

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 570

Approved October 24, 1985

RESOLVED, That His Honor, The Mayor, be and he hereby is authorized to execute a Lease for land at Fields Point, between the CITY OF PROVIDENCE and JOHN J. ORR and an affiliate known as ORRASON TERMINAL CORPORATION. Said land and buildings to be leased shall consist of 143,475 square feet more or less, a copy of said map is attached hereto. Said lease shall be for a term of Three (3) years and Five (5) months beginning in August, 1985, known as the commencement date. The terms and conditions shall be negotiated between the parties.

The amounts of rental are to be as follows. ~~plus~~ ^{for} RMM ~~minus~~ ^{as determined by the parties.} For the first year, the Lease an annual rental of \$199,500.00; for the second year an annual rental of \$228,000.00; for the third year an annual rental of \$226,000.00; for the fourth year an annual rental of \$285,000.00.

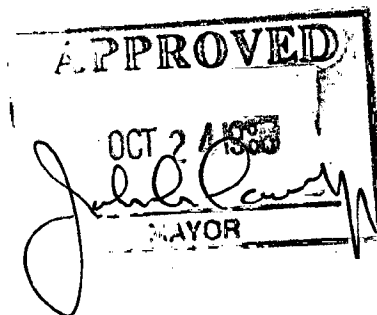
Any other terms and conditions may be added by the City Solicitor.

IN CITY COUNCIL
OCT 17 1985

READ AND PASSED, *as amended*

Nicholas W. Edwards
CITY CLERK

Rose M. Mendonca
CITY CLERK



FILED

OCT 10 3 31 PM '85

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

1985-1986

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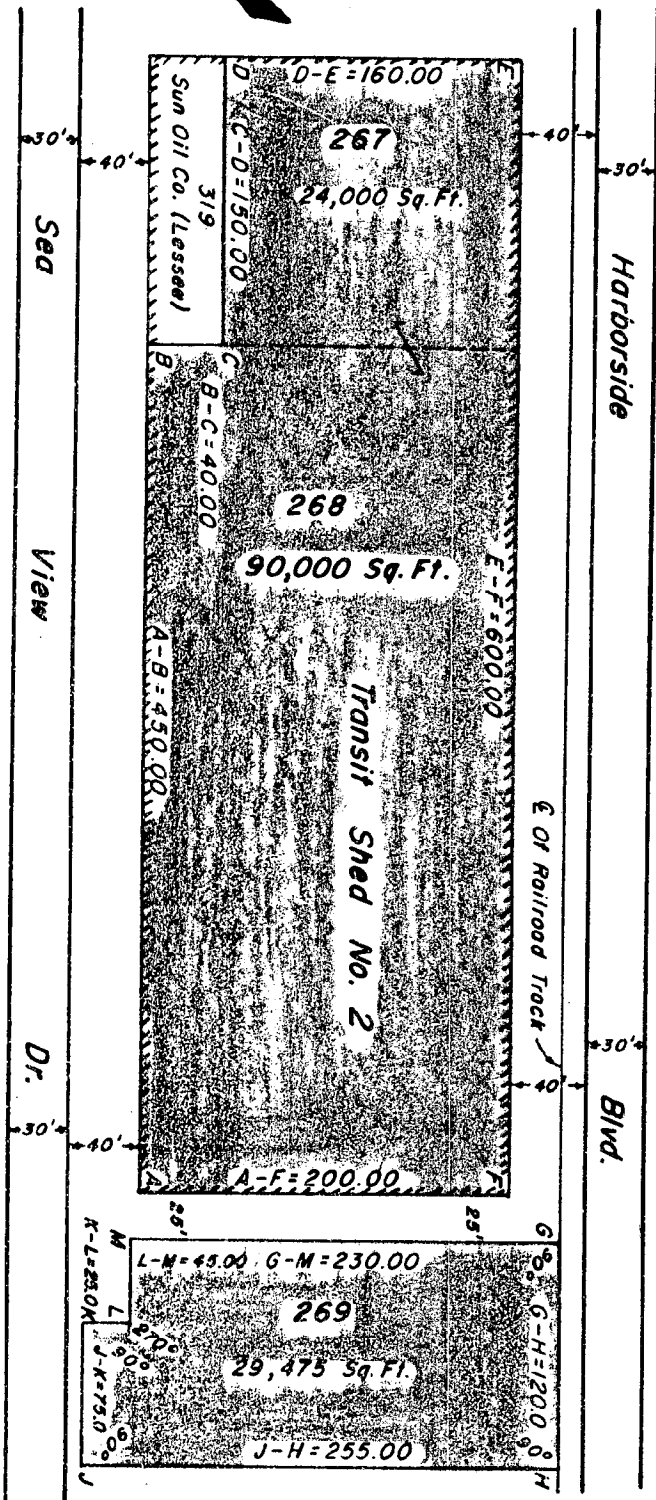
**THE COMMITTEE ON
CITY PROPERTY**

