

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 408

EFFECTIVE ~~XXXXXX~~ October 27, 2008

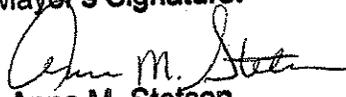
RESOLVED, That the Members of the Providence City Council hereby Authorize the hiring of an Independent Appraiser to appraise the value of the property located on Assessor's Plat 78, Lot 372 (9 Houghton Street) and Assessor's Plat 78, Lot 393 (70 Houghton Street), in an amount not to exceed \$5,000.00, in accordance with Section 401(d) of the Providence Home Rule Charter.

IN CITY COUNCIL
OCT 16 2008
READ AND PASSED


PRES.


CLERK

Effective without the
Mayor's Signature:


Anna M. Stetson
City Clerk

401. Legislative powers.

The legislative powers of the city shall be vested in a city council, which shall have and exercise all powers vested in it by this Charter and by the laws of the state. The powers and duties of the city council shall include, without limitation, the following:

- (a) To enact such ordinances as the city council may consider necessary to insure the welfare and good order of the city and to provide penalties for the violation thereof;
- (b) To approve or reject all appointments submitted to the city council by the mayor pursuant to section 302(b) of Article III; provided, however, that any such appointment upon which the city council fails to act within fifteen (15) calendar days of its submission shall be deemed to have been approved. The fifteen (15) days shall commence with the first meeting of the city council at which the appointment appears on the agenda. The mayor may withdraw any appointment before it has been acted upon by the city council;
- (c) To adopt the annual city budget appropriation ordinance and levy taxes;
- (d) To retain by two-thirds vote of the entire city council and to fix the salaries of those consultants it deems necessary for the exercise of its functions including, but not limited to, legal counsel, accountants, engineers, and other experts not regularly employed in any city department or service. The city council shall have the power to appropriate funds to defray the costs thereof;
- (e) To appoint officers and employees of the city as prescribed by this Charter.



Mayor of Providence

David N. Cicilline

May 27, 2008

The Honorable Peter S. Mancini, President
Providence City Council
25 Dorrance Street
Providence, Rhode Island 02903

Dear Council President Mancini:

Attached to this correspondence please find the Resolution of the City Council rescinding the transfer of the "American Tourister Site" to the Providence Redevelopment Agency (PRA). I am exercising veto authority, as established by the Providence Home Rule Charter, in disapproval of the Resolution.

Since the introduction of this Resolution on April 17, 2008, I have voiced my concern on the matter with you and members of the City Council. The PRA is empowered by state law to acquire property for the purpose of eliminating blighted and substandard areas through redevelopment. The process for redevelopment, and the expertise required therein, is rightly placed under the authority and direction of the PRA. The PRA is equipped with the knowledge and experience necessary to integrate all of the factors required for the planning, acquisition, rehabilitation and improvement associated with the redevelopment of a major land area such as the "American Tourister Site."

In March of 2000, the City Council, through Ordinance 2000-6, approved and adopted the Wanskuck Redevelopment Project, which detailed the plan for the acquisition and redevelopment of the "American Tourister Site." Subsequently, the PRA and the Department of Planning and Development proceeded with a series of activities including property appraisals, foreclosure and acquisition, environmental assessments, remediation, and, in June of 2002, advertised the request for proposals for developers. Following the RFP advertisement, the PRA continued further procedures for property acquisition and environmental testing, and in April of 2004 the PRA selected the Teamsters and Providence School Department as developers of a proposed high school, athletic complex, and office space.

