

STANLEY P. BLACHER  
Chairman

JOHN RAO, JR.  
Vice Chairman

ROBERT J. BEVILACQUA

FREDRICK LIPPITT

JOSEPH MOLLICONE

EDWARD W. XAVIER

LAURENCE K. FLYNN

STANLEY BERNSTEIN  
Executive Director  
and Secretary

MAYOR VINCENT A. CIANCI, JR.  
Ex-Officio



PROVIDENCE REDEVELOPMENT AGENCY

May 13, 1980

The Honorable Vincent A. Cianci, Jr., Mayor  
The Honorable City Council of the City of Providence  
City Hall  
Providence, RI 02903

Dear Mayor and Council Members:

The Providence Redevelopment Agency takes pleasure in transmitting its thirty-second Annual Report.

We have been successful in bringing several major urban projects to a successful conclusion; in meeting the challenge of shifting Federal priorities in funding categorical grant programs; and in serving as a catalyst for the revitalization efforts undertaken within the City of Providence.

Our more recent efforts have been in neighborhood revitalization. With the funding provided by the 1979 bond authorization of \$25 Million, the Agency is able to assume an even larger role in guiding and directing physical, economic and social improvement on the neighborhood level.

Our first project under the new bond authorization, the Charles Street Renewal Project, was submitted to the City Council for its approval in December 1979. This action signals our embarkation on a new program designed to exert continuing emphasis on the dynamic rebirth of our City.

We are grateful for the many opportunities afforded us to serve our fellow citizens in the past and look forward to a continuing and dynamic renewal effort within our great City.

Respectfully submitted

A handwritten signature in cursive script that reads "Stanley P. Blacher". The signature is written in dark ink and is positioned above the printed name and title.

Stanley P. Blacher  
Chairman

**FILED**

MAY 14 3 12 PM '80

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

# PROVIDENCE REDEVELOPMENT AGENCY

IN CITY COUNCIL  
JUN 5 1980  
READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.  
*Jose M. Mendez* CLERK

annual report  
1979

1 9 7 9   A N N U A L   R E P O R T

PROVIDENCE REDEVELOPMENT AGENCY  
40 Fountain Street  
Providence, Rhode Island 02903

Review of Project Activities

January 1, 1979

through

December 31, 1979

PROVIDENCE REDEVELOPMENT AGENCY MEMBERS

1979

Stanley P. Blacher, Chairman

John Rao, Jr., Vice-Chairman

Robert J. Bevilacqua, Member

Frederick Lippitt, Member

\*Murray A. Cohen, Member

Joseph Mollicone, Sr., Member

Laurence K. Flynn, Member

Edward W. Xavier, Member

Vincent A. Cianci, Jr.

Mayor

Ex Officio

Stanley Bernstein,  
Executive Director  
and Secretary

\*Resigned

## TABLE OF CONTENTS

	<u>PAGE</u>
General Agency Activity	1
Downtown Providence Renewal Plan	3
East Side (R. I. R-4)	6
Randall Square	7
Constitution Hill-North Benefit	8
South Main-South Water	9
Fox Point	10
Federal Hill East	11
Lockwood Street (R. I. R-27)	12
West Broadway (A2-1)	13
West End	15
Weybosset Hill (R. I. R-7)	17
COMPLETED PROJECTS	19
PROJECT LOCATION MAP	20
FINANCIAL STATEMENT	21
ORGANIZATION CHART	22
DEPARTMENT DIVISIONS AND STAFF	23

## GENERAL AGENCY ACTIVITY

The Providence Redevelopment Agency held twelve regular meetings and one special meeting in 1979. Reelected at the January 1979 meeting were Stanley P. Blacher as Chairman; John Rao, Jr. as Vice-Chairman, and Stanley Bernstein as Secretary.

Although the role of the Agency remains essentially the same, to plan and administer urban renewal projects in Providence; its relationship to other planning agencies and to the private sector is changing as Federal assistance to urban renewal shifts away from sole control of the U. S. Department of Housing and Urban Development. Federal funding for economic development, for transportation and related services, for environmental protection and control, for neighborhood revitalization programs, for historic preservation, -- to name but a few of the major thrusts -- has redistributed the planning responsibility. However, the Agency retains its authority to act for the City of Providence within its full legal powers to carry out redevelopment projects when jointly developed and sponsored redevelopment activities require public actions related to real estate acquisitions and site improvements. It continues to provide the major funding and execution mechanism for the accomplishment of redevelopment activities.

