

Memorial Hospital

From blight to bright

Securing the Site and Moving the Redevelopment Forward

Prepared for Mayor Grebien and the City of Pawtucket · August 2026

Presented by Memorial Real Estate Group

Delivering on the promise of neighborhood revitalization

Empty for eight years, the Memorial Hospital campus drew crime to the block. The Owner and the City broke that pattern together. Now it is coming back to life as housing above a commercial and community base. A living, working block lifts the neighborhoods around it.

1

Blighted

Stripped, broken into, dumped on



2

Secured

Sealed, watched, patrolled



3

Community

Housing and services return

WHERE THINGS STOOD

The City inherited a problem, and fought for a solution

Organized crews broke in to strip copper, fixtures, and anything with scrap value for the black market.

Kids climbed inside to party in an empty building, smashing what was left and tagging the halls with graffiti.

Neighbors watched the block's biggest building deteriorate.

“

We've been dealing with it for eight years.

Mayor Donald R. Grebien

The turnaround starts by taking the building back.

WHAT WAS DONE

The Owner and the City took the building back together

In July, the Owner (Memorial Real Estate Group) and the City launched a coordinated monitoring and enforcement effort that took the building back and broke the pattern. This joint effort is a key step toward renewal.



1 Seal

Steel guards over every door and ground level opening, bolted from inside.

“Plywood invites a crowbar. Steel does not.”

