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FEB 19 1976

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PROVIDENCE
REDEVELOPMENT
AGENCY

ANNUAL
REPORT

1974

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Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

February 10, 1976

MAYOR VINCENT A. CIANCI, JR.
Ex-Officio

The Honorable Vincent A. Cianci, Jr., Mayor
The Honorable City Council of the City of
Providence
City Hall
Providence, Rhode Island

Gentlemen:

The Providence Redevelopment Agency is pleased to report to you concerning urban renewal project activities in this, the Twenty-Seventh Annual Report, for the calendar year 1974.

The Housing and Community Development Act of 1974 which the United States Congress passed on August 22 places newly initiated renewal activities within the framework of a block grant system which will, in the future, reduce the area covered by particular development activities but which will also broaden and deepen the scope of community regrowth. The new legislation, however, does not affect activities in projects already in execution. Therefore, in 1974 the Agency remained closely involved with and committed to bringing to fruition programs set forth in the earlier project plans.

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

SPB/tv
bs

1974 ANNUAL REPORT

PROVIDENCE REDEVELOPMENT AGENCY

PROVIDENCE, RHODE ISLAND

REVIEW OF PROJECT ACTIVITIES

January 1, 1974

through

December 31, 1974

GENERAL AGENCY ACTIVITY

During 1974 the Providence Redevelopment Agency held eleven regular meetings and four special meetings. Stanley B. Blacher was reelected Chairman and John Rao, Jr. was reelected Vice Chairman on January 8.

The Agency was saddened to learn of the death of its former chairman, Edward M. Mauro, Sr. early in the year. A second loss occurred with the death in March of Member Robert H. Diamond who had served the Agency beginning with his appointment date June 5, 1969.

Raymond J. Devitt, Jr. submitted his resignation to the Agency effective December 2; Sheldon L. Gerber resigned his membership effective December 10. To replace Mr. Gerber, Mayor Doorley appointed Edward A. Shapira for the unexpired term ending August, 1975, and to fill Mr. Devitt's place the Mayor appointed Raymond E. Grimes for the unexpired term ending July 31, 1978.

EAST SIDE R. I. R - 4

Great progress was made in 1974 in the redesign of streets and utilities in Randall Square which are completely changing the aspect of the Moshassuck Valley north of Downtown Providence.

Work under Phase I of the site improvement program continued throughout the year. The Notice to Proceed for Phase II was dated January 21, 1974, allowing the contractor to work on Phase II as well.

Phase I included the area in which the Marriott Inn was constructed and other parcels in the center portion of Randall Square. To create the superblocks, seven streets were abandoned: Quaid Street, Hawes Street, Babbitt Street, Lock Street, Bark Street, Ormsbee Avenue, and Charles Street from Charles to Smith Street.

The new site improvements were extensive. The streets were completely rebuilt with asphalt surface over a concrete base to accomodate any projected traffic. Certain streets were widened, including Charles Street from Mill Street to I - 95, Chalkstone Avenue from Charles Street to I - 95, Black Street from Orms to Chalkstone and Conanicut Street from Charles to Ashburton Street.

To improve the water system and to meet heavier new commercial redevelopment, larger mains were installed. Separation of storm and sanitary sewers was accomplished by installing a completely new storm system and allowing the existing, old combined system to remain as a sanitary network only.

Fire alarm communications were installed in new underground conduits. Phase I also provided for a new traffic signal system with new signals placed at the corners of Orms and Charles Streets and Charles and Randall Streets. Temporary controls for the new signals will be replaced by a computerized control system to be installed in 1976. On the surface, new sidewalks were constructed throughout the Phase I project and street trees were planted. The work was completed with the installation of reflectorized traffic signs and permanent striping on streets for traffic control.

