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LETTER OF TRANSMITTAL

To the:

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

The Providence Redevelopment Agency is pleased to report to you concerning urban renewal project activities in this, the Nineteenth Annual Report, for the calendar year 1966.

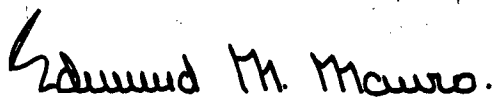
During this year, many building projects of interest both to the City and to their individual sponsors have reached the execution stage, and one can begin to see the outline of Providence as it will be in the next few decades. The largest proportion of the new growth is a direct result of the federally-sponsored urban renewal programs which are designed and administered to create the base on which to regroup and construct facilities to meet today's urban requirements.

Recently-enacted federal programs and local policy decisions are reaching toward broader applications of the public power to intervene and to assist in physical and social planning. At the same time, there is a greater effort being made to distinguish between those activities within the total process of renewal which can best be done by private citizens and organizations, and those most effectively directed by public action.

Finally, I wish to call to your attention the dedicated and devoted services during the past year of Timothy A. Purcell, Joseph E. Adelson, G. William Miller and John J. Cummings, Jr. in overseeing and approving the execution by a highly professional and expert staff of an urban renewal program which has achieved national recognition.

The Agency looks forward to serving the Administration during the coming year in its continuing endeavor on behalf of those who live in, or work in our City.

Respectfully yours,



Edmund M. Mauro
Chairman

FOREWORD

Traditionally, opportunity awaits those whose understanding of contemporary conditions allows them to see where things can be changed for useful purposes. The obligation of those directing the community's development is to develop that understanding.

The work of the planner is to perceive and delineate the dynamic scheme which will encourage the potential for growth and change but which will also control the disorder that arises from uneven resolution of need and opportunity. The task of the renewal practitioner is to assist the community in the never-ending process of making itself over within that scheme.



Inheritors of the city

PREFACE

A Year of Transition . . .

Even for the field of community improvement where change is usual, 1966 has been an unusual year.

On January 26, 1966, President Johnson in a Message to Congress recommended enactment of legislation designed to make massive changes by the use of a Demonstration Cities Program. On November 3, after Congress had passed the legislation, the President signed the "Demonstration Cities and Metropolitan Development Act of 1966". Passage of that act was but a first step, a planting of the seed of change.

Meanwhile locally some signs of growth from seeds planted in former years were evidenced by the 15 groundbreaking ceremonies during 1966 in renewal project areas.

And throughout the City in four completed projects as well as in other projects now in execution, there were visible even more pronounced changes. The completion and use of new structures in these projects were gradually but perceptibly changing the City's features.

Changing, too, were ideas as to the most desirable methods and organizational forms necessary to implement future community improvements. By the year's end, the Mayor had readied his proposals for a consolidation into a single city department of personnel from the staffs of this Agency, the City Plan Commission, and certain municipal departments.

And so the past year, 1966, which started with presidential promise of future major urban changes and witnessed a series of construction starts and completions in local project areas, concluded on this significant note of change.

It started in 1948. The Agency's annual report for that year was a preface to an era of urban redevelopment. Its report in 1954 served to introduce the era of urban renewal. This report concludes that second era by indicating major local renewal accomplishments of 1966. From 1948 through 1966, the redevelopment and renewal accomplishments together constitute both the basis and the preface for the forthcoming era of urban development.

TABLE OF CONTENTS

Letter of Transmittal	1
Foreword	3
Preface	4
Table of Contents	5
Projects in Execution	6
Projects in Planning	12
Redevelopers and Sponsors	18
Land Disposition	21
Agency Composition	26
Financial Report	37
Project Location Map	47

PROJECTS IN EXECUTION

West River

Lippitt Hill

**Mashapaug Pond
(Huntington Expressway Industrial Park)**

Central-Classical

Weybosset Hill

Looking over the Lippitt Hill Project. At lower left, construction underway for Phase II of University Heights apartments. At upper right, the Lippitt Hill Elementary School nearing completion.



WEST RIVER

Full development of the West River Industrial Park was achieved in 1966 by the completion and occupancy of the H. Leach Machinery Company's 50,000 square foot building on Corliss Street. This was the fourteenth and last plant to be erected in the original project area.

By the addition of a solvent recovery plant, Providence Gravure, Inc. becomes the first company in the park to expand its facilities substantially. Construction of the solvent plant is underway, and is scheduled for completion during the first quarter of 1967.

On one of two sites which were assembled by Agency acquisition of land declared to be excess by the State and remnants of the West River project land, Metalized Ceramics Corporation has completed a new plant which will house its general offices and headquarters. Crest Craft, Inc. which had purchased 72,191 square feet of land has, with the approval of the Agency, resold the site to Packings & Insulations Corporation, a firm presently located in Randall Square and scheduled to be displaced by East Side project activity. This land was sold subsequent to the formal completion of the West River project and the City was thereby able to realize over \$100,000 above its land acquisition and development cost.

LIPPITT HILL

In October, FHA issued a record-breaking commitment of \$5,500,000 for mortgage insurance to University Heights, Inc. for construction of 202 more apartments and town houses and a 90,000 square foot shopping center. This is the largest commitment ever granted to a Rhode Island developer, and it reflects the successful execution of the first phase of this pioneering development by University Heights which provides housing financed under two separate FHA mortgage insurance programs, "Sec. 220" and "Sec. 221 (d) (3)".

Experimental in the sense of combining housing for families of low to moderate income and housing

for middle to upper middle income families in clusters of apartment structures, the sponsor has proven that there is a firm market in this community for economically and racially mixed new housing. Of the 146 units in Phase I, 48 were reserved for moderate income families.

Phase II will offer 202 more units, 102 of them for the low to moderate income family. The shopping center, also part of Phase II, will provide space for a major food market, a branch bank and neighborhood service stores.

The appearance of the University Heights development will be greatly enhanced by the results of a decision reached in October by the sponsor and the Narragansett Electric Company to place utility lines underground.

Construction of Phase II residential units and the shopping center began in December 1966. The first of the new units is expected to be available for occupancy by the late fall of 1967. Under the present schedule, Phase III, containing the final 136 housing units, will await the demolition of the Thomas A. Doyle School and completion of Phase II.

Construction of the Lippitt Hill Elementary School continued throughout the year. Contemporary in style and designed to allow maximum flexibility, the six-structure complex includes: a dual purpose cafetorium equipped with kitchen and dining facilities and a stage; a building housing a gymnasium with shower rooms and administrative, health and dental rooms; three classroom buildings with special accommodations for television, audio-visual aids, and large multi-purpose classroom space; a kindergarten housed in its own building. Students in the old Thomas A. Doyle and Jenkins Street Schools will transfer to the new school as soon as it is made ready in 1967.

Nearly all of the homes within the rehabilitation section of the project area have been brought into compliance with minimum housing code standards and in many cases beyond such standards. The Agency has retained the house it owns at 69 Doyle Avenue to use as a field office.

**MASHAPPAUG POND
(HUNTINGTON EXPRESSWAY INDUSTRIAL PARK)**

Industrial development at Huntington Expressway Industrial Park moved rapidly ahead during 1966. In April, Brite Manufacturing Company purchased 278,009 square feet of land on which to build a 55,000 square foot plant for the manufacture of watchbands and allied jewelry items. By October, the company began moving from its Aleppo Street plant into the new building. Employment at the Huntington site is initially estimated to be 250 persons.

Vargas Manufacturing Company was approved as a developer by the Agency in March. Initial employment in this new plant is expected to exceed 225 persons. Purchase of a 229,087 square foot site took place on October 28th, and construction is underway by this local manufacturer of jewelry.

D & A Electroplating Company acquired title to a 45,673 square foot site in October. Construction of the new plant will allow the firm to double its current employment of 25 persons engaged in plating for the jewelry and electronics industries.

Largest of the new plants in the Park, the Glass-Tite Manufacturing Division of GTI Corporation of Meadville, Pennsylvania, was putting the finishing touches on its 70,000 square foot plant at the end of the year. It expects to employ 600 to 800 persons in the manufacture of hermetic seals and component parts, an increase over its current employment of 425 persons employed at the Branch Avenue plant.

Of the five small sites created at the southern tip of the project area, only one remained unsold or uncommitted at the year's end. Swiss Automatic Company acquired 79,000 square feet in December and planned to build immediately. A 94,085 square foot site was committed to the Visitor Printing Company which is to be relocated from Weybosset Hill, and a slightly larger site was reserved for the use of Re-Migio, Inc. for the manufacture of jewelry. These two concerns plan to construct 45,000 square feet of floor space at an estimated cost of \$550,000 and employment of 205 persons. The fourth site was acquired by D & A Electroplating Company, Inc.

CENTRAL-CLASSICAL

This year, construction began on the James L. Hanley Education Center. When it is completed, the Providence School Department will have at its disposal, for the use of the city's children, a Classical High School with all new facilities, including classrooms in a series of three academic buildings, a gymnasium, an auditorium and a cafeteria. It will also have, for the renovated Central High School, a new gymnasium and cafeteria and there will be separate play fields for each school. The

Model of the James L. Hanley Education Center now under construction. New buildings highlighted are the three academic units for Classical High School.



State of Rhode Island will build the Vocational School, the last item to be included in the overall plan.

The second significant development in the Central-Classical area was the beginning of construction of 285 residential units which will be made available to low income families under the provisions of a will left by Dr. Chase Wiggin of Providence. The doctor, who died in 1891, left \$16,000 to be invested in conservative stocks and bonds until the accrued sum reached \$500,000, at which time it was to be used to provide "convenient and healthful residences for the laboring classes..." Administration of the fund was made the responsibility of the "Providence Building, Sanitation and Educational Association," usually referred to as the "Wiggin Group".

Architects for the new development are Kent, Cruise and Associates of Providence and Carl Koch of Cambridge, Massachusetts. They have designed for the sponsor a series of clusters of two-story garden apartments which will occupy twelve acres of project land along Bridgman Street from Westminster to Broad Streets.

The total construction cost for the project is \$4.8 million. Of this, \$500,000 will be contributed by the Association, and the rest will be covered by an FHA Mortgage insurance commitment under Sec. 221(d)(3). About 30 per cent of the units in the project will be further subsidized by the federal rent supplement program. Groundbreaking for this interesting and unusual development occurred on a cold day in December, attended by fifty persons who, led by William H. Edwards, a trustee of the sponsor, gave a rousing three cheers for Dr. Wiggin, deceased these 75 years.

These two construction starts bring the project close to completion. Street, sidewalk and utility changes were finished in April. Outstanding work includes some institutional parking development, completion of Sun Oil's service station, completion of two groups of stores which will be associated with the new housing, and completion of additions to the John Hope Settlement House for which federal funds have been requested under the Neighborhood Facilities Program.

WEYBOSSET HILL

Four years in the pre-planning and planning stages, but only two and one-half years in execution, the Weybosset Hill Urban Renewal Project is moving rapidly toward realization of the city's desire to renew and rebuild its downtown core. Groundbreakings for five major buildings in Weybosset Hill firmly established 1966 as a year notable for the amount of public and private investment in new construction.

Refinements in planning for the Westminster Walkway, Cathedral Plaza, Empire Park and other related open spaces were worked out during the year, and much attention given to plans for the proposed Travel Center to be sponsored by Gulf Oil Corp. and the Holiday Inn Motor Hotel. A very special problem involving moving the Arnold Palmer House, formerly the Grace and Hope Mission, to a new location under the sponsorship of the Beneficent Congregational Church was worked out to the satisfaction of all parties, and the end of the year saw the house poised on wooden racks ready for a slow roll downhill to a new site on Pine and Chestnut Streets.

