

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1981-51

No. 629 **AN ORDINANCE** AMENDING THE APPROPRIATION ORDINANCE, CHAPTER 1981-39, EFFECTIVE JULY 20, 1981, BY TRANSFERRING THE SUM OF EIGHT THOUSAND, FIVE HUNDRED DOLLARS (\$8,500.00) FROM PENSION LABORER'S INTERNATIONAL FUND TO PAYMENT FOR APPRAISAL OF PROPERTY WITHIN THE FIELDS POINT AREA.

Approved November 12, 1981

*Be it ordained by the City of Providence:*

SECTION 1. Chapter 1981-39 of the Ordinances of the City of Providence, effective July 20, 1981, entitled: "An Ordinance Making an Appropriation of One Hundred Forty-Nine Million, Eight Hundred Sixty-Two Thousand, One Hundred Twenty-Two Dollars and Nine Cents (\$149,862,122.09) for the Fiscal Year Ending June 30, 1982", is hereby amended by transferring the sum of Eight Thousand, Five Hundred Dollars (\$8,500.00) from Pension Laborer's International Fund to Payment for Appraisal of Property within the Fields Point Area.

SECTION 2. This Ordinance shall take effect upon its Passage.

IN CITY COUNCIL

~~OCT 15 1981~~

First Reading Read and Passed  
Referred to Committee on

FINANCE

*Rose M. Mendonca* CLERK

IN CITY  
COUNCIL  
NOV 9 1981

FINAL READING  
READ AND PASSED

*Louis A. Stewart*  
PRESIDENT  
*Rose M. Mendonca*  
CLERK

APPROVED  
*Amos A. Council*  
MAYOR

NOV 12 1981

No.

**CHAPTER**

**AN ORDINANCE**

**THE COMMITTEE ON**

**PROPERTY**

Approves Passage of  
The Within Ordinance

*Rose M. Mendonca*  
Clerk Chairman

September 5, 1981

**IN CITY COUNCIL**

OCT 15 1981

**FIRST READING**

**REFERRED TO COMMITTEE ON**

**FINANCE**

*Rose M. Mendonca*  
Clerk

**THE COMMITTEE ON**

**FINANCE**

*Second*  
Approves Passage of  
The Within Ordinance

*Rose M. Mendonca*  
Clerk Chairman

October 27, 1981

FREDERICK J. WARNOCK  
ROBERT E. SWEENEY, SRA  
PAUL F. DALY  
GEORGE A. FREEMAN  
E. BRAINARD GRAVES  
WILLIAM F. ANDREWS  
SALVATORE B. MOIO  
THOMAS F. DI PAOLO  
HERBERT L. BROWN  
MARION M. HEYWOOD  
RUSSELL O. HEYWOOD  
W. NORBERT DALY  
ROY C. SCHAEFFER  
MARION PRANIKOFF  
THOMAS A. KIZIRIAN  
JOHN A. ROMANO  
THOMAS S. ANDOLFO  
MARK F. BATES  
RICHARD E. RYAN

*Sept 21 1981*

# HENRY W. COOKE CO.

REAL ESTATE SINCE 1891

HOSPITAL TRUST BUILDING

PROVIDENCE, R. I. 02903

421-5350

*2/2*

REAL ESTATE  
APPRAISALS  
AUCTIONS  
MEMBERS

PROVIDENCE BOARD OF REALTORS  
INDIVIDUAL MEMBERSHIP SOCIETY OF REAL ESTATE APPRAISERS  
RHODE ISLAND REALTORS ASSOCIATION, INC.  
STATE WIDE MULTIPLE LISTING SERVICE  
COMMERCIAL AND INVESTMENT DIVISION

September 21, 1981

City of Providence  
Council Committee on City Property  
City Hall  
Providence, RI 02903

Gentlemen:

Please find enclosed my qualifications as a real estate appraiser familiar with the Metropolitan Providence area.

