

1972 ANNUAL REPORT
PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

REVIEW OF PROJECT ACTIVITIES

January 1, 1972

through

December 31, 1972

CITY COUNCIL
JUL 5 1973

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent Ingrasci

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT H. DIAMOND

RAYMOND J. DEVITT, JR.

SHELDON L. GERBER

CHARLES A. PISATURO

EDWARD W. XAVIER

STANLEY BERNSTEIN
Secretary

VINCENT PALLOZZI
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

MAYOR JOSEPH A. DOORLEY, JR.
Ex-Officio

June 26, 1973

Mr. Vincent Vespia
City Clerk
City Hall, 3rd floor
Providence, RI 02903

RE: 1972 Annual Report

Dear Mr. Vespia:

Thirty copies of this Agency's 1972 Annual Report are transmitted herewith for presentation to the City Council at its next meeting.

An original copy has been transmitted to Mayor Doorley under separate cover.

Sincerely yours,


Vincent Pallozzi
Executive Director

VP:sm

ENCLOSURES

PROVIDENCE, RI

1972 ANNUAL REPORT
PROVIDENCE REDEVELOPMENT AGENCY
PROVIDENCE, RHODE ISLAND

REVIEW OF PROJECT ACTIVITIES

January 1, 1972

through

December 31, 1972

PROVIDENCE, R.I.

5 11 1972

STANLEY P. BLACHER
Chairman

JOHN RAO, JR.
Vice Chairman

ROBERT H. DIAMOND

RAYMOND J. DEVITT, JR.

SHELDON L. GERBER

CHARLES A. PISATURO

EDWARD W. XAVIER

STANLEY BERNSTEIN
Secretary

VINCENT PALLOZZI
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

MAYOR JOSEPH A. DOORLEY, JR.
Ex-Officio

The Honorable Joseph A. Doorley, Jr.
The Honorable City Council of the
City of Providence
City Hall
Providence, Rhode Island 02903

Gentlemen:

I have the honor to submit to you the Annual Report of the Providence Redevelopment Agency for the year 1972.

This year Providence has experienced a turnover in the membership of the Agency and the chairmanship, as well as the addition of two new members appointed by the City Council. We extend to our former Chairman, Mr. Edmund M. Mauro, and to our former Vice-Chairman, Joseph E. Adelson, our appreciation for their experience and leadership.

The greater portion of our effort in 1972 was directed toward selecting and working with developers in the East Side and Weybosset Hill Projects and toward the great volume of land acquisition, relocation and demolition generated in the 232-acre West Broadway Neighborhood Development Program. After a five-year period of preparation, we are approaching the point when new construction will be the major activity in the East Side Project.

As were all the citizens of Providence we too, were very happy with the opening of the Providence Civic Center on Weybosset Hill. It is anticipated that the continued redevelopment in Downtown Providence will be equally advantageous to the city.

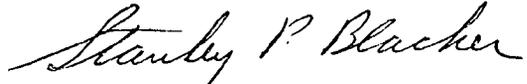
In 1972 the Agency initiated work in the 5-acre Comstock Project in South Providence, and submitted applications for renewal work throughout the Model Cities area. As we know now, there are great changes occurring in the Federal approach to community development and urban renewal. Whatever the disposition of the legislative proposals now being formulated we expect to remain in business and to work in an

The Honorable Joseph A Doorley, Jr.
The Honorable City Council
May 17, 1973
Page 2

ongoing program of renewal.

I wish to express, on behalf of the Providence Redevelopment Agency, appreciation to all public and private groups and individuals who participate with us and assist in the continuing development of Providence.

Very truly yours,



Stanley P. Blacher,
Chairman
Providence Redevelopment
Agency

SPB/rb

GENERAL AGENCY ACTIVITY

During 1972 the Providence Redevelopment Agency held twelve regular meetings and one special meeting. Edmund M. Mauro was reelected Chairman and Joseph A. Adelson reelected Vice-Chairman on January 11.

