

Letter of Transmittal

The Honorable Joseph A. Doorley, Jr., Mayor of the City of Providence.

To the:
Honorable Joseph A. Doorley, Jr.
Mayor of Providence
Honorable City Council
Citizens of Providence

I have the honor of submitting herewith the Eighteenth Annual Report of the Providence Redevelopment Agency for the calendar year 1965.

The report contains narrative statements and statistical data describing the progress of the several projects now in execution or in planning.

Included also are summaries of the overall Agency contribution to the City in the fields of housing, industry, commerce and community facilities.

Finally, the report includes the "Statement of Receipts and Expenditures" for the fiscal year 1964-1965 and the "Consolidated Balance Sheet" as of September 30, 1965.

Respectfully yours,

Edmund M. Mauro

Edmund M. Mauro,
Chairman



IN CITY COUNCIL
JUN 2 1966

READ:
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Vincent Vespia
CLERK

Foreword

Demolition of the old Hanley Building reveals the nearly-completed Bradford House designed for the elderly.

Urban renewal is the name given an endeavor to improve urban areas to better meet the needs of people. It is a partnership of private and public effort — the contribution of political, social, business and professional talents and energies — to develop community objectives and translate them into reality. The success of such an endeavor depends upon how well people of widely differing backgrounds and interests continue to work together in the creation of a new and better environment.



Preface

The local municipal renewal policy has three levels. City-wide determinations form the basic framework for local renewal operations. This level of renewal policy is set by the City's chief elected official, the Mayor, supported by the locality's elected governing body, the City Council.

Consistent with the city-wide renewal policy, members of the Providence Redevelopment Agency set the policy for project operations. The Agency's determinations in the form of proposed redevelopment plans are submitted to the City Council for review and action.

The third level of policy pertains to the supervision by the Executive Director of Agency staff operations which are channelled along the lines already determined by both the city-wide and project-oriented policies.

This year has witnessed major changes of personnel directing local renewal policy on all three levels.

With the changes in personnel directing local renewal policies, there has been a major shift in the emphasis of local renewal. The primary change has been the determination by the Mayor that, in addition to a vigorous prosecution of projects already underway, the locality's renewal efforts would stress the rehabilitation of the community's existing stock of housing. To maximize the impact of the rehabilitation and include as wide an area of the city as possible for renewal treatment in rehabilitation projects, a General Neighborhood Renewal Plan was adopted. It serves as the first step in undertaking a series of rehabilitation-oriented projects in an area containing more than one-third of the city's population.

This past year, 1965, is itself the preface to the increasingly diversified and ambitious renewal of the community.

The Nohel Manufacturing Corporation began operating in the 40,000 square foot plant that it started building in 1964.

Anson, Inc., broke ground for a 44,860 square foot addition to the 102,000 square foot plant it built in 1963. The walls of the addition were erected, and the roof was virtually completed, during 1965.

Two companies expressed interest in purchasing sites in the Park. Circle-O-Phonic Incorporated of New York City offered to purchase five acres from the Agency for the construction of a 40,000 square foot plant. The GTI Corporation of Providence, formerly Glass-Tite Industries, announced plans to purchase a six acre site for a 45-60,000 square foot plant.

The Agency and City Council responded to the needs of smaller local industries for plant sites by amending the official project plan to permit an 11-acre section in the southeast corner of the Park to be sold in six sites of less than five acres. Before the end of the year, negotiations were underway with local companies for all six sites.

Late in 1965 the Agency voted to reduce the minimum site size of other unsold parcels within the Park from five acres to one acre, in anticipation of further needs of smaller local industries. The City Council was reviewing this matter at the end of the year.

CENTRAL-CLASSICAL

The second and third new buildings in the Central-Classical renewal area, a new edifice for the Church of God and Saints of Christ and a modern Martin de Porres Center for the Catholic Interracial Council, were completed during 1965.

The new Interracial Center, at 160 Cranston Street, officially opened in May. Dedication of the new church occurred in July.

Plans for the \$9 million James L. Hanley Education Center were revised during 1965 after the announcement, in August, that \$1.5 million in State funds will be made available for vocational facili-

ties to be incorporated in the addition to Central High School.

The Education Center, which will include a new Classical High School as well as the expansion and modernization of Central High School, is scheduled to be in construction in 1966.

The Providence Building, Sanitary and Educational Association — known as the "Wiggin Group" — and its architects continued to develop plans for the construction of approximately 285 housing units on a 16-acre site along Bridgham Street, the western border of the 67-acre project.

In April the Agency accepted the financial qualifications of the Association, a local non-profit corporation interested in building low-cost private housing in this project. The group has worked closely with local officials of the Federal Housing Administration in developing final plans, and construction is expected to begin early in 1966. Included in these plans are neighborhood shopping facilities at Cranston and Bridgham Streets.

Also during 1965, the Agency sold: an 18,702 square foot site on Knight Street to the John Hope Settlement House, for the construction of a day nursery; 18,326 square feet on Westminster Street to the Sun Oil Company for the construction of a gasoline station; and a 3,009 square foot strip of land to the Louttit Laundry Company, giving the company improved access to Westminster Street.

Final site preparation work, begun in May, was virtually completed by the end of the year. Demolished during 1965 were the old Martin de Porres Center at 135 Cranston Street and buildings of the Royal Crown Bottling Company of Rhode Island.

Remaining to be cleared under the Agency's existing demolition contract are the 108-year-old Bridgham Street vocational school and the Annex A building of the Central and Classical High School complex. Scheduled to be acquired and cleared under a new demolition contract are Classical High School, and the Central High School heating plant and gymnasium.

Agency Chairman and Mayor at groundbreaking ceremonies of apartment tower site.



WEYBOSSET HILL

The 56 acres of Weybosset Hill, Providence's first downtown renewal project, were the scene of dramatic changes during 1965.

This activity culminated in December with groundbreaking ceremonies marking the start of construction of a 13-story apartment tower west of the police and fire station off LaSalle Square. This apartment tower, sponsored by the Reynolds Metals Development Corporation of Richmond, Va., and the Gilbane Building Company of Providence, will contain 192 housing units, the first of approximately 600 dwellings to be built in the project area. It is scheduled to be ready for occupancy in 1967. The total development cost of the structure is estimated at \$4.2 million.

While the area was transformed through demolition and major site preparation work, plans were developed for other new facilities to be constructed in the project area, starting in 1966.

The Agency signed a sales agreement in November with The Short Line, Inc., for the purchase of

an 83,538 square foot parcel on Sabin Street, on which Short Line plans to build a \$1.2 million addition to its existing bus terminal. This addition is scheduled to be in construction early in 1966.

It will consist of a two-story office building and a one-story repair and service building.

Another sales agreement was signed in October, between the Agency and Beneficent House, Inc., a non-profit corporation formed by officers of the Beneficent Congregational Church for the purpose of developing a nine-story apartment house across Chestnut Street from the church.

Beneficent House will contain 180 apartments, as well as some professional offices and shops on the ground level. Its construction is scheduled to begin in early 1966.

Also during 1965, architectural plans were completed for a new office building for the City's Department of Public Welfare. The new Welfare Building, scheduled for construction early in 1966, will be located at the corner of Mathewson and Fountain Streets, next to the Providence Journal Company's building.

Architects for the Roman Catholic Diocese of Providence continued to work on plans for the "Cathedral Complex" of offices and assembly facilities that will overlook the redesigned Cathedral Square at the present junction of Jackson, Westminster and Weybosset Streets. The Cathedral Complex is expected to be in construction by summer of 1966.

Finally, architects for the Reynolds-Gilbane combine were preparing plans for a motor hotel and a travelers' service station to be built at LaSalle Square, between Broadway and Aborn Street. Construction of both these facilities is scheduled to start during 1966.

By the end of the year, 92 of 172 buildings in the project area designated for clearance were demolished. The first phase of site improvement work, in the area just west of LaSalle Square, was more than 80 per cent complete.

Projects in Planning

The Historic Roger Williams Town Spring will be the focal point of a new historical park.

EAST SIDE

Completion of project planning and the conditional selection of a private developer for the South Main-South Water Streets section of the East Side renewal area were major events of 1965.

After a series of meetings with area residents, particularly through the East Side Project Citizens Committee and such component groups as the Fox Point Neighborhood Association, the project plan was submitted to the Urban Renewal Administration in October.

In its final form, the plan reflected several major recommendations made by the citizen groups. The Agency weighed numerous, and sometimes divergent, proposals from groups and individuals from various parts of the project area before formulating the final plan.

The Agency hopes to receive URA approval of the plan in Spring of 1966 and, with City Council approval, to move the project into execution late in 1966.

For a 7.7 acre section around South Main Street along the Providence River, there are renewal proposals which call for residential and commercial redevelopment as well as the restoration of historic commercial buildings.

The private developer working on these proposals is the Providence Preservation Development Corporation formed in 1965 by the Providence Preservation Society and Nassoit-Sulzberger Co., Inc., a New York City real estate firm.

In December the Development Corporation submitted elements of a preliminary site plan for the South Main Street renewal which it estimated would involve a private investment of \$10 million. Agency review of these submissions and further studies by the Development Corporation concerning proposals for this area were still underway at the end of 1965.

Based on the project schedule, the Agency would begin acquiring properties in the South Main



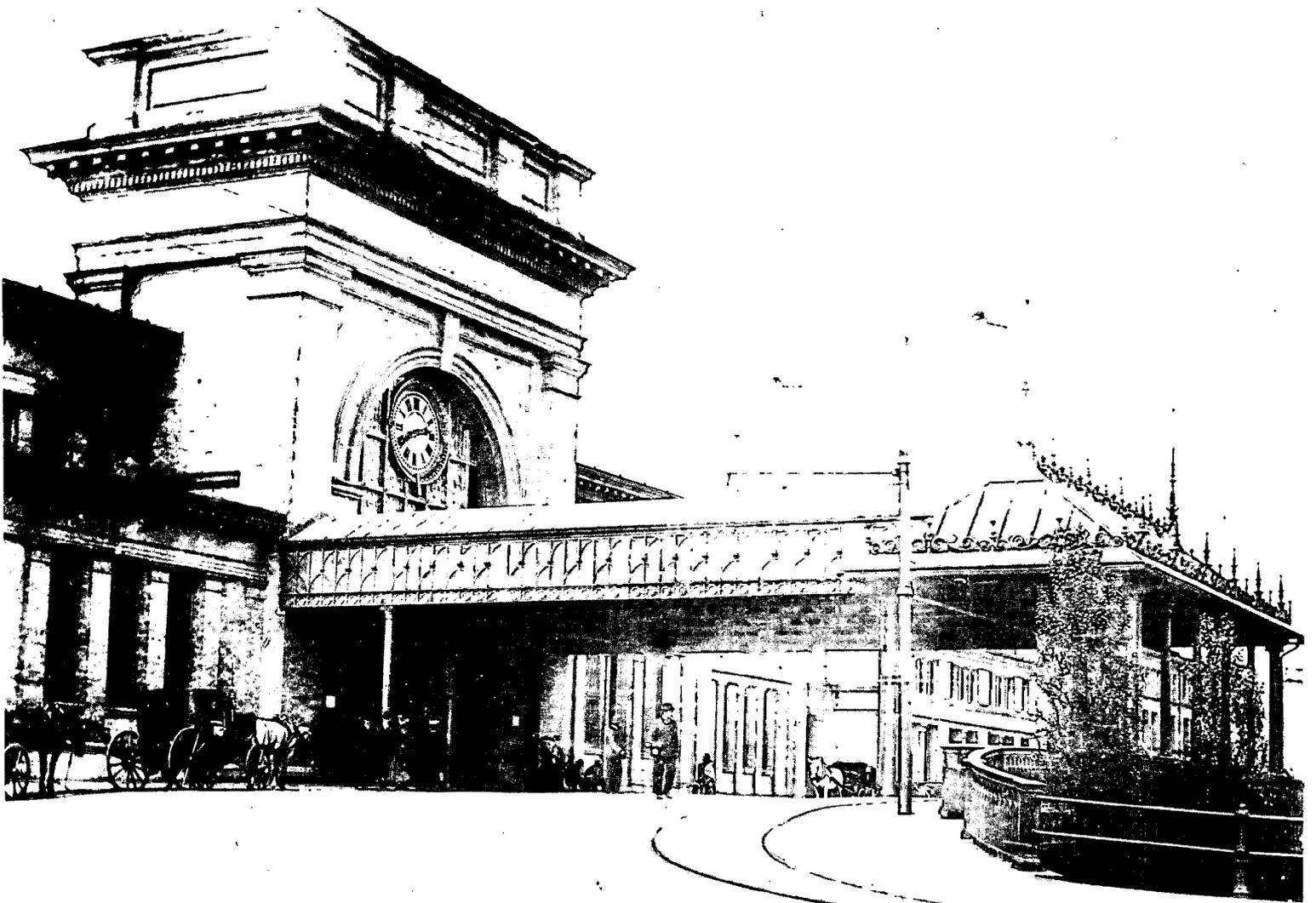
Street area late in 1966 and would be prepared to sell land to the redeveloper early in 1968.

