

EDMUND M. MAURO
Chairman

JOSEPH E. ADELSON
Vice Chairman

STANLEY P. BLACHER

JOHN RAO, JR.

ROBERT H. DIAMOND

STANLEY BERNSTEIN
Secretary

VINCENT PALLOZZI
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

REPORT TO THE CITY COUNCIL

The Honorable City Council
City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

The Providence Redevelopment Agency, in accordance with the provisions of Paragraph 10 of Chapter 71-24 of the Ordinances of the City of Providence approved May 10, 1971, and Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, hereby reports concerning the proposed sale of real property within the West Broadway N.D.P. Area A2-1.

The Agency proposes the sale of fringe parcels 7, 9, 10A and 15 within the West Broadway N.D.P. Project A2-1 to the following developers:

a) Parcel 7 consisting of approximately 2,000 square feet and will be sold to John and Adele Tanzi for a purchase price of \$300.00. The developer proposes to enclose said fringe parcel with a chain link fence and plant grass on the entire 2,000 square feet.

b) Parcel 9 consisting of approximately 3,200 square feet and will be sold to Pasquale and Catherine Razza for a purchase price of \$480.00. The developer proposes to landscape and provide additional parking on this parcel.

c) Parcel 10A consisting of approximately 3,200 square feet and will be sold to Amelia Fazioli for a purchase price of \$500.00. The developer proposes to provide parking for the tenants of her apartment house.

d) Parcel 15 consisting of approximately 2,250 square feet and will be sold to Rudolph DeVito for a purchase price of \$450.00. The developer proposes to landscape and provide additional parking on this parcel.

The above sales will be fully taxable.

IN CITY COUNCIL

AUG 3 1972

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED

VP/gl

Vincent Pallozzi
CLERK

Respectfully submitted,

Vincent Pallozzi
Vincent Pallozzi
Executive Director

IN CITY
COUNCIL

MAR 16 1972

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

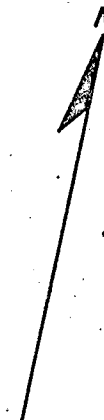
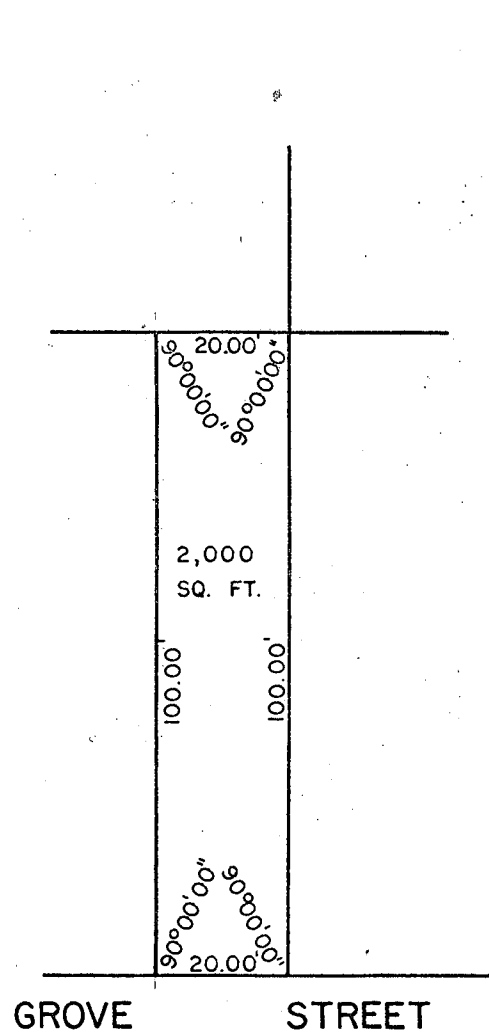
Ummut Vespa
CLERK

THE COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

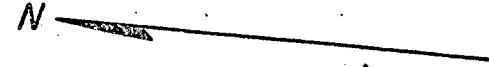
Recommends

Be Referred
Ummut Vespa
July 11, 1972
Clerk

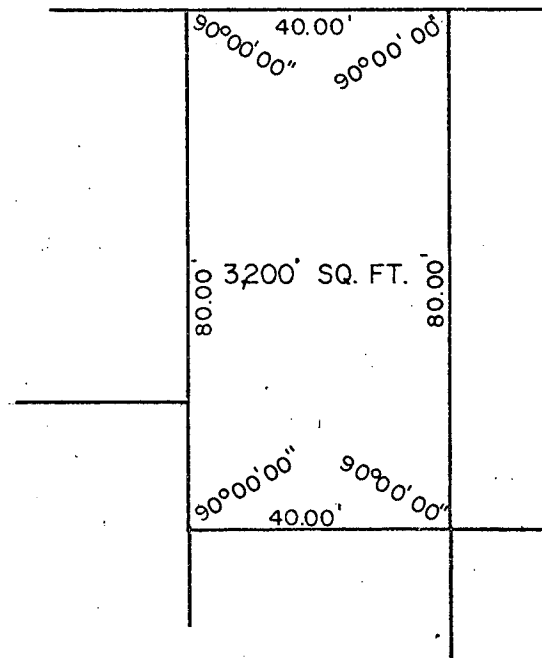


LAND WITHIN THE
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 GRANTEE
 GRANTOR PROVIDENCE REDEVELOPMENT AGENCY
 SCALE 1" = 30'

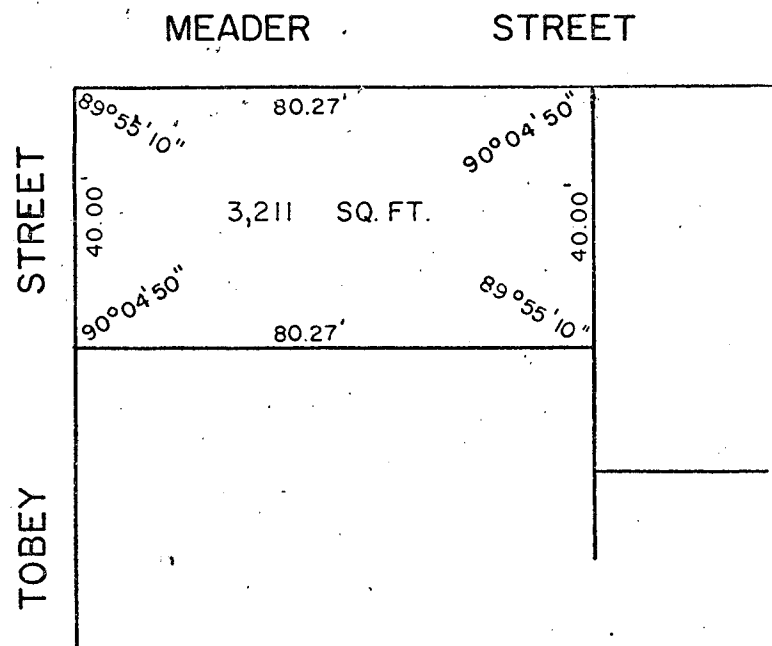
FEB. 1972



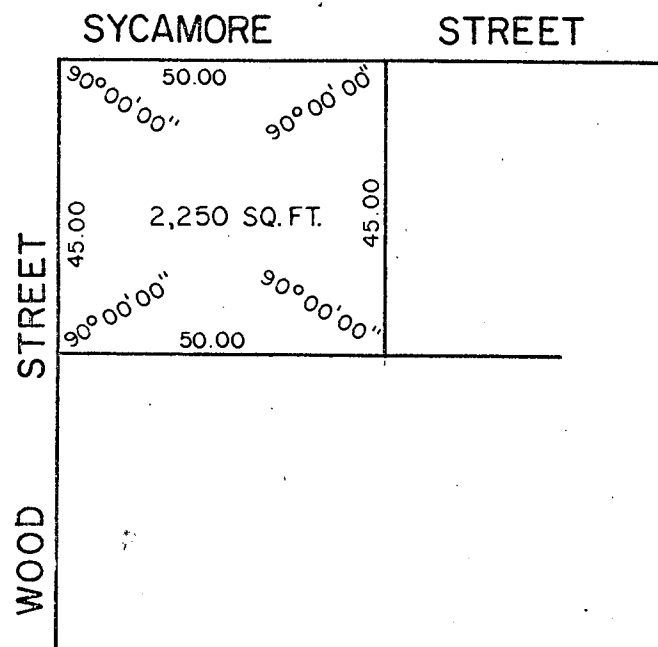
MARSHALL STREET



LAND WITHIN THE
NEIGHBORHOOD DEVELOPMENT PROGRAM
GRANTEE
GRANTOR PROVIDENCE REDEVELOPMENT AGENCY
SCALE 1" = 30' FEB 1972



LAND WITHIN THE
NEIGHBORHOOD DEVELOPMENT PROGRAM
GRANTEE
GRANTOR PROVIDENCE REDEVELOPMENT AGENCY
SCALE 1" = 30' FEB 1972



LAND WITHIN THE
NEIGHBORHOOD DEVELOPMENT PROGRAM
GRANTEE
GRANTOR PROVIDENCE REDEVELOPMENT AGENCY
SCALE 1" = 30'
FEB 1972

MEMORANDUM

Date : February 17, 1972
To : Vincent Vespia, City Clerk
From : James E. Quigley, Land Disposition Officer
Re : Proposed Sale of Real Property
West Broadway NDP Project A2-1

Transmitted herewith is a Report to the City Council concerning the proposed sale of land (Parcels 7, 9, 10A and 15) within the above captioned project to John and Adele Tanzi, Pasquale and Catherine Razza, Amelia Fazioli and Rudolph DeVito.