**Approves Passage of
The Within Resolution**

David M. Mendonça
Chairman

October 2, 1985

PROVIDENCE R.
 P. W. DEPT. ENGINEERING OFFICE
 CITY PROPERTY SECTION
 File No. 064328
 Date July 1, 1985



Notes:

Shaded Areas Lettered (A-B-C-D-E-F-A) & (G-H-J-K-L-M-G) Indicates Proposed Lease.

Said Areas To Be Leased Contains
 143,475 Sq. Ft. Or 3.3 Acres.

Lot Numbers From Assessor's Plat 56

CITY OF PROVIDENCE, R. I.
 Public Works Dept. - Engineering Office
 Showing Proposed Lease At Fields Point
 Portion Of Transit Shed No. 2 & Lot 269, AP56
 Drawn by Petruska Checked by R.J.Q.
 Scale "=100' Date July 1, 1985
 Corrected [Signature] Approved [Signature]
 Chief Engineer

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: October 3, 1985

TO: City Solicitor Edward Clifton

SUBJECT: REQUEST FOR DRAFT OF RESOLUTION

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

DISPOSITION: VOTED: That the City Solicitor prepare and submit to the City Clerk, prior to the next scheduled meeting of the City Council, a Resolution to lease land at the Port of Providence to John J. Orr. (information attached)

City Clerk

WILLIAM H. D. GODDARD
CHAIRMAN



Joseph R. Paolino, Jr.
~~XXXXXXXXXXXX~~
MAYOR

COMMISSIONERS
DAVID G. COLLINS
ROBERT P. FREEMAN
DAVID FRIEDMAN
ALICE C. MACINTOSH
THOMAS C. O'CONNOR, JR.
City Councilman
JOSEPH R. PAOLINO, JR.
City Council President

PORT COMMISSION

July 2, 1985

Andrew J. Annaldo
Chairman
Properties Committee
City Council
City Hall
Providence, Rhode Island 02903

Dear Andy:

I am enclosing a marked copy of the lease agreement which has been approved by the Port Commission for the former Ace Warehouse site with an affiliate of John J. Orr.

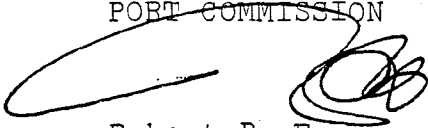
I am also enclosing a copy of correspondence from Harold Dick which should be self-explanatory.

Now that a resolution about the lease seems to be at hand, we are anxious to clear matters up as soon as possible. I am therefore taking the liberty of sending a copy of the lease agreement to Ed Clifton and Henry Fazzano.

Please let each of us know, if you have any questions on this. The sooner the new lease is signed the sooner more revenue can be realized for the City of Providence.

Sincerely,

PORT COMMISSION



Robert P. Freeman
Commissioner

RPF:kav
Enclosure

cc: Edward C. Clifton
Henry W. Fazzano

Port Administration Building
Municipal Wharf Providence, Rhode Island 02905 (401) 781-4717



Finance Department, City Assessor

"Building Pride In Providence"

MEMORANDUM

TO: Henry W. Fazzano
FROM: Theodore C. Littler
DATE: June 28, 1985
RE: Ace Warehouse/Port of Providence

Pursuant to your request, the following information is submitted regarding the buildings and land currently leased to the Ace Warehouse and located at the Port of Providence.

John Gabriele and myself recently* completed an appraisal of the subject property, located on three lots on Assessor's Plat 56 and have determined the value of same as of 12/31/83 to be the following:

Lot #		Appraised Value (100%)	Ratioed Value (85%)
267	Land	15,560	13,220
268	Land	58,340	49,600
269	Land	19,450	16,520
267	Building	273,900	232,820
268	Building	1,127,125	873,060
269	Pavement	5,400	4,600
Total		1,399,775	1,189,820

Property leased to Sunoco and located at the rear quadrant of the building is assessed to Sunoco separately and therefore not included in the above figures.

