

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 97

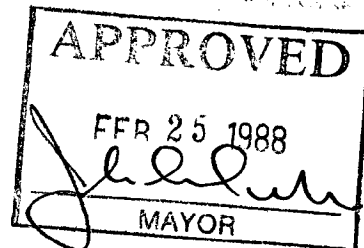
Approved February 25, 1988

RESOLVED, That His Honor the Mayor is hereby authorized to execute a lease of Lots 314 and 192 on City Assessor's Plat 34 located along Manton Avenue, containing approximately 48,254 square feet of land, more or less, said lots to be leased to Leo Francisco of Providence, Rhode Island for the sum of \$300.00 per month on a month-to-month basis and with such other terms and conditions as have been imposed by the Committee on City Property.

IN CITY COUNCIL

READ AND PASSED

Louis R. Strantz
ACTING PRES.
Rae M. Moulton
CLERK



**THE COMMITTEE ON
CITY PROPERTY**

**Approves Passage of
The Within Resolution**

R. M. Anderson
~~Clerk~~ ~~Chairman~~

December 1, 1987

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: December 3, 1987

TO: Deputy City Solicitor Anthony Giannini

SUBJECT: RESOLUTIONS REQUIRED FOR PRESENTATION TO THE CITY COUNCIL
AT ITS SCHEDULED MEETING OF DECEMBER 17, 1987

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

DISPOSITION:

The Committee voted to lease lots 314 and 192 on City Assessor's Plat 34 located along Manton Avenue to Leo Francisco for the sum of \$300 per month, on a month-to-month basis with a 90-day unconditional clause to be a notice for the tenant to vacate the premises to protect the City and no permanent structure will be allowed to be built on the premises.

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The Committee voted to amend Resolution #648, approved December 19, 1986, to change restriction #1 to read "That there be no more than ten (10) one (1) and ten (10) two (2) bedroom unit apartments - family oriented - no subsidized housing and all privately financed." (Copy of communication attached.)

Do you suggest the Resolution be amended by deleting Section 1 in its entirety with the new amendment as opposed to rescinding the Resolution for a third time.

City Clerk

Law Offices
Gerald G. Norigian

730 WARWICK AVENUE
WARWICK, RHODE ISLAND 02888
(401) 781-9700

November 4, 1987

Councilman Andrew Annaldo, Chairman
City Properties Committee
City Hall
Providence, RI 02901

Re: Assessors' Plat 34 - Lots 314 and 192
My Client: Leo Francisco

Dear Councilman Annaldo:


I represent Mr. Leo Francisco of Providence, Rhode Island who is interested in leasing the above-mentioned lots from the City of Providence for the purpose of erecting a greenhouse for the sale of flowers and related products. It is my understanding that Raymond Manarelli, Esquire has cleared the premises for purposes of leasing the same to my client.

My client would like to lease the premises for a period of five (5) years with an additional option to lease for five (5) years.

I would appreciate it very much if you would place this matter on the agenda for the next meeting of the City Properties Committee in order that we may discuss rental terms.

In the meantime, if you should need further information from me, please feel free to call.

Very truly yours,


GERALD G. NORIGIAN

GGN:L

FILED

NOV 5 2 17 PM '87
DEPT. OF CORRECTIONS
PROVIDENCE, R.I.

Law Offices
Gerald G. Norigian

730 WARWICK AVENUE
WARWICK, RHODE ISLAND 02888
(401) 781-9700

May 13, 1986

Councilman Andrew Annaldo
City Clerk's Office
City Hall
Providence, RI 02903

Dear Councilman Annaldo:

I represent a client who is interested in purchasing three (3) City owned lots located on Manton Avenue. The lots are on Assessor's Plat 34 and are numbered as Lots 314, 192 and 319.

The City has owned these lots since 1931. I would appreciate it very much if you would have the Tax Assessor appraise these parcels with a view of affording my client an opportunity to purchase the same.

Your immediate attention to this matter would be greatly appreciated. I am enclosing a copy of the Assessor's Plat showing the lots in question.

