

Revised by Res. No. 146
Approved: March 15, 1985

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 56

Approved January 21, 1985

RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a lease with Peter R. Germani and Mark Messier, d/b/a Comfort Station, Ltd., of 83 Chaplin Street, Pawtucket, RI 02861, of that land and building located along Weybosset Street, known as the former Weybosset Street Comfort Station, designated as Lot 171, on City Assessor's Plat 20 containing approximately Nine Hundred Eighty square feet, more or less, including existing building and below ground area of Lot 171 on City Assessor's Plat 20, for a period of twenty (20) years, at a rental of Ten Dollars (\$10.00) per month from the date of execution until June 30, 1985; Two Hundred Fifty Dollars (\$250.00) per month from July 1, 1985 through September 30, 1985; Five Hundred Dollars (\$500.00) per month from October 1, 1985 through September 30, 1988; and for the remainder of the first ten (10) Year period, the rental shall be Five Hundred Dollars (\$500.00) per month plus the National Cost of Living Increase as reported on an annual calendar year basis, provided however, that in each of the remaining years of the first Ten (10) Year period, the rental will reflect the prior years National Cost of Living Increase as reported on an annual calendar year basis; provided further however, that Three (3) Months prior to the expiration of the first Ten (10) Year Period, the lessee and the City of Providence shall negotiate the rental price and conditions for the next Five (5) Year period; provided further that Three (3) Months prior to the expiration of the aforementioned Five (5) Year Period, the lessee and the City of Providence shall negotiate the rental and conditions for the last Five (5) Year Period of the lease.

IN CITY COUNCIL
JAN 17 1985

READ AND PASSED

Louis A. Strout PRES.
Rose M. Membrane CLERK



No. 678

Revised December 20, 1984

Mathewson St.

Property Line

PROVIDENCE
CITY PROPERTY SECTION
File No. 064311
Date December 5, 1984

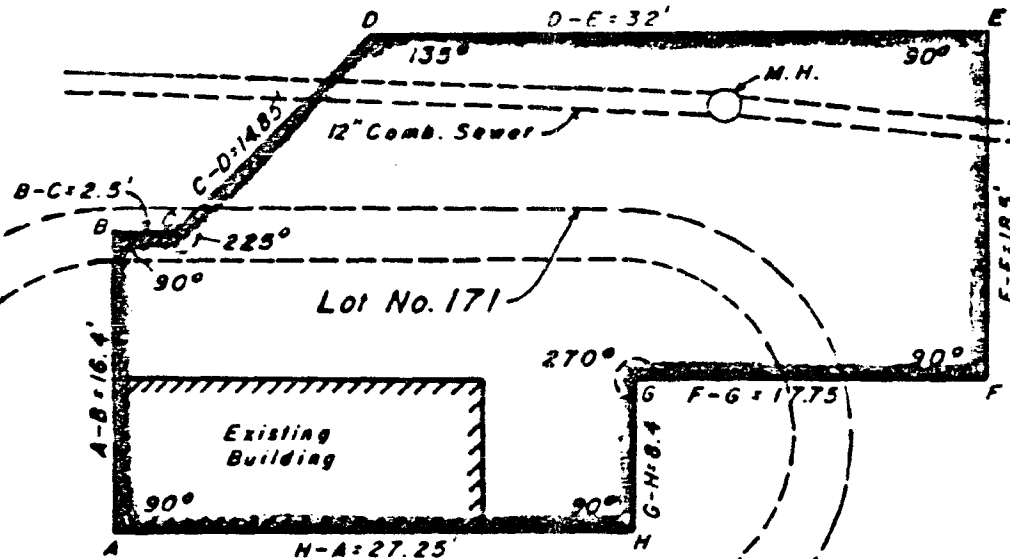
Notes:

Shaded Area (A-B-C-D-E-F-G-H-A) Indicates Proposed Lease.

Said Area Contains 980 Sq. Ft.
Lot No. 171 Platted From Best Available Data.

