



Executive Chamber, City of Providence, Rhode Island

Vincent A. Cianci, Jr.
MAYOR

August 14, 1975

The Honorable
The City Council of
The City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

Under authority granted to me by Chapter 3, Section 3.18 of the Charter of the City of Providence, Rhode Island, I hereby disapprove and veto the Resolution of the City Council of Providence empowering me to execute a deed conveying a piece of city owned land, which formerly was the site of the Atwells Avenue School, to Paul J. Ronzio of North Providence.

I have taken this action because the sale of this land was not advertised properly, many interested parties have indicated that they would pay a much higher price for the land, and the sale of this property is thus not in the best interests of the citizens of Providence as resolved by the Council.

Respectfully yours,

Vincent A. Cianci, Jr.
VINCENT A. CIANCI, JR.
Mayor

VAC, JR:ces
lar

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

AUG 21 3 19 PM '75

FILED

IN CITY COUNCIL
SEP 4 1975

READ: and veto Sustained
Vincent A. Cianci, Jr.
CLERK

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No.

Approved

1-3
Municipal
Abolished
Committee

RESOLVED, that His Honor the Mayor is hereby authorized and empowered to execute a deed conveying that certain City owned land, being the site of the former Atwells Avenue School, located along the northerly side of Atwells Avenue, between Cheeves Place and Messenger Street, designated as Lot 359 on City Assessor's Plat 28, containing fifteen thousand, two hundred seventy six (15,276 \pm) square feet, more or less, more particularly defined and outlined on accompanying Plan No. 063942, August 4, 1975 to Paul J. Ronzio of North Providence, Rhode Island, for the sum of Sixteen Thousand (\$16,000) Dollars, subject to such terms and conditions as the Mayor and the City Solicitor may impose.

IN CITY COUNCIL
AUG 7 1975

READ AND PASSED

Ralph Fagnola PRES.
ACTING
Vincent Crespia CLERK

I hereby disapprove
and veto
Vincent Crespia
mayor
Aug 14, 1975

THE COMMITTEE ON
City Resolution
Approves Passage of
The Within Resolution
Unanimous
Sept 24 1975 *Clark*

IN CITY COURT

READ AND PASSED

[Signature]

June 3, 1975

City Property Committee
c/o City Clerk
Vincent Vespia
City Hall, Providence, Rhode Island

Dear Mr. Vespia:

Re: Old Atwells Avenue School Site

Plat 28, Lot 359

The city presently has the above property that has not been on the tax rolls since 1945. I am interested in purchasing said property at this time.

I would like to request a meeting with the Property Committee to discuss this purchase.

Your kind consideration to this matter would be appreciated.

Very truly yours,

Paul J. Ronzio

Paul J. Ronzio
Caserta Pizzeria
121 Spruce St.
Providence, R.I.

*North
Providence*

*9 Meadows
Blvd.*

621-3618

621-9848

621-2821

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

JUN 4 2 21 PM '75

FILED

City District Committee
% City Clerk
Vincent Vapre

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: June 4, 1975

TO: Councilman Harry A. Johnson, Chairman, Committee on
City Property

SUBJECT: ATWELLS AVENUE SCHOOL SITE

CONSIDERED BY: City Clerk, Vincent Vespa

DISPOSITION: Attached is photocopy of correspondence received
this date, on the above subject for your information.

Vincent Vespa

City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: July 10, 1975

TO: City Assessor Donald Capuano

SUBJECT: SITE OF OLD ATWELLS AVENUE SCHOOL

CONSIDERED BY: Committee on City Property

DISPOSITION: VOTED: to refer attached communication for
study and report to the above named
Committee.

Vincent Vespia —
by Rose M. Mendonca
City Clerk



DONALD M. CAPUANO
CITY ASSESSOR

OFFICE OF CITY ASSESSOR

CITY HALL, PROVIDENCE, R. I. 02903

VINCENT A. CIANCI, JR.
MAYOR

✓✓

July 21, 1975

TO: City Property Committee

FROM: Donald M. Capuano, City Assessor

SUBJECT: Vacant lot located at 235 Atwells Ave., A. P. 28, lot 359, 15,276 sq.ft.
(see engineering sketch attached). Zoning: C 2 - 106'.04 in depth from
Atwells Ave., R 4 - 45'.74 in depth from Atwells Ave. rear.

Comparable sales Plat 28:

1. A.P. 28, lot 788, 97 DePasquale Ave., 2,280 sq.ft., land and bldg. sold
June 3, 1974 for \$5,000.00, C 2 zone: land assessed 2,930, bldg. 4,790, Total
assessed \$7,720. Assessment over selling price = 1.54%. If bldg. were razed at \$1,000
bal. = 3,930. $\$5,000 - 3,930 = 1,070 \div 2280 \text{ sq.ft. land} = .47\text{¢ per sq.ft.}$

2. A.P. 28, lot 786, 103-105 DePasquale Ave., 3,960 sq.ft. land and bldg.
Land and bldg. sold November 13, 1974 at \$8,500.00. Assessment over sale = 1.39%,
C 2 zone: land = 3,430, bldg. = 8,410, Total assessed \$11,840. $8500 \times 80\% = 6,800$
land should be + or - 1,360, bldg. + or - 5,440, $3,960 \text{ sq.ft.} \div 3,060 = \text{land at}$
.77¢ per sq.ft..