Phase II was concentrated north of Randall Square, and involved the same essential elements. To create the new parcels it was necessary to abandon Iriquois Street and a portion of Printery Street, Pettis Street and Livingston Street. Widening of streets was required for North Main Street from Randall Street to Branch Avenue, Dryden Lane from Branch Avenue to Printery Street, Livingston Street from North Main to Printery, and Printery from Dryden Lane to Pettis Street. New traffic signals were installed at three corners; North Main, Randall and Doyle, Industrial Drive and North Main, and North Main, Branch and Cypress Street.

An important element, not included in Phase I, was the redefining of the course of the Moshassuck River from the northerly side of Randall Street up to Livingston Street. To improve the hydrology of the river it was made a uniform width, rip-ropped on both banks, and given a new bedding of crushed stone.

Another important feature of Phase II was the building of a very large island in North Main Street planted with Crimson King Maples. Little Leaf Lindens were used for the remainder of the street tree plantings.

In the office, preliminary design for Phase III was underway in 1974. It will include site improvements in other portions of North Main Street, Carleton Davis Boulevard, a new Burr's Lane, a new widened Canal Street from Schley Square to Lonsdale Street, a new widened Lonsdale Street, rebuilding of North Main Street from Lonsdale to Schley Square, a new Smith Street bridge over the Moshassuck River, and a new Smith Street connector.

In addition to the supervision of site improvement work, disposition and development of parcels for the four main areas of renewal of the East Side Project continued to occupy the attention of the Agency in 1974. The project was placed in execution in 1967. Encompassing 343 acres of land it contains four main areas of development: 1.) Randall Square, 2.) Constitution Hill - North Benefit, 3.) South Main - South Water, and 4.) Fox Point.

RANDALL SQUARE

The Agency granted Certificates of Completion in November for two major developments in the new Randall Square. The first went to the American Mathematical Society for its modern one-story headquarters building at 201 Charles Street. The second went to Charlesgate Square partnership for its new tower apartment for the elderly named Charlesgate Square North. Located at 670 North Main Street, it contains 200 units and was built at an approximate construction cost of \$4.3 million. Initial rents were set at \$127 a month for efficiency units and \$138 for one bedroom units, with 20 units to be made available to tenants who qualify for rent supplements.

On receipt of an acceptable Offer to Purchase for Parcel 26 the Agency moved that the developers of the Marriott Inn be found financially responsible. The hotel developers were able to complete their plans and arrangements for financing at a relatively early date, thus providing for groundbreaking on July 17, on early entry granted by the Agency. Construction of the building itself began in November after the subsurface had been prepared and stabilized.

In August, a Tripartite agreement was authorized between the Agency, Robbins-Interstate Inc. and Providence Inn Associates providing for the sale of the Marriott site, a 5.7 acre block bordered by Charles, Black, Orms and Canal Streets. The hotel is designed to contain 250 rooms, swimming pools and several meeting rooms, at a cost of approximately \$7.0 million.

In January, three small parcels off Printery Street, Parcels 18(a), 18(b) and 18(c) were advertised for industrial or commercial development. Subsequently, the Agency selected Providence Dressed Poultry as preferred sponsor for Parcel 18(a), Morris Cohen and Son for Parcel 18(b), and R. H. S. Realty Company Inc. for Parcel 18(c).

The partnership of Macomber and Warner which had developed the 127 units of new housing on Parcel 21 known as Moshassuck Square was dissolved, leaving George Macomber individually as the developer of Parcels 21 and 25 originally preferred to the Moshassuck Square Development Company. In January, the Agency agreed that it would

accept new preliminary plans for the parcels in June. At that second meeting the Agency approved Macomber's plans which included a seven-story building on Orms Street for commercial and residential uses, apartments more tightly grouped on Parcel 25, with a portion of Parcel 21 reserved for parking to serve developments on both parcels.

The sale by Macomber of the rehabilitated building G on Parcel 21 known as Canal House to Girl Scouts of Rhode Island, Inc. was approved at the Agency July meeting. Also the completion date for the rehabilitation of the Stillman-White Foundry building on Parcel 21, the "Windmill Building" was extended to December, 1974.

