed into a handsome, grownup prince within Clara's terrifying yet colorful, if not wondrous, dreamworld of waltzes and other dances. The ballet is great theatre.

In this season when professional theatre is especially vibrant in Rhode Island, there are many Drosselmeyers. They are dedicated artistic directors who work with talented, largely homegrown actors to make memorable magic happen on stages large and small. Each has persevered through the stillness of the pandemic to re-emerge with joy and bounty. There is no space to cover them all.

Yet let's explore our own backyard with **The Burbage (BTC)**, cleverly named for the foremost 17thc. British actor and theatre manager, **Richard Burbage**, partner in Shakespeare's *Lord Chamberlain's Men*. **Jeffrey Church**, Artistic Director/President of the BTC, believes in "*the Theatre's continued relevance as a civil institution is best perpetuated by building productions around the collaboration of an expert ensemble of storytellers. We put acting first as it is our conviction that it is the responsibility of the actor to activate thought and inner movement in their audience.*"

I attended the RI premiere of BTC's *Everybody* by **Brandon Jacobs-Jenkins**, an updated 15thc. morality play with a minimal set yet more than a few conceptual twists and turns. It is a reckoning with God through Death - both personified - along with actors representing Love, Time, The Senses and more. The play is a study of our resistance to surrendering to Death, and the God character transmutes into Understanding at the conclusion of the play. Daringly, the cast changes roles each night, so one never experiences the same performance.

There are a good dozen companies in Providence County and beyond. It is time to patronize them. We miss the proximity of the **Gamm**, formerly

a walk across the street from RFL, relocated to nearby Warwick. It is led by passionate, Pawtucket-born **Tony Estrella**, with a mission "*to tell stories that entertain, provoke, and engage seriously with the most important issues of our time,*" and focuses both on new productions and classic repertoire. *It's a Wonderful Life: A Live Radio Play!*, through December 24, stars **Jeff Church**.

The always worthwhile **Wilbury Theatre Group** moved this fall into the Waterfire Arts Center on Valley Street. With Founding Artistic Director **Josh Short**, it pursues "*staging boundary-pushing productions that are consistently edgy, always intimate, and often unexpected.*" *First Flowers and a Time Machine (ó, Flores de Fuego y una Máquina del Tiempo)*, by **Shey Rivera Ríos**, described as a virtual experience, runs December 17-31.

Naturally in this season of "revelry and redemption" the ever-surprising, ever-popular **Charles Dickens' Christmas Carol** ghost story is at **Trinity Rep.** through January 2. In 2006 **Curt Columbus** inherited the Artistic Director mantles of **Adrian Hall, Anne Bogart, Richard Jenkins, Oskar Eustis, and Amanda Dehnert** to lead what would later be named the **State Theater of Rhode Island**.

Mixed Magic Theatre of Pawtucket, in **Lorraine Mills**, is pledged to "*building more literate and arts-active communities.*" Co-founded by **Ricardo and Bernadet Pitts-Wiley**, it has long been led by **Ricardo** as Artistic Director, and now by their son, **Jonathan**. "*The company has a deep legacy of bringing diverse stories to the stage,*" describes the RI Council for the Humanities, and this year it was awarded its prestigious **Tom Roberts Prize for Creative Achievement in the Humanities**.

Lastly, consider patronizing the **Manton Avenue Project (MAP)** of **Olneyville, Providence**, formed to give the stage to young people, especially BIPOC and Latinx. Former Executive Artistic Director, now Co-Director **Meg Sullivan**, gave a TedX Providence talk pointedly entitled *Playwriting as Practice for a More Just World*. MAP describes that it "*has professionally produced over 700 plays written by under-resourced youth [...] giving young people tools to become tomorrow's creative thinkers and community leaders.*" That feat seems just the magical Drosselmeyer-esque note on which to conclude this essay.

RIVERFRONT LOFTS resident profile

CLAUDIA MIDDENDORF

ANYONE WHO LIVES IN RIVERFRONT LOFTS has been greeted by the unfailingly lovely **Ms. Middendorf** and her sweet dog, **Stella** whom she met in 2012 through Last Hope Animal Rescue in Massachusetts.

Claudia moved to RFL in 2008 and, as she tells it, was only able to do so with the federal tax credit of the day which provided \$8,000 to first-time home buyers. Thank you, former President Bush, for that initiative which resulted in RFL being a more vibrant community.

After growing up in the San Francisco Bay area and completing her Bachelor's Degree at California College for the Arts (CCA), Claudia came east to Providence for grad school completing a Master's Degree in Graphic Design at RISD. Since then she's made productive use of those degrees. She has worked with Aramark in their Uniform Services Division as well as with CVS producing in-store graphics and she recently taught intro graphic design at Clark University in Worcester, MA.

