

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 562

Approved November 28, 1989

RESOLVED, that His Honor, the Mayor, is authorized to execute a lease with Gano Street Developments, Inc., for premises located in the City of Providence along Beach Street, being Lot 368 on City Assessor's Plat 17 at an annual rental of \$2,793.96 for an original five (5) year period, with an option to renew for an additional five (5) years with the rental to be renegotiated at that time and with such other terms and conditions as have been imposed by the City Council, the City Solicitor and His Honor, the Mayor.

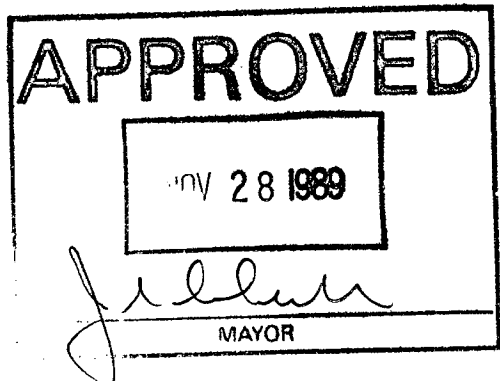
IN CITY COUNCIL

NOV 16 1989

READ AND PASSED

Richard W. E. E. E.
PRES.

Rose M. Mendonca
CLERK



2

SHERMAN ASSOCIATES
105 Gano Street
Providence, RI 02906
(401) 421-9545

July 26, 1989

Councilman Andrew Analdo, Chairman
Public Properties Committee
City Hall
25 Dorrance Street
Providence, RI 02903

Dear Councilman Analdo:

Gano Street Development Inc., owned by Mr. Mandel Sherman has its offices at 105 Gano Street, Providence. The City of Providence owns some undeveloped land directly behind our property (See attached plat map.) We are interested in either purchasing or leasing a portion of the City's land behind our building to pave and use for parking.

We would appreciate the Public Properties Committee's consideration of this proposal. Please call me if I may provide you with any additional information which would assist you in making a decision.

