

RESOLUTION OF THE CITY COUNCIL

No. 150

Approved March 27, 1980

RESOLVED, That His Honor the Mayor is hereby authorized to enter into a Lease Agreement with Harborside Park for Land located at Fields Point, Lot 288, on City Assessor's Plat 56 subject to such terms and conditions to be negotiated by the City Solicitor, the City Property Committee and Harborside Park with terms and conditions subject to approval of the City Council.

IN CITY COUNCIL

MAR 20 1980

READ AND PASSED, as amended

Ralph T. Liguori
Rose M. Henderson CLERK

APPROVED

MAYOR

Vincent A. Cianci, Jr.

MAR 27 1980

Property Committee
J. J. ...



Harborside Park at the Port of Providence

Administrative Offices
711 Branch Avenue
Providence,
Rhode Island 02940
(401) 272-8000

July 31, 1979

Hon. Vincent A. Cianci, Jr.
Mayor of Providence
City Hall
Providence, Rhode Island

Dear Mayor Cianci:

Harborside Park wishes to propose a lease agreement between the City of Providence and Harborside Park for the portion of City property designated as Plat 56/Lot 288, located within the southeastern corner of the Port of Providence. The basis of this proposal has two major considerations. The first is the physical development of Lot 288 to a condition consistent with adjacent leased property. Lot 288, when completely improved, will produce a much greater revenue for the Port and assist in Container Port development. The second consideration is to relieve the City of its obligations toward Lot 257, the Sunshine Island property, situated adjacent to Lot 288 and presently leased by Harborside Park. The relationship between the development of Lot 288, the assumption of obligations towards Lot 257 and this proposed lease arrangement are explained as follows.

Lot 288

Lot 288, prior to October, 1978, had been a City dump site for harbor dredge materials, requiring daily machine maintenance and drainage. It was generally believed that the land would remain unproductive for a minimum of eighteen (18) months. In October, 1978, Harborside Park, with the cooperation and permission of the Port, began to invest considerable resources in an attempt to prepare the property for limited use. These preparations were additionally motivated by the proposed development of this area as a portion of the Providence Container Port Terminal.

The improvements to Lot 288, completed by Harborside Park, include land stabilization, grading and engineering work at a total cost to date of Eighty Thousand (\$80,000) Dollars. A second phase of development, needed to complete the sub-surface preparation of Lot 288 and to make it ready for blacktop, has been estimated at Fifty Thousand (\$50,000) Dollars. Then, as with adjoining leased property, it would be Harborside Park's obligation to complete the hard surface asphalt requirement for the entire area.

Heavy Industrial · Commercial · Recreational Properties

THE COMMITTEE ON
CITY PROPERTY

Recommends *Be Continued*

Rose M. Mendocino
Clerk

12/17/79
2/13/80

Hon. Vincent A. Cianci, Jr.
Mayor of Providence
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Lot 257

Lot 257, the Sunshine Island property, was leased to Harborside Park in 1978 with an option to purchase in 1981. This land was acquired in order to extend an already significant portion of Harborside Park property devoted to the storage and distribution of foreign automobiles.

According to the Pettis/McGovern Superior Court Order of July 22, 1971, the City of Providence is obligated to restore Lot 257. Since the City has not entirely carried out this Order, Harborside Park proposes to assume the remaining City obligations as part of the lease arrangement for Lot 288. Harborside Park has already expended Ten Thousand (\$10,000) Dollars for the grading of this land, partially satisfying the fourth condition as stated in the Pettis/McGovern Order. Harborside Park has estimated the remaining City obligations at a cost of Fifty Thousand (\$50,000) Dollars.

The costs of City obligations towards Lots 288 and 257 are summarized as follows:

A. Improvements to Lot 288	\$ 80,000.
B. Further improvements necessary to Lot 288	50,000.
C. Improvements to Lot 257	10,000.
D. Unfulfilled City obligations to Lot 257	<u>50,000.</u>
TOTAL:	\$190,000.

