

# RESOLUTION OF THE CITY COUNCIL

No. 359

Approved July 6, 2015

WHEREAS, The City of Providence (the "City") previously conveyed that certain real estate located at 220 Blackstone Street, and designated as Tax Assessor's Plat 45, Lot 85; 220 Blackstone Street Rear, and designated as Tax Assessor's Plat 45, Lot 797; and 23 Staniford Street and designated as Tax Assessor's Plat 45, Lot 833 (hereinafter collectively the "Parcel") to the Providence Redevelopment Agency (the "PRA") for redevelopment purposes; and

WHEREAS, In connection with the conveyance of the Parcel to the PRA, pursuant to that certain Resolution No. 384, approved August 8, 2014 (the "Conveyance Resolution"), the City required, *inter alia*, that the PRA market the Parcel via a public request for proposal, and utilize a public process to select the proposed purchaser; and

WHEREAS, The City desires to amend the Conveyance Resolution in order to expressly permit the PRA to use all lawful means at its disposal to market the Parcel and select a purchaser.

NOW, THEREFORE, BE IT RESOLVED, That the City hereby authorizes the PRA to use all lawful means at its disposal to market the Parcel and select a purchaser; and

BE IT FURTHER RESOLVED, That the City hereby approves of, authorizes and ratifies any action taken by the PRA prior to the date of this resolution that is consistent with the authority granted to the PRA herein; and

BE IT FURTHER RESOLVED, That, except as modified by this resolution, all of the terms and conditions set forth in the Conveyance Resolution, including without limitation the requirement that any proposed purchaser and terms of agreement be presented to the City Council for approval prior to sale, shall remain in full force and effect; and

BE IT FURTHER RESOLVED, That this resolution shall take effect upon passage.

IN CITY COUNCIL

JUL 02 2015

READ AND PASSED

PRES.

CLERK

I HEREBY APPROVE

Mayor

Date:

7/6/15

# RESOLUTION OF THE CITY COUNCIL

No. 384

Approved August 8, 2014

WHEREAS, The City of Providence owns that certain real estate located at 220 Blackstone Street, and designated as Tax Assessor's Plat 45, Lot 85; 220 Blackstone Street Rear, and designated as Tax Assessor's Plat 45, Lot 797; and 23 Staniford Street and designated as Tax Assessor's Plat 45, Lot 833 (hereinafter collectively the "Parcel"); and

WHEREAS, The Providence Redevelopment Agency (hereinafter the "PRA") desires to acquire the Parcel for redevelopment purposes; and

WHEREAS, The PRA has offered to purchase and facilitate redevelopment of the Parcel under the following terms and conditions:

- a) The PRA shall pay to the City of Providence an initial payment of One and 00/100 Dollar (\$1.00) upon transfer of title;
- b) The PRA shall cause title, survey, and environmental assessments of the Parcel to be undertaken;
- c) The PRA shall market the Parcel to prospective developers;
- d) The PRA shall present any proposed purchaser and terms of agreement to the City Council for approval prior to sale;
- e) The PRA shall specify in the terms of any proposed agreement a date certain for commencement and completion of redevelopment;
- f) The PRA shall market the Parcel via a public request for proposal and shall utilize a public process to select the proposed purchaser;
- g) The proceeds of any subsequent sale of the Parcel by the PRA shall be allocated by the PRA as follows:
  - i) first, to reimburse the PRA for all out-of-pocket expenses incurred in connection with preparing the site for redevelopment and marketing and selling the Parcel; and
  - ii) second, to divide the remaining proceeds, retaining 30% thereof for the PRA and remitting 70% thereof to the City of Providence as final payment for the PRA's acquisition of the parcel from the City of Providence; and

WHEREAS, The City of Providence recognizes that conveyance of the Parcel to the PRA for the purpose of redevelopment thereof, and in accordance with the aforementioned terms and conditions, will enable the City of Providence to leverage the value of the Parcel with the opportunity for job creation and increased tax revenue; and

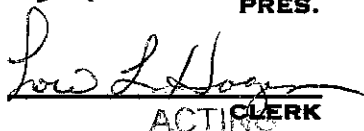
WHEREAS, The City of Providence has, accordingly, accepted the aforementioned terms and conditions.

IN CITY COUNCIL


AUG 04 2014

READ AND PASSED

  
PRES.

  
ACTING CLERK

I HEREBY APPROVE.

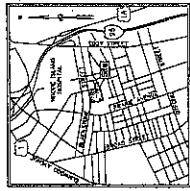
  
Mayor  
Date: 8/8/14

NOW, THEREFORE, BE IT RESOLVED, That the City of Providence hereby transfers the property located at 220 Blackstone Street, and designated as Tax Assessor's Plat 45, Lot 85; 220 Blackstone Street Rear, and designated as Tax Assessor's Plat 45, Lot 797; and 23 Staniford Street and designated as Tax Assessor's Plat 45, Lot 833 to the Providence Redevelopment Agency, for purposes of its subsequent redevelopment.

BE IT FURTHER RESOLVED, That, upon passage of this resolution, Resolution No. 229, approved May 21, 2014 shall be rescinded.