Very truly yours,

Sandra J. Bressette

Sandra J. Bressette
Marketing Director

SJB:dtw

Enclosure

THE COMMITTEE ON
CITY PROPERTY

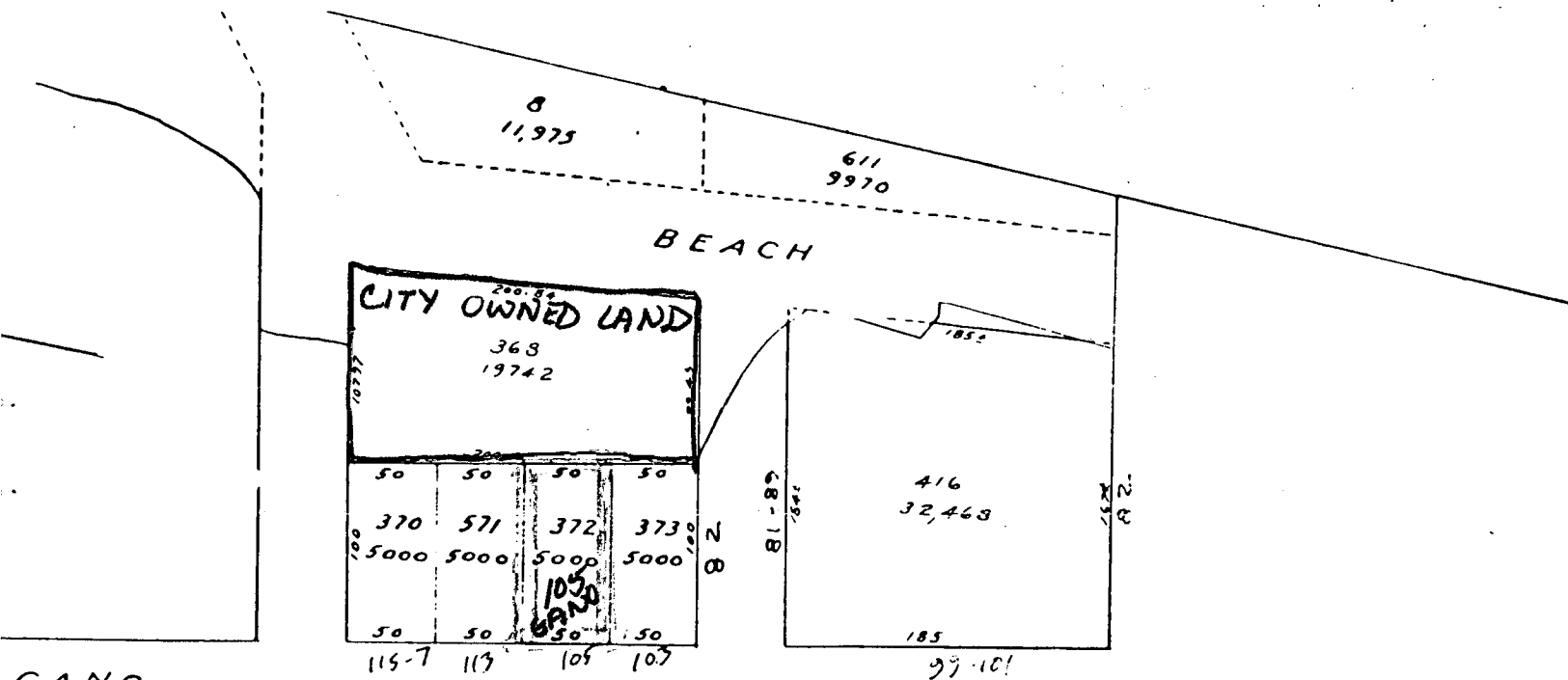
Recommends

Be Continued

James H. Henshaw

Clerk

Sept 27, 1989



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105 GANO STREET
PROVIDENCE, RHODE ISLAND 02906



Councilman Andrew Analdo, Chairman
Public Properties Committee
City Hall
25 Dorrance Street
Providence, RI 02903



DEPT. OF JUSTICE
PROVIDENCE, R.I.
JUL 28 9 38 AM '89

FILED

cc

October 19, 1989

Mr. John T. Campanini, Jr.
Chief Parks Planner
City of Providence Parks Department
Roger Williams Park
Providence, RI 02905

RE: Plat 17/Lot 368
Gano Street, Fremont Street, Transit Street

Dear John:

It is the desire of Gano Street Development, Inc., owner of Plat 17 Lot 372, 105 Gano Street, to enter into a lease agreement with the City of Providence for a portion of Plat 17 Lot 368.

This parcel of land abutts the rear of our building, and the proposed leased portion abutts land of the Parks Department.

Under the terms of the proposed lease, we would be responsible for paving and fencing the leased portion. We would do so in harmony with plans of the Parks Department in order that access be denied to unauthorized vehicles and that the problem of abandoned vehicles be alleviated.

This matter is on the agenda of the October meeting of the Property Committee. We hope any issues concerning the Parks Department could be resolved before that time.

Yours truly,
GANO STREET DEVELOPMENT, INC.

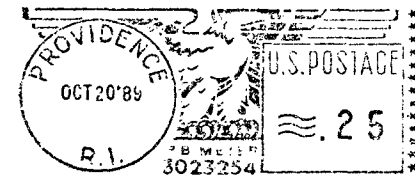


Mandel Sherman
President

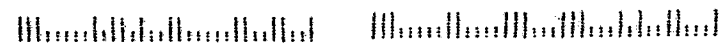
cc: Ms. Rose Mendonca,
Clerk of the Property Committee

NORTHEASTERN REALTY ASSOCIATES, INC.

105 Gano Street
Providence RI 02906



Ms. Rose Mendonca
Clerk of the Property Committee
City Hall
25 Dorrance Street
Providence, RI 02903



DEPT. OF JUSTICE
PROVIDENCE, R.I.
OCT 23 10 21 AM '89

FBI

Baroque Investments, Inc.

105 GANO STREET
PROVIDENCE, RHODE ISLAND 02906
(401) 421-9545

October 16, 1989

Ms. Rose Mendonca
City Clerk & Clerk of Property Committee
City Hall
25 Dorrance Street
Providence, RI 02903

RE: Lease of Lot 368/Plat 17

Dear Ms. Mendonca:

The undersigned is agent to Mr. Mandel Sherman, proposed lessee of the above captioned lot owned by the City of Providence.

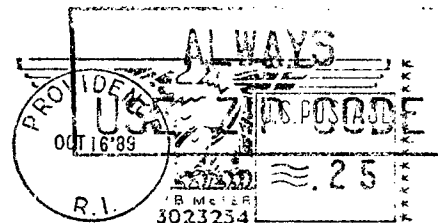
This matter was continued at the September meeting of the Property Committee. We now have the requisite survey of this parcel to proceed before the Committee and hereby respectfully request that the matter be placed on the agenda for the Committee's October, 1989 meeting.