Full Sewer Easement Will be Required.

Outer Dashed Line Indicates Lot No. 171



CITY OF PROVIDENCE, R. I.
Public Works Dept. Engineering Office
Shows Proposed Lease of Lot 171
A.P. 20
Drawn by J.A.M. Checked by R.J.Q.
Scale Not to Scale Date 12-5-84
Surveyed by [Signature] Associate Engr.
Approved [Signature] CHIEF ENGINEER

Lot Number From Assessor's Plat 20

Weybosset St.

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: January 10, 1985

TO: Anthony Giannini, Deputy City Solicitor

SUBJECT: Request for Law Department to Draft Appropriate Resolution

CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman
Committee on City Property

DISPOSITION: VOTED: to request the Law Department to draft and prepare the appropriate Resolution authorizing the Mayor to execute a lease to Peter R. Germani and Mark Messier of the former Weybosset Street Comfort Station.

Attached hereto is a copy of the Resolution passed by the City Council and vetoed by Mayor Paolino with his communication informing of the reason he found it necessary not to approve the lease.

The Committee requests you insert into the Resolution the provisions as requested by His Honor, the Mayor.

City Clerk

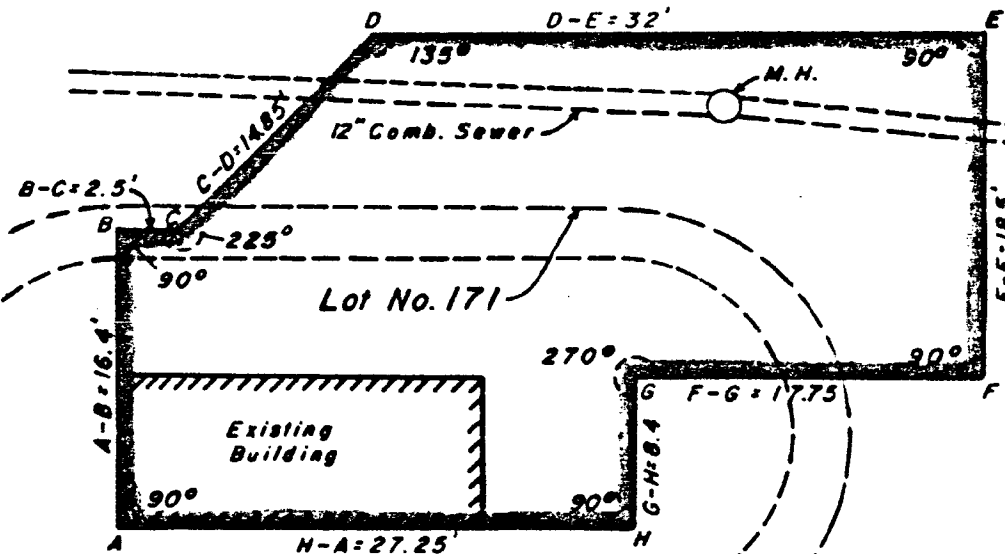
No. 678

Revised: December 20, 1984

Mathewson St.

Property Line

Outer Dashed Line Indicates Lot No. 171



PROVIDENCE R.I.
CITY PROPERTY SECTION
Plan No. 064311
Date December 5, 1984

Notes:

Shaded Area (A-B-C-D-E-F-G-H-A) Indicates Proposed Lease.

Said Area Contains 980 Sq. Ft.

Lot No. 171 Platted From Best Available Data.

Full Sewer Easement Will be Required.

CITY OF PROVIDENCE, R. I.
Public Works Dept. Engineering Office
Showing Proposed Lease of Lot 171
A.P. 20
Drawn by J.A.M. Checked by R.J.O.
Scale Not to Scale Date 12-5-84
Approved [Signature] Associate Engr.
CHIEF ENGINEER

Lot Number From Assessor's Plat 20

Weybosset St.