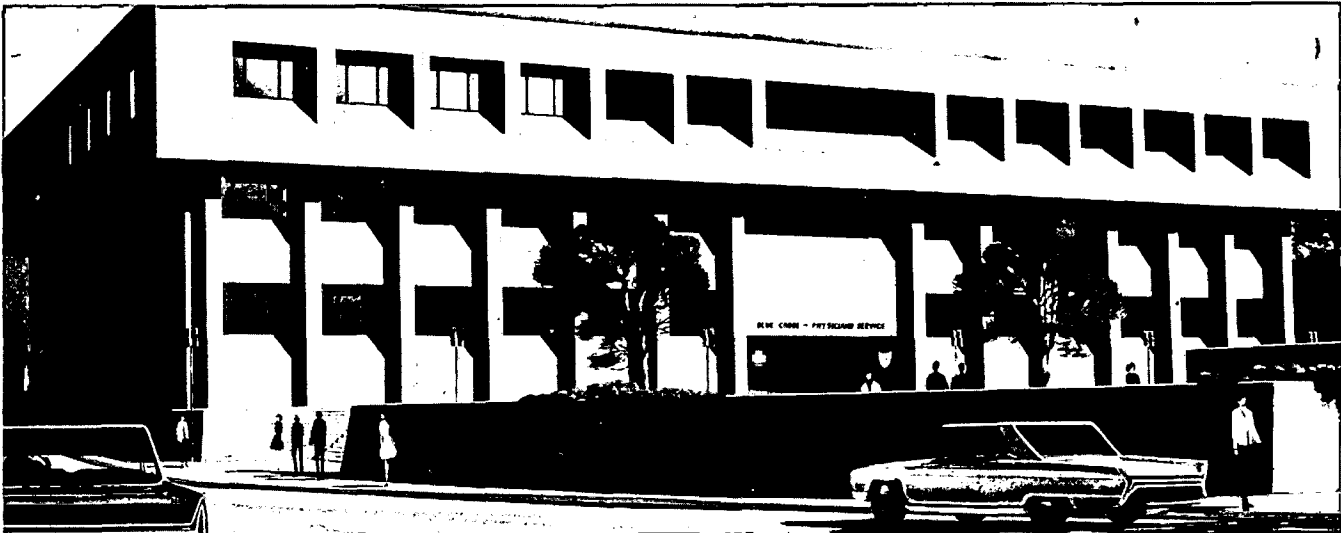
Construction of the 13-story apartment building designed by the architectural firm of Curtis and

Davis on Broadway next to the freeway continued throughout the year after a slow start caused by revisions in foundation design. It will be owned and operated by Weybosset, Inc., a subsidiary of the parent joint venture of Reynolds Metals Development Corporation and Gilbane Building Company.

In January, Short Line, Inc. purchased an 83,538 square foot parcel of land on which the company planned to build office, baggage and repair facilities, gathering together all primary operations of the company in the downtown location. Ground-breaking occurred in February and construction was close to completion at the end of the year. The building, designed by Fenton G. Keyes and Associates of Providence, presents a very interesting facade of red brick and fenestration opposite the new Welfare Building site.

The Beneficent Congregational Church under the leadership of Dr. Arthur E. Wilson took title in March to a parcel of land in the block next to the church. On this parcel of land it has commenced construction of Beneficent House. An FHA commitment of \$2,976,400 in Mortgage insurance to the church sponsor, with permanent financing by New York Life Insurance Company provides the means to erect this second high rise apartment in the

Rendering of the Blue Cross Building being constructed on the corner of Empire Street and the Westminster Walkway



downtown area. The building was designed by Paul Rudolf.

About the same time that the church acquired the land for Beneficent House, it expressed a wish to acquire the old mansion recently acquired by the Agency from the Grace and Hope Mission and scheduled for demolition. Investigation showed the house to be about 140 years old, probably the work of John Greene (1777-1850) who also designed the Sullivan Dorr House and the Cathedral of St. John.

The old mansion, now renamed the Arnold Palmer House, was sold to the Beneficent Congregational Church late in the summer for eventual use as a public historic property and as a meeting hall for adult discussion groups. The church retained the architectural firm of Heckert, Grist and Keller of Providence to prepare the restoration plans.

Two more groundbreakings occurred in November. The first was for the new City Welfare Building designed by the architectural firm of Castellucci, Galli and Planka on Fountain Street. This will be a 3-story structure of reinforced concrete with limestone covering provided with underground parking and a first floor designed to accommodate offices

with direct contact with clients. The second ground-breaking was for the Blue Cross Building on the corner of Westminster Walkway and Empire Street. It will be a four-story structure with parking for 70 cars in a detached building. Blue Cross currently employs about 200 workers in its Canal Street headquarters.

Finally, in mid-December, the Roman Catholic Bishop of Rhode Island, Russell J. McVinney, broke ground for the Chancery Building immediately adjacent to the Cathedral. The new structure will contain office space sufficient to house the Bishop's staff, the Chancery Office, the Diocesan School Department, the CYO, and other diocesan agencies. It will also contain an auditorium seating 750 persons. Parking for 168 cars will be provided on adjoining parcels. The new building, which will be on one side of Cathedral Plaza, was designed by Maginnis and Walsh and Kennedy, Architects, of Boston.

The Agency is particularly proud that Weybosset Hill is well on its way to successfully carrying out the concept of I. M. Pei in the creation of a new intown living environment which will provide another prestige area for Providence.

Graced with trees, the long facade of the new Diocesan Chancery Building will close the upper level of Cathedral Plaza



PROJECTS IN PLANNING

East Side

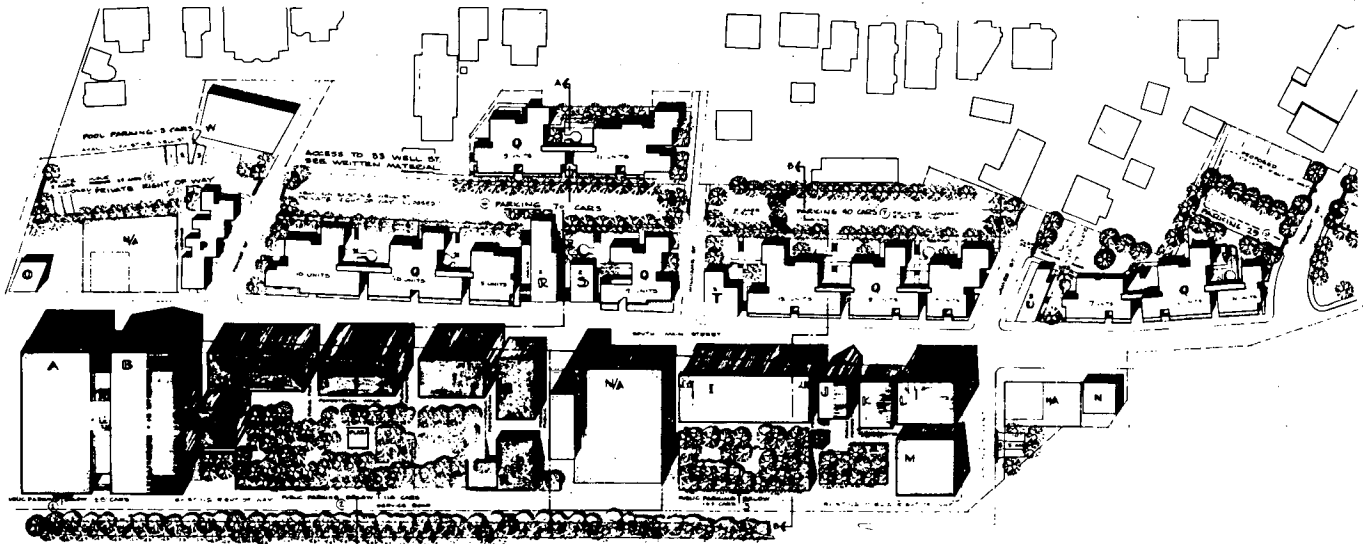
Railroad Relocation

Mt. Hope

General Neighborhood Renewal Plan
(Federal Hill-South Providence)

West Broadway

Preliminary site plan for South Main Street development



EAST SIDE

On June 27th of this year, the Agency received official notification to proceed with obtaining necessary local approvals and other steps required to complete Part II of the Application for Loan and Grant for the East Side Project.

A public hearing was held on August 31, at the Fox Point Elementary School. As a result of questions raised by some of the nearly 500 persons who attended the meeting, the City Council, on the recommendation of its Committee on Urban Redevelopment, Renewal and Planning, made several revisions in the project to which it gave its final approval in November. The completed Part II was then submitted to the federal government for action.

The Agency took preparatory steps for the execution of the project by giving its approval to preliminary plans for a \$10 million development for the South Main-South Water Street area. Sponsored by the Providence Preservation Development Corporation, the complex will include a high-rise apartment tower, new commercial structures and rehabilitation of 17 existing structures for office and commercial use. This development, originally suggested in the College Hill Report of 1959, is designed to complement the Benefit Street Historic Trail by providing commercial space for arts, crafts and home furnishings, and by providing new housing, each one as part of a larger design for the riverfront area.

East Side project execution by the public agency will actually follow project execution by many private organizations and persons. After the publication of the College Hill Report, the Providence Preservation Society developed an elaborate array of services to promote and assist in the restoration of historic and near-historic residences, particularly in the vicinity of Benefit Street. More than 100 houses on first or second priority lists have been successfully restored and lived in since 1956 for an estimated total investment of \$3 million. A very considerable portion of this work has been done by the Episcopal Bishop of Rhode Island, John Seville Higgins. He is well along with plans to develop a Cathedral Close around the Cathedral

of St. John on North Main Street.

Of the over 3,000 dwelling units in the East Side Project area, 17 per cent are to be demolished, and 30 per cent are scheduled for rehabilitation. Final determination of treatment of the remaining 53 per cent will be made during the execution stage in order to make use of up-to-date inspections, particularly because extensive private rehabilitation efforts are known to be occurring.

Total clearance of all structures in Randall Square will provide 60 acres of land for light industry and local wholesalers. Major street revisions in Randall Square will simplify circulation patterns and make available a four-acre site facing the Episcopal Cathedral of St. John for the Roger Williams Spring Park, for which funds have already been reserved by the United States Park Service.

East Side residents give close attention to the spokesman for the Providence Preservation Society during the public hearing in September



RAILROAD RELOCATION

The framework for this year's effort on the Railroad Relocation Project was comprised of these principal events: first, the rejection in 1965 by federal officials of a local project plan drawn up in conformity with the Master Plan for Downtown Providence 1970 on the grounds that the estimated costs of relocating the tracks were disproportionately high in relation to the anticipated benefits; second, the high priority assigned to the construction of a city hall to house certain municipal offices now scattered throughout the city; and third, the agreement by the Mayor, the City Plan Commission and the Agency to develop a project plan which would at this time avoid moving the tracks without precluding an eventual relocation so that ultimately proposals of the Master Plan for Downtown Providence 1970 could be implemented.

Accordingly, while remaining in conformity with the Master Plan for the downtown area, project planners were directed to restrict their proposals to the downtown side of the tracks and to provide sites for a new city hall and for other unidentified uses. The already diminished size of the project area and the proposed uses of the land were further modified when, subsequent to the submission to the Department of Housing and Urban Development of the Agency's draft proposals, Agency officials were informed by the R.I. Department of Public Works that the land beneath the ramps of the proposed Rtes. 6 and 95 Interchange could not be used for parking purposes. The elimination of this area reduced the project to 48 acres and had the secondary effect of eliminating credits for the Hurricane Barrier. The changes necessitated further revisions and review of the Master Plan.

MT. HOPE

Notification was received in March from the U.S. Department of Housing and Urban Renewal of the allocation of \$196,000 for planning advances and a \$2,390,000 capital grant reservation for the execution of the Mt. Hope Project. Actual planning began in May with the receipt of the first advance.

It is anticipated that, in this first project devoted primarily to the rehabilitation of existing residential units, clearance will be limited to approximately 60 out of over 500 structures, and that these will be only structures for which rehabilitation is clearly infeasible or which must be removed to accomplish planning objectives.

Most of the cleared parcels will be designated for public reuse such as play areas for small children, several small parks, pedestrian walkways, park areas featuring passive recreational activities and private institutional facilities. Hopefully, the introduction into these blocks of amenities to serve various segments of the neighborhood will induce maximum private investment and improvements in the area.

In August, a field office was established at 69 Doyle Avenue to house the field activities of the planning and rehabilitation staff who will service the project area. Under current legislation, loans at lower than commercial rates will be available for rehabilitation purposes to property owners in the project. Outright grants of up to \$1,500 will be made to owner-occupants whose incomes fall below specified limits. The Doyle Avenue office has been open to the public and project area residents have been made aware, by personal contact and by mail, of the project objectives and requirements.

Basically, all of the commercial structures will be retained, but it is expected that they will be brought up to standards established for the project by means of voluntary compliance with those standards.

