

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 395

Approved June 25, 1985

RESOLVED, That His Honor the Mayor be and he is hereby authorized to enter into a lease agreement with George Mann & Co., Inc., for additional land located at Fields Point, containing approximately 44,048 square feet of land, more or less, known as Port Drive, from the southerly line of Harborside Boulevard to the termination of said northerly line of Port Drive, for a term commencing April 1, 1985 and ending March 31, 1998 at an increase in rental for that area, as follows:

<u>Period</u>	<u>Annual Rent</u>
April 1, 1985 - March 31, 1990	\$11,452.48
April 1, 1990 - March 31, 1995	\$14,976.32
April 1, 1995 - March 31, 1998	\$17,619.20;

said lease shall further be subject to such terms and conditions as may be prescribed by His Honor the Mayor and the City Solicitor.

IN CITY COUNCIL  
JUN 20 1985

READ AND PASSED

ACTING

PRES.

CLERK

APPROVED

JUN 25 1985

**THE COMMITTEE ON**

**CITY PROPERTY**

**Approves Passage of  
The Within Resolution**

*Rose M. Mendonca*  
Clerk ~~Chairman~~

March 28, 1985

**IN CITY COUNCIL**

APR 4 1985

**FIRST READING**

**REFERRED TO COMMITTEE ON CITY PROPERTY**

*Rick*  
*Rose M. Mendonca* ~~Clerk~~

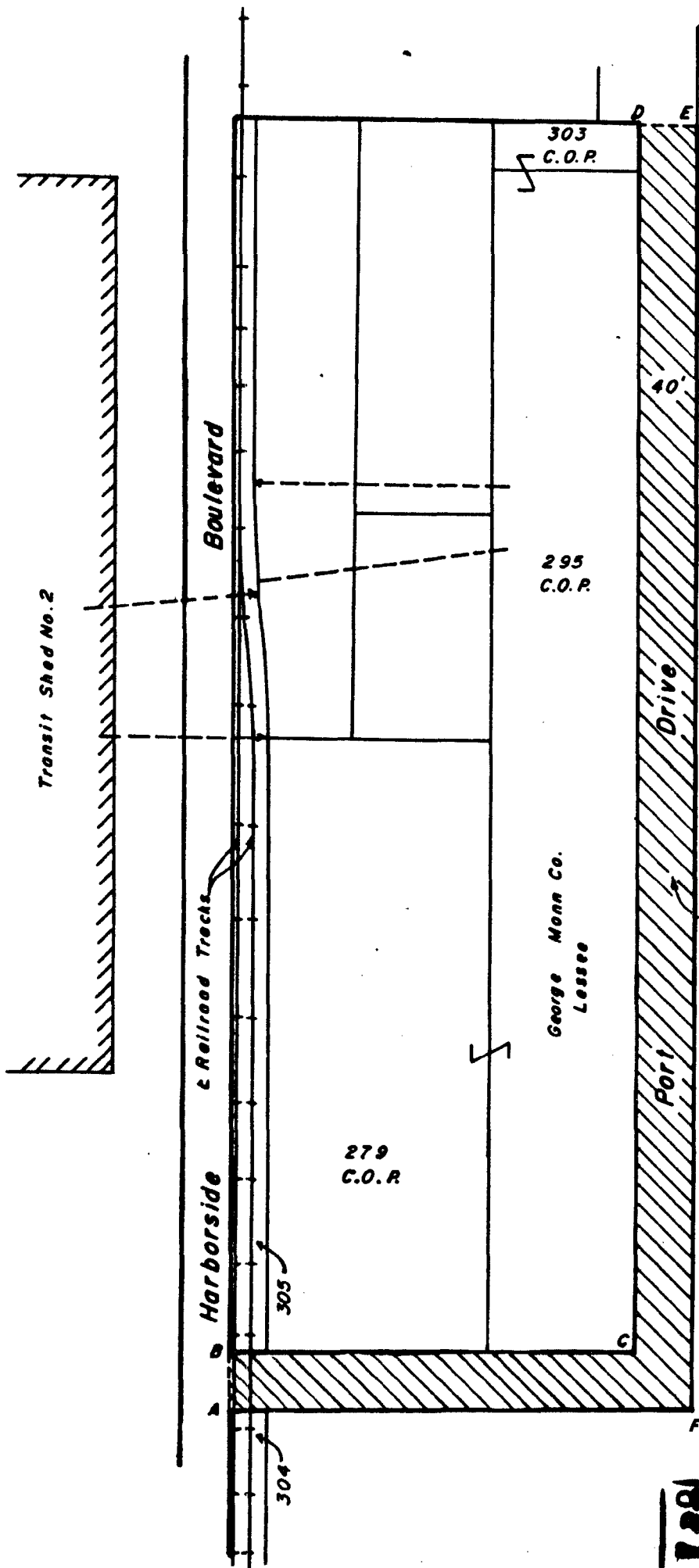
**THE COMMITTEE ON**

**CITY PROPERTY**

**Approves Passage of  
The Within Resolution**

*Rose M. Mendonca*  
Clerk ~~Chairman~~  
June 12, 1985

PROV. ORDER 8  
 CITY PROPERTY  
 Plan No. 064322  
 Date May 6, 1985



**Note:**

Cross-Hatched Area (A-B-C-D-E-F-A)  
 Indicates Proposed Lease.

Lot Numbers From Assessor's Plot 56

CITY OF ORANGE  
 Public Works Dept.  
 Proposed Lease of  
 Port Dr.  
 Drawn by J.A.M. A.J.P.  
 Scale 1"=100' 6-6-85  
 Comm. R. J. Hughes  
 Approved H. Russo

WILLIAM H. D. GODDARD  
CHAIRMAN



JOSEPH R. PAOLINO, JR.