2
October 1, 1984

Dear Mr. Annaldo,

Enclosed is a letter to the Committee on City Property, concerning a lease for the Weybosset St. Comfort Station.

I have already spoken to the Mayor's Office about this and they have advised me to contact you and submit a proposal for a lease to the Property Committee.

I originally started to develop the Comfort Station in 1980 but because of some problems with financing had to abandoned my efforts. Those problems are resolved now and I would like to finish the project.

Sincerely Yours,

Peter R. Cammarone

7240036

RECEIVED
OCT 1 1984

OCT 4 2 20 1984

RECEIVED

FILED

OCT 4 9 50 AM '84

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

Sincerely yours,

Under the project:

the efforts. These projects are resolved not and I must go to
1980 not because of some projects after discussing me to produced

I originally wanted to develop the project station in
for a time to the project committee.

and they were advised me to consider for and support a project

I have already spoken to the Mayor, a officer from the
concerning a time for the Mayor's office of support station.

Enclosed is a letter to the committee on City Projects
Dear Mr. Vukajic:

October 1, 1984

October 1, 1984

Gentlemen,

Myself and Mr. Mark Messier, doing business as the Comfort Station Ltd. , would like to lease the Weybosset St. Comfort Station, for the purpose of using it as a cafe and pub.

Originally, I was one of the developers of the Comfort Station and I unwillingly, had to abandon my efforts because of financing difficulties. These difficulties no longer exist and I feel that this project is still a very viable idea that will be a boon to the area, adding a little sparkle to the downtown district.

The lease we propose would be as follows: Twenty (20) years:

Until such time as those premises are open for business as a restaurant by the LESSEE, the rental of TEN (\$10) DOLLARS per month; TWO HUNDRED FIFTY (\$250) DOLLARS per month for the first three (3) months after opening of the restaurant; FIVE HUNDRED (\$500) DOLLARS per month for the next three (3) years after opening the restaurant; and for the remainder of the initial ten (10) year period, the rental shall be FIVE HUNDRED (\$500) DOLLARS per month, plus a monthly increase in such rental by an amount which reflects one-twelfth (1/12) of the annual amount of the increase in the cost of living index, for the year immediately preceding, as released by the Boston Labor Division for the Northeast Region; provided further however, that three (3) months prior to the expiration of the initial ten (10) year period, the LESSEE and the City of Providence shall negotiate the rental price and conditions for the next five (5) year period; provided, further, that three (3) months prior to the expiration of the aforementioned five (5) year period, the LESSEE and the City of Providence shall negotiate the rental and conditions for the last (5) year period of this Lease;

Thank You

Sincerely Yours,

Peter R. Gormoni

83 Chaplin St.
Pawtucket R.I.

02861

724-0036



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: November 28, 1984

TO: Peter Granieri, Jr., Director
Department of Public Works

SUBJECT: PROPOSED LEASE OF FORMER WEYBOSSET STREET COMFORT STATION

CONSIDERED BY: Councilman Andrew J. Annaïdo, Chairman
Committee on City Property

DISPOSITION: Enclosed herewith are the various communications passed
by the City Council relative to the above subject matter.

The Committee on Public Works has voted to lease the former Comfort Station to Comfort Station Limited, and requests review of the tracing submitted by your Department April 25, 1980 and the Resolution approved October 29, 1982, so that the proper tracing will be presented to the City Council at its next meeting scheduled to be held December 6, 1984.

I am transmitting copies of all Resolutions, together with correct correspondence for your review.

Rose M. Mendonça
City Clerk

January 23, 1985

Mr. Peter R. Germani
83 Chaplin Street
Pawtucket, RI 02861

Dear Mr. Germani,

Enclosed is a certified copy of Resolution No. 56,
approved January 21, 1985, the same being self-explanatory.

Will you kindly communicate with the City Solicitor's
Office so that the lease agreement for said land and
building can be executed.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jma
Enclosure