Gardening is a passion of Claudia's that she can indulge as a member of **The Brown Street Community Garden** in Providence. She also serves on



their Committee through which she helps with community outreach and adhering to Providence community gardening requirements.

Gardening, however, plays second fiddle to her vocation for making art. After exploring a few options Claudia has settled into producing handmade minimalist linen quilts in her live/work space on the 4th floor here at RFL. Her venture is called **Matilde** (MatildeHome.com). Recently Claudia and Matilde have been featured in *Martha Stewart Living* magazine and on *Remodelista.com*. You can follow her on Instagram, see her work when she shows at the RISD Sale in fall and spring, with **Field and Supply** in Kingston, NY, and at **Renegade Craft** in San Francisco. And, to think, she sews it all in this former thread factory in Pawtucket, Rhode Island.

A DAY TO REMEMBER

by IRENE LOZACH

ON **INDIGENOUS PEOPLES' DAY**, which shares the calendar with a federal holiday honoring Christopher Columbus, a group from the **Narragansett Nation** held a protest event in Pawtucket Veterans Memorial Park. They were asking for the removal of the recently installed statue of colonialist William Blackstone at the corner of Exchange St and Roosevelt Ave.

Narragansett tribal elder, **Bella Noka**, speaking at the event stated *"We are here today to celebrate Indigenous Day Rhode Island as well as demand the statue of William Blackstone be taken down. We're not going to stop until it is"*.

Tribal elder Noka led a roster of about a dozen speakers among them RFL resident **Judith Tolnick Champa** whose thoughtful piece in this newsletter's September 2021 edition suggested that reexamination of the decision to once again honor Blackstone was in order, a position that was echoed by several of the day's speakers.

Press coverage of the well attended event included a front page article in the 10/12/21 Providence Journal by **Paul Edward Parker**. The article states that the land the statue sits on is owned by downtown Pawtucket real estate developer, **Louis Yip**. *"The city and Yip reached a 10-year*



agreement under which the city can use the land for 10 years at no cost and develop amenities, including the park, a kayak launch and a bike path along the river. These improvements are being paid for with \$1.8 million in federal Community Development Block Grant money", wrote Parker.

To those participating in the October 11 protest at Veterans Memorial Park the Blackstone statue brings painful reminders.

THE RFL RESERVE FUND

by KARL MACHATA and IRENE LOZACH

THE TRAGIC NEWS OF THE CHAMPLAIN TOWERS SOUTH BUILDING COLLAPSE in Surfside, Florida on June 24 has led to greater scrutiny of condo reserve funds nationally. An independent budget review a little over a year prior had warned of that condo association's financial reserves being underfunded with only 6.9% of recommended funds required for repairs available while industry standard calls for a range of 15-40% funding. This shortfall along with delays in raising funds through a special assessment to address repairs had devastating results.

RFL differs greatly from Champlain Towers primarily in that we have a well monitored reserve fund and a community willing to heed advice to fund the maintenance of our historic building. Last year at this time we all received a letter from the board about the various mechanisms in place for funding maintenance of the Riverfront Lofts buildings and property which has again been included in our year end elections and

budget packet. Here we will focus on the RFL reserve fund.

RFL RESERVE FUND FACTS:

- ✓ If all common elements in the current Reserve Fund Study had to be replaced at once rather than as projected over the next 30 years it would cost approximately \$2.3M
- ✓ We currently have \$907K in our reserve fund which is 39% of the replacement estimate
- ✓ For 2021 RFL income totaled \$404,780.00, \$90k of which, or 23%, went to the reserve fund

THE RFL RESERVE FUND is essentially a savings account that owners fund through a percentage of HOA fees. The purpose of

this fund is to fund replacement costs of component fixtures of the RFL buildings and common property. A Reserve Fund Study (RFS) is completed every 3 years by an engineering firm that the RFL condo association hires. Each study makes recommendations to the RFL board regarding building and property components expected to require replacement within 30 years following the study. The study forecasts when the replacement will need to be made and the likely costs to do so. The board, with the recommendation of the reserve fund committee, then determines which RFS line items to budget for with the reserve fund. The reserve fund committee updates the fund as replacement projects are completed as well as at year end.



You can find the complete Reserve Fund Study on the Senearthco website. A copy of the study is kept in the manager's office as well.

To get involved with the newsletter or submit a piece email us at RiverFrontLoftsNewsletter@gmail.com