Plans were unveiled in December 1965 for a \$1.5 million office building along South Main Street to be sponsored by Fenton G. Keyes Associates, a Providence architectural and engineering firm. The new structure, named "Heritage House," was designed to harmonize with the renewal proposed for the area. This facility is expected to be ready for occupancy early in 1967.

Another element of the plan for the East Side Project area is a Roger Williams National Memorial Park between North Main and Canal Streets, on the site of the historic "Roger Williams Town Spring." Congressional and presidential approval necessary for the establishment of the national memorial was granted during 1965, after passage of bills submitted by Senator Claiborne Pell and representative Fernand J. St. Germain.

Other proposals for the project area include clearance for industrial redevelopment in Randall Square, as well as major traffic improvements in this section; housing and commercial rehabilitation in Fox Point, where institutional and public

Union Station circa the turn of the century.



facilities are also planned; and housing rehabilitation and restoration and a limited amount of new housing construction in the North Benefit Street section.

RAILROAD RELOCATION

A railroad relocation plan in conformity with the Master Plan for Downtown Providence 1970 was submitted to, and returned by, the URA during July for reconsideration and revision. URA officials stated that "... the problems of relocating the railroad and the ultimate economic benefit render any plan predicated on the relocation infeasible . . ."

URA officials also stated that planning funds could be extended under the federal contract for replanning the project so as to deal with the area's problems while retaining the railroad trackage in its present right of way.

Mayor Doorley and representatives of the City Plan Commission and Redevelopment Agency agreed at a meeting in September, subsequent to URA's return of the project plan, that the city should develop new plans for a downtown Civic Center on the basis suggested by the federal government.

It was agreed that the new plan should be flexible enough to permit ultimate relocation of the trackage, if more favorable circumstances occur in the future.

The URA position on the original plan was followed by public questioning, by City Plan Commission officials and others, of the accuracy of cost estimates submitted to the federal government by the Agency in July, as part of the official Loan and Grant application. The estimated net project cost, approximately \$35 million, was considerably higher than had been originally estimated before detailed cost figures were available.

After the September meeting, however, members of the Plan Commission unanimously took the position that the Agency's cost estimates were accurate and justifiable, and expressed recognition of the "professional excellence" with which the plan-

ning work had been done by the Agency's staff and consultants.

At the end of 1965 the Agency awaited federal approval of a revised planning budget for the preparation of new plans for this project.

MOUNT HOPE

The Redevelopment Agency prepared a Survey and Planning Application in September to obtain a \$196,000 advance of funds from the URA for the planning of the Mount Hope project. Located just north of Lippitt Hill, the proposed project encompasses an area of 64 acres bounded by Doyle Avenue, North Main Street, Rochambeau Avenue and Camp Street.

Consistent with Mayor Doorley's emphasis on neighborhood rehabilitation, Mount Hope will be the first Providence renewal project in which no broadscale "clearance sections" are expected to be delineated. Except for several "spot clearance locations" involving relatively few residential structures, rehabilitation and conservation treatment is proposed for the entire area.

Housing surveys conducted during 1965 indicated that approximately 90 per cent of the 964 dwelling units in the area are physically capable of being economically rehabilitated up to the City's housing code. There are 515 structures in the area, including 469 wholly residential structures.

Major public improvements are planned for this area which has been hampered by overcrowding, poor streets and a shortage of recreational facilities for persons of all ages. In addition, storm drainage is to be separated from sanitary sewage so that the sewers, now carrying both but normally operating almost at capacity in any weather, will no longer overflow into the Moshassuck River during storms.

It is anticipated that project planning will be undertaken and completed during 1966, permitting Mount Hope renewal to move into execution during the year.

GENERAL NEIGHBORHOOD RENEWAL PLAN

The Federal Hill - South Providence General Neighborhood Renewal Plan (GNRP) area extends over approximately 1986 acres in the southwestern section of the City, including the Federal Hill, West End, Elmwood and South Providence neighborhoods.

The proposed GNRP is an example of an approach to renewal based on Mayor Doorley's renewal policy. That policy has two major aims. The first is to maximize the rehabilitation of the community's housing. The second is to maximize the buying power of each local public dollar.

Consistent with the City's goal to achieve maximum rehabilitation of all the neighborhoods encompassed by the GNRP, clearance will be limited to those structures and those areas where rehabilitation is clearly infeasible or inappropriate, as for example, severely deteriorated structures, or existing structures on sites needed for public educational or recreational developments. Relocation and rehousing plans for those displaced in the GNRP area determined, in large part, the priorities for the various project undertakings. The GNRP strategy aims at stabilizing neighborhoods surrounding the most severely blighted sections in order to avoid the wholesale resettlement of displaced families into adjacent neighborhoods. The stabilization process will consist of providing all required public facilities and promoting the rehabilitation of housing in order to strengthen these neighborhoods.

To understand how the second aim, economical renewal, can be accomplished, it is necessary to review briefly how a locality can provide its share of renewal costs. That share can consist of cash provided under redevelopment bond authority. However, a part of the whole of the local share may consist of local public expenditures for certain operations, including public improvements

which benefit the project area. The more a city can synchronize its capital improvements program (concerned with construction of required new public facilities) with its renewal program, the less the locality has to provide an *extra* cash outlay for urban renewal. In other words, if a \$1 million school, called for in the local school construction program, is built in a renewal project area, the Federal Government will provide an additional \$3 million in federal funds for the renewal of that area. In that instance, a local project costing \$4 million — and that cost would include the local \$1 million for school construction — would require no additional local expenditures.

It has been estimated that the seven urban renewal projects encompassed by the Federal Hill-South Providence General Neighborhood Renewal Plan will cost about \$54,666,000. Three-quarters of that cost, about \$41 million, would be assumed by the federal government. The City of Providence would be responsible for one-quarter of the cost, approximately \$13,666,000, which would be expended for public facilities in the area, such as educational and recreational developments.

The Federal Hill-South Providence General Neighborhood Renewal Plan was submitted to the Urban Renewal Agency on December 6, 1965. It is anticipated that federal review will be completed by the spring of 1966.

WEST BROADWAY

In December, three months after the Mount Hope application, the Agency prepared a Survey and Planning Application and submitted it to the Urban Renewal Agency for a planning advance of \$490,500 for the West Broadway project.

The 231-acre West Broadway project is located in the northwest corner of an area of almost 2,000 acres encompassed by the General Neighborhood Renewal Plan. Boundaries of the West Broadway

Rehabilitation of sound existing structures will help old neighborhoods.

project are the Dennis J. Roberts Expressway, the proposed Route 6 connector to downtown, and Knight, Westminster, Bridgham, Cranston, Messer and Wood Streets.

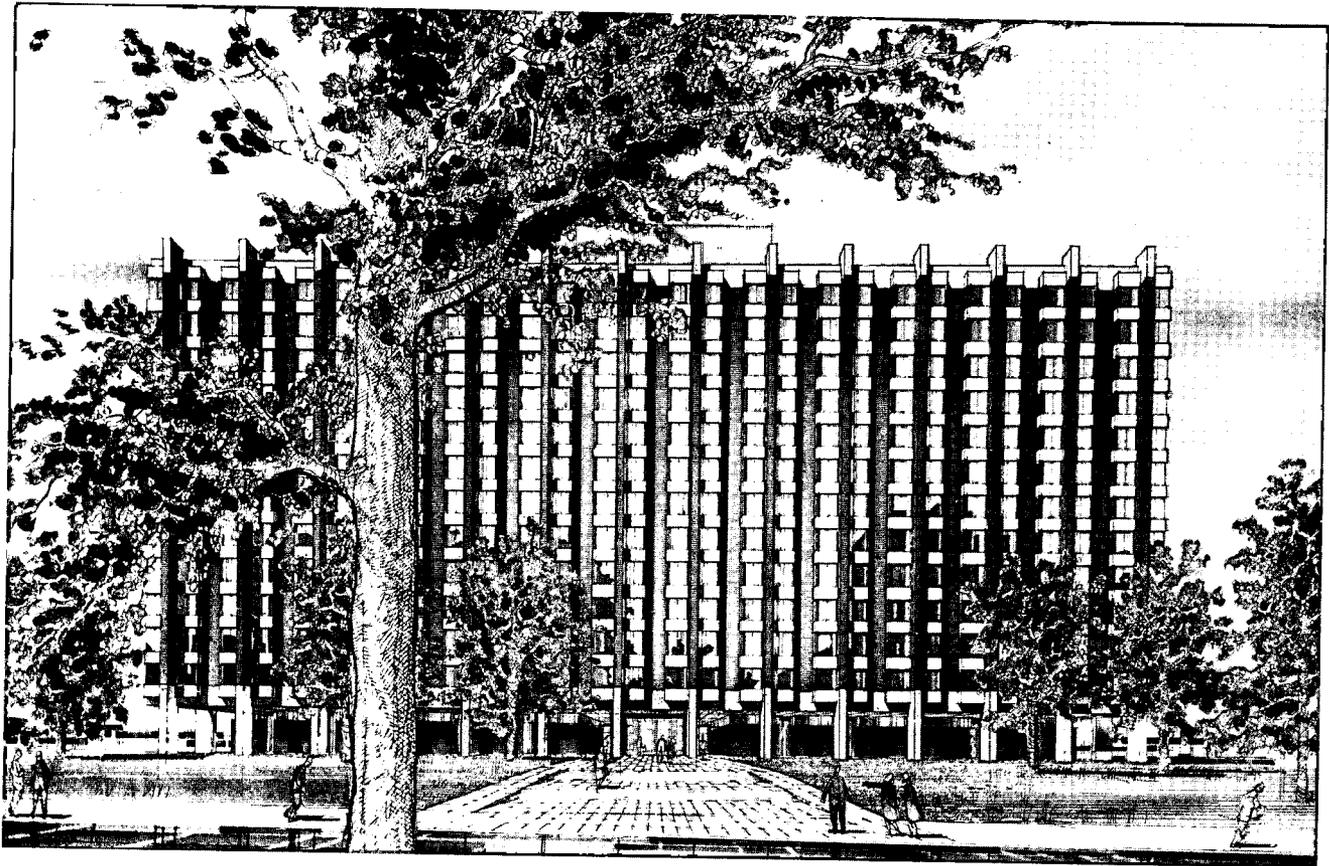
West Broadway, like Mount Hope, reflects Mayor Doorley's stress on neighborhood rehabilitation. It is anticipated that clearance and displacement will be relatively minor in extent, with rehabilitation activities predominating.

