

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 560

Approved November 28, 1989

RESOLVED, That the Director of Inspection and Standards is hereby authorized to cause the demolition and boarding liens on those parcels located along 41 and 44 Hammond Street to be waived, as requested by the Armory Revival Company, in the total amount of Three Thousand, Seven Hundred Eighty Dollars (\$3,780.00).

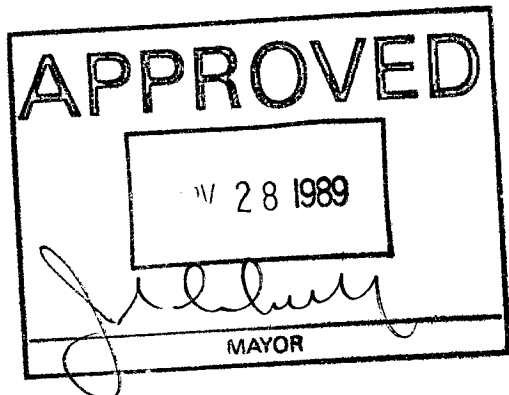
IN CITY COUNCIL

NOV 16 1989

READ AND PASSED

Anthony W. Epton
PRES.


Rose M. Membrane
CLERK



THE COMMITTEE ON

FINANCE

Approves Passage of
The Within Resolution


Chairman

October 26, 1959

Councilman Lombardi (By Request)

Lombardi

PETITION TO THE CITY COUNCIL
FOR THE CITY OF PROVIDENCE

The undersigned respectfully represents The Armory Revival Company, a Rhode Island corporation engaged in the business of developing, restoring, reconstruction and constructing affordable housing on the West End/Armory District of the City of Providence.

The Corporation has purchased and developed many properties and lots in the Armory District and has returned numerous unproductive and vacant properties to the Providence City Tax Rolls. There are several properties currently owned by the Corporation which have old demolition/boarding liens against them. A list is attached hereto and made a part hereof.

In consideration of the significant impact and revitalization the Corporation has had on the Armory District, and in further consideration of the continued progress and construction underway and to be completed, it is respectfully requested that the City waive its right to enforce these liens and release the same on the public record.

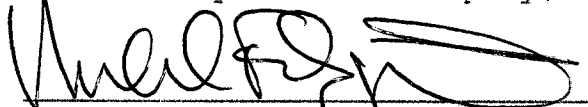
Several of the liens, particularly those concerning lots 288 and 290 on Assessors Plat 32 were not discovered during prior title searches. The index page in the Recorder of Deeds office in which they were found is labeled "Recopy" which means the original page was removed at one time. This is a possible explanation for the failure to

discover. A second property, Lot 290 on Plat 32 (47 Hammond Street) was the subject of a mortgage foreclosure, which mortgage predated the lien. The Corporation would request that the City release this lien rather than force the corporation to take additional expensive steps to remove it.

Respectfully submitted,

The Armory Revival Company,

By:



Michael Fitzpatrick, Esq.
155 South Main Street
Providence, Rhode Island 02903

Aug 10 2 20 PM '89
DEPT. OF CHILD CLEER
PROVIDENCE, R.I.

FILED

<u>Plat/Lot</u>	<u>Amount</u>	<u>Address</u>	<u>Book/Page</u>
32/288	36.00	41 Hammond Street	3/31
32/302	34.00	44 Hammond Street	3/32
32/302	204.00	44 Hammond Street	3/115
32/288	1,940.00	41 Hammond Street	3/187
32/302	1,840.00	44 Hammond Street	3/188
32/290	1,570.00	47 Hammond Street	2/974
32/288	365.00	41 Hammond Street	2/996
32/302	476.00	44 Hammond Street	2/997
32/302	25.00	44 Hammond Street	2/1058

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: September 8, 1989

TO: Merlin A. DeConti, Jr., Director of Inspection and Standards

SUBJECT: REQUEST FOR DEMOLITION AND BOARDING LIENS

CONSIDERED BY: Councilman David G. Dillon, Vice-Chairman/Committee on Finance

DISPOSITION: Attached is copy of Resolution presented to the City Council on September 7, 1989, requesting the demolition and boarding liens be waived located along 41, 44 and 47 Hammond Street, same being self explanatory.

Your recommendation is requested by the above named Committee.

Rose M. Menlove
City Clerk



Department of Inspection and Standards

"Building Pride In Providence"

MEMO

To: Councilman David Dillon, Committee on Finance
From: Merlin A. DeConti, Jr., *[Signature]* Director
Date: Oct. 16, 1989

I have reviewed the request of the Armory Revival Company to abate the liens on the property located at 41, 44 and 47 Hammond St. At the present time, this department has a total of \$6,490 in liens placed against these properties, not including any interest.