Very truly yours,


GERALD G. NORIGIAN

GGN:L
Enclosure

THE COMMITTEE ON
CITY PROPERTY

Recommends

Ed Ordine
Edmund Ordine
Clerk

Nov. 12, 1986

Sept 2, 1987

THE COMMITTEE ON

Recommends

Clerk

Law Offices
Gerald G. Norigian

(1)

730 WARWICK AVENUE
WARWICK, RHODE ISLAND 02888
(401) 781-9700

November 27, 1987

Councilman Andrew Annaldo, Chairman
City Property Committee
City Hall
Providence, RI 02901

Re: Assessor's Plat 34, Lots 314 & 192
My Client: Leo Francisco

Dear Councilman Annaldo:

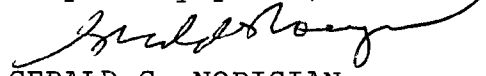
With reference to the above, I have received notice from the City Clerk that my client's request to lease the above-mentioned lots has been put on the agenda of the Committee on City Property to be taken up on December 1, 1987. In that regard, I would like to inform the Committee of the plans that my client has for this property.

He is interested in leasing this property for the purpose of erecting a greenhouse for the sale of flowers and related products. In order to do this, he would have to undergo considerable expense. Mr. Francisco informs me that to erect the greenhouses and also a temporary building to use as a garden center, to grade and asphalt the land for parking, to erect a fence and gate and to connect into the water and sewer lines, his total investment could exceed in excess of \$50,000.00. I would like to stress that the greenhouses and the garden center building would all be temporary-type buildings, there would be no permanent structures erected.

He would also beautify the front portion of the land by planting flower beds and shrubbery. For this type of investment, of course, he would like a five (5) year lease with an additional option to lease for five (5) years. As far as rent, he would propose initial offer of 7½¢ per square foot, which would amount to approximately \$300.00 per month.

Mr. Francisco would deeply appreciate any consideration you would give to his proposal and request.

Very truly yours,



GERALD G. NORIGIAN

GGN:L

DEPT. OF CORRECTIONS
PROVIDENCE, R.I.
NOV 30 1 03 PM '87

FILED

Thomas V. Moses
~~ARTHUR J. MARCOS~~
DIRECTOR



2
JOSEPH R. PAOLINO, JR.
MAYOR

Department of Planning and Development
"Building Pride In Providence"

November 20, 1987

Councilman Andrew Annaldo
Chairman
City Properties Committee
c/o City Clerk
City Hall
Providence, RI 02903

Re: Lease of land - Lots 314, 192 and 319 on A.P. 34
Manton Avenue

Dear Councilman Annaldo:

I have researched the title on the above land and have found the title to be in the City of Providence as a result of failure to pay taxes on the part of the former owners (Tax Title).

However, it is my opinion that although the City holds a Tax Title this does not prevent the City from leasing the property.

I have spoken to Mr. Norigian and I have informed him of this fact.

He has informed me that his client would be willing to lease the property subject to any incumbrances of record and subject to any rights of the former owner.

If you have any further questions please contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Raymond Mannarelli".

Raymond Mannarelli
Chief Counsel

RM:n

CC: Anthony Giannini, Esquire
Deputy City Solicitor

FILED

Nov 23 2 50 PM '87

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

Thomas V. Moses
~~ANTHONY MOSKOS~~
DIRECTOR



JOSEPH R. PAOLINO, JR.
MAYOR

Department of Planning and Development
"Building Pride In Providence"

November 9, 1987

Councilman Andrew Annaldo
Chairman
City Properties Committee
c/o City Clerk
City Hall
Providence, RI 02903

RE: Lease of land Lots 314 and 192 on A.P. 34
Manton Avenue

Dear Councilman Annaldo:

I have researched the above property and feel that the City can lease the property to Mr. Norigian's client subject to any encumbrances of record.

I have spoken to Mr. Norigian and he has informed me that his client would be willing to lease the property under the above terms.

If you have any further questions please contact me.

Very truly yours,

A handwritten signature in cursive script, reading "Raymond Mannarelli".
Raymond Mannarelli
Chief Legal Counsel

RM:n

CC: Anthony Giannini, Esquire
Deputy City Solicitor



The City Plan Commission

55 Eddy Street ~~XXX ROLLINX STREET~~

PROVIDENCE, RHODE ISLAND 02903

November 12, 1985

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

Attention: Rose M. Mendonca, City Clerk

Subject: Referral No. 2165 - Proposed Sale of City's Property
Lots 314, 192 and 319 on A.P. 34
located along Manton Avenue

Gentlemen:

The City Plan Commission at its November 5, 1985 regular monthly meeting reviewed and evaluated the subject referral from your Committee.

The petitioner is Mr. Thomas Beaulieu of 86 Mystery Farm Road in Cranston, Rhode Island, who is offering \$2200 for all three lots. A field inspection revealed that the aforesaid lots are vacant and overgrown with weeds and bushes.

The aforesaid lots are situated lengthwise along Manton Avenue and their depth (width) is 90 feet. A total acreage of the lots in question is 75,092 square feet and their zoning designation is R-2.