Within the project area are 1571 buildings, of which 1471 are in residential use. The 3941 dwelling units in the project area include 1402 that were found to contain deficiencies in housing surveys conducted in 1961 and 1962 by the Providence City Plan Commission. In most cases the deficiencies can be corrected or accommodated within an improved environment, although in some cases spot clearance may be the only answer.

Problems to be overcome in the area include the presence of industrial and commercial uses that cause noise and air pollution in primarily residential neighborhoods, poor streets, overcrowding, and inadequate recreational and elementary school facilities.

Project planning for the West Broadway renewal area is expected to be substantially completed within one year after approval of the federal advance application.





High-rise luxury apartments to be constructed in Weybosset Hill by Reynolds-Gilbane.

Completed residential units in Lippitt Hill — the first housing to be constructed in a local urban renewal project.

Community Development

RESIDENTIAL

The original goal and still a major concern of the urban renewal program is the provision of good housing. Through the construction of new private housing, new public housing, rehabilitation of existing units and restoration of historic residences, the city is pursuing its objective — to create a good living environment.

University Heights' apartments and town houses, built during 1965 as the first phase of the Lippitt Hill development, are the first of more than 1600 new private housing units scheduled for construction in the Lippitt Hill, Central-Classical, Weybosset Hill and East Side Projects. Contributing to this total will be the 192-unit apartment tower for which ground was broken December 7, 1965, by the Reynolds Metals Development Corporation and the Gilbane Building Company. According to current projections, almost all of these 1600 units will be completed before the end of 1970, approximately twice the number of units for which local building permits were issued between 1958 and 1964.

For many of these 1600 units, the effects of the high cost of new residential construction will be offset to a limited extent by the use of mortgages arranged under Section 221 (d) (3) of the Housing Act. These provisions, which are designed to encourage new residential construction by non-profit sponsors, are proving popular and workable throughout the country in the development of housing for moderate income families. Private subsidies will further reduce rental charges for approximately 283 garden-apartment units to be constructed in the Central-Classical Project.

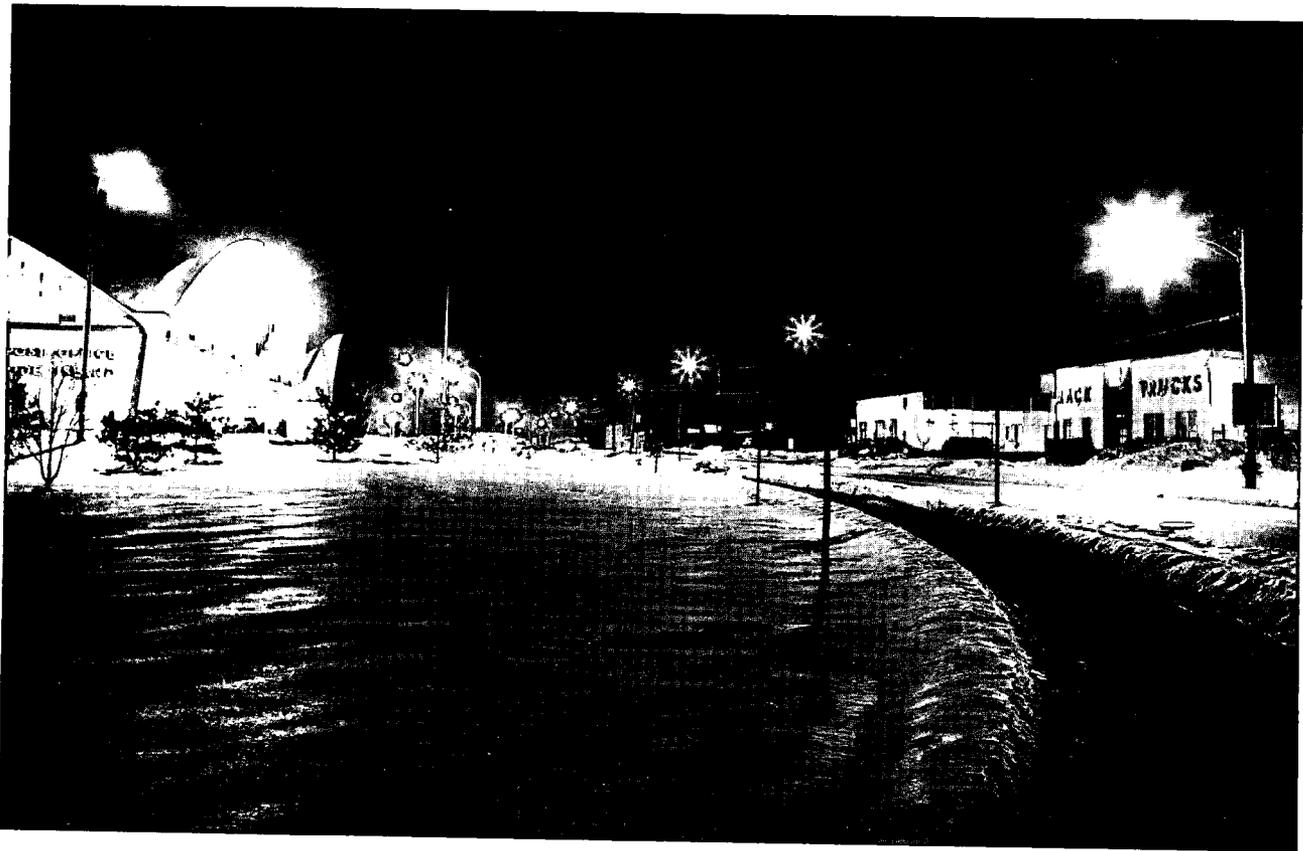
Because no satisfactory method for general application has yet been found to make new private housing within the city available for very low-income families, Providence relies on a complementary program to urban renewal, public hous-

ing, to create adequately subsidized housing. By the end of 1965 construction was well underway on the second high-rise apartment house to be built in the vicinity of downtown by the Providence Housing Authority. Both Dexter Manor and the unfinished Bradford House are buildings distinguished by their quality and location.

Housing rehabilitation, so far a relatively minor part of the renewal program, is to receive increased emphasis. Although the city's housing stock is old — very little private residential building took place between 1930 and 1960 — much of it is sound and nearly all of it is located in neighborhoods convenient to schools, shopping and employment centers. Moreover, since 1950 there has occurred an overall improvement in housing, partly as a result of the efforts of the Minimum Housing Division and partly as a result of the demolition of several thousand substandard units which were formerly located in urban renewal areas and in public rights-of-way.

Encouraged by financing programs contained in the 1965 Housing Act, the Mayor requested the Agency to initiate planning for two new rehabilitation projects to conserve such neighborhoods — Mount Hope and West Broadway. Survey and Planning Application for these projects were submitted. The City's first large-scale rehabilitation program is scheduled to be conducted within the East Side Project, for which a final plan was submitted to URA during 1965.

Providence has been distinguished for many years by the efforts of its private citizens who have restored numerous historic residences, particularly within the College Hill section of the city's East Side. Restoration work carried on with private funds, and with the assistance of the Providence Preservation Society, has resulted in the rejuvenation of approximately 100 homes in the city's Historic District Zone.



INDUSTRIAL

During the 1950's, when the Interstate Highway Program got well underway and State condemnations began to cut deeply into the inner parts of the City, the need for new space for industry became critical. While the market continued to supply rental space in old structures for small, particularly newly-founded industries which characteristically make use of such quarters, well-established industries displaced by condemnations were unable to find sites for new buildings. The 60-acre West River Project was undertaken in 1956 to fill part of that need.

Since then urban renewal has provided most of the acreage for new plant construction in Providence. Between 1959 and 1964, 1,084,000 square feet of industrial floor space was built; of this, 793,000 square feet, or 73 percent was built in urban renewal project areas. Some scattered sites do still exist which could accommodate small establishments, but generally speaking, space for new plants can only be created by demolishing existing structures or by engaging in extensive site preparation activities. Randall Square, scheduled for condemnation in 1966 as part of the East Side Project, will provide approximately 40 more acres for light manufacturing and service industries.

When H. Leach Machinery completes its plant in

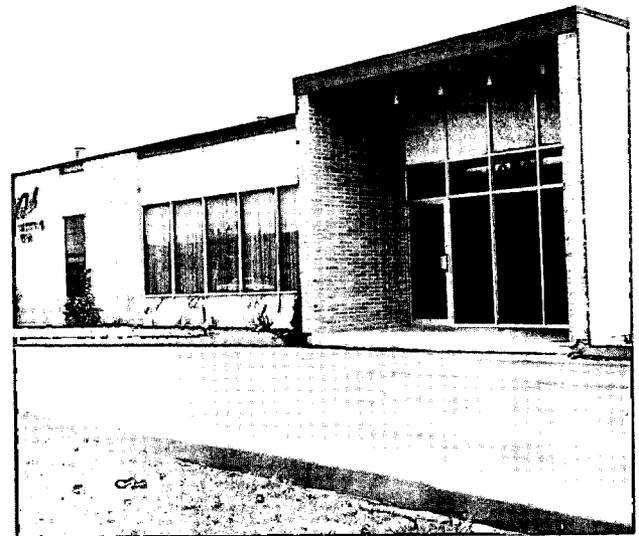
Winter night scene at West River Industrial Park.

Anson, Inc. creates accessories and men's jewelry in its Huntington Industrial Park location.

Nohel, Inc. produces rubber footwear in its newly-completed plant at Huntington Industrial Park.

1966, development of West River will be complete — 14 plants, including the U. S. Post Office built by Intelx, Inc. Two more companies have executed sales agreements with the Agency and will build on sites recently consolidated from excess State land and remnants of the West River project. Of the 16 firms, Providence Gravure and the Automated Post Office, represent new ventures. The other 14 are former Providence firms which were displaced by public action or wished to build and occupy new quarters. Assessed value of real property alone within the project area totalled \$2.5 million in 1965, six times the value prior to redevelopment.

Five plants were in operation during 1965 in the Huntington Expressway Industrial Park. All five were local firms formerly operating in other locations within the City. Tax revenue on real and personal tangible property in this project is three times that derived from the same area prior to re-



development, indicating a much more favorable situation when the project is completely occupied.

Current trends in land use indicate that core cities are becoming more and more service and distribution centers rather than industrial centers. Locally, there has been increasing attention given this past year to the determination of land use policies for future industrial acreage and for the land remaining in the Huntington Expressway Industrial Park. Originally, the redevelopment plan for the park reserved the land for industries requiring five or more acres. The plan has been modified to allow one 11-acre section to be subdivided into sites as small as one acre to accommodate small local industries. Still under discussion, pending evaluation of current and projected economic developments, are proposals to further revise the redevelopment plan for Huntington in favor of more land for service industries.

A common type of business operation in the South Main Street area.



COMMERCIAL

Final plans are being drawn for a substantial amount of commercial space scheduled for construction in 1966 and 1967 in the Weybosset Hill project area. With its high-rise apartment house containing a few office accommodations already underway, the Reynolds and Gilbane combine is now ready to concentrate on the traveller's service station on Broadway and the Motor Hotel to be built adjacent to Interstate 95. Closer to the center of downtown, the Short Line, Inc. has purchased a piece of land on which it will build office and service facilities.