The Agency desires to have said Report placed on the Docket for the City Council Meeting of March 16, 1972.

Thank you for your continuing cooperation.

EDMUND M. MAURO
Chairman
JOSEPH E. ADELSON
Vice Chairman
STANLEY P. BLACHER
JOHN RAO, JR.
ROBERT H. DIAMOND
STANLEY BERNSTEIN
Secretary
VINCENT PALLOZZI
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

January 13, 1972

REPORT TO THE CITY COUNCIL

The Honorable City Council
City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

The Providence Redevelopment Agency, in accordance with the provisions of Paragraph 10 of Chapter 1797 of the Ordinances of the City of Providence, approved November 7, 1966, Paragraph 10 of Chapter 71-24 of the Ordinances of the City of Providence approved May 10, 1971, Paragraph 10 of Chapter 69-45 of the Ordinances of the City of Providence approved November 28, 1969, Paragraph 10 of Chapter 68-13 of the Ordinances of the City of Providence, approved March 13, 1968, Paragraph 10 of Chapter 1575 of the Ordinances of the City of Providence, approved October 18, 1963, and Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956 hereby reports concerning the proposed sale of real property within the East Side Renewal Project, West Broadway NDP Area A2-1, Model Cities NDP Area A2-2, Mt. Hope Renewal Project and the Weybosset Hill Project.)

The Agency proposes the sale of Parcels 6A, 16A and 104 within the East Side Renewal Project to the following developers:

- a) Parcel 6A consisting of approximately 1,124 sq. ft. and will be sold to R & R Realty for a purchase price of \$700.00. The developer, R & R Realty proposed to construct a driveway for access to their present adjoining property.
- b) Parcel 16A consisting of approximately 50,257 sq. ft. and will be sold to the Wholesale Center of North Main St. Inc. for a purchase price of \$72,900.00. The developers propose to construct a building which will house the operations of three wholesalers at an estimated cost of \$240,000.00.
- c) Parcel 104 consisting of 3,276 sq. ft. and a 24'x48' two story building and will be sold to Dr. and Mrs. LeRoy F. Bartlett for a purchase price of \$3,000.00, subject to rehabilitation costs of \$43,500.00. The developer proposes to rehabilitate the present structure into a single family dwelling unit. The developer proposes to spend an estimate of \$43,500.00 above the acquisition cost on rehabilitation.

The sale of Parcels 8A, 8B and 10B within the West Broadway NDP Project A2-1 to the following developers:

a) Parcel 8A consisting of approximately 1,600 sq. ft. and will be sold to Guistino and Luisa Santonastaso for a purchase price of \$240.00. The developer proposed to landscape and provide extra parking for the structure it presently owns on the adjoining property.

b) Parcel 8B consisting of approximately 1,600 sq. ft. and will be sold to Gilda Caldarone and Olga Susi for a purchase price of \$240.00. The developer proposed to landscape and provide extra parking for the structure they presently own on the adjoining property.

c) Parcel 10B consisting of approximately 2,394 sq. ft. and will be sold to Mark A. Izzo for a purchase price of \$360.00. The developer proposes to landscape and provide parking for his adjoining residential property.

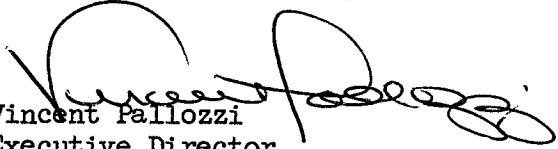
The sale of Parcel 20 within the Mt. Hope Renewal Project to James J. and Samuel S. Israeloff for a purchase price of \$7,700.00. The developers propose to pave said parcel for additional parking for their business located on North Main Street.

The sale of Parcel 2 within the Model Cities NDP Area A2-1 to B.U.I.L.D. Inc. for a purchase price of \$9,500.00. The developer proposes to construct six (6) single family units of FHA 235 low-moderate income housing.

The Agency proposes to convey to the Roman Catholic Bishop of Providence 1,648 sq. ft. of land at \$.95 per sq. ft. The Roman Catholic Bishop of Providence will in turn convey to the Providence Redevelopment Agency 1,649 sq. ft. of land at \$.95 per sq. ft. There is a difference of 1 sq. ft. which the Agency will buy from the Diocese for \$.95, the reason for this transfer of property is to realign the odd shape of the Diocesan parcel with the proposed Westminster Mall.

The above sales will be fully taxable and should help to increase the tax base for the City of Providence.

Respectfully submitted,


Vincent Fallozzi
Executive Director

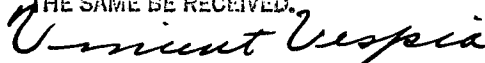
IN CITY COUNCIL

AUG 3 1972

VP/gl
jeq

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.


CLERK

IN CITY
COUNCIL

FEB 3 - 1972

FIRST READING
REFERRED TO COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Vincent Vespa
CLERK

THE COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Recommends

Be Recommended
Vincent Vespa
.....
July 11, 1972
Clerk

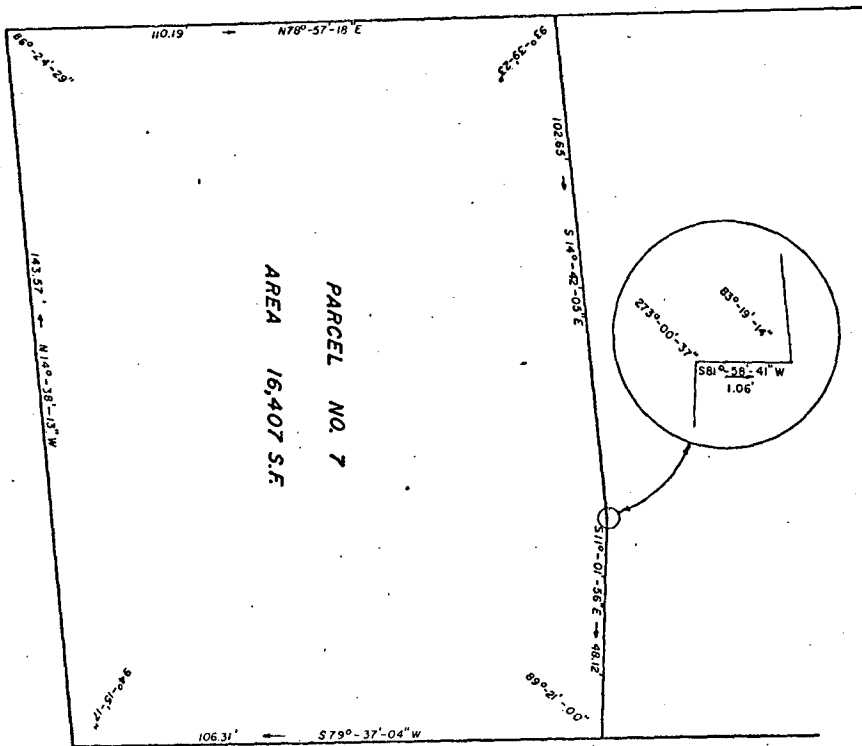
MEMORANDUM

Date : January 13, 1972
To : Vincent Vespia, City Clerk
From : James E. Quigley, Land Disposition Officer
Re : Proposed Sale of Real Property
East Side Renewal Project R-4
West Broadway NDP Project A2-1
Model Cities NDP Project A2-2
Mt. Hope Renewal Project R-18
Weybosset Hill Project R-7

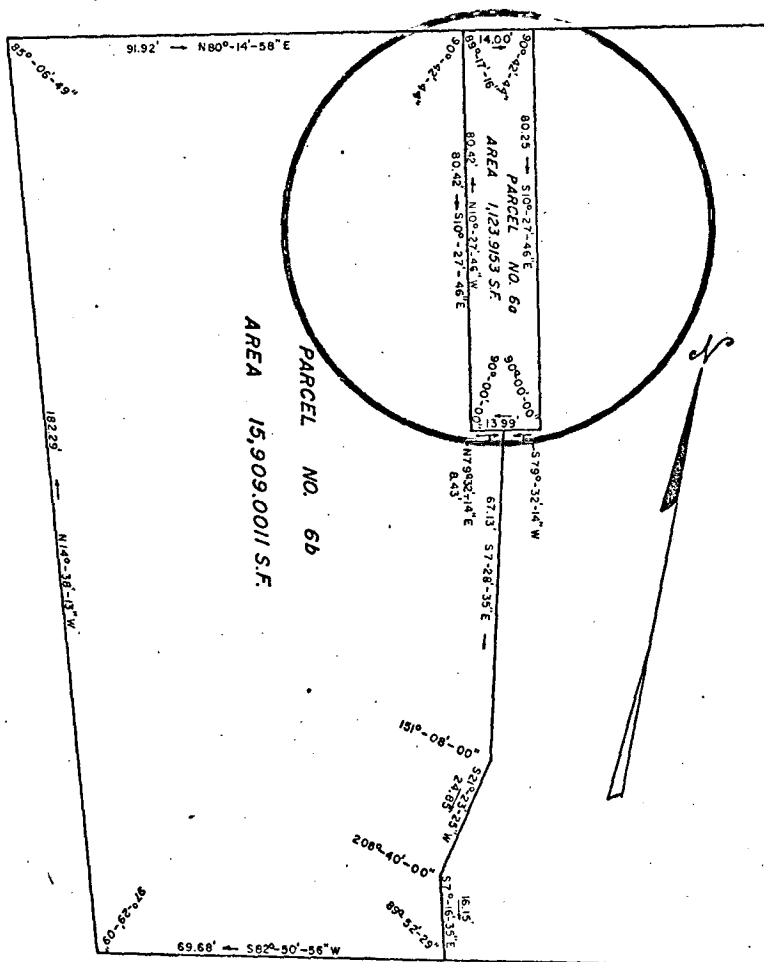
Transmitted herewith is a Report to the City Council concerning the proposed sale of land (Parcels 6A, 16A, 104, 8A, 8B, 10B, 20, 2 and 25) within the above-captioned projects to R & R Realty, Wholesale Center of North Main St., Inc., Dr. and Mrs. LeRoy F. Bartlett, Guistino and Luisa Santonastaso, Gilda Caldarone and Olga Susi, James J. and Samuel S. Israeloff, B.U.I.L.D Inc. and the Roman Catholic Bishop of Providence.