A major change in Agency membership occurred in 1972 under the terms of legislation enacted by the Rhode Island General Assembly requiring the City of Providence to add two councilmen to each of the City's ten semi-autonomous boards and commissions. The occasion of this addition was also the occasion of the resignations of Mr. Mauro and Mr. Adelson, both of whom had carried out long terms of Agency membership.

Elected by City Council for terms extending to January, 1975 were Councilmen Edward W. Xavier, Democrat - Ward 1 and Charles A. Pisaturo, Democraft - Ward 7. Named by Mayor Doorley to replace Mr. Adelson for a term expiring July 31, 1973 was Raymond J. Devitt, Jr., a former Democratic councilman from the Ninth Ward and presently owner of a printing firm. Appointed to replace Mr. Mauro for a term extending to July 31, 1975 was Sheldon L. Gerber, a business man with interests in jewelry and real estate.

At the first meeting wherein the new members were present Stanley B. Blacher was elected Chairman and John Rao, Jr., was elected Vice Chairman for the remainder of the year.

EAST SIDE PROJECT R. I. R-4

After several years of preparation and land acquisition, re-development in the East Side Project has moved into its culminating stages. Negotiations leading to disposition of project land constituted the heaviest workload the Agency has ever carried in any one year.

The East Side Project was placed in execution in 1967. Encompassing 343 acres of land, it contains four main areas of development within its boundaries: 1) Randall Square, 2) Constitution Hill-North Benefit, 3) South Main-South Water, and 4) Fox Point.

By the close of December, 1972, all of the 158 families and most of the 225 individuals to be relocated from the project area had been moved. Relocation of 225 businesses had been effected, representing 83 percent of the total number eligible for assistance. Demolition of existing structures was also 83 percent complete, with 76 structures remaining on demolition contract listings. Of the 1535 properties originally designated for rehabilitation, 575 had been completed.

The engineering planning contract provides for site improvements in five phases. Bids for Phase I, bounded generally by the railroad, Black, Charles and Smith Streets, were opened in Sept.; the contract was awarded to the low bidder, V.J. Paolino Construction Company, in the amount of \$1,114,686.

RANDALL SQUARE

The first major new building to be constructed in the project area, a medical condominium by Moshassuck Medical Associates, Inc., was completed and opened for occupancy in October. Built at the cost of \$2.0 million, it contains suites for 28 physicians, one laboratory and one pharmacy.

Construction began on two parcels of land sold by the Agency late in 1971 providing for a new plant for Audionics, Inc. and an building addition by Eastern Color and Chemical Company.

In January of 1972 the Moshassuck Square Development Company took title to two large parcels of land for a total price of \$470,952 and to several historic buildings on the land. Later, a portion of that land was transferred to a new corporate entity, the Moshassuck Arcade Company. Phase I of the work, 127 units of new housing, began in November, 1971 on early entry in time to allow for the completion of the first units by the end of 1972. Full development of the site depends on a solution to improving the banks of the Moshassuck River which the Moshassuck Company hopes to negotiate with federal assistance channeled through an open space program.

Presentations of projected developments to the Agency resulted in the selection of preferred sponsors for all remaining parcels

in Randall Square and subsequent public hearings on the sale of all but one parcel. Davenport Associates, Inc. is the sponsor for a self-contained living center with accent on services for senior citizens. Tower structures will contain 550 living units and fourth structure will be designed for a 200 bed nursing home, all to be known as Charlesgate Center. The American Mathematical Society plans a 25,000 square foot building at an estimated cost of \$625,000 on a parcel of land on Charles Street adjacent to I-95.

Preferred sponsorship was granted to the Butler Corporation for 550 units of housing for the elderly which it proposed to lease back to the Providence Housing Authority. Several commercial developers have been selected for a number of smaller parcels at the northern end of the project, including Cleinman and Sons Realty Co., Made-Rite Aluminum Company, Dean Auto Body, Inc. and Wholesale Center of North Main Street Inc.

