

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 R. Stewart
PRESIDENT
Rose M. Mendonca
CLERK

APPROVED
Lincoln 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

HENRY W. COOKE CO.

REAL ESTATE SINCE 1891

HOSPITAL TRUST BUILDING

PROVIDENCE, R. I. 02903

421-5350

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.

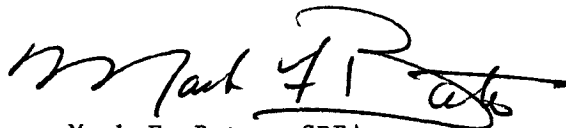
I am writing in regards to the real estate appraisal proposal dated February 1981 concerning "Proposal--Appraisals Field Point." I have reviewed each parcel and estimated the maximum fee for each of the 23 parcels. Each appraisal will utilize the Market Approach to establish land values and the Market 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.

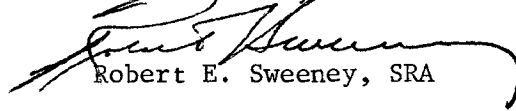
If I can be of further service, please contact me.

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
Industrial National Bank
Citizens Trust Company
People's Savings Bank & Trust Company
Greater Providence Trust Company
Old Colony Cooperative Bank
Newport National Bank
First Federal Savings & Loan Association
Dry Dock Savings Bank, New York
Eastman Kodak Company
Eastern Airlines, Inc.
Texas Instruments, Inc.
Sherwin-Williams, Inc.
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

Reliance Standard Life
Ins. of Philadelphia
US Development Corp.
St. Anthony's Church, RI
New England Power
International Business
Machines
Narragansett Electric
Autotronics, Inc.
Gulf Oil Company
British Petroleum Oil Co
Mobil Oil Company
Getty Oil Company

ROSE, TAKE the \$8500

From PWS Labs Int'l Fund

code. 11-05-382

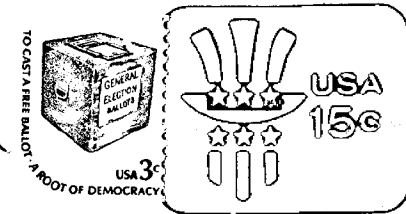
Mark

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