

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 614

Approved November 24, 1986

RESOLVED, That the Director of the Department of Inspection and Standards is hereby authorized to cause the demolition liens on that property located along 40 Harvard Avenue, in the amount of Two Thousand (\$2,000.00) Dollars, to be waived, as requested by Mark-Ke Realty, Inc. subject to A & H Enterprises, Ltd. moving an existing structure onto the vacant lot at 40 Harvard Avenue from another location within the Providence area.

IN CITY COUNCIL

NOV 20 1986

READ AND PASSED, as amended

Richard W. Eaton PRES.

Rosemond Jones CLERK

APPROVED

NOV 24

John P. [Signature]

IN CITY COUNCIL
OCT 16 1986
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Rose M. Menlove CLERK

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution, as amended
Rose M. Menlove
Chairman

November 14, 1986

Councilman O'Connor (By Request)

LAMAGNA & KATZ

AN ASSOCIATION OF INDEPENDENT ATTORNEYS

JOSEPH A. LAMAGNA
HENRY H. KATZ

DANIEL J. SILVA

474 BROADWAY
PAWTUCKET, RHODE ISLAND 02860

(401) 724-6770 • (401) 421-5498

October 20, 1986

Marvin Homonoff, President
Marke Realty Company, Inc.
888 Reservoir Avenue
Cranston, Rhode Island

RE: SALE OF 40 HARVARD AVENUE, PROVIDENCE, RHODE ISLAND
TO
A & H ENTERPRISES, LTD.

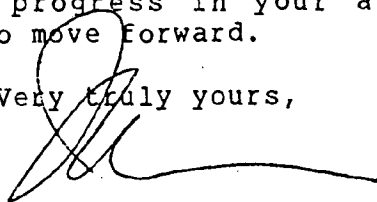
Dear Mr. Homonoff:

This is to advise you that the pending sale of the above premises to A & H Enterprises, Ltd., involves, as you know, vacant land. It is my understanding that A & H intends to either build new housing on the property, or move an existing home to the site.

As you know, A & H invests heavily in Providence and has substantial real estate holdings. Presumably, the sale to A & H, if consummated, will put the property back on the active tax rolls again.

Please let me hear of your progress in your abatement application, since we are anxious to move forward.

Very truly yours,



Joseph A. Lamagna

JAL:BLG
cc A & H Enterprises, Ltd.

MERLIN A. DeCONTI, JR., P.E.
DIRECTOR



JOSEPH R. PAOLINO, JR.
MAYOR

DEPARTMENT OF INSPECTION AND STANDARDS

MEMO

To: Carolyn F. Brassil, Chairwoman Committee on Finance
From: Merlin A. DeConti, Jr., Director *[Signature]*
Date: November 14, 1986
Re: Waiver of Demolition Lien at 40 Harvard Avenue

I have been provided with a letter from Mr. Joseph A. Lamagna to Mr. Marvin Homonoff, President of Marke Realty Company, with regard to the sale of 40 Harvard Avenue to A & H Enterprises, Ltd., (copy enclosed). Mr. Lamagna has outlined the intent of A & H Enterprises to move an existing structure onto the vacant lot at 40 Harvard Avenue from another location within the Providence area. This letter also indicates that A & H Enterprises intends to develop the Harvard Avenue area since he owns other property on Harvard Avenue.

It would be my recommendation to waive the demolition lien presently placed against Marke Realty, if the provisions of the letter will be stipulated to by the prospective buyer or would be made part of the resolution.

If you have any further questions please do not hesitate to contact me.

Enc.

LAMAGNA & KATZ

AN ASSOCIATION OF INDEPENDENT ATTORNEYS

JOSEPH A. LAMAGNA
HENRY H. KATZ

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474 BROADWAY
PAWTUCKET, RHODE ISLAND 02860

(401) 724-6770 • (401) 421-5498

November 10, 1986

Mr. Marvin Homonoff, President
Marke Realty Company, Inc.
888 Reservoir Avenue
Cranston, Rhode Island

RE: SALE OF 40 HARVARD AVENUE, PROVIDENCE, RHODE ISLAND
TO
A 7 H ENTERPRISES, LTD.

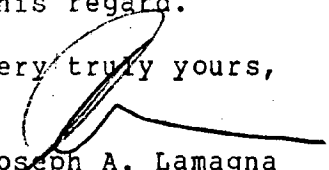
Dear Mr. Homonoff:

After writing my letter to you of October 20, 1986 regarding the status of the above matter, I have further conferred with my client. He has indicated to me that he owns other property on Harvard Avenue and has had the opportunity to purchase other dwellings in the Providence area, which dwellings must be moved in order to be useful. My client has indicated to me that he will move one of those houses to the 40 Harvard Avenue site in order to take advantage of some of those sales. If he is able to complete one of those transactions, then he will move a dwelling to the 40 Harvard Avenue location. We anticipate that the establishment of a dwelling on 40 Harvard Avenue would result in a multi-family dwelling unit on the premises at 40 Harvard Avenue worth market rates which we anticipate at the present time as approximately \$60,000 to \$80,000.

The above are my clients intentions to develop Harvard Avenue at this time but it can only be done if he can acquire the Harvard Avenue site at a reasonably attractive rate. The outstanding liens on that property prohibit the transaction at the present time.

May I please hear from you in this regard.

Very truly yours,


Joseph A. Lamagna

JAL:VAB