In the Lippitt Hill Project, University Heights readied its plans for Phase II of its operations. This will contain a 90,000 square foot shopping center and additional residential units. The probability is good that the Trustees of the "Wiggin Fund" will soon be able to proceed with their Central-Classical development which includes a group of neighborhood stores and new residential units.

To date, commercial redevelopment has not been stressed in the City's renewal program. As a result of past policies and in common with many cities, Providence has had, at least until recently, an oversupply of commercially-zoned areas. The distribution of this land follows its historical development — in its original location in Randall Square and on South Water and South Main Streets, in the present downtown area, in strip developments along major roads, and finally, on corner locations throughout much of the city. Consequently, urban renewal planners have not yet been called upon to provide much new commercial space. Even in Weybosset Hill, a downtown area, the net acreage to be devoted to commercial uses shows a decrease from 18.3 acres to 15.6 acres.

Redevelopment will, however, materially affect the commercial sectors of project areas by altering the physical arrangement of commercial units, as in Lippitt Hill, or by changing the mix of commercial units, as in Weybosset Hill. In Lippitt Hill

An obsolete commercial structure scheduled for clearance in Randall Square.

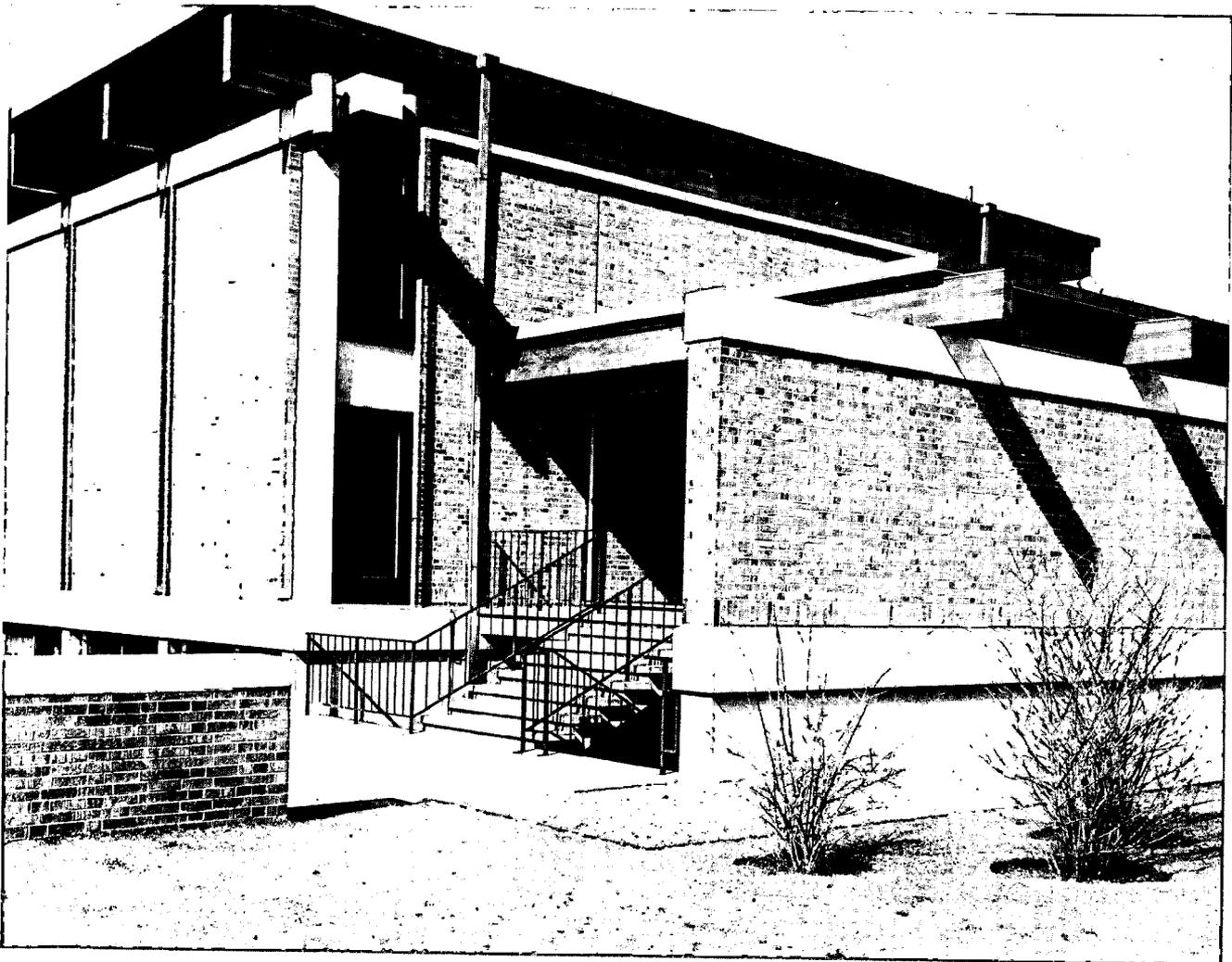
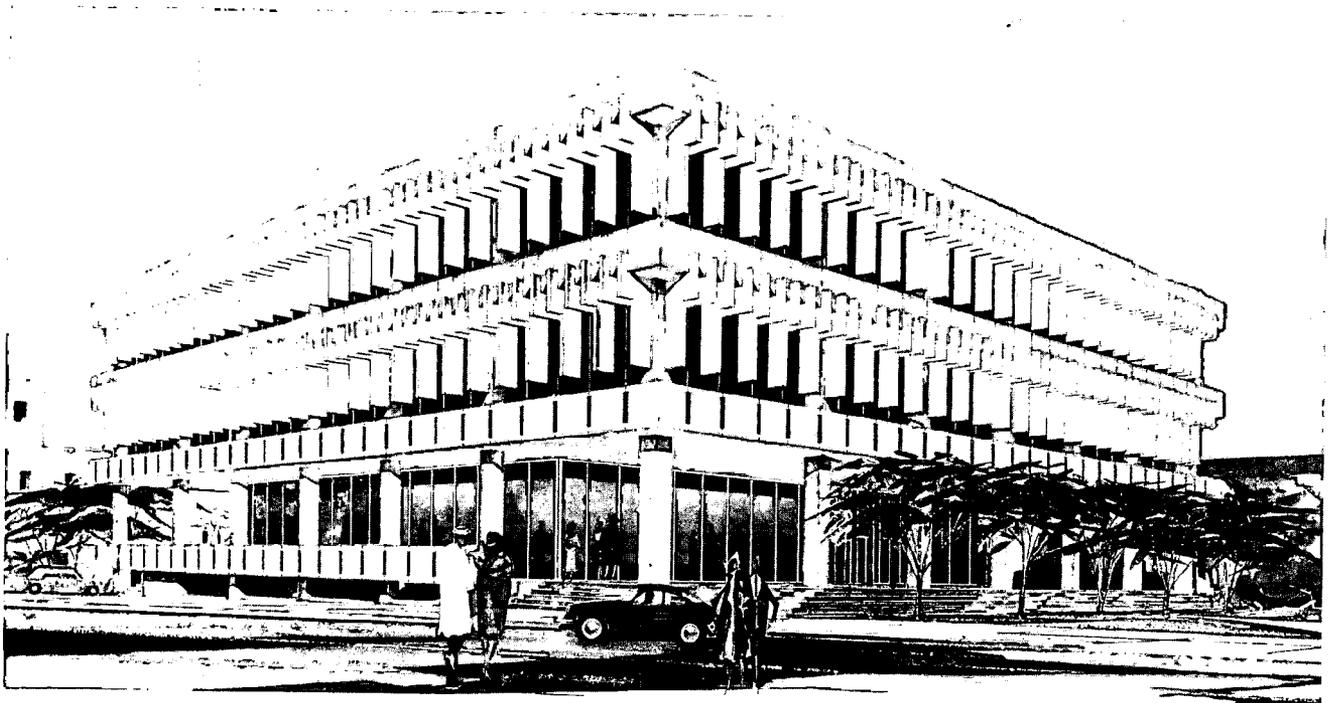
a modern shopping center provided with adequate off-street parking will be developed instead of the former strip retail units which required on-street parking. In the Weybosset Hill project area, a combination of office and retail units will replace a grouping of light industrial, distribution and retail establishments.

A 22-unit shopping center in Willard Center built a few years ago was the only commercial development included in the four renewal projects already completed. In projects now in execution, some commercial space is being reserved for neighborhood shopping requirements. An interesting feature of the East Side Plan is the retention, at the formal request of the local citizen organizations, of existing neighborhood stores which serve a well-established clientele. In projects where existing commercial uses have been retained, a limited amount of additional off-street parking space has been made available.

There is considerable evidence to suggest that this condition, of oversupply of commercial locations, no longer exists. Leases, for instance, for temporary parking facilities have made possible intensive use of cleared project land in Weybosset Hill awaiting final disposition. Substantial businesses, displaced from project areas, have continued to shift outward from the centrally-located project areas into existing space in strip developments and a few have moved out of the city altogether. At the same time, very little new commercial floor space has been constructed.

With the completion of I-95 linking Boston and New York, there is every reason to expect Rhode Island to absorb an increasing number of the region's industrial and commercial establishments. Downtown businesses will specialize and grow to serve the Metropolitan region. Moreover, the expected port development will increase the city's potential as a center of distribution so that future renewal activities can be expected to be more involved with commercial growth.





The proposed Welfare Office Building to be built in the Weybosset Hill project area.

The Olney Street Baptist Church serves its parishioners in this modern structure in Lippitt Hill.

COMMUNITY FACILITIES

Although the City of Providence is the major supplier of the area's community facilities, the role of private organizations is significant. The importance of that role is indicated by reviewing community facilities already constructed in renewal areas. Two new churches have been built on project land: the Olney Street Baptist Church (Lippitt Hill) and the Church of God and Saints of Christ (Central-Classical), both of which were formerly located in or adjacent to their respective project areas. Two other private sponsors have constructed community facilities in the Central-Classical project area; the Roman Catholic Diocese of Providence has provided a new Martin de Porres Center, and the Boy Scouts of America, Inc. has built a new headquarters Building. The third sponsor, the John Hope Settlement House, has purchased land from the Agency in order to expand its service capabilities.

To date, the development of educational facilities represents the major use of project land for public facilities by the City. Urban renewal has provided sites for three school complexes since its inception: the Edmund T. Flynn School already constructed in Willard Center I Project, the Lippitt Hill School now under construction, and the Central-Classical Complex which is expected to be under construction sometime in 1966. Each of these schools has recreation areas associated with it. This is in marked contrast to most of the old school sites which have little or no outdoor recreation space available for the use of children.

The next major development of community facilities in a project area will occur in Weybosset Hill. There, ground will be broken in 1966 for a modern Welfare Building. Also within the Weybosset Hill Project area is the Roman Catholic Diocese of Providence which intends to purchase land for office and assembly facilities.

In the description of the Federal Hill-South Providence General Neighborhood Renewal Plan, it was noted that a locality's expenditures for certain public facilities could be employed to defray a part or the whole of local renewal costs. It is anticipated, therefore, that in the GNRP area, more than \$11.5 million will be expended for public educational and recreational facilities.

