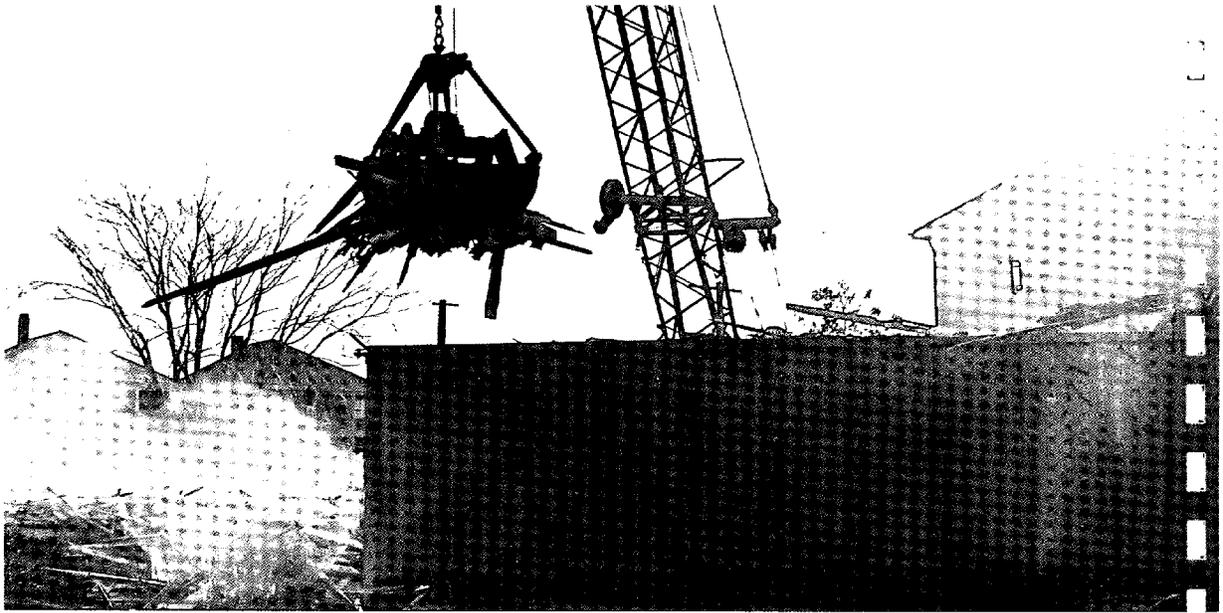


ANNUAL REPORT • 1962

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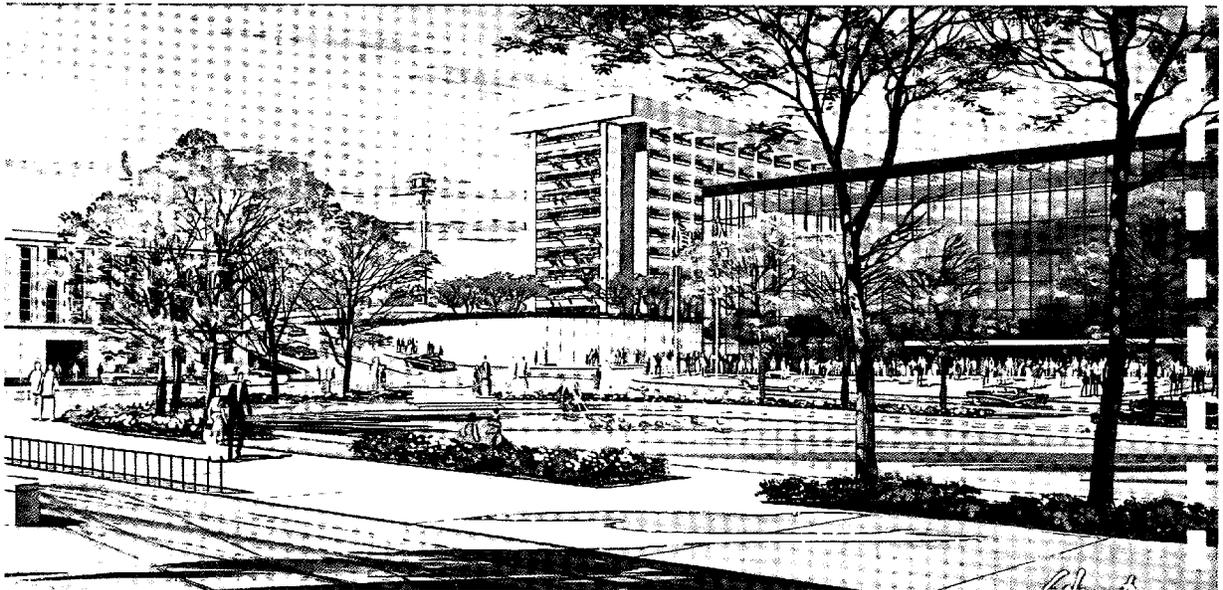
PROVIDENCE REDEVELOPMENT AGENCY

410 Howard Building, Providence 3, Rhode Island



Demolition in Central-Classical area.

Weybosset Hill's planned renewal.



The Honorable Walter H. Reynolds
 Mayor of Providence
 The Honorable City Council
 The Citizens of Providence

We are pleased to submit to you this, the fifteenth annual report of the Providence Redevelopment Agency.

Highlights of the year 1962 were:

- Selection of University Heights, Inc., as the private developer for the Lippitt Hill project.
- Sale of the last site at West River Industrial Park, bringing the total of companies in the park to sixteen.
- Eminent domain and considerable progress in relocation and demolition operations in the Central-Classical project.
- Submission of the Weybosset Hill project plan to the federal Urban Renewal Administration for approval.

This report is given with appreciation for the unselfish cooperation given by the Administration, the City Council and the Providence citizens during 1962 and preceding years.

Respectfully,

Edmund M. Mauro
 Chairman

IN CITY COUNCIL

APR 18 1963

READ:

WHEREUPON IT IS ORDERED THAT
 THE SAME BE RECEIVED.

D. Everett Whelan
 CLERK



PREFACE

Fifteen Years in the Life of a City...

Fifteen years in the life of a city is a short time. But it is a span during which the face of a city can change dramatically, during which a city can commit itself to a sweeping program of renewal.

During the past fifteen years the face of Providence has changed . . . the Fox Point Hurricane Barrier under construction at the mouth of the Providence River, Willard Shopping Center in South Providence, West River Industrial Park, Dexter Manor near the crest of Weybosset Hill.