3. A.P. 28, lot 934, 111-113 DePasquale Ave., 2,574 sq.ft., C 2 zone: land
and bldg. sold April 18, 1974 for \$9,500.00. Land = 3,110, bldg. = 5,220. Total
assessed = \$8,330. Assessment over sale = .88%. $9500 \times 80\% = 7,600$. Land should
be 1,520, bldg. 6,080. Land at 3,420 ($3,420 \times 2,574 \text{ sq.ft.} = 1,330 \text{ sq.ft.}$)

These three sales are off the 100% area of Atwells Ave.. Averages out to 86 sq.ft..
A previous study of this Atwells Ave. area shows land average sales of \$1.10 per
sq.ft.

Comparable Assessments:

A.P, 28 lots: 339 = 10,900 @ \$1.76 per sq.ft.

361 = 10,240 @ 2.08 per sq.ft.

433 = 13,520 @ 2.44 per sq.ft.

465 = 24,300 @ 1.10 per sq.ft.

477 = 13,310 @ 1.00 per sq.ft.

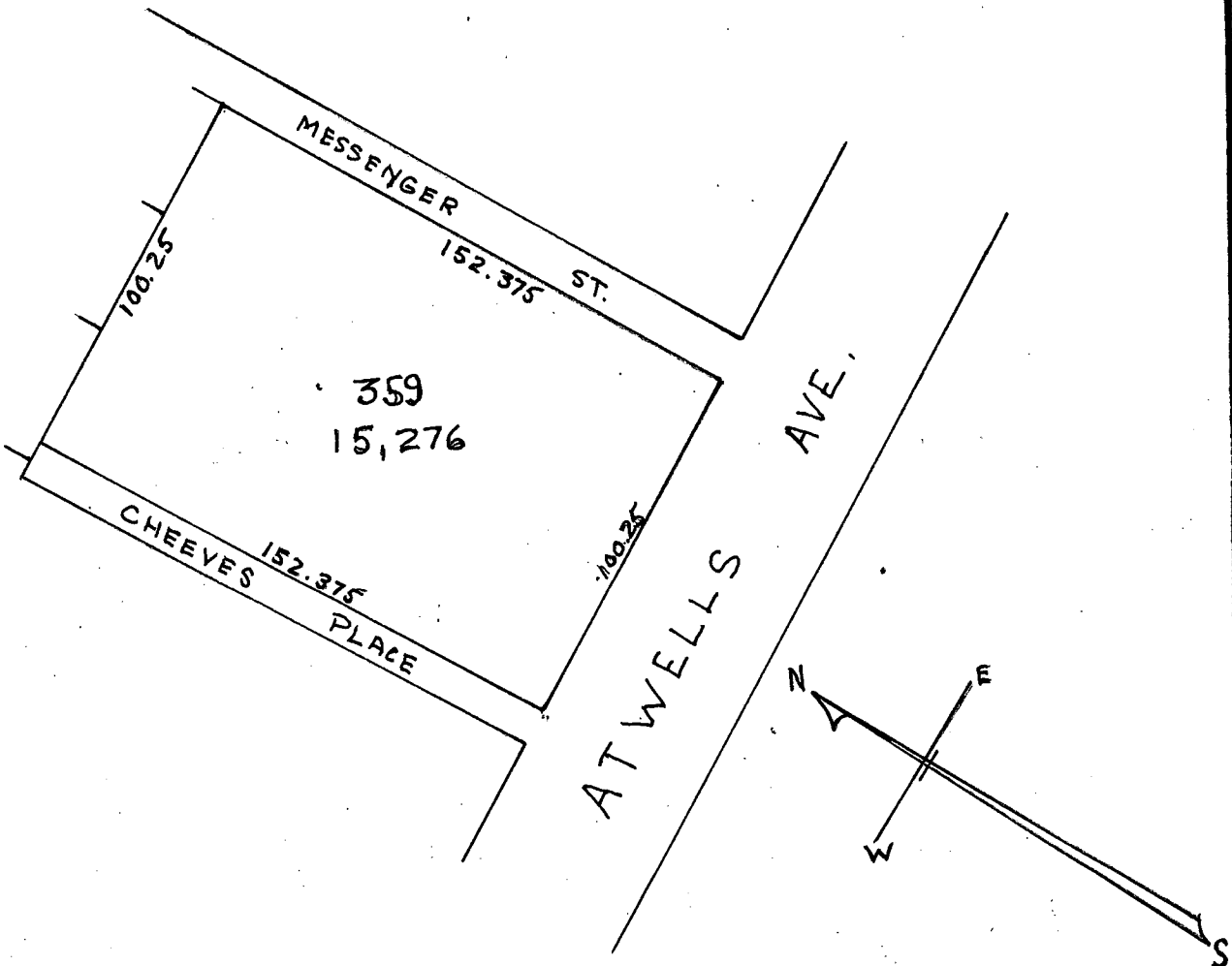
Average assessed valuation = \$1.78 per sq.ft.