*January of 1984

GENERAL RELEASE

BY CORPORATION

Know All Men, That the CITY OF PROVIDENCE, a Municipal Corporation in the County of Providence, State of Rhode Island,

..... in consideration of the sum of Five Thousand (\$5,000.00) Dollars

..... to it paid by ACE WAREHOUSE CO. OF R. I., a Rhode Island corporation having its principal place of business in Providence, RI the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit-claim unto said ACE WAREHOUSE CO. OF R. I.

its successors and assigns, all and all manner of actions, cause of actions, debts, dues, claims and demands, both in law and equity more especially by reason of any claim the City of Providence may have by reason of the occupancy of ACE WAREHOUSE CO. OF R. I. on the premises located at Building No. 3, Municipal Wharf, Providence, Rhode Island

which against said ACE WAREHOUSE CO. OF R. I. said CITY OF PROVIDENCE ever had, now have, or in the future may have for or by reason or means of any matter or thing from the beginning of the world to the day of the date of these presents.

In Witness Whereof, the CITY OF PROVIDENCE Municipal a duly organized Corporation organized and existing under the laws of the State of Rhode Island has caused these presents to be executed by its duly Authorized Officer. this _____ day of _____, A. D., 1985.

Executed in presence of

..... CITY OF PROVIDENCE

(CORP. SEAL)

By

ARROW

Form No. 117c

GENERAL RELEASE

BY CORPORATION

Know All Men, That ACE WAREHOUSE CO. OF R. I., a Rhode Island corporation having its principal place of business in the City and County of Providence, State of Rhode Island, in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration to it paid by the CITY OF PROVIDENCE, a municipal corporation in the County of Providence and State of Rhode Island the receipt whereof is hereby acknowledged, do hereby remise, release, and forever quit-claim unto said CITY OF PROVIDENCE

its successors and assigns, all and all manner of actions, cause of actions, debts, dues, claims and demands, both in law and equity more especially by reason of any claim ACE WAREHOUSE CO. OF R. I. may have for damages to the leasehold it was occupying at Building No. 3, Municipal Wharf, Providence, Rhode Island during the period of its tenancy

which against said CITY OF PROVIDENCE said ACE WAREHOUSE CO. OF R. I. ever had, now have, or in the future may have for or by reason or means of any matter or thing from the beginning of the world to the day of the date of these presents.

In Witness Whereof, ACE WAREHOUSE CO. OF R. I.

a duly organized Corporation organized and existing under the laws of the State of Rhode Island has caused these presents to be executed by its duly Authorized Officer. this _____ day of _____ A.D., 1985.

Executed in presence of

ACE WAREHOUSE CO. OF R. I.

(CORP. SEAL)

By _____
President



JOSEPH R. PAOLINO, JR.
MAYOR
(401) 421-7740

July 22, 1985

Mr. Edward C. Clifton, Esq.
Law Department
57 Eddy Street
Providence, Rhode Island 02903

Dear Messrs. Clifton, Orr and Annaldo:

On July 2, 1985 Rob Freeman wrote to Andrew, copying Ed and myself with a marked up copy of a lease agreement for the former Ace Warehouse with an affiliate of John J. Orr.

The following changes should be made:

On page 2, revised paragraph 1 the number \$251,081.25 should read \$199,500 and the number \$20,923.44 should read \$16,625.

Revised paragraph 2, also on page 2 should be changed as follows:
The number \$286,950 should read \$228,000 and the number \$23,912.50 should read \$19,000.


Revised paragraph 3 on page 3 should be changed as follows: The \$320,568.75 should read \$256,500; the \$26,714.06 should read \$21,375.

Revised paragraph 4, on page 3, should be changed as follows:
The number \$358,687.50 should read \$285,000 and the number \$29,890.63 should read \$23,750.

These corrected numbers are what should have been in the draft and are proper.

Ed, I'd appreciate your office changing the draft and letting us all review a corrected draft as soon as possible.

Thanks,


Henry W. Fazzano
EXECUTIVE DIRECTOR
Port of Providence

copy

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement
First Deputy

Grace Nobrega
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

November 7, 1985

John J. Orr
Orrason Terminal Corporation
Building No. 3
Municipal Wharf
Providence, Rhode Island 02905

Dear Sir/Madam:

Enclosed is Resolution No. 570, approved October 24, 1985, relative to the leasing of land at Fields Point.

Kindly contact the City Solicitor's Office at 421-7740, Extension 333, for an appointment, so that you may sign the necessary documents.

Rose M. Mendonca
City Clerk

RMM/spg