In 1977, the Agency had requested the Executive Director to prepare a five year, \$25 million plan for funding future renewal projects, and to introduce to the Rhode Island General Assembly through the City Council a referendum to be placed on the November '78 ballot authorizing the City of Providence to issue bonds in an amount not to exceed \$25 million. Up to that point in time the local electorate had approved a total of \$34 million in bond issues for redevelopment purposes. The \$25 million bond proposal was broadly designated to be used in four components, the major elements being:

- |   |             |
|---|-------------|
| 1. Commercial Development   | \$6,000,000 |
| 2. Residential Housing and<br>Neighborhood Improvements                       | 4,000,000   |
| 3. Industrial Development   | 8,000,000   |
| 4. Other Developments (Public<br>Improvements, transportation,<br>Park, etc.) | 7,000,000   |

Caught up in an apparent taxpayer backlash, the Redevelopment Bond Issue, placed on the November 1978 ballot along with 11 State bond referendum totalling another \$48 million, was defeated by 14,039 to 12,459, a difference of only 1,580 votes. Subsequently, the bond issue was re-introduced into the General Assembly to obtain authorization to place the issue before the voters in a special election. Presented to the voters on June 26, 1979, the bond issue was approved by a 2 to 1 margin. The Agency was thus enabled to move ahead with plans for further redevelopment activities. Almost immediately after the voter approval, the Agency began receiving proposals and suggestions from numerous neighborhood and civic groups as to ways in which the bond money could be spent. The Agency then directed the staff to develop project selection criteria to ensure that project benefits would justify costs, that selected projects would be the best alternative for a given area or neighborhood, and that project implementation would proceed as smooth as possible.

The first project to be initiated with the new bond authorization was the Charles Street Renewal Project, approved by the Agency in December 1979, and forwarded to the City Council for adoption as the Official Plan for the proposed project.

At a White House ceremony in June of 1979, the Agency, represented by the Executive Director, was awarded a Certificate of Merit from the American Association of Nurserymen, Inc., for environmental improvement and community beautification in the Weybosset Hill Project.

In other actions, the Agency reaffirmed its opposition to the proposed designation of the Downtown area as an historic district and so notified the Rhode Island Historic Preservation Commission.



## DOWNTOWN PROVIDENCE RENEWAL PLAN

Purpose: To facilitate continued downtown redevelopment.

Size: 156 acres.

Schedule: Project begun 1977.

Initial Activity: Removal of parking deck at Union Station.

Future Activities: Funding of local share for Kennedy Plaza ARZ and Urban Development Action Grant for 1,000 car parking garage.

Related Developments: Westminster Center, Kennedy Plaza Auto-Restricted Zone, Union Station, Parking Garage (UDAG), Private Investment Sector.

Initial Project Cost: \$500,000

Source of Funds: Municipal Redevelopment Bonds.

## 1979 ACTIVITIES

The initial action taken under the Downtown Providence Renewal Plan was the removal of the parking deck in front of Union Station. Constructed in 1957, the 265 foot long deck was ordered demolished in October and by December the demolition work was completed, thus finally removing what many had for years considered an "eye-sore" on the city landscape.

THE KENNEDY PLAZA ARZ PROJECT, in preparation since 1976, and funded by the Urban Mass Transportation Administration (UMTA) in 1978, encountered some difficulties which further delayed the start of this project. In May 1979, the project became a part of the Official Redevelopment Plan for Downtown Providence Renewal. In the meantime, eleven firms had submitted proposals for the final architectural/engineering design phase of the project. After lengthy discussion and

deliberation, Albert Veri Associates was selected to perform this work provided that through negotiation the consultant fee could be reduced. In June a fee of 7.7 percent was agreed upon and the Agency approved the Veri proposal subject to approval by UMTA.

In September, the Urban Mass Transportation Administration notified the Agency of their decision to decline approval of the Veri proposal because in their opinion guidelines for selection were not followed. The Agency decided to appeal this decision and in December, the Executive Director met with UMTA officials in Washington. The result of this meeting was that UMTA would reconsider its decision and advise the Agency of its final determination at a later date. Based on these events, it was concluded that the City would probably be unable to begin actual work on the project until 1981.

URBAN DEVELOPMENT ACTION GRANTS (UDAG) were authorized by Section 119 of Title I of the Housing and Community Development Act of 1977. In this same year the General Services Administration announced plans to erect a new Federal Building in Providence. The conjunction of these two Federal actions resulted in the development of an exciting proposal for revitalization through strong public and private participation and cooperation. Called the Weybosset Gateway Project, the plan calls for construction of a 1,000 car garage/office building/retail use complex. To effectuate this project it was proposed that the Providence Redevelopment Agency acquire a two block area bounded by Weybosset, Empire, Chapel and Mathewson Streets. This decision required a further amendment to the Downtown Providence Renewal Plan. In October 1978, a UDAG application was submitted to the Department of Housing and Urban Development (HUD).

In January, HUD requested more documentation concerning the private commitments claimed for the project; in particular they indicated that the Concordia proposal (see Weybosset Hill) and the proposed new Federal Building were illustrative of weak points in the application. HUD agreed to delay a decision on the project for another three months. Delays on the part of the General Service Administration in moving on a decision for the site of the new Federal Building and problems with determining an equitable price to be paid for the land needed together with Concordia's inability to provide a financial commitment prompted the City to request a further delay on HUD's decision on funding this project.

By the end of 1979, no final determination had been made. However, B. A. Dario had reached an agreement to sell a 30,000 square foot parcel next to Harris Furs to GSA as a site for a new Federal Building. The agreed upon price was \$519,900.