Since public expenditures for community facilities may count as a part or the whole of local renewal costs in the form of credits, those expenditures lessen the cash cost to the City for its renewal. Moreover, public expenditures for community facilities in renewal areas provide the locality with additional savings by utilizing federal subsidies for acquisition and site preparation costs. Since the federal government assumed $\frac{2}{3}$ of the net project costs — it now provides for $\frac{3}{4}$ of those costs in Providence — sites for the needed public facilities have been obtained at the lowest possible cost to the City. It is estimated that the site costs for the Edward Flynn School and its related parking and play areas, for the Lippitt Hill School and its related recreational area, and for the Central-Classical School-recreation complex amount to more than \$5,200,000. In fact the City's share of that cost was only a little more than \$1,758,000. The savings to the City, therefore, exceeded \$3,500,000 by using urban renewal as the program through which to develop those public facilities.

At today's rate of interest for long-term (25 year) municipal bonds, the City would have to pay about \$221,000 per year to pay off \$3,500,000 in bonded debt. To afford such an annual payment of \$221,000 without cutting existing public services or raising the tax rate would require an additional \$5,500,000 on the City tax rolls.

It is evident, therefore, that the provision of needed public facilities is most economically accomplished by using the urban renewal program.



*Edmund M. Mauro
Chairman*



*Timothy A. Purcell
Vice Chairman*



*Robert C. Smith
Secretary and Executive Director*



*Joseph E. Adelson
Member*



*G. William Miller
Member*



*John J. Cummings, Jr.
Member*

AGENCY MEMBERS

The Providence Redevelopment Agency is the City's "Local Public Agency" for urban renewal. In the context of the City's renewal policy defined by the Mayor, the Agency determines policy during the preparation of redevelopment plans and assumes the responsibility for carrying out the plan. Empowered "to carry out and effectuate the purposes and provisions" of the State's redevelopment enabling legislation, the members of the Agency bring to this task experience of leadership in banking, legal and business fields.

The Chairman of the Agency is Edmund M. Mauro, retired President of International Supply Co. The Vice-Chairman is Timothy A. Purcell, a retired executive of the Graybar Electric Co. Joseph E. Adelson is an attorney in the firm of Adelson and Chernick. G. William Miller is the President of Textron, Inc. John J. Cummings, Jr. is an Executive Vice-President of the Industrial National Bank.

Messrs. Miller and Cummings were appointed by the Mayor following the resignation during this past year of Albert Harkness and Charles Morris Smith.

Agency Composition

AGENCY STAFF

Administration

Robert C. Smith, *Executive Director*
Vincent Pallozzi, *Deputy Director*
Stanley Bernstein, *Project Director*
Michael J. Kopeski, *Project Director*
Sidney Kramer, *Project Director*
John Fawcett, Jr., *Information Officer*
Rae Budnick, *Clerk-Stenographer III*
Ronda V. DeStefanis, *Clerk-Stenographer II*
Barbara S. Boyle, *Clerk-Stenographer I*

Fiscal

George N. Moorachian, *Business Manager*
David P. D'Iorio, *Accountant II*
Harris E. M. Goldberg, *Clerk I*
Mary F. Burns, *Clerk-Stenographer II*

Research

Melvin L. Feldman, *Principal Planner*
Barbara Saydam, *Asst. Research Officer*
Nathan Bell, *Research Aide*
Maria A. Schiano, *Clerk-Stenographer II*

Planning

John R. Kellam, *Principal Planner*
Richard R. Torchia, *Chief of Planning*
Soo Dip Chin, Sr., *Redev. Project Planner*
M. Dicran Derderian, *Assoc. Redev. Project Planner*
Merrick A. Cook, Jr., *Assistant Planner*
Louis Calcagni, Jr., *Engineering Aide III*
John R. D'Antuono, *Draftsman*
George H. Myrick, *Draftsman (Part Time)*
Alan D. McKeon, *Draftsman (Part Time)*
Gloria J. Monti, *Clerk-Stenographer II*

Legal

Timothy J. McCarthy, *Chief Counsel*
Paul F. Casey, *Urban Renewal Counsel*
Raymond Mannarelli, *Attorney I*
Jacqueline T. LaRose, *Clerk-Stenographer III*

Real Estate Acquisition

Roger W. Nani, *Real Estate Officer*
John E. Keefe, *Asst. Real Estate Officer*
Myrna J. Iacono, *Clerk-Stenographer I*

Real Estate Disposition

Robert H. Yeremian, *Land Disposition Officer*

Engineering

Arthur W. Beauregard, *Senior Engineer*
L. Daniel Libutti, *Assoc. Engineer II*
Victor M. DeCesare, *Engineering Aide III*

Property Management

Melvin St. J. Susi, *Management Agent*
William F. Mattos, *Management Aide*
James F. Murphy, *Management Aide*
Thomas A. Cahir, Jr., *Housing Inspector I*
Barbara A. Mayberry, *Clerk-Stenographer II*
Jacqueline A. Lopez, *Clerk-Typist I*

Business Relocation

Robert F. Arrigan, *Business Relocation Officer*
Henry Fernandes, *Asst. Business Relocation Officer*

Industrial Promotion

Edwin P. Palumbo, *Chief Industrial Representative*
Peter L. Cannon, *Industrial Representative*
Robert C. Grimes, *Industrial Representative*

RESIGNED

James F. Reynolds, *Executive Director*
Thomas B. Marston, Jr., *Principal Planner*
Robert F. Moran, *Asst. Real Estate Officer*
Ann A. Fera, *Clerk-Stenographer III*
Carol Berman, *Clerk-Stenographer II*
Elaine M. Couto, *Clerk-Stenographer I*
Ann A. Fera, *Clerk-Stenographer I*
Lois C. Healey, *Clerk-Stenographer I*
William D'Amico, *Clerk I*

ADMINISTRATION

The Executive Director, assisted by the Deputy Director, directs staff operations. Project Directors assigned to coordinate departmental activities for all projects in execution and the principal officers of Agency Divisions all serve as assistants to the Executive Director.

In addition to supervising staff work and directing the preparation of material for review and policy determination by Agency members, the Director serves as the link between the City Administration and the Agency as well as between the Agency and developers or others directly affected by urban renewal.

This past year new appointments to the two senior staff positions occurred. Following the resignation of James F. Reynolds, the Agency appointed the former Deputy Director, Robert C. Smith to the post of Executive Director and the former Urban Renewal Counsel, Vincent Pallozzi, to the position of Deputy Director.

RESEARCH

The Research Office is charged by the Executive Director with special assignments related to operations. It collects and distributes data pertaining to Agency activities. Personnel in Research regularly review legislative and administrative directives concerning urban renewal, to exploit fully State and Federal programs in order to maximize assistance to the City's renewal effort. They also prepare materials to initiate or support legislation affecting the renewal program. Staff assignments to the Research Office include liaison work with citizen groups and local institutions, and with staff members of other city departments and agencies.

During 1965, the staff assumed responsibility for preparing the Workable Program for Community Development and for preparation of numerous reports dealing with such subjects as air rights, payments in lieu of taxes, financial assistance for local settlement houses in renewal areas and low income housing.

LEGAL

The Legal Division, responsible for all legal matters, prepared approximately 300 legal memoranda and opinions and 25 agreements of sale and deeds for conveying real estate during 1965. The Division also prepared condemnation papers for the extension of the West River Project and the State-owned land in Weybosset Hill and drafted legislation calling for State aid to redevelopment. It processed requests for disbursement from the Registry of Court for the fiscal year ending September 30, 1965, totalling \$3,027,847 for the Central-Classical, Mashapaug Pond and Weybosset Hill Projects.

Of seven cases tried this past year, five involved property settlements. The first of the other two involved a taxpayer's suit against the developer of Lippitt Hill in which the Agency's selection of the developer was challenged. In the other case, the Agency was challenged on its choice of "lowest responsible bidder." In both cases, the court upheld the legality of Agency action.

PUBLIC INFORMATION

The will of the community, expressed in civic and political terms, to develop plans and programs for its own improvement, is carried out under complex, technical programs such as urban renewal. These are tightly controlled and circumscribed by legislation and administrative directives. The ability of the various parts of the community to exert a positive influence in carrying out the plans is built very largely on understanding which comes from adequate knowledge. The primary objective of the Agency's public information officer is to interpret, through the use of presentations, exhibits, personal contacts and releases to the various forms of news media, the function and activities of the Providence Redevelopment Agency.

Inquiries concerning present and future operations flow into the Agency from widely differing sources — from a marketing consultant assessing business opportunities, from a landlord concerned

about the advisability of improving his property, from an out-of-town technician researching program development. The public information officer is responsible for developing materials for and explaining pertinent aspects of urban renewal activities to each of these, and many more.

The office is also charged with the responsibility of presenting to the public, in a general way, current and future programs. It does this by preparing releases of Agency meetings and special events for radio and television stations and to the press, by preparing special stories for use in magazines and trade journals, and by presenting slide shows to interested organizations on their request.

A special project of the public information officer has been the initiation and maintenance of an educational urban renewal unit as part of the Social Studies curriculum in the City's eight junior high schools. The unit was used for the first time on a full-scale basis in the spring semester of the 1964-65 school year, reaching an estimated 1,000 students. The unit has been evaluated and updated for use during the coming year.

PLANNING

The Planning Office prepared four major submissions to the Federal Government during 1965. They were: (1) the Final Project Report for the Railroad Project, submitted in July; (2) the Final Project Report for the East Side Project, submitted in October; (3) a Survey and Planning Application for the Mount Hope Project, submitted in October; and (4) a Survey and Planning Application for the West Broadway Project (constituting the first project in the Federal Hill-South Providence General Neighborhood Renewal Plan area), submitted in December. The Planning Office was also involved in processing the following submission developed primarily by another office: the Federal Hill-South Providence General Neighborhood Renewal Plan prepared by the Providence City Plan Commission and submitted in December.

The Agency's planning staff at work.



In connection with the Final Project Reports for both the Railroad and East Side Projects, the Planning Office administered and reviewed extensive reports submitted by consultants for those projects, covering such topics as — among others — Traffic Engineering, Water Feature Feasibility, Engineering Hydrology, Acquisition Appraisals, and Land Use and Marketability.

In addition to its work in developing project plans and consulting with outside agencies and persons concerning project planning, the Planning Office prepares models and exhibits. It also reviews, on a regular basis, all building and site plans submitted by prospective developers to determine their conformance with the redevelopment plans for specific projects. With major building underway or impending in six different projects, the office reviewed the designs for 22 proposed buildings.

ENGINEERING

During 1965, the largest part of the Engineering Division's effort was concentrated on providing staff engineering services for projects in execution, although the Division serves the Agency during the planning stages of urban renewal as well. The engineers performed field and office work in connection with the preparation of metes and bounds descriptions for land to be sold in the Mashapaug Pond, Central-Classical, Weybosset Hill and West River Extension Projects. Site preparation activities — streets, sidewalks, drainage facilities, etc. — for the Central-Classical and Weybosset Hill Projects were begun and continued under the supervision of Agency engineers.

In the office, detailed engineering cost estimates for four submissions were developed: (1) an amended Final Project Report for Central-Classical Project; (2) the Final Project Report for the East Side Project; and (3) and (4) the Survey and Planning Applications for the Mount Hope and West Broadway Projects.

Demolition of structures in clearance areas is supervised by the Agency's Management Division.



Also as part of its regular assignment, the Engineering Division prepared site preparation contracts, reviewed reports submitted by consultants for special engineering surveys, and served as a liaison between the Agency and other City and State agencies engaged in public works construction and maintenance in order to advise the Agency concerning engineering problems and considerations.