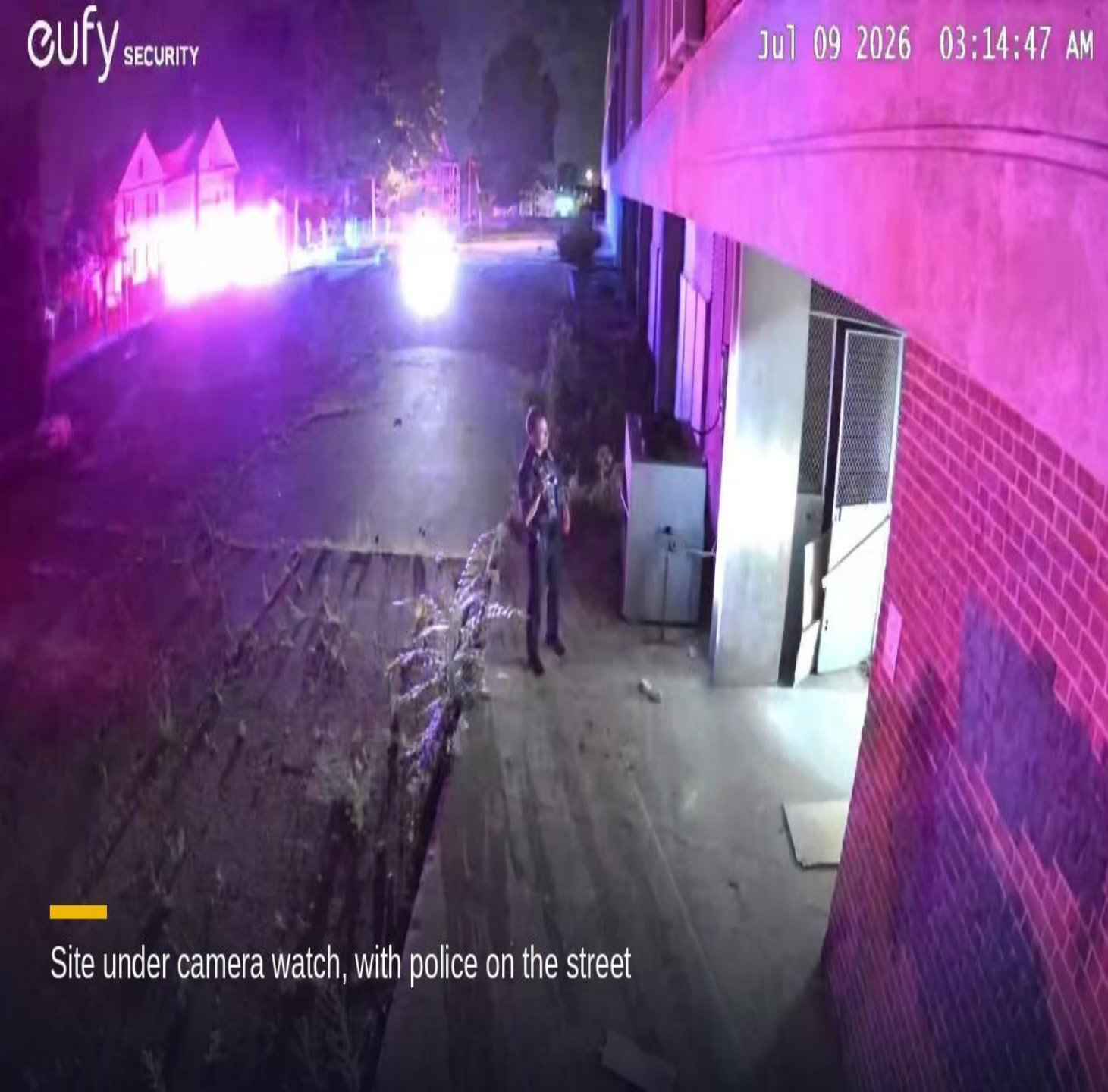


2 Watch

Ten cellular cameras, solar and self contained, siren and spotlight on motion. Nothing on site to cut.

3 Prosecute

Break in now, and you will be arrested and charged with a felony. The Owner will sign every complaint, and the City will make sure you see the inside of a courtroom.



Site under camera watch, with police on the street

SECURED AND HOLDING

Not worth the trouble

The break ins stopped. The dumping stopped. A sealed, watched building is not worth the trouble.

*This holds because both sides are invested.
The Owner watches, the City enforces.*

Three of the units feed straight to the Pawtucket Police Department.

Reverse the source, and the block reverses with it

An occupied building puts life and eyes back on the street, and this lift crosses the property line.

WHO IT HELPS – The City of Pawtucket

- The families on the block
- The businesses nearby
- The medical center still working next door

A COMMUNITY THAT WORKS

Homes for veterans and their families, woven into the community, beside a care provider they can walk to, with transit at the door.

Housing, care, and transit, lining up in one place.