#### OTHER

The Fountain Street-Sabin Street Association, comprised of fifteen private groups, nine civic groups and two non-profit groups, presented a proposed project called "Gateway One". Essentially this was a plan to dress up Fountain and Sabin Streets as an entrance into downtown at a cost of approximately \$426,900. The proposal was referred to the staff for further study.

EAST SIDE R. I. R-4

Purpose: To selectively develop portions of the East Side and Randall Square.

Size: 343 acres, divided into four sections: Randall Square, Constitution Hill, South Main and South Water Streets, Fox Point.

Schedule: Project begun 1967. Estimated completion 1980.

Primary Land Uses: Residential, commercial

New Developments: Garden apartments, housing for the elderly, hotel and parking, office buildings, institutional headquarters, rehabilitated residential structures, school building, medical office building, restored historic structures, rehabilitated commercial buildings.

Future Activities: Sale of remaining parcels to preferred developers.

Net Project Cost: \$28,426,935

Source of Funds: HUD -- \$23,754,301; Local Share -- \$7,106,734

Estimated Private Investment: \$75,000,000

1979 ACTIVITIES

While development activities are winding down as this project nears completion, several major developments did take place during the year which will result in construction of some important buildings. Developers were still attempting to clear away obstacles to financing and construction in several instances and in a few cases, initial plans had to be scaled down for economic reasons.

The Agency continued to pursue negotiations in connection with the sale and development of properties in each of the four areas within the project: 1) Randall Square, 2) Constitution Hill-North Benefit, 3) South Main-South Water and 4) Fox Point.

## RANDALL SQUARE

Providence Inn Associates, holders of the Marriott Inn franchise, moved ahead with a \$5 million expansion program. Plans called for a six-story addition with another 101 hotel rooms. Also included are meeting rooms, office space and a second ballroom. When completed there will be a total of 345 rooms and 449 parking spaces. A "topping off" ceremony was held on December 21, 1979.

IBM confirmed its intention to lease 52,600 square feet of space in a new \$3M, 73,000 square foot building to be constructed on Parcel 25D which is contiguous with the State Medical Laboratory building. Negotiations were also underway to have a second building constructed on this parcel with C.E. Maquire as a possible tenant.

In September, the Agency announced that construction would start on the last of four buildings in the Charlesgate housing complex for the elderly. The new building will have 100 units with rents subsidized under Section 8. Already in service in the complex are Charlesgate East with 100 units, Charlesgate North with 200 units and Charlesgate Nursing Center with 200 beds.

The Smith Street bridge which had been under construction for two years was reopened to traffic in October.

#### CONSTITUTION HILL - NORTH BENEFIT

Marc Pearlman announced a \$100,000 financial commitment had been obtained from the Industrial National Bank for the "Benjamin Cushing" project fronting on North Main Street between North Court and Cody Streets.

Right-of-way and easement problems which had long delayed development on Parcel 11B located on Constitution Hill were finally resolved to everyone's satisfaction on July 17, 1979.

Henry Kates proposed developing 10-12 townhouses on Parcel 11B-4, adjacent to St. John's Cathedral, with the houses to be priced at \$65,000 to \$110,000. Subsequently, this proposal was scaled down to 8 units to sell at around \$160,000 each, all of which have been sold or optioned.

Late in the year, the developer of two historic 19th century buildings on North Main Street announced that he was ready to begin a thorough restoration of the buildings. He will spend up to \$350,000 to convert a three-story brick building into a four-unit apartment and the other three-story building into a one-family residence.

SOUTH WATER-SOUTH MAIN

Plans for construction of two office buildings on Wickenden Street between Transit and Benefit Streets literally ran into a stone wall. The wall in question separates a vacant lot, where the office buildings would be built, from an apartment house on Transit Street. The owner of the apartment house is claiming the wall and ten feet of land under "the right of adverse possession". The issue will need to be resolved in the courts.

A proposal to construct a four-story, 14,639 square foot office building on the former site of the Boy's Club at Power and South Main Streets was received.

### FOX POINT

A major point of interest in this portion of the East Side project centered on the "Casey" house. Originally, the Agency had agreed to purchase the house because the land would be needed for the Fox Point Manor apartment house for the elderly. However, HUD subsequently ruled that the purchase was ineligible as a Federal expense since the Agency had previously bought the house with Federal money and then resold it when the project for which it was originally purchased was scrapped. The Agency, felt there was a moral obligation on their part to purchase the property with city money. Eventually, the house was resold to a new owner at cost.



### FEDERAL HILL EAST

Purpose: To revitalize a Providence neighborhood by rebuilding and improving a commercial strip and by preserving its ethnic character as the first step.

Size: 170 acres, bounded by the Route 6 Connector, Knight Street, Westminster Street and Interstate 95.

Schedule: Project begun 1977. Estimated completion of Atwell's Avenue 1980.

