

RESOLUTION OF THE CITY COUNCIL

No.

Approved

RESOLVED, That the City Collector is hereby authorized to cause the Taxes to be abated on that property located along 180 Bridgham Street, in the total amount of Eight Thousand, Fifty-Two Dollars, Eighty-Seven Cents (\$8,052.87) in accordance with the request of Parsram S. Thakur.

IN CITY COUNCIL

JAN 19 1995

READ AND DENIED

Richard L. Clement
IN CITY COUNCIL

MILWAUKEE CITY COUNCIL
REG. 17, 992
FINANCE
REFERRED TO COMMITTEE ON
Richard K. Wenzel
CLERK

THE COMMITTEE ON
FINANCE
Recommendations to be forwarded
James S. Starnoff
CLERK
Jan. 12, 1995

Councilman Tom Laake (By Request)

APPLICATION FOR TAX ABATEMENT

Pursuant to Section 21-131 of the Providence Code of Ordinances of the City of Providence, the categories of property which qualify for abatement shall be abandoned buildings with back taxes owing that are required by qualifying homesteaders
Building address:

Assessor's Office Plat No. 32 Lot No. 429

Present Owner: Parsram Thakur

Owners for Previous Three Years: (Same)

Year	Owner	Account No.

Date of Purchase by present owner: January 1988

Is building vacant? yes no

If yes, has the building been vacant for over 90 days yes no

Is the building boarded? yes no

If no, is it scheduled to be boarded? yes no

Have all building permits been applied for and complied with? N/A
 yes no

Is the building in compliance with the Providence Minimum Housing Standards? yes no

Is there clear title to the property, but for municipal liens? yes no Refer to other comments below.

Will there be occupancy by owner for at least one year? yes no
Seek below

Other Comments:
Fleet National Bank holds a mortgage on this property. I intend to transfer this property to the Prov. Jaycees and Fleet National Bank will discharge its mortgage for a nominal consideration. The Prov. Jaycees have plans to rehabilitate the properties. See attached Memorandum of Agreement.

NOTE: No application will be considered unless accompanied by the following documentation:

1. Sworn Affidavit of occupancy by owner for at least one year
2. Certification of building inspector that building permits have been applied for and complied with.
3. Certification from the division of minimum housing that the property is in compliance with the Providence Minimum Housing Standards.
4. A certificate of clear title, but for municipal liens.

I hereby state that the within information provided on said application is true and accurate.

Parsram Thakur
PARSRAM THAKUR

STATE OF RHODE ISLAND
PROVIDENCE, SC.

Subscribed and sworn to before me on this 13th day of July 1988
Shirley A. Brown Notary Public



FINANCE DEPARTMENT

CITY COLLECTOR

memo

Date: September 14, 1993

To: Councilman David Dillon

Re: Tax Abatement - Bridgham St.

From: MARC CASTALDI

Upon review of the BRIDGHAM STREET Abatement Application two problems come to my immediate attention. The first problem refers to the actual application. The letter addressed to you from FINAN & GOURKE mentions three properties located on BRIDGHAM STREET but only two applications are submitted. Secondly, the property must be rehabilitated and occupied for at least one year before any abatement for taxes can be considered. Also a certification form from the division of minimum housing stating that the property comply with minimum housing standards is a must.

I spoke with attorney EDWARD GOURKE and told him that the collector's office would place a holding code on the three properties to prevent them from appearing on tax sale and allow the houses to be rehabilitated for occupancy. Therefore, at this time it is premature to present these properties before the City Council for tax abatement.

FINAN & GROURKE
ATTORNEYS AND COUNSELLORS AT LAW
24 SPRING STREET
PAWTUCKET, RHODE ISLAND

January 19, 1993

JOHN J. FINAN, JR.
EDWARD F. GROURKE
MICHAEL T. FINAN
JEFFREY P. FINAN
JOHN J. FINAN, III

TELEPHONE (401) 723-6800
TELECOPIER (401) 726-6340

MAIL ADDRESS

P. O. BOX 583
PAWTUCKET, R.I. 02862-0583

OF COUNSEL:

BURNETT W. NORTON

The Honorable John Lombardi
City Councilman
City of Providence
City Hall
Eddy Street
Providence, RI 02903

RE: Property Location: 180 thru 185 Bridgham Street,
Providence, Rhode Island

Dear Councilman Lombardi:

As attorney for Fleet National Bank, the holder of a mortgage on the above properties, I am writing about the attempted transfer of these properties to the Providence Jaycees.