The plan is expected to be submitted to the federal government by early spring in order to utilize credits toward the local share of the project cost which accrue to the city by the construction of the new Lippitt Hill Elementary School which will serve the project.

A three-decker house in need of rehabilitation



GENERAL NEIGHBORHOOD RENEWAL PLAN

In April 1966, the Department of Housing and Urban Development gave its final approval to the Federal Hill-South Providence Neighborhood Renewal Plan. Although no capital grant reservations were made at the time for any project within the GNRP area, the letter of approval specifically provided for the consideration of eligibility as non-cash local grants-in-aid of any public facilities of benefit to the area commenced on or after that date. This provision, therefore, permitted the use of a large portion of the cost of the James L. Hanley Education Center which was started in September as the city's share of the costs of subsequent urban renewal projects to be undertaken under the GNRP.

In the General Neighborhood Renewal Plan, 1986 acres of the southwest section of the city were tentatively divided into eight general treatment or

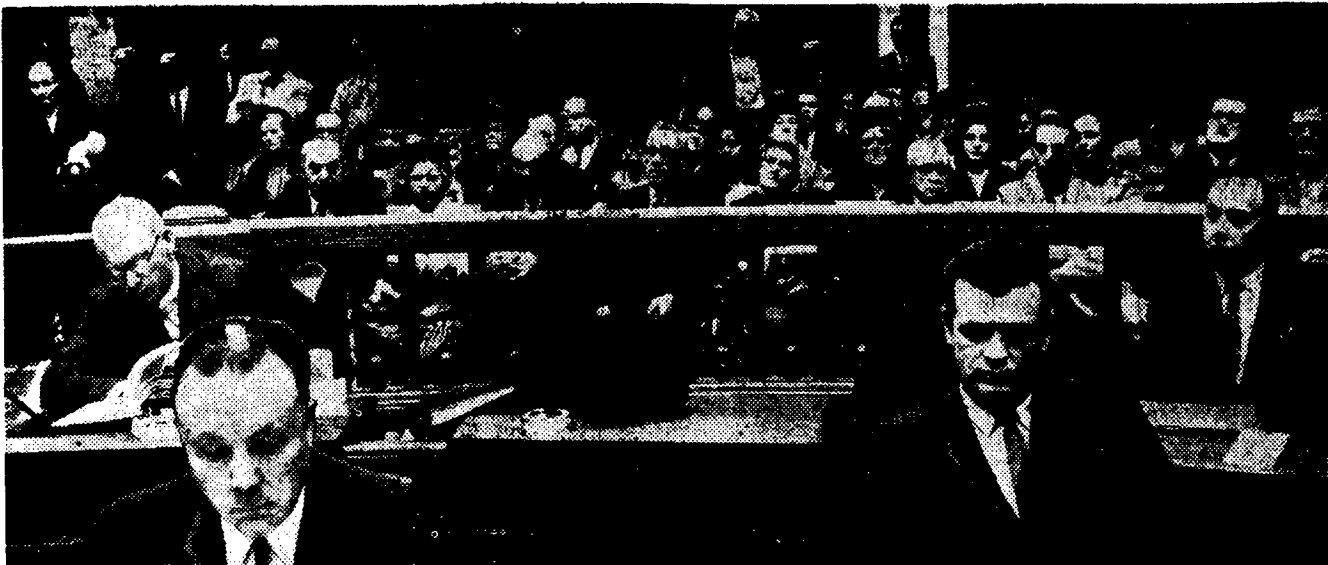
project areas, and tentative priorities assigned. Some lively public discussion ensued in the early spring with the realization that some parts of the GNRP area suffering from severe deterioration and concomitant social ills were not given first priority.

The search for solutions to some of the problems experienced in this part of the city then turned toward the possible utilization of the Demonstration Cities Program, proposed by President Johnson in January 1966. Under this new program, the community would attempt to focus all public aids on selected urban areas in great need to bring about rapid improvement. Proposals developed by various public agencies and departments in the city for a local Demonstration City Program were concentrated on the area exactly as defined by GNRP with the expectation that a wide selection of aids would permit faster action than could occur using only

Citizen concern and interest in South Providence renewal demonstrated at public hearing

The Providence Journal, Tuesday, March 29, 1966

33



Full house shown here at hearing yesterday in city hall on renewal for South Providence.

—Journal-Bulletin Photo

Providence Renewal Timetable Is Debated at Noisy Hearing

Nearly 30 persons stood yes—Mr. Gibson, "to begin with low—But this effort must be accom-

the various urban renewal treatments and current city services.

The Department of Housing and Urban Development, by approving West Broadway as the first project in the GNRP area, has indicated its acceptance of the rationale behind the GNRP, mainly, that this large sub-section of Providence can be successfully treated by a combination of staged renewal projects utilizing all the new programs available with particular attention being given to the prevention of further deterioration and to rehabilitation, and to making the most effective use of credit for new and improved public facilities.

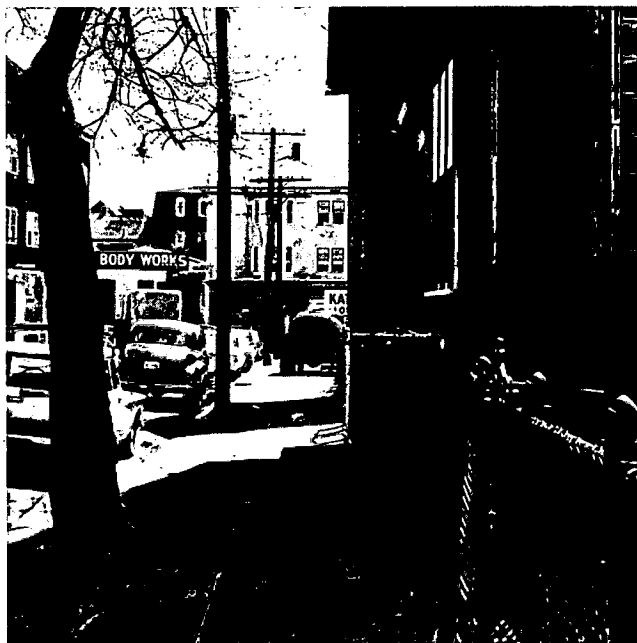
WEST BROADWAY

Confirmation of the allocation of \$490,500 for planning in the West Broadway Project area was received by the Agency in December 1966. By this action, the Department of Housing and Urban Renewal set in motion the first project to be undertaken as part of the General Neighborhood Renewal Plan for the Federal Hill-South Providence Renewal Area.

Boundaries of the 231-acre project are the Dennis J. Roberts Expressway and the proposed Route 6 connector to downtown, and Knight Street from Atwells Avenue to Westminster Street. There the project area abuts the Central-Classical Project Area along Westminster and Bridgham Streets. The boundary then continues out along Cranston Street, enclosing the State-owned Cranston Street Armory and the City's Dexter Training Grounds to Messer Street, North on Messer to Wood, and then to the point of beginning.

The project area is predominantly residential; the basic treatment will be the rehabilitation of existing structures. Private rehabilitation activity has recently been undertaken and there is an indication of strength in the market for land and improvements, especially if removal of blighting conditions is made possible.

Included in plans for the area will be provisions for new recreational and school facilities, improvements in street layouts and utilities, abatement of environmental nuisances and overcrowding. Public aids to assist owners in the rehabilitation of their homes and business establishments will be made available.



Mixed land uses in the West Broadway Project area

REDEVELOPERS AND SPONSORS

While the general public may become aware of the intense effort put forth by both the federal government and the local public agencies to select, plan and execute renewal projects, it may not be as aware of the central role played by private redevelopers in the renewal process. Yet, frequently it is the work of the private redeveloper which is the sole determinant of the project's success; it is always one of the principal measures of that success.

In aggregate the redevelopers invest as much and more in renewal than the municipality and federal government. It is estimated, for example, that private investment in the Lippitt Hill project area will total \$9.5 million, including approximately \$.9 million in project land. Still, the net project cost is \$5.0 million, of which the federal government will pay \$3.7 million. In Weybosset Hill, the current expectation is that expenditures by developers will total \$28.0 million for improvements exclusive of improvements on the convention-arena site, and \$3.5 million for land. The net cost of this project is presently estimated at \$14.5 million, of which \$10.9 million will be borne by the federal government.

The Urban Renewal Manual states in a brief, dry manner that "Realization of the redevelopment contemplated by the urban renewal plan is the principal objective of the LPA's land disposal activities." A number of methods are available for both the selection of the sponsor and the disposal or sale of the land, but in any case, the urban renewal agency must dispose of the land in a "fair and equitable manner and be open, in one way or another, to public scrutiny." Potential developers must be given the opportunity to make their interest known and the price shall not be less than "the fair value



Bishop McVinney breaks ground for the diocesan chancery

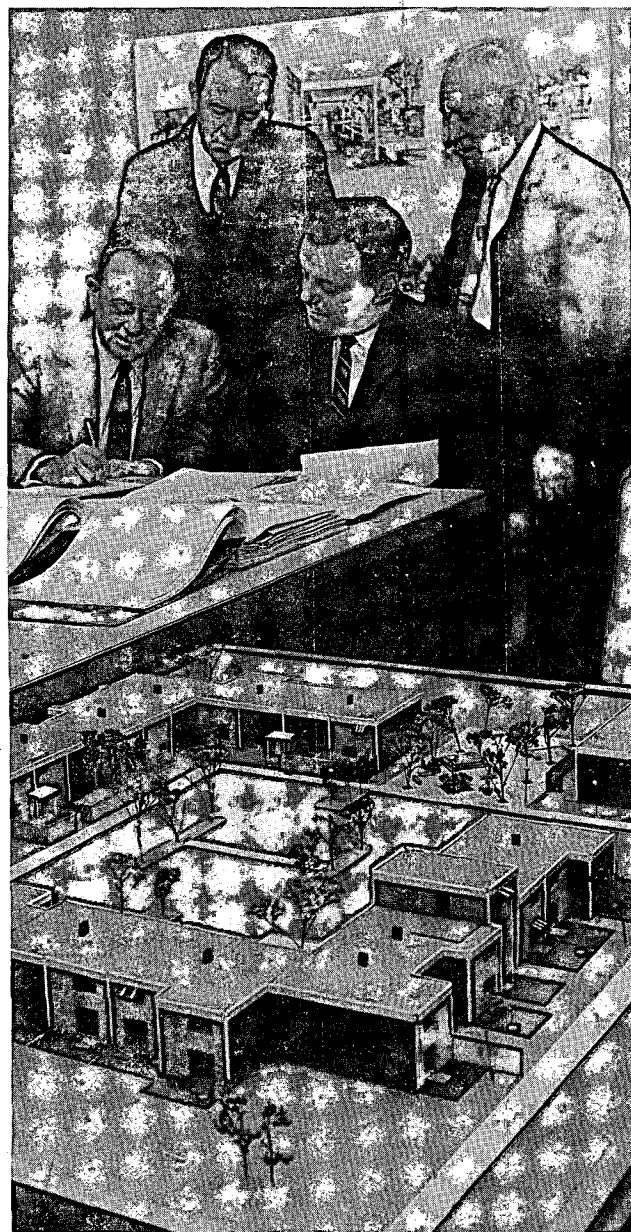
of the land for uses in accordance with the Redevelopment Plan”.

The work package which is submitted to the federal government along with the physical plan includes a Land Disposition Report which spells out in considerable detail the entire disposition program. This report is based on appraisal reports, market analyses, land utilization and marketability studies, engineering reports on the land and by other analyses and data obtained by the urban renewal agency. All of this ensures that the disposition process will follow as quickly as possible the land acquisition and site improvement work.

Most of the cleared land in local project areas has been sold to “preferred” sponsors. A governmental agency is always a “preferred” sponsor. A former occupant of the area can be such a sponsor, as in the cases of the merchants or industries who wish to relocate in the same general location where the plan allows for the same use. Or a preferred sponsor may be selected by means of a design contest, as University Heights was selected in Lippitt Hill, or by negotiation as was the Joint Venture of Reynolds-Gilbane in Weybosset Hill.

The other method used in Providence has been the marketing of already cleared and improved land to interested developers who can establish their financial responsibility (a requirement for all sponsors) and submit proposals which meet the plan requirements. Both industrial parks have been handled in this manner.

If it happens that conditions occurring subsequent to the development of the Urban Renewal Plan cause the objectives of the original disposition program to be unattainable to some degree it is possible to formally amend the Plan, and this has been done for some projects.