Primary Land Uses: Residential, commercial

New Developments: A redesigned and rebuilt major arterial street and commercial strip, pedestrian plaza for open air market, plazas, entrance arch, brick sidewalks, historic style light standards.

Future Activities: Rehabilitation of commercial and residential properties. Site improvements.

Gross Project Cost: \$3,600,000

Source of Funds: Local Share \$3,600,000

### 1979 ACTIVITIES

Groundbreaking for this city funded project took place in 1978 with construction to be completed in 1979. For various reasons the contractor had to be given extensions on time and finally was granted an extension to June 1, 1980, at no further cost to the Agency.

St. John's Church on Atwells Avenue asked the Agency to develop a piazza, or small square in front of the church comparable to the piazzas being built for Holy Ghost and Our Lady of Mount Carmel. Four alternative plans were presented ranging in cost from \$180,000 to \$220,000. In July 1979, the Agency agreed to comply with the request. The cost remained uncertain because final details on the size of the piazza will be unknown until a decision is made on the disposition of several occupied buildings which would either be moved or demolished.

As a direct result of city investment in public improvements, plans were announced for renovation of the 70-year old Cappeli Building at the corner of Atwell's and DePasquale Avenues.

LOCKWOOD STREET R. I. R-27

Purpose: To redevelop a portion of Upper South Providence in the vicinity of Rhode Island Hospital.

Size: 11 acres.

Primary Land Use: Residential.

New Developments: Housing for families and elderly persons.

Future Developments: Sale of remaining parcels.

Net Project Cost: \$2,455,333

Source of Funds: HUD--\$1,876,500; Local Share--\$613,833

Estimated Private Investment: \$10,000,000

1979 ACTIVITIES

A major court action which was holding up development of a 209 unit apartment complex was finally settled out of court. Peabody Construction Company, which formed Lockwood Plaza Associates, was to be the general contractor for the complex which includes a six-story building with 101 apartments for the elderly and 17 two-and three-story buildings with 108 apartments for families with children. Construction will be on a 7.5 acre site generally bounded by Pearl, Friendship, Point, Plain and Beacon Streets.

Towards the end of 1979 a contract for site improvements was awarded to Alsim Construction Company in an amount of \$92,303.

## WEST BROADWAY A2-1

Purpose: To stabilize and redevelop portions of a residential neighborhood bounded by one commercial arterial and traversed by two arterial streets. Renewal activity resulted in the creation of a large number of scattered site parcels made available for sale and reuse. Rehabilitation assistance provided to existing properties.

Size: 233 acres, of which 166 were built-up.

Schedule: Project begun 1970. Estimated completion 1980.

Primary Land Uses: Multi-unit housing for families and elderly persons, single-family housing on scattered sites, a neighborhood center, a health center, a public school.

Future Developments: Completion of additional new housing, sale of remaining parcels to preferred developers with related site improvements.

Source of Funds: HUD--\$4,493,364; Local Share--\$1,225,139

Estimated Private Investment: \$10,000,000

## 1979 ACTIVITIES

As a result of more money becoming available, project activity was expanded in 1978 to include the acquisition of an additional 27 parcels of land. HUD agreed to shift \$1,221,578 budgeted for relocation grants into project expenditures. This required an additional local contribution of \$407,193 bringing the total change in project expenditures a balance of \$708,593 remained of which \$672,000 was earmarked for additional project expenditures.

Because the additional properties to be acquired are located in or near the Broadway-Armory Historic District, which is on the National Register of Historic Places, the Agency entered into an agreement with the R.I. Historical Preservation Commission with the following stipulations: 8 structures could be demolished; 3 additional structures could be demolished if no qualified offers for rehabilitation were received and 4 other structures would be advertised for moving before a decision to demolish would be made.

RIA Associates and B & R Associates were among developers selected by the Agency for scattered site development. RIA submitted preliminary plans for a 24 unit, Section 8 subsidized housing structure which required an Amendment to the Official Plan; a zoning variance was also requested for a change from commercial to residential use for the parcel located on Westminster Street. Final site plans were presented in November 1979. B & R amended their offer to Purchase and requested a change from all elderly house to mixed elderly and family. There would be 84 units with 21 units for elderly on eleven parcels of land and provision for 107 parking spaces. A modified offer to Purchase was accepted at the October meeting.

New Homes for Federal Hill renewed leases on five properties; rival offers to build an apartment structure on the corner of Westminster and Messer Streets were received and the Bill Canning proposal for 12 units for the elderly was approved in October.

## WEST END

Purpose: To stabilize and redevelop portions of a densely mixed use neighborhood which has suffered physical deterioration, population changes and structural obsolescence.

Size: 309 acres.

Schedule: Project begun 1979. Estimated completion 1985.

Primary Land Uses: Residential, commercial.

New Developments: Acquisition, major rehabilitation of residential uses.

Future Developments: Site improvements, traffic circulation.

Project Cost: \$1,000,000

Source of Funds: PRA bonds.

