

# RESOLUTION OF THE CITY COUNCIL

No 507

*Approved:* September 11, 1986

WHEREAS, The former Jenkins Street School, located at 53 Jenkins Street, has ceased to be utilized for public purposes, and

WHEREAS, Said school is situated on Lot 20, as set out and delineated on City Assessor's Plat 8, consisting of approximately 23,049 square feet of land, more or less, and

WHEREAS, The City of Providence wishes to divest itself of the former Jenkins Street School,

NOW, THEREFORE, BE IT RESOLVED, That His Honor the Mayor is hereby authorized to execute a purchase sales agreement, deed and other necessary documents for the amount of One Hundred and One (\$101,000.00) Dollars to Wilmala S. Casinader, 286 Hillside Avenue, Pawtucket, Rhode Island 02860, in order to effectuate a conveyance of said school upon such terms and conditions established by the Committee on City Property of the City Council, His Honor the Mayor and the City Solicitor, which shall be incorporated into any deed, agreement, or other documents transferring the premises and agreed upon by the parties, and

BE IT FURTHER RESOLVED, That all proceeds for the sale of the property shall be deposited into the Department of Planning and Development, and

BE IT FURTHER RESOLVED, That the deed include the following restrictions and conditions:

1. That there be no more than twelve (12) residential units; 6-2 bedroom and 6-3 bedroom units; two (2) units shall be rented to families or individuals of low or moderate income.

2. That substantial rehabilitation be in progress within six (6) months of the transfer from the City; substantial rehabilitation

being defined as the following:

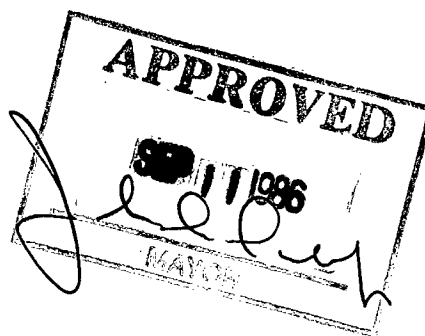
- a. Building must be completely gutted.
  - b. A new heating system installed.
  - c. Installation of the requisite utilities.
  - d. All rough petitioning and structural work complete.
  - e. Basic interior and exterior work complete.
3. That the completion date be no more than twelve (12) months from the transfer of the deed from the City.
4. That parking be provided in accordance with zoning requirements but in no event less than 24 parking spaces.
5. Where employment opportunities exist that residents be given preference, if possible.
6. That neighborhood residents be given preference when the school is ready for occupancy and that rents will be \$425.00 for two-bedroom apartments and \$475.00 for three-bedroom apartments until such time as economic factors determine the need for revision. Said Revisions shall fall within reasonable economic perimeters as dictated by the local economy.
7. In the event any of these conditions are not met, the property shall revert to the City of Providence.