PROPERTY MANAGEMENT

Responsibility for property management within project areas is assigned to the Management Division by the Agency which, during the period it owns project land, functions as one of the city's biggest and busiest landlords.

The Division operates out of field offices in project areas. Management personnel advise on appropriate rents for project tenants, are responsible for rent collection, answer inquiries concerning the properties, and provide for the maintenance and insurance of properties during their occupancy and during the difficult period while they are being vacated. During 1965, the staff served more than 1,000 tenants in three project areas.

Another major duty of the Division is field supervision of demolition work undertaken by contractors. Most of the Division's activity this past year was concentrated in Weybosset Hill.

Exclusive of real estate taxes and staff salaries, the management cost for the operation of acquired property during the fiscal year, 1964-1965, was \$85,715.50. Weybosset Hill accounted for most of the year's expenditures.

MANAGEMENT COST

| | |
|-----------------------------|--------------------|
| Weybosset Hill | \$82,745.06 |
| Central-Classical | 2,552.26 |
| Lippitt Hill | 182.83 |
| Mashapaug Pond | 235.35 |
| Total | \$85,715.50 |

The Division works closely with the Business Relocation Officer on relocation problems, and with the Industrial Department of the Providence Chamber of Commerce and the Industrial Department of the Rhode Island Development Council on matters involving promotion and development. It supplies information to the Mayor's Business Advisory Council and to Industrial realtors in Rhode Island and draws on the resources of both.

REAL ESTATE

As an organization engaged in the assembly and disposition of land according to a pre-determined, overall plan, the Agency conducts one of the largest real estate operations in the community. On December 31, 1964, land held by the Agency had an assessed value of more than \$8,400,000 on which the Agency paid taxes amounting to \$329,096.

The Agency is also the source of a very large volume of business for private agencies and persons engaged in appraising, title searching, buying, selling, and developing real estate: \$243,232 was expended last year for real estate appraisals, title work, and for the acquisition of real estate.

To date the Agency has expended more than \$28 million for real estate in renewal projects:

REAL ESTATE ACQUISITIONS

| | |
|-----------------------------|---------------------|
| Point Street | \$ 449,400 |
| Willard Center I | 410,526 |
| Willard Center II | 1,564,160 |
| West River | 3,894,574 |
| Lippitt Hill | 3,906,972 |
| Central-Classical | 5,887,407 |
| Mashapaug Pond | 3,316,333 |
| Weybosset Hill | 9,533,894 (Est.) |
| Total | \$28,963,266 |

LAND DISPOSITION

Preparing land disposition programs and applying these programs in negotiations leading to sales agreements are the major functions of the Land Disposition Officer. He is also responsible, during the period covered by each Official Redevelopment Plan, usually a 40-year span for carrying out inspections to assure compliance by developers with land use and building requirements as set forth in the Plan.

To shorten the interval between the start of formal Agency action in a project area and the disposition of the last parcel of land, it is desirable that an appropriate land disposition program be initiated as soon as the basic form of the project plan indicates the amount, use, and location of the various sites to be made available. In 1965, planning for the East Side Project was sufficiently advanced to require the development of a disposition program for the South Water Street-South Main Street section of the project area.

Twelve parcels covering 460,000 square feet of project land were sold during the year for \$172,357 and sales agreements were reached for nine additional parcels covering 1,042,527 square feet for a total purchase price of \$1,089,859.

Throughout 1965, investigations concerning compliance with land use and building requirements continued; these were followed, where infractions were observed, by discussions with the redevelopers. In some cases, conditions were corrected; in other cases, further Agency action is under consideration in order to maintain the high level of development called for by project policy.

INDUSTRIAL DEVELOPMENT

The Industrial Development Division is assigned

responsibility for promoting industrial development in Providence both inside and outside of urban renewal project areas and for assisting industrial and commercial firms displaced by any type of public action to find suitable space in which to carry on their operations. Relocation assistance for the State of Rhode Island is performed under contract with the State Department of Public Works.

The Division has developed and maintained an extensive listing of industrial prospects with which it keeps in contact by personal calls, by telephone and by mailing of updated information concerning developments within the city's industrial districts. In addition to the promotional material which is sent out to prospects, the Division's officers are prepared to provide specific information to prospective clients about any matters in which they may be interested, including availability of labor, wage rates, transportation facilities, financing, etc.

In this highly competitive field where the City vies with other localities for the retention or enlargement of industrial and commercial activities within its own jurisdiction, the Division pays close attention to the industrial land market. On the average, 80 letters a month are prepared for mailing, and out-of-town calls number a dozen a day. A prospect may be followed for as long as five years before an actual sale is completed.

Preliminary and follow-up contacts with industrial firms resulted in several sales agreements in 1965 for the purchase of parcels of land in the West River Annex area and the Huntington Expressway Industrial Park. Work with several other companies interested in Huntington continued throughout the year.

Rehabilitation can restore life to the modest, as well as to the elaborate home.



REHABILITATION

The staff of the Providence Redevelopment Agency worked on several aspects of planning for rehabilitation projects during 1965.

In order to carry out the plan for the East Side Project, it has been necessary to develop a set of minimum property standards which are higher than those set up by existing local codes and ordinances.

Meetings were called by the East Side Project Director with the Federal Housing Administration, the Building Inspection Department, the Department of Minimum Housing Standards and the City Plan Commission to establish such standards. At the same time, participants at the meetings worked on the development of a single inspection-type form which would satisfy the requirements of all interested agencies, and which could be used throughout the City.

In preparation for its own program, members of the staff visited the Washington Park Rehabilitation Project in the Boston area and the West Mill Creek Rehabilitation Project in Philadelphia to observe project operations and procedures.

Staff requirements for projected rehabilitation projects in Providence were assessed, and a series of job specifications for new positions were prepared as part of a report for the Mayor dealing with staff organization.

Late in the year, to develop coordinated services and to prevent overlapping of effort, the staff began a series of meetings with the staff of the local Office of Economic Opportunity which was also engaged in planning for rehabilitation activities.

Work was nearly completed during 1965 on a small experiment in residential rehabilitation carried out by the Agency on a house at 69 Doyle Avenue in Lippitt Hill.

Businesses and families receive relocation payments and assistance in finding new quarters.

The conclusion drawn from the experience with the house is that the conduct of actual rehabilitation work is best done privately. Governmental procedures, which require cumbersome and highly detailed specifications, bidding procedures and careful attention to formal labor standards are too unwieldy in this instance although the need for public subsidy in the form of financing and the provision of public works and planning remains.

RELOCATION

To assist families and businesses being relocated from their former locations in urban renewal projects or other public projects, federal regulations are becoming more and more stringent, and payments more liberal. This fact plus an increasing specialization in the treatment of types of relocatees and the sheer volume of work made it advisable for Providence to separate the function into two parts. In 1963, the processing of commercial business relocation claims resulting from project activities was made the responsibility of the Business Relocation Division within the Providence Redevelopment Agency, leaving the recording and processing of residential and certain other institutional claims as the responsibility of the Providence Family and Business Relocation Service, a division of the City's Department of Public Works. Both offices handle relocation incident to all public clearance projects whether or not those projects are in formal renewal project areas.

Providence Family and Business Relocation Service completed its special study concerning the impact of relocation on elderly persons during 1965. Conducted under a \$35,000 grant from the Ford Foundation, the study is intended to identify special problems of the elderly and to recommend solutions. Reports prepared by the Relocation Service and the R. I. Council of Community Services are scheduled to be submitted to the Ford Foundation during 1966.



The Relocation Service's continuing program in behalf of its elderly clients, initiated in 1961, has been assisted by the R. I. Department of Public Welfare, the R. I. Council of Community Services and various public and private nursing and recreational services.

In the Weybosset Hill Project, where condemnation occurred in May 1964, 10 families and 113 individual residents relocated during 1965. At the end of the year only 4 families and 71 individuals remained in the project area, out of a total of 34 families and 409 individuals who lived in the area on the date of condemnation.

Continuing throughout 1965 was the Relocation Service's Diagnostic Study and Social Action Program in the Randall Square section of the East Side Renewal Project, where property acquisition is scheduled to begin late in 1966. In its third year, this program brought the services of various public and private welfare agencies to Randall Square residents. During 1965, 11 families and 9 individuals moved out of Randall Square, mainly because of fires or hazardous housing conditions. Remaining in the area at the start of 1966 were 43 families and 40 individuals.

The Relocation Service continued to encourage remaining residents to stay in the area until the East Side Project proceeds into execution, so that they can qualify for the Relocation Adjustment Payment and other benefits available to them.

During 1965, the Business Relocation Division concentrated its efforts in assisting 293 businesses affected by the Weybosset Hill Renewal Project. By the end of the year, 129 of the businesses had moved to new locations, 105 of them within the City of Providence.

After the structures in which they were housed were acquired for the project, 43 of the commercial establishments went out of business. Among these

were 15 rooming houses, 5 bars, 6 lunch shops and 17 other miscellaneous service uses oriented to the former neighborhood.

The Housing Act of 1964 contained a provision for a small business Displacement Payment of \$1,500 in addition to relocation expenses, and this year 69 eligible Weybosset Hill displacees received this payment.

To date \$1,243,985 has been paid to businesses and \$163,154 has been paid to residents displaced by renewal operations, exclusive of payments made for property acquisition.

FISCAL

The Fiscal Division is responsible for processing all financial matters.

The Division receives and disburses all Agency funds and maintains all City and Federal project costs and accounting records. It schedules and supervises Agency insurance coverages, prepares City and Federal financial statements and budgets, and assists in the handling of Federal and State audits. Also, the Division is charged with responsibility for the maintenance of necessary departmental and personnel records, the preparation of payrolls and the purchasing of supplies, materials and equipment.

Beginning in January 1965, the Providence Redevelopment Agency set up an Annual Budget System for project work as part of an experiment designed by the Fiscal Division of the Housing and Home Finance Agency in 1964. A few other local public agencies in selected cities were designated to take part in the experiment which may result in a determination to require all local public agencies to budget on an annual basis.

A regular function of the Fiscal Division is the investment of funds available for renewal purposes but not immediately needed. "Idle" monies for the last fiscal year amounted to \$4,520,000 on which more than \$60,000 was earned.