~~WILLIAM H. D. GODDARD~~  
MAYOR

COMMISSIONERS  
DAVID G. COLLINS  
ROBERT P. FREEMAN  
DAVID FRIEDMAN  
ALICE C. MACINTOSH  
THOMAS C. O'CONNOR, JR.  
City Councilman  
JOSEPH R. PAOLINO, JR.  
City Council President

## PORT COMMISSION

January 24, 1985

*Clifton  
M. Clifton  
781-7600*

Mr. Andrew Annaldo  
Chairman  
City Property Committee  
777 River Avenue  
Providence, Rhode Island 02908

Dear Andy:

I am enclosing some materials on a proposed amendment to the lease with George Mann at the Port.

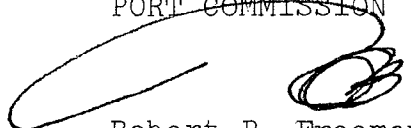
The enclosed materials fairly set forth the arrangement that has been approved by the Port Commission. You will notice that the rental increase is double that initially proposed by Jim DiPrete for his client.

By a copy of this letter I am sending the same materials to the City Solicitor in the hope that the process can be expedited. Mann needs this land in order to keep its operations together.

Tom O'Connor has some questions on unrelated issues that deal with the Mann operation that you may want to discuss with him before hearings are held. Please let me know if you have questions and once you know when the matter is likely to come before the committee.

Best regards,

PORT COMMISSION

  
Robert P. Freeman  
Commissioner

RPF/epm

Enclosures

c: Edward C. Clifton  
City Solicitor

Port Administration Building  
Municipal Wharf Providence, Rhode Island 02905 (401) 781-4717

FILED

FEB 28 3 07 PM '85

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

THE COMMITTEE ON  
CITY PROPERTY

Recommends

*Be Continued*

*March 13, 1985*

*March 20, 1985*

FIRST AMENDMENT TO CONSOLIDATION

AND EXTENSION OF LEASES

This Agreement, dated as of this \_\_\_\_\_ day of \_\_\_\_\_, 198\_, by and between the City of Providence, a municipal corporation created by the General Assembly of the State of Rhode Island (hereinafter "Lessor") and George Mann & Co., Inc., a Rhode Island corporation having a principal place of business in Providence, Rhode Island (hereinafter, "Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to certain Lease agreements demising to Lessee and to G. E. Wilson Company, Inc., a predecessor in interest to Lessee, certain parcels of real estate located in the City of Providence, Rhode Island, the same being more particularly described in that certain Consolidation and Extension of Leases dated December 21, 1982 by and between the Lessor, the Lessee, and said G. E. Wilson Company, Inc. (the "Consolidated Lease"), and;

WHEREAS, Lessor and Lessee have agreed to add to the demised premises described in the Consolidated Lease certain additional real estate described in Exhibit A hereto;

NOW, THEREFORE, in consideration of the mutual promises and conditions contained herein, the Lessor and the Lessee agree as follows:

1. Lessor demises to Lessee the real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Premises") for the term described in, and subject to and upon the terms and conditions described or incorporated by reference in, the Consolidated Lease, except as modified in this Agreement.

2. The annual rent for the leased premises described in the Consolidated Lease shall remain as described therein. The annual rental set forth in the Consolidated Lease is hereby modified for the periods set forth below, solely with respect to the Premises herein described, as follows:

<u>Period</u>	<u>Annual Rent</u>
April 1, 1985 - March 31, 1990	\$11,452.48
April 1, 1990 - March 31, 1995	\$14,976.32
April 1, 1995 - March 31, 1998	\$17,619.20

Said annual rent for the Premises herein described shall be payable at the times and in the manner described in the Consolidated Lease.

3. All covenants and agreements of Lessor and Lessee as described in the Consolidated Lease are specifically incorporated herein by reference.

4. Lessee may erect improvements, including, without limitation, buildings and storage tanks, on the Premises, and the

same shall be deemed to be the property of Lessor upon final termination of the Consolidated Lease and reversion of the Premises to Lessor, unless removed prior thereto by Lessee.

IN WITNESS WHEREOF, the City of Providence has caused these presents to be executed in triplicate, and its corporate seal to be hereunto affixed by Joseph R. Paolino, Jr., its Mayor, duly authorized by vote of its City Council, and George Mann & Co., Inc., has caused these presents to be executed and its corporate seal to be hereunto affixed by George P. McDonald, Executive Vice President of said George Mann & Co., Inc., the day and year first above written.

In the presence of:

CITY OF PROVIDENCE

\_\_\_\_\_

\_\_\_\_\_

Mayor

GEORGE MANN & CO., INC.

\_\_\_\_\_

\_\_\_\_\_

Executive Vice President

EXHIBIT A

All of Port Drive, as the same is shown on Providence Tax Assessor's Plat 56, the same having been abandoned by order of the City Council of the City of Providence by Resolution dated \_\_\_\_\_, 1984. Port Drive is shown outlined in red on the Plat Plan attached to this description.

PROVIDENCE RHODE ISLAND  
401 274-2000  
TELECOPIER 277-9600

NOV TREEMAN

JAMES DIPRETE JR

NOV 15 1984

HINCKLEY, ALLEN, TOBIN & SILVERSTEIN

*Attorneys at Law*

October 29, 1984

William Goddard, Chairman  
Providence Port Commission  
Marine Terminal Building  
Municipal Wharf  
Providence, Rhode Island

Re: George Mann & Company, Inc.

Dear Sir:

Thank you again for your courtesy in allowing me and my clients to appear before your Commission on October 18, 1984 to submit a proposal to lease the unused street, Port Drive, from the City of Providence. I enclose a copy of my statement to the Commission which outlines the specific proposal and the steps to be taken if the Commission sees fit to recommend the proposal to the City Council.

You asked us to furnish the Commission with a "pro forma statement" which would outline the specific benefits to the City and the Port of Providence if this additional land is leased to the Mann Company.