The Agency desires to have said Report placed on the Docket for the City Council Meeting of February 3, 1972.

Thank you for your continuing cooperation.



CADY STREET



NORTH COURT STREET

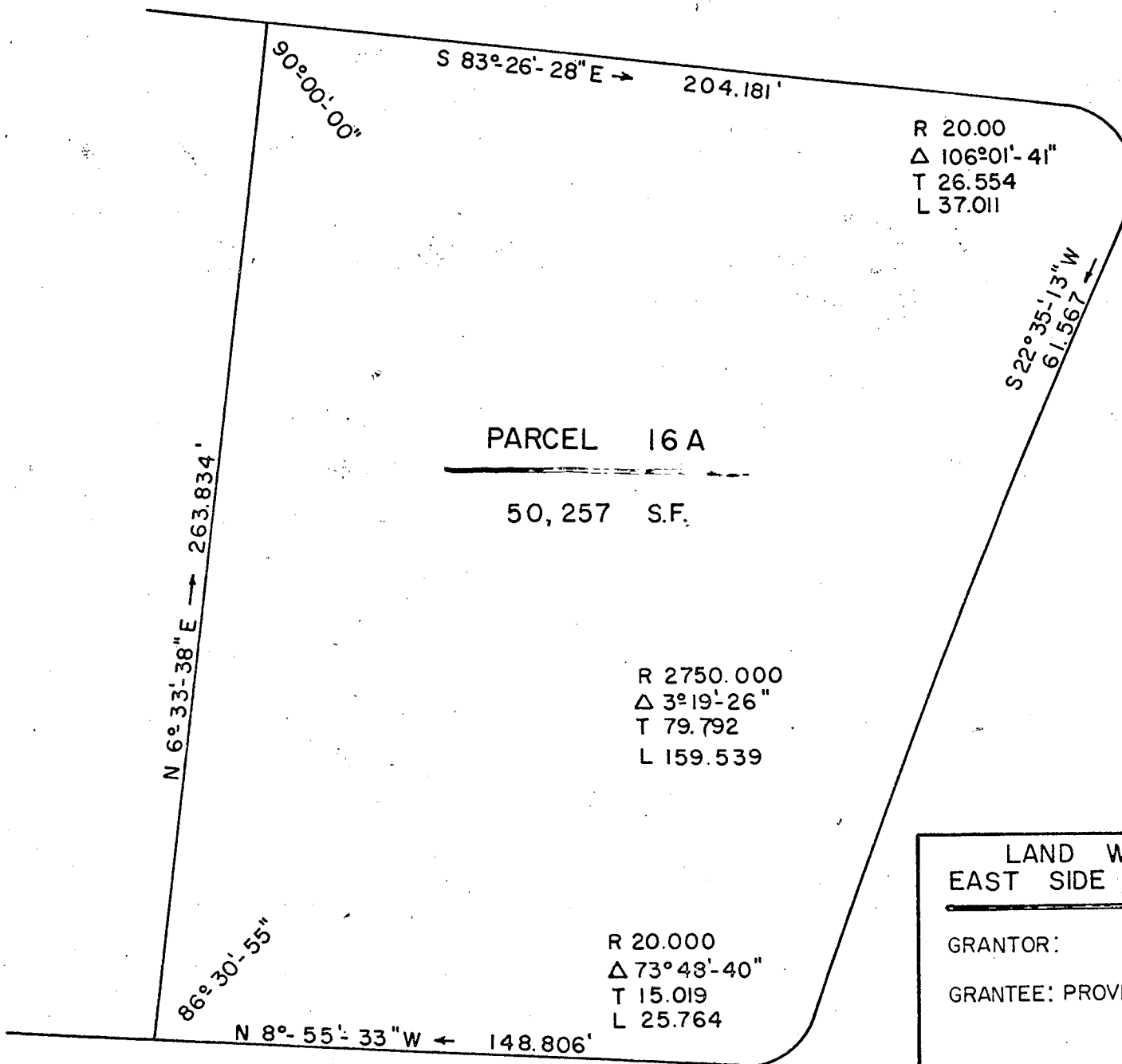
NORTH

MAIN

STREET

PROPOSED ROGER WILLIAMS SPRING PARK

LAND WITHIN
EAST SIDE ROUTE
EXEMPTED FROM
TAXATION



LAND WITHIN THE
EAST SIDE PROJECT R.I. R-4

GRANTOR:

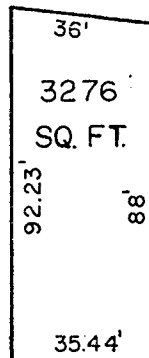
GRANTEE: PROVIDENE REDEVELOPMENT AGCY.

SCALE = 1" = 40'

JAN. 1972

F.D.V.

PARCEL 104



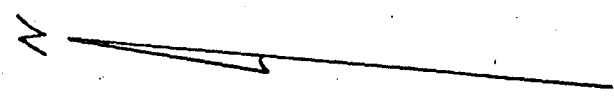
SHELDON ST.

LAND WITHIN THE
EAST SIDE PROJECT

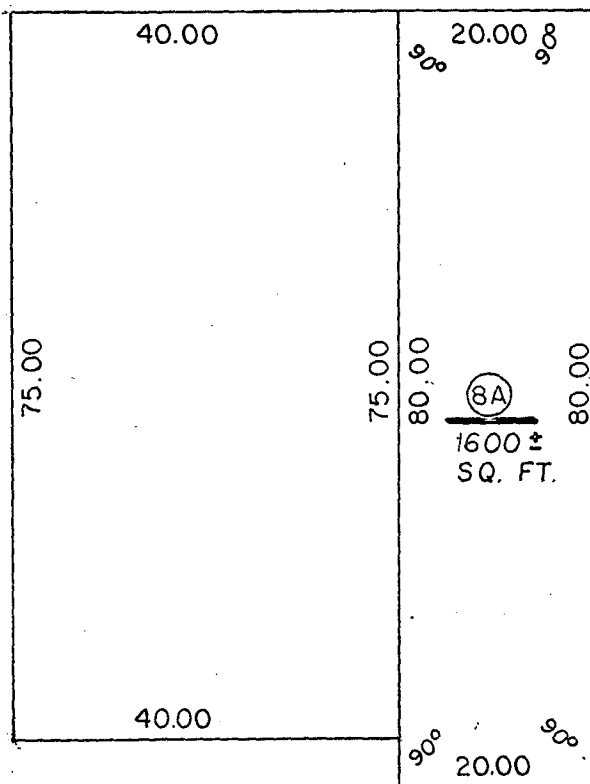
PROVIDENCE REDEVELOPMENT AGENCY

SCALE 1"=50'

APRIL 10, 1970



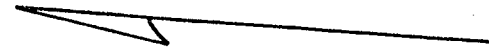
MARSHALL ST.