LIABILITIES & CAPITAL

Current

Accounts Payable

| | | |
|-------------------------------|-----------------|---------------|
| City of Providence: | | |
| East Side Renewal | \$ 525,721.00 | |
| Railroad Relocation | <u>2,275.08</u> | \$ 527,996.08 |
| Other | | 24,083.80 |

Loans Payable

| | | |
|-----------------------------|---------------------|--------------|
| Central-Classical | 2,360,000.00 | |
| Lippitt Hill | 1,217,000.00 | |
| Weybosset Hill | <u>5,779,000.00</u> | 9,356,000.00 |

Accrued Interest on Loans Payable

| | | |
|-----------------------------|------------------|-----------|
| Central-Classical | 32,742.35 | |
| Lippitt Hill | 25,410.96 | |
| Weybosset Hill | <u>12,201.09</u> | 70,354.40 |

Preliminary Advances Payable

| | | |
|-------------------------------|--|------------|
| Railroad Relocation | | 503,000.00 |
|-------------------------------|--|------------|

Accrued Interest — Advances Payable

| | | | |
|-------------------------------|--|------------------|------------------------|
| Railroad Relocation | | <u>30,968.54</u> | \$10,512,402.82 |
|-------------------------------|--|------------------|------------------------|

Capital

Local Grants-in-Aid

| | | | |
|-----------------------------|---------------------|---------------------|----------------------|
| Cash: | | | |
| Central-Classical | 1,928,829.28 | | |
| Lippitt Hill | 1,373,882.25 | | |
| Weybosset Hill | 1,515,816.15 | | |
| Mashapaug Pond | <u>5,870,984.96</u> | 10,689,512.64 | |
| Non-Cash: | | | |
| Central-Classical | 146,500.00 | | |
| Lippitt Hill | 142,800.00 | | |
| Weybosset Hill | <u>1,495,500.00</u> | <u>1,784,800.00</u> | 12,474,312.64 |

Federal Capital Grants

| | | | |
|--------------------------------|---------------------|---------------------|-------------------------------|
| Project Capital Grants: | | | |
| Central-Classical | 3,167,658.00 | | |
| Lippitt Hill | 2,214,260.00 | | |
| Weybosset Hill | <u>4,565,188.00</u> | <u>9,947,106.00</u> | |
| Relocation Grants: | | | |
| Central-Classical | 430,397.40 | | |
| Lippitt Hill | 144,832.45 | | |
| Weybosset Hill | <u>550,752.70</u> | <u>1,125,982.55</u> | 11,073,088.55 |
| | | | <u>\$34,059,804.01</u> |

Central Classical Project No. R.I. R-2

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1965

| | TOTAL | PROJECT EXPENDITURES ACCOUNT | TEMPORARY LOAN REPAYMENT FUND | FUNDS IN ESCROW |
|---|---------------------|------------------------------|-------------------------------|------------------|
| Cash Balance, October 1, 1964 | \$ 160,200.99 | \$ 97,970.49 | \$ 28,036.28 | \$34,194.22 |
| Receipts: | | | | |
| Transfer from Temporary Loan Repayment Fund | 520,439.89 | 520,439.89 | | |
| Relocation Grants | 41,792.00 | | 41,792.00 | |
| Rental of Acquired Property | 4,928.62 | 4,928.62 | | |
| Transfer from Escrow Account | 25.00 | 25.00 | | |
| Sale of Investments | 3,275,781.30 | 198,935.08 | 3,076,846.22 | |
| Earnings on Investments | 13,474.70 | 496.42 | 12,978.28 | |
| Return Premium on Insurance | 437.37 | 437.37 | | |
| Rebate on Taxes | 639.89 | | 639.89 | |
| Sale of Furniture | 3,316.23 | 3,316.23 | | |
| Deposits on Sale of Land | 10,530.40 | | 10,530.40 | |
| Sale of Land | 20,115.20 | | 20,115.20 | |
| Federal Capital Grants | 375,880.00 | | 375,880.00 | |
| Miscellaneous Receipts | 92.23 | 92.23 | | |
| Premium on Sale of Preliminary Loan Notes | 75.87 | 75.87 | | |
| Interest on Participation Accounts | 1,141.85 | | | 1,141.85 |
| Total Receipts | 4,268,670.55 | 728,746.71 | 3,538,781.99 | 1,141.85 |
| Total Available | 4,428,871.54 | 826,717.20 | 3,566,818.27 | 35,336.07 |
| Disbursements: | | | | |
| Project Administration Costs | 6,522.01 | 6,522.01 | | |
| Non-technical Salaries | 12,794.84 | 12,794.84 | | |
| Acquisition Salaries | 285.01 | 285.01 | | |
| Legal Salaries | 1,814.15 | 1,814.15 | | |
| Site Clearance Salaries | 471.76 | 471.76 | | |
| Site Improvement Salaries | 3,475.02 | 3,475.02 | | |
| Disposition Salaries | 1,218.18 | 1,218.18 | | |
| Travel Expense | 319.77 | 319.77 | | |
| Sundry Overhead | 4,224.86 | 4,224.86 | | |
| Legal Fees & Expenses | 263.55 | 263.55 | | |
| Real Estate Purchases | 24,800.00 | | | 24,800.00 |
| Appraisals for Acquisition | 4,700.00 | 4,700.00 | | |
| Title Information | 62.44 | 62.44 | | |
| Relocation Planning and Execution | 125.00 | 125.00 | | |
| Sundry Disposition Costs | 12.00 | 12.00 | | |
| Operation of Acquired Property | 64,515.80 | 64,515.80 | | |
| Site Clearance | 15,500.00 | 15,500.00 | | |
| Site Improvements | 240,960.88 | 240,960.88 | | |
| Interest to Others | 49,080.00 | | 49,080.00 | |
| Miscellaneous | 246.97 | 120.00 | | 126.97 |
| Total Development Costs | 431,392.24 | 357,385.27 | 49,080.00 | 24,926.97 |
| Transfer to Project Expenditures Account | 520,439.89 | | 520,439.89 | |
| Advance to Revolving Fund | 2,298.00 | 2,298.00 | | |
| Purchase of Investments | 3,340,365.23 | 347,462.41 | 2,992,902.82 | |
| Relocation Payments | 17,487.16 | 17,487.16 | | |
| Return of Good Faith Deposits | 1,538.60 | | 1,538.60 | |
| Total Disbursements | 4,313,521.12 | 724,632.84 | 3,563,961.31 | 24,926.97 |
| Cash Balance September 30, 1965 | \$ 115,350.42 | \$102,084.36 | \$ 2,856.96 | \$10,409.10 |

COMPOSITION OF CASH BALANCES

| | | | | |
|--|----------------------|---------------------|--------------------|--------------------|
| Cash in Bank: | | | | |
| Checking Accounts — Industrial National Bank of Rhode Island | \$ 104,941.32 | \$102,084.36 | \$ 2,856.96 | |
| Cash in Custody of Others: | | | | |
| Superior Court of Rhode Island | 10,409.10 | | | 10,409.10 |
| | <u>\$ 115,350.42</u> | <u>\$102,084.36</u> | <u>\$ 2,856.96</u> | <u>\$10,409.10</u> |

Weybosset Hill Project No. R. I. R-7

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1965

| | TOTAL | PROJECT EXPENDITURES ACCOUNT | TEMPORARY LOAN REPAYMENT FUND | FUNDS IN ESCROW |
|---|----------------------|------------------------------|-------------------------------|---------------------|
| Cash Balance, October 1, 1964 | \$ 5,023,412.83 | \$ 49,822.83 | -0- | \$4,973,590.00 |
| Receipts: | | | | |
| Transfer from Project Expenditures Account | 160,025.00 | | | 160,025.00 |
| Transfer from Temporary Loan Repayment Fund | 270,700.00 | 270,700.00 | | |
| Relocation Grant | 270,715.00 | | 270,715.00 | |
| Sale of Investments | 4,671,013.64 | 4,671,013.64 | | |
| Earnings on Investments | 31,825.53 | 31,825.53 | | |
| Interest on Superior Court Deposits | 141,096.06 | | | 141,096.06 |
| Rental of Acquired Property | 450,343.73 | 450,343.73 | | |
| Proceeds from Loans | 628,798.48 | 628,798.48 | | |
| Deposits on Sale of Land | 2,000.00 | | 2,000.00 | |
| Rebate on Electricity Charges | 22,029.66 | 22,029.66 | | |
| Rebate on Insurance Charges | 771.62 | 771.62 | | |
| Rebate on Water Charges | 4,506.80 | 4,506.80 | | |
| Rebate on Real Estate Taxes | 29,233.32 | 29,233.32 | | |
| Rebate on Repairs to Acquired Property | 3,439.99 | 3,439.99 | | |
| Miscellaneous Receipts | 1,441.12 | 1,441.12 | | |
| Total Receipts | 6,687,939.95 | 6,114,103.89 | 272,715.00 | 301,121.06 |
| Total Available | 11,711,352.78 | 6,163,926.72 | 272,715.00 | 5,274,711.06 |
| Disbursements: | | | | |
| Project Administration Costs | 56,392.82 | 56,386.29 | 6.53 | |
| Non-technical Salaries | 35,258.34 | 35,258.34 | | |
| Acquisition Salaries | 12,135.53 | 12,135.53 | | |
| Relocation Salaries | 36,729.42 | 36,729.42 | | |
| Legal Salaries | 10,613.26 | 10,613.26 | | |
| Site Clearance Salaries | 1,805.64 | 1,805.64 | | |
| Site Improvement Salaries | 1,273.40 | 1,273.40 | | |
| Management Salaries | 12,254.23 | 12,254.23 | | |
| Disposition Salaries | 8,341.02 | 8,341.02 | | |
| Travel | 3,535.44 | 3,535.44 | | |
| Sundry Overhead | 23,500.05 | 23,500.05 | | |
| Legal Fees and Expenses | 1,384.25 | 1,384.25 | | |
| Real Estate Purchases | 2,990,806.50 | 344.00 | | 2,990,462.50 |
| Appraisals for Acquisition | 13,960.00 | 13,960.00 | | |
| Option Negotiations | 5,180.00 | 5,180.00 | | |
| Title Information | 11,650.92 | 11,650.92 | | |
| Sundry Acquisition Costs — Condemnation | 250.00 | 250.00 | | |
| Relocation Planning & Execution | 2,565.00 | 2,565.00 | | |
| Sundry Disposition Costs | 272.00 | 272.00 | | |
| Operation of Acquired Property | 401,969.90 | 401,969.90 | | |
| Site Clearance | 172,609.50 | 172,609.50 | | |
| Site Improvements | 80,847.84 | 80,847.84 | | |
| Furniture and Equipment | 3,766.23 | 3,766.23 | | |
| Total Development Costs | 3,887,101.29 | 896,632.26 | 6.53 | 2,990,462.50 |
| Rent Rebates | 467.32 | 467.32 | | |
| Advance to Revolving Fund | 33,910.00 | 33,910.00 | | |
| Transfer to Escrow Account | 160,025.00 | 160,025.00 | | |
| Payments to the City of Providence | 437.37 | 437.37 | | |
| Purchase of Investments | 4,459,217.12 | 4,459,217.12 | | |
| Relocation Payments | 486,961.94 | 486,961.94 | | |
| Transfer to Project Expenditures Account | 270,700.00 | | 270,700.00 | |
| Total Disbursements | 9,298,820.04 | 6,037,651.01 | 270,706.53 | 2,990,462.50 |
| Cash Balance September 30, 1965 | \$ 2,412,532.74 | \$ 126,275.71 | \$ 2,008.47 | \$2,284,248.56 |

COMPOSITION OF CASH BALANCES

| | | | | |
|---|------------------------|----------------------|--------------------|-----------------------|
| Cash in Bank: | | | | |
| Checking Account — Industrial National Bank of Rhode Island | \$ 128,284.18 | \$ 126,275.71 | \$ 2,008.47 | \$ |
| Cash in Custody of Others: | | | | |
| In Custody of Superior Court | 2,284,248.56 | | | 2,284,248.56 |
| Total | \$ 2,412,532.74 | \$ 126,275.71 | \$ 2,008.47 | \$2,284,248.56 |