On the near horizon are other changes . . . a major shopping center and new housing on Lippitt Hill, a modern educational center and housing in the Central-Classical renewal area, residential and commercial redevelopment on

PREFACE

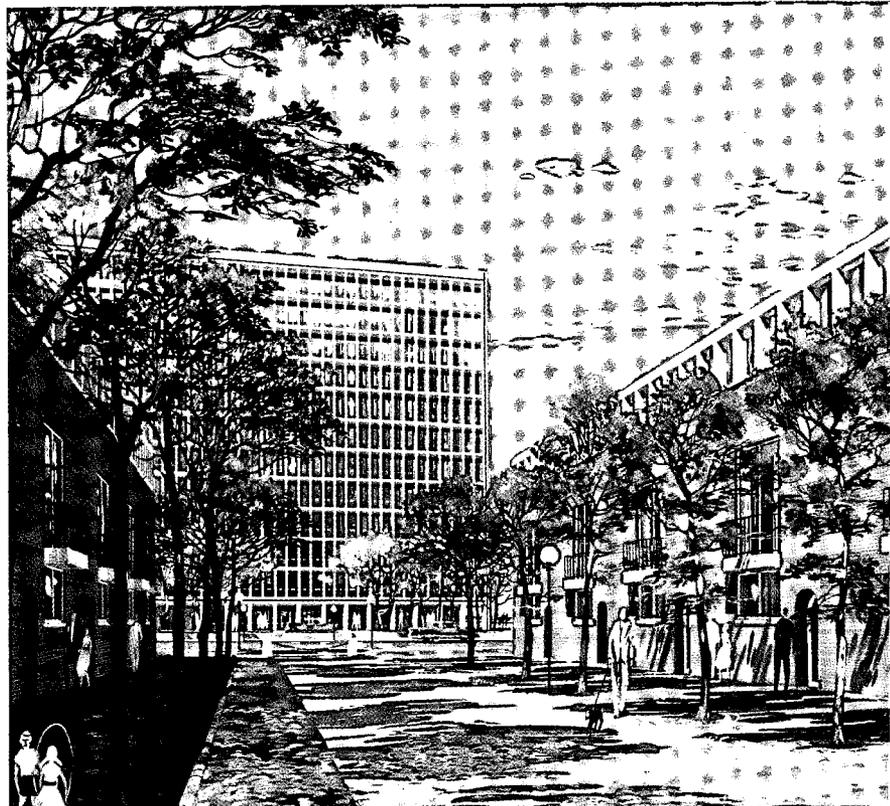
... A Span of Dramatic Change

Weybosset Hill, new plants in Huntington Expressway Industrial Park, rehabilitation and new construction in the city's historic East Side, downtown transformation through Railroad Relocation.

Also shaping these changes will be the city's Community Renewal Program, still in preparation, which will constitute a blue-print for future renewal action.

Today's dramatic physical renovation, as well as the subtler renewal through rehabilitation and code enforcement, is built on a foundation begun years ago. It is guided by purposes constant since the beginning of the Providence renewal program—purposes expressed in these introductory words of the Redevelopment Agency's 1948 annual report:

"The City of Providence is old. Roger Williams settled here almost two hundred years before Chicago and Detroit were founded. Providence played an important part in the early development of this nation and has an historical heritage matched by few other American cities. Yet today Providence must have factories as modern, homes as pleasant, and shops as convenient as those anywhere else to compete and prosper in this industrial world."

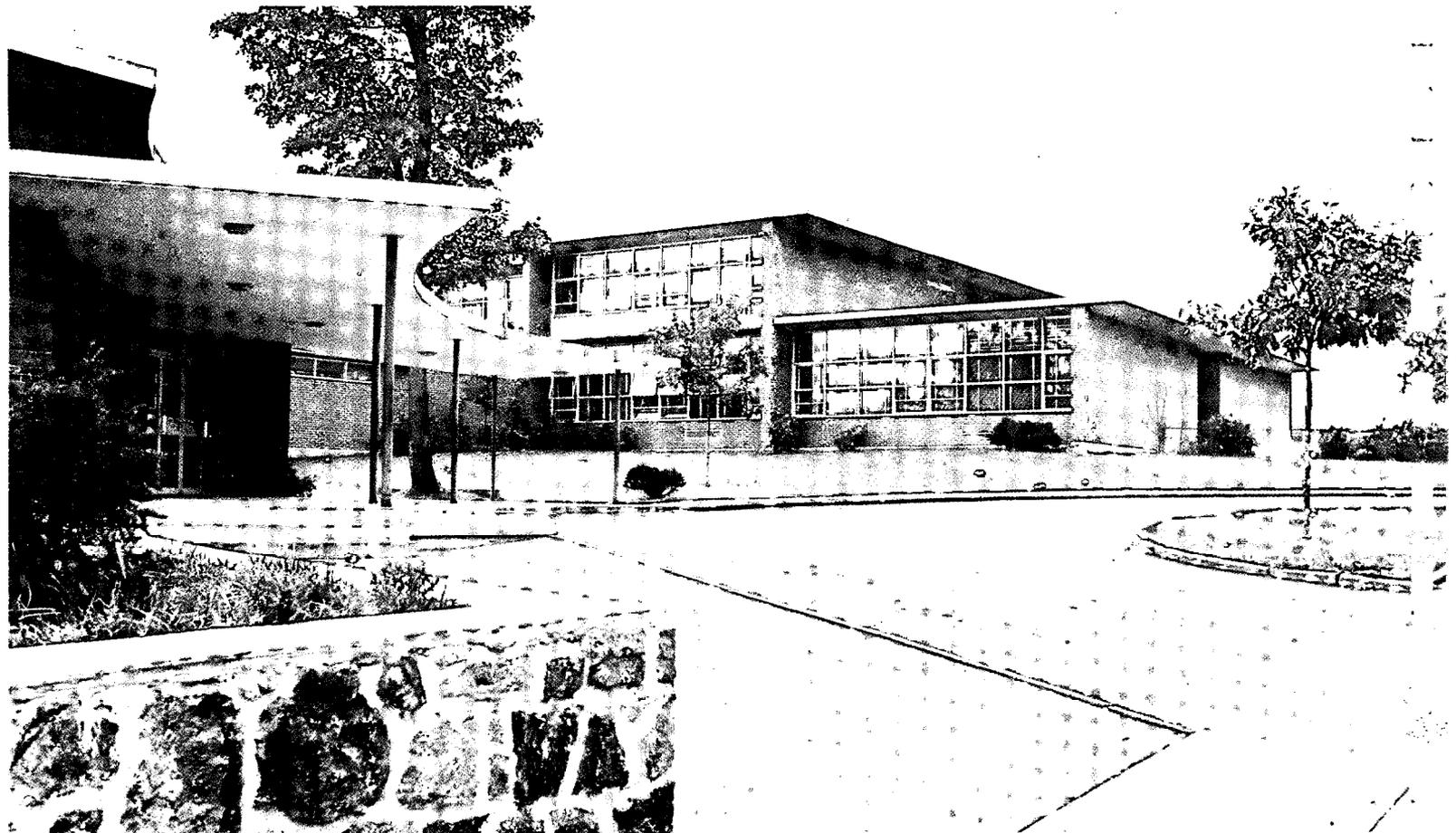


*Proposed housing for
Weybosset Hill.*



Willard Shopping Center.

South Providence Elementary School.



COMPLETED PROJECTS

WILLARD CENTER

The first two Providence renewal projects completed were the Willard Center projects in South Providence, closed out in 1958 and 1959.

While clearing away rundown housing and commercial structures within approximately 20 acres, the Willard Center projects prepared land for the construction of the new South Providence Elementary School and the Willard Shopping Center, as well as for neighborhood recreational facilities.

POINT STREET

Providence's third completed redevelopment was the Point Street project, officially listed by the federal URA as concluded in April 1961.

This project cleared another area of South Providence, where 97 per cent of the housing was substandard, and provided land for industrial use.

The Point Street project also served to firmly establish the constitutionality of Rhode Island's enabling legislation for urban renewal, in litigation that lasted from 1951 through 1956.

CURRENT ACTIVITIES

Table of Contents

(1) Projects

Past Condemnation

West River	page 9
Lippitt Hill	page 12
Mashapaug Pond	page 16
Central-Classical	page 20

In Planning

East Side	page 24
Weybosset Hill	page 28
Railroad Relocation	page 32

(2) Industrial Development	page 36
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(3) Renewal Services	page 40
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(4) Relocation	page 44
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(5) Civic Cooperation	page 46
---------------------------------	---------

(6) Financial	page 50
-------------------------	---------

(7) Personnel	page 54
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West River Industrial Park.

WEST RIVER

The sale of the last available site and progress in plant construction were 1962 highlights for West River Industrial Park.

A new warehouse and distribution plant was completed by the Westinghouse Electric Company during the year, and the modern rotogravure plant of the Providence Journal Company neared completion.

Meanwhile, a third concern, the Adolf Meller Company, broke ground in October for a 10,000 square foot plant that was under construction before the end of 1962.

Brite Industries, Inc., a Providence manufacturer, signed a sales agreement with the Redevelopment Agency on July 30 to purchase the last available site



Westinghouse's new plant next to Providence's automated Post Office was completed during 1962.

Additional land was purchased in 1962 by the Clifford Metal Sales Company.



WEST RIVER

West River Plants to Employ 2400

at West River, a 121,660 square foot parcel facing the Intelix automated post office. The company took title to the site on November 28.

Brite Industries plans to construct a 40-60,000 square foot plant for its manufacture of metal, leather, nylon and plastic watch bands.

Three other parcels of West River land totalling about 100,000 square feet were sold by the Agency during 1962.

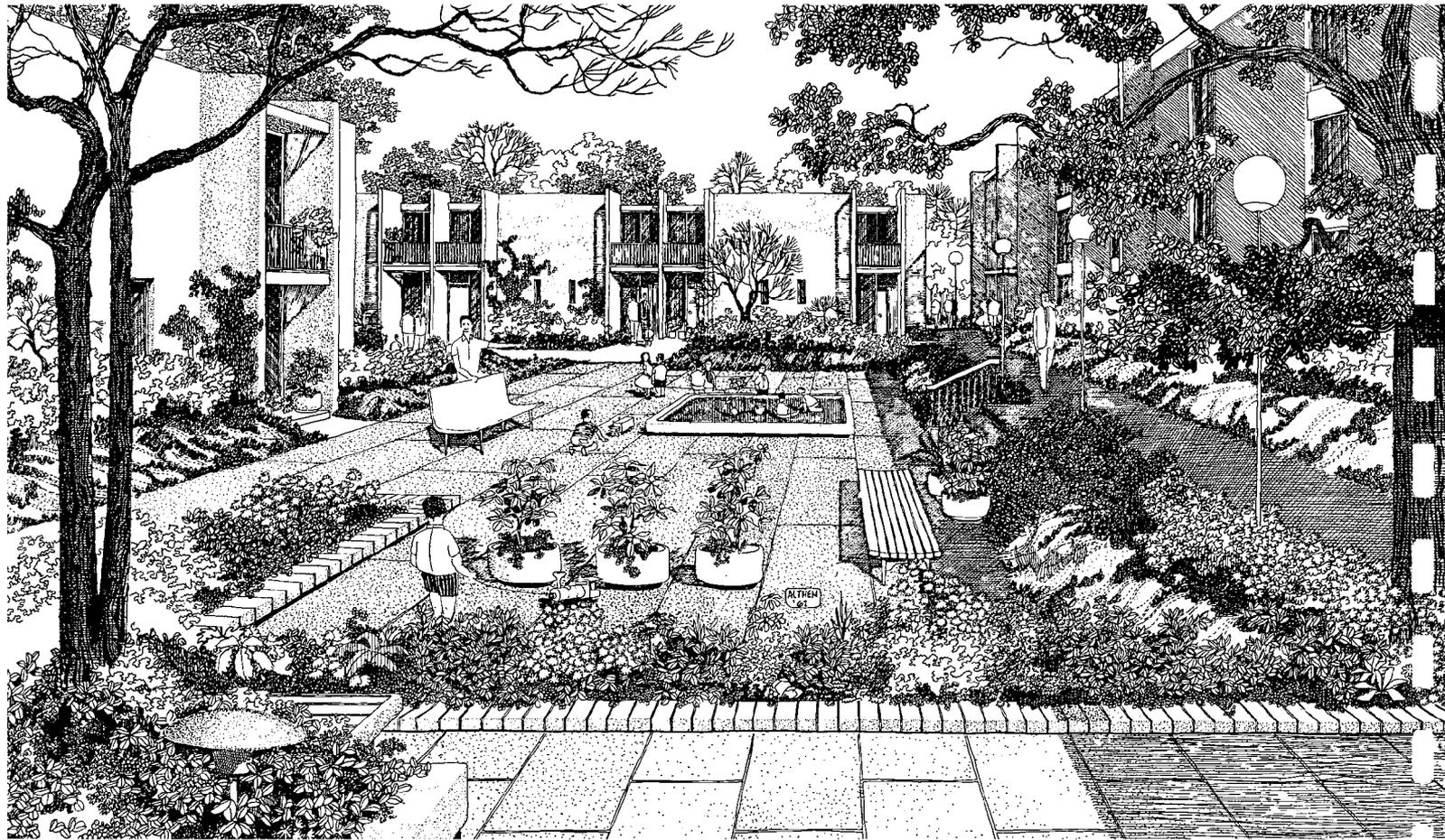
The Samsan Company, a jewelry manufacturer, took title to 35,499 square feet on April 25 and plans to start construction of a 7,500 square foot plant there in the Spring of 1963.

On May 1 the Clifford Metal Sales Company took title to a 25,030 square foot parcel next to its existing plant in the Park, on Corliss street. The company plans to use this additional land for expansion.

The last West River title closing occurred on December 21, when the Roger Williams Engraving Company purchased a 38,032 square foot site for the purpose of building a two-story 20,000 square foot plant. The company signed a sales agreement for the site on June 28, 1962. The new engraving plant will be situated adjacent to the rotogravure plant built during 1962 by the Providence Journal Company.

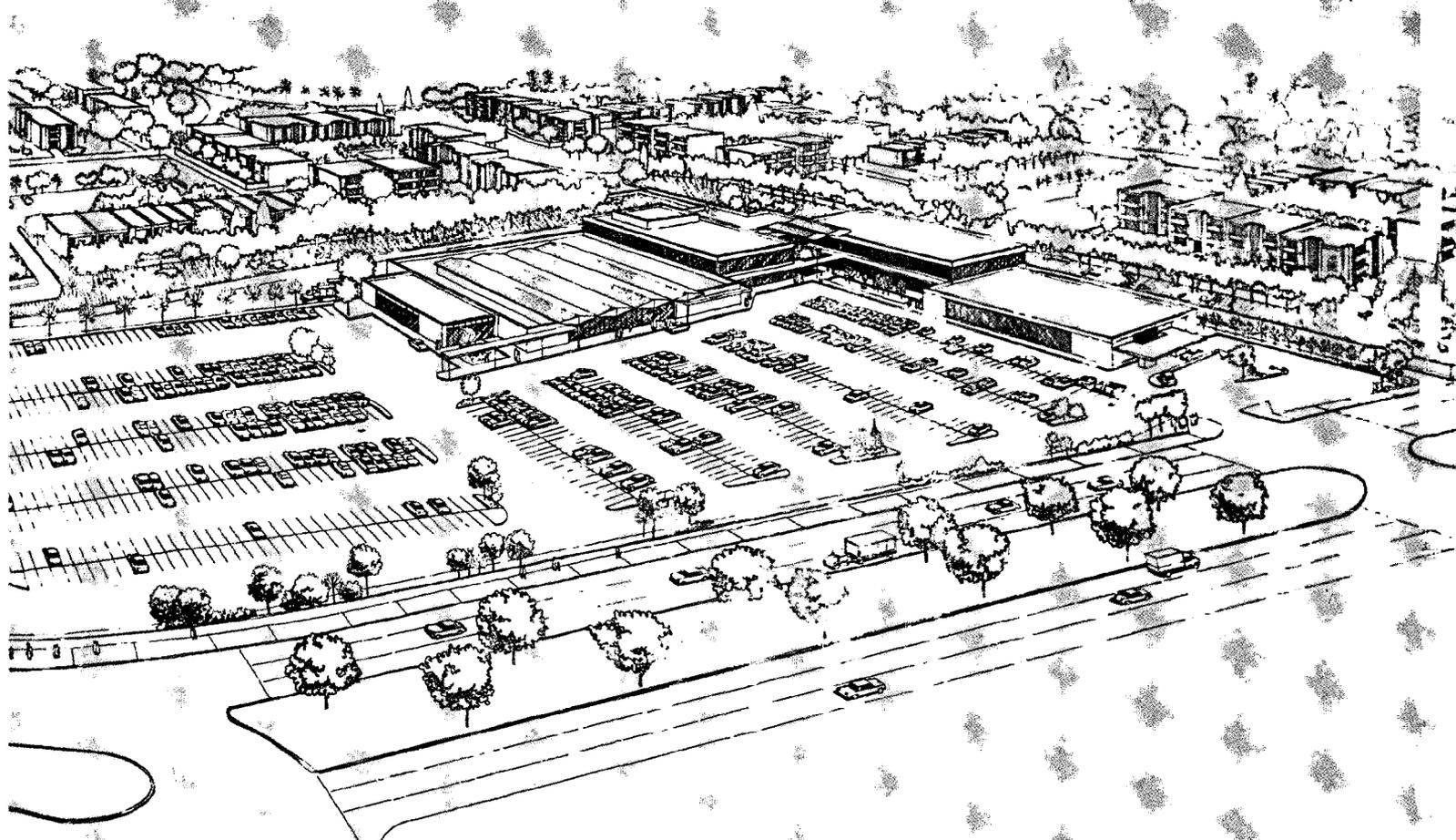
Current estimates indicate that West River Park will yield more than \$300,000 annually in tax revenue when its development is complete in contrast with the \$30,000 that the area yielded before redevelopment.

West River plants are expected to employ about 2400 eventually; approximately 1000 will be new jobs.



Proposed Lippitt Hill housing.

Fronting along North Main street will be this modern shopping center to be built by University Heights.



LIPPITT HILL

Selection of University Heights, Inc., to be the private sponsor of construction on the 32 cleared acres of Lippitt Hill was the high point of 1962 for this project.

University Heights, a Rhode Island corporation whose stock is shared equally by the Star Market Company of Cambridge, Mass., and a group of 64 Rhode Island citizens, was chosen as developer by the Redevelopment Agency after a design competition involving five firms interested in sponsoring the redevelopment.

University Heights and the other four firms submitted their plans to the Agency January 16. During the interim before selection of University Heights on April 17 the various designs were scrutinized by the Agency, with the assistance of five consultants who analyzed technical aspects of the plans — engineering, architecture, sociology, economics, and landscape architecture.

The University Heights plan calls for the corporation's investment of \$7.5 million in the construction of 480 garden apartments and a community shopping center, one of whose major tenants will be the Star Market Company.

The plan was prepared by the nationally known architectural firm of Victor Gruen Associates, of New York, Chicago and Los Angeles; and Collins-Kronstadt and Associates, an engineering and architectural firm of Washington, D. C.

The construction will be financed under Federal Housing Administration mortgage financing programs and University Heights officials negotiated with Agency and FHA representatives during the balance of 1962 toward obtaining a mortgage commitment.

One major landmark in these negotiations was reached on October 1, when Assistant Commissioner C. Franklin Daniels of the FHA formally delivered a



Present at the April 17 selection of University Heights are (seated, left to right) Mayor Walter H. Reynolds, Agency Vice Chairman Morris S. Waldman and former Chairman Chester R. Martin; and (standing, left to right) University Heights president Irving J. Fain, present Agency Chairman Edmund M. Mauro and Agency Secretary Timothy A. Purcell

LIPPITT HILL

notice of his Administration's approval of the economic feasibility of the University Heights plan. The notice was presented to the president of University Heights, Irving Jay Fain, before an audience of about 120 persons in the Directors' Room of the Industrial National Bank.

It is expected that the FHA commitment will be granted about mid-June 1963 and that the first phase of construction can start in September 1963 and be completed by August 1964. Included in the first phase of construction, under this schedule, would be approximately 150 housing units and a portion of the shopping center.

LIPPITT HILL

A second construction phase, scheduled to start about April 1964, would include approximately 130 housing units and the balance of the shopping center. The remainder of the residential construction, about 200 apartments, would be built in a third phase whose schedule is still tentative.

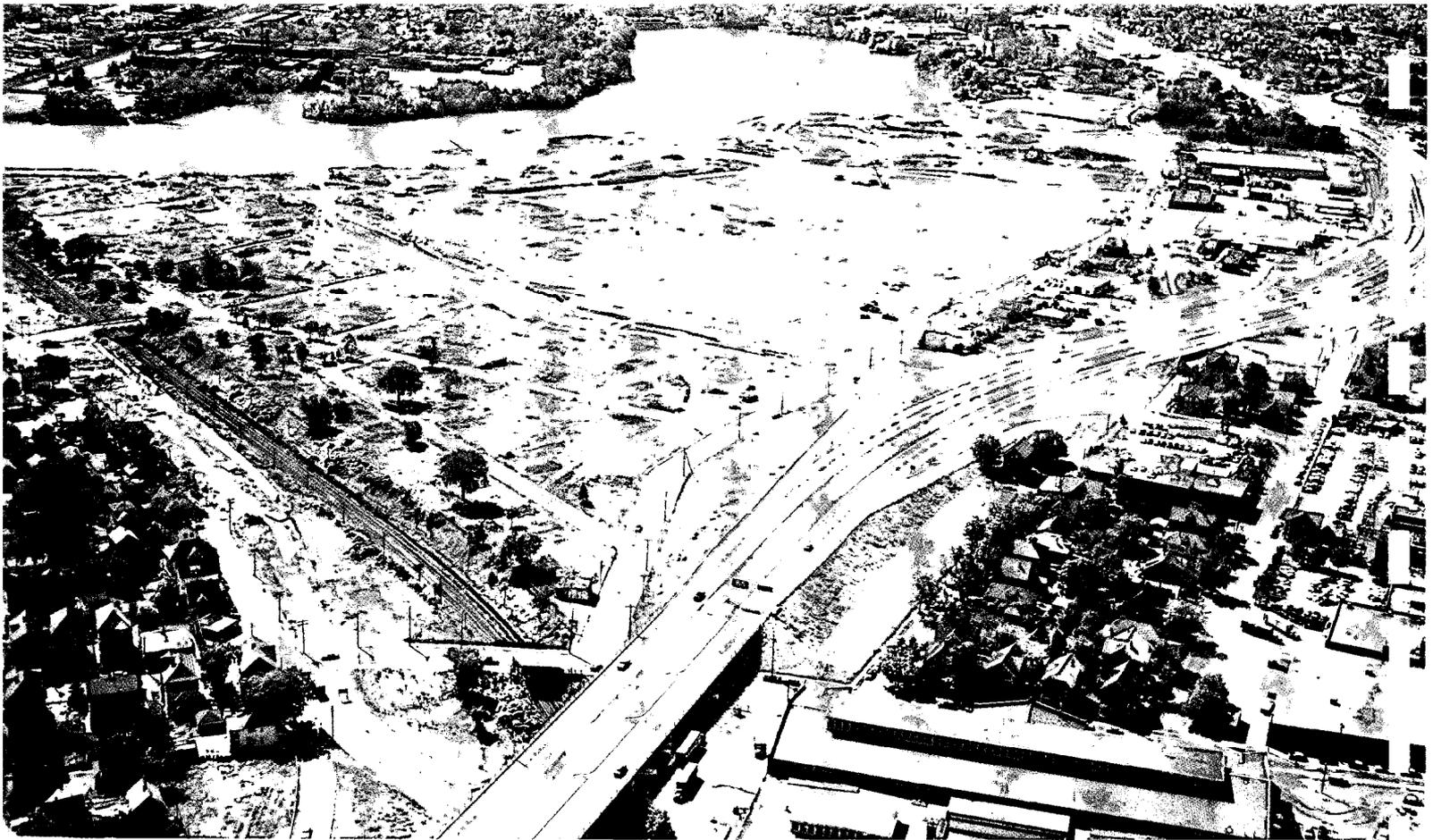
Progress was also made during 1962 toward developing those two parcels within the cleared Lippitt Hill that were excluded from University Heights sponsorship.

Providence voters in November approved a \$1,750,000 bond issue for a Lippitt Hill Elementary School and recreation area that will be established by the city within the clearance section, east of Camp street.

In April the first parcel within the clearance section was sold to the Olney Street Baptist Church, which now has under construction a modern church at the corner of Olney and Camp streets. The new structure, which is scheduled to be ready for use about Easter Sunday 1963, replaces an old one that was removed by project clearance.

Asst. Commissioner Daniels of FHA delivers notice of economic feasibility to University Heights president Irving J. Fain.





Huntington Expressway Industrial Park today.

Huntington Park as it will look after development, according to an artist's conception.



MASHAPAUG POND

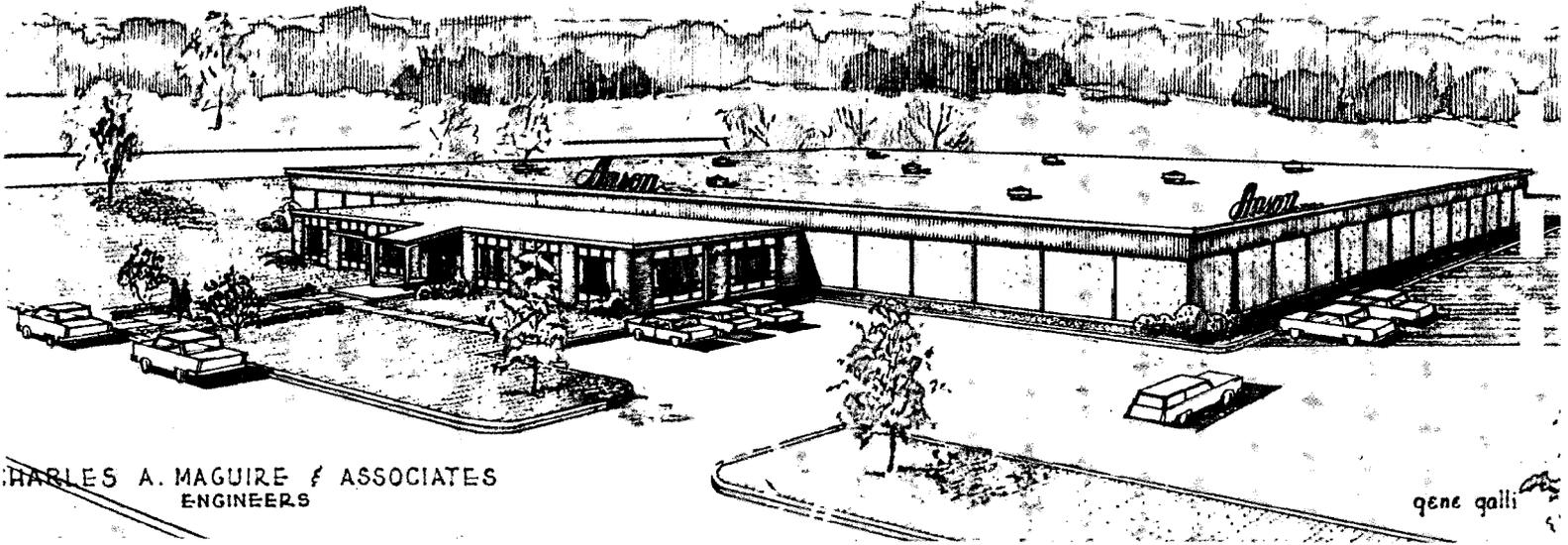
Site improvements moved close to completion during 1962 at Providence's second and largest industrial center, Huntington Expressway Industrial Park, created by the Mashapaug Pond urban renewal project.

Meanwhile, two of the three companies that reserved Park land during 1961, the Providence Wholesale Drug Company and Anson Incorporated, announced near the end of the year that they were ready to begin construction of their new plants.

Anson, a Providence jewelry and electronics manufacturer, announced in December that it would break ground in March 1963 for its proposed 110,000 square foot plant, which would be expanded eventually to 200,000 square feet. Its target date for occupancy of the plant is January 1964.

Providence Wholesale Drug also plans groundbreaking in early 1963 for its new 122,000 square foot plant, which it expects to have in operation before the end of 1963.

The third company, Glass-Tite Industries, a Providence electronics concern, obtained from the Agency in November an extension on its option to purchase a



HARLES A. MAGUIRE & ASSOCIATES
ENGINEERS

The proposed new Anson plant.

Mashapaug site improvement work now in its last phase.



MASHAPAUG POND

Progress in Site Improvement Work

10.7 acre site. Under the new agreement, Glass-Tite is to exercise its option by June 1, 1963.

While much of the Mashapaug site improvement work was completed before mid-1962, the last phase progressed on schedule toward a September 1, 1963, completion date.

The Redevelopment Agency contracted with the M. A. Gammino Construction Company on May 15 to conduct the last phase of improvements. The contract price was \$1,567,548.

One notable feature added to the Mashapaug scene during 1962 was the new seven-acre John T. Owens Memorial Field, off Niantic avenue, whose preparation was partly accomplished by the project's site improvements program. Under the auspices of the State Division of Parks and Recreation, the recreation field went into use in May.

The city's first renewal undertaking carried out without URA assistance, the Mashapaug Pond project obtained its first federal financial assistance in June when the Area Redevelopment Administration approved a grant of \$375,000 and a loan of \$696,000. The Redevelopment Agency had submitted its application for the funds in December 1961, specifying that the funds are to be used to build a northerly access route to the industrial park, as well as to construct roads within the Park and a bridge connecting the Park to Huntington avenue.



Central and Classical High Schools, now surrounded by blight.

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CENTRAL-CLASSICAL

Central-Classical redevelopment moved well into the execution stage during 1962, after property within the boundaries of the 67-acre project was taken through eminent domain on January 2.

Due to the efforts of the Family and Business Relocation Service and the Redevelopment Agency's Industrial Division, the relocation of the residents and businesses within the project area was more than 75 per cent complete by the end of the year.

Of the 326 families and 490 individuals residing within the project on condemnation day, 284 families and 445 individuals were relocated by December 31.

Proposed educational center envisioned by artist.





Deteriorating influences in Central-Classical area.

CENTRAL-CLASSICAL

Business relocation moved at an equally fast pace. Of a total of 196 businesses registered within the project area January 2, 137 relocated successfully before December 31.

Expeditious relocation enabled the Agency's demolition contractor to make good progress in leveling the 394 structures within the project area that are slated for clearance.

Before the end of the year 190 structures were demolished, most of these situated within the Westminster-Cranston-Bridgham streets triangle and in the area surrounding the Codding Court public housing project, on the southerly side of Cranston street.

This is the section of the Central-Classical redevelopment area where some 300 private housing units are planned to be built. This housing, to be rented within

CENTRAL-CLASSICAL

Educational Center Nears Realization

the price range of low-middle income families, should be under construction before summer 1964 and ready for occupancy before the end of 1965. The Redevelopment Agency conducted preliminary negotiations with potential sponsors of this housing during 1962.

The other main proposal for the renewal area, the Central-Classical "educational center" to be constructed by the City of Providence, came dramatically closer to reality during 1962, with approval in November of a \$7.5 million bond issue to cover the cost of the educational center.

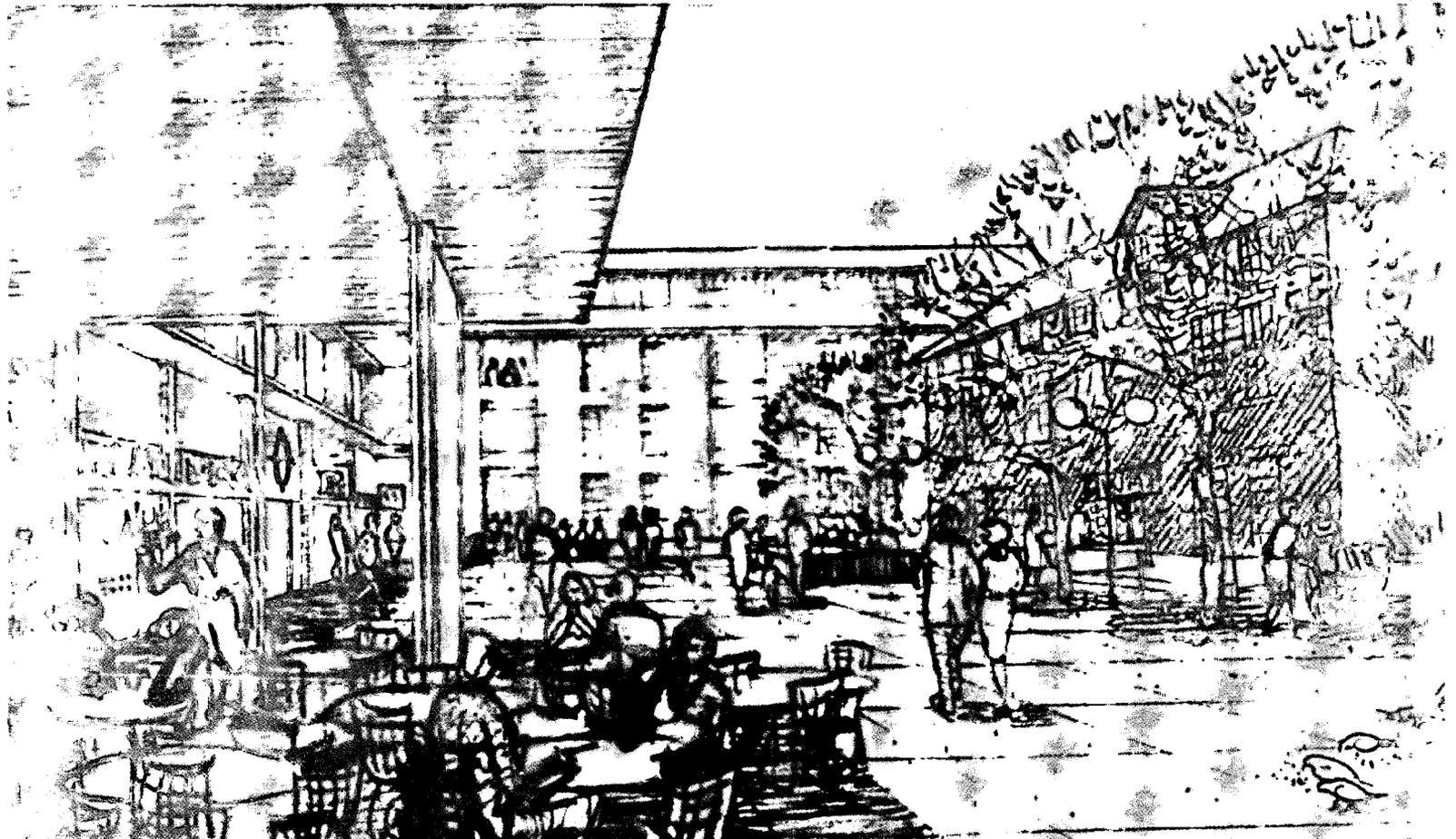
Planned for the educational complex are a new plant for Classical High School, an addition to Central High School and an athletic field with facilities for boys and girls. Construction of the educational center buildings is tentatively scheduled to start in about September 1964, while the athletic field may be usable by spring of 1964, according to current estimates by city officials.

Also proposed for the area are new commercial development along Westminster street; provision of off-street parking space to businesses already in the area; provision of approximately three acres for a city playground, next to the John Hope Settlement House; allocation of land to four churches, three of them already in the area, for off-street parking and housing construction; and provision of land to the Boy Scouts of America for the construction of a state headquarters building near the proposed Interstate Route 95.



Dilapidated housing in Randall Square.

Changes are planned for South Main-South Water streets, according to this sketch prepared for the Providence Preservation Society.



EAST SIDE

The East Side project, the city's largest and most complex renewal undertaking to date, continued last year toward a revised planning completion date of July 1963.

Planning operations were conducted by the Agency with the assistance of its consultant, The Planning Services Group of Cambridge, Mass., and with the active cooperation of the East Side Project Citizens Committee. This committee is an expanded version of the former College Hill Committee, reorganized in February to include other sections within the renewal area, such as Fox Point and Randall Square.

These were the developments in the various sections of the 406-acre East Side Renewal project during 1962:

*Randall Square — This area, planned to be an industrial-commercial annex to West River Park, was the subject of a traffic survey during the year. Intended to ease the Pawtucket-Downtown Providence traffic flow through Randall Square while conserving all possible space for industrial-commercial re-use, these studies were still underway at the end of 1962. New construction here is expected to start in approximately 1967.

*Benefit Street Area — Private historical restoration work continued under the supervision and encouragement of the Providence Preservation Society and the city's Historic District Commission. While redevelopment plans for this section are still fluid, the Agency is contemplating small-scale clearance to make room for new private housing and off-street parking.

*South Main-South Water Streets — During 1962 the Providence Preservation Society, assisted by a contribution from IMPACT, R. I., Inc., hired a Providence city planning firm to develop a plan for the improvement of this section. The resultant plan calls for rehabilitation of commercial structures in the area as



These Fox Point homes are scheduled for an organized rehabilitation program.

Historical restoration continued under private auspices during 1962.



EAST SIDE

Rehabilitation - East Side Renewal Goal

well as for the construction of a home furnishings center. The economic feasibility of the plan was under study at the end of 1962.

***Fox Point —** Most of the residents within the renewal area are concentrated in this section, where tentative plans call for rehabilitation. Within 1962 the Agency's architectural consultant inspected typical homes within Fox Point in order to make home improvement recommendations to area residents, and to ascertain the cost of these improvements. Also during 1962, as a result of recent evidence that Fox Point housing has substantially improved during the past ten years, the Redevelopment Agency got underway a series of interviews with Fox Point property owners whose homes showed improvement over the span. These interviews are geared to benefit the project's rehabilitation program with the experience of these property owners.

***India Point Harbor Area —** During 1962 the Agency's planning consultant and the East Side Project Citizens Committee endorsed a proposal for redeveloping this area, below George M. Cohan Boulevard, as a waterfront recreational area.



Redesigned Cathedral Square.

WEYBOSSET HILL

A project plan for the redevelopment of the Weybosset Hill section of downtown Providence was sent to the Urban Renewal Administration for approval in July of 1962.

While the plan was still under URA review at the end of 1962, the Redevelopment Agency held preliminary negotiations during the year with numerous private, public and institutional groups interested in sponsoring the construction that is proposed by the plan.

Prepared by the Agency and its planning consultant, I. M. Pei Associates of New York City, the plan calls for construction of:

*Between 500 and 600 private housing units within various types of structures

WEYBOSSET HILL

—elevator apartment buildings; “town houses”; and walk up apartments, planned with two floors of housing over a lower arcaded level of shops.

*A multi-story motor hotel to contain some 250 units, to be situated off the proposed Interstate Route 95 in the vicinity of LaSalle Square.

*A 10,000 seat sports arena, with a companion convention center, designed for location next to the motor hotel.

*A travel service center, also to be situated next to the motor hotel, off Interstate 95.

*Office buildings, along Empire and Fountain streets.

The Weybosset Hill project originated in the Downtown Master Plan for Providence 1970 and is the first urban renewal project designed to carry out Downtown Master Plan recommendations.

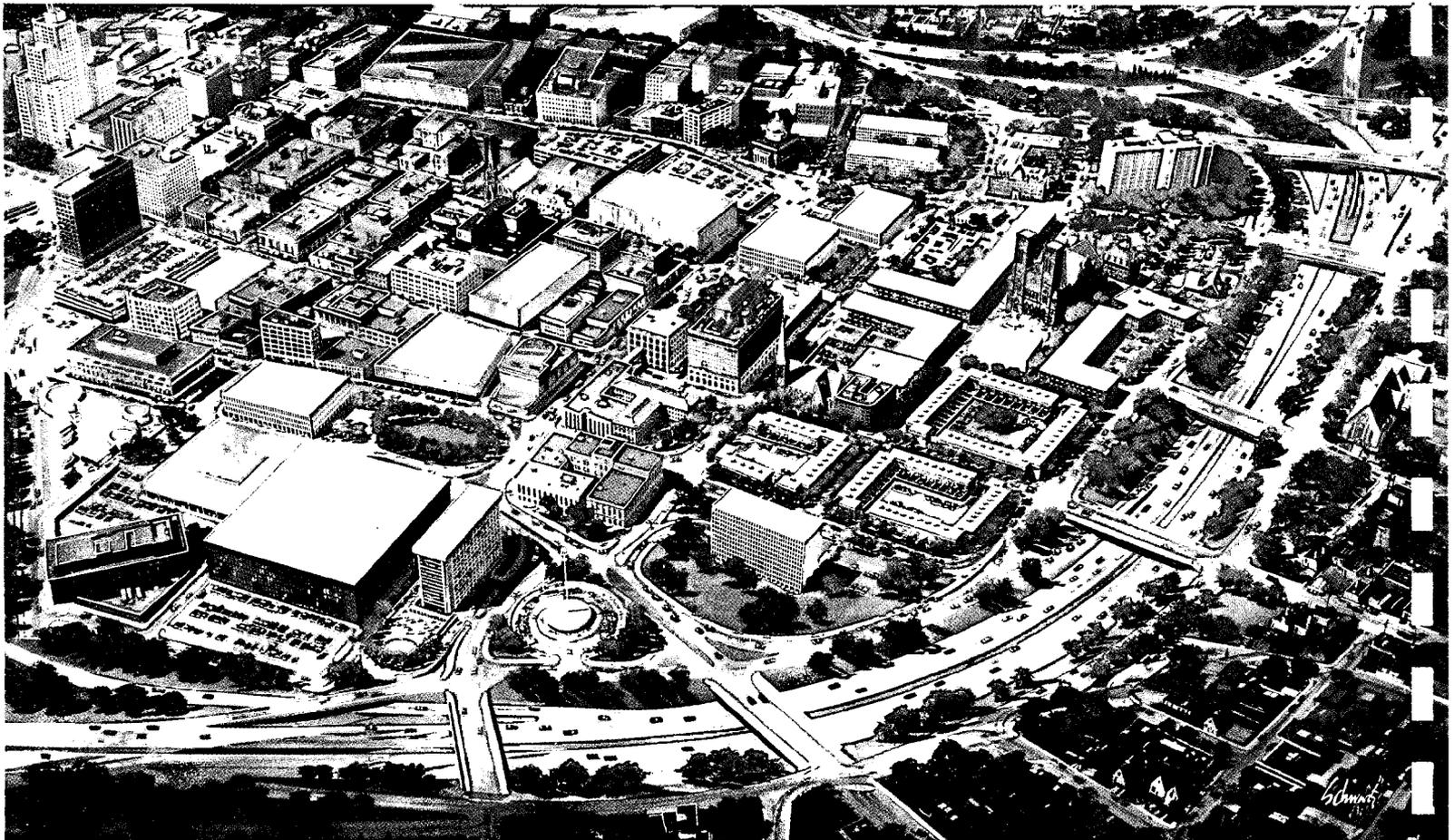
Some of the construction within the Weybosset Hill renewal project is proposed to be done by institutions already in the area. During 1962 the Beneficent Congregational Church was studying the possibility of sponsoring the construction of about 150 private housing units next to the church, on Weybosset street, on the site of the former Metropolitan Theatre, purchased by the Agency during 1961 under an early land acquisition agreement with the city.

Also during the year, the Roman Catholic Diocese of Providence studied the possibility of sponsoring the construction of a building, near the Cathedral of Sts. Peter and Paul, where Diocesan offices might be consolidated. The new building would also contain a new cathedral hall. The Diocese engaged the services of an architect during 1962 to design the building.



Weybosset Hill renewal area today.

Artist's view of Weybosset Hill after renewal.



WEYBOSSET HILL

Private Investment \$15 Million

The Weybosset Hill renewal plan also calls for additions to two public buildings within the project area — the Providence Public Library on Empire street, which proposes to obtain new quarters on the southerly side of Washington street to serve mainly for storage purposes; and the Providence police and fire station, which needs extra space for its facilities.

Besides the new construction, other changes are proposed by the renewal plan.

Among them is a redesigned square in front of the Cathedral of Sts. Peter and Paul, which is envisioned by Pei Associates as "a community center in the manner of the great church plazas of European cities, hitherto unprecedented in the United States."

Converging at Cathedral Square would be two walkways—two streets converted from use by automobiles to use by pedestrians, the Jackson Street Walkway and the Westminster Street Walkway, which would be an extension of the planned Westminster Shopping Mall.

In addition, two open space areas are envisioned for Weybosset Hill: LaSalle Park, across Sabin street from the proposed sports arena; and Empire Park, between Washington and Westminster streets.

During 1962 the Redevelopment Agency adopted a new land disposition policy that will enable the Agency to select sponsors long before the project land is actually ready for construction. At the end of the year the Agency awaited formal expression of interest from about ten private development firms.

It is estimated that selection of sponsors will occur before the local public hearing on the project plan, scheduled for spring 1963.

It is anticipated that the redevelopment scheduled by the Weybosset Hill plan will require the private investment of about fifteen million dollars.

The Weybosset Hill project area was enlarged in December 1962 with the inclusion of the block bounded by Washington, Aborn, Fountain and Beverly streets. The new use planned for this block is a parking garage.



Project area today, with present New Haven Railroad passenger terminal at lower left and State House at top right.

RAILROAD RELOCATION

The Railroad Relocation project, its preliminary plan approved by the URA in late 1961, continued in project planning activities during 1962.

Railroad Relocation involves shifting the location of the downtown passenger terminal and trackage of the New Haven Railroad to a site at the base of State House Hill, thereby releasing about 70 acres for new uses proposed by the Downtown Master Plan for Providence 1970.

Proposed by the Master Plan for this area are a governmental Civic Center that would house city, state and federal offices now scattered around the city; a Cultural Center and a new major hotel.

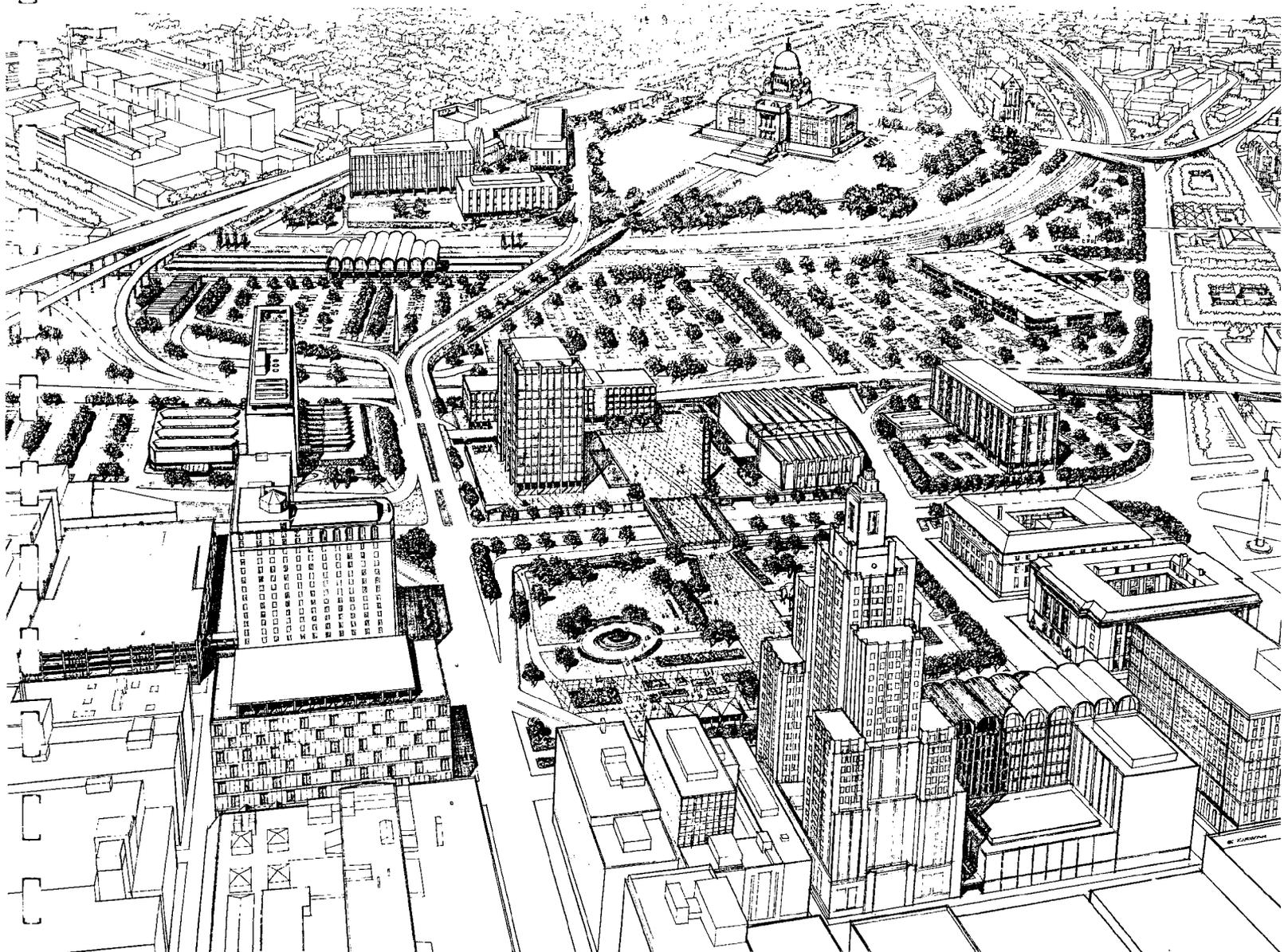
RAILROAD RELOCATION