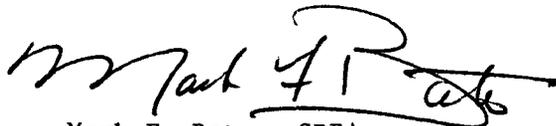
I am writing in regards to the real estate appraisal proposal dated February 1981 concerning "Proposal--Appraisals Field Point." I have reviewed each parcel and estimated the maximum fee for each of the 23 parcels. Each appraisal will utilize the Market Approach to establish land values and the Market Approach and Cost Approach where applicable for improved parcels. In estimating the lease values for the subject parcels, the appraiser will use accepted appraisal methods in discounting a projected future income stream to a present value including the reversionary value.

I estimate the time to complete the 23 appraisals to be approximately 90 days. The committee will notice that the total estimated fee for the sum of the separate parcels is \$10,600. If the appraiser were to be assigned the entire package, the estimated fee would be \$8,500.

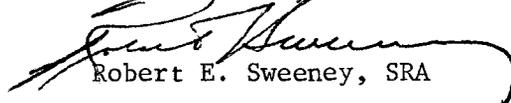
If I can be of further service, please contact me.

Respectfully submitted,

HENRY W. COOKE CO.



Mark F. Bates, SRPA



Robert E. Sweeney, SRA

MFB:ld  
Enclosure

HENRY W. COOKE CO.

INDIVIDUAL FEE BREAKDOWN

1. Ace Warehouse Co. of R.I.  
PL 56 Lot 268  
Fee: \$800.00
2. Ace Warehouse Co. of R.I.  
PL 56 Lot 269  
Fee: \$400.00
3. Brewster Bldg. Materials Co. Inc.  
PL 56 Lot 69-71-280  
Fee: \$600.00
4. B.P. Oil Corp. of Georgia  
PL 56 Lot 254  
Fee: \$400.00
5. G.E. Wilson Co.  
PL 56 Lot 8  
Fee: \$400.00
6. Lehigh Portland Cement Co.  
PL 56 Lot 271  
Fee: \$600.00
7. George Mann & Co. Inc.  
PL 56 Lot 279  
Fee: \$400.00
8. Marr Scaffolding Co.  
PL 56 Lot 255  
Fee: \$400.00
9. Metals Processing Co.  
PL 56 Lot 263  
Fee: \$400.00
10. Metals Processing Co.  
PL 56 Lot 262  
Fee: \$400.00
11. Metals Processing Co.  
PL 56 Lot 309  
Fee: \$400.00

HENRY W. COOKE CO.

INDIVIDUAL FEE BREAKDOWN cont'd

12. Metals Processing Co.  
PL 56 Lot 307  
Fee: \$400.00
13. New England Bituminous Terminal Corp.  
PL 56 Lot 6  
Fee: \$600.00
14. John J. Orr & Son Inc.  
PL 56 Lot 264  
Fee: \$400.00
15. John J. Orr & Son Inc.  
PL 56 Lot 297  
Fee: \$500.00
16. John J. Orr & Son Inc.  
PL 56 Lot 311  
Fee: \$400.00
17. Petrolane Inc.  
PL 56 Lot 25  
Fee: \$500.00
18. Sun Oil Co.  
PL 56 Lot 2  
Fee: \$500.00
19. Sun Oil Co.  
PL 56 Lot 313  
Fee: \$400.00
20. G.E. Wilson Co.  
PL 56 Lot 278  
Fee: \$400.00
21. G.E. Wilson Co.  
PL 56 Lot 277  
Fee: \$400.00
22. G.E. Wilson Co. & George Mann Co. Inc.  
PL 56 Lot 295  
Fee: \$400.00
23. Marquette Cement Mfg. Co.  
PL 56 Lot 256  
Fee: \$500.00

HENRY W. COOKE CO.

QUALIFICATIONS OF MARK F. BATES, SRPA

REAL ESTATE APPRAISER ASSOCIATED WITH THE HENRY W. COOKE CO.  
SPECIALIZING IN REAL ESTATE AND APPRAISALS SINCE 1891

EDUCATION

Nasson College, Springvale, Maine  
BA, 1972

Society of Real Estate Appraisers  
Course 101 - An Introduction to Appraising Real Property  
R-2 Residential Examination  
Narrative Report Writing Seminar  
Course 201 - Principles of Income Property Appraising

Professional Designation - Senior Real Property Appraiser -  
International Society of Real Estate Appraisers.