Right behind the above described lots is located a large area zoned C-4 which is vacant and overgrown with weeds and bushes. This large vacant area was a site of the previous Dyerville Pond which has become a city dump and was completely filled. Depth of the fill vary: averaging 10-15 feet.

According to the 1985 Flood Insurance Rate Map, the entire area of the above fill is above the base flood elevation and it could be developed for non-structural commercial use or recreational use.

A previous planning study focusing on a conversion of the entire area to a industrial park failed, because of unsuitability of the grounds for construction purposes.

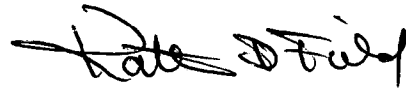
The proposed sale of lots in question would limit an access to the vast area of vacant land and preclude any sensible future use of this land.

Committee on City Property
Page 2
November 12, 1985

The Commission tabled this referral until the next regular meeting and requested staff to conduct further research and study.

One of the important missing data is a determination of the ownership of the land in question. The City Solicitor's office is being requested to conduct a title search for the lots in question.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Kate D. Field", written in a cursive style.

Kathleen D. Field
Associate Director of
Planning

KDF/jp

Law Offices

Gerald G. Norigian

730 WARWICK AVENUE
WARWICK, RHODE ISLAND 02888
(401) 781-9700

June 2, 1987

Councilman Andrew Analdo, Chairman
City Property Committee
City Hall
Providence, RI 02901

Re: Assessor's Plat 34, Lots 314 & 192
My Client: Leo Francisco

Dear Councilman Analdo:

I represent Mr. Leo Francisco of Providence, RI who presently operates a flower shop at 939 Manton Avenue, Providence, RI.

Mr. Francisco would like to move his flower business to premises located at 842 and 868 Manton Avenue, being Assessor's Plat 34, Lots 192 and 314, both parcels owned by the City of Providence.

I would appreciate it very much if you could assist my client in obtaining this property on a lease/rental basis. His use of the premises would be to construct a greenhouse and accessory facility for the purpose of selling flowers and related items at wholesale and retail.

Your immediate consideration to this matter would be greatly appreciated.

Very truly yours,



GERALD G. NORIGIAN

GGN:L

FILED

JUN 5 10 46 AM '87

**DEPT. OF C. CLERK
PROVIDENCE, R.I.**

Law Offices
Gerald G. Norigian

730 WARWICK AVENUE
WARWICK, RHODE ISLAND 02888
(401) 781-9700

June 23, 1986

Councilman Andrew Annaldo
City Clerk's Office
City Hall
Providence, RI 02903

Re: Assessor's Plat 34
Lots 314, 192 and 319

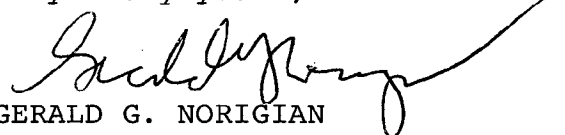
Dear Councilman Annaldo:

By letter dated May 13, 1986, I requested that you have the above-mentioned lots appraised by the Tax Assessor of the City of Providence with a view of affording my client an opportunity to purchase the same.

My Client, Leonardo Francescone, has repeatedly asked me the status of this matter and I have not received any acknowledgment from you.

I would appreciate it very much if you would contact me at your earliest convenience as to the status of my recommendation.

Very truly yours,


GERALD G. NORIGIAN

GGN:L

**THE COMMITTEE ON
CITY PROPERTY**

Recommends

Be Continued

Rose M. Menlove
Clerk

Nov. 12, 1956

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement
First Deputy

Jean M. Angelone
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

November 19, 1987

Mr. Gerald G. Norigian, Esq.
730 Warwick Avenue
Warwick, RI 02888

Dear Mr. Norigian:

I have been directed by Councilman Andrew J. Annaldo, Chairman of the Committee on City Property to correspond with you relative to your request, on behalf of your client, to purchase property situated on Lots 314 and 192 on City Assessor's Plat 34, located along Manton Avenue.

The Committee on City Property will be reviewing the possibility of leasing the lots with the stipulation that no permanent construction will be allowed on the property.

If you are interested in leasing the lots, kindly transmit a communication to Chairman Annaldo, c/o City Clerk's Department prior to the next scheduled meeting to be held Tuesday, December 1, 1987.

If you have any questions, do not hesitate to contact me at 421-7740, Extension 248.

Very truly yours,

Rose M. Mendonca
City Clerk

RMM/eh