

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 107

Approved March 9, 1990

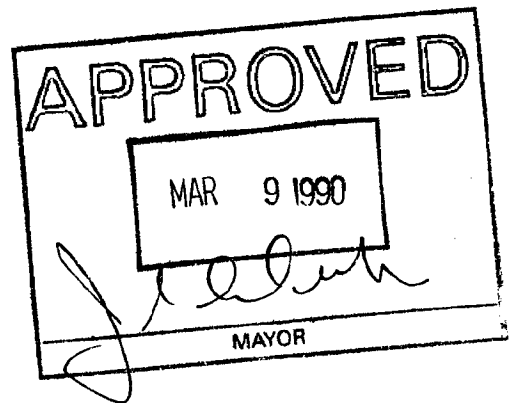
RESOLVED, That His Honor the Mayor, is authorized to approve the sublease between S. & J 351, Inc. and Prinz Eugen, Ltd., for premises located in the City of Providence at Kennedy Plaza, commonly referred to as "Cafe Plaza", being part of Lot 31 on Plat 20, with terms and conditions as have been imposed by the City Council, the City Solicitor and His Honor the Mayor.

IN CITY COUNCIL  
MAR 1 1990

READ AND PASSED

  
PRES.

  
CLERK



DEMOPULOS AND DEMOPULOS  
ATTORNEYS AND COUNSELLORS AT LAW  
1104 FLEET NATIONAL BANK BUILDING  
PROVIDENCE, RHODE ISLAND 02903  
TELEPHONE 401 331-6635

GEORGE K. DEMOPULOS  
1930-1982

HAROLD W. DEMOPULOS  
SUBURBAN OFFICE  
17 CONSTITUTION ST.  
BRISTOL, R.I. 02809  
TEL. 401 253-4141

June 20, 1989

Councilman Andrew J. Annaldo  
Chairman, City Property Committee  
c/o City Clerk Office  
Providence City Hall  
Providence, RI 02903

RE: S & J 351, Inc.

Dear Chairman Annaldo:

This is a notice of intent of S & J 351, Inc., d/b/a Cafe Plaza, to assign its lease dated July 27, 1980, and any amendments thereto to Pasquale V. Cortellessa, Jr., or his nominee, PRINZ EUGEN, LTD.

Please place this on your agenda.

S & J 351, Inc.

By their attorney,

  
HAROLD W. DEMOPULOS

HWD:rfb

THE COMMITTEE ON  
CITY PROPERTY

Recommends

*Be Continued*

*Ernest H. Mandrover*  
Clerk

*July 27, 1959*  
*Nov. 5, 1959*  
*Jan 24, 1960*  
*Feb 8, 1960*

3

TEMKIN & MILLER, LTD.

ATTORNEYS AT LAW

1400 TURKS HEAD PLACE

PROVIDENCE, R.I. 02903

(401) 751-2400

TELECOPIER

(401) 751-7180

MARTIN M. TEMKIN\*

DONALD E. MILLER\*

BARRY J. KUSINITZ\*

DANIEL STONE\*\*

ROBERT S. PARKER\*

WILLIAM M. KOLB\*

\*ALSO MEMBER MASSACHUSETTS BAR

\*\*ALSO MEMBER CONNECTICUT BAR

NEWPORT, R.I. OFFICE

359 THAMES STREET

NEWPORT, RHODE ISLAND 02840

401-847-7820

January 10, 1990

Councilman Andrew J. Annaldo  
Chairman  
Real Property Committee  
c/o Providence City Clerk  
City Hall  
Providence, Rhode Island 02903

RE: Sublease of Cafe Plaza  
Kennedy Plaza, Providence, Rhode Island  
S&J 351, Inc. (Solon Mitrelis, Pres. subletting to Prinz  
Eugen, Ltd. (Pasquale Cortalessa, Pres.))

Dear Councilman Annaldo:

I am writing to request that the above-captioned matter be placed upon the agenda of the next meeting of the Property Committee of the City Council for consideration. You may recall that we have previously appeared before the Property Committee concerning this matter. We now believe that we have a form of Sublease that will be acceptable to the Property Committee as well as to the Tenant and the proposed Sub-tenant.

Please advise me of the date of the first meeting at which you would be able to consider this matter.

Sincerely,

TEMKIN & MILLER, LTD.

*Martin M. Temkin* by *R.B.*  
Martin M. Temkin

MMT/rcb/jld

cc: Ms. Rose M. Mendonca, City Clerk  
Mr. Solon Mitrelis  
Edward Clifton, Esquire  
City Solicitor  
Patricia McLaughlin, Esq.  
Asst. City Solicitor



Department of Law  
*"Building Pride In Providence"*

April 10, 1989

Councilman Andrew Annaldo  
Chairman, Committee on City Property  
c/o City Council Office  
City Hall  
Providence, Rhode Island 02903

Dear Andrew:

Attorney Harold W. Demopulos has requested that the following proposal be brought to the attention of the Property Committee on behalf of his client, Solon Mitrelis. Mr. Mitrelis, through S & J, Inc., is currently leasing city property on Kennedy Plaza for his business, Cafe Plaza. Mr. Metrelis desires to sell his business and to assign his lease to the new purchaser.

