

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 97

Approved February 10, 1984

RESOLVED, That His Honor the Mayor is hereby authorized to execute a deed of conveyance to Alternate Housing Associates, 861 A Broad Street, Providence, Rhode Island 02907, of Lot 54, as set out and delineated on City Assessor's Plat 52, being land of the former Lexington Avenue School, for a price of Thirteen Thousand, Two Hundred Thirty-One Dollars (\$13,231.00) said lot containing approximately 23,984 square feet of land, more or less, such conveyance shall be subject to such terms and conditions as the Mayor and the City Solicitor shall impose, and

BE IT FURTHER RESOLVED, That Resolution No. 2, approved January 15, 1982, authorizing the conveyance of the Lexington Avenue School to Project Persona for the sum of Ten Thousand Dollars, is hereby rescinded.

IN CITY COUNCIL
FEB 2 1984

READ AND PASSED

[Signature]
[Signature] CLERK

APPROVED

FEB 10 1984

[Signature]
MAYOR

THE COMMITTEE ON
CITY PROPERTY
Approves Passage of
The Wilson Resolution
George M. Mulholland
Chairman
January 25, 1934

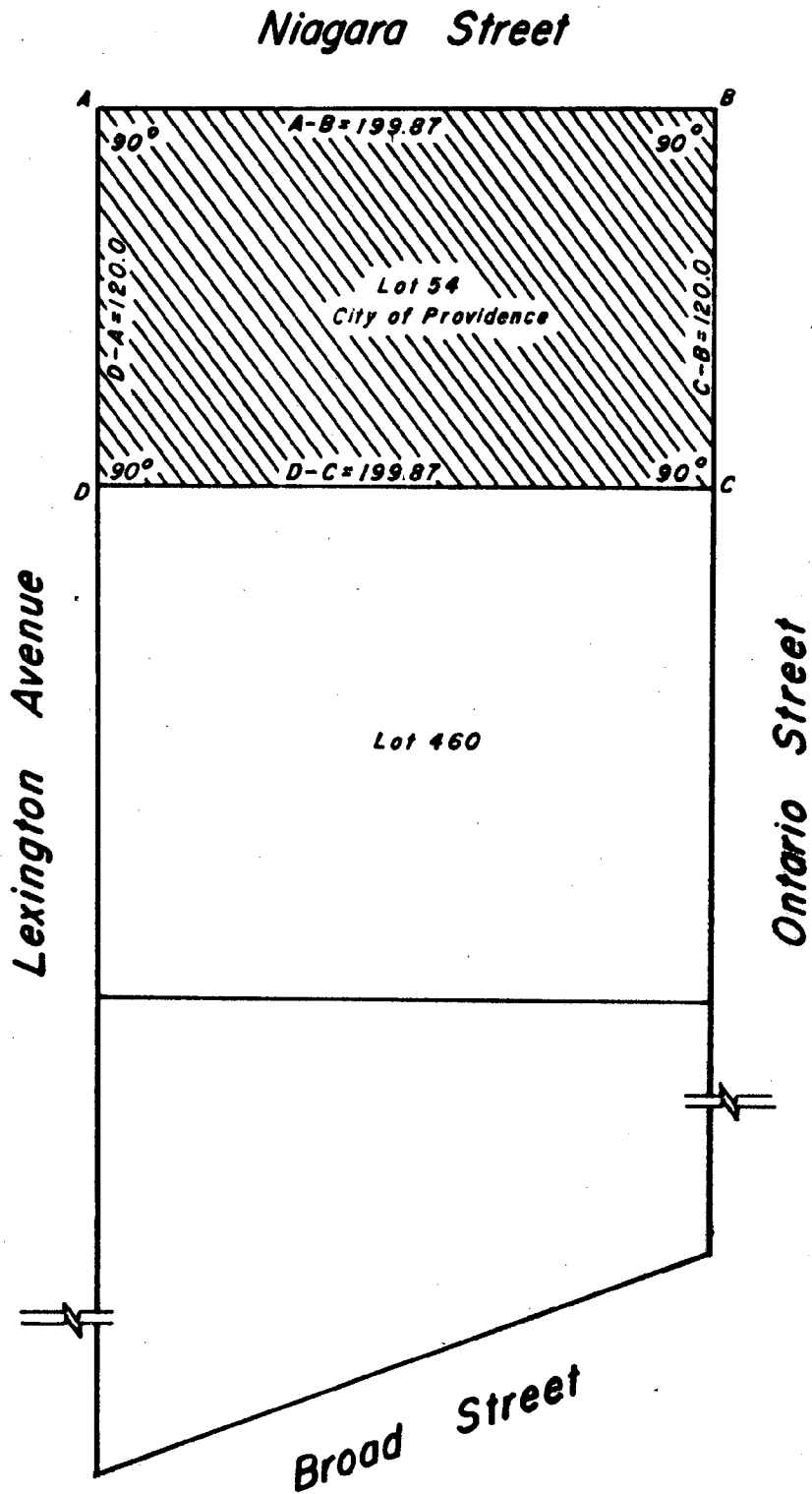
WILSON RESOLUTION
APPROVED

Note:

Cross-Hatched Area (A-B-C-D-A)
Indicates Proposed Sale.