It is my understanding that you are filing a petition with the City Council to abate the back taxes on these properties. The present owners, the Thakurs, are willing to deed the properties over to Providence Jaycees, and Fleet is willing to discharge its mortgages for a nominal consideration.

These matters have been on the Housing Court Calendar since 1990. The court is anxious to resolve the outstanding violations and see that the properties are transferred and rehabilitated.

The case has been scheduled to the calendar of February 23, 1993. Judge Brodsky asked me to convey the urgency of this matter to you. We request that this matter be given top priority.

Thank you for your cooperation. If there is anything I can do to be of assistance, please do not hesitate to contact me.

Very truly yours,

Edward F. Groucke
Attorney at Law

EFG/ms

cc: Kathleen Lawson
Fleet National Bank
Legal Department
111 Westminster Street, 17th Floor
Providence, RI 02903

FINAN & GROURKE
ATTORNEYS AND COUNSELLORS AT LAW
24 SPRING STREET
PAWTUCKET, RHODE ISLAND

February 24, 1993

JOHN J. FINAN, JR.
EDWARD F. GROURKE
MICHAEL T. FINAN
JEFFREY P. FINAN
JOHN J. FINAN, III

OF COUNSEL:
BURNETT W. NORTON

TELEPHONE (401) 723-6800
TELECOPIER (401) 726-6340

MAIL ADDRESS
P. O. BOX 583
PAWTUCKET, R.I. 02862-0583

The Honorable John Lombardi
City Councilman
City of Providence
City Hall
Eddy Street
Providence, RI 02903

RE: Property Location: 180 thru 185 Bridgham Street,
Providence, Rhode Island

Dear Councilman Lombardi:

Enclosed is a copy of our letter of January 19, 1993.

The case was on the court docket of February 23, 1993. Again, the Judge inquired as to the status of the efforts to abate taxes. We explained that we would follow up and contact you to determine the status of the petition that has or will be filed with the City Council.

If you could give me an update on the status of this matter, it would be greatly appreciated. In addition, the court is very concerned about this property and would like to have it resolved as soon as possible.

Thank you for your cooperation.

Very truly yours,



Edward F. Grouke
Attorney at Law

EFG/ms

Enclosure

cc: Kathleen Lawson
Fleet National Bank

CAROLYN F. BRASSIL
CITY COLLECTOR



VINCENT A. CIANCI, JR.
MAYOR

FINANCE DEPARTMENT
CITY COLLECTOR

March 10, 1993

Councilman David G. Dillon, Chairman
Committee on Finance
City Clerk's Office
City Hall

Dear Councilman Dillon:

This is to inform you that I am unable to take any action on an abatement of taxes for property located along 183-185 Bridgham Street in accordance with a request by Parsram S. Thakur, until an application is filed in the Tax Collector's Office.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn F. Brassil".

Carolyn F. Brassil
City Collector

CFB/dl

COUNCILMAN
DAVID G. DILLON
292 WAVERLY STREET
PROVIDENCE, RI 02909
Res. 273-7572



City of Providence, Rhode Island

March 16, 1993

Parsram S. Thakur
2 Burgess Road
Foster, RI 02825

Dear Mr. Thakur:

Councilman John J. Lombardi sponsored a resolution requesting the abatement of taxes on property located at 180 Bridgham Street. This resolution was referred to the Committee on Finance.

Councilman Lombardi advised me of your request, so I asked City Collector Carolyn F. Brassil and Assistant City Solicitor Patricia McLaughlin to review the matter.

I have enclosed the necessary forms for you to complete. I would suggest that prior to completing them, you contact Patricia McLaughlin and explain your situation so that she can advise you as to the legal requirements of the tax abatement ordinance.

We will try to get on this as soon as possible after the paperwork is completed.

Very truly yours,

Councilman David G. Dillon
Chairman - Committee on Finance

cc: Councilman John J. Lombardi
Edward F. Grouke, Esquire
Carolyn F. Brassil
Patricia McLaughlin

DGD/cbs

COMMITTEES

Finance
Chairman

Providence
Redevelopment
Agency

Ex-Officio Member

Retirement Board

Board of Contract and
Supply

Capital Center Commission

Board of Investment
Commissioners

FINAN & GROURKE
ATTORNEYS AND COUNSELLORS AT LAW
24 SPRING STREET
PAWTUCKET, RHODE ISLAND

JOHN J. FINAN, JR.
EDWARD F. GROURKE
MICHAEL T. FINAN
JEFFREY P. FINAN
JOHN J. FINAN, III

OF COUNSEL:
BURNETT W. NORTON

August 18, 1993

*Clive -
Could you send this
to Patricia MacLaughlin
and Carolyn Bradstreet
for their review.*

TELEPHONE (401) 723-6800
TELECOPIER (401) 726-6340

MAIL ADDRESS

P. O. BOX 583
PAWTUCKET, R.I. 02862-0583

Councilman David Dillon
Providence City Clerk's Office
City Hall
Providence, RI 02903

RE: Bridgham Street Properties

Dear Councilman Dillon:

Confirming our conversation of August 17, 1993, enclosed are copies of the Application for Tax Abatement on the three properties located at Bridgham Street.