Yours truly,



David N. Elan

105 GANO STREET
PROVIDENCE, RHODE ISLAND 02906



Ms. Rose Mendonca
City Clerk & Clerk of Property Committee
City Hall
25 Dorrance Street
Providence, RI 02903



FILED
OCT 17 9 41 AM '89
DEPT. OF AGRICULTURE
PROVIDENCE, R.I.

Y-111- 10/11/89 [Signature]
Baroque Investments, Inc.

105 GANO STREET
PROVIDENCE, RHODE ISLAND 02906
(401) 421-9545

October 16, 1989

Ms. Rose Mendonca
City Clerk & Clerk of Property Committee
City Hall
25 Dorrance Street
Providence, RI 02903

RE: Lease of Lot 368/Plat 17

Dear Ms. Mendonca:

The undersigned is agent to Mr. Mandel Sherman, proposed lessee of the above captioned lot owned by the City of Providence.

This matter was continued at the September meeting of the Property Committee. We now have the requisite survey of this parcel to proceed before the Committee and hereby respectfully request that the matter be placed on the agenda for the Committee's October, 1989 meeting.

Yours truly,



David N. Elan

Andrew,

*This matter is now ready
to go before the Committee.*

Patricia

GANO STREET DEVELOPMENT, INC.

October 26, 1989

Councilman Andrew J. Annaldo
City Hall
25 Dorrance Street
Providence, RI 02903

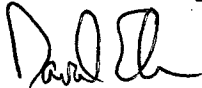
RE: Lease of Portion of Plat 17/Lot 368
Gano Street, Fremont Street

Dear Councilman Annaldo:

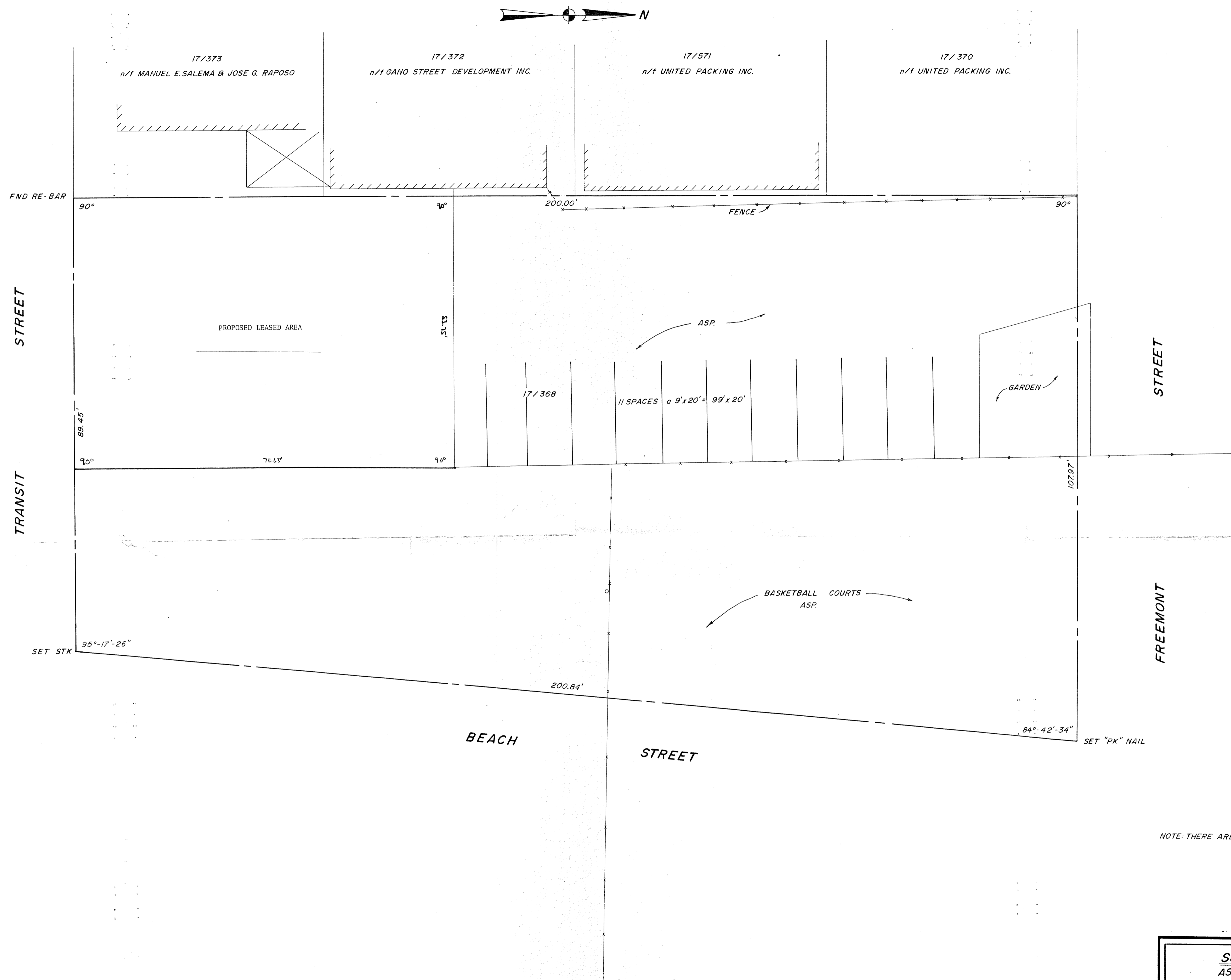
Mandel Sherman has asked me to forward the enclosed plot plan to you for your consideration.