IN CITY COUNCIL

AUG 7 1986

READ: and Laid on the Table

Rose M. Menlove CLERK



IN CITY COUNCIL

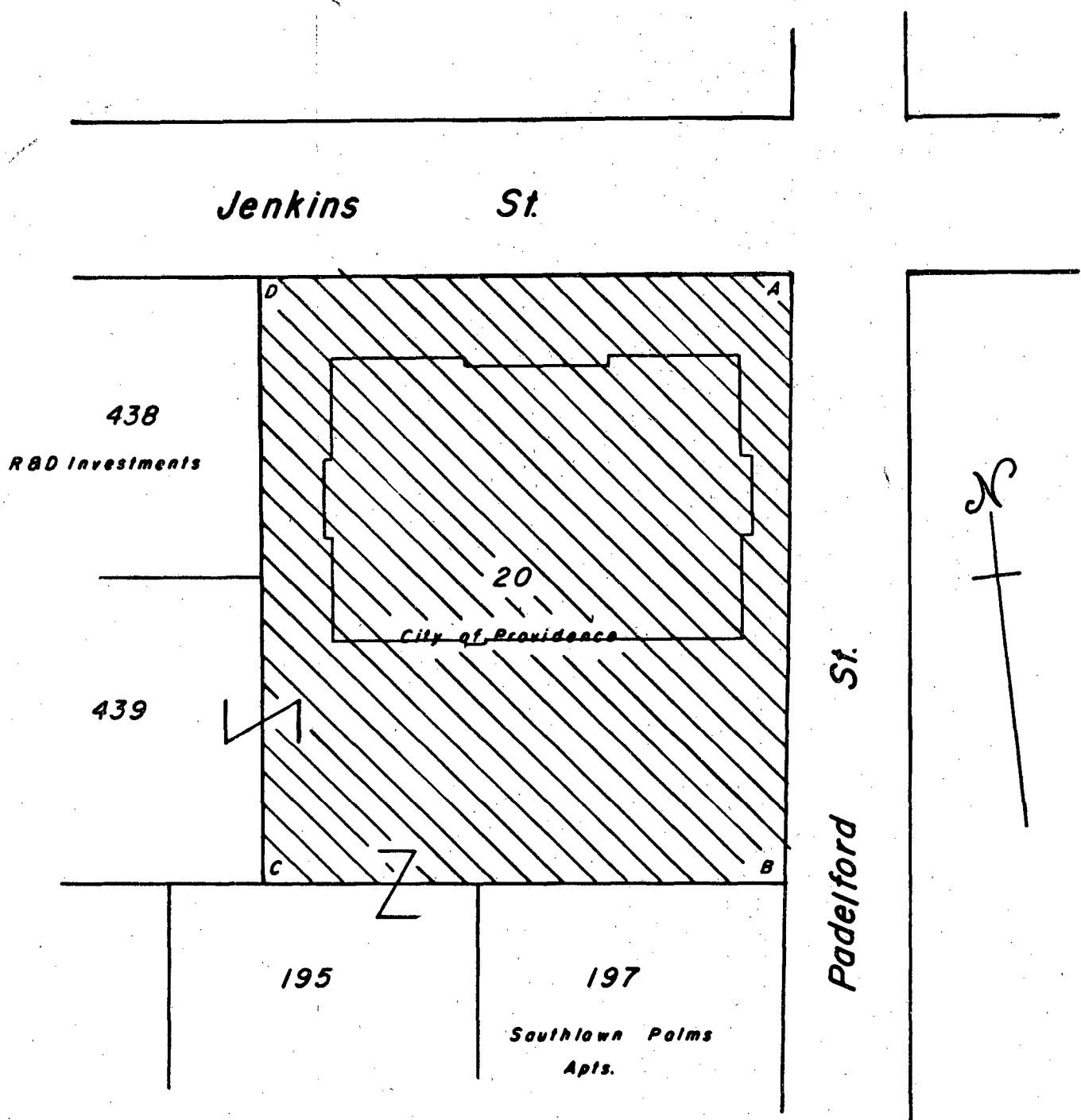
SEP 4 1986

READ AND PASSED, as amended

Charles W. Ender PRES.  
Rose M. Menlove CLERK

PROVIDENCE R. I.  
 P. W. DEPT. ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plot No. 064362  
 Date August 1, 1986

Note:  
 Cross-Hatched Area (A-B-C-D-A)  
 Indicates Proposed Sale.



CITY OF PROVIDENCE, R. I.  
 Public Works Dept. - Engineering Office  
 Showing Proposed Sale  
 Drawn by J. A. M. Checked by R. J. Q.  
 Scale No. Scale Date 8-1-86  
 Corrected by [Signature] Associate Eng.  
 Approved [Signature] H. H. [Signature]  
 CHIEF ENGINEER

Lot Numbers From Assessor's Plat B

286 Hillside Avenue  
Pawtucket, RI 02860  
(401) 728-2232

April 7, 1986

BID AND PROPOSAL FOR PROPERTY AT  
32 JENKINS STREET, PROVIDENCE, RI

To: City of Providence, RI  
The Committee City Property

Councilman-Chairman Andrew J. Annaldo

Dear Sir:

I am presenting a bid of \$101,000.00 (One Hundred and One Thousand) for the property at 32 Jenkins Street, Lot 20 Plat 8. If my bid is accepted I want to renovate this above property into 20-25 one and two bedroom apartments. I am prepared to spend between \$400 - \$600 Thousand dollars in renovations.