CONSTITUTION HILL-NORTH BENEFIT

Preferred developers were selected in 1972 for all disposition parcels in the portion of the East Side Project east of North Main Street although no sales were made. Building on Parcels 2, 6 and 7, preferred to Beaver Realty, Inc., will include 14 units of deluxe condominiums and 18 rental housing units. A public hearing was held by the Agency in November on the proposed sale of Parcels 11, 12 and 13 to Constitution Hill Realty, Inc. which proposed to build 42 new

housing units and to rehabilitate 6 existing housing units on the sites. One small site at the junction of Canal and North Main Streets was proposed for development for office use by Park View Associates.

In 1971, the Agency preferred a half acre of land between Canal and North Main Streets opposite Court Street to the Jewish Federation of R. I. which planned to build a headquarters building. However the U.S. Department of Interior requested an extension of the land reserved for the Roger Williams National Memorial on to the site held by the Federation. The Federation agreed to look for another site and subsequently agreed to withdraw its interest.

SOUTH MAIN-SOUTH WATER

The first actual renewals in the phased development between South Main and South Water Street involved rehabilitation of six commercial and mixed use structures conveyed to the South Main Rehabilitation Company in August for a total price of \$162,557.

Further consideration of the difficulties of constructing a tower apartment structure within a price schedule which could be supported by local rent levels caused the staging of new developments to be modified. Presentation of the low rise development, originally designated as Stage III, was made in February. The development was impeded by a suit against the Agency brought by

Samuel Corrado. However, the developer asked for and received permission to go on the land to begin construction prior to sale. The development, to contain 76 rental housing units, will be financed under FHA 221 (d) 4 at a total cost of \$2.5 million, with a rent schedule ranging from \$220 to \$290 per month. Conveyance will be made in 1973 to South Main Associates, a limited partnership.

FOX POINT

Parcel 98 was sold in August, 1972, to the Providence Boy's Club which planned to begin construction in October. Funding for the multi-purpose center at a total cost of \$2,250,000 is shared by the Federal government under HUD's Neighborhood Facilities Program. As a result of required plan review by HUD and subsequent minor changes in design, construction was rescheduled for 1973. Notification of the sale of Parcel 98 was sent to City Council in December, subsequent to the required public hearings.

Lengthly discussions developed with local citizen groups concerning the proposed sale of 10,000 square feet of land by the Holy Rosary Church for use as a gas station, a private sale of particular interest in view of the proposed sale of Parcel 107 to the church. After consultation with HUD by both the East Side Project Committee and the staff it was resolved that the sale of Parcel 107 to the Holy Rosary Church go forth. The final site plans were approved in October; the public hearing concerning

the sale was held in December.

WEYBOSSET HILL R. I. R-7

The first sporting event to take place in the Providence Civic Center was scheduled in November although the official dedication was postponed until a date in January, 1973 because of incomplete interior work. Prior to the opening for ice hockey in November, site improvement work including the widening of Sabin Street was expedited to facilitate access to the new arena.

Development of the Civic Center site included an open space area and a fountain for which funds were transferred by plan amendment from the proposed La Salle Park, a public facility originally scheduled in the project plan, at an estimated cost of \$250,000. The block between Sabin and Fountain Streets, which was to have been reserved for the park, was in turn absorbed into Parcel 4 adjacent to the Welfare Building, the site of a new hotel, for which the Agency preferred sponsorship to a group including Mssrs. Pucci, Kerwan, Dimeo and Meyers.

Original plans for the hotel proved economically infeasible. In March, the Agency granted a three month extension of time to the sponsor to develop new plans. When they were finally presented, the Official Redevelopment Plan was amended to provide for a hotel with a minimum of 12 stories, 198 rooms and 3 parking spaces for every 4 rooms. Above ground parking is to be provided in an enclosed and landscaped space opposite the Civic Center. Construction was scheduled to begin three months after City Council approval

of the plan.

