



CITY OF PROVIDENCE
EXECUTIVE CHAMBER
PROVIDENCE, R.I.

WALTER H. REYNOLDS
MAYOR

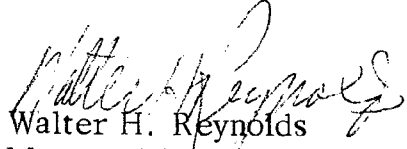
April 27, 1962

To the Honorable the City Council
of the City of Providence

Gentlemen:

In accordance with the provisions of Section 55,
Chapter 832, Public Laws of 1940, I have this day appointed Mr.
William E. McCabe of Providence to the office of City Solicitor
for a term expiring on the first Monday in May, 1964, and
respectfully submit the same to you for your approval.

Respectfully,

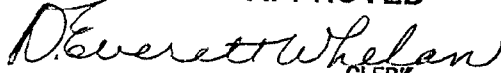

Walter H. Reynolds
Mayor of Providence

WHR:JCS

IN CITY COUNCIL

MAY 3 1962

READ AND APPROVED


CLERK



CITY OF PROVIDENCE
EXECUTIVE CHAMBER
PROVIDENCE, R.I.

WALTER H. REYNOLDS
MAYOR

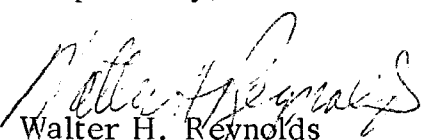
April 26, 1962

To the Honorable the City Council
of the City of Providence

Gentlemen:

In accordance with the provisions of Section 115 of Chapter 832, Public Laws of 1940, I have this day appointed Mr. John Raymond Flynn of Providence as a member of the Board of Park Commissioners of Providence for the ensuing term, expiring on the first Monday of May, 1965, and respectfully submit the same to you for your approval.

Respectfully,

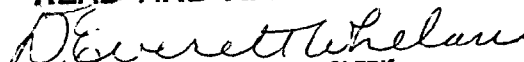

Walter H. Reynolds
Mayor of Providence

WHR:JCS

IN CITY COUNCIL

MAY 3 1962

READ AND APPROVED


CLERK



CITY OF PROVIDENCE
EXECUTIVE CHAMBER
PROVIDENCE, R.I.

WALTER H. REYNOLDS
MAYOR

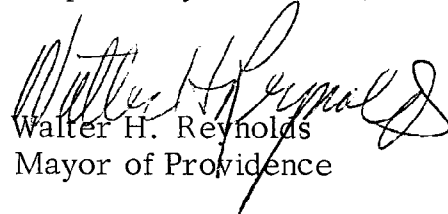
May 2, 1962

To the Honorable the City Council
of the City of Providence

Gentlemen:

In accordance with the provisions of Sections 31 and 32 of Chapter 3654 of the Public Laws of Rhode Island, 1956, I have this day appointed Mr. Charles M. Smith of Providence a member of the Redevelopment Agency, to serve for the term ending on July 31, 1962, to fill the vacancy caused by the resignation of Chester R. Martin.

Respectfully submitted,


Walter H. Reynolds
Mayor of Providence

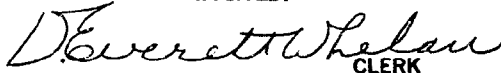
WHR:JCS

IN CITY COUNCIL

MAY 3 1962

READ:

**WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.**


CLERK

State of Rhode Island and Providence Plantations

THE CITY OF



PROVIDENCE

I, CHARLES M. SMITH, do

*solemnly swear that I will support the Constitution of the United States
and of the State of Rhode Island and that I will faithfully discharge
the duties of the office of*

Member of Redevelopment Agency

to the best of my ability.

Charles M. Smith

~

I, Walter H. Reynolds, Mayor

do hereby certify that on the 8th *day of* May, *A. D.* 1962,

I did administer unto CHARLES M. SMITH

duly appointed to the office of

Member of Redevelopment Agency

the above subscribed oath.