At the initial Agency meeting, Davenport Associates presented a set of final plans for Phase II Nursing Home on Parcel 19 (g) for which it was the preferred sponsor. The builder and operator of the proposed new facility, Medico Associates, Inc. reported on a planned 200 bed structure at a cost between \$2.5 and \$3.0 million dollars. At the same time, Davenport indicated that it could not report on Phase III Residential for Parcel 19 (c) because the federal government was lagging in program definition and development. The final site plan for the nursing home facility was approved by the Agency in May, and because the Agency was unable to proceed with Davenport Associates as developers of residential units on Parcel 19 (c) it informed the developer that it could dispose of the parcel to another developer. In November the sales agreement for Parcel 19 (b) with Davenport was amended to extend the start of construction by 180 days from October 31, 1974 to correspond with the deadline given by the R. I. Department of Health.

CONSTITUTION HILL

In that portion of the East Side Project referred to the Constitution Hill - North Benefit area, four small parcels were sold in 1974: Parcel 5 to James Raleigh, Parcels 8 and 9B to Carmine Rao, and Parcel 13 to Best Properties Inc. All of these parcels were residential properties to be rehabilitated or additions to residential properties.

Some progress was made in the matter of disposition of the Roger Williams Memorial Park property, Parcel 23 and 29, at a staff meeting in May with park officials. It was reported that the Federal government would condemn the 4.6 acre parcel with the City's permission and pay over to the Federal District Court the HUD approved purchase price of \$149,500. At the meeting it was disclosed that the estimated total cost to the project was \$700,000 including the purchase price and that the project was programmed for 1980. The Agency, in its approval of sale, requested that the Congressional delegation be asked to assist in resetting the priorities to provide for an earlier start of construction. The actual sale of the property to the Federal government took place on December 30,

At the end of 1974 there were nine parcels remaining unsold. These were: Parcel 2 on Olney Street originally preferred to Beaver Realty Company but by the end of the year of interest to Burr's Lane Land Company, Parcel 3 on Benefit Street and Parcel 4 on Benefit Street. Also unsold were Parcels 6B and 7, preferred to Beaver Realty Company. The developers preliminary plans for a grouping of 22 apartment units, 7 town houses and a 4 professional offices met with local opposition because of the bulk of the proposed structure and the mass and height of roof lines and chimneys. At its December meeting, the Agency reviewed slightly modified final plans for the site. The developer was requested by the Agency to submit his final plans to the Building Inspector for review.

Parcel 10 remained committed for use by the Episcopal Diocese. New concepts for Parcels 11 and 12 were received from Macomber in May. Parcel 24 remained preferred to Parkview Associates.

SOUTH MAIN-SOUTH WATER

Development of the Plantations, a 76 unit complex of new townhouses along South Main Street on Parcels 79, 83, 84, and 85 and 89 continued throughout 1974. The units were offered for occupancy as they were made ready so that by May, 36 units were available, of which 23 had been rented. Certificates of Completion were authorized in January to Plantations Associates for Building G at 303-305 South Main Street and Building H at 262 South Water Street.

Development of Parcels 76 and 105 at the Wickenden end of South Main Street continued to pose problems. Having abandoned the original proposal to build a luxury tower apartment structure on Parcel 105, and an interim proposal for 100 low-rent supplement units, Sulzberger-Rolfe presented a plan for 30, two-story, two-bedroom condominiums in the \$50,000 price range. At its February meeting, the Agency decided to hold a Public Hearing on the development of Parcel 105 which resulted in eventual reapproval of the 30-unit concept and approval of the final site plan in August.

In other actions, the Agency approved in February preliminary site plans by Sulzberger for Parcels 76, 85 (Building R), 88 and 93 along with preliminary plans for Parcels 96 and 105. A Certificate of Completion was granted to South Main Street Rehabilitation Company for Building O at 200 South Main Street and to Roitman Furniture for Parcel 75 at 187 South Main Street.