Relative to the Sabin Street widening was removal of the Providence Journal Company's off-street loading facility to the Mathewson Street side of the Journal Building. This was accomplished by negotiations between the City and the newspaper company which resulted in the abandonment of Mathewson Street, with a portion of the land designated as Parcel 26 to be sold to provide the site for the new loading facility.

On March 1972, ground breaking ceremonies were held for the third apartment tower, Regency West, sponsored by Reynolds - Gilbane. In a effort to speed up the development of the remaining parcels to be preferred to the Joint Venture of Reynolds - Gilbane the Agency sent out a Notice to Terminate on May 23, 1972. In response, a series of presentations were made in the Agency's July meeting, including plans for 40 townhouses on Parcel 11 at a unit cost of \$40,000 and a two-story building to house a Credit Union for the New England Telephone and Telegraph Company on Parcel 13 A at the corner of Empire and Jackson Streets. The presentations were approved and Notice to Terminate was withdrawn pending final plans for Parcel 11 by September, with construction to start 60 days thereafter.

In September, a modified plan for Parcel 11 including eighteen townhouses in a walled area was presented. The proposal was firmed in October when the Agency accepted the proposal for eighteen condominium units, with additional rental units scheduled if the

condominiums was successfully marketed.

Two contracts for site improvement work were let in 1972. The first, for Phase IV, including the widening of Sabin Street, development of Parcel 4, construction of the relocated Aborn Street and public and private utility work, was awarded to the M.A. Gammino Construction Company in the amount of \$447,892. Low bidder for Phase V, awarded in December, was H.V. Collins Company at \$1,402,213. The work includes the construction of Cathedral Plaza and Jackson Walkway in accordance with designs developed for the Agency by Zion and Breen, landscape consultants.

MOUNT HOPE PROJECT R. I. R-18

A one-year extension of the project execution phase to May 31, 1974, was unofficially granted by HUD in approval of Amendatory Loan and Grant Application #1 submitted in August, 1972. The purpose of the Amendatory Application was to provide funds and additional time to complete the rehabilitation of residential structures, and for adequate resurfacing of streets in the project area which were originally scheduled to be patched over underground utility installations. In accordance with the new budget and timetable the construction contract with M.A. Gammino Construction Company was amended and extended to May 31, 1973. Site improvement work in the project area during 1972 included continued activity separating storm and sanitary sewers, constructing sidewalks, rebuilding roads and planting street trees. A start was

was made on the ground level pedestrian walkway which extends from north to south throughout the project area.

The last acquisition parcel was acquired and some business and family relocation payments were made.

In addition to giving its approval to the Amendatory Loan and Grant Application, City Council approved a number of changes in the Official Redevelopment Plan which were transmitted to HUD via Proclaimer Certificates. Two parcels were sold to approved developers.

In early spring, proposals for the design of two tot lots and one vest pocket park were solicited from five firms. Two bids were received and the award was made to Albert R. Veri Associates. The schematic designs were approved in June, with construction scheduled for 1973.

WEST BROADWAY NDP A2-1

Work activities in West Broadway which were scheduled under Action Year 2 continued throughout 1972. They included extensive demolition of existing structures in locations throughout the project with resulting relocation of families and businesses. Site improvement work was limited to planning in preparation for the issuance of invitations to bid on the Year 2 work. The contract was executed with M.A. Gammino Construction Company, low bidder,

in the amount of \$1,085,718 in August, 1972, but the actual site improvements were rescheduled to begin in early spring, 1973.

The Year 3 Action program was presented to the Agency January 25, 1972, and the Executive Director was authorized to proceed with the filing, of the application which was subsequently submitted to HUD in March. Action Year 2 closed out on August 31, 1972. No third year funds were approved or released by HUD as of December 31, 1972.

MODEL CITIES NDP A2-1

Under a contract with Rhode Island Sand and Gravel Company, site improvement work continued as scheduled including installation of new sidewalks, street trees, fire alarms and street lighting.