Said Area Contains 23,984± Sq.Ft.

PROVIDENCE R. I.
P. W. DEPT. ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No <u>064289</u>
Date <u>January 30, 1984</u>



CITY OF PROVIDENCE, R. I.	
Public Works Dep.	Engineering Office
Showing <u>Proposed Sale Lot 54</u>	
<u>(Former Lexington Ave. School)</u>	
Drawn by <u>J.I.M.</u>	Checked by <u>A.J.P.</u>
Scale <u>1" = 60'</u>	Date <u>1-30-1984</u>
Corrected <u>R. J. Murphy</u>	Associate Engr.
Approver	CHIEF ENGINEER

Lot Numbers From Assessor's Plat 52

1/25/84
401 941-2900

December 20, 1983

The Honorable Andrew J. Annaldo
Chairman
Committee on City Properties
Dept. of City Clerk
City Hall
Providence, RI 02903

Dear Mr. Annaldo:

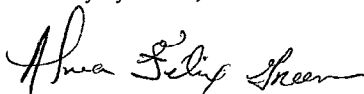
The Women's Development Corporation in partnership with the Weybosset Hill Development Corporation (W.H.D.C.) form a partnership, ALTERNATIVE HOUSING ASSOCIATES which owns and manages 36 units of low-income family housing adjacent to the Lexington School site. In the past, I have communicated with you of our Association's desire to purchase the site so that we may convert it to open space and recreational use, not only for our 100 tenants, but also for the bordering neighborhood.

It is my understanding that the city's "Recreational Master Plan" calls for the development of recreational space in this sector of Elmwood. Additionally, I understand that the City Plan Commission also voted to recommend that the site be used for recreational purposes. Our Association's purpose in purchasing and developing the property, thus coincides, with those of the city. In this instance, however, the plat will be designed, developed and maintained at no cost to the city.

Please accept our bid of \$ 13,231.00 for the purchase of said property. Enclosed you will find a check from ALTERNATIVE HOUSING ASSOCIATES for the sum of \$ 1,323.10 which the Committee on City Properties will hopefully accept as a binder for Lot 54, Plat 52.

Thank you very much.

Sincerely yours,



Alma Félix Green
Executive Director
Women's Development Corporation
Alternative Housing Associates