Also enclosed is the Memorandum of Agreement signed by the Thakurs, Providence Jaycees, and Fleet National Bank, relative to this proposed transfer.

You indicated that you would speak to the attorney in the Law Department who handles this type of matter.

If you need any additional information or I can be of any assistance in resolving this matter, please let me know.

Very truly yours,

Edward F. Grouke

Edward F. Grouke,
Attorney at Law

EFG/dcb

Enclosures

cc: Kathleen Lawson
Fleet National Bank
Legal Department
111 Westminster Street
Providence, RI 02903

*I think the papers should
be for the abatement for the
Thakurs sign the property
to Fleet and Fleet discharges
the mortgage*

723-6800

MEMORANDUM OF AGREEMENT

AGREEMENT entered into this 1st day of July, 1992, by and between Parsam S. Thakur and Jean Thakur (hereinafter referred to as "Thakur"), Providence Jaycees (hereinafter referred to as "Jaycees"), and Fleet National Bank (hereinafter referred to as "Fleet").

WHEREAS, Parsam S. Thakur is the owner of three (3) separate parcels of land with buildings thereon, situated on Bridgham Street, Providence, Rhode Island; and

WHEREAS, Fleet National Bank is the holder of mortgages on said parcels; and

WHEREAS, Jaycees is interested in acquiring said properties for the purpose of rehabilitating them and alternately selling them to low income persons.

WHEREFORE, in consideration of the foregoing and further valuable consideration, it is hereby agreed as follows:

1. The Thakurs agrees to transfer all of their right, title and interest in and to said real estate to Jaycees;

2. Jaycees will pay to Fleet National Bank the sum of Two Thousand Five Hundred Dollars (\$2,500.00);

3. Fleet agrees to discharge the mortgages it holds on said parcels of land, thereby releasing all of its right, title and interest in and to the properties to Jaycees.

Fleet Further agrees to release and discharge Thakurs for any debt or deficiency for which the Thakurs may be liable to Fleet in connection with the three (3) mortgages on the three (3) properties as aforesaid.

4. The parties further agree to execute and deliver any documents necessary to effectuate this Agreement within a reasonable amount of time.

WITNESS our hands and seals on the date last above written.

WITNESSES:

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]
Parsam S. Thakur

[Signature]
Jean Thakur

Providence Jaycees

By: [Signature]
Dale Santos, President

Fleet National Bank

By: [Signature]

COUNCILMAN
DAVID G. DILLON
292 WAVERLY STREET
PROVIDENCE, RI 02909
Res. 273-7572



City of Providence, Rhode Island

September 7, 1993

Edward F. Groucke, Esquire
Finan & Groucke
P.O. Box 583
Pawtucket, RI 02862-0583

Dear Mr. Groucke:

In response to your letter dated August 18, 1993, relative to Bridgham Street Properties, this matter is in process and enclosed is a copy of the Memorandum that was sent to the Law Department.

Very truly yours,

Councilman David G. Dillon
Chairman-Committee on Finance

Enclosure
DGD/cbs

COMMITTEES

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Capital Center Commission

Board of Investment
Commissioners

CAROLYN F. BRASSIL
CITY COLLECTOR



VINCENT A. CIANCI, JR.
MAYOR

FINANCE DEPARTMENT
CITY COLLECTOR

January 12, 1995

Evelyn Fargnoli, Chairperson
Finance Committee
City Hall
Providence, Rhode Island

Dear Mrs. Fargnoli:

This is to inform you that after reviewing a resolution from the Council to abate property owned by Bijan Shadravan, plat 23 lot 113 and property owned by Parsram Thakur, plat 32 lots 199, 450 and 429, we have found no basis for these abatements.

This review also includes not abating property owned by The Womens Development Center as they will be renting, not selling.

Sincerely,

A handwritten signature in cursive script that reads "Carolyn F. Brassil".

Carolyn F. Brassil
City Collector

CFB/dl