BUILD, INC., submitted revised site plans in which it was proposed that they abandon the split level concept and switch to a Cape Code type home construction. CURE, which plans to construct 4 duplex structures, asked for an extension of time to purchase the Tennyson Land parcel pending approval of its petition by the Zoning Board of Review.

In December 1972, the only remaining parcel out of 12 scheduled to be acquired was condemned. Settlements have been made on 9 parcels and the other 3 have been condemned but not settled.

A third year proposal planned an expansion of the existing 19.6 acre project under which the Agency planned to acquire 17 buildings and 16 vacant lots for new housing in the area between Oxford and Ocean Streets and Prairie and Thurbers Avenue. Subsequently, the existing project and the third year planned expansion were incorporated into the Lower South Providence Redevelopment Plan for Year 3, also referred to as NDP-Urban Renewal Area 2. The application for the larger area was submitted on June 31, 1972.

UPPER SOUTH PROVIDENCE, NDP

As a result of objections by neighborhood residents to certain details in the renewal plans for Upper South Providence, particularly the widening of Prairie Avenue, Agency review of the final plans was withheld until its March meeting. At that time the revised plans were presented and approved. Filing of a Neighborhood Development Program Application for the area was authorized and submitted to HUD in March, 1972. Subsequently, the Agency was informed that no new NDP areas would be funded in Fiscal Year 72-73.

LOCKWOOD STREET R. I. R-27

Planning for this project was completed in 1971 by Raymond, Parish and Pine as part of a contract for planning the Upper South Providence area. A federal grant reservation for the project of \$1.8 million was announced by HUD in June 1970; it is

proposed as a conventional urban renewal program.

At its March 1972 meeting the Agency approved resolution authorizing the filing of an Application for Loan and Grant for R. I. R-27. Part I of the Application, including the plan, was submitted to HUD on March 31, 1972.

A public hearing was held by the City Council Committee on Urban Redevelopment Renewal and Planning on August 9, 1972, to consider the plan as proposed by the Agency.

COMSTOCK

In September, the City Council approved the Comstock Renewal Project, thus placing the city-sponsored project in execution. Immediately thereafter, the Agency authorized the Chairman to execute a contract with the Model Cities Agency to undertake redevelopment on behalf of the city. Contracts for acquisition appraisals were let in October.

LIPPITT HILL R. I. R-3

Federal funding of the Lippitt Hill Project was officially closed in October, 1971, but negotiations concerning Phase III of the University Heights development were brought before the Agency on seven occasions during 1972.

On July 11, 1972, the Agency authorized Legal Counsel to utilize a 30 day notice allowed by the reverter clause in the contract but to allow University Heights 90 days to cure the

default resulting from its indebtedness and secure an FHA commitment for the construction of Phase III, construction to begin by October 8, 1972.

At its October 10, meeting, the Agency accepted the explanation from University Heights that all blocks to processing Phase III had been cleared although it was understood that no regular funds were available at the time to facilitate FHA's mortgage guarantee. The Chairman was authorized to prepare all necessary documents which would allow University Heights a three-month period to secure the FHA commitment, construction to start by March 1, 1973, or by April 1, 1973 should FHA be unable to commit itself through no fault of its own.