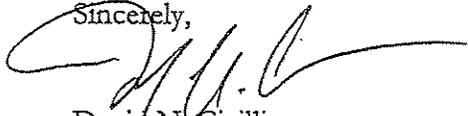
City of Providence, Rhode Island 02903
Phone (401) 421-7740 Fax (401) 274-8240

Due to time constraints requiring the opening of a school more expeditiously than would have been possible at the "American Tourister Site," the Teamsters and School Department rescinded their proposal, and the PRA re-appraised the parcel and held meetings to review the remaining RFP responses. From April 2006 to present, the PRA, Department of Planning and Development, and the designated developers, Angeli and Costantino, conducted negotiations for the purchase of the "American Tourister Site." While illness of the PRA legal counsel, and disparate positions between the PRA and the designated developer over land value have delayed the sale, negotiations between the parties remained ongoing when the resolution to rescind the transfer was introduced by the City Council.

Rescinding the transfer of the "American Tourister Site" to the PRA sets a dangerous and unsound precedent with regard to our City's redevelopment policy. Given all of the factors associated with the redevelopment process, removing the agency best suited to evaluate and guide that process is contrary to the best interest of the public. Considering the size of the American Tourister parcel, and its potential impact on the character and quality of life in the Wanskuck neighborhood, as well as the economic effect on the city as a whole, removing the PRA from the process could seriously undermine the redevelopment project and preclude the City from achieving the best use of this valuable land. Moreover, removing the PRA from the equation while the agency is conducting good faith negotiations with a designated developer conveys a harmful message to prospective developers and creates an element of unpredictability that will have serious negative consequences on future redevelopment projects in Providence.

I strongly urge you and the members of the City Council to carefully consider the detrimental effect of this Resolution, not only for the future of the "American Tourister Site," but for the future of our City's redevelopment efforts as a whole.

Sincerely,



David N. Cicilline
Mayor

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 277

EFFECTIVE ~~XXXXXX~~ June 19, 2008

RESOLVED, That the City Council rescinds the transfer of the "American Tourister Site" to the Providence Redevelopment Agency (PRA).

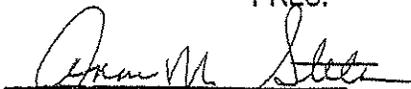
<u>Addresses</u>	<u>PLAT</u>	<u>LOTS</u>
70 Houghton Street,	78	393
9 Houghton Street	78	373

IN CITY COUNCIL
MAY 15 2008

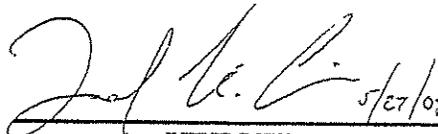
READ AND PASSED



PRES.



CLERK

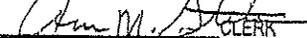
 5/27/08
VETOED

IN CITY COUNCIL

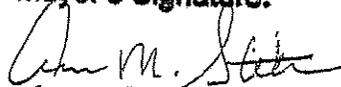
JUN 19 2008

READ AND MAYOR'S VETO

NOT SUSTAINED

 CLERK

Effective without the
Mayor's Signature:



Anna M. Stetson
City Clerk

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

NO. 568

Approved October 4, 2002

WHEREAS, the Providence Redevelopment Agency hereby certifies that the following lots consisted of an uninhabited boarded up or otherwise uninhabitable buildings and that subject parcel was subject to Foreclosure proceedings by the City of Providence, and:

WHEREAS, the City was to transfer said parcel to the PRA and abate any and all taxes owed including any taxes accrued while in PRA ownership.

<u>ADDRESS</u>	<u>PLAT</u>	<u>LOT</u>	<u>TAXES</u>
70 Houghton St.	78	393	\$748,435.53

NOW THEREFORE, BE IT RESOLVED, that the City Council does hereby cancel or abate, in whole, the taxes assessed upon the above mentioned property, in accordance with Rhode Island General Law Section 44-7-23.