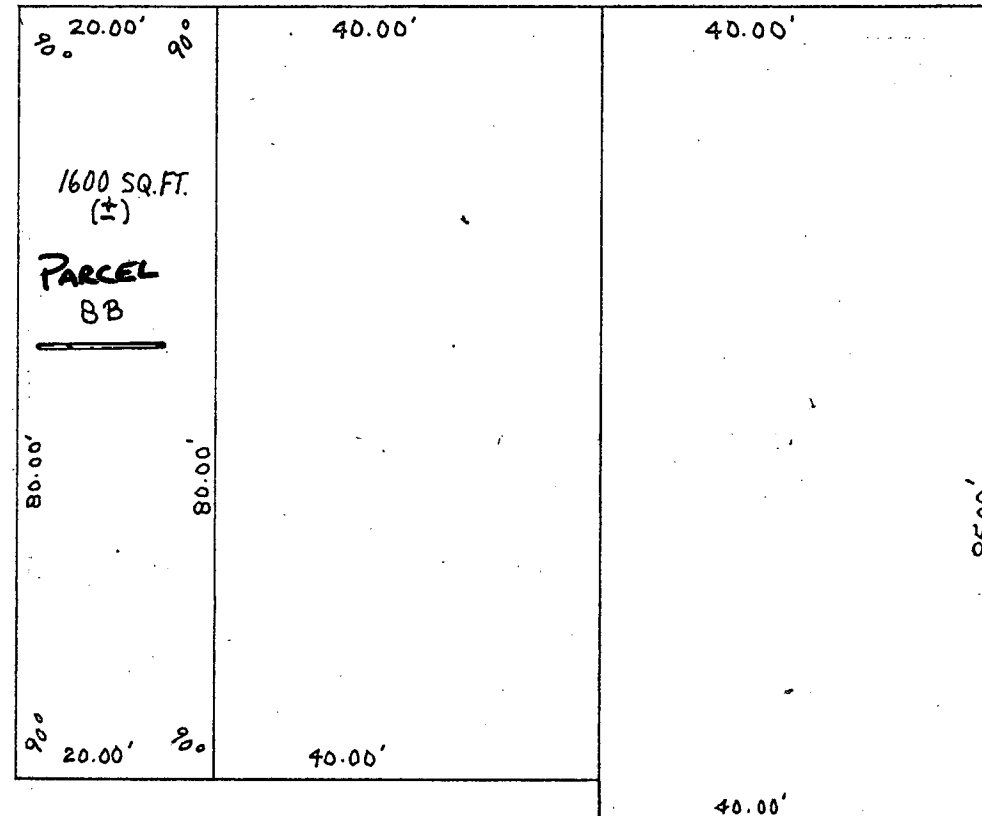
LAND WITHIN THE
WEST BROADWAY PROJECT

GRANTEE:
GRANTOR: PROVIDENCE REDEVELOPMENT AGENCY
SCALE 1"=20' JAN. 1972

N.



MARSHALL ST.



MEADER ST

LAND WITHIN THE
WEST BROADWAY PROJECT

GRANTEE:
GRANTOR: PROVIDENCE REDEVELOPMENT AGENCY

SCALE 1" = 20' JAN 1972

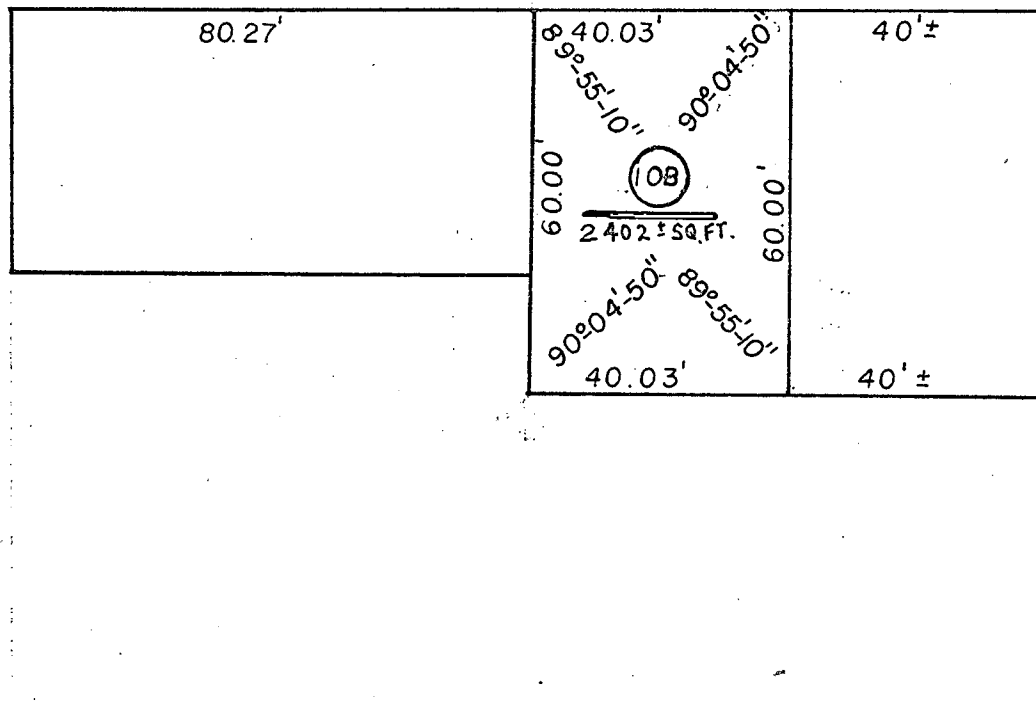
P-8B

VB



MEADER ST.

TOBEY ST.

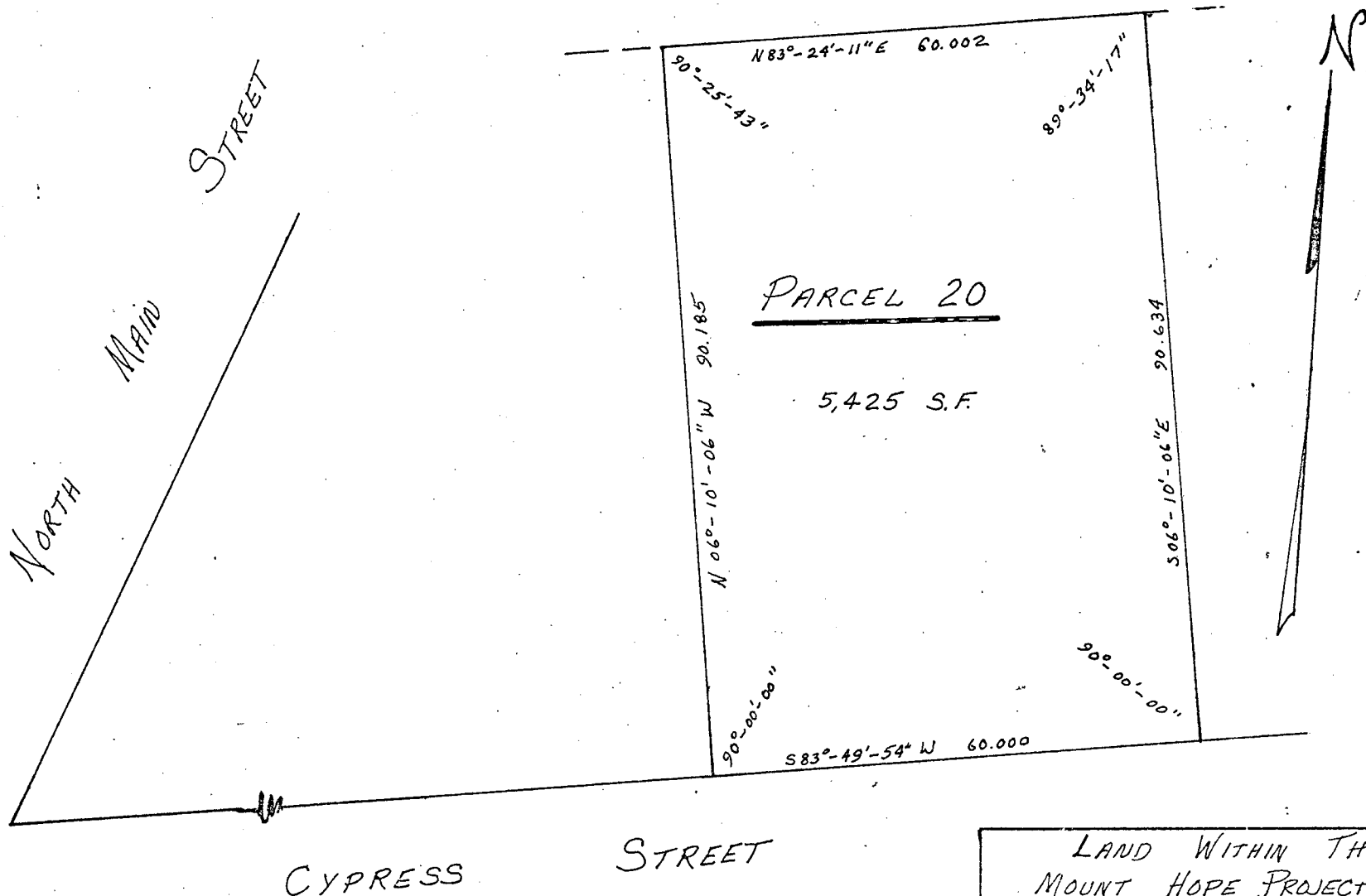


LAND WITHIN THE
WEST BROADWAY PROJECT

GRANTEE
GRANTOR PROVIDENCE REDEVELOPMENT AGENCY

SCALE 1"=30'