**Transportation  
Land Development  
Environmental Services**

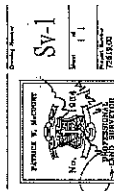


### Locus Map

| NAME | DATE | TIME | LOCATION | STATUS | REMARKS |
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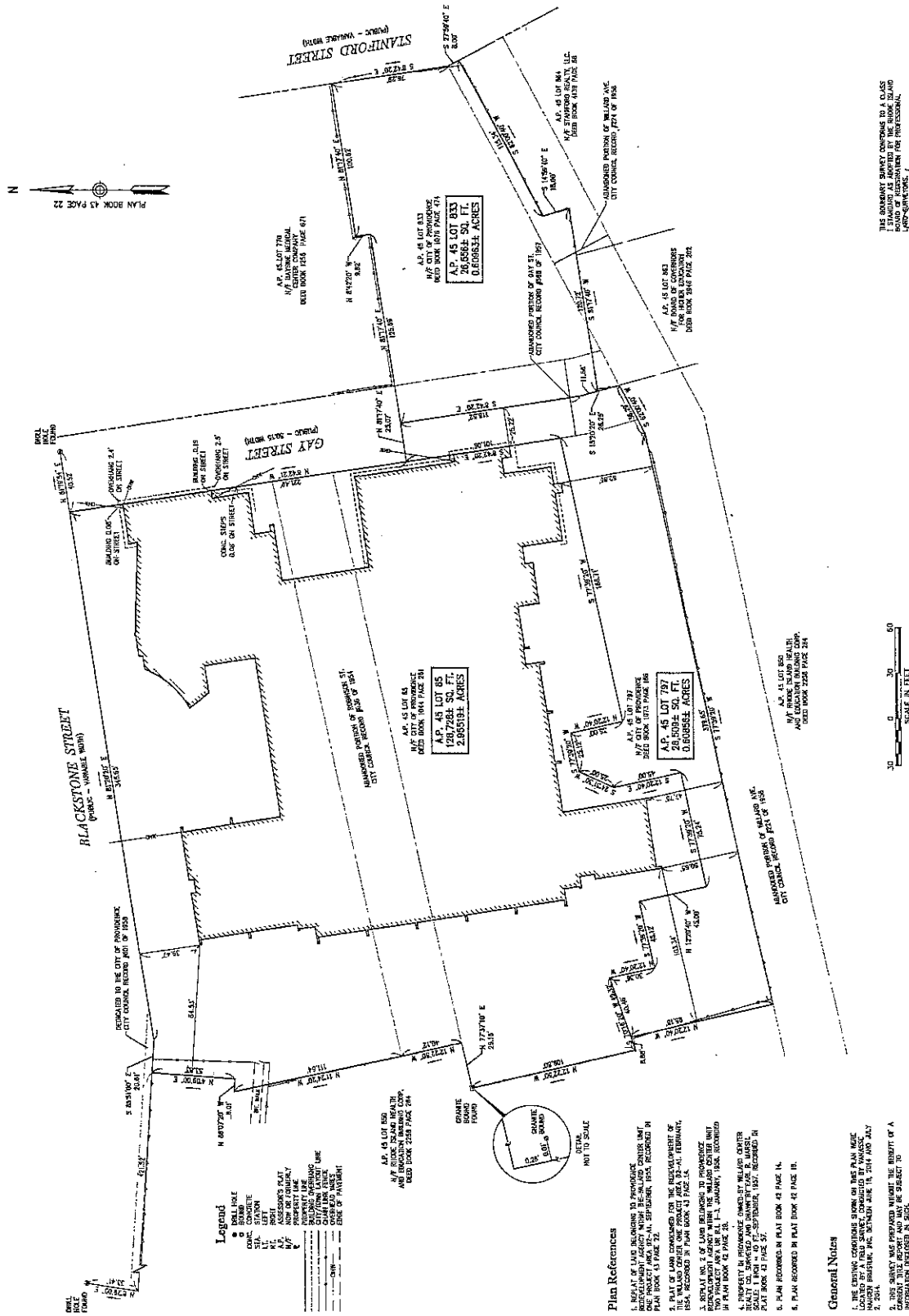
## Client Review

Property Line Plan  
Assessor's Plat 45  
Lots 85, 797 & 833



THIS BOUNDARY SURVEY CONFORMS TO A CLASS  
1 STANDARD AS ADOPTED BY THE RHODE ISLAND  
BOARD OF REGISTRATION FOR PROFESSIONAL  
LAND SURVEYORS.

*Patrick W. McCoubert* *10/10/08*  
 PATRICK W. MCCOUBERT, P.L.S. J1008 DATE



## Plan References

1. REPLAY OF LAND BELONGING TO PROGRESSIVE REALTY CO. PROJECT AREA 92-A, RECORDED IN PLAT BOOK 42 PAGE 18.
2. PLAT OF LAND CONVEYED FOR THE DEVELOPMENT OF THE WALLAND CENTER UNIT PROJECT AREA 92-A, SEPTEMBER, 1956, RECORDED IN PLAT BOOK 42 PAGE 24.
3. PLAT OF LAND CONVEYED FOR THE REDEVELOPMENT OF THE WALLAND CENTER ONE PROJECT AREA 93-A, FEBRUARY, 1956, RECORDED IN PLAT BOOK 42 PAGE 16.
4. REPLAY NO. 2 OF LAND BELONGING TO PROGRESSIVE REALTY CO. PROJECT AREA 92-A, JANUARY, 1956, RECORDED IN PLAT BOOK 42 PAGE 28.
5. PROPERTY IN PROGRESSIVE OWNED BY WILLIAM CENTER REALTY CO. SURVEYED AND DOWNGRADED BY R. MARSH, SCALE 1 INCH = 40 FEET, SEPTEMBER, 1957, RECORDED IN PLAT BOOK 42 PAGE 35.
6. PLAN RECORDED IN PLAT BOOK 42 PAGE 14.

## General Notes

1. THE EXISTING COORDINATES SHOWN ON THIS PLAN WERE LOCATED BY A FIELD SURVEY, CONDUCTED BY KANSAS NADSON BRULSTING, INC. BETWEEN JUNE 10, 2014 AND JULY 2, 2014.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO SUCH INFORMATION DISCLOSED IN SUCH