WEYBOSSET HILL R. I. R-7

The very extensive site improvement work in the center of the project area constituted the greater portion of accomplishments in 1974. Phase V, including Cathedral Square and Jackson Walkway, was reported to be 60% complete in January, 98% complete in September.

To mark the completion of Cathedral Square, a dedication ceremony was held on September 5. Speakers included Bishop-Designate Kenneth A. Angell and Mayor Joseph A. Doorley. The fountain was turned on for the first time for public use, and the

R. C. Cathedral of Saints Peter and Paul which fronts on the square and which earlier had undergone extensive renovations in anticipation of other project activities, was opened to the public.

Phase VII site improvement work was commenced in May. It included the Westminster Walkway running between Empire Street and the Plaza and Empire Park on Empire Street adjacent to the New England Telephone Company.

A brief dedication ceremony was held to mark the completion of three of the Townhouses on Jackson Walkway. Marketing plans called for sale in fee simple at a price of \$55,000 per unit.

At its March meeting the Agency agreed to give the Civic Center Hotel Corporation until June 1 to begin construction on its proposed hotel on Parcel 4. The extended effort of the corporation to build on the Fountain Street site was fruitless, and in December the Agency cancelled and returned the good faith bond.

MT. HOPE PROJECT R. I. R-18

Except for the completion of small remainder of site improvement work, activities in the project were related to development of disposition parcels and rehabilitation of existing structures. As of December 31, a cumulative total of 529 of the original 654 structures in the project either had been rehabilitated to meet project standards (304), or were able to meet minimum housing code standards on original inspection (104), or had been demolished through private or public action (121).

Small parcels were sold to developers and three Certifications of Completion were granted. In May, the preferred sponsorship of 20 remaining unsold residential parcels was transferred to Citizens United Renewal Enterprises, Inc. from the Mount Hope Developers Association, subject to receipt of an acceptable Offer to Purchase. Negotiations for the development of those properties continued throughout the year.

The fourth Amendatory Application for Loan and Grant was submitted by the Agency in May and approved by HUD on June 28.

The application for Year 3 funds for West Broadway meeting hardship guidelines which was submitted to HUD in June of 1973 was finally approved by HUD in May, 1974, and was followed almost immediately by notification that the Federal Government had an additional \$1,255,800 in Federal Capital Grant funds that it could make available for the project to be used mainly for demolition. The staff, therefore, prepared an amendment to the Year 3 program which provided for acquisition of 38 additional parcels of land, relocation of 54 families, 20 individuals and 6 businesses. Proposed additional site improvements were designed, including street resurfacing, sidewalk installation and street trees. The amended Year 3 plan and budget was submitted to HUD on September 5, 1974. At the end of the year, HUD notified the Agency that the 3rd Action Year would be extended to June 30, 1975.

Meanwhile, the Agency continued processing work programmed under all three action years. Several more small parcels were sold to adjoining owners for development, and Certificates of Completion were issued to owners who completed the work on their properties. A site clearance contract with Pasquazzi Bros. was extended to February, 1975 to allow for demolition of 20 buildings outstanding under his original contract. The contract with M. A. Gammino for site improvements was extended from February, 1974 to October 1974.

The Offer to Purchase the large site between Swiss and Gesler Streets was received from Capital Development Inc. as requested in January. Approval of final site plans for the 96 unit apartment complex were approved in May. However, the actual start of construction was held back until November when HUD gave notice of its approval of the financing plan providing for construction of 96 units in 3 apartment buildings at a total cost of \$2,355,600.

Procedures to acquire properties in the project area were completed in 1974, beginning with Agency acceptance of property settlement prices in January, letting of the contract for demolition of 48 structures in March, and condemnation of a total of 83 parcels of land in October.