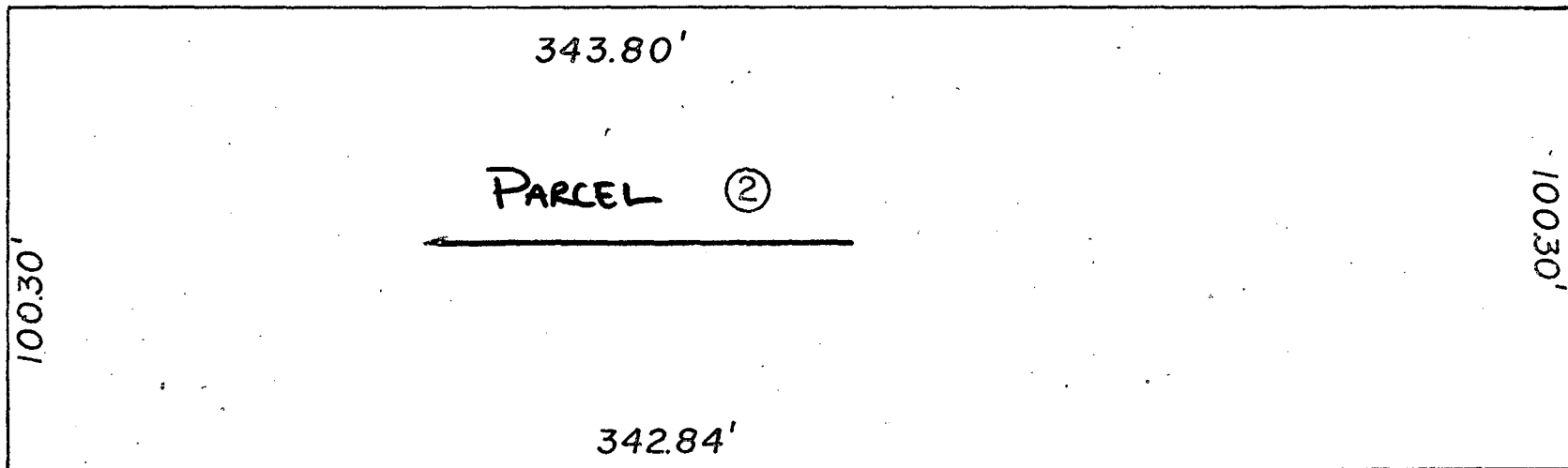
JAN. 1972



LAND WITHIN THE
MOUNT HOPE PROJECT RI R-18
GRANTEE:
GRANTOR: PROVIDENCE REDEVELOPMENT AGCY
SCALE: 1" = 20' JUNE 1971

RACHEL STREET

AUTUMN STREET



THURBERS AVE.

RUGBY STREET

N



LAND WITHIN THE
MODEL CITIES PROJECT

grantee

grantor Providence Redevelopment Agency

scale 1" = 40'

Jan. 1972

EDMUND M. MAURO
Chairman
JOSEPH E. ADELSON
Vice Chairman
STANLEY P. BLACHER
JOHN RAO, JR.
ROBERT H. DIAMOND
STANLEY BERNSTEIN
Secretary
VINCENT PALLOZZI
Executive Director



PROVIDENCE REDEVELOPMENT AGENCY

August 25, 1971

Report to the City Council

The Honorable City Council
City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

The Providence Redevelopment Agency in accordance with the provisions of Paragraph 10 of Chapter 68-13 of the Ordinances of the City of Providence, approved March 13, 1968, Paragraph 10 of Chapter 1575 of the Ordinances of the City of Providence, approved October 18, 1963, Paragraph 10 of Chapter 1797 of the Ordinances of the City of Providence, approved November 7, 1966 and Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, hereby reports concerning the proposed sale of real property within the Mt. Hope Project, Weybosset Hill Project and the East Side Project.

The Agency proposes the sale of Parcel 27 within the Mt. Hope Project to Richard Sondler, said parcel consists of approximately 3,837 sq. ft. and will be sold for a purchase price of \$7,700.00. The developer proposes to put a 2,000 sq. ft. addition on his existing building which houses Star Dinette & Appliance Company. The proposed addition will cost approximately \$35,000.00.

The Agency proposes the sale of Parcel 10 within the Weybosset Hill Project to Weybosset Hill Development Corp. & Downtown Realty Inc., said parcel contains approximately 54,957 sq. ft. and will be sold for a purchase price of \$37,900.00. The developer proposes to construct a building in excess of 148,000 sq. ft. at a cost of approximately \$3,500,000.00 which will serve as a 132 room residential structure with some commercial.

The Agency proposes the sale of Parcels 14, 15A, 15B, 17, 75, 97A, 97B and 109A within the East Side Renewal Project to the following developers.

Parcel 14 consisting of approximately 2,782 sq. ft. will be sold for a purchase price of \$3,600.00. The developer, Melrose Realty proposes to construct additional parking to service the abutting property at a cost of \$2,000.00.

Parcel 15A consisting of approximately 11,185 sq. ft. will be sold for a purchase price of \$11,200.00. The developer, Klein Corp. proposes to construct a parking lot to service Klein Towel Company at a cost of approximately \$35,000.00.

Parcel 15B consisting of approximately 13,814 sq. ft. will be sold for a purchase price of \$17,300.00. The developer, Audonics Inc., proposes to construct a building in excess of 5,000 sq. ft. at a cost of approximately \$125,000.00.

Parcel 17 consisting of 11,510 sq. ft. will be sold for a purchase price of \$9,200.00. The developer, Eastern Color and Chemical Corp. proposes a 6,600 sq. ft. addition to its present operation at a cost of approximately \$125,000.00.

Parcel 75 consisting of 1,540 sq. ft. will be sold for a purchase price of \$4,600. The developer, Roitman & Son Inc. proposes to supply additional parking to its present operation at a cost of approximately \$50,000.00, this includes improvements to his present structure.

Parcel 97A consisting of 19,950 sq. ft. will be sold for a purchase price of \$9,500.00. The developer, Urban Housing Corp., proposes the construction of four single family units at an approximate cost of \$80,000.00.

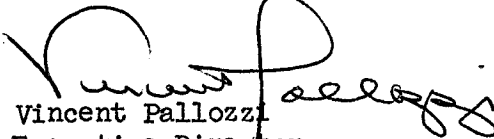
Parcel 97B consisting of 878 sq. ft. will be sold for a purchase price of \$888.00. The developer, Earl Munro, proposes to improve his abutting property (widen driveway) at a cost of approximately \$2,000.00.

Parcel 109A consisting of 19,133 sq. ft. will be sold for a purchase price of \$7,650.00. The developer, Churches Concerned Inc., proposes to construct seven units under FHA 235 housing at a cost of approximately \$140,000.00.

Page 3

The above sales will be fully taxable and should help to increase the tax base for the City of Providence. For your information the parcels have been delineated on the attached maps.

Respectfully submitted,


Vincent Pallozzi
Executive Director

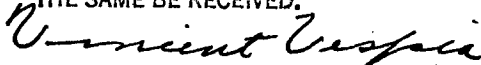
VP:lbt

Enclosures

IN CITY COUNCIL
AUG 3 1972

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.


CLERK

**IN CITY
COUNCIL**

SEP 2 - 1971

FIRST READING
REFERRED TO COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

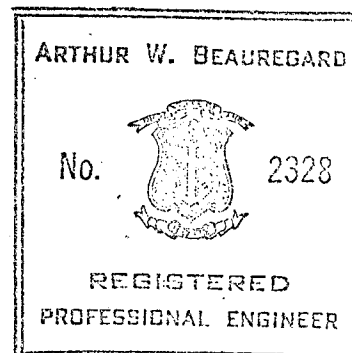
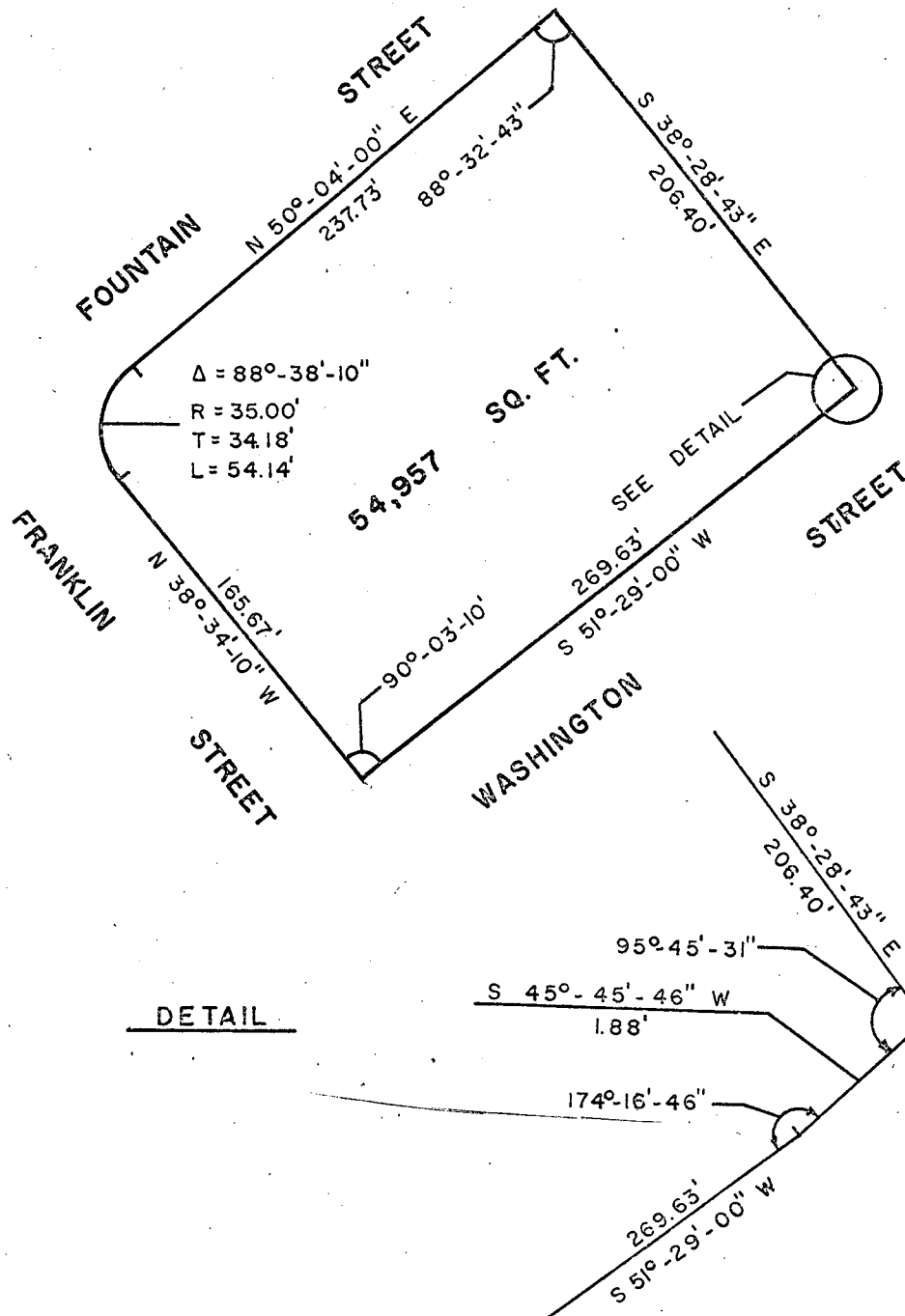
Vincent Vespa
CLERK