Walter H. Reynolds

CHESTER R. MARTIN
Chairman
MORRIS S. WALDMAN
Vice Chairman
TIMOTHY A. PURCELL
Secretary
ALBERT HARKNESS
EDMUND M. MAURO

PROVIDENCE REDEVELOPMENT AGENCY

410 HOWARD BUILDING • PROVIDENCE 3, RHODE ISLAND • TEMPLE 1-6550

May 1, 1962

JAMES F. REYNOLDS
Executive Director

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 12 of Chapter 1044 of the Ordinances of the City of Providence, approved July 12, 1956, and Title 45, Chapter 32, Section 5 of the General Laws of Rhode Island, 1956, hereby reports concerning the proposed sale of real property within the West River Project No. UR R. I. 1-6.

This Agency proposes to sell to Roger Williams Engraving Company, a Rhode Island Corporation, a parcel of land which is described in the attached agreement. This agreement states the terms and conditions of the transaction. It is believed that the agreement complies with all the provisions of the Official Redevelopment Plan, as amended, for the project area. The proposed sale is for 38,032 square feet of land at 85¢ per square foot for a sale price of \$32,329.75.

Roger Williams Engraving Company, the prospective purchaser, is Rhode Island's largest photoengravers, and manufacturers of high speed 4-color engravings for national publications. Said firm proposes to erect a building of between 10-12000 square feet, and contemplates increasing its employment figure from a present 35 to a new minimum of approximately 60. In addition, it is well to note that this industry is traditionally among the highest paying groups in this state, and presents a diversified industry.

Respectfully submitted,

IN CITY COUNCIL

MAY 3 1962

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

D. Everett Whelan
CLERK

CRM/ms

pcl

Chester R. Martin
Chester R. Martin
Chairman

FILED

APR 30 4 36 PM '62

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

MEMORANDUM

Date : April 30, 1962
To : Mr. Vincent Vespia, Deputy City Clerk
From : James G. Dolan, Jr., Real Estate Officer
Re : Roger Williams Engraving Company

Attached herewith is a copy of a Report to the City Council, in reference to the proposed sale of land within the West River Industrial Park to the above-referenced firm.

We would desire to have such report placed on the docket for the City Council meeting of May 3, 1962.

Thank you for your cooperation.

AGREEMENT

AGREEMENT made this day of , 19 ~~62~~ , between the Providence Redevelopment Agency, a public body, corporate and politic, created by the General Assembly of the State of Rhode Island, hereinafter called the "Agency", and Roger Williams Engraving Company,
a Rhode Island corporation hereinafter called the "Buyer".

1. The Agency agrees to sell and the Buyer agrees to purchase a certain tract or lot of land as hereinafter described within the Agency's West River Project No. UR R.I. 1-6, said project area being described in the Official Redevelopment Plan for West River Project No. UR R.I. 1-6, approved by Chapter 1044 of the Ordinances of the City of Providence, July 12, 1956, which said Redevelopment Plan is incorporated herein by reference and made a part hereof as if more fully set forth.

(The description of the above lot of land is as set forth in Appendix A attached hereto and made a part hereof and as shown on the map attached hereto and made a part hereof and designated as Appendix B).

2. Said premises are to be conveyed on or before 19 ~~62~~ by a good and sufficient bargain and sale deed of the Agency conveying title to the same free from all encumbrances, except as to restrictions and easements hereinafter set forth, and for such deed and conveyance the Buyer is to pay the sum of Thirty Two Thousand Three Hundred Twenty Nine and 79/100 (\$32,329.79) Dollars, of which Three Thousand Two Hundred Thirty Two and 98/100 (\$3,232.98) Dollars have been paid this day and Twenty Nine Thousand Ninety Six and 77/100 (\$29,096.77) Dollars are to be paid in cash upon the delivery of said deed.

3. The aforementioned deed shall contain the following covenants and restrictions which it is expressly agreed are to run with the land:

(a) The restrictions and protective covenants as set forth in the Declaration of Restrictions and Protective Covenants recorded in the Office of the Recorder of Deeds of the City of Providence in Deed Book 1076 at Page 111 as amended by the instrument entitled "Amendment to Declaration of Restrictions and Protective Covenants" recorded in the Office of the Recorder of Deeds of the City of Providence in Deed Book 1087 at Page 9 on March 3, 1959 are hereby incorporated herein by reference and made a part hereof as if more fully set forth, and shall run with the land and shall continue in full force and effect for the time specified therein. (A copy of said Declaration of Restrictions and Protective Covenants, as amended, is attached hereto for information purposes only).