The southwest corner of the lot has been labeled as "proposed leased area". It is this portion of the lot only which we proposed to lease from the City of Providence.

Yours truly,



David Elan



NOTE: THERE ARE NO SEWER LINES SERVICING THIS PARCEL

SURVEY OF PROPERTY ASSESSED PLAT 17 LOT 368 BEACH STREET PROVIDENCE, RHODE ISLAND			
	David E. Small, P.E., R.L.S. david e. small, ltd. engineering / land surveying		
	Date	Drawn by	Drawing No.
	OCT 1989	J.P.H.	
	Scale	Job No.	
	1" = 10'	1596	

GANO STREET DEVELOPMENT, INC.

October 26, 1989

Councilman Andrew J. Annaldo
City Hall
25 Dorrance Street
Providence, RI 02903

RE: Lease of Portion of Plat 17/Lot 368
Gano Street, Fremont Street

Dear Councilman Annaldo:

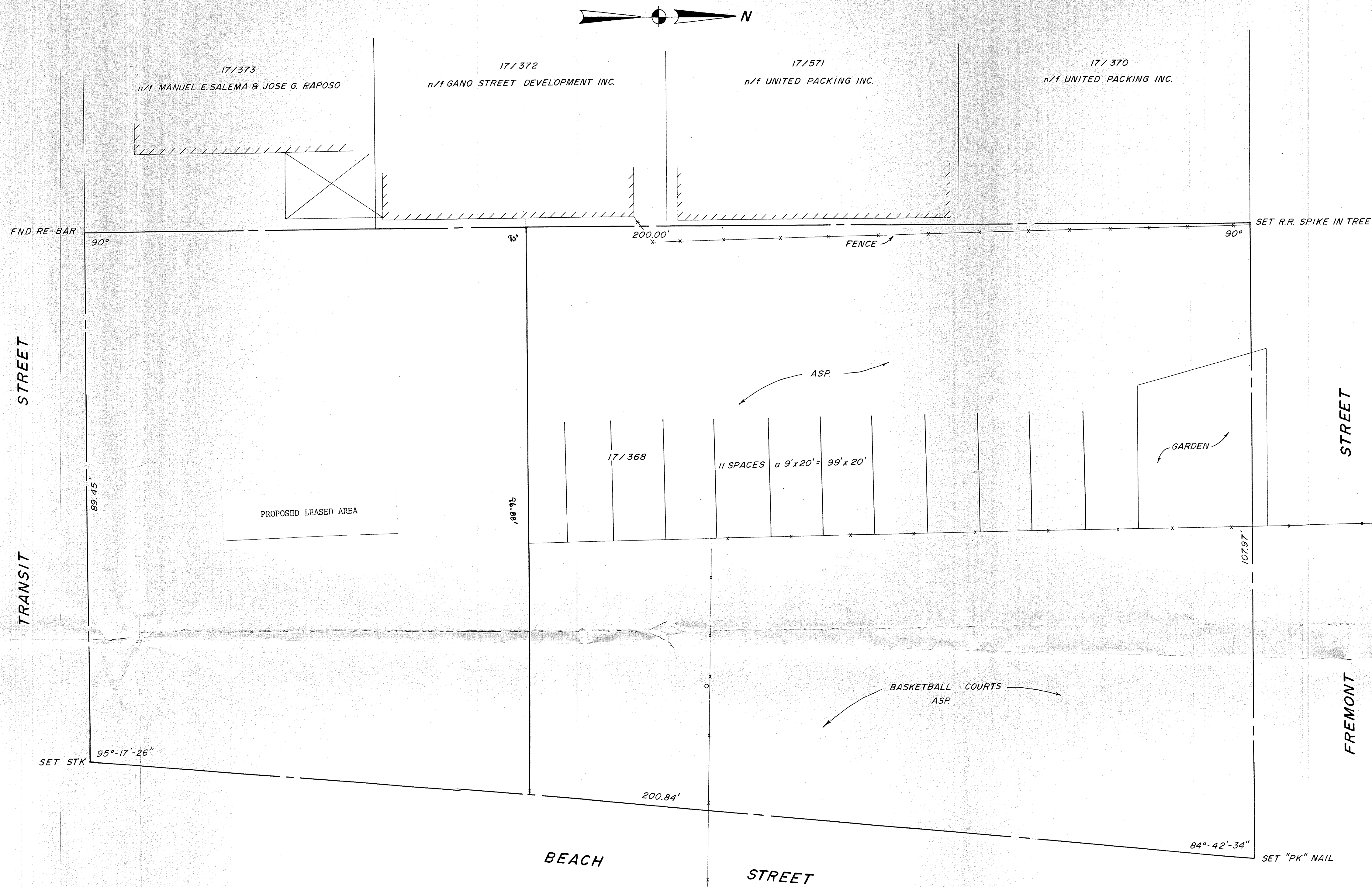
Mandel Sherman has asked me to forward the enclosed plot plan to you for your consideration.