THE COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

.....
Recommends

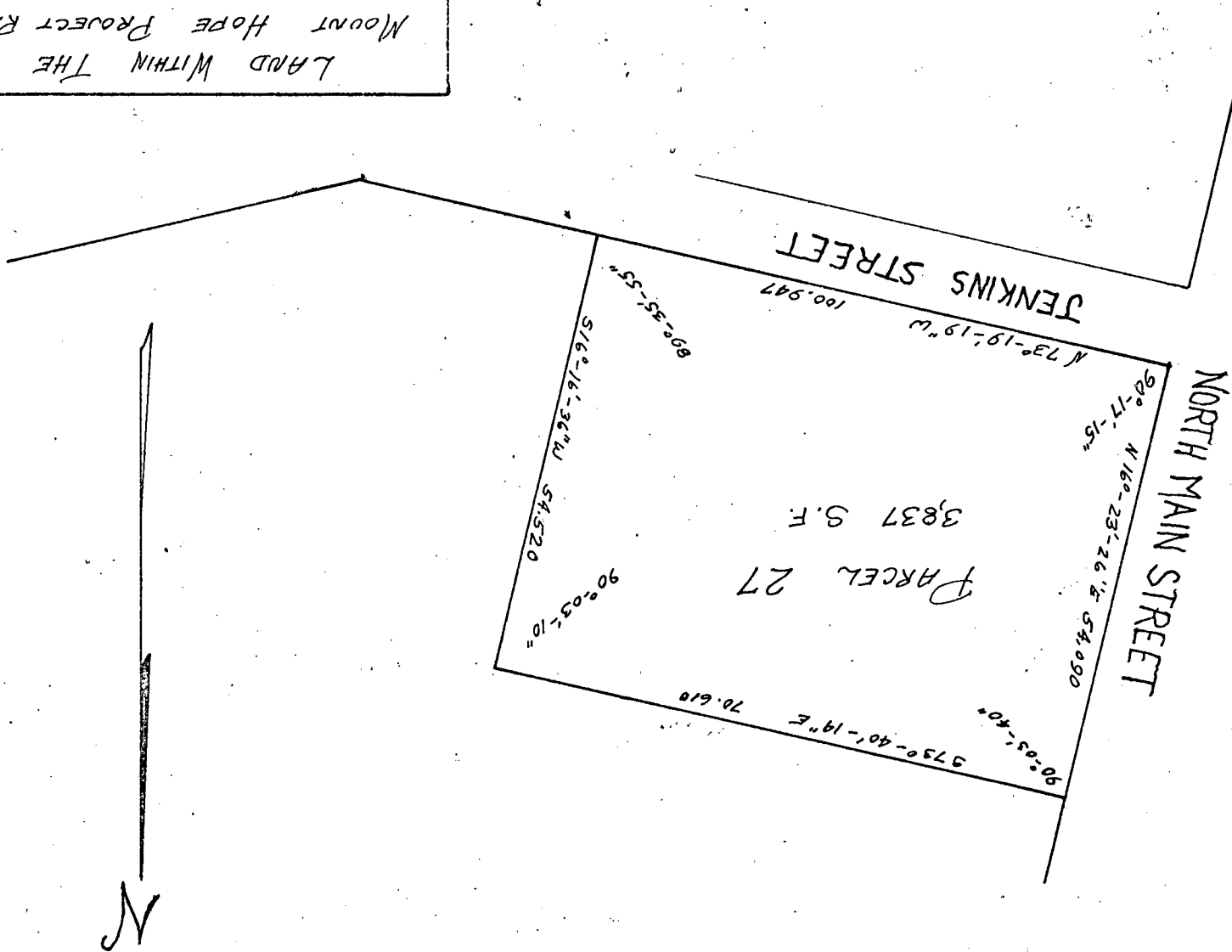
Be Renewed
Vincent Vespa
July 11, 1972
Clerk

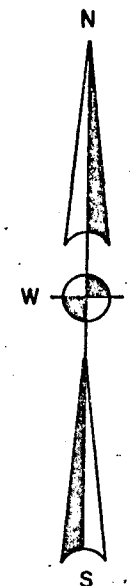
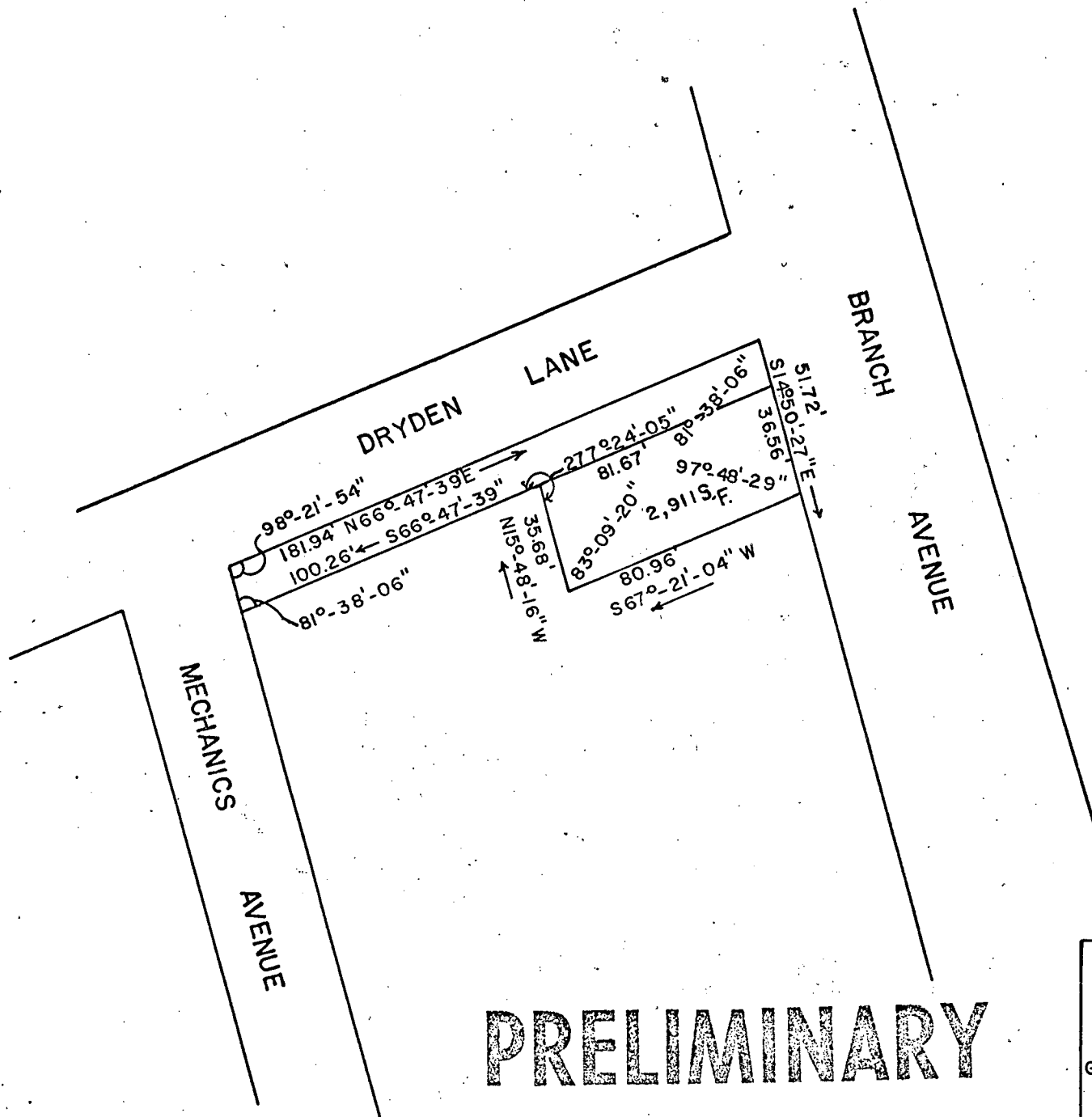