Edmund M. Mauro, Chairman, signs for the Providence Redevelopment Agency as title to land is transferred to the sponsors of the Wiggin Village housing

Mayor Doorley and others prepare for groundbreaking pictures on the site of the new City Welfare Building on Fountain Street



Beneficent House apartments in Downtown Providence rise tier on tier of scaffolding and reinforced concrete



LAND DISPOSITION

TABULATION OF LAND DISPOSITION INFORMATION BY PROJECTS

Project	Net Acres	Reuses	Redevelopers	Status 12/31/66	Est. Comp. Date	Architect	Prime Contractor
WILLARD CENTER I							
	3.6	E. T. Flynn Elem. Sch.	City of Providence	100% Completed	1958	Harkness & Geddes	E. Turgeon Constr. Co.
WILLARD CENTER II							
	13.2	Public, Industrial	Public, Private	100% Completed			
	4.1	Shopping Ctr. (22 units)	Willard Ctr. Realty Co., Inc.	Completed	1957	Ira Rakatansky	Viola Constr. Co.
	8.1	Playground-E. T. Flynn	City of Providence	Completed	1958	.....	.....
	.6	Parking-E. T. Flynn	City of Providence	Completed	1958	.....	.....
	.4	Industrial	Weisner Mfg. Co.	Completed	1958	.....	.....
POINT STREET							
	1.6	Industrial	Private	100% Completed			
	.4	Industrial-Fringe Parcel	Imperial Armour Rex	Completed	1960	.....	.....
	.3	Industrial-Fringe Parcel	Imperial Armour Rex	Completed	1960	.....	.....
	.5	Industrial-Fringe Parcel	Coro, Inc.	Completed	1960	.....	.....
	.3	Industrial-Fringe Parcel	G. E. & L. Corp.	Completed	1960	.....	.....
	.1	Industrial-Fringe Parcel	Zoller Realty Co.	Completed	1960	.....	.....
WEST RIVER							
	52.5	Industrial	Private, Public	96% Completed			
	.2	Industrial-Fringe Parcel	Erco Corporation	Completed	1957	.....	.....
	.7	Industrial-Fringe Parcel	Luigi & Americo Damiano	Completed	1958	.....	.....
	2.1	Industrial	King Realty Co.	Completed	1960	.....	.....
		-Forgings	Rhode Island Tool Co.				
	.1	Industrial-Fringe Parcel	Seekonk Land Co.	Completed	1960	.....	.....
	1.2	Industrial-Fringe Parcel	Corliss Realty Co., Inc.	Completed	1961	.....	.....
	14.1	U.S. Post Office	Intelx Systems, Inc.	Completed	1960	Charles A. Maguire & Assos.	Gilbane Bldg. Co.
	.4	Industrial-Fringe Parcel	Jack K. Stallman	Completed	1960	.....	.....
	1.4	Industrial	Westcott Realty Co.	Completed	1960	Philip Franklin Eddy	Westcott Constr. Corp.
		-Sales, Service	Mack Trucks, Inc.				
	1.8	Industrial-Jewelry	Rivcor, Inc.	Completed	1960	Lloyd H. Turoff	E. Turgeon Constr. Co.
	1.9	Industrial	Franklin Corporation	Completed	1960	Hajian Malkasian	E. Turgeon Constr. Co.
		-Sales, Service	Buckley & Scott				
		-Sales, Service	Maynard & Co., Inc.				
		-Sales, Service	Smith-Holden, Inc.				
	1.9	Industrial-Metal Distr.	Clifford Metal Sales Co.	Completed	1960	Henry Markoff	Agostini Constr. Co., Inc.
	.6	Industrial-Sales, Service	Otis Elevator Co.	Completed	1960	D. J. Prout & Assos.	M. G. Allen & Assos.
	.8	Industrial-Sales, Service	R.I. Welding Supply Co.	Completed	1961	C. Frank Rampone	Agostini Constr. Co., Inc.
	1.2	Industrial	Westinghouse Elec. Corp.	Completed	1961	Charles A. Maguire & Assos.	O. Ahlberg & Sons
		-Sales, Service	Westinghouse Elec. Supply Co.				
	8.2	Industrial-Rotogravure Print	Providence Gravure Inc.	Completed	1962	Lockwood & Green	E. Turgeon Constr. Co.
	.9	Industrial-Jewelry	Adolf Meller Co.	Completed	1963	Charles A. Maguire & Assos.	J. Adolf Johnson
	.8	Industrial-Jewelry	Samsan Company	Completed	1962	DiMitri & DiMitri	Lusi Const., Inc.
	.9	Industrial-Mech. Equip.	Machine Parts Corp.	Completed	1963	Michael Traficanti	Frank N. Gustafson & Sons, Inc.
	2.8	Industrial-Sales, Service	H. Leach Machinery	Completed	1966	Bldg. Design Engineering Co., Inc.	Agostini Constr. Co., Inc.
	2.0	Industrial-Electronic Parts	Metalized Ceramics, Inc.	Completed	1966	Robinson, Green & Beretta	Nils Johnson, Inc.
	1.7	Industrial-Sales, Service	Packings & Insul. Corp.	Sold		.....	.....
	.6	Industrial-Sales, Service	R.I. Welding Supply Co.	Sold		.....	.....
	6.2	I-95	Federal-State Hwy. Devel.	Completed		.....	.....

*Life has been added to the bricks and mortar of the
Olney Street Baptist Church in Lippitt Hill*



Project	Net Acres	Reuses	Redevelopers	Status 12/31/66	Est. Comp. Date	Architect	Prime Contractor
LIPPITT HILL	39.5	Public, Residential and Commercial	Public, Private	24% Completed	1969		
	32.0	Garden Apartments and Shopping Center	University Heights, Inc.: Phase I Phase II Phase III	Completed Under Sales Agreement Under Sales Agreement	1966	Collins & Kronstadt Collins & Kronstadt Samuel Glaser Assos.	Chuckrow Constr. Co. Dimeo Constr. Co.
	5.1	Lippitt Hill School and Playground	City of Providence	Under Constr.	1967	Robinson, Green & Beretta	Nanni Constr. Co.
	1.2	Church Building	Olney St. Baptist Church	Completed	1963	Johnson & Haynes	Rowley Constr. Co.
	.2	Commercial Parking	Olney Associates	Completed	1964		
	.1	Resid'nt'l-Fringe Parcel	R. & E. Robertson	Completed	1965		
	.1	Resid'nt'l-Fringe Parcel	Andre C. Martins	Completed	1965		
	.1	Resid'nt'l-Fringe Parcel	Andre C. Martins	Sold			
	.1	Resid'nt'l-Fringe Parcel	W. & R. Jackson	Completed	1966		
	.1	Resid'nt'l-Fringe Parcel	A. & E. Berger	Completed	1966		
	.1	Resid'nt'l-Fringe Parcel	—	Devel'r Selected			
	.2	Resid'nt'l-Rehabilitation	Prov. Redevel. Agency	Completed	1965		
	.2	Resid'nt'l-Rehabilitation	Alfred Martin	Completed	1966		
	HUNTINGTON EXPRESSWAY INDUSTRIAL PARK	96.6	Industrial	Private	41% Completed	1970	
5.0		Industrial-Plastic Cases	Pak-All Products, Inc.	Completed	1964	Bldg. Design Engineering Co., Inc.	Agostini Constr. Co., Inc.
2.2		Industrial-Ptg. Plates	Morrow Colorplate, Inc.	Completed	1964	Millman & Sturges	J. Adolf Johnson
6.5		Industrial-H'rm'tic Seals	GTI Corporation	Under Constr.	1967	Bldg. Design Engineering Co., Inc.	Agostini Constr. Co., Inc.
5.3		Industrial-Jewelry	Vargas Mfg. Co.	Under Constr.	1967	Bowerman Bros., Inc.	Bowerman Constr. Co.
10.4		Industrial	Providence Whol. Drug Realty Co.	Completed	1964	Campopiano-Wright & Assos.	O. Ahlborg & Sons
		—Drug Dist.	Prov. Whol. Drug Co.				
10.69		Industrial	Ova Realty Co.	Completed	1964	Charles A. Maguire & Assos. Addition: Bowerman Bros., Inc.	Green Manor, Inc. Bowerman Bros., Inc.
		—Men's JIry.	Anson Corp.				
5.0		Industrial-Children's Slippers	Nohel Mfg. Corp.	Completed	1965	Bldg. Design Engineering Co., Inc.	Agostini Constr. Co., Inc.
5.0		Industrial	—	Land Disposition Underway			
6.4		Industrial-Watch Straps	Brite Manufacturing Co.	Completed	1966	Bowerman Bros., Inc.	Bowerman Constr. Co.
6.4		Industrial	—	Land Disposition Underway			
10.7		Industrial	—	Land Disposition Underway			
5.0		Industrial	—	Land Disposition Underway			
5.0		Industrial	—	Land Disposition Underway			
3.0		Industrial	—	Land Disposition Underway			
2.5		Industrial-Jewelry	Re-Migio, Inc.	Committed			
2.5		Industrial		Land Disposition Underway			
1.8		Industrial-Screw Mach. Parts	Swiss Automatic Co.	Sold	1967		
2.2	Industrial-Comm'l Ptg.	Visitor Printing Co.	Committed				
1.0	Industrial-JIry. Platers	D & A Electroplating Co.	Under Constr.	1967	William C. Heckert		

Well laid bricks and modern fenestration distinguish the nearly completed addition to the Short Line Bus facilities



Timothy A. Purcell accepts payment on behalf of the Agency for the Regency House site from the Joint Venture of Reynolds-Gilbane



Project	Net Acres	Reuses	Redevelopers	Status 12/31/66	Est. Comp. Date	Architect	Prime Contractor
CENTRAL-CLASSICAL	42.4	Institutional, Residential, Commercial	Public, Private	10% Completed	1969		
	1.0	Institutional Parking	All Saints Mem'l Church	Sold	1965		
	.5	Institutional Hdqrs. Bldg.	Boy Scouts of Amer., Inc.	Completed	1964	D. Thomas Rusillo	Sterling Engr. & Constr. Co., Inc.
	18.3	John W. Hanley Ed. Ctr.	City of Providence	Under Constr.	1969	Harkness & Geddes	Dimeo Constr. Co.
	.6	Industrial Parking	Wanskuck Co.	Completed	1965		
	.8	Martin dePorres Center	R.C. Bishop of Providence	Completed	1965	Edward D. Norton	Paul Forsell & Sons
	16.2	Garden Apartments	Prov. Bldg., Sanitation and Educational Asso.	Under Constr.	1968	Kent, Cruise & Ass.; Carl Koch	H. V. Collins Co., Inc.
	.6	Stores	Prov. Bldg., Sanitation and Educational Asso.	Sold	1968	Kent, Cruise & Ass.;	Frank Gustafson & Sons, Inc.
	.5	Institutional	Trinity Union Meth. Ch.	Completed	1966		
	.2	Commercial Parking	Dr. Richard Arlen	Completed	1966		
	.5	Church Building	Church of God and Saints of Christ	Completed	1965	Ira Rakatansky	Church & Social Corp.
	.9	Institutional Parking	Ebenezer Baptist Church	Sold			
	.2	Commercial Parking	Citizens Savings Bank	Completed	1963		
	.4	Gasoline Service Sta.	Sun Oil Co.	Under Constr.	1967	Sun Oil Co.	Borroza Constr. Co.
	.1	Commercial Parking	Louttit Laundry	Completed	1966		
	.1	Commercial Parking	Tremarco	Completed	1966		
	.8	Commercial Parking	Citizens Savings Bank	Completed	1964		
	.3	Commercial Expansion	Hudson Cold Storage Co.	Completed	1964		
	.4	Institutional Expansion	J. Hope Settlement House	Sold			
WEYBOSSET HILL	28.9	Residential, Institutional, Commercial, Public	Private, Public	3% Completed	1972		
	4.6	Convention Ctr.-Arena	City-State	Under Study			
	1.9	Bus Co. Offices & Repair Shop	Short Line, Inc.	Under Constr.	1967	Fenton G. Keyes Ass.	Gilbane Building Co.
	.4	WPRO Parking	Lloyd E. Bliss	Under Sales Ag't			
	.6	City Welfare Building	City of Providence	Under Constr.	1967	Castellucci, Galli & Planka Ass.	E. Turgeon Constr. Co.
	1.2	LaSalle Park	City of Providence	Devel'r Selected			
	1.1	Motor Hotel	Reynolds-Gilbane: Holiday Inn, Inc.	Under Sales Ag't	1968		
	.8	Travel Center	Reynolds-Gilbane: Gulf Oil Co.	Under Sales Ag't			
	.2	Police & Fire Sta. Ext.	City of Providence	Devel'r Selected			
	2.9	High Rise Apt. House	Reynolds-Gilbane: Weybosset, Inc.	Under Constr.	1967	Curtis & Davis	Gilbane Building Co.
	.9	Town Houses	Reynolds-Gilbane	Under Sales Ag't			
	1.3	Town Houses	Reynolds-Gilbane	Under Sales Ag't			
	1.4	Town Houses	Reynolds-Gilbane	Under Sales Ag't			
	1.1	Mixed Resid'l & Comm'l	Reynolds-Gilbane	Under Sales Ag't			
	.3	Library Extension	Providence Public Library	Devel'r Selected			
	.6	Empire Park	City of Providence	Devel'r Selected			
	1.1	Office Building	Reynolds-Gilbane: Blue Cross, Inc.	Under Constr.	1967	Fenton G. Keyes Ass.	Gilbane Building Co.
	1.0	Office Building	Reynolds-Gilbane	Under Sales Ag't			
	1.8	Mixed Resid'l & Comm'l	Reynolds-Gilbane	Under Sales Ag't			
	.1	Parking	Realty Co.: U.S. Post Off.	Under Sales Ag't			
	2.5	High Rise Apt. House	Beneficent House, Inc.	Under Constr.	1967	Paul Rudolph	Geo. B. H. Macomber & Dimeo Constr. Co.
	1.1	Chancery Building	R.C. Diocese of Prov.	Under Constr.	1967	Maginnis, Walsh, & Kennedy	Gilbane Building Co.
	.1	Institutional Parking	R.C. Diocese of Prov.	Sold			
	.2	Institutional Parking	R.C. Diocese of Prov.	Sold			
	.4	Institutional Parking	R.C. Diocese of Prov.	Sold			
	.3	Institutional Parking	Covenant Cong'l Church	Land Disposition Underway			
	1.0	Majestic Parking Garage	Prov. Off-Street Parking	Completed	1964	Ramp Eng. Ass.	Dimeo Constr. Co.