Rhode Island Rehabilitation Center, Inc. was unable to fill the required preliminary site plans in January as expected. The Agency several times granted delays to the firm, the last extension of time being granted at its September meeting. Preliminary site plans were presented to the Agency at its October meeting. They included a 150 bed rehabilitation center and two parking areas. The Agency accepted the proposal with the request that the Center submit its Letter of Intent, final site plans and a project development time schedule by January, 1975.

COMSTOCK

In November, the Content and Operation section of the Agreement with the Model Cities Agency was revised to read, "The site of the Martin Luther King Shopping Center and adjacent parcels comprising approximately 4.6 acres exclusive of streets is added to the Comstock Renewal Project." The purpose of the amendment was to use the Agency's power of acquisition to secure and redevelop the shopping center for use as a federally assisted Neighborhood Facility. The close relationship between the two projects is described in the original agreement, as follows: "-- In October, 1971, correspondence was received from HUD indicating their unwillingness to release funds for the Comstock Project until the problem of the Martin Luther King Shopping Center was solved. During the ensuing months, the problem was considered. A Neighborhood Facility Application, as the solution, was submitted to HUD and finally, on May 26, 1972, HUD released funds for the Comstock Project.---"

Subsequently, it was determined that the Model Cities Agency could not acquire the shopping center for use as a Neighborhood Facility and that the powers of the

Agency should be used instead. In consequence, the revised agreement also provided that the Model Cities Agency would pay an amount not to exceed \$1,142,495 to cover all costs assumed by that Agency, including the cost of the additional acquisition. Condemnation of the parcels occurred in November.

A number of construction plans by developers were received during this year for single family homes on disposition parcels. Two properties were sold toward the end of the year. In addition, that portion of the old shopping center to be used for the Neighborhood Facility was conveyed to the City in December.

LIPPITT HILL R. I. R - 3

Construction of the first six condominium units in Phase III of the University Heights was underway during the first half of the year. In June, the management requested and received approval from the Agency to amend the original sales agreement to allow for purchase and sale agreements for each condominium regime which were expected to be four in number. Subsequently, in July, the developers requested and received approval to extend the completion date for approximately 100 condominium units to December 31, 1975 and to transfer all outstanding University Heights stock to the Erez Company.

HUNTINGTON EXPRESSWAY INDUSTRIAL PARK

A number of minor changes on properties in the Park required Agency action. Metalized Ceramics Corp. received approval of an 864 square foot addition to its building. Ratification of the Certification of Completion to Nohel Manufacturing Corporation in April followed earlier action of the Executive Director. Carl-Art, Inc. presented an amended site plan for a building addition and storage tank which was approved subject to the installation of a chain link fence enclosing the tank.

In August, the Industrial National Bank which purchased a structure originally constructed by Livermore and Knight for an Operations Center submitted amended site plans providing for a relocated fence, 70 additional parking spaces, installation of two 10,000 gallon gasoline storage tanks and altering of the entrance. Later, in December, the Bank requested a 3-year extension of the reverter provision for Parcel N, a vacant parcel reserved for expansion, to permit planning and construction of additional building facilities to its operations center.

Also in December the Providence Wholesale Drug requested approval to sell 4.1 acres of excess land. The Agency agreed to file for the required amendment to the Redevelopment Plan provided that the developer first obtains executed releases from all affected redevelopers.