Lippitt Hill Project No. R. I. R-3

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1965

| | TOTAL | PROJECT EXPENDITURES ACCOUNT | TEMPORARY LOAN REPAYMENT FUND | UNIVERSITY HEIGHTS ACCOUNT |
|---|----------------------|------------------------------|-------------------------------|----------------------------|
| Cash Balance, October 1, 1964 | \$ 450,437.09 | \$206,015.36 | \$237,006.86 | \$7,414.87 |
| Receipts: | | | | |
| Transfer from Temporary Loan Repayment Fund | 40,600.00 | 40,600.00 | | |
| Transfer from University Heights Account | 7,414.87 | 7,414.87 | | |
| Rental of Acquired Property | 1,281.50 | 1,281.50 | | |
| Sale of Investments | 683,812.02 | 480,537.63 | 203,274.39 | |
| Earnings on Investments | 8,753.48 | 3,027.87 | 5,725.61 | |
| Rebate on Rehabilitation Costs | 268.32 | 268.32 | | |
| Return Premium on Insurance | 121.30 | 121.30 | | |
| Rebate on Taxes | 732.76 | 732.76 | | |
| Miscellaneous Receipts | 13.64 | 13.64 | | |
| Proceeds from Sale of Land | 132,816.64 | | 132,816.64 | |
| Federal Capital Grants | 74,638.00 | | 74,638.00 | |
| Total Receipts | 950,452.53 | 533,997.89 | 416,454.64 | -0- |
| Total Available | 1,400,889.62 | 740,013.25 | 653,461.50 | 7,414.87 |
| Disbursements: | | | | |
| Project Administration Costs | 14,017.26 | 14,017.26 | | |
| Non-technical Salaries | 17,502.11 | 17,502.11 | | |
| Survey and Planning Salaries | 252.23 | 252.23 | | |
| Legal Salaries | 5,712.92 | 5,712.92 | | |
| Site Clearance Salaries | 81.34 | 81.34 | | |
| Site Improvement Salaries | 5,003.15 | 5,003.15 | | |
| Disposition Salaries | 1,623.48 | 1,623.48 | | |
| Rehabilitation Salaries | 784.74 | 784.74 | | |
| Travel Expense | 569.55 | 569.55 | | |
| Sundry Overhead | 5,252.48 | 5,252.48 | | |
| Legal Fees and Expenses | 259.92 | 259.92 | | |
| Project Inspection Fee | 1,430.00 | 1,430.00 | | |
| Sundry Disposition Costs | 8.00 | 8.00 | | |
| Operation of Acquired Property | 17,488.55 | 17,488.55 | | |
| Site Improvements | 1,853.28 | 1,853.28 | | |
| Rehabilitation | 9,203.09 | 9,203.09 | | |
| Interest to Others | 23,632.20 | 23,632.20 | | |
| Miscellaneous | 107.26 | 107.26 | | |
| Total Development Costs | 104,781.56 | 104,781.56 | | |
| Transfer to Project Expenditures Account | 48,014.87 | | 40,600.00 | 7,414.87 |
| Purchased Investments | 683,812.02 | 480,537.63 | 203,274.39 | |
| Advance to Revolving Fund | 9,113.00 | 9,113.00 | | |
| Notes Payable | 44,889.38 | 44,889.38 | | |
| Loans and Notes Payable | 160,300.00 | | 160,300.00 | |
| Total Disbursements | 1,050,910.83 | 639,321.57 | 404,174.39 | 7,414.87 |
| Cash Balance September 30, 1965 | \$ 349,978.79 | \$100,691.68 | \$249,287.11 | -0- |

COMPOSITION OF CASH BALANCES

Cash in Bank:

Checking Accounts — Industrial National
Bank of Rhode Island

| | | | | |
|--|----------------------|---------------------|---------------------|---------|
| | <u>\$ 349,978.79</u> | <u>\$100,691.68</u> | <u>\$249,287.11</u> | <u></u> |
|--|----------------------|---------------------|---------------------|---------|

Mashapaug Pond Project

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1965

| | TOTAL | PROJECT EXPENDITURES ACCOUNT | FUNDS IN ESCROW |
|--|---------------------|------------------------------------|-----------------------|
| Cash Balance, October 1, 1964 | \$ 51,989.44 | \$ 23,324.31 | \$28,665.13 |
| Receipts: | | | |
| Rental of Acquired Property | 8.00 | 8.00 | |
| Rebate on Taxes | 10.02 | 10.02 | |
| Sale of Investments | 572,927.84 | 572,927.84 | |
| Earnings on Investments | 5,684.66 | 5,684.66 | |
| Interest on Participation Accounts | 1,406.72 | | 1,406.72 |
| Sale of Land | 2,436.00 | 2,436.00 | |
| Total Receipts | 582,473.24 | 581,066.52 | 1,406.72 |
| Total Available | 634,462.68 | 604,390.83 | 30,071.85 |
| Disbursements: | | | |
| Project Administration Costs | 11,486.88 | 11,486.88 | |
| Non-technical Salaries | 12,960.51 | 12,960.51 | |
| Disposition Salaries | 12,316.39 | 12,316.39 | |
| Travel Expense | 731.86 | 731.86 | |
| Sundry Overhead | 5,104.35 | 5,104.35 | |
| Legal Fees and Expenses | 10.50 | 10.50 | |
| Real Estate Purchases | 12,246.78 | | 12,246.78 |
| Sundry Acquisition Costs | 50.00 | 50.00 | |
| Operation of Acquired Property | 26,194.92 | 26,194.92 | |
| Project Improvements | 5,238.10 | 5,238.10 | |
| Total Development Costs | 86,340.29 | 74,093.51 | 12,246.78 |
| Advance to Revolving Fund | 4,544.00 | 4,544.00 | |
| Purchase of Investments | 475,142.39 | 475,142.39 | |
| Total Disbursements | 566,026.68 | 553,779.90 | 12,246.78 |
| Cash Balance September 30, 1965 | \$ 68,436.00 | \$ 50,610.93 | \$17,825.07 |

COMPOSITION OF CASH BALANCES

| | |
|--|--------------------|
| Cash in Bank: | |
| Checking Account — Industrial National Bank of Rhode Island | \$50,610.93 |
| Cash in Custody of Others: | |
| In custody of Superior Court | 17,825.07 |
| | <u>\$68,436.00</u> |

East Side Renewal Project No. R. I. R-4

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1965

| | | SURVEY AND PLANNING ACCOUNT |
|--|------------|--|
| Cash Balance, October 1, 1964 | | \$ 4,921.28 |
| Receipts: | | |
| Advance from City of Providence | | 36,721.00 |
| Total Available | | \$41,642.28 |
| Disbursements: | | |
| Advance to Revolving Fund | \$5,866.00 | |
| Project Administration Costs | 6,120.79 | |
| Non-Technical Salaries | 7,332.35 | |
| Survey and Planning Salaries | 4,618.07 | |
| Acquisition Salaries | 2,757.97 | |
| Relocation Salaries | 5,432.03 | |
| Legal Salaries | 172.80 | |
| Disposition Salaries | 25.48 | |
| Travel Expense | 265.54 | |
| Sundry Overhead | 5,281.02 | |
| Survey and Planning | 1,140.00 | |
| Appraisals for Acquisitions | 1,660.00 | |
| Operation of Acquired Property | 98.00 | |
| | | 40,770.05 |
| Cash Balance September 30, 1965 | | \$ 872.23 |

COMPOSITION OF CASH BALANCE

| | |
|---|------------------|
| Cash in Bank: | |
| Checking Account — Industrial National Bank of Rhode Island | \$ 872.23 |

Railroad Relocation Project No. R. I. R-8

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1965

| | | SURVEY AND PLANNING ACCOUNT |
|---|-------------|-----------------------------------|
| Cash Balance, October 1, 1964 | | \$ 43,292.87 |
| Receipts: | | |
| Preliminary Advance from Federal Government | | 133,000.00 |
| | | <hr/> |
| Total Available | | \$176,292.87 |
| Disbursements: | | |
| Advance to Revolving Fund | \$ 5,341.00 | |
| Project Administration Costs | 12,456.21 | |
| Non-Technical Salaries | 6,293.25 | |
| Survey and Planning Salaries | 12,018.86 | |
| Acquisition Salaries | 3.03 | |
| Legal Salaries | 466.60 | |
| Travel Expense | 492.47 | |
| Sundry Overhead | 3,152.50 | |
| Survey and Planning | 75,508.00 | |
| Appraisals for Acquisition | 9,278.95 | |
| Title Information | 25,008.10 | |
| Office Furniture and Equipment | 144.95 | 150,163.92 |
| | | <hr/> |
| Cash Balance September 30, 1965 | | \$ 26,128.95 |
| | | <hr/> <hr/> |

COMPOSITION OF CASH BALANCE

Cash in Bank:

| | |
|---|---------------------|
| Checking Account — Industrial National Bank of Rhode Island | \$ 26,128.95 |
| | <hr/> <hr/> |

PROJECT COST ESTIMATES

| | CENTRAL CLASSICAL | EAST SIDE | LIPPITT HILL | MASHAPPAUG POND | WEYBOSSET HILL | RAILROAD RELOCATION |
|-----------------------------------|---------------------------|----------------------------|---------------------------|---------------------------|----------------------------|----------------------------|
| Gross Project Cost | \$8,790,460 | \$32,408,919 | \$5,846,643 | \$6,200,000 | \$17,984,814 | \$25,500,000 |
| Less: Sales of Land | 678,308 | 2,381,358 | 870,777 | 850,000 | 3,511,500 | 9,200,000 |
| Net Project Cost | <u>\$8,112,152</u> | <u>\$30,027,561</u> | <u>\$4,975,866</u> | <u>\$5,350,000</u> | <u>\$14,473,314</u> | <u>\$16,300,000</u> |
| City Share | \$2,028,038 | \$ 7,506,890 | \$1,243,966 | \$5,350,000 | \$ 3,618,328 | \$ 4,075,000 |
| Federal Share | 6,084,114 | 22,520,671 | 3,731,900 | — | 10,854,986 | 12,225,000 |
| | <u>\$8,112,152</u> | <u>\$30,027,561</u> | <u>\$4,975,866</u> | <u>\$5,350,000</u> | <u>\$14,473,314</u> | <u>\$16,300,000</u> |

CITY BUDGET

Fiscal Year, 1964-65

| | APPROPRIATION | EXPENDITURES | SURPLUS RETURNED TO GENERAL FUND |
|---------------------------------|---------------------------|---------------------------|--|
| Salaries | \$39,440.00 | \$39,411.57 | \$ 28.43 |
| Materials & Supplies | 485.00 | 229.46 | 255.54 |
| Contract Services | 7,906.00 | 7,420.91 | 485.09 |
| Furniture & Equipment | 528.00 | 514.00 | 14.00 |
| | <u>\$48,359.00</u> | <u>\$47,575.94</u> | <u>\$783.06</u> |

ANALYSIS OF SLUM CLEARANCE BOND ISSUES

As of December 31, 1965

| | | |
|------------------------------|-----------------|-----------------------------|
| Bond Issue No. I | | \$ 2,000,000.00 |
| Bond Issue No. II | | 2,500,000.00 |
| Bond Issue No. III | | 3,500,000.00 |
| Bond Issue No. IV | \$11,000,000.00 | |
| ARA Grant | 351,158.39 | 11,351,158.39 |
| | | <u>19,351,158.39</u> |

Expenditures:

| | | |
|----------------------------------|----------------|-------------------------------|
| Willard Center Unit I | \$ 137,483.02 | |
| Willard Center Unit II | 585,000.00 | |
| West River: | | |
| Cash Grant-in-Aid | \$1,315,900.28 | |
| Erco Purchase | 95,000.00 | |
| Lead Track | 64,976.64 | |
| 1965 Advance | 48,390.03 | 1,524,266.95 |
| Point Street | 75,000.00 | |
| Lippitt Hill | 1,393,954.00 | |
| Mashapaug Pond | 5,935,648.66 | |
| Central-Classical | 1,981,844.00 | |
| East Side Renewal | 545,345.76 | |
| Weybosset Hill | 1,952,000.00 | |
| Interest | 108,375.98 | |
| | | <u>14,238,918.37</u> |
| | | <u>\$ 5,112,240.02</u> |