PROVIDENCE REDEVELOPMENT AGENCY
CONSOLIDATED CONDITION STATEMENT
DECEMBER 31, 1972

<u>Current:</u>	<u>Assets</u>	
<u>Cash in Bank</u>		
<u>Survey and Planning Accounts:</u>		
Lockwood Street Project		\$ 1,636
 <u>Project Expenditures Account:</u>		
East Side	\$ 41,314	
Weybosset Hill	33,366	
Mount Hope	21,643	
West Broadway	168,871	
Model Cities	33,161	
Mashapaug Pond	<u>708</u>	299,063
 <u>Temporary Loans Repayment Funds:</u>		
East Side	5,260	
Weybosset Hill	10,512	
Mount Hope	11,445	
West Broadway	218	
Model Cities	<u>758</u>	<u>28,193</u>
		\$ 328,892
 <u>Accounts Receivable:</u>		
Federal Relocation Grants	905,301	
Tenants	166,307	
Superior Court	3,063,118	
Redevelopment Project Amount	523,576	
Model Cities A2-2	286,466	
Title Guarantee Co.	2,000	
Estimate Land Proceeds	505,989	
Providence Boy's Club	18,723	
Miscellaneous	29,544	
Rehabilitation Grants	40,280	
Federal Capital Grants	<u>5,451,830</u>	10,993,134
 <u>Total Invested Funds</u>		7,419,000
 <u>Project Costs:</u>		
East Side	\$14,562,946	
Less: Sale of Project Land	<u>792,474</u>	\$13,770,472
Weybosset Hill	\$15,401,778	
Less: Sale of Project Land	<u>1,829,317</u>	13,572,461
Mount Hope	2,620,192	
Less: Sale of Project Land	<u>35,127</u>	2,585,065
Mashapaug Pond	6,332,345	
Less: Sale of Project Land	<u>1,092,331</u>	5,240,014
West Broadway	5,079,274	
Less: Sale of Project Land	<u>478,824</u>	4,600,450
Model Cities	524,086	
Less: Sale of Project Land	<u>10,269</u>	513,817
Lockwood Street Project		<u>41,392</u>
		\$40,323,671
 <u>Relocation Grant Payment</u>		4,759,527
 <u>Rehabilitation Grant Payment</u>		137,182
 <u>Donated Fund</u>		1,772,623
 <u>Project Improvements</u>		91,879
 <u>Supporting Facilities</u>		3,599,825
 <u>Demolition&Removal</u>		59,649
		<u>\$69,485,382</u>

PROVIDENCE REDEVELOPMENT AGENCY
CONSOLIDATED CONDITION STATEMENT
DECEMBER 31, 1972

Liabilities and Capital

<u>Accounts Payable</u>		\$ 5,261,857	
<u>Loans Payable - DHUD</u>			
Lockwood Street Project		54,375	
<u>Accrued Interest - DHUD</u>			
Lockwood Street Project		5,652	
<u>Private Market Loans Payable</u>			
<u>Principal</u>			
East Side	\$ 5,500,000		
Weybosset Hill	5,300,000		
Mount Hope	1,365,000		
West Broadway	4,900,000		
Model Cities	<u>308,000</u>		17,373,000
<u>Accrued Interest</u>			
East Side	154,254		
Weybosset Hill	150,826		
Mount Hope	37,706		
West Broadway	133,170		
Model Cities	<u>8,500</u>		484,456
<u>Capital</u>			
<u>Local Grants in Aid</u>			
Cash			13,879,927
Non-Cash			5,523,976
<u>Federal Capital Grants:</u>	<u>Maximum</u>	<u>Earned</u>	
	<u>Receivable</u>	<u>to Date</u>	
East Side	\$ 23,754,301	\$ 9,860,668	
Weybosset Hill	16,227,918	9,441,506	
Mount Hope	3,465,842	1,564,843	
West Broadway	5,502,920	5,502,920	
Model Cities	<u>532,202</u>	<u>532,202</u>	\$ 26,902,139
	<u>\$ 49,483,183</u>		<u>\$ 69,485,302</u>

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

(Divisions Assisting the Providence Redevelopment Agency)

Executive

Vincent Pallozzi, Director
Stanley Bernstein, Deputy Director
Peter Peligian, Assistant to the Director
Mary J. Best, Clerk IV
Susan Midgley, Clerk Stenographer III

Fiscal Affairs

Frank E. Corrente Chief
Thomas J. Graves, Assistant Chief
Robert V. Landi, Fiscal Officer
Bernard L. Casey, Jr., Fiscal Officer
Albert E. Levallee, Accountant II
Marjorie R. Smith, Accountant I
Cecelia A. Diggins, Clerk-Typist II