## 1979 ACTIVITIES

Recognizing that the West End Neighborhood was rapidly deteriorating, the Agency agreed in 1978 to set aside \$1.0 million from its bond authority already reserved for the Downtown area. The staff was directed to develop a plan for the use of the \$1.0 million in cooperation with local neighborhood groups. Planning studies including land use and socio-economic surveys were undertaken. The West End Coalition eventually emerged as the recognized official Project Area Committee. The project boundaries were established as the Huntington Expressway on the west and south; Elmwood Avenue on the east and on the north by Wood, Messer, Cranston, Dexter and Cromwell Streets.

On September 27, 1978, the West End Coalition presented its preliminary plans at a public hearing. The plan focussed on providing low-interest, home improvement loans and selective clearance of between 15 and 20 dilapidated houses. In January 1979, the Agency agreed in principle to a rehabilitation program which provided for renovation of between 140-160 houses.

In August 1979, after twenty-one months of planning and negotiations, the low-interest loan program got underway. Loans of up to \$10,000 will be provided by five participating banks - Citizens, Columbus National, Old Stone, R.I. Hospital Trust and Mayflower Savings and Loan Association - at 12 percent interest, 6 percent of which will be subsidized by Agency funds from a \$250,000 account. The experimental program was initiated on Ford Street and eventually nine sections selected by the West End Task Force, will be able to participate.

Another boost to the neighborhood resulted from a grant of \$72,000 from the Mayor's Office of Community Development to start programs in day care, youth and other social services at the new West End Community Center.

WEYBOSSET HILL R.I. R-7

Purpose: To redevelop a portion of Downtown Providence in accordance with plan for Downtown Providence 1970, as revised.

Size: 56 acres, of which 29 acres were cleared and made available for redevelopment.

Schedule: Project begun 1964. Estimated completion 1980.

Primary Land Uses: Commercial, institutional, residential, public.

New Developments: Civic Center, interstate bus station, Holiday Inn, health service headquarters, high rise apartments, apartments for the elderly, credit union, office buildings, travel center, Cathedral Plaza and Convention Center (including hotel)

Future Developments: Completion of additional new housing developments, sale of remaining parcels to preferred developers.

Net Project Cost: \$19,921,587

Source of Funds: HUD--\$16,308,993; Local Share--\$4,980,397

Estimated Private Investment: \$125,000,000

1979 ACTIVITIES

Dramatic activity continued to focus attention on this "showcase" project. The development of Parcel 4 (LaSalle Square) continued to be the main item of interest. Other major activity concerned the construction of a new Gilbane Headquarters Building on Broad Street, and the concept of the development of Trinity Mews along Aborn Street between Washington and Fountain Streets to serve as an outdoor adjunct for cultural activities in connection with Trinity Theater and other performing arts groups.

Concordia Management Company Limited, the preferred developer for Parcel 4, met the deadline to exercise its option by submitting a check for \$26,000 on May 1, 1979. This brought their non-refundable deposit to a total of \$36,000. The month of May brought this project

closer to reality when Concordia presented detailed plans including these features:

- a 25 story building with 490,000 square feet of space.
- 250 room residential hotel.
- a 2 story high, 25,000 square foot exhibition hall with a below ground banquet facility for up to 1,500 persons.
- five floors to be used as offices and showroom space.
- a health club including a pool, sauna, locker room, pro-shop and racquet ball courts.
- an offer to Purchase the Majestic garage.