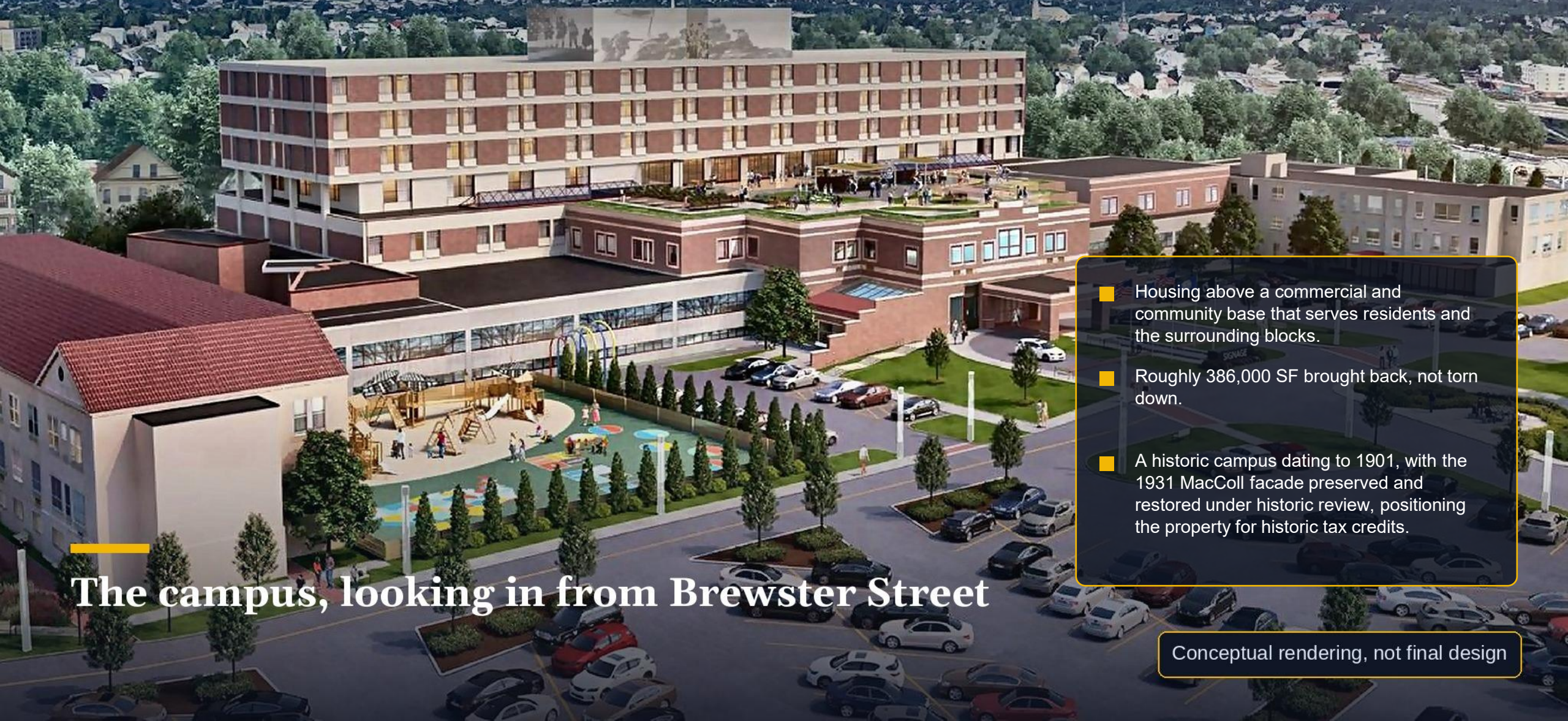


From a Problem Property to Rejuvenated Neighborhood

One block, taken back and put to work, is where a neighborhood's comeback begins.