(b) The Buyer, its successors and assigns shall not enter into any contracts or agreements, or execute any deed of trust or mortgage on the land conveyed herein unless said contract, agreement, deed of trust or mortgage is made subject to the terms and conditions herein set forth.

(c) Except for the loading and unloading of freight cars and trucks, the parking of vehicles and open storage, all uses shall be conducted wholly within a building. No open storage shall be permitted except in suitably screened or enclosed locations.

(d) Side yards shall be provided measuring at least 20 feet from interior property line to building line. Wherever a lot abuts upon a railroad lead track easement or right-of-way, sufficient space shall be reserved to permit the construction of a side track approximately parallel to the railroad easement or right-of-way.

(e) The frontage for any lot shall be not less than 150 feet.

(f) No lot shall be less than 25,000 square feet.

All the restrictions and protective covenants set forth in subparagraphs (b) through (f) hereof shall run with the land and shall continue in full force and effect until July 12, 1996 unless sooner modified by the parties in accordance with the said Redevelopment Plan and shall then terminate and cease.

4. The conveyance of the aforescribed premises shall be made subject to the following easements or rights-of-way:

See Appendix C.

~~5. Full possession of said premises is to be delivered to the Buyer at the time of delivery of the deed. (Said premises shall be conveyed only after completion of the site improvements for the said premises as required by the Official Redevelopment Plan for West River Project No. UR-R.I.-1-6, provided however if the Buyer so desires, the land may be conveyed prior to completion of said site improvements and subject to the Agency completing said site improvements as provided for in the Contract for Site Improvements between the Agency and Campanella & Card Construction Co. executed May 14, 1958.~~

6. Taxes assessed December 31, 19 and water charges shall be apportioned as of the day of delivery of the deed. ~~The Buyer shall purchase or pay for all U. S. Documentary Stamps on said deed.~~

7. The deed is to be delivered and consideration paid at the Registry of Deeds at which the deed should by law be recorded on
19 unless some other time and place should be mutually agreed upon.

8. If the Agency shall be unable to give title or make conveyance, as above stipulated, any payments made under this agreement

shall be refunded, and all other obligations of either party here-
unto shall cease, but the acceptance of a deed and possession by the
Buyer shall be deemed to be a full performance and discharge hereof.

This Agreement is subject to the approval of the Administrator of the Housing and Home Finance Agency and shall not be effective until at least ten days after the City Council of the City of Providence has received from the Agency a report concerning said sale. In the event the Administrator of the Housing and Home Finance Agency does not give his approval to this Agreement or in the event the Agency does not submit to the City Council of the City of Providence a report concerning this Agreement, then this Agreement is to be null and void, all sums paid hereunder shall be refunded and the rights and obligations of the parties hereto shall cease.

9. The execution of this Agreement is authorized by Resolution No. 1019 of the Agency adopted April 24, 19 62.

In Witness Whereof the parties have hereunto set their hands
and seals this day of 19 .

In the Presence of:

PROVIDENCE REDEVELOPMENT AGENCY

By

Title: ~~CONFIDENTIAL~~

ROGER WILLIAMS ENGRAVING COMPANY

References

APPENDIX A

Twelve, turning, north twenty eight degrees, eight minutes and twenty seconds, east $(12^{\circ} 28' 20'')$ and $70/100$ (70.00) feet perpendicular, to a line, which is at N. 10. Twelve, $20^{\circ} 45' 00''$ and $80/100$ (80.00) feet parallel; then to Point A, which is at N. and $80/100$ (80.00) feet;

Thirteen, turning, south twenty degrees, eight minutes and twenty seconds, east $(13^{\circ} 28' 20'')$ and $80/100$ (80.00) feet along said boundary line, to Point B, which is at S. and $80/100$ (80.00) feet perpendicular;

Fourteen, turning, and moving to the right along the line of a circle, bearing an interior angle of sixteen degrees, thirteen minutes and thirty seconds $(16^{\circ} 13' 30'')$ and a radius of nine hundred eighty feet, to $75/100$ (75.00) feet and moving on curved line, to $75/100$ (75.00) feet to a point;