Legal Services

Timothy J. McCarthy, Chief
Paul F. Casey, Assistant Chief
Raymond Mannarelli, Project Counsel
John H. McHugh, Project Counsel
Lenore R. Gorodetsky, Clerk IV

Research

Barbara Saydam, Chief
Joseph P. Lackey, Research Assistant
Donald S. Conley, Research Assistant
Rae Budnick, Clerk IV

Family Relocation

John A. Ryan, Chief
Helen J. Parry, Social Case Worker
Anthony K. Ercolano, Social Case Worker
Elizabeth A. Zambuco, Social Case Worker
Michael R. Lepore, Social Case Worker
Linda J. D'Iorio, Social Case Worker
Peter J. Mc Govern, Social Case Worker
Michael J. Lambrese, Social Case Worker
Rudolph A. De Vito, Social Case Worker
John J. Mattola, Social Case Worker
Bravell Dodd, Social Case Worker

Community Services

Anthony N. Meleo, Chief
Melvin St. John Susi, Supervisor of Rehabilitation Services
Robert M. Thacker, Supervisor of Rehabilitation Services
G. John Terenzi, Supervisor of Rehabilitation Services
Daniel C. Murphy, Supervisor of Rehabilitation Services
Robert P. Broderick, Rehabilitation Specialist
Graham Priest, Rehabilitation Specialist
William Cilstein, Rehabilitation Specialist
John J. Beatini, Rehabilitation Specialist
Anthony F. DePico, Rehabilitation Specialist
Albert DiFilippo, Jr., Rehabilitation Specialist
John H. Rollins, Rehabilitation Specialist
Alexander Perillo, Jr., Rehabilitation Specialist
Benjamin Bonanni, Rehabilitation Specialist
Vincent E. Capusno, Rehabilitation Specialist
Ralph T. Salvatore, Rehabilitation Specialist
Norman Masse, Rehabilitation Specialist
John J. Talbot, Rehabilitation Specialist

Robert G. Grimes, Financial Specialist
Robert L. Fowler, Jr., Financial Specialist
Patrick J. Fallon, Financial Specialist
Robert J. Vespia, Financial Specialist
Victor A. Andreozzi, Financial Specialist
John P. O'Connor, Financial Specialist
Anthony Napolitano, Supervisor of Program Specialist
John Parker, Program Specialist
Thomas Sullivan, Program Specialist
Richard A. Gomes, Program Specialist

Jean E. Hochman, Clerk Stenographer III
Nancy A. Fowler, Clerk Stenographer III
Shelia R. Berger, Clerk Stenographer II
Jo-Ann Toledo, Clerk Stenographer II
Linda Toledo, Clerk Stenographer II
Susan L. Lomba, Clerk Stenographer II
Dalia Jurgelevicius, Clerk Typist II

Planning

See City Plan Commission Annual Report

Project Development

Stanley Bernstein, Chief
Robert H. Yereanian, Project Supervisor
Vincent F. Porrazzo, Project Supervisor
John R. D'Antuono, Project Supervisor

John E. Keefe, Supervisor, Real Estate
James E. Quigley, Land Disposition Officer
Patrick F. O'Connor, Real Estate Aide II
Loretta M. Smith, Real Estate Aide I

James F. Murphy, Supervisor of Business Relocation and
Property Management
Thomas A. Cahir, Jr., Business Relocation Officer
Arthur Marsland, Management Officer
Michael Dooley, Management Aide II
Costantino J. Giusti, Management Aide I

Louis Calcagni, Jr., Associate Engineer III
Eugene Bessacini, Management Aide II
Ronald E. Moore, Engineer's Associate
Markram H. Megalli, Engineer's Associate

Gloria Levitt, Clerk IV
Barbara S. Boyle, Clerk Stenographer III
Maria C. Russo, Clerk Stenographer II
Linda Durand, Clerk Stenographer II
Marie A. Levesque, Clerk Stenographer II
Lucille A. Verracchia, Clerk Steno I