Harborside Park therefore proposes to lease from the City of Providence, Plat 56 Lot 288 for a term of Twenty (20) years commencing on September 1, 1979 with Two (2) Ten (10) year options at a rate equivalent to that paid by the Lessee of the abutting Port property. Harborside Park proposes, in addition, to accept lease escalators identical to those included in the City agreement with that same Lessee. Lease particulars are detailed below:

1. Harborside Park will pay the City of Providence at a rate of Four Thousand Three Hundred Fifty-six (\$4,356) Dollars per acre for the eight (8) acres of usable land or Thirty-Four Thousand Eight Hundred Forty-eight (\$34,848) Dollars per year for Plat 56/Lot 288.
2. Because of the heavy start-up costs for the Container Terminal in the first year, Harborside Park proposes to use the first year's rent toward the One Hundred Ninety Thousand (\$190,000) Dollar City obligation. The second year of the lease will then begin with a balance of One Hundred Fifty-five Thousand One Hundred Fifty-two (\$155,152) Dollars.

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3. During the remainder of the lease, Harborside Park will pay fifty (50%) percent of the yearly rental in cash and apply fifty (50%) percent toward the balance of One Hundred Fifty-five Thousand One Hundred Fifty-two (\$155,152) Dollars until it is fully amortized, after which the full rent will be paid to term. The Payment Schedule enclosed illustrates this in detail.

Harborside Park wishes to thank the Mayor and members of the Property Committee for their consideration in this matter. We will make ourselves available at your earliest convenience to finalize this agreement.

Very truly yours,

HARBORSIDE PARK

David Friedman

DF/as
Enclosure

FILED

OCT 25 12 34 PM '79
DEPT. OF CITY CLERK
PROVIDENCE, R. I.

THE COMMITTEE ON
CITY PROPERTY

Recommends

Be Continued

Rose M. Mendonca

Clerk

*12/17/79
1/8/80*

PAYMENT SCHEDULE

LEASE - LOT 288: HARBORSIDE PARK / CITY OF PROVIDENCE

YEAR	CITY OBLIGATION	RENT TO CITY	ALLOWANCE TO HARBORSIDE PARK	TOTAL PAID TO CITY	BALANCE REMAINING TO CITY
1	\$190,000	\$34,848	\$34,848	\$ 0	\$155,152
2	155,152	34,848	17,424	17,424	137,728
3	137,728	34,848	17,424	17,424	120,304
4	120,304	34,848	17,424	17,424	102,880
5	102,880	34,848	17,424	17,424	85,456
6	85,456	34,848	17,424	17,424	68,032
7	68,032	34,848	17,424	17,424	50,608
8	50,608	34,848	17,424	17,424	33,184
9	33,184	34,848	17,424	17,424	15,760
10	15,760	34,848	15,760	19,088	0
11	0	34,848	0	34,848	0
(to term)					
20	0	34,848	0	34,848	0

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: December 20, 1979

TO: Mayor Vincent A. Cianci, Jr., and Ronald H. Glantz, City Solicitor

SUBJECT: REQUEST OF DAVID FRIEDMAN TO LEASE LAND AT FIELDS POINT

CONSIDERED BY: Councilman Harry A. Johnson, Chairman - Committee on City Property

DISPOSITION:

VOTED: To invite you to attend the next scheduled meeting of the Committee on City Property to be held Tuesday, January 8, 1980 at 6:30 o'clock P.M. in Committee Room "A", City Clerk's Department, City Hall to discuss the request of David Friedman for lease of land at Fields Point, said matter presently pending before this Committee.

Rose M. Mendonca
City Clerk

April 2, 1980

Harborside Park at the Port of Providence
Mr. David Friedman
711 Branch Avenue
Providence, Rhode Island 02940

Dear Mr. Friedman,

Enclosed is Resolution Number 150 passed by the City Council and approved by the Mayor on March 27, 1980.

Please contact the City Solicitor's Office to execute said deed of conveyance.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jma
Enclosure