WHAT IT BECOMES

One integrated building, housing above a community base



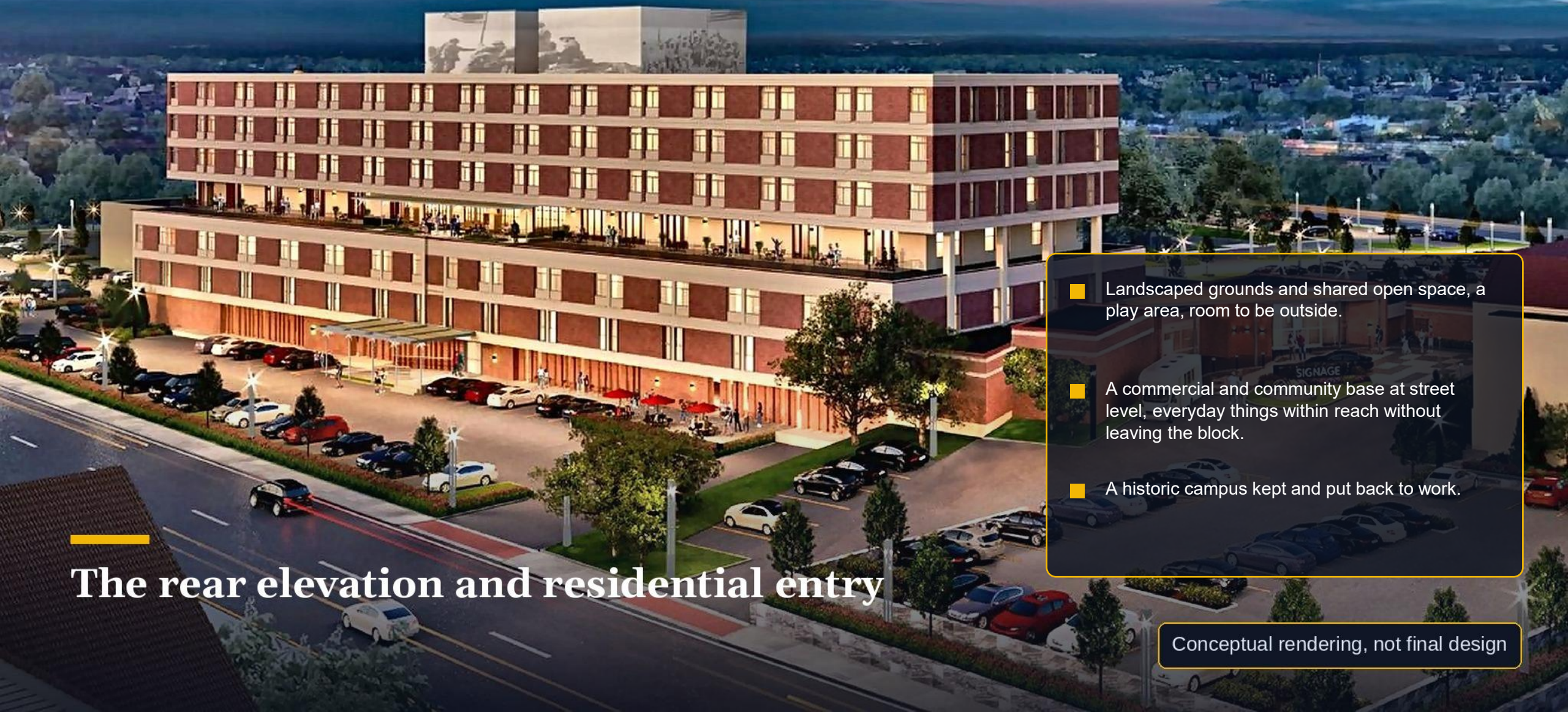
- Housing above a commercial and community base that serves residents and the surrounding blocks.
- Roughly 386,000 SF brought back, not torn down.
- A historic campus dating to 1901, with the 1931 MacColl facade preserved and restored under historic review, positioning the property for historic tax credits.

The campus, looking in from Brewster Street

Conceptual rendering, not final design

RESIDENTIAL AND COMMUNITY LIFE

The same building from the back, where residents live



- Landscaped grounds and shared open space, a play area, room to be outside.
- A commercial and community base at street level, everyday things within reach without leaving the block.
- A historic campus kept and put back to work.

The rear elevation and residential entry

Conceptual rendering, not final design

Hard to do, but the Team is committed

Memorial Hospital served Pawtucket for decades before it closed in 2017. Since then, efforts to redevelop the site have stalled for lack of financing. Memorial Real Estate Group has the momentum and is on a trajectory that puts it closer to success.

1

Reuse costs more than new build

Working around a historic campus and preserving what historic review requires costs more than demolishing a structure and building fresh.

2

The money is out for years

Construction, then lease up, then stabilization, with loan interest running the whole way before the building carries itself.

3

The City's tools bridge the gap

Financing tools that have the potential to deliver 160 – 180 new apartments and space for commercial tenants to serve the community.

Motion on every front

1

The building is secure, stable, and back under control. The block's biggest liability is now its most active project.

2

Historic review is underway through The Public Archaeology Laboratory, with design and planning advancing alongside it.

3

Representatives of the Owner have engaged the community, the Mayor's office, and the Pawtucket Police, along with commercial leasing brokers, to shape the right mix of uses for the neighborhood.

REFERENCE

Sources

Pawtucket Police Department · City of Pawtucket · Care New England · The Public Archaeology Laboratory · Pawtucket Zoning · Public Land and Property Records

This deck is provided for informational and illustrative purposes only. The process of redeveloping Memorial Hospital is ongoing and expected to evolve as design, approvals, and financing continue to advance.

DEVELOPMENT CONSULTANTS

Christopher J. Bogdan, President, Bogdan Builders, Inc.

Bennett Goldberg Brown, Manager, Sugar Mill Construction MD, and CEO, Artery Capital, LLC