It is my opinion that the subject property at 15,276 sq.ft. should sell for \$1.00 per sq.ft., say \$15,300.

Respectfully submitted,

A handwritten signature in cursive script, reading "Donald Capuano".

Donald M. Capuano,
City Assessor



PLAT 28 LOT 359 .

As it appears on Assessor's Plat, as of
_____, 19____.

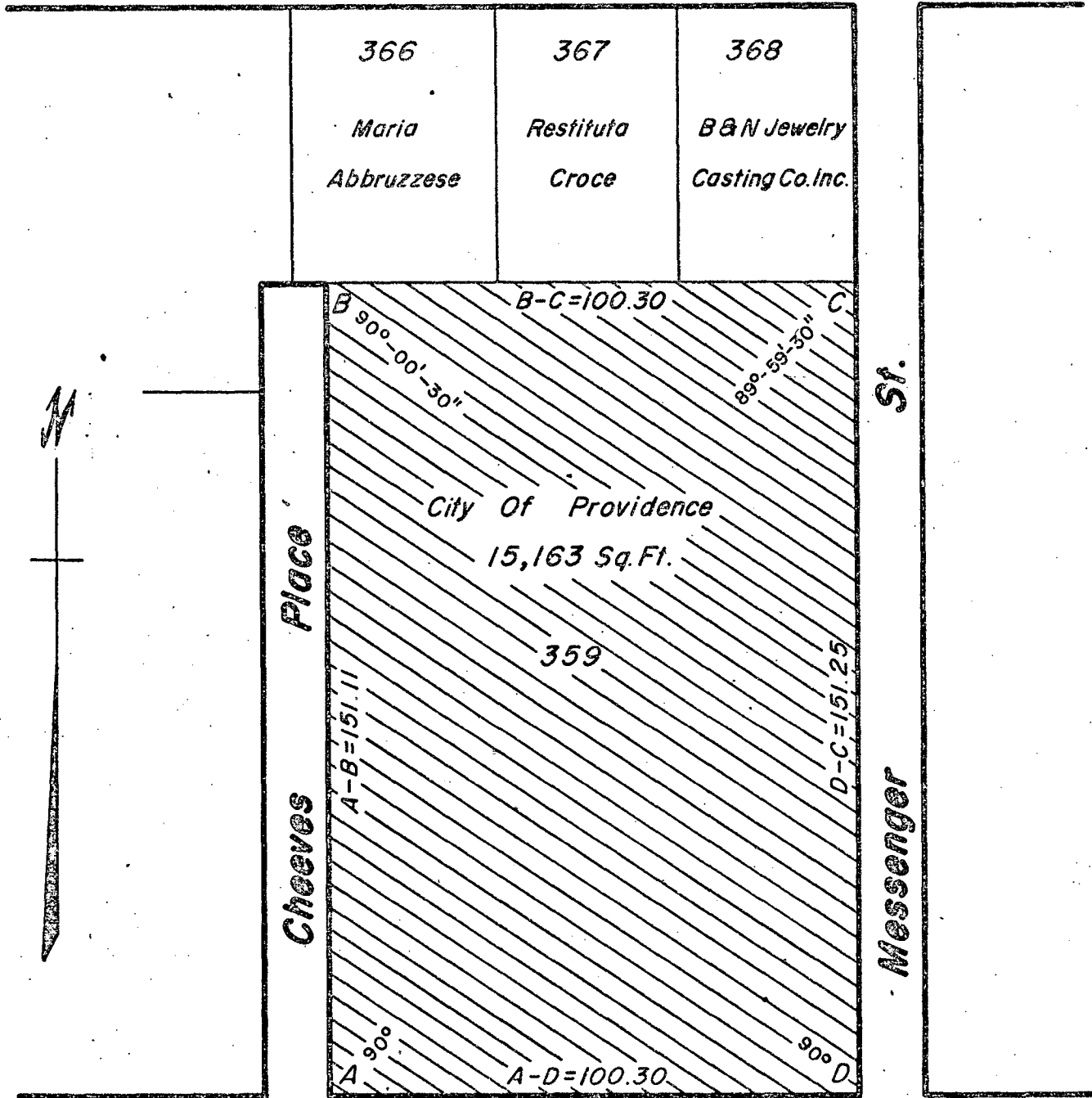
Subject property estimated at \$1.00 per sq. ft:

Tax Assessor's Office
Prepared By:
<i>Donald Capron</i>
Date: <i>July 21</i> , 19 <i>75</i> .

PROVIDENCE, R. I.
 P. W. DEPT. - ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No. 063942
 Date August 5, 1975

Spruce

St.



Atwells

Ave.

Notes:

Cross-Hatched Area Indicates
 Proposed Sale. (A-B-C-D-A)

Lot Numbers From Assessor's Plat 28

CITY OF PROVIDENCE, R. I.
 Public Works Dept. - Engineering Office
 Showing Proposed Sale
 Drawn by Petruska Checked by J.A.M.
 Scale 1"=30' Date August 5, 1975
 Corrected by J. J. Conner Associate Engr.
 Approved J. J. Conner Engr.