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 COMPOSITION

AGENCY MEMBERS

At its regular meeting on January 11, 1966, the Providence Redevelopment Agency elected as its officers for the coming year: Edmund M. Mauro, Chairman; Timothy A. Purcell, Vice-Chairman; and Robert C. Smith, Secretary.

Mr. Mauro is Chairman of the Board for both International Supply Company of R. I. and Kennebec Supply Company of Waterville, Maine. Mr. Purcell is a retired executive of the Graybar Electric Company. Other members of the Agency are: Joseph E. Adelson, attorney in the firm of Adelson and Chernick; G. William Miller, President of Textron, Inc.; and John J. Cummings, Jr., Executive Vice-President of the Industrial National Bank. Mr. Smith also serves as Executive Director of the Agency.

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*
Paul F. McHale, *Special Administrative Assistant*
Rae Budnick, *Clerk-Stenographer III*
Ronda V. DeStefanis, *Clerk-Stenographer II*
Edith Eisenberg, *Clerk-Stenographer I*
Judith A. Testa, *Clerk-Stenographer I*

Fiscal

George N. Moorachian, *Business Manager*
Domenic V. Schiano, *Accountant I*
Rosemarie Buontempo, *Clerk-Stenographer I*

Research

Melvin L. Feldman, *Principal Planner*
Barbara Saydam, *Research Officer*
Maria A. Nani, *Clerk-Stenographer II*

Planning

John R. Kellam, *Principal Planner*
Richard R. Torchia, *Chief of Planning*
Soo Dip Chin, *Senior Redevelopment Project Planner*
M. Dicran Derderian, *Senior Redev. Project Planner*
George Turlo, *Assoc. Redev. Project Planner*
Merrick A. Cook, Jr., *Associate Planner*
John R. D'Antuono, *Assistant Planner*
Louis Calcagni, Jr., *Engineering Aide III*
Earl R. Shirley, *Draftsman*
Constance V. Parente, *Draftsman*
George H. Myrick, *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, *Assistant Real Estate Officer*
Mary Burns, *Clerk-Stenographer II*

Real Estate Disposition

Robert H. Yeremian, *Land Disposition Officer*

Engineering

L. Daniel Libutti, *Senior Engineer*
Victor M. DeCesare, *Engineering Aide III*

Property Management

James F. Murphy, *Management Agent*
William F. Mattos, *Management Aide*
Thomas A. Cahir, Jr., *Housing Inspector I*
Michael McGee, *Housing Inspector I*
Barbara A. Jolin, *Clerk-Stenographer II*
Arlene N. Giannini, *Clerk-Stenographer 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*
Anthony J. DeNicola, *Industrial Representative*
Barbara S. Boyle, *Clerk-Stenographer I*

Rehabilitation

Nathan Bell, *Chief of Renewal Services*
Melvin St. J. Susi, *Rehabilitation Officer*
Lionel J. Jenkins, *Rehabilitation Specialist*
G. John Terenzi, *Rehabilitation Specialist*
David P. D'Iorio, *Rehabilitation Specialist*
Ann A. Clanton, *Clerk-Stenographer I*
Jacqueline Lopez, *Clerk-Typist I*

Resigned

Arthur W. Beauregard, *Senior Engineer*
John J. Fawcett, Jr., *Information Officer*
Frank A. Tibaldi, *Associate Engineer II*
Raymond A. Badway, *Management Aide*
Robert C. Grimes, *Industrial Representative*
Alan D. McKeon, *Draftsman*
Myrna J. Iacono, *Clerk-Stenographer I*

ADMINISTRATION

By the end of the year 1966, the principal staff officers of the Agency had executed a renewal program which included: the initiation and the bulk of project planning for the Mount Hope project; the approval of a Survey and Planning Application for the West Broadway project; the completion and local approval of the East Side Project Plan; the initiation of construction on the second major grouping of residential units in the Lippitt Hill project area; the start of construction for the James L. Hanley Education Center in the Central-Classical project area; the beginning of construction on five major buildings in the Weybosset Hill project area, and substantial progress in the development of other project sites; the sale of more than one-half million square feet of industrial land in the Huntington Expressway Industrial Park and the reservation of additional space for developers who were to consummate their purchases in the following year; the initiation of and participation in the work of a task force preparing the city's first prospectus indicating the community's potential for selection as a "Demonstration City"; and the development and operation of the city's first rehabilitation field office where both project planning and other technical rehabilitation services were made directly available to the Agency's principal clients — the citizens of the community.

Events associated with urban renewal occurred with such frequency during 1966 that the staff found itself playing a minor role in the dissemination of news. A great deal of the burden of reporting was assumed by the local newspapers which gave extensive coverage to redevelopment and other Agency activities throughout the year. Some of the stories were released by the Agency staff while others were obtained from the City Administration.

Other important public information activities, however, were carried out solely by the public information officer and by various other divisions. A major public event was the preparation of a special half-hour program about urban renewal in Providence called "Providence on the Move" directed by Les Keats of WJAR-TV and broadcast in September. Participating in the program were:

James F. Reynolds, general manager of the University Heights development on Lippitt Hill; the Rev. Arthur E. Wilson of Beneficent Congregational Church; Thomas F. Gilbane, president of the Gilbane Building Co.; Edward Sulzberger, a proposed redeveloper of the South Main Street section of the East Side renewal project; Mayor Joseph A. Doorley, Jr.; Monsignor William J. Carey, rector of the Cathedral of SS. Peter and Paul; George Sage, president and treasurer of the Short Line, and John MacMahon, manager of the Glass-Tite Manufacturing Division of GTI Corporation, builders of a new plant in the Huntington Expressway Industrial Park.

The Agency has maintained an exhibit booth on the Westminster Mall throughout the year. Requests for photographs and texts were received from several trade journals and magazines. These, along with inquiries by interested individuals, were honored by Agency staff members.

FISCAL DIVISION

Routine assignments to this division include: 1) maintenance of city and federal project costs and accounting records, 2) preparation of payrolls and maintenance of necessary departmental records, 3) preparation of federal financial statements and city and federal budgets, 4) purchasing of all supplies and materials, 5) administering the investment of surplus funds, 6) scheduling, preparing and processing federal and private financings, 7) scheduling and supervising the procurement of required Agency insurance coverage, 8) conducting continuing studies of records and procedures of the division, 9) planning and participating in surveys of financial and accounting operations, and 10) assisting in the handling of federal and state audits.

These work items required about 95 per cent of division staff time in 1966. The remaining hours were devoted to participation in an Accounting Workshop at the New England NAHRO Conference held at Groton, Connecticut, in June, 1966, and a series of training workshops set up by HUD's Division of Administrative Management to prepare Local Public Agencies for the installation of new

accounting procedures which had been developed with the assistance of this Agency's Fiscal Division.

In July of 1964, representatives of the Housing and Home Finance Agency met in Providence with staff of this Agency regarding the participation of the Agency in an experiment to aid in the development of a new program to simplify administrative operations. The new procedure, referred to as the Annual Administrative Staff Expense Budget and Accounting System for Local Public Agencies, was a wide departure from established practices followed in planning, programming, budgeting and accounting. The Agency agreed to participate in the experiment and on January 1, 1965, began actual operations. Twenty-five other agencies throughout the United States were also selected for the experiment.

By the middle of 1966, the Division of Administrative Management in HUD, Washington, D.C., after reviewing reports received from the various participating agencies, decided that the program would succeed and prepared to install the new system in all LPA's throughout the United States.

To set up the new system, 20 workshops were scheduled throughout the country to assist LPA's to prepare for conversion to the new system. Because the Providence Redevelopment Agency was successful in the experimental operation of the system, the Department of Housing and Urban Development requested that this Agency's Fiscal Staff be made available as instructors in several of the training workshops to familiarize the LPA's with the system, and also, to teach correct procedures and application.

With Agency agreement one or more members of the Fiscal Division attended, as panel members, workshops in Pittsburgh, Pa., Hartford, Conn., Andover, Mass., San Francisco, Calif., and Albany, New York.

By the end of 1966, all the LPA's in the United States were either preparing for or operating under the new system. A measure of the success of these workshops can be attributed to the contribution of time and effort by Agency staff members towards this new program.

RESEARCH

The routine activities of personnel in this division during 1966 were similar to those of the past year; mainly, to assist the Director and the Deputy Director in matters concerning federal and local administrative directives and procedures and to service the other divisions and Agency Members. Outside agencies, schools, civic organizations, representatives of communications media and individuals were given information and assistance with renewal-related materials at their request.

Special projects carried out by research personnel were varied. Among these were: 1) participation in a Task Force appointed by the Mayor to work on departmental reorganization; 2) participation in a Task Force to consider and develop preliminary approaches for a "Demonstration Cities" program; 3) work on details and revisions to the East Side Renewal Plan; 4) research activities with respect to rezoning residential areas in the Benefit Street area; 5) investigation of the use of the Program Evaluation and Review Technique in urban renewal programming, and development of work-flow diagrams for certain project activities; and 6) assistance in the preparation of the 1965 Annual Report.

The Research Division was also responsible for a number of routine assignments including the preparation of bi-annual reports to the federal government concerning acquisition, disposition and development, preparation of project schedules, collection and maintenance of library materials and materials for distribution.

PLANNING

The Planning Division completed assignments covering several project areas in 1966.

Planning for the revised Railroad Relocation project, already underway at the beginning of the year, required large amounts of staff time throughout the spring and early summer in preparation for the July submission of the preliminary draft to federal officials in New York.

Later revisions to the proposed plan resulting from the reduction of the project area to only

48 acres were still being prepared at year's end.

Early stages of planning for the Mt. Hope project, primarily review of housing inspection data, were undertaken in the central office in March after the notification of capital grant reservation was received. In September, activities were shifted to the newly-established Doyle Avenue field office. For the first time in local renewal history, the technique of involving neighborhood residents in renewal planning was initiated. This approach will be extended to other rehabilitation areas as they move toward center stage.