The portion of the lot bordering its southerly bound has been labeled as "proposed leased area". It is this portion of the lot only which we proposed to lease from the City of Providence.

Yours truly,

A handwritten signature in dark ink, appearing to read 'David Elan', with a stylized, cursive script.

David Elan



NOTE: THERE ARE NO SEWER LINES SERVICING THIS PARCEL

OCT 19 1989

<p align="center">SURVEY OF PROPERTY ASSESSED PLAT 17 LOT 368 BEACH STREET PROVIDENCE, RHODE ISLAND</p>			
<p align="center">1616 REGISTERED LAND SURVEYOR DAVID E. SMALL</p>	<p align="center">David E. Small, P.E., R.L.S.</p> <p align="center">david e. small, ltd. engineering / land surveying</p>		
	Date	Drawn by	Drawing No.
	OCT. 1989	J.P.H.	
	Scale	Job No.	
	1" = 10'	1596	



Department of Public Parks

"Building Pride In Providence"

January 24, 1990

Rose Mendonca, City Clerk
City Clerk's Office
City Hall
Providence, Rhode Island 02903

RE: LAND LEASE GANO STREET DEVELOPMENTS, INC. - LOT 368
PLAT 17

Dear Mrs. Mendonca:

Contained within the City Council Journal of Proceedings, November 16, 1989 was a Resolution to "execute a lease agreement with Gano Street Development, Inc., of Lot 368 on City Assessor's Plat 17, located behind his property at 105 Gano Street." Furthermore, under the terms of lease, the leasee shall pay "an annual rental of \$2,793.96 for a five (5) year period, with an option to renew -- with rental to be renegotiated at that time".

An investigation by park staff indicates the parcel of land in question is under the jurisdiction of the Parks Department. As the City Charter Section 1003 stipulates (the Board of Park Commissioners, a.k.a., the Parks Department shall have jurisdiction over ALL GREEN SPACES IN THE CITY. Additionally, in accordance with the City Charter requirement, Section 1003-(5)-(b), all proceeds from the sale or lease of land under the jurisdiction of the Department of Public Parks must be in the PROVIDENCE PARKS DEPARTMENT CAPITAL FUND, c/o Superintendent of Parks, Roger Williams Park, Providence, Rhode Island.

Therefore, while I am in favor of the lease arrangement, I formally request the Committee on City Property to amend the original resolution so that the rental money from the transaction is directed to the Parks Capital Account.

Finally, I have enclosed copies of the pertinent City Charter Sections that relate to this matter and a copy of the Park Department site facility map indicating the close proximity of park property to Plat 17, Lot 368.

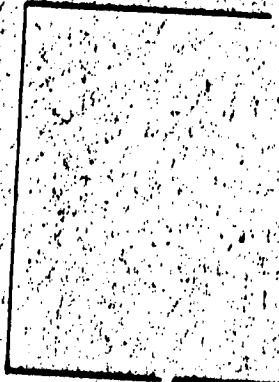
Sincerely yours,


NANCY L. DERRIG
Superintendent of Parks

GANO ST.

Park

BEACH



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