EXPERIENCE

Staff Appraiser, Old Stone Bank, 1976-1979

Clients - Government -  
United States General Services Administration  
United States Small Business Administration

- State of Rhode Island -  
Public Transit Authority  
Department of Employment Security  
Department of Administration  
Department of Transportation  
Department of Community Affairs  
Public Building Authority  
Rhode Island Home Mortgage Finance Corporation  
University of Rhode Island

City of Providence Redevelopment Agency  
Town of Burrillville Sewer Commission  
Town of North Kingstown Assessor's Office  
City of Warwick, Planning Department  
Town of Narragansett, Department of Administration  
Town of North Providence, Department of Administration  
City of Cranston, Planning Department

HENRY W. COOKE CO.

Clients - Institutional -

Old Stone Bank, Providence, Rhode Island  
Rhode Island Hospital Trust, Providence, Rhode Island  
Citizens Bank and Trust, Providence, Rhode Island  
Industrial National Bank, Providence, Rhode Island  
Old Colony/Newport National Bank, Providence, Rhode Island  
First Federal Savings Bank, Providence, Rhode Island  
Peoples Saving Bank, Providence, Rhode Island  
Quonset Point Credit Union  
Telephone Credit Union of Rhode Island  
New England Electric Company  
United Wire Corp., Warwick, Rhode Island  
Narragansett Lumber, Inc., Warwick, Rhode Island  
Lee Engineering, Inc., Pawtucket, Rhode Island  
Eastern Scientific Corp., Providence, Rhode Island  
Liberty Mutual Insurance Corp., Boston, Massachusetts  
Aquidneck Data Corp., Middletown, Rhode Island  
Leach Machinery, Providence, Rhode Island  
Dunes Club, Narragansett, Rhode Island

QUALIFIED WITNESS

Superior Court of Rhode Island  
Rhode Island Bankruptcy Court  
Providence Probate Court

- Zoning Board of Review -

City of Providence  
City of Cranston  
Town of Warren  
City of Pawtucket

RELATED ACTIVITY

Guest Lecturer - University of Rhode Island Extension Division  
"Fundamentals of Real Estate"

Alternate Member - Little Compton Zoning Board of Review

Licensed Rhode Island Real Estate Broker

Chapter 93 Society of Real Estate Appraisers  
Board of Directors - 3-year term  
Chairman - Merit Committee  
Member - Admissions Committee

Associate Member - National Association of Realtors

HENRY W. COOKE CO.

QUALIFICATIONS OF ROBERT E. SWEENEY - SRA  
REAL ESTATE BROKER ASSOCIATED WITH THE HENRY W. COOKE CO.  
SPECIALIZING IN REAL ESTATE AND APPRAISALS SINCE 1891

Engaged in the Real Estate business for 22 years.

Executive Vice President & Treasurer - Henry W. Cooke Co.

Licensed Real Estate Broker for the State of Rhode Island.

Licensed Real Estate Broker for the Commonwealth of Massachusetts.

Graduate of Holy Cross College with Bachelor of Science Degree in Business Administration.

Successfully completed the following:

American Institute of Real Estate Appraisers Courses - University of Conn.

Real Estate Appraisal I - Basic Principles, Methods & Techniques

Real Estate Appraisal II - Urban Properties

Real Estate Appraisal IV - Condemnation

Real Estate Appraisal VI - Capitalization Techniques

Successful completion of Industrial Real Estate Courses I & II sponsored by the Society of Industrial Realtors.

Seminar Leader for Appraisal of Real Estate for Farmer's Home Loan Administration.

Designated SRA - Senior Residential Appraiser - International Society of Real Estate Appraisers.

Past Vice Governor - International Society of Real Estate Appraisers.

Instructor - Society of Real Estate Appraisers Course 101  
Introduction to Appraising Real Property

Member - Greater Providence Board of Realtors  
- National Association of Realtors

Past President - Chapter 93, International Society of Real Estate Appraisers  
- Greater Providence Board of Realtors

Past Director - Rhode Island Realtors Association, Inc.