Aside from making the necessary corrections to the East Side Project Plan in response to comments and changes requested by reviewers in the federal government, and in response to changes required by City Council action, East Side planning activities focused on the work of potential developers. The preliminary plans for the \$10 million South Water Street development were received in January from a group being formed by the Providence Preservation Development Corporation and the Nassoit-Sulzberger Corporation of New York.

Also during the year, the staff reviewed the preliminary site plans for the Holy Rosary Church which will acquire parcels adjacent to the existing church building. In another development, the meat packers to be displaced from the North Main Street location met with Agency staff members to outline their requirements. In March, 1966, the Agency approved a change of zoning on one site to permit its use by the meat packers, pending project execution.

Planning activities for the Central-Classical Project and the West River and Huntington Expressway Industrial Parks were restricted to design reviews of proposed new construction.

In Weybosset Hill, planning is continuing well into the execution stage of the project. Because this is a downtown area, and because it is of interest to several sponsors, it has been possible to concentrate more effectively on urban design and related esthetic considerations than has been the case in earlier project work. The common method of control is the design review which is performed for all

proposed structures to insure that the developer conforms to the redevelopment plan and that his proposal will not interfere with the broader plan objectives. At the same time, it affords opportunity for the staff and the developer to engage in a give and take of suggestions for materials, treatments and layouts which will produce harmony and compatibility in the appearance and use of the total area.

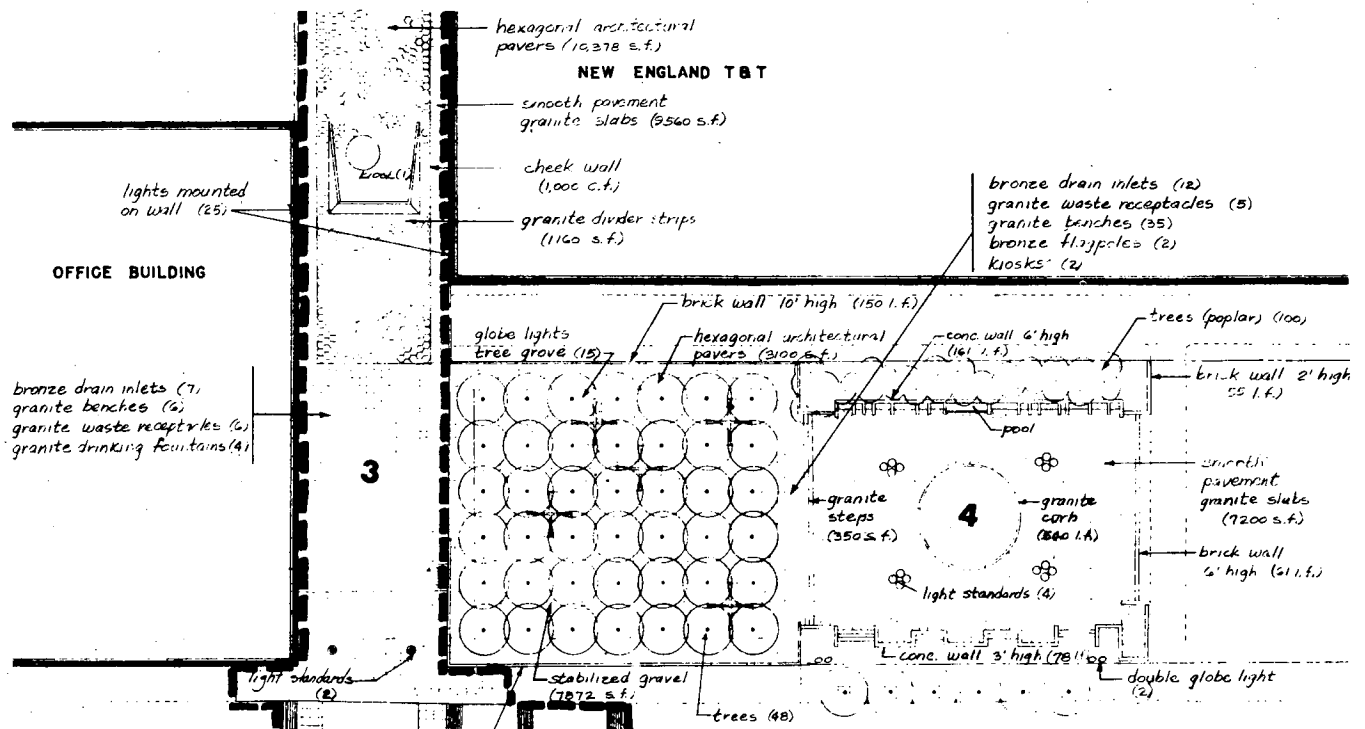
During the past year, conferences on the subject of design and review have been held for the City Welfare Building, the Blue Cross Building, Beneficent House, the Arnold Palmer House, the Chancery Building, the proposed Holiday Inn Motor Hotel and the proposed Automotive Service Center.

The use of open space in Weybosset Hill assumes an importance almost equal to that of the structures, and there have occurred some interesting new developments. In the approved preliminary plans for open spaces, which include the proposed

Cathedral Plaza, Westminster and Jackson Walkways, Empire Park and LaSalle Park, and which were completed this year by Zion and Breen, Landscape Architects, were provisions for tentative sites for sculpture and statuary. With the assistance of Dr. Bush-Brown of the R.I. School of Design, a lay committee on design was formed by local sponsors to make further studies of the proposed sites, paving materials, and other design details. In its completed submission, which went beyond the original work assignment, the committee recommended a new design for Cathedral Square which was acclaimed by both the staff and the planning consultants as both original and exciting, and which was subsequently turned over to Zion and Breen for testing for economic and physical feasibility.

The design staff also solicited the help of local Garden Clubs on planning details, particularly the selection of plant materials, and it has worked with the Narragansett Electric Company in the selection of new light standards for Weybosset Hill.

Detail of open space proposal for Weybosset Hill



LEGAL

The Legal Division represents the Agency in all legal matters concerning its business. In this capacity, one or more staff members attended all Agency meetings, and prepared approximately 350 memoranda and opinions of law for the use of the Executive Director and other staff members. All ordinances, resolutions and petitions in connection with Agency business were prepared or reviewed, and the Agency was represented before the Zoning Board and various committees of the City Council regarding zoning changes, exceptions and variances, street abandonments and dedications.

There were four condemnation cases tried. Three of these were the usual type of case; the fourth was the Hanley Brewery case which is still pending before the court and which required over a month's trial.

Funds disbursed from the Registry of Court for various projects totaled approximately \$437,000. In connection with the accounts of the Registry of Court, a further deposit of \$1,030,216 for the Weybosset Hill project was processed and a withdrawal of the small balance remaining in the Central-Classical account was made. Agreements of sale and deeds for conveying all real estate processed this year were prepared.

REAL ESTATE ACQUISITION

During 1966, the only transfer of ownership and payment of monies to former property owners by the Agency occurred as part of Weybosset Hill project activities. Of the 129 parcels acquired by eminent domain proceedings in this project, only 6 parcels remain unsettled. The 123 parcels were acquired at a total cost of \$10,276,861.

A considerable amount of time during the first quarter of the year was devoted to administrative details and preparations for second acquisition appraisals for the East Side project. This is a very large project for which the Agency engaged ten appraisers, seven more than were hired to render similar services in earlier projects.

The Real Estate Division was also assigned re-

sponsibility for developing estimates of acquisition costs for the Mt. Hope Project Plan. All pertinent research for the 97 designated parcels was completed by the end of the year.

REAL ESTATE DISPOSITION

During 1966, the Providence Redevelopment Agency sold 28 parcels of land for \$1,944,525.09 in 20 transactions. This is by far the greatest number of sales made in any one year by the Agency.

West River land is now completely sold out. In the Central-Classical Project only two small parcels remain unsold and these are reserved for the City of Providence. Five industrial parcels were sold in the Huntington Expressway Industrial Park and two more were definitely committed to approved developers, leaving only 39 per cent of the improved land available for disposition.

Shortly after the beginning of the year the first parcels of land in the Weybosset Hill Project was sold to Short Line, Inc. (Exception: Majestic Garage site, handled as an early acquisition and already completed.) This was followed by the sale of seven other parcels to previously selected developers. All of the remaining parcels in this project are under sales agreements or committed to approved developers.

University Heights, Inc. expects to purchase most of the remaining land in the Lippitt Hill Project area in 1967. It will have to wait for the retirement of the Doyle Avenue School in order to acquire the site for its Phase III development.

ENGINEERING

The Engineering Division closed out the year 1966 by supervising the moving of the Arnold Palmer House, a most unconventional piece of site improvement work in the Weybosset Hill project area.

Located at 577 Westminster Street, the old brick house had been most recently owned and occupied by the Grace and Hope Mission, and was scheduled for demolition. Hardly noticed at first, it later aroused the interest of some members of the congregation of the Beneficent Congregational Church

The Palmer House en route to its new location



who believed the structure was of sufficient structural and historic value to save for use by their organization.

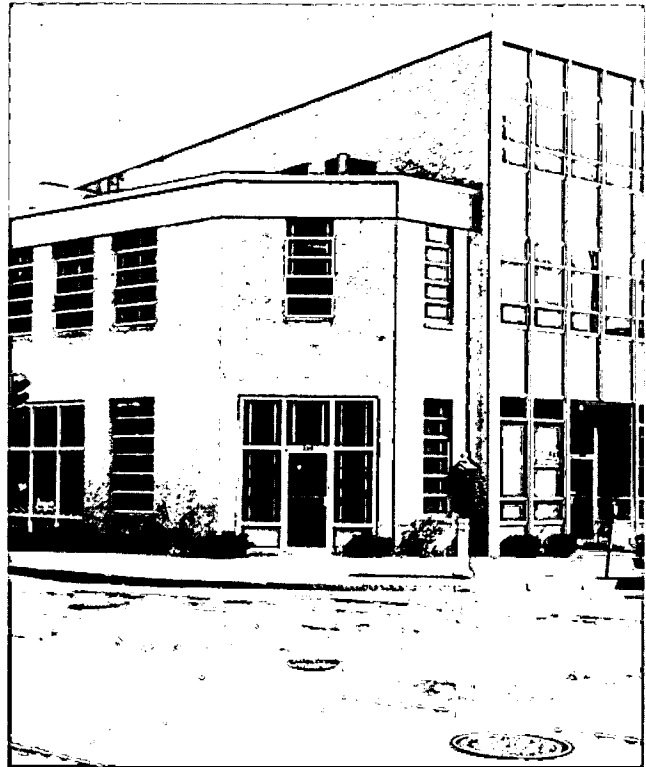
They requested that the Agency explore the possibility of using federal funds for the move. This proved to be possible, providing the new site would be within the project area. At its July meeting, the Agency approved the sale of the house it now owned to the Church which had hired the architectural firm of Heckert, Grist and Keller to design the new foundations and restorations.

The actual moving of the 300-ton, two and one-half story brick house was contracted out by the Agency to Isaac Blair and Company of Boston, the only firm in the area with experience in moving masonry structures. It will be placed on a new site at the corner of Pine and Chestnut Streets, behind Beneficent House, to be used by adult discussion and study groups and for the display of historical records.

Supervision of site improvement work in the vicinity of Broadway and Atwells Avenue in Weybosset Hill was completed and closed out in 1966. New work was undertaken in the blocks between the Cathedral of SS. Peter and Paul and the New England Telephone Building to eliminate existing streets and to allow for necessary utility changes. Work was also begun for site improvements required for the Welfare Building site.

In the Huntington Industrial Park a new road was planned and constructed to provide access to five small sites created out of one large parcel in the southeast corner of the park.

There was one major change in personnel. Arthur W. Beauregard, who served the Agency as Senior Engineer for eight years, tendered his resignation in July, 1966. He was succeeded in the office by L. Daniel Libutti, formerly Associate Engineer II.



New commercial space, privately sponsored and built expressly for relocatees from Weybosset Hill

PROPERTY MANAGEMENT

Work of the division was concentrated solely on the Weybosset Hill project area in 1966. Supervision of demolition activities, which includes removal of utilities, pest control, actual demolition of structures and reporting on weekly payrolls, was carried out on sites for new construction starts.

Responsibility for routine maintenance of properties owned by the Agency was extended to ten lots leased to private parking companies on a temporary basis.

RELOCATION

Relocation services for families and individuals in urban renewal areas were provided by the Providence Family and Business Relocation Service which issued its own Annual Report for the fiscal year 1965-1966. Of a reported total caseload of 415 at the beginning of that year for the Weybosset Hill project, the special Diagnostic and Referral Programs for Randall Square and the remaining pre-execution phases of the East Side project, 285 remained in September. Eighteen of these were Weybosset Hill residents.

Relocation of families and businesses is a highly specialized service with which the City of Providence has had extensive experience, and it has been able to develop and carry out a number of special studies in the field. Among these was a two-year study demonstration sponsored by the Ford Foundation and brought to completion in the spring of 1966. The final project report and other documents are being incorporated into a volume entitled "A Social Service Program for Elderly Relocates" by the University of Pennsylvania Press.

Relocation services to businesses being displaced from the Weybosset Hill area continued to be provided by the Agency's Business Relocation Office during 1966. Out of 293 original site occupants, only 53 remained at year's end. Financial assistance to commercial firms was increased under provisions of the 1965 Housing Act, by raising the allowable Small Business Displacement Payment from \$1,500 to \$2,500.

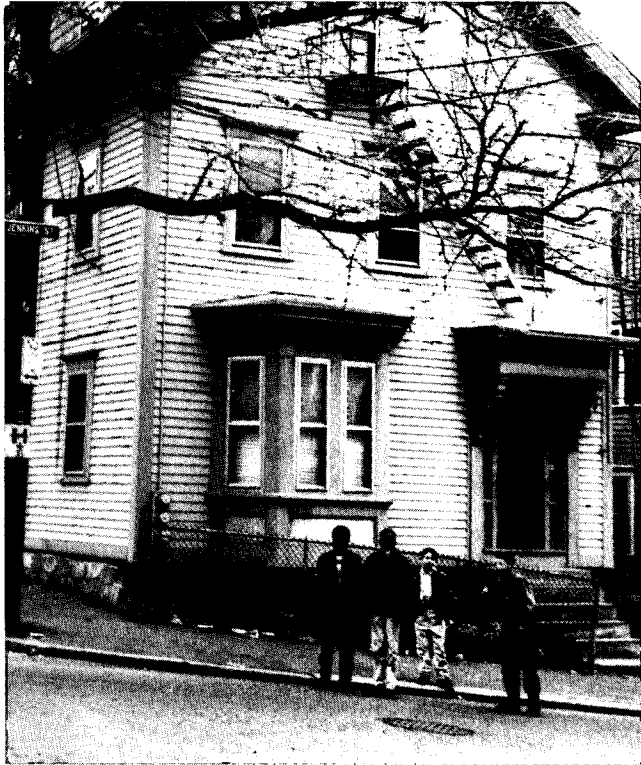
INDUSTRIAL PROMOTION

With development underway on the last two remnants of land assembled for building, 1966 witnessed the phasing out of its West River project activity which began with preliminary planning in 1954. Condemnation of that project land occurred exactly ten years ago, in December, 1966. Metalized Ceramics Corporation, whose plant has already been completed, is one of the newest representatives of the electronics industry in Rhode Island. Packings & Insulations Corporation, which plans to build in 1967, had previously expressed an interest in purchasing land in the Huntington Expressway Industrial Park. The company is primarily engaged in distribution but offers warehousing services to its customers.

East Side project activity by the Industrial Development Division was restricted to contacting firms presently located in the project area to offer pre-relocation services. Nearly all the firms were disinclined to move prior to condemnation and were desirous of relocating in the same general vicinity.

In other promotional activity, the division continued its work with Jewel Case Corporation. This local firm, which currently employs 160 persons in the manufacture of display cases for jewelry and sophisticated items, has experienced recent growth and is selling on the European Market.

The Agency's Industrial Representative, as part of his assignments outside of renewal areas, assisted the Mayor's office in negotiations with Coro, Inc., jewelry manufacturers, which resulted in a decision by the company to remain in Providence rather than build a new plant in another location. Coro now plans to bring together some of its divisions in other parts of the city and also to expand its manufacturing space. It has purchased land and buildings adjacent to its main plant with the intention of connecting the buildings at various points to permit continual flow operations and it has considered the possibility of developing its own "fashion park."



Rehabilitation and replanning in the Mt. Hope neighborhood will give added value to this house on Jenkins Street

REHABILITATION

In accordance with the current emphasis on rehabilitation of existing structures in renewal projects now in the planning stage, preparations for local rehabilitation activities on a large scale were undertaken in 1966. The first action was a review of structural codes and standards employed in Providence and of proposals for standards, and of the various scoring forms and techniques. This was followed by a preliminary review of financial requirements and available aids.

Then, with the opening of the Doyle Street office in September to service the Mt. Hope area, staff members were transferred to the field to begin preparatory project activity.

A training program for rehabilitation specialist and financial counselors was set up with trips scheduled to observe rehabilitation operations in Malden, Boston, New York City and New Haven. With the close cooperation of FHA staff members who accompanied and counseled rehabilitation personnel, pilot property surveys in the Mt. Hope and Fox Point areas were utilized for training purposes and for early testing of the rehabilitation program.

At the same time, residents of the areas were made aware, by personal calls and by distribution of pamphlets and bulletins, of plans and programs being developed for the area. They were invited to visit the field office to learn more about the rehabilitation project and to request available services. A community organizer began organization efforts in October which resulted in the formation of twelve block groups. Organization of the Mt. Hope Junior Tenants Association under the wing of a Progress for Providence employee temporarily attached to the field office, was promoted to engage in cleanup and beautification efforts when warm weather permits.

Preparation of materials for Part I of the Application for Loan and Grant were carried out in part from the Mt. Hope field office and were scheduled to achieve a spring deadline for submission of the Plan to the federal government.

CONSOLIDATED BALANCE SHEET

September 30, 1966.

ASSETS

CURRENT:

Cash in Bank

Survey and Planning Accounts:

East Side Renewal	\$ 164,581.93		
Railroad Relocation	39,363.34		
Mount Hope	41,398.32	\$ 245,343.59	

Project Expenditures Accounts:

Central-Classical	60,740.60		
Lippitt Hill	17,186.58		
Weybosset Hill	263,755.13		
Mashapaug Pond	25,711.32	367,393.63	

Temporary Loan Repayment Fund Accounts:

Central-Classical	41,822.75		
Lippitt Hill	1,048.36		
Weybosset Hill	185,629.11	228,500.22	\$ 841,237.44

Accounts Receivable

Federal Relocation Grants		170,372.41	
Tenants		23,506.75	
Revolving Fund		70,000.00	
Superior Court of Rhode Island		1,928,448.28	2,192,327.44

Investments Held

Central-Classical		148,700.63	
Lippitt Hill		49,523.61	
Weybosset Hill		628,794.19	
Mashapaug Pond		138,787.25	965,805.68

PROJECT COSTS:

East Side Renewal			608,428.99	
Railroad Relocation			587,455.73	
Mount Hope			20,598.93	
Central-Classical		7,654,344.53		
Less: Other Income	\$ 147,884.76			
Sales Price of Land Sold	547,940.41	695,825.17	6,958,519.36	
Lippitt Hill		4,804,859.85		
Less: Other Income	79,188.04			
Sales Price of Land Sold	226,704.05	305,892.09	4,498,967.76	
Weybosset Hill		10,865,858.20		
Less: Other Income	242,182.60			
Sales Price of Land Sold	746,996.56	989,179.16	9,876,679.04	
Mashapaug Pond		6,201,473.64		
Less: Other Income	47,014.45			
Sales Price of Land Sold	518,509.28	565,523.73	5,635,949.91	28,186,599.72

RELOCATION PAYMENTS

DONATED LAND				1,528,499.59
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PROJECT IMPROVEMENTS				1,642,000.00
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SUPPORTING FACILITIES				9,000.00
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COST EXCEPTIONS				142,800.00
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				81,607.22
				<u>\$35,589,877.09</u>

CURRENT:			
Accounts Payable			
City of Providence:			
East Side Renewal	\$ 522,241.00		
Railroad Relocation	2,275.08		
Other	46,678.87	\$ 571,194.95	
Advances Payable — DHUD			
East Side Renewal	254,295.00		
Railroad Relocation	578,000.00		
Mount Hope	65,000.00	897,295.00	
Accrued Interest on Advances Payable			
East Side Renewal	2,474.92		
Railroad Relocation	51,993.99		
Mount Hope	997.25	55,466.16	
Other Loans Payable			
Central-Classical	1,347,000.00		
Lippitt Hill	1,009,000.00		
Weybosset Hill	5,825,000.00	8,181,000.00	
Accrued Interest on Loans Payable			
Central-Classical	14,118.79		
Lippitt Hill	10,863.56		
Weybosset Hill	62,646.95	87,629.30	\$ 9,792,585.41
CAPITAL:			
Local Grants-in-Aid			
Cash:			
Central-Classical	1,928,829.28		
Lippitt Hill	1,373,882.25		
Weybosset Hill	1,504,278.78		
Mashapaug Pond	5,870,984.96	10,677,975.27	
Non-Cash:			
Central-Classical	155,500.00		
Lippitt Hill	142,800.00		
Weybosset Hill	1,495,500.00	1,793,800.00	12,471,775.27
Federal Capital Grants			
Project Capital Grants:			
Central-Classical	3,962,786.00		
Lippitt Hill	2,214,260.00		
Weybosset Hill	5,689,945.00	11,866,991.00	
Relocation Grants:			
Central-Classical	430,397.40		
Lippitt Hill	144,832.45		
Weybosset Hill	883,295.56	1,458,525.41	13,325,516.41
\$35,589,877.09			

LIPPIITT HILL PROJECT NO. R-1, R-3

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1966

	TOTAL	PROJECT EXPENDITURES ACCOUNT	TEMPORARY LOAN REPAY- MENT FUND
Cash Balance, October 1, 1965	\$ 349,978.79	\$ 100,691.68	\$ 249,287.11
Receipts:			
Transfer from Temporary Loan Repayment Fund	40,900.00	40,900.00	
Rental of Acquired Property	924.00	924.00	
Insurance Settlement	382.67	382.67	
Sale of Investments	148,695.00	74,561.25	74,133.75
Earnings on Investments	1,305.00	438.75	866.25
Interest — University Heights, Inc.	17,001.47	17,001.47	
Taxes — University Heights, Inc.	12,618.45	12,618.45	
Insurance — University Heights, Inc.	55.00	55.00	
Rebate on Taxes	3.92	3.92	
Return Premium on Insurance	32.00	32.00	
Proceeds from the Sale of Land	350.00		350.00
Total Receipts	222,267.51	146,917.51	75,350.00
Total Available	572,246.30	247,609.19	324,637.11
Disbursements:			
Rehabilitation House Repairs	382.67	382.67	
Project Administration Costs	46,892.26	46,892.26	
Legal Fees and Expenses	250.00	250.00	
Operation of Acquired Property	14,605.79	14,605.79	
Rehabilitation	984.34	984.34	
Interest to Others	43,809.69	43,222.69	587.00
Total Development Costs	106,924.75	106,337.75	587.00
Transfer to Project Expenditures Account	40,900.00		40,900.00
Purchase of Investments	198,218.61	124,084.86	74,133.75
Loans Payable	207,968.00		207,968.00
Total Disbursements	554,011.36	230,422.61	323,588.75
Cash Balance, September 30, 1966	\$ 18,234.94	\$ 17,186.58	\$ 1,048.36

COMPOSITION OF CASH BALANCES

Cash in Bank:			
Checking Accounts — Industrial National Bank of Rhode Island	\$ 18,234.94	\$ 17,186.58	\$ 1,048.36

MASHAPAUG POND PROJECT

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1966

	TOTAL	PROJECT EXPENDITURES ACCOUNT	FUNDS IN ESCROW
Cash Balance, October 1, 1965	\$ 68,436.00	\$ 50,610.93	\$ 17,825.07
Receipts:			
Sale of Investments	474,956.62	474,956.62	
Earnings on Investments	4,923.38	4,923.38	
Rebate on Taxes	1,568.53	1,568.53	
Interest on Participation Accounts	184.14		184.14
Sale of Land	147,664.40	147,664.40	
Goodwill Deposits on Sale of Land	23,437.32	23,437.32	
Total Receipts	652,734.39	652,550.25	184.14
Total Available	721,170.39	703,161.18	18,009.21
Disbursements:			
Project Administration Costs	63,657.02	63,657.02	
Legal Fees and Expenses	54.00	54.00	
Appraisals for Acquisition	50.00	50.00	
Title Information	64.38	64.38	
Real Estate Purchases	1,000.00		1,000.00
Sundry Acquisition Costs	49.00	49.00	
Brokerage Fees	3,280.09	3,280.09	
Sundry Disposition Costs	23.00	23.00	
Operation of Acquired Property	27,833.80	27,833.80	
Site Improvements	67,724.55	67,724.55	
Total Development Costs	163,735.84	162,735.84	1,000.00
Purchase of Investments	514,714.02	514,714.02	
Total Disbursements	678,449.86	677,449.86	1,000.00
Cash Balance, September 30, 1966	\$ 42,720.53	\$ 25,711.32	\$ 17,009.21
COMPOSITION OF CASH BALANCE			
Cash in Bank:			
Checking Account - Industrial National Bank of Rhode Island			\$ 25,711.32
Cash in Custody of Others:			
Superior Court of Rhode Island			17,009.21
			\$ 42,720.53

CENTRAL-CLASSICAL PROJECT NO. R. I. R-2

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1966

	TOTAL	PROJECT EXPENDITURES ACCOUNT	TEMPORARY LOAN REPAY- MENT FUND	FUNDS IN ESCROW
Cash Balance, October 1, 1965	\$ 115,350.42	\$ 102,084.36	\$ 2,856.96	\$ 10,409.10
Receipts:				
Transfer from Temporary Loan Repayment Fund	204,873.18	204,873.18		
Rental of Acquired Property	1,589.00	1,564.00	25.00	
Funds in Escrow — Superior Court of R.	7,309.10	7,309.10		
Sale of Investments	1,558,561.14	546,651.47	1,011,909.67	
Earnings on Investments	11,166.86	3,076.53	8,090.33	
Rebate on Taxes	957.72	955.54	2.18	
Rebate on Insurance	207.71	207.71		
Interest on Participation Accounts	317.20	317.20		
Good Faith Deposits on Sale of Land	5,871.80		5,871.80	
Sale of Land	440,101.26		440,101.26	
Relocation Grants	19,072.00		19,072.00	
Federal Capital Grants	795,128.00		795,128.00	
Total Receipts	3,045,154.97	764,954.73	2,280,200.24	-0-
Total Available	3,160,505.39	867,039.09	2,283,057.20	10,409.10
Disbursements:				
Project Administration Costs	19,853.92	19,853.92		
Legal Fees and Expenses	257.51	257.51		
Real Estate Purchases	3,100.00			3,100.00
Title Information	17.63	17.63		
Sundry Disposition Costs	16.00	16.00		
Operation of Acquired Property	54,112.26	54,112.26		
Site Clearance	428.50	428.50		
Site Improvements	111,796.92	111,796.92		
Interest to Others	73,578.98	72,990.98	588.00	
Total Development Costs	263,161.72	259,473.72	588.00	3,100.00
Transfer to Project Expenditures Account	212,182.28		204,873.18	7,309.10
Purchase of Investments	1,558,734.44	546,824.77	1,011,909.67	
Return of Good Faith Deposits	10,869.60		10,869.60	
Loans Payable	1,012,994.00		1,012,994.00	
Total Disbursements	3,057,942.04	806,298.49	2,241,234.45	10,409.10
Cash Balance, September 30, 1966	\$ 102,563.35	\$ 60,740.60	\$ 41,822.75	\$ -0-

COMPOSITION OF CASH BALANCES

Cash in Bank:

Checking Accounts — Industrial National Bank of Rhode Island	\$ 102,563.35	\$ 60,740.60	\$ 41,822.75	
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WEYBOSSET HILL PROJECT NO. R.I. R-7

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS

Fiscal Year Ended September 30, 1966

	TOTAL	PROJECT EXPENDITURES ACCOUNT	TEMPORARY LOAN REPAY- MENT FUND	FUNDS IN ESCROW
Cash Balance, October 1, 1965	\$ 2,412,532.74	\$ 126,275.71	\$ 2,008.47	\$ 2,284,248.56
Receipts:				
Transfer from Project Expenditures Account	1,030,611.10		395.10	1,030,216.00
Transfer from Temporary Loan Repayment Fund	1,284,216.00	1,284,216.00		
Rental of Acquired Property	305,996.77	305,996.77		
Sale of Investments	3,145,832.47	2,108,214.47	1,037,618.00	
Earnings on Investments	28,377.05	16,324.70	12,052.35	
Rebate on Repairs to Acquired Property	152.00	152.00		
Rebate on Electricity Charges	14,001.80	14,001.80		
Rebate on Water Charges	2,295.34	2,295.34		
Rebate on Taxes	4,902.61	4,902.61		
Interest on Participation Accounts	27,848.10			27,848.10
Good Faith Deposits on Sale of Land	4,244.55	4,244.55		
Proceeds from Temporary Loan — HUD	675,000.00	675,000.00		
Sale of Land	744,996.56		744,996.56	
Federal Relocation Grants	442,824.00		442,824.00	
Federal Capital Grants	1,124,757.00		1,124,757.00	
Miscellaneous Receipts	571.95	571.95		
Total Receipts	8,836,627.30	4,415,920.19	3,362,643.01	1,058,064.10
Total Available	11,249,160.04	4,542,195.90	3,364,651.48	3,342,312.66
Disbursements:				
Project Administration Costs	218,303.80	218,303.80		
Legal Fees and Expenses	24.00	24.00		
Real Estate Purchases	1,437,873.59			1,437,873.59
Appraisals for Acquisition	700.00	700.00		
Option Negotiations	750.00	750.00		
Title Information	5,842.82	5,842.82		
Sundry Acquisition Costs — Direct Purchase	69.00	69.00		
Sundry Acquisition Costs — Condemnation	2,550.00	2,550.00		
Relocation Planning and Execution	1,835.00	1,835.00		
Sundry Disposition Costs	45.50	45.50		
Operation of Acquired Property	377,126.64	376,731.54	395.10	
Site Clearance	273,520.00	273,520.00		
Site Improvements	249,962.78	249,962.78		
Furniture and Equipment	176.62	176.62		
Temporary Loan — HUD	675,000.00		675,000.00	
Interest on Temporary Loan	3,661.65	3,661.65		
Interest to Others	91,995.87	91,995.87		
Total Development Costs	3,339,437.27	1,226,168.58	675,395.10	1,437,873.59
Transfer to Escrow Account	1,030,216.00	1,030,216.00		
Transfer to Temporary Loan Repayment Fund	395.10	395.10		
Transfer to Project Expenditures Account	1,284,216.00		1,284,216.00	
Rent Rebates	3,646.99	3,646.99		
Purchase of Investments	2,908,978.83	1,689,567.56	1,219,411.27	
Relocation Payments	328,357.54	328,357.54		
Return of Miscellaneous Deposits	89.00	89.00		
Total Disbursements	8,895,336.73	4,278,440.77	3,179,022.37	1,437,873.59
Cash Balance, September 30, 1966	\$ 2,353,823.31	\$ 263,755.13	\$ 185,629.11	\$ 1,904,439.07
COMPOSITION OF CASH BALANCES				
Cash in Bank:				
Checking Accounts — Industrial National Bank of Rhode Island	\$ 449,384.24	\$ 263,755.13	\$ 185,629.11	
Cash in Custody of Others:				
Superior Court of Rhode Island	1,904,439.07			1,904,439.07
	\$ 2,353,823.31	\$ 263,755.13	\$ 185,629.11	\$ 1,904,439.07

EAST SIDE RENEWAL PROJECT

NO. B.I. R-4

STATEMENT OF CASH RECEIPTS
AND DISBURSEMENTS

Fiscal Year Ended September 30, 1966

		SURVEY & PLANNING ACCOUNT
Cash Balance, October 1, 1965		\$ 872.23
Receipts:		
Preliminary Advance from Federal Government	\$254,295.00	
Transfer from Project R.I. R-7	53.25	254,348.25
Total Available		255,220.48
Disbursements:		
Project Administration Costs	56,516.09	
Legal Expense	6.00	
Project Inspection Fee	8,990.00	
Title Information	24,514.06	
Furniture and Equipment	612.40	90,638.55
Cash Balance, September 30, 1966		<u>\$164,581.93</u>

COMPOSITION OF CASH BALANCE

Cash in Bank:

Checking Account Industrial National Bank of Rhode Island	<u>\$164,581.93</u>
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RAILROAD RELOCATION PROJECT

NO. B.I. R-8

STATEMENT OF CASH RECEIPTS
AND DISBURSEMENTS

Fiscal Year Ended September 30, 1966

		SURVEY & PLANNING ACCOUNT
Cash Balance, October 1, 1965		\$ 26,128.95
Receipts:		
Preliminary Advance from Federal Government		75,000.00
Total Available		101,128.95
Disbursements:		
Project Administration Costs	\$ 50,600.01	
Survey and Planning	2,050.00	
Appraisals for Acquisition	5,800.00	
Title Information	3,315.60	61,765.61
Cash Balance, September 30, 1966		<u>\$ 39,363.34</u>

COMPOSITION OF CASH BALANCE

Cash in Bank:

Checking Account Industrial National Bank of Rhode Island	<u>\$ 39,363.34</u>
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MOUNT HOPE PROJECT NO. R.I. R-18

STATEMENT OF CASH RECEIPTS

AND DISBURSEMENTS

Fiscal Year Ended September 30, 1966

		SURVEY & PLANNING ACCOUNT
Cash Balance, October 1, 1965		\$ -0-
Receipts:		
Preliminary Advance from Federal Government		65,000.00
Total Available		65,000.00
Disbursements:		
Advance to Revolving Fund	\$ 4,000.00	
Project Administration Costs	15,742.60	
Project Inspection Fee	1,332.00	
Office Furniture and Equipment	2,527.08	23,601.68
Cash Balance, September 30, 1966		\$41,398.32

COMPOSITION OF CASH BALANCE

Cash in Bank:

Checking Account Industrial National Bank of Rhode Island	\$41,398.32
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PROJECT COST ESTIMATES

	CENTRAL- CLASSICAL	LIPPITT HILL	EAST SIDE RENEWAL	WEYBOSSET HILL	RAILROAD RELOCATION	MASHAPAUG POND
Gross Project Cost	\$8,790,400	\$5,846,643	\$32,408,909	\$17,984,814	\$18,571,619	\$6,200,000
Less: Sales of Land	678,308	870,777	2,381,358	3,511,500	4,030,500	1,144,163
Net Project Cost	\$8,112,092	\$4,975,866	\$30,027,551	\$14,473,314	\$14,541,119	\$5,055,837
City Share	\$2,028,023	\$1,243,966	\$ 7,506,888	\$ 3,618,329	\$ 3,635,279	\$5,055,837
Federal Share	6,084,069	3,731,900	22,520,663	10,854,985	10,905,840	0
	\$8,112,092	\$4,975,866	\$30,027,551	\$14,473,314	\$14,541,119	\$5,055,837
	MOUNT HOPE	WEST BROADWAY				TOTAL ALL PROJECTS
Gross Project Cost	\$3,190,000	\$8,720,113				\$101,712,498
Less: Sales of Land	70,000	1,909,855				14,596,461
Net Project Cost	\$3,120,000	\$6,810,258				\$87,116,037
City Share	\$ 780,000	\$1,702,567				\$ 25,570,889
Federal Share	2,340,000	5,107,691				61,545,148
	\$3,120,000	\$6,810,258	* Applications from Survey & Planning			\$87,116,037

CITY BUDGET

FINANCIAL STATEMENT

Fiscal Year 1965-1966

	APPROPRIATION	EXPENDITURES	SURPLUS RETURNED TO GENERAL FUND
Salaries	\$39,088.00	\$37,452.90	\$1,635.10
Materials and Supplies	485.00	383.30	101.70
Contract Services	10,289.00	7,244.07	3,044.93
Furniture and Equipment	593.00	497.51	95.49
	\$50,455.00	\$45,577.78	\$4,877.22

ANALYSIS OF SLUM CLEARANCE BOND ISSUES

As of September 30, 1966

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
			19,351,158.39
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	550,000.73		
Weybosset Hill	1,952,000.00		
Interest	108,375.98		14,243,573.34
			\$ 5,107,585.05

Project Location Map