ASSETS

CASH IN BANK

Project Expenditure Accounts	\$	453,882.	
Temporary Loan Repayment Funds		71,708.	
Good Faith Deposits		<u>57,226.</u>	
Total Cash	\$		582,816.
Accounts Receivables (Court etc.)			6,411,295.
Accounts Receivables (HUD-Capital Grants)			6,004,738.
Investments (Banks)			<u>3,451,000.</u>
<u>TOTAL CURRENT ASSETS</u>	\$		<u>16,449,849.</u>

PROJECT COST

East Side	\$	19,577,871.	
Weybosset Hill		17,551,576.	
Mount Hope		3,751,748.	
Lockwood Street		423,970.	
West Broadway		5,516,229.	
Model Cities		607,937.	
Mashapaug Pond		6,333,046.	
Demolition		230,572.	
Comstock		<u>229,900.</u>	
Total Project Cost			54,222,849.
Relocation Payments			4,555,975.
Rehabilitation Payments			180,433.
Donated Land			1,702,623.
Project Improvements			94,308.
Supporting Facilities			<u>404,803.</u>
<u>TOTAL ASSETS</u>	\$		<u><u>77,610,840.</u></u>

LIABILITIES & FUNDING GRANTS

LIABILITIES

Accounts Payables	\$	2,642,291.
Temporary Loans Payables		12,963,706.
Accrued Interest Payables		<u>843,852.</u>

<u>TOTAL CURRENT LIABILITIES</u>	\$	16,449,849.
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FUNDING GRANTS

Local Grant-In-Aid (Cash)	\$	15,395,535.	
Non-Cash		<u>2,201,734.</u>	\$ 17,597,269.

PROCEEDS FROM SALE OF LAND

Actual Sale Price of Land	\$	4,853,776.	
Estimated Land Proceeds		<u>461,309.</u>	5,315,085.

FEDERAL GRANTS-IN-AID

Earned and Retained by HUD	\$	6,004,738.	
Project Grants		27,509,581.	
Relocation Grants		4,440,669.	
Rehabilitation Grants		180,433.	
Demolition Grants		<u>113,216.</u>	<u>38,248,637.</u>

<u>TOTAL FUNDING GRANTS</u>		<u>61,160,991.</u>
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<u>TOTAL LIABILITIES & FUNDING GRANTS</u>	\$	<u>77,610,840.</u>
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MEMBERS
of the
PROVIDENCE REDEVELOPMENT AGENCY

1974

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

Mayor Joseph A. Doorley, Jr.
Ex-Officio

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

(Divisions Assisting the Providence Redevelopment Agency)

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Stanley Bernstein, Deputy Director
Peter Peligian, Assistant to the Director
Mary J. Best, Clerk IV

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Thomas J. Graves, Assistant Chief
Robert V. Landi, Fiscal Officer
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Marjorie R. Smith, Accountant I

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

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

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Anthony K. Ercolano, Social Case Worker
Michael R. Lepore, Social Case Worker
Linda J. D'Torio, Social Case Worker
Peter J. McGovern, Social Case Worker
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Community Services

Anthony N. Meleo, Chief
Melvin St. John Susi, Supervisor of Rehabilitation Services
Robert M. Thacker, Supervisor of Rehabilitation Services

Community Services contd.

G. John Terenzi, Supervisor of Rehabilitation Services
Daniel C. Murphy, Supervisor of Rehabilitation Services
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Vincent E. Capuano, Rehabilitation Specialist
Ralph T. Salvatore, Rehabilitation Specialist
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Robert G. Grimes, Financial Specialist
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Victor A. Andreozzi, Financial Specialist
Anthony Napolitano, Supervisor of Program Specialist
Thomas Sullivan, Program Specialist

Jean E. Hochman, Clerk Stenographer III
Sheila R. Berger, Clerk Stenographer II
Jo-Ann Penta, Clerk Stenographer II
Linda MacNeill, Clerk Stenographer II
Cecelia A. Diggins, Clerk Stenographer III

Planning

See City Plan Commission Annual Report

Project Development

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

John E. Keefe, Supervisor, Real Estate
Patrick F. O'Connor, Real Estate Aide II

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

Louis Calcagni, Jr., Associate Engineer IV
Ronald E. Moore, Engineer's Associate
Makram H. Megalli, Supvr. of Engineering

Gloria Levitt, Clerk IV
Barbara S. (Boyle) Gaulin, Clerk Stenographer III