I will attempt to enumerate the benefits to the City in this letter and will be happy to discuss the particulars with you and the members of the Commission if you so desire.

The first benefit, of course, would be additional rent to the City. We propose to lease an additional 44,048 square feet of land which, based on the square foot rent we now pay, would be \$4,404.80 until April 1, 1985 when it would increase to \$5,726.24. The rent would increase again on April 1, 1990 to \$7,488.16 and once again on April 1, 1995

Page Two  
William Goddard, Chairman  
October 29, 1984

16700  
41744  
101000  
1681000  
150000

to \$8,809.60 to the end of the term on March 31, 1998. Over 13 years, the average annual additional rent would be \$7,115.44 which I have rounded off at \$7,000 in my summary at the end of this letter.

Next, as I stated in my remarks on October 18, 1984, we would immediately begin construction of a new building with a minimum of 5,000 square feet of space. We are projecting building costs in the range of \$300,000. If the building is valued by the City at 80% of its cost, the assessment would be \$240,000 which, at the present tax rate of \$69.61 per ~~thousand~~, would yield \$16,706 in additional tax revenue. I have rounded this off in the summary at \$16,500.

Also, I said in my remarks that we would need at least two more storage tanks. My client has advised me since the meeting that three new tanks would be required. These tanks cost \$250,000 each to build, so construction costs for three tanks would come to \$750,000. Applying the same valuation ~~percentage~~ and rate means \$41,766 more in City taxes. I rounded this off at \$41,500 in the summary.

In addition, the City also taxes, as ~~inventory~~, the product which is in the tanks on December 31st of each year. This amount varies so I cannot give you a specific figure, but suffice it to say that the tax comes to a few thousand dollars. For the purpose of this pro forma, I have plugged in a figure of \$10,000 which is only an estimate but certainly not unrealistic.

In addition to taxes, ~~there~~ would be additional revenue to the Port of Providence in wharfage and dockage fees. Our agreement with Uniroyal will bring ten additional ships to the Port each year and Gene Neary estimates that the additional annual fees will be approximately \$50,000.

Also, as I mentioned at the meeting, we are negotiating with a New Jersey firm which wants to do the same thing Uniroyal will be doing at the Port of Providence. This could mean additional revenue and fees beyond those projected.

When we are at liberty to give you more specific information, we will certainly do so. Suffice it to say in the meantime that negotiations are ongoing but our ability

Page Three  
William Goddard, Chairman  
October 29, 1984

to contract with this firm totally depends on leasing additional land.

To sum up our proposal, if approved, it would bring the following benefits to the City of Providence:

Average annual rent over 13 years	\$ 7,000.
Taxes, new building	16,500.
Taxes, three new tanks	41,500.
Taxes, inventory	10,000.
Wharfage and dockage fees	50,000.
TOTAL	<u>\$125,000.</u>

So, if our proposal is approved, it will bring an additional \$125,000 annually to the City in tax revenue and fees and, depending on our negotiations with the New Jersey firm, a potential benefit to the City from taxes and fees beyond those projected.

Over and above tax revenue and fees, it seems to me that the approval of our proposal has a great deal of value to the City and the Port of Providence which cannot readily be translated into dollars and cents. The additional activity at the Port will reflect favorably on the Commission and impress those in both the public and private sector. In my opinion, the Commission is doing a fine job in promoting the Port, but it never hurts to publicize additional good news.

I think it is good news when the City can take an unused piece of land and turn it into a money-maker. This is what our proposal will accomplish and I sincerely hope that you and the members of the Commission agree with me and that we can secure your approval and recommendation to the City Council and the Mayor.

I cannot stress the urgency of this situation since, as I mentioned at the meeting, we must take immediate steps to move our laboratory from Eddy Street and we would like very much to move it into the proposed new building.

Page Four  
William Goddard, Chairman  
October 29, 1984

Anything that you and the members of the Commission can do to expedite this matter will be greatly appreciated and will be, I submit, in the best interest not only of the George Mann Company but in the best interest of the City and the Port of Providence as well.

Very truly yours,

James DiPrete, Jr.

JD:pp

Enclosure

GEORGE MANN & COMPANY, INC. - MEETING, PROVIDENCE PORT COMMISSION  
THURSDAY, OCTOBER 18, 1984

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Mr. Chairman and members of the Port Commission.

First, let me say for the record that my name is James DiPrete, Jr., and that I'm an attorney with the firm of Hinckley, Allen, Tobin and Silverstein, 2200 Fleet National Bank Building, Providence.

I'm here this morning representing George Mann & Company, Inc. and I have with me Mr. George McDonald, President of the company and Mr. Billings Mann, Jr, Vice-President & Secretary.

At the outset, I want to thank you, Mr. Chairman, and the members of the Port Commission for allowing us to be here this morning to make this presentation. As a former municipal official, I am well aware of the extraordinary demands on your time and the fact that you will not get any rewards in this world for your public dedication. So, for this reason alone, I am expecially grateful for the opportunity to be here and with your indulgence I will move on as expeditiously as I can.

As you know, George Mann & Company presently leases land in the Port of Providence from the City and this property is outlined in red on a plan which I've prepared and which I would like to explain and leave with you this morning.

As you can see from the plan, the property presently under lease fronts on Harborside Boulevard and is bounded on the southwest and the southeast by a street called Port Drive which I have outlined in blue on the plan.

Port Drive is actually a paper street which serves no useful purpose as a public highway. In fact, there is a fence running across the northerly end of Port Drive along Harborside Boulevard and the strip to the southwest of the land we lease appears to be used in part, at least, as some sort of a storage area. On the other side, southeast of the leased property, the 40 foot strip is overgrown with weeds and one gets the distinct impression that this land has just been sitting there unused for any number of years.

This is ironic in a sense because our company is in a position where we could use additional land to expand our present operation and, for that reason, we are here this morning to request that the Port Commission recommend to the Mayor and the City Council that the City of Providence abandon Port Drive as a public highway and lease this 40 foot strip of land to us which will permit us to expand at our present location.

We have two particular problems we are here to address this morning and, if you wish, Mr. McDonald and Mr. Mann can expand on them and answer any questions you may have.

The first problem is that we presently lease a building on Eddy Street in Providence which we use as a lab in conjunction with our operation on Harborside Boulevard. However, the owner has sold the building to Rhode Island Hospital and we have received notice that we must vacate the building on or before February 1, 1985 when our current lease expires.

The other problem is one which any company likes to have as long as it can be solved and that is that we are doing more business but need more room to meet the demands of the increased volume.

One example of new business is that we recently signed a lease agreement with the UniRoyal company for the storage and handling of latex. This means that there will be at least 10 more ships using the Port of Providence next year. But in order to make the agreement with UniRoyal, we had to commit to them two of the six storage tanks we now use for our own business.

Other new business is waiting in the wings, so to speak. A major firm in New Jersey is anxious to do what UniRoyal is going to be doing here at the Port of Providence. Once again, Mr. McDonald or Mr. Mann can elaborate on this but the bottom line is that we need more room for expansion and more storage capacity.

Now, what does this mean as far as our present situation is concerned? It means that if we can lease this 40 foot strip of land from the city, we will immediately construct an addition to Building #2 at the southerly end of the property to be used for the lab we are going to need when we have to move from the building on Eddy Street. This addition would be a minimum of 125 by 40 feet or 5,000 square feet of new building space. I've shown this new building shaded in red on the plan.

It also means that we would immediately begin construction of the new storage tanks to make up for the ones we've committed to UniRoyal. These are also shaded in red on the plan. With other new business on the horizon, there is a distinct likelihood that we will need two or three additional tanks in the very near future which I've shown shaded in blue on our plan.

I submit to you that our proposal merits your favorable consideration for a number of reasons:

The George Mann company has been in Providence over 60 years and has been a tenant here at the Port of Providence for 30 years - since 1954.

We can honestly say that we have been very good tenants and I think officials of the Port will agree.

We have not only paid our rent but over the years we have paid a substantial sum of money in taxes to the City of Providence. Because of our growth, our taxes have increased to the point where they now come to over \$200,000 a year. With new equipment that we have already purchased or leased this year and with the new building and the new storage tanks, our taxes to the city will easily be in the range of \$300,000 in a very short time.

From the standpoint of payroll, we employ almost 100 people, many of them Providence residents.

The most compelling reason to support our proposal is the fact that the land we want to lease doesn't bring one penny of revenue into the City coffers. If it's made available to us, it goes without saying that the land would immediately become productive, producing not only new tax revenue but additional rental income as well as stimulating additional use of the Port. All of this would be done, by the way, without affecting in any way existing or proposed plans this Commission may have for the future development of the Port.

Because the time element is rather important to us, I must say a word or two about the procedure involved if the Commission in its wisdom makes a favorable recommendation on our proposal.

I want to say this with some humor, I hope, but also with some seriousness. The last transaction I negotiated with the Port Commission and particularly with my good friend, Rob Freeman, turned out to be an exercise in which law firm could generate the greatest amount of paper. Granted that transaction was more complicated than this one and conceding that my firm was one of the two law firms involved, I am nevertheless convinced that an entire forest was denuded to churn out pulp for the mountain of paper produced by two young lawyers who I think were each determined to demonstrate to the other that he - or she - knew more about obscure clauses to insert in leases than his or her counterpart.

Please let me assure you as an attorney of almost 33 years standing and as a former City Solicitor in Cranston that if you see fit to recommend our proposal, the procedure involved is not all that complicated.

First, as far as the abandonment of Port Drive is concerned, it would require a simple Resolution by the City Council that the public highway in question has ceased to be useful to the public - which in fact it has, if it ever was in the first place. Then, after notice to abutting owners - which in this case perhaps shouldn't even be required because the City of Providence owns all the abutting property - the matter would be advertised 3 times in a public newspaper after which there would be a public hearing and an Order of Abandonment by the council.

This procedure takes about 2 months but - once again, assuming the Commission favors our proposal - there is no need to wait 2 months to do the other things that have to be done to consummate the transaction.

( )

While the abandonment procedure is going through the advertising stage, it would be perfectly in order for the commission to make its formal recommendation to the city council and for the appropriate council committee to consider the recommendation, all of course contingent on the final and formal order of abandonment.

In the meantime, it strikes me that the agreement for the rental for the additional land could be accomplished by a simple Addenda to the present lease which fixes the annual square foot rent for the property at various stages of the lease and which I think it would be fair to assume would be the rent for the additional land.

I hope I haven't been presumptuous in advancing the above suggestions - and I certainly hope the two young lawyers I alluded to never see a copy of these remarks - but I only do this in the interest of time which as I said before is important to my client for the reasons I have set forth above.

Mr. McDonald and Mr. Mann will be happy to answer any questions you may have but before they do, please let me say by way of summation that the proposal we have put forth this morning is a fair proposal for the city and for the George Mann company and I submit that if it's approved, it will work to the mutual benefit of my client and the port commission and to my mind - and hopefully yours - that is what the Port of Providence is all about.

March 21, 1985

Mr. George McDonald, President  
George Mann & Company, Inc.  
Harborside Blvd  
Providence, R.I. 02905

Dear Mr. McDonald:

I have been requested by Councilman Andrew J. Annaldo, Chairman of the Committee on City Property, to invite you to attend its next scheduled meeting to be held Thursday, March 28, 1985 at 1:30 o'clock P.M. in the City Clerk's Department, third floor level of City Hall.

At that time, the members will review the proposed amendment to the lease with George Mann & Company, Inc., for land at Field's Point,

Very truly yours,

Rose M. Mendonca,  
City Clerk.

RMM/jld

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: March 28, 1985

TO: Director of Public Works - Peter P. Granieri

SUBJECT: REQUEST FOR TRACING

CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman - Committee on  
City Property

DISPOSITION:

The Committee on City Property has voted to lease additional land at Fields Point to George Mann & Co., Inc.;

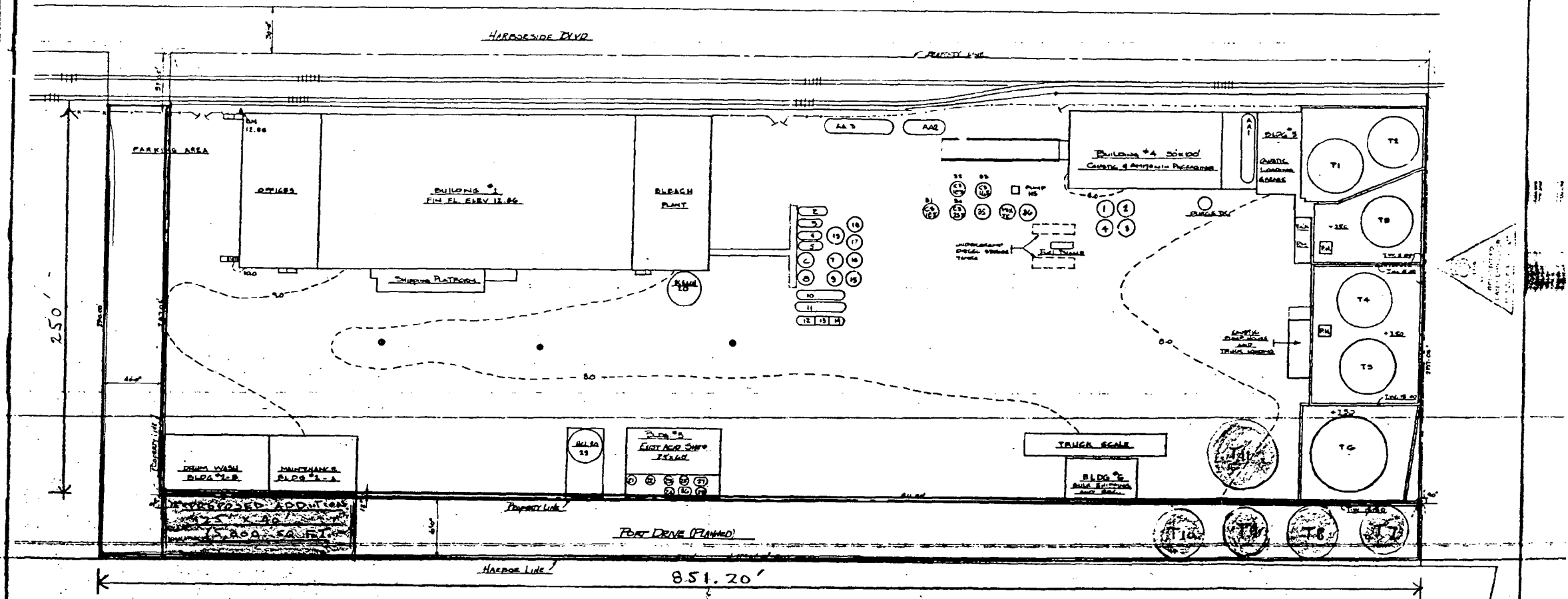
Attached is a copy of a map, together with information.

Will you kindly submit a tracing in time for the next Council meeting.

City Clerk

DRAWING NO. <b>C-1</b>	DRAWING TITLE <b>SITE PLAN</b>		JOB TITLE <b>GEORGE NANN CO. HARBORSIDE BLVD. PROVIDENCE, R.I.</b>	
	NO.	DATE	REVISION	BY
	1	7-11-83	GENERAL	EP
JOB NO. <b>532</b>	2	10-16-83	CHANGE EXISTING WALL ELEV.	EP
	3	1-17-84	GENERAL UPDATE	EP
			DRAWN BY <b>EP, MW</b>	DATE <b>1-26-83</b>
				SCALE <b>1" = 60'-0"</b>

**WILLINGTON**  
**BUILDING SYSTEMS INC.**  
371A WATERMAN ST. PROVIDENCE, R.I. 02914



**NOTES:**

- 1) B.M. - METAL SPIKE ELEV. 12.86 (M.A.W.)  
CITY OF PROVIDENCE D.F.W. REF. BOOK 24-44

**REDUCED PLAN**

**1" = 60'**

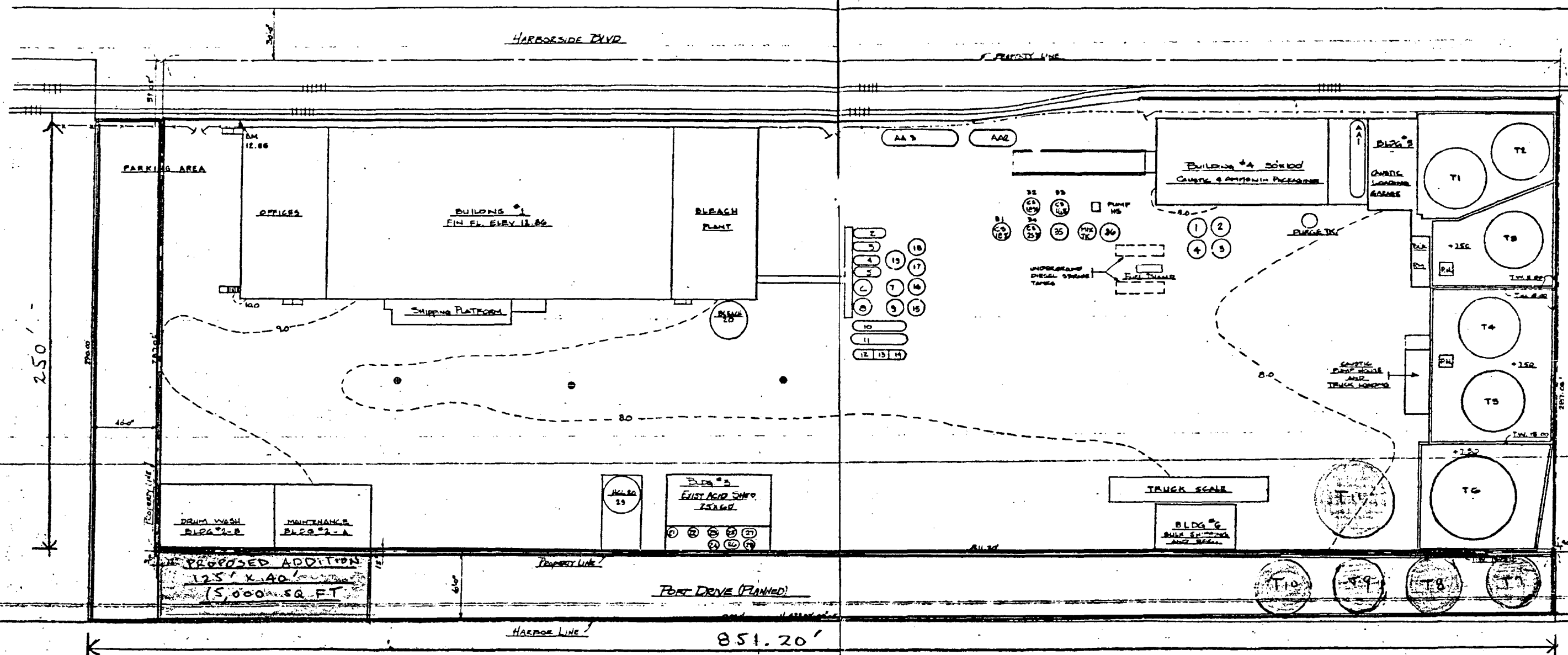
**EXHIBIT "A"**

**Plot 56**

LOTS 279, 278, 277, 259, 295, 303, 305  
AREA = 206,770 Sq. FT.

DRAWING NO. <b>C-1</b>	DRAWING TITLE <b>SITE PLAN</b>		JOB TITLE <b>GEORGE MANN CO. HARBORSIDE BLVD. PROVIDENCE, R.I.</b>	
	NO.	DATE	REVISION	BY
JOB NO. <b>532</b>	1	7-21-83	GENERAL	EP
	2	10-26-83	GRADE & EXISTING WALL ELEV. 12.86	EP
	3	1-14-84	GENERAL UPDATE	EP
	DRAWN BY <b>EP, M.W.</b>	DATE <b>1-26-83</b>	SCALE <b>1" = 60'-0"</b>	

**BURRINGTON**  
**BUILDING SYSTEMS INC.**  
 571A WATERMAN  
 PROVIDENCE, R.I. 02914  
 0880 DEB



**NOTES:**

- 1) D.M. - METAL SPIKE ELEV. 12.86 (M.W.)  
CITY OF PROVIDENCE D.P.M. REF. BOOK 34-44

**REDUCED PLAN**

**1" = 60'**

**EXHIBIT "A"**

**PLAT 56**

**LOTS 279, 278, 277, 259, 295, 303, 305**  
**AREA = 206,770 SQ. FT.**

EDWARD C. CLIFTON, ESQ.  
~~CHARLES A. DIPIRETE, ESQ.~~  
CITY SOLICITOR



JOSEPH R. PAOLINO, JR.  
MAYOR

## DEPARTMENT OF LAW

April 4, 1985

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

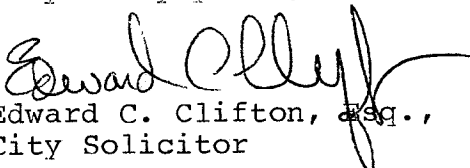
RE: AMENDMENT TO LEASE BETWEEN THE CITY OF  
PROVIDENCE AND GEORGE MANN & COMPANY

Dear Councilman Annaldo:

At the last meeting of the Property Committee held on March 28, 1985, this department was asked to review the amendment to the lease drafted by James DiPrete, Jr., Esquire, who is counsel for George Mann & Company, to determine whether it met the necessary legal requirements to protect the interest of the City of Providence.

After reviewing the amendments it appears that the interest of the City would in fact be protected by entering into the amendment.

Very truly yours,

  
Edward C. Clifton, Esq.,  
City Solicitor

ECC/smr

cc: Mayor, Joseph R. Paolino, Jr.  
Vincent Palozzi, Director of Administration

PETER P. GRANIERI, JR., P.E.  
DIRECTOR OF PUBLIC WORKS



JOSEPH R. PAOLINO, JR.  
MAYOR

## DEPARTMENT OF PUBLIC WORKS

June 13, 1985

Councilman James A. Petrosinelli  
Chairman of the Committee on Public Works  
C/O City Clerk's Office  
City Hall - Providence, R. I. 02903


Re: Petition of George Mann & Company, Inc.  
To Abandon Port Drive - Providence, R. I.

Dear Mr. Chairman:

In regards to the abandonment of Port Drive, the Department of Public Works has received a letter from Robert R. Kingman, Distribution Engineer/Planning - of the Providence Gas Company - stating that there are no gas lines in the present location of Port Drive.

That being so, we have no objections to the abandonment of Port Drive.

Respectfully submitted,

  
Michael Russo  
Assistant Director  
Engineering Services

MR:RJQ:j

2200 FLEET NATIONAL BANK BUILDING  
PROVIDENCE, RHODE ISLAND 02903  
401 274-2000  
TELECOPIER: 277-9600

JAMES DiPRETE, JR.

HINCKLEY, ALLEN, TOBIN & SILVERSTEIN

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*Attorneys at Law*

June 11, 1985

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

Re: George Mann & Company, Inc.

Dear Andrew:

I enclose a copy of a letter this date to the Chairman of the Public Works Committee which I think is self explanatory and should clear up any question about the abandonment of Port Drive.

I assume that both the abandonment from the Public Works Committee and the approval of the lease from the City Property Committee will be on the docket for consideration at the Council Meeting on Thursday, June 20, 1985.

I appreciate all your help on this matter.

Please call me if there is any question regarding the above.

Very truly yours,



James DiPrete, Jr.

JD:jam

Enclosure

2200 FLEET NATIONAL BANK BUILDING  
PROVIDENCE RHODE ISLAND 02903  
401 274-2000  
TELECOPIER. 277-9600

JAMES DIPRETE, JR

HINCKLEY, ALLEN, TOBIN & SILVERSTEIN

*Attorneys at Law*

June 11, 1985

Councilman James A. Petrosinelli, Chairman  
Committee on Public Works  
c/o City Clerk's Office  
City Hall  
Providence, Rhode Island

Re: Petition of George Mann & Company, Inc. to  
Abandon Port Drive

Dear Mr. Chairman:

You will recall that I represent George Mann & Company, Inc. and appeared at a public hearing before your committee on June 5, 1985 where a question was raised regarding the location of a gas line servicing my client's property.

Yesterday, I met on the site with Robert Quigley of the City Public Works Department and with representatives of the Providence Gas Company. An inspection was made by Mr. Lang, a Linewalker for the Gas Company and he verified that the gas line does not affect Port Drive but is, in fact, in the middle of the Mann Company yard as shown on a plan, a copy of which I enclose with this letter.

I trust this will clear up any question regarding the above and I hope that the abandonment of Port Drive will be in order for hearing by the full City Council on Thursday, June 20, 1985.

Please call me if you or any members of your committee have any further questions about this matter.

Very truly yours,

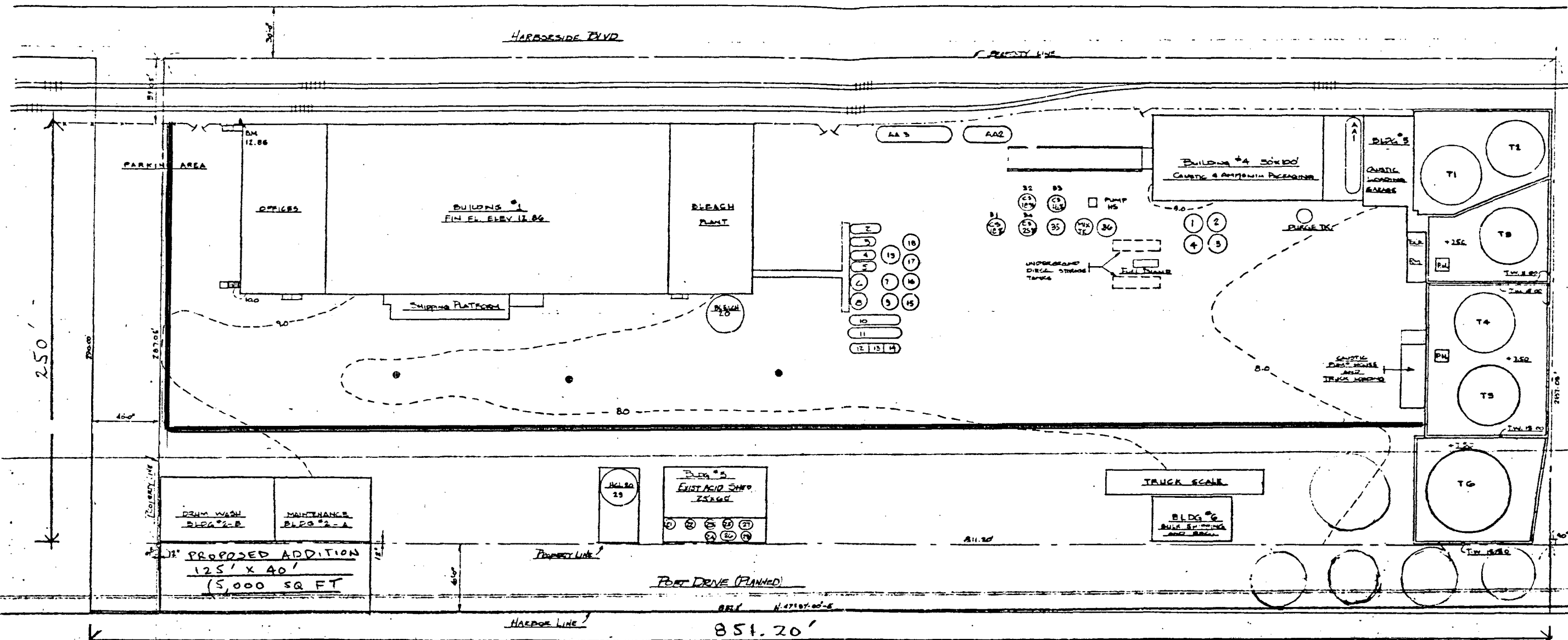
James DiPrete, Jr.

JD:jam

Enclosure

DRAWING NO	DRAWING TITLE			JOB TITLE		
C-1	SITE PLAN			GEORGE MANN CO. HARBORSIDE BLVD. PROVIDENCE, R.I.		
	NO	DATE	REVISION	BY		
	1	7-21-83	GENERAL	EP		
	2	10-20-83	CHANGES EXISTING WALL ELEV.	EP		
	3	1-14-84	GENERAL UPDATE	EP		
JOB NO	DRAWN BY		DATE		SCALE	
532	EP, MW		1-26-83		1"=30'-0"	

**PURINGTON**  
BUILDINGS SYSTEMS INC.  
971A WATERMAN ST. PROVIDENCE, R.I. 02914



#### NOTES:

1) B.M. - METAL SPIKE ELEV. 12.86 (M.H.W.)  
CITY OF PROVIDENCE D.P.W. REF. BOOK 24-24

6/10/85 Inspected Gas Line on George Mann Co. Property. Gas line is in middle of George Mann Co. yard as shown in red above. Gas line does not affect present location of Port Drive.

REDUCED PLAN

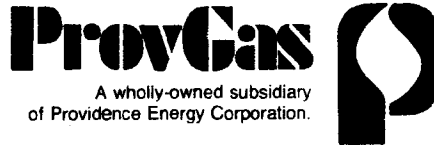
1" = 60'

EXHIBIT "A"

R. LANG PROV. GAS CO.  
LINEWALKER.

PLAT 56

LOTS 279, 278, 277, 259, 295, 303, 305  
AREA = 206,770 SQ. FT.



May 22, 1985

Councilman James A. Petrosinelli, Chairman  
Committee on Public Works  
City of Providence  
Providence City Hall  
Providence, RI 02901

Dear Councilman Petrosinelli:

The Providence Gas Company requests an easement in the proposed abandonment of Port Drive for our existing facilities.

We presently have approximately 950' of 6" main supplying gas to customers on Port Drive.

If there are any questions regarding this request, please contact me.

Very truly yours,

PROVIDENCE GAS COMPANY

A handwritten signature in cursive script, reading "Robert C. Barker, Jr.", written over the typed name.

Robert C. Barker, Jr.  
Manager of Engineering

RCB/jv

?

PETER P. GRANIERI, JR., P.E.  
DIRECTOR OF PUBLIC WORKS



JOSEPH R. PAGLINO, JR.  
MAYOR

## DEPARTMENT OF PUBLIC WORKS

April 18, 1985

The Honorable James Petrosinelli  
Chairman of the Committee on Public Works  
Providence City Council  
City Hall - Providence, R. I. 02903

Re: Abandonment of Port Drive  
From Harborside Boulevard  
to its Easterly Termination

Dear Sir:

Please be advised that the Public Works Department has reviewed the Petition to abandon Port Drive, but it is department opinion that Port Drive, having a high-service gas main located in it, should be brought to your attention.

It is the opinion of this department that this problem be addressed before the abandonment could take place. It is also the department's opinion that the gas line be relocated before any building could take place in the proposed abandoned area.

Resptecfully submitted,

Michael Russo  
Assistant Director/Engineering  
Services

MR:RJQ:jlc

2200 FLEET NATIONAL BANK BUILDING  
PROVIDENCE RHODE ISLAND 02903  
401 274-2000  
TELECOPIER: 277-9600

JAMES DIPRETE, JR.

HINCKLEY, ALLEN, TOBIN & SILVERSTEIN

*Attorneys at Law*

June 11, 1985

Councilman James A. Petrosinelli, Chairman  
Committee on Public Works  
c/o City Clerk's Office -  
City Hall  
Providence, Rhode Island

Re: Petition of George Mann & Company, Inc. to  
Abandon Port Drive

Dear Mr. Chairman:

You will recall that I represent George Mann & Company, Inc. and appeared at a public hearing before your committee on June 5, 1985 where a question was raised regarding the location of a gas line servicing my client's property.

Yesterday, I met on the site with Robert Quigley of the City Public Works Department and with representatives of the Providence Gas Company. An inspection was made by Mr. Lang, a Linewalker for the Gas Company and he verified that the gas line does not affect Port Drive but is, in fact, in the middle of the Mann Company yard as shown on a plan, a copy of which I enclose with this letter.

I trust this will clear up any question regarding the above and I hope that the abandonment of Port Drive will be in order for hearing by the full City Council on Thursday, June 20, 1985.

Please call me if you or any members of your committee have any further questions about this matter.

Very truly yours,

James DiPrete, Jr.

JD:jam

Enclosure



June 11, 1985

Councilman James A. Petrosinelli, Chairman  
Committee on Public Works  
City of Providence  
Providence City Hall  
Providence, RI 02901

Dear Councilman Petrosinelli:

The Providence Gas Company rescinds its request for an easement in the proposed abandonment of Port Drive for our facilities per letter dated May 22, 1985, by Robert C. Barker, Jr.

On June 10, 1985, our linewalker, R. Lang, found our gas line to be within the private property of George Mann Company and not the present location of Port Drive.

Very truly yours,

PROVIDENCE GAS COMPANY

A handwritten signature in cursive script that reads "Robert R. Ringman".

Robert R. Ringman  
Distribution Engineer-Planning

RRR/jv

2200 FLEET NATIONAL BANK BUILDING  
PROVIDENCE RHODE ISLAND 02903  
401 274-2000  
TELECOPIER 277-9600

JAMES DIPRETE, JR.

HINCKLEY, ALLEN, TOBIN & SILVERSTEIN

*Attorneys at Law*

June 11, 1985

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

Re: George Mann & Company, Inc.

Dear Andrew:

I enclose a copy of a letter this date to the Chairman of the Public Works Committee which I think is self explanatory and should clear up any question about the abandonment of Port Drive.

I assume that both the abandonment from the Public Works Committee and the approval of the lease from the City Property Committee will be on the docket for consideration at the Council Meeting on Thursday, June 20, 1985.

I appreciate all your help on this matter.

Please call me if there is any question regarding the above.

Very truly yours,

James DiPrete, Jr.

JD:jam

Enclosure