I am very much committed to the uplift of this neighborhood - I am willing to work closely with the Mayor and City Council to make whatever necessary changes. I am willing to rent these apartments to low and moderate income families.

Thanking you.

Yours truly,

*Wilmala S. Casinader*

Wilmala S. Casinader

Received of  
Providence, City  
Clerk - No. 458285-37-12 2A JNB  
\$ 10,100.00

THEODORE C. LITTLER  
CITY ASSESSOR



JOSEPH R PAOLINO JR  
~~XXXXXXXXXXXX~~  
MAYOR

## FINANCE DEPARTMENT CITY ASSESSOR

### MEMORANDUM

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

FROM: Theodore C. Littler, City Assessor

DATE: September 13, 1984

RE: Request for Appraised Valuation  
Jenkins Street School

As requested, I have carefully reviewed the subject property and submit the following for your consideration.

The former school building is a two story brick building located on Assessors Plat 8 and identified as lot #20. It has approximately 6,825 sq. ft. on the ground floor, with approximately 19,619 total square feet of space.

The lot is square in shape and 23,049 sq. ft. in size and located within an R-3 zone.

Based on the buildings size, condition, location and zoning, I believe the property to have a value of approximately Twenty-four Thousand Seven Hundred Dollars (\$24,700.00).

A copy of the plat map showing the location of the school as well as recent photographs are attached for your reference.

attachments  
ads

**FILED**

SEP 14 2 17 PM '84

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.