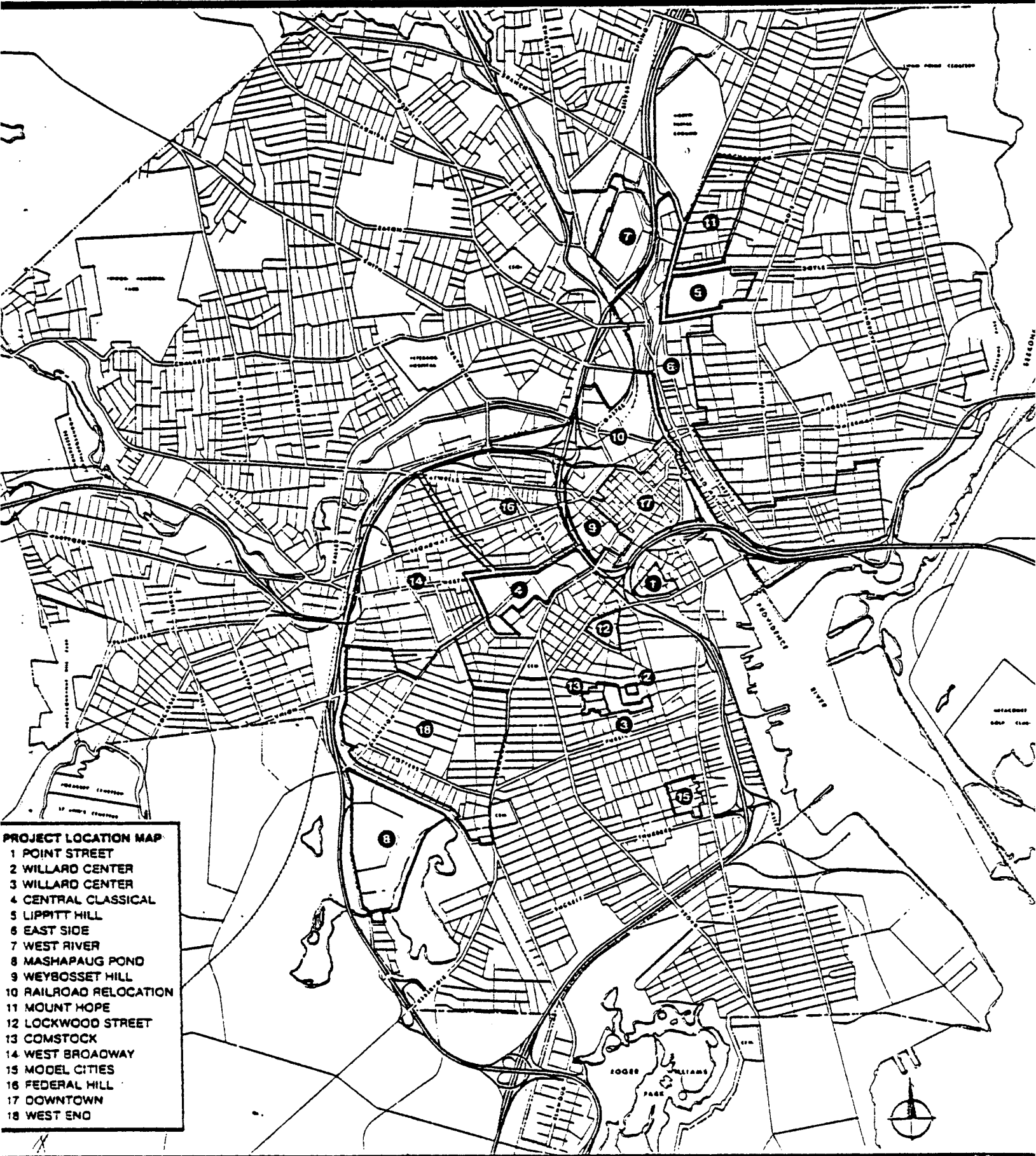
Shortly after this offer, the consultant, Lowenthal and Howath, concluded their feasibility study with the advice that there was sufficient demand to proceed with the proposed facility. The Agency accepted Concordia's offer and agreed to negotiate for the acquisition of the 427 car Majestic garage and imposed a 90-day deadline to obtain financing for the project. In September, Concordia scaled down the project to come within a \$25 million cost figure and asked for another 90-day extension. By November, it became clear that the developer would not meet the new deadline for financing. At the December meeting, Concordia requested a further extension on their offer to Purchase with construction to begin by August 15, 1980 and completion by January 15, 1983. Cited as reasons for this request were the current state of the economy, inflation and unreasonably high interest costs of borrowing. The Agency tabled the request which had the effect of freeing them to hear other proposals and to negotiate with a new developer should one be forthcoming.

By the close of the year the new Gilbane Headquarters building was well underway, but there had been no final resolution to the Trinity Mews situation. Blue Cross/Blue Shield dropped its plan to build a garage and instead purchased the adjacent office building at One Weybosset Street and a parking structure on the corner of Empire and Weybosset Streets.



## COMPLETED PROJECTS

<u>Point Street</u>	3.8 acres. Initiated 1950. Delayed by lawsuit. Undertaken 1956. Primary reuse: industrial parking. Completed 1961. Net Project Cost \$157,000.
<u>Willard Center One</u>	4 acres. Undertaken 1954. Primary reuse: elementary school. Completed 1959. Net Project Cost \$600,000.
<u>Willard Center Two</u>	15 acres. Undertaken 1955. Primary reuse: shopping center, school play-field. Completed 1959. Net Project Cost \$1,593,000.
<u>West River</u>	60 acres. Undertaken 1956. Primary reuse: industrial park. Completed 1961. Net Project Cost \$4,090,000.
<u>Lippitt Hill</u>	57 acres. Undertaken 1959. Primary reuse: shopping center, apartments, elementary school, church. Completed 1971. Net Project Cost \$4,639,278.
<u>Central-Classical</u>	67 acres. Undertaken 1959. Primary reuse: high schools, playfields, garden apartments, nursing home. Completed 1971. Net Project Cost \$7,980,951.
<u>Huntington Expressway Industrial Park</u>	150 acres. Undertaken 1961. Primary reuse: Industrial Park. Completed 1971. Net Project Cost \$5,235,022.
<u>Model Cities (NDP A2-2)</u>	20 acres. Undertaken 1970. Primary reuse: residential. Completed 1973. Net Project Cost \$1,015,803.
<u>Comstock</u>	10 acres. Initiated in 1972. Primary reuse: new single-family owner-occupied homes; neighborhood facility. Completed 1979. Net Project Cost \$1,312,304.
<u>Mount Hope</u>	90 acres. Undertaken 1968. Primary reuse: rehabilitation of existing structures, construction of needed site improvements. Completed 1979. Net Project Cost \$4,831,186.