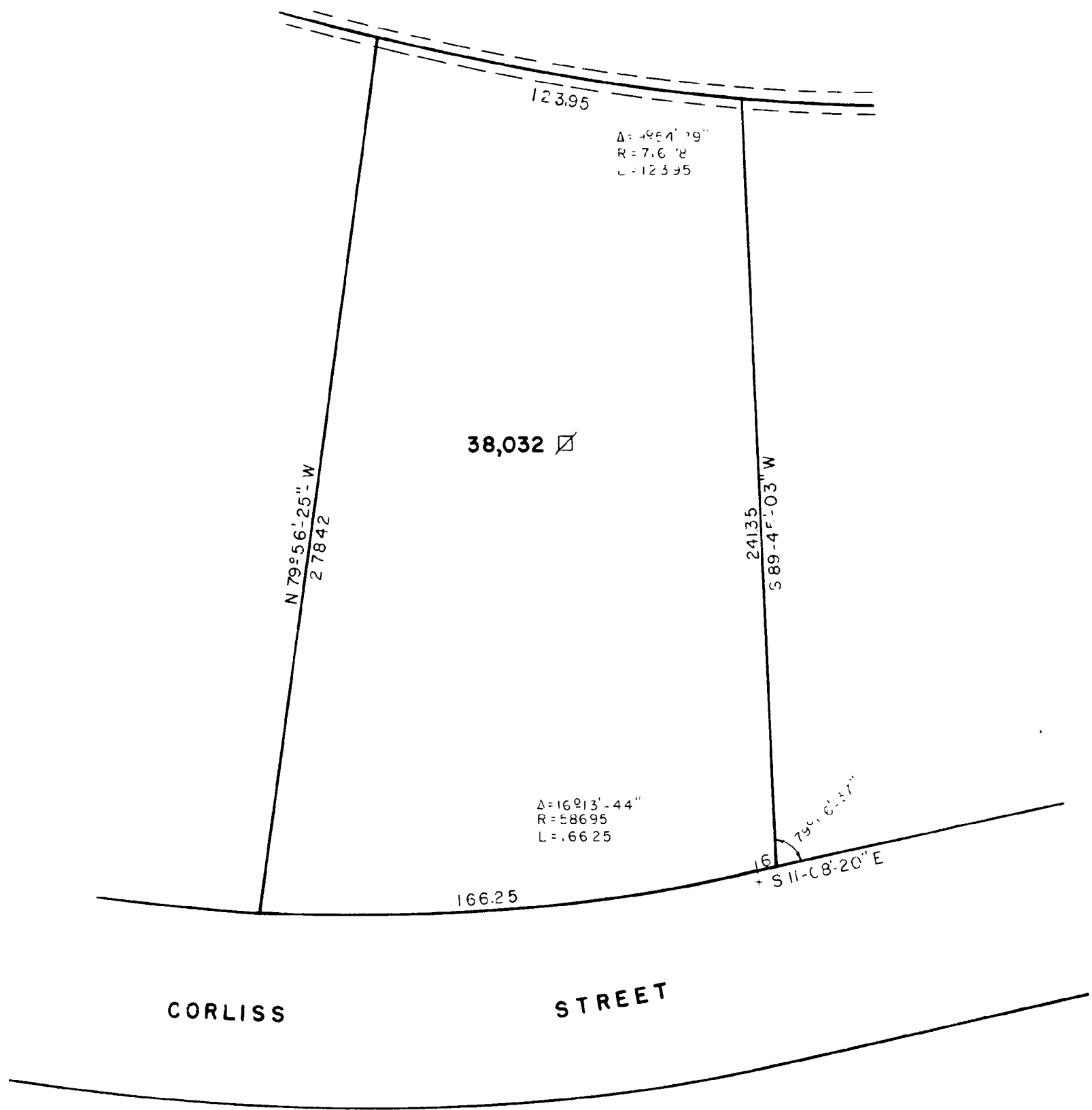
Fifteen, turning, north twenty nine degrees, thirty minutes and twenty seconds, east $(15^{\circ} 29' 20'')$ and $80/100$ (80.00) feet perpendicular, eight and $75/100$ (75.00) feet to a point;

Sixteen, turning, and moving to the right along the line of a circle, bearing an interior angle of nine degrees, thirty minutes, thirty, and seconds $(9^{\circ} 30' 30'')$ and a radius of seven hundred eighty feet, to $75/100$ (75.00) feet and moving on curved line, to $75/100$ (75.00) feet to a point;

Seventeen, turning, north eight degrees, thirty minutes, thirty, and seconds, east $(17^{\circ} 30' 30'')$ and $80/100$ (80.00) feet perpendicular, eight and $75/100$ (75.00) feet to a point and place of beginning.

and that said boundary contains thirty eight corners, thirty, two $(38,32)$ square feet of land, more or less.