JENKINS STREET SCHOOL

PHOTO = WEO. - 6/27/84

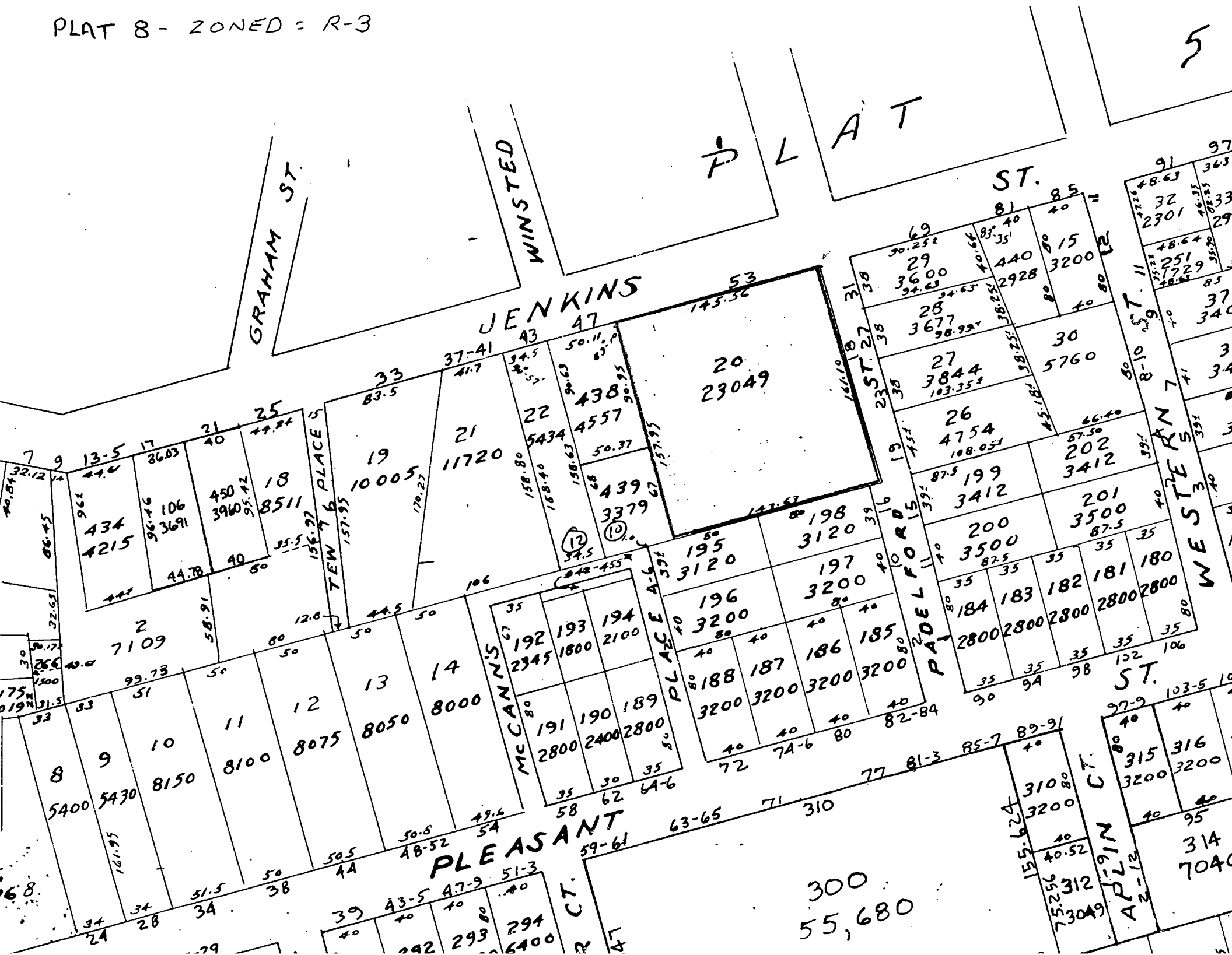


WEO



JENKINS STREET SCHOOL - WED - 6/27/84







## Department of Planning and Development

*"Building Pride In Providence"*

February 26, 1986

The Honorable Andrew J. Annaldo  
Chairman, Committee on City Property  
c/o City Clerk's Office  
City Hall  
Providence, RI 02903

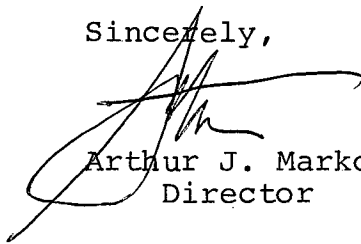
Dear Councilman Annaldo:

I have received your memorandum of February 6, 1986, regarding the sale of the Jenkins Street School. I am enclosing copies of correspondence sent to you last April 1, 1985, regarding the position of the Department of Planning and Development with regard to the sale. I believe that this correspondence is clear. The proceeds of the sale, up to the amount of Community Development Block Grant funds used for the rehabilitation of the school, must be returned to the Department of Planning and Development to use in eligible activities under the CDBG program. Outside of this requirement, the sale must proceed according to the standard requirements of the City and your Committee.

Once again, I will offer the assistance of Mr. Floriani of my department in the appraisal process if this is necessary. Please contact me if you require assistance from Mr. Floriani. Otherwise, I will assume that your Committee has made other arrangements to conduct an appraisal of the building.

We would appreciate receiving copies of appraisals completed prior to the sale for our records. Please feel free to contact me if there are further questions.

Sincerely,

  
Arthur J. Markos  
Director

AJM/rvf  
hp



## Providence Development

April 1, 1985

The Honorable Andrew J. Annaldo  
Chairman  
Committee on City Property  
c/o City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

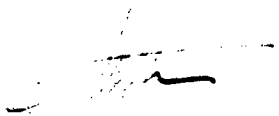
Dear Councilman Annaldo:

The Department of Housing and Urban Development has completed their review of the procedures for the sale of the Jenkins Street School. They have agreed that the building is beyond repair and have not required that any specific steps be followed to accomplish the sale except that the building be appraised and any proceeds from the sale up to the amount of Community Development funds used for rehabilitation (\$207,000) be returned to the Community Development Block Grant for the City.

I can offer the assistance of Mr. William Floriani of the Department of Planning and Development in the appraisal process if this is necessary.

Please feel free to call Helen Priske or Arthur Hanson if you feel we can offer any assistance. We are ready to assist your Committee in any way to complete the sale in an expeditious manner.

Sincerely,

  
Arthur J. Markos  
Director

AJM:n

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

**DATE:** February 6, 1986

**TO:** Arthur J. Markos, Director of Department of Planning and Development.

**SUBJECT:** SALE OF FORMER JENKINS STREET SCHOOL

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

**DISPOSITION:** The above named Committee has voted to advertise for the sale of the Jenkins Street and Berkshire Street Schools.

The sale of the Jenkins Street School has been delayed due to the use of community development funds used for rehabilitation.