PROVIDENCE REDEVELOPMENT AGENCY  
Consolidated Condition Statement  
December 31, 1979

ASSETS & PROJECT COST

CASH IN BANK:

Project Expenditure accounts	\$648,162
Temporary loan repayment funds	162,416
Good faith deposits	<u>143,297</u>

Total Cash \$ 953,875

Accounts Receivables (Court, Etc.) 2,523,726

Investments 4,590,000

PROJECT COST:

East Side	\$ 26,842,541
Weybosset Hill	18,914,710
Lockwood Street	1,152,468
West Broadway	4,174,124
Model Cities	24,738
Mashapaug Pond	6,329,262
Federal Hill East	2,491,273
Comstock	838,389
Downtown Renewal Project	25,117
West End Project	32,913
UMFA Section #3	<u>(58,642)</u>

Total Project Cost \$60,766,893

Relocation Payments 3,081,809

Rehabilitation Payments 38,767

Donated Land 1,656,223

Project Improvements 92,379

Supporting Facilities 62,773

TOTAL ASSETS \$73,766,445

LIABILITIES & FUNDING GRANTS

LIABILITIES:

Accounts payable	\$ 1,529,327
Temporary loans payable	4,836,698
Accrued Interest payables	<u>178,093</u>

Total Liabilities \$ 6,544,118

FUNDING GRANTS:

Local Grant-In-Aid; Cash	\$15,196,307
Non-Cash	<u>1,811,375</u>

\$17,007,682

Federal Grants-In-Aid:

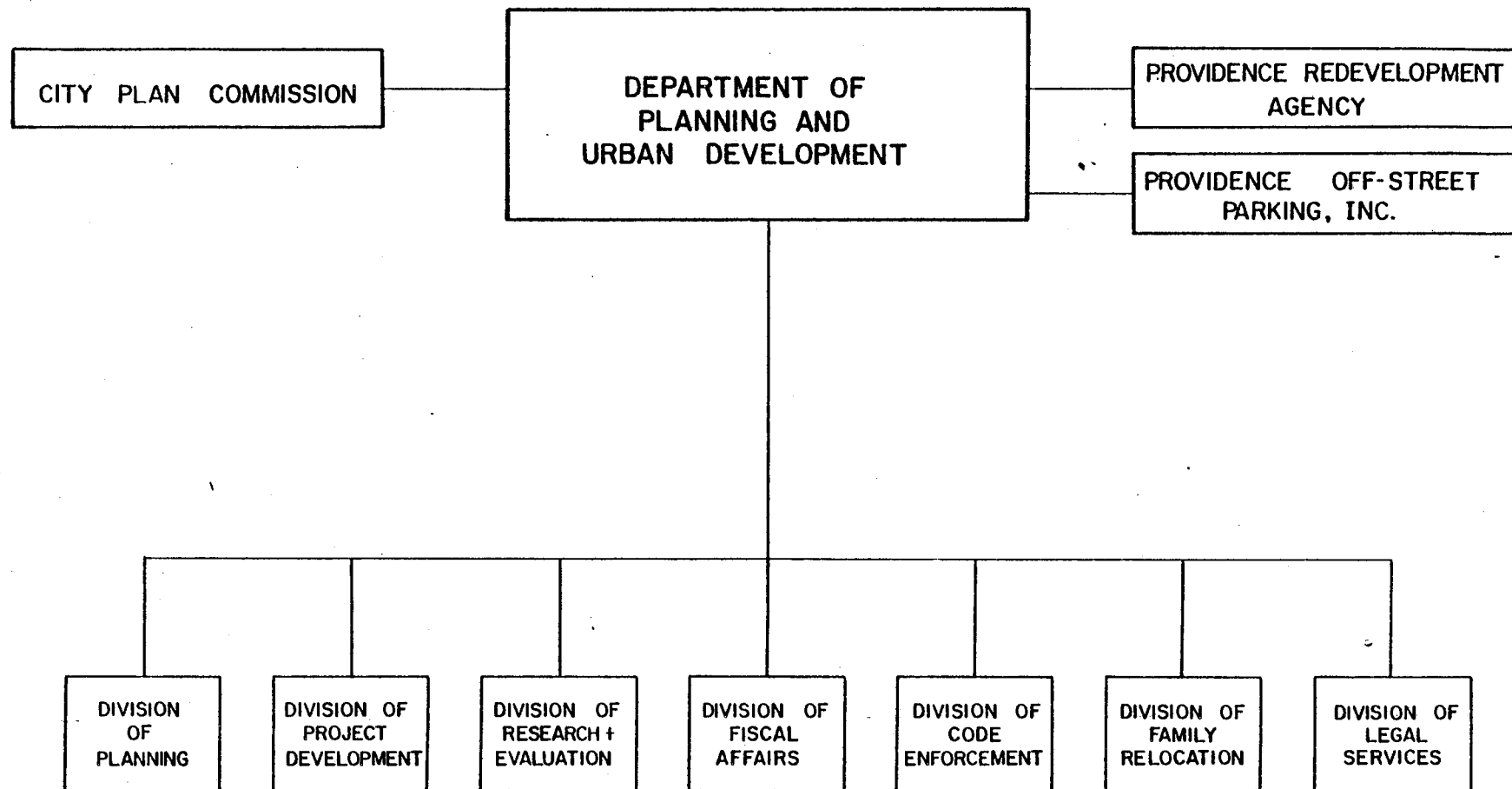
Project Grants	\$40,545,904
Relocation Grants	3,209,886
Rehabilitation Grants	38,767
Housing Subsidy Grant	<u>2,000</u>