IN CITY COUNCIL
OCT 3 2002
READ AND PASSED

Barbara Young
PRES. ACTING
Richard R. Clement
CLERK

Jan Lombardi

OCT 04 2002

APPROVED

Jan Lombardi

MAYOR

HENRY E. KATES
Chairman

LESLIE A. GARDNER
Vice Chairwomen

ROBERT H. MONTECALVO
JOSE V. MONTIERO
FAUL M. BROOKS
Members

RONALD W. ALLEN
LUIS A. AFONTE
Councilmen

VINCENT A. CIANCI, JR.
Mayor

SAMUEL J. SHAMOON, AICP
Acting Executive Director

PROVIDENCE REDEVELOPMENT AGENCY

"Building Pride in Providence"

April 16, 2002

Mr. Michael Clement
City Clerk
City Hall
Providence, Rhode Island 02903

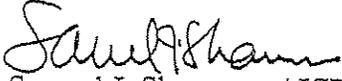
RE: TAX ABATEMENT
AP 78 Lot 393
70 Houghton St.

Dear Mr. Clement:

The Providence Redevelopment Agency has initiated Foreclosure proceedings on the above referenced property. It has also identified and selected a developer. The Agency is therefore requesting an abatement of taxes on this property as per the attached resolution. Attached you will find information regarding 1.) Plat, lot and street address, 2.) Present owner, 3.) Future owner, 4.) Conflict of interest, 5.) Tax bills and 6.) Beneficiaries, as required by City Council Resolution.

The Agency is requesting that this item be placed on the next Council Docket. Should you have any questions please feel free to contact me, or William G. Floriani of my office.

Sincerely,


Samuel J. Shamoon, AICP
Acting Executive Director

SJS:ajl
WGF

1. Plat, lot and street address on Resolution.
2. Present owner: City of Providence
3. Future owner: PRA for development
4. No Conflict of Interest forms available
5. Copies of PRA tax bills attached
6. PRA and City will benefit in order to effectuate a transfer



CITY COLLECTOR

COUNTER BILL

REAL ESTATE

DATE: SEP 28 1999

ACCOUNT #: 50040717

WILD ASSOCIATES LP

QTR 1 593,351.00

22 WESTMINSTER ST
PROVIDENCE, RI 02903

QTR 2 0.00

QTR 3 0.00

QTR 4 0.00

TOTAL 593,351.00

ORIG TAX: 636,965.87 CREDITS: 43,114.79

INTEREST

078-0393-0000 70 HOUGHTON ST

TOT DUE

COLLECTOR'S STUB: WHEN PAYING BY MAIL DETACH AND RETURN IN ENVELOPE. MAKE CHECK PAYABLE TO CITY COLLECTOR.



CITY COLLECTOR, CITY OF PROVIDENCE

DATE: SEP 28 1999

ACCOUNT #: 50040717

WILD ASSOCIATES LP

QTR 1 593,351.00

22 WESTMINSTER ST
PROVIDENCE, RI 02903

QTR 2 0.00

QTR 3 0.00

QTR 4 0.00

TOTAL 593,351.00

ORIG TAX: 636,965.87 CREDITS: 43,114.79

078-0393-0000 70 HOUGHTON ST

YR	ACCT NBR	PROP VALUE	TOTAL TAX DUE	CREDITS	TOTAL TAX BAL
97	50040717	2,945,000	93,420.00	0.00	93,420.00
98	50040717	2,945,000	94,310.00	0.00	94,310.00
97	14026582	2,677,300	85,546.00	0.00	85,546.00
98	14026582	2,677,300	81,440.47	0.00	81,440.47
93	14026582	1,525,000	12,689.37	0.00	12,689.37
95	14026582	1,525,000	44,671.99	10,756.37	33,915.62
94	14026582	1,525,000	44,771.99	0.00	44,771.99
92	14026582	1,525,000	44,771.99	0.00	44,771.99
92	14026582	1,525,000	44,771.99	0.00	44,771.99
91	14026582	1,525,000	44,771.99	0.00	44,771.99
90	1106927	1,525,000	40,437.90	30,323.42	10,114.48
			636,965.87	43,114.79	593,851.08

NOTE: NO INTEREST IS SHOWN ON THIS STATEMENT. INTEREST WILL BE APPLIED TO ALL PAST DUE BALANCES AT TIME PAYMENT IS MADE.

TAX _____ INTEREST _____ CHARGES 748,435.53