Correspondence from Helen A. Priske, dated February 12, 1985, informed Chairman Annaldo she was awaiting a determination from HUD regarding internal procedures to be followed in disposing of the building.

Chairman Annaldo has stated he was informed there will be no problem in selling the school; however, the Committee does not have correspondence in writing to that effect.

The City Clerk will await a reply from your department before an advertisement is placed in the newspaper.

A speedy reply will be greatly appreciated.

*Rose M. Mendonca*  
City Clerk

ARTHUR J. MARKOS  
DIRECTOR OF DEVELOPMENT



JOSEPH R. PAOLINO, JR.  
MAYOR

## Providence Development

April 1, 1985

The Honorable Andrew J. Annaldo  
Chairman  
Committee on City Property  
c/o City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

Dear Councilman Annaldo:

The Department of Housing and Urban Development has completed their review of the procedures for the sale of the Jenkins Street School. They have agreed that the building is beyond repair and have not required that any specific steps be followed to accomplish the sale except that the building be appraised and any proceeds from the sale up to the amount of Community Development funds used for rehabilitation (\$207,000) be returned to the Community Development Block Grant for the City.

I can offer the assistance of Mr. William Floriani of the Department of Planning and Development in the appraisal process if this is necessary.

Please feel free to call Helen Priske or Arthur Hanson if you feel we can offer any assistance. We are ready to assist your Committee in any way to complete the sale in an expeditious manner.

Sincerely,

Arthur J. Markos  
Director

AJM:n

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: July 16, 1986

TO: Deputy City Solicitor Anthony Giannini

SUBJECT: RESOLUTIONS RE: SALE OF FORMER JENKINS & BERKSHIRE STREET SCHOOLS

CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman - Committee on City Property  
July 2, 1986

**DISPOSITION:**

VOTED: to accept the proposal of Wilmala S. Casinader to purchase the former Jenkins Street School, deed of conveyance must reflect not more than 12 units, and a reverter clause where if there is not substantial work in progress within a six month span, it reverts back to the City.

In the six month period from the date of the deed of conveyance the building must be gutted, new heating system installed, the installation of the requisite utilities, any rough petitioning and structural work, basic interior and exterior work, and a one year completion date.

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VOTED: to accept the proposal of J.A.N. Associates to purchase the former Berkshire Street School, deed of conveyance not to reflect more than 14 units, and a reverter clause where if there is not substantial work in progress within a six month span, it reverts back to the City.

In the six month period from the date of the deed of conveyance, the building must be gutted, a new heating system installed, the installation of the requisite utilities, any rough petitioning and structural work, basic interior and exterior work, area must be properly landscaped and a 12 month completion date. Strictly private - no subsidized housing and privately financed - family oriented apartments - 1 and 2 bedrooms.

*Rose M. Mendonca*  
City Clerk

**Mount Hope Neighborhood Association Inc.**  
194 Camp Street  
Providence, Rhode Island 02906  
Telephone - 274-7050

August 12, 1986

City Property Committee  
Andrew Annaldo, Chairman  
Providence, RI 02903

RE: Proposed sale of the Jenkins Street School

Dear Councilman Annaldo:

Members of the Mount Hope Neighborhood Association, Inc. Board and residents of the area around the school met with interested bidders to review their proposals. From this meeting, several recommendations emerged.


- \* Renovations should include not more than twelve units
- \* Adequate parking should be provided while allowing space for yards and children's play area
- \* Rental costs should be targeted to be affordable for the neighborhood's current residents

These recommendations were adopted by the Board of Directors at the last regular meeting.

Furthermore, I urge your committee to establish reasonable deed restrictions to assure the timely completion of this project as proposed, and to prohibit the sale of units as condominiums. However, support only those proposals that meet and fulfill these project guidelines.

Furthermore, we did meet with Mr. Casinader, Councilman Annaldo, Mayor Paolino, Mr. Vincent Paolloszi, the Mayor's Aide, and agreed to the compromise of six two-bedroom apartments and six three-bedroom apartments. It is the general feeling of the Jenkins Street Neighborhood that this renovation should take place as soon as possible.

Sincerely,

  
Vincent Brown, Chairman  
Board of Directors

VB:DMN