The building at 47 Hammond St. was demolished by the City of Providence using federal funds, at a cost of \$1,570. The buildings at 44 and 41 Hammond St. were demolished by the City, using City funds at a cost of \$1,840 and \$1,940, respectively. In addition, the building at 44 Hammond St. was boarded by the City of Providence on four occasions for a total cost of \$739, and the building at 41 Hammond St. was boarded on two different occasions at a cost of \$401.

The Department of Planning and Development is no longer funding any boarding and demolition programs, but a revolving account has been set up for my use. Therefore, it is my recommendation to request the Armory Revival Company to pay the cost of the boarding of 41 and 44 Hammond St., which was done with federal funds, and the demolition of 47 Hammond St., which was demolished with federal funds, without including any cost for interest. The total amount due would be \$2,710. The two liens for the demolition of 41 and 44 Hammond St. which was performed with City funds at a cost of \$3,780 could be waived. In this way, monies would be available to this department for further boarding or demolition; and the Armory Revival Company, which has done an admirable job constructing new buildings in the area would also be given a break on the outstanding liens due against these properties.

MAD, JR:np

MICHAEL FITZPATRICK
ATTORNEY AT LAW
155 SOUTH MAIN STREET
PROVIDENCE, RHODE ISLAND 02903

(401) 751 - 5533

September 27, 1989

City Clerk
City of Providence
City Hall
Providence, Rhode Island

Re: The Armory Revival Company
Petition to Waive Liens

Dear Ms. Mendonca:

In its September meeting, the city council referred a petition of the Armory Revival Company to the Finance Committee for review. I represent The Armory Revival Company and would like the opportunity to appear at the meeting of the Committee when the petition is considered.

Please notify me of the date and time of the meeting at which the petition will be discussed.

Very truly yours

Michael Fitzpatrick

MF:yd



Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees

Michael R. Clement
First Deputy

Jean M. Angelone
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

October 30, 1989

Michael Fitzpatrick, Esq.
155 South Main Street
Providence, Rhode Island 02903

Dear Mr. Fitzpatrick;

I have been directed by Councilman Andrew J. Annaldo, Chairman of the Committee on City Property, to correspond with you relative to your petition requesting demolition and boarding liens be waived for certain properties located along Hammond Street.

A report from the Department of Inspection & Standards states Federal funds were used for the boarding of 41 and 44 Hammond Street and the demolition of 47 Hammond Street, and therefore those amounts which total \$2,710.00 without including any cost for interest, cannot be waived.

The two liens for the demolition of 41 and 44 Hammond Street, performed with City funds in the amount of \$3,780.00 can be waived.

Upon payment of \$2,710.00 to the Department of Inspection & Standards and upon my receipt of proof of payment, a Resolution will be transmitted to the City Council to waive the liens in the amount of \$2,710.00.

If you have any questions, do not hesitate to contact me.

Very truly yours,

Rose M. Mendonca,
City Clerk

RMM/jb



Department of Inspection and Standards

"Building Pride In Providence"

(Re: 41,44,47 Hammond St.) Nov. 7, 1989

Received of Michael Fitzpatrick the sum of \$2,710,
representing reimbursement of liens as per letter from
City Clerk, dated Oct. 30, 1989.

Merlin A. DeConti, Jr. (rp)

Rose M. Mendonca
City Clerk



Michael R. Clement
First Deputy

Clerk of Council

Jean M. Angelone
Second Deputy

Clerk of Committees

DEPARTMENT OF CITY CLERK
CITY HALL

October 30, 1989

Michael Fitzpatrick, Esq.
155 South Main Street
Providence, Rhode Island 02903

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If you have any questions, do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Rose M. Mendonca".
Rose M. Mendonca,
City Clerk

RMM/jb

CITY OF PROVIDENCE, RHODE ISLAND . MAYOR JOSEPH R. PAOLINO, JR.

Rose M. Mendonca
City Clerk

—
Clerk of Council

—
Clerk of Committees



DEPARTMENT OF CITY CLERK
CITY HALL

Michael R. Clement
First Deputy

—
Jean M. Angelone
Second Deputy

December 13, 1989

Michael Fitzgerald, Esq.
155 South Main Street
Providence, R. I. 02903

Re: Armory Revival Co.

Dear Mr. Fitzgerald,

Enclosed is certified copy of Resolution No. 560,
approved November 28, 1989 by His Honor the Mayor.

The Resolution has been passed by the City Council
and sponsored by Councilman John J. Lombardi.

Very truly yours,

Rose M. Mendonca
City Clerk

RMM/bp

Enc.