TOTAL FEDERAL GRANTS \$43,796,557

Proceeds from sale of land 6,418,088

TOTAL FUNDING GRANTS \$67,222,327

TOTAL LIABILITIES & FUNDING GRANTS \$73,766,445



DIVISIONS WITHIN THE DEPARTMENT OF PLANNING  
AND URBAN DEVELOPMENT CONTRACTED THROUGH THE  
CITY OF PROVIDENCE TO PROVIDE TECHNICAL AND  
ADMINISTRATIVE SERVICES TO THE PROVIDENCE  
REDEVELOPMENT AGENCY:

Executive

Stanley Bernstein  
Peter Peligian  
Mary J. Dessaint

Director  
Assistant to the Director  
Secretary to the Director

Fiscal Affairs

Frank E. Corrente  
Thomas J. Graves  
Robert V. Landi  
Albert E. Lavallee  
Barbara S. Gaulin  
Donna M. Rotella

Chief  
Assistant Chief  
Fiscal Officer  
Accountant III  
Clerk-Stenographer III  
Clerk-Stenographer II

Legal Services

Charles A. Pisaturo  
Raymond Mannarelli  
Louis J. Cosentino  
John Cappello  
Rae Baker

Chief  
Assistant Chief  
Project Council  
Project Council  
Legal Secretary

Project Development

Robert H. Yeremian  
Vincent F. Porrazzo  
John R. D'Antuono

Project Supervisor  
Project Supervisor  
Project Supervisor

William G. Floriani  
Peter L. Cannon, Jr.  
Patrick F. O'Connor

Supervisor of Real Estate  
Land Disposition Officer  
Real Estate Aide II

James F. Murphy

Supervisor of Business  
Relocation and Property  
Management

Thomas A. Cahir, Jr.  
Arthur Marsland  
Robert P. Broderick  
Jean Roy

Business Relocation Officer  
Management Officer  
Management Aide II  
Clerk-Stenographer II

Project Development cont'd

John S. Kowalik  
Louis Calcagni, Jr.  
Ronald E. Moore  
Clinton Goins  
Gloria Levitt  
Beverly A. Shechtman

Supervisor of Engineering  
Associate Engineer IV  
Engineer's Associate  
Engineer's Associate  
Legal Secretary  
Clerk-Stenographer III

Community Services

Anthony N. Meleo  
Melvin St. John Susi

G. John Terenzi

Daniel C. Murphy  
John J. Beatini  
Vincent E. Capuano  
Ralph T. Salvatore  
Normand R. Masse  
Patrick J. Fallon  
Anthony Napolitano

Jo-Ann Penta

Chief  
Supervisor of Rehabilitation  
Services  
Supervisor of Rehabilitation  
Services  
Rehabilitation Specialist  
Rehabilitation Specialist  
Rehabilitation Specialist  
Rehabilitation Specialist  
Rehabilitation Specialist  
Financial Specialist  
Supervisor of Program  
Specialist  
Clerk-Stenographer III

Family Relocation

John A. Ryan  
Michael R. Lepore  
Linda J. D'Iorio

Chief  
Case Work Supervisor  
Social Case Worker

Planning

Martha R. Bailey  
Soo Dip Chin

George Turlo

John R. Kellam

Bruno Mollo  
Christos G. Jemorakos  
Merrick A. Cook  
Richard H. Piscione  
William F. Lombardo  
Renald A. Mercurio  
Earl R. Shirley, Jr.

Chief  
Supervisor of Project  
Planning  
Supervisor of Current  
Planning  
Supervisor of Long Range  
Planning  
Supervisor of Traffic Planning  
Supervisor of Graphics  
Principal Planner  
Senior Planner  
Senior Planner  
Senior Planner  
Associate Planner

Planning cont'd

Adalberto Malave  
Edward K. Grant  
Cecelia A. Diggins

Senior Draftsman  
Draftsman  
Clerk-Stenographer III

Research

David L. Davies  
Donald S. Conley  
Joseph P. Lackey

Chief  
Senior Research Assistant  
Research Assistant

THIS REPORT WAS PREPARED BY  
DONALD S. CONLEY  
Senior Research Assistant

TYPED BY  
JO-ANN PENTA  
Clerk-Stenographer III