AFG/lb

enclosure

cc: Jack Cutlip, Weybosset Hill Development Corporation

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: January 25, 1984

TO: Frank Tibaldi, Director of Public Works

SUBJECT: REQUEST FOR TRACING

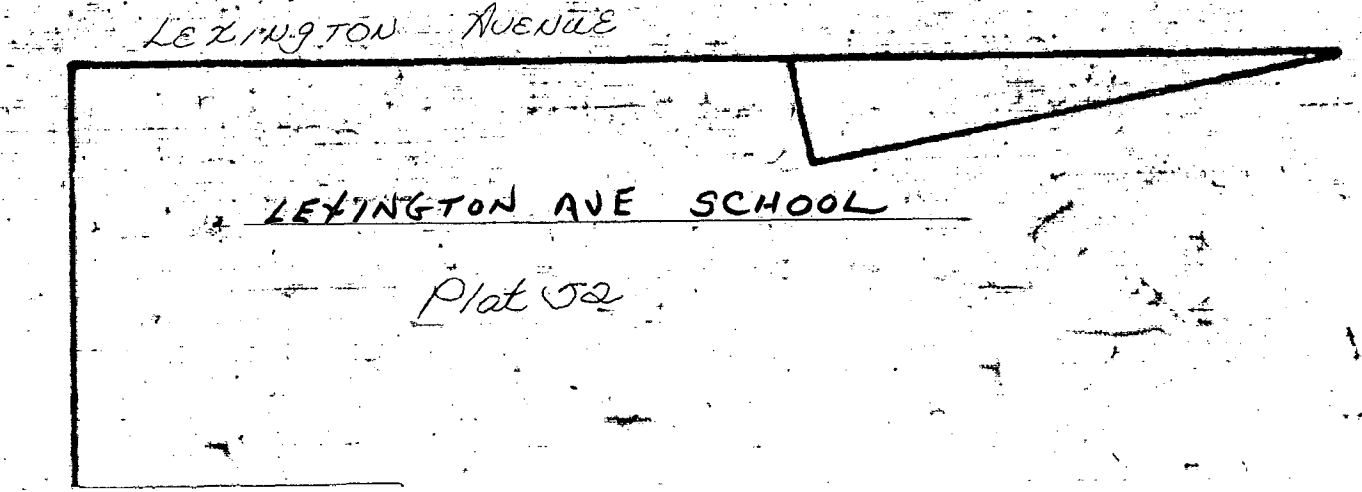
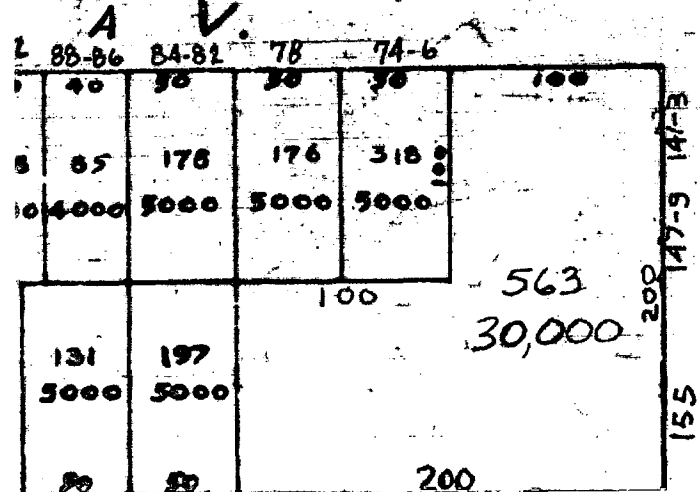
CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman - Committee on City Property

DISPOSITION:

The Committee on City Property at its meeting held this day voted to transmit to the City Council a Resolution for the sale of the former Lexington Avenue School property located on Lot 54 as set out and delineated on City Assessor's Plat 52.

Will you kindly forward a tracing to my department, if possible prior to the next scheduled City Council meeting, to be held Thursday, February 2, 1984.

City Clerk





The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

May 16, 1983

Committee on City Property
c/o City Clerk
City Hall
Providence, RI 02903

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2090 - Proposed Sale of City Property -
Lot 54 on A.P. 52 (former Lexington Ave. School Site)

Gentlemen:

The City Plan Commission, at its May 3, 1983 regular monthly meeting, reviewed and evaluated the subject referral. The Commission's comments and recommendations are as follows:

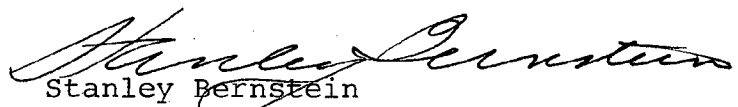
The site of the former Lexington Avenue School is located on the corner of Lexington Avenue and Niagara Street. The land has been cleared of all buildings and is graded. It is in an R-3 residential zone and has an area of 24,000 sq. ft.

Within a 100' radius of the site, all structures are residential, along with a newly renovated residential structure by the Woman's Development Corporation adjacent to the site. Located diagonally across is the Elmwood Community Center on Niagara Street. The surrounding residential structures are in fair condition with light deterioration.

The Commission

Voted: To recommend to the Committee on City Property that the City of Providence retain the subject property and to use the site for a recreational use serving the Elmwood Community Center, the newly renovated Villa Excelsor and also the surrounding neighborhood. This recommendation also coincides with the Recreational Master Plan for the City of Providence to incorporate a recreational use in this neighborhood.

Sincerely yours,


Stanley Bernstein
Director

SB/gl

c: Councilman Nicholas W. Easton

FILED

MAY 17 8 35 AM '83

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

CHARLES A. PISATURO, ESQ.
CITY SOLICITOR



VINCENT A. CIANCI, JR.
MAYOR

DEPARTMENT OF LAW

October 11, 1983

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

RE: LEGAL OPINION AS TO SALE OF LEXINGTON AVENUE SCHOOL

Dear Councilman Annaldo:

This is in response to a request from your Committee dated September 9, 1983, on the above subject. Please be advised that Section 416 of the Charter grants to the City Council the power and authority for the sale of real property of the City. It is my opinion that as long as the procedures set forth in that Section of the Charter are followed, the approval of the City Plan Commission is not required.