LAND WITHIN THE
WEYBOSSET HILL PROJECT

GRANTEE:
GRANTOR: PROVIDENCE REDEVELOPMENT AGENCY
SCALE: 1"= SEPT. 1965

LAND WITHIN THE
MOUNT HOPE PROJECT R.I. R-18
GRANTEE:
GRANTOR: PROVIDENCE REDEVELOPMENT AGCY
SCALE: 1" = 20'
JUNE 1971





PRELIMINARY

**LAND WITHIN THE
EAST SIDE PROJECT**

GRANTEE:

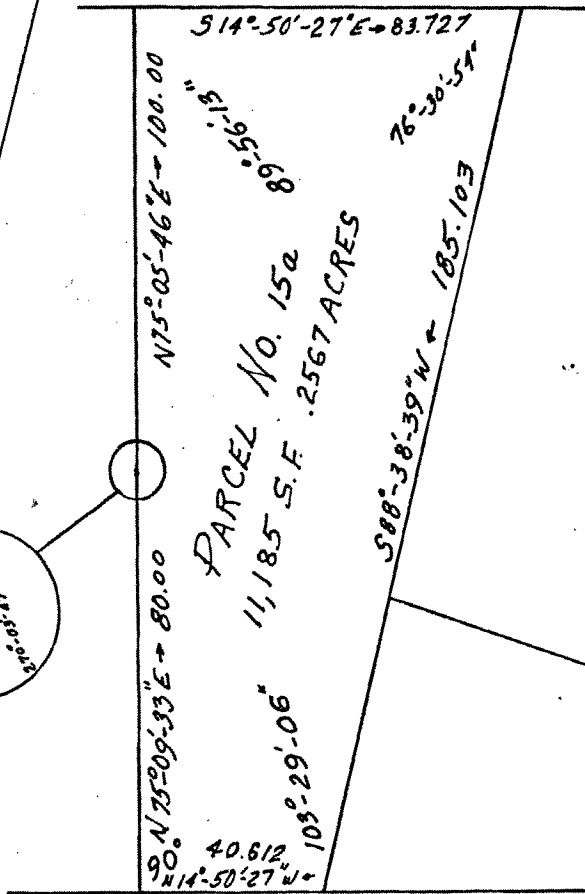
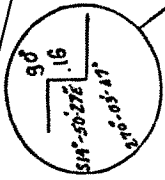
GRANTOR: PROVIDENCE REDEVELOPMENT AGENCY

SCALE: 1" = 50'

APRIL 1969

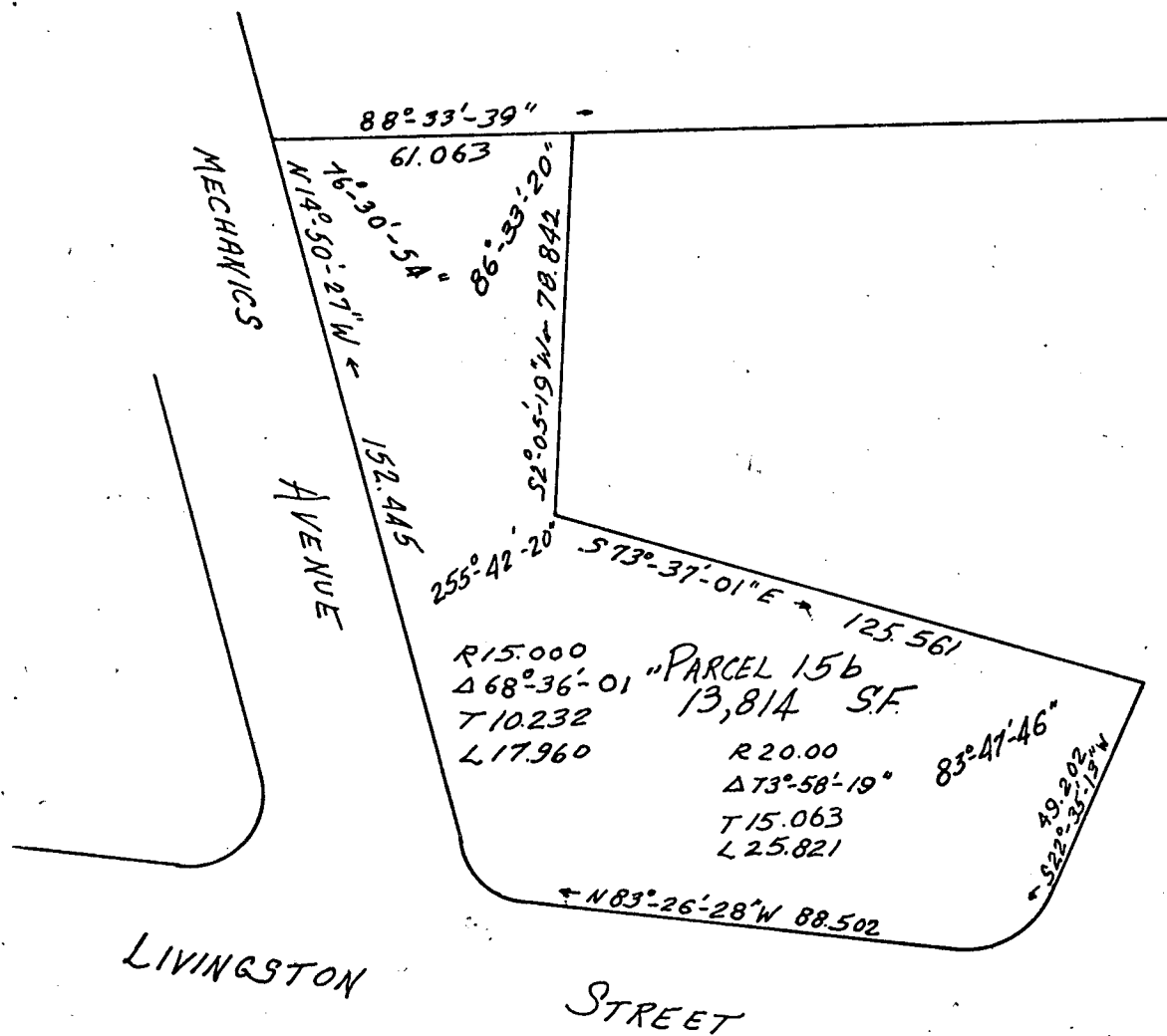


BRANCH AVE.



MECHANIC AVE.

LAND WITHIN THE
EAST SIDE PROJECT R.I. R-4
GRANTOR:
GRANTEE: PROV. REDEVELOPMENT AGCY
SCALE: 1" = 40'
APPROVED:



LAND WITHIN THE
EAST SIDE PROJECT R.I.R-4

GRANTOR:

GRANTEE: PROV. REDEVELOPMENT AGENCY

SCALE: 1"=40'

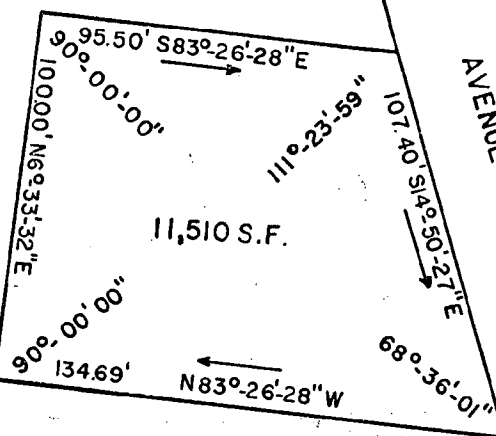
APRIL 1971



LIVINGSTON

MECHANICS
AVENUE

STREET



PRELIMINARY

LAND WITHIN THE

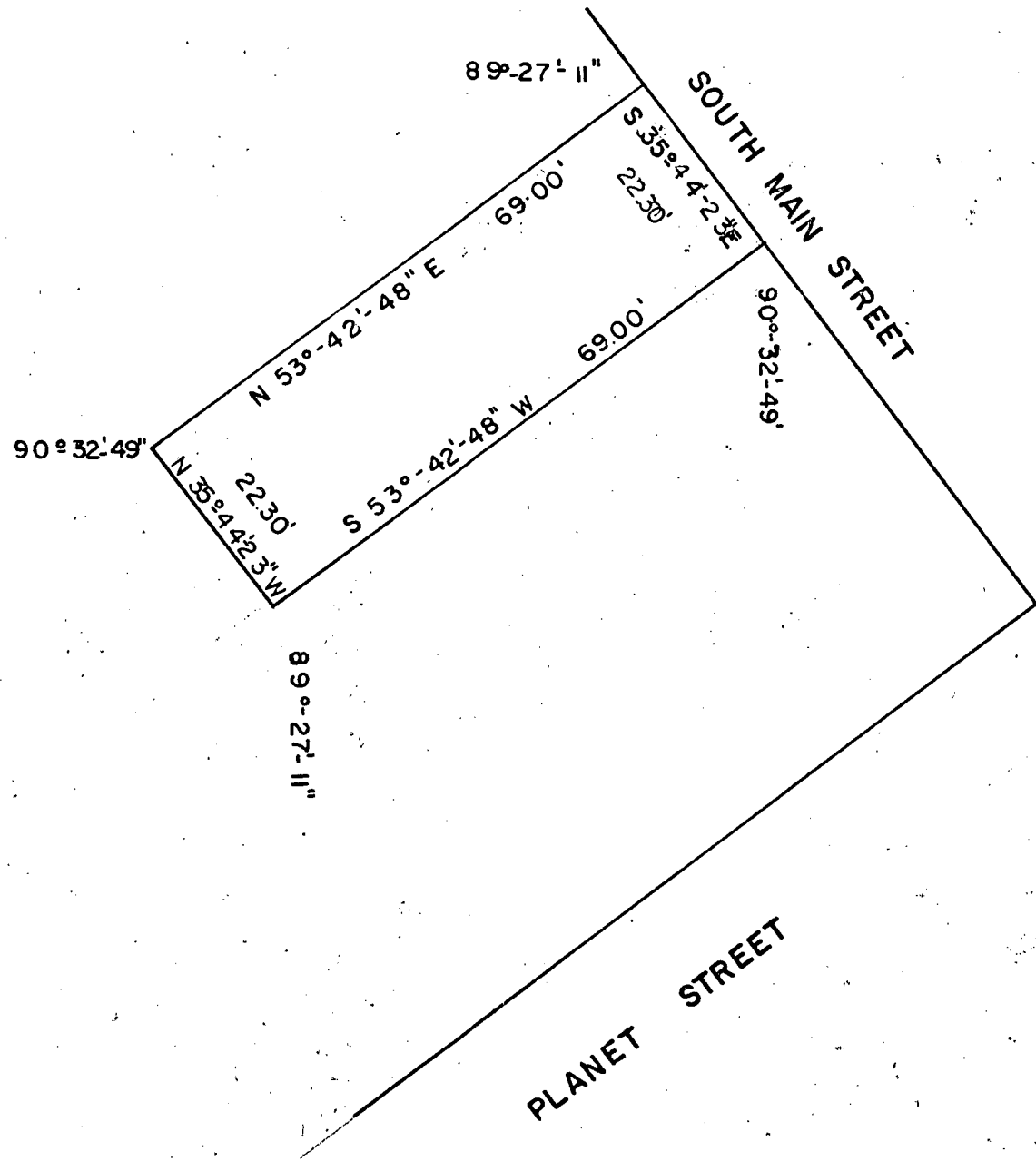
EAST SIDE PROJECT

GRANTEE:

GRANTOR: PROVIDENCE REDEVELOPMENT AGENCY

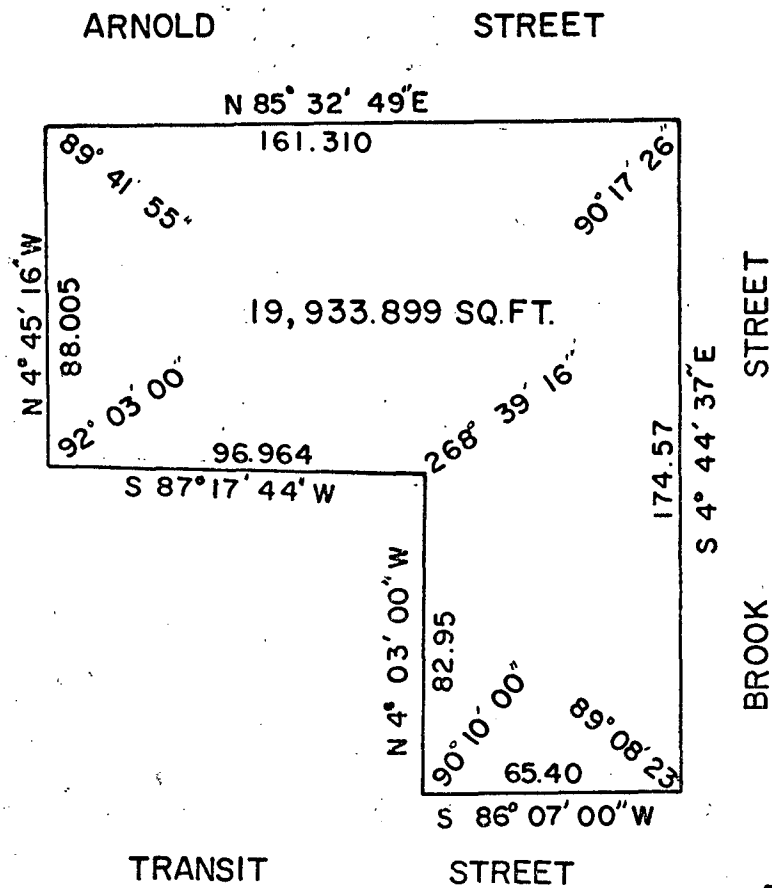
SCALE: $1'' = 50'$

APRIL 1969



LAND WITHIN THE
EAST SIDE PROJECT

GRANTEE
GRANTOR PROVIDENCE REDEVELOPMENT AGENCY
SCALE 1"=20'



LAND WITHIN THE

EAST SIDE RENEWAL PROJECT

GRANTEE

GRANTOR: PROVIDENCE REDEVELOPMENT AGENCY

SCALE 1" = 50'

JAN , 1971



P.R.A.

S 4° 45' 16" E

88.005

878 SQ. FT.

87.700

N 4° 45' 16" W

N/F EARL MUNRO

ADELAIDE MUNRO

ARNOLD STREET

N 85° 32' 49" E

10.000

90° 18' 05"

89° 51' 55"

87° 57' 00"

92° 03' 00"

10.006

S 87° 17' 44" W

LAND WITHIN THE

EAST SIDE RENEWAL PROJECT

GRANTEE

GRANTOR: PROVIDENCE REDEVELOPMENT AGENCY

SCALE 1"=10'

JAN, 1971

FDV. Jr.

P-97-B

MEMORANDUM

Date : August 27, 1971
To : Councilman Joseph Prete
From : James E. Quigley, Land Disposition Officer
Re : Proposed Sale of Real Property
: Report to the City Council

Transmitted herewith is a Providence Redevelopment Agency Report to the City Council for the scheduled meeting of September 2, 1971, concerning the sale of land in the Weybosset Hill Project to a combine of Weybosset Hill Development Corp. & Downtown Realty Inc., in the Mt. Hope Project to Richard H. Sondler and in the East Side Renewal Project to Melrose Realty, Klein Corp, Audonics Inc., Eastern Color & Chemical Corp., Roitman & Son Inc., Urban Housing Corp., Earl Munro and Churches Concerned Inc.

Major Points of information are:

(1a) The Agency proposes to sell 54,957 square feet of land to a joint venture of Weybosset Hill Development Corp. & Downtown Realty Inc., in the Weybosset Hill Project for a sales price of \$37,900.00. The developer proposes a 12 story structure with 132 residential units and commercial units. The structure will be compatible with the Regency and Regency East and will be called the Regency West, the estimated construction cost is \$3.5 to 4 million dollars.

(1b) The Agency proposes to sell 3,837 square feet of land to Richard Sondler, in the Mt. Hope Project for a sales price of \$7,700. The developer proposes to construct a 2,000 sq. ft. addition to the present structure that houses Star Dinette & Appliance Co.

(1c) The Agency proposes to sell 80,792 square feet of land to the following developers, in the East Side Project for a sales price of \$63,938.00.

Parcel 14 containing 2,782 sq. ft. will be sold to Melrose Realty Inc. for a purchase price of \$3,600.00. The developer, proposes to use this land to improve the parking facilities of the abutting commercial property.

Parcel 15A containing 11,185 sq. ft. will be sold to Klein Corp. for a purchase price of \$11,200.00. The developer proposes to black top this parcel for parking facilities to service Klein Corp. the abutting owner.

Parcel 15B containing 13,814 sq. ft. will be sold to Audonics for a purchase price of \$17,300.00. The developer proposes to construct a 5,000 sq. ft. building which will house Audonics Inc., that is presently located on this same site.

Parcel 17 contains 11,510 sq. ft. and will be sold to Eastern Color & Chemical Corp. for a purchase price of \$9,200.00. The developer proposes to construct a 6,000 sq. ft. addition to his present structure at an estimated cost of \$125,000.00.

Parcel 75 contains 1,540 sq. ft. and will be sold to Roitman & Son Inc. for a purchase price of \$4,600.00. The developer, proposes to provide additional parking for his present commercial property.

Parcel 97A contains 19,950 sq. ft. and will be sold to Urban Housing Corp. for a purchase price of \$9,500.00. The developer proposes the construction of four single family units, the style will be cape and construction cost of \$80,000.00.

Parcel 97B consists of 878 sq. ft. and will be sold to Earl Munro for a purchase price of \$888.00. The developer proposes to improve his present abutting property.

Parcel 109A consists 19,133 sq. ft. and will be sold to Churches Concerned Inc., for a purchase price of \$7,650.00. The developer proposes to construct 7 new units of low-moderate income housing under FHA Section 235, the estimated cost of construction is \$140,000.00.

(2) The sales prices were arrived at by two independent reuse appraisals with subsequent approval by the Agency and concurrence in by the Dept. of Housing and Urban Development.

(3) Said parcels will be disposed of in accordance with the requirements of State and Local Law.