In order for the bank to finance the project, the new purchaser needs a lease for fifteen (15) years with set rental fees. Mr. Demopulos' proposal can be summarized as follows:

a) for the next 2½ years of the lease, the monthly rental will be the same (\$500.00) with an increase of one hundred dollars (\$100.00) per month for the next five years.<sup>1</sup>

b) then there are to be three five-year additional options:

i) First five year option - no more than nine hundred (\$900.00) dollars per month;

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<sup>1</sup> Note that the \$500.00 amount was to be rental until July 29, 1990. Thereafter it was to be at a rental of five hundred dollars (\$500.00) per month, to which is to be added and compounded the annual percentage of increase as evidenced by the Federal Cost of Living Index, for a term of five (5) years. (per Mitrelis' current lease).

Councilman Andrew Annaldo  
April 10, 1989

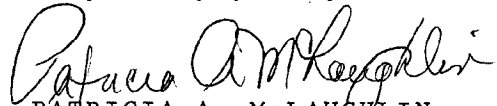
Page Two

ii) Second five year option - to be one thousand dollars  
(\$1,000.00) per month;

iii) Third five year option - to be eleven hundred dollars  
(\$1,100.00) per month.

Please place this on the agenda for the next Property Committee meeting as Mr. Demopulos has stressed that time is of the essence on this matter.

Very truly yours,

  
PATRICIA A. McLAUGHLIN  
Assistant City Solicitor

PAM/vav

cc: Edward C. Clifton, Esquire  
Rose Mendonca

August 15, 1989

Andrew J. Annaldo, Chairman  
c/o City Clerk's Department  
Room 311  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Dear Mr. Annaldo:

I am writing this letter in reference to the request of your committee concerning my proposal for the Cafe Plaza Restaurant, 1 Kennedy Plaza, Providence, Rhode Island. I plan no changes in the basic format of the restaurant. The only change will be an expansion of business hours to encompass night dining.

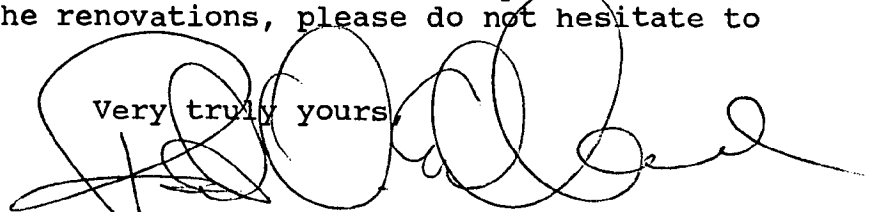
I do plan, however, substantial renovations to the interior and exterior structure of the restaurant including complete exterior sanding and painting of this historic building, additional exterior lighting for the public, painting of dining room and complete recarpeting. In conjunction with this renovation, I intend to place shrubs and planters outside the restaurant and the patio area.

The menu will consist of breakfast, lunch and dinner specials. Alcoholic beverages will be served making it an attractive spot for area businessmen and social gatherings.

I have contacted the Providence Preservation Society and have pledged to Mrs. Antoinette Downing to work with the Preservation Society in restoring the structure. My intent is to create and operate an attractive and clean establishment, one that will be a credit to the city.

If you require any additional information or more specific information concerning the renovations, please do not hesitate to contact me.

Very truly yours,



Pasquale V. Cortellessa, President  
PRINZ EUGEN, LTD.

PVC:asm

cc: Antoinette Downing  
Providence Planning and  
Development Department  
Governor's Capitol Center  
Project  
Carolyn Brassil, Councilwoman

FILED

AUG 28 9 28 AM '89

DEPT. OF JUSTICE  
PROVIDENCE, R.I.

Rose M. Mendonca  
City Clerk

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Clerk of Committees



Michael R. Clement  
First Deputy

\_\_\_\_\_  
Jean M. Angelone  
Second Deputy

DEPARTMENT OF CITY CLERK  
CITY HALL

March 13, 1990

Martin M. Temkin, Esq.  
Temkin & Miller, Ltd.  
1400 Turks Head Place  
Providence, R. I. 02903

Dear Mr. Temkin,

Enclosed is certified copy of Resolution No. 107,  
approved March 9, 1990, the same being self-explanatory.

Please contact the City Solicitor, Edward C. Clifton,  
so that the sublease agreement may be executed for the  
property involved.

Very truly yours,

Rose M. Mendonca  
City Clerk

RMM/bp

Enc.