Graduate of Naval Officers Candidate School, Newport, Rhode Island.

HENRY W. COOKE CO.

Appraisals for the the State of Rhode Island -

Department of Transportation  
Department of Environmental Management  
Department of Administration

Appraisals for -

Providence Redevelopment Agency  
Pawtucket Redevelopment Agency  
City of Providence - Model Cities Agency  
City of Warwick  
City of Pawtucket  
City of Cranston  
Town of Lincoln  
Town of Narragansett  
Town of North Providence  
Town of Lincoln, Housing Authority  
Town of Burrillville  
Town of East Greenwich

Appraisals for -

Attorneys, Businesses and Homeowners.

Fee Appraisal for -

Federal Housing Administration  
United States General Services Administration

Real Estate Instructor - University of Rhode Island, Division of Extension

Fundamentals of Real Estate  
Principles & Practices of Real Estate  
Real Estate Appraisal

Instructor - American Savings & Loan Institute - Rhode Island Chapter

Real Estate Fundamentals  
Real Estate Appraisal

Qualified as Expert Witness - Zoning Board of Review - City & Town Councils

Barrington, Johnston, Providence, East Providence, Cranston, Warwick,  
Smithfield, Warren, Narragansett, North Smithfield, Tiverton, Coventry,  
Lincoln, North Kingstown, Cumberland.

Qualified as a Real Estate Expert to testify in Superior Court & Family  
Court - State of Rhode Island.

HENRY W. COOKE CO.

Past Chairman - Professional Standard Committee - Greater Providence Board of Realtors.

Negotiator on Acquisition of Real Estate for the East Side Renewal Project, Mt. Hope Project, City of Providence.

Licensed Auctioneer - State of Rhode Island.

Feasibility Study-

State of Rhode Island - Howard Development Corporation  
Warwick Mall  
Narragansett Race Track

Appraisals for -

Rhode Island Hospital Trust National Bank	Reliance Standard Life
Industrial National Bank	Ins. of Philadelphia
Citizens Trust Company	US Development Corp.
People's Savings Bank & Trust Company	St. Anthony's Church, RI
Greater Providence Trust Company	New England Power
Old Colony Cooperative Bank	International Business
Newport National Bank	Machines
First Federal Savings & Loan Association	Narragansett Electric
Dry Dock Savings Bank, New York	Autotronics, Inc.
Eastman Kodak Company	Gulf Oil Company
Eastern Airlines, Inc.	British Petroleum Oil Co
Texas Instruments, Inc.	Mobil Oil Company
Sherwin-Williams, Inc.	Getty Oil Company
New England Mutual Life Insurance Company	
Philip Morris Company	
General Electric Corporation	
Owens-Corning Fiberglas	
T.I. Home Transfer Service	
Rhode Island Transit Authority	
Army Corps of Engineers	
Brown University	
Standish-Johnson Company	

ROSE, TAKE THE \$8500

From PWS Labs Int'l Fund

code. 11-05-382

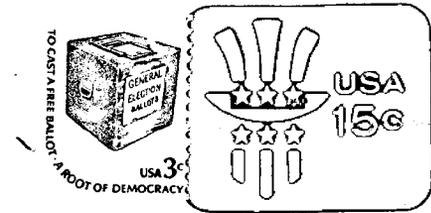
MARK

**HENRY W. COOKE & CO.**

REAL ESTATE SINCE 1891

SIXTH FLOOR HOSPITAL TRUST BUILDING

PROVIDENCE, R. I. 02903



*Spencer*

City of Providence  
Council Committee on City Property  
City Hall  
Providence, RI 02903

November 19, 1981

Henry W. Cooke Co.  
Hospital Trust Building  
Providence, RI 02903

Dear Sir:

Enclosed is certified copy of Ordinance which transfers and makes available the money to ~~hire~~ you in accordance with your proposal submitted to the Committee on City Property.

Very truly yours,

Rose M. Mendonca,  
City Clerk.

RMM/jma