Section 1013 and Section 1014 of the Charter do confer important roles to the City Plan Commission but these roles and these functions are advisory in nature as to any action which the City Council is empowered to take by law or by the Charter. For example, Section 1013(a)(2) states as follows:

"To submit advisory opinions and recommendations on all zoning amendments referred to it under the provisions of the city zoning ordinance and shall report on any other matter referred to it by the city council or by the mayor;"

If I can be of further assistance please let me know.

Very truly yours,

Charles A. Pisaturo,
City Solicitor

CAP/smr

cc: Charles Mansolillo
Robert Garafano

55 Eddy Street • Providence, Rhode Island 02903-1727 • (401) 421-7740

FILED

OCT 11 4 44 PM '83

DEPT. OF SOCIAL SERVICES
PROVIDENCE, R.I.

THEODORE C. LITTLER
CITY ASSESSOR



VINCENT A. CIANCI, JR.
MAYOR

FINANCE DEPARTMENT CITY ASSESSOR

MEMORANDUM

TO: THE HONORABLE ANDREW J. ANNALDO, CHAIRMAN
COMMITTEE ON CITY PROPERTY

FROM: THEODORE C. LITTLER, CITY ASSESSOR

DATE: JULY 8, 1983

RE: REQUEST FOR APPRAISED VALUATIONS

This office has reviewed your request for our opinion as to the valuation of several Providence school properties and submit the following as our estimate as to the worth of each. Copies of assessor's plat maps showing the areas in question are attached for your information.

Althea Street School

Plat 42, lot 79	Zoned R-3	
Land:	18,537 sq. ft. @ 25¢ per sq. ft.	\$ 4,600
Building	16,848 sq. ft. \$1.00 per sq. ft.	16,800
<u>Estimated value</u>		<u>\$21,400</u>

✓

Berkshire Street School

Plat 70/ lot 565	Zoned R-3	
Land:	24,000 sq. ft. @ 75¢ per sq. ft.	\$18,000
Building	16,576 sq. ft. \$1.00 per sq. ft.	16,600
<u>Estimated value</u>		<u>\$34,600</u>

✓

Branch Ave School

Plat 71, lot 296	Zoned R-3/C-2	
Land	24,511 sq. ft. \$1.50 per sq. ft.	\$
	@80% for shape adjustment	\$29,400
Building	20,240 sq. ft. \$1.00 per sq. ft.	20,200
<u>Estimated Value</u>		<u>\$49,600</u>

✓

Jenkins Street School


Plat 8, lot 20	Zoned R-3	
Land	23,049 @ 50¢ per sq. ft.	\$11,500
Building	19,619 @ \$1.00 per sq. ft.	19,600
<u>Estimated Value</u>		<u>\$31,100</u>

✓

The Honorable Andrew J. Annaldo, Chairman
Page Two
July 8, 1983


Lexington Avenue School

Plat 52, lot 54	Zoned R-3	
Land	24,000 sq. ft. @ .6125¢ per sq ft	\$14,700
Building	razed	-0-
Estimated value		<u>\$14,700</u>



Willow Street School

Plat 35, lot 170	Zoned R-4	
Land	18,323 sq. ft. @ 37¢ per sq ft	\$ 6,800
Building	15,204 sq. ft. \$1.00 per sq. ft	<u>15,200</u>
Estimated value		<u>\$22,000</u>



South Water Street

Plat 18, lot 2	Zoned M-1	
Land	4,360 sq. ft. @ \$4.50	\$19,600
	Vacant lot	-0-
Estimated Value		<u>\$19,600</u>

attachments

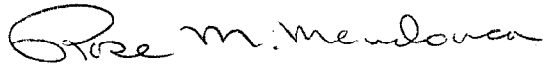
RESOLUTION OF THE CITY COUNCIL

No. 2

Approved: January 15, 1982

RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a deed of conveyance to Project Persona, 160 Broad Street, Providence, Rhode Island, 02903, of that certain lot or parcel of land with all buildings and improvements thereon, known as the former Lexington Avenue School, situated at 51 Lexington Avenue, said parcel being Lot 54, on City Assessor's Plat 52, containing approximately 24,000 square feet of land, more or less, for the sum of Ten Thousand Dollars (\$10,000.00), under such terms and conditions as may be provided for by His Honor the Mayor and the City Solicitor.