APPENDIX B



LAND WITHIN THE
 WEST RIVER REDEVELOPMENT
 PROJECT U.R. R.I. I-6

GRANTEE: ~~GEORGE SWANSON~~

GRANTOR: PROV. REDEVELOPMENT AGENCY

SCALE 1"=40'

NOVEMBER 24, 1961

APPENDIX "C"

Railroad Right of Way

The conveyance of the premises described in appendix "A" hereof shall be made subject to a right-of-way for railroad purposes granted by the Providence Redevelopment Agency to the City of Providence in that certain instrument dated 3rd day of March, 195⁹ and recorded in the office of the Recorder of Deeds of the City of Providence in Deed Book 1087 at Page 11.

The Buyer agrees that he shall bear a proportionate amount of the costs of maintenance and repair of the railroad lead track and appurtenances thereto from and including the northerly abutment of the bridge spanning the West River to the lead track's southerly termination as described in the above cited Railroad Right of Way granted to the City of Providence by the Agency.

The method of determining the share of the maintenance and repair costs of the Buyer, his successors, assigns, or grantees shall be based on the following formula: The number of cars used by the Buyer, his successors, assigns, lessees or tenants during the preceding year ending December 31st over the total number of cars used by all users of said lead track, shall be the ratio of the Buyer's, his successors' or assigns' cost of the total charges for maintenance and repairs actually made.

Only maintenances and repairs deemed necessary by the City of Providence, its successors or assigns for the proper operation of said lead track shall be made. Payment of such maintenance and repairs costs shall be made by the Buyer, his successors, assigns or

grantees to the Providence Redevelopment Agency or its duly designated agent, representative or assign within 30 days from billing date.

The Buyer, his successors, assigns, or grantees shall be responsible for the installation of necessary spur tracks on the real property owned by him within the project area, and all maintenance and repairs therefor.

The Buyer further agrees that he shall make provision in a written instrument, duly binding, that any successor in interest, assignee, or grantee of the Buyer shall assume and be responsible for the costs of maintenance and repair of the lead track and appurtenances thereto that the Buyer himself has agreed to bear pursuant to the terms hereof.

~~These conditions shall be incorporated in the deed consummating this sales agreement.~~

The Buyer shall pay to the City of Providence, its successors or assigns for such periods of time as railroad freight service is available over the railroad spur track, which adjoins a portion of the land herein conveyed, the sum of Fifty Dollars (\$50.00) per annum for purposes of defraying in part the cost of maintaining said spur track, provided, however, no payment shall be made if railroad freight service is discontinued by the public utility providing the same.

The first payment shall be made on the first business day of January in 1964.

~~These conditions shall be incorporated in the deed consummating this sales agreement.~~



CITY OF PROVIDENCE - RHODE ISLAND - Walter H. Reynolds, Mayor

The Public Service Engineer

Peter J. Hicks, Jr.
Public Service Engineer

112 Union St., Providence 3, R. I.

May 3, 1962

Mr. D. Everett Whelan
City Clerk
City Hall
Providence, Rhode Island

Dear Mr. Whelan:

I enclose herewith the bill of the Narragansett Electric Company for the street lighting of the City of Providence for the month of April, 1962.

The total net amount of the bill is \$40,159.93.

Very truly yours,

Peter J. Hicks, Jr.
Peter J. Hicks, Jr.
PUBLIC SERVICE ENGINEER

PJH, JR:ia

IN CITY COUNCIL

MAY 3 1962

APPROVED:

D. Everett Whelan
CLERK

Sent to City Controller 5/7/62

FILED

MAY 3 4 29 PM '62

CITY CLERK'S OFFICE
PROVIDENCE, R.I.