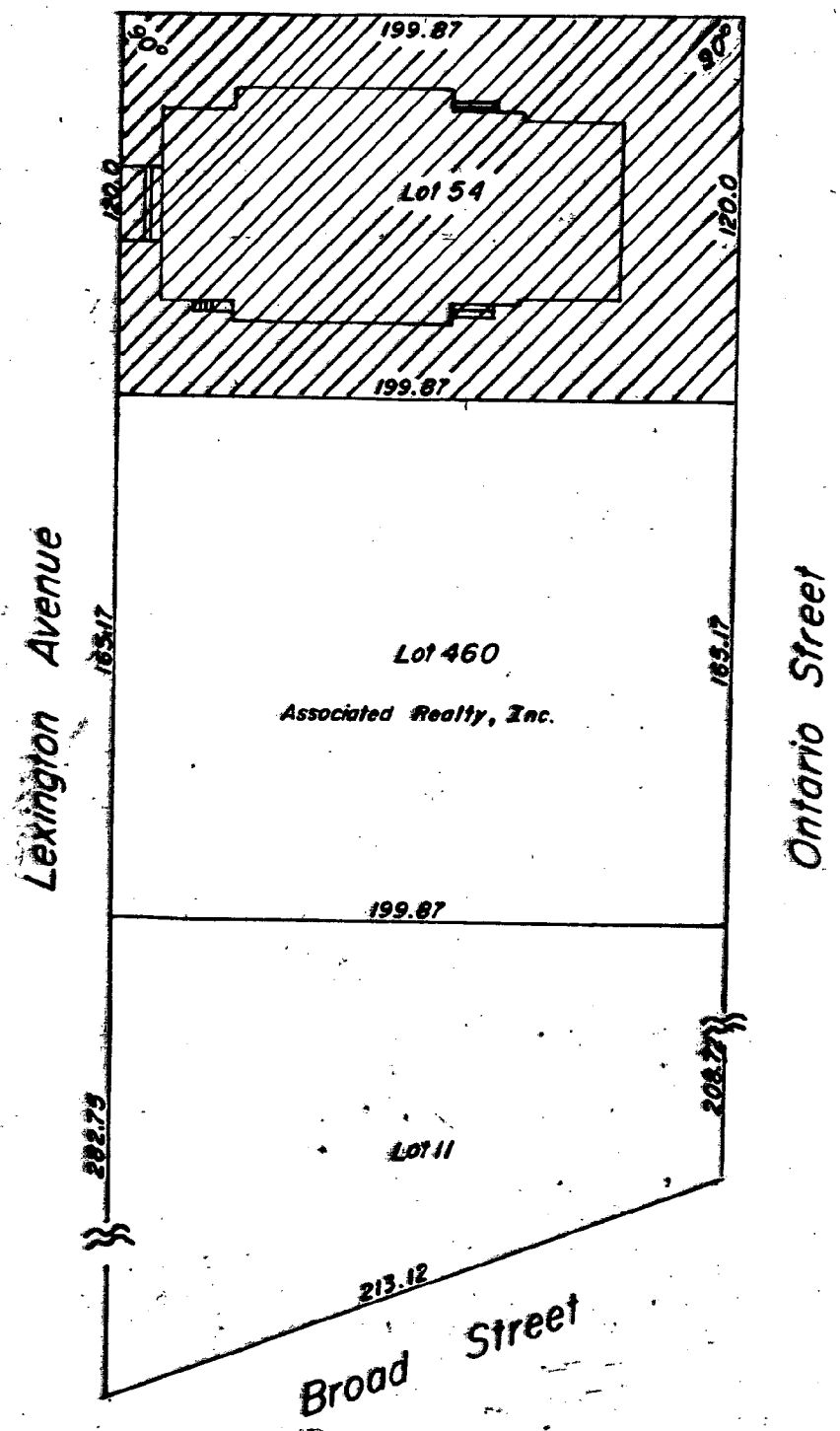
A true copy,
Attest:



Rose M. Mendonca,
City Clerk.

PROVIDENCE, R. I.
 P. W. DEPT. - ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No. 064168
 Date December 10, 1981

Niagara Street



Note:
 Cross-Hatched Area
 Indicates Proposed Sale

Lot Numbers From Assessor's Plot 52

CITY OF PROVIDENCE, R. I.
 Public Works Dept. Engineering Office
 Showing Proposed Sale Lot 54
 Drawn by J.T.M. Checked by R.J.R.
 Scale 1"=60' Date 12-10-81
 Corrected by [Signature] Associate Eng.
 Approved [Signature] CHIEF ENGINEER

February 14, 1983

Ms. Alma Green
Women's Development Corporation
861 A Broad Street
Providence, RI 02907

Dear Ms. Green,

Enclosed is a certified copy of Resolution No. 97,
approved February 10, 1984, the same being self-explanatory.

Will you kindly communication with the City Solicitor's
Office so that the deed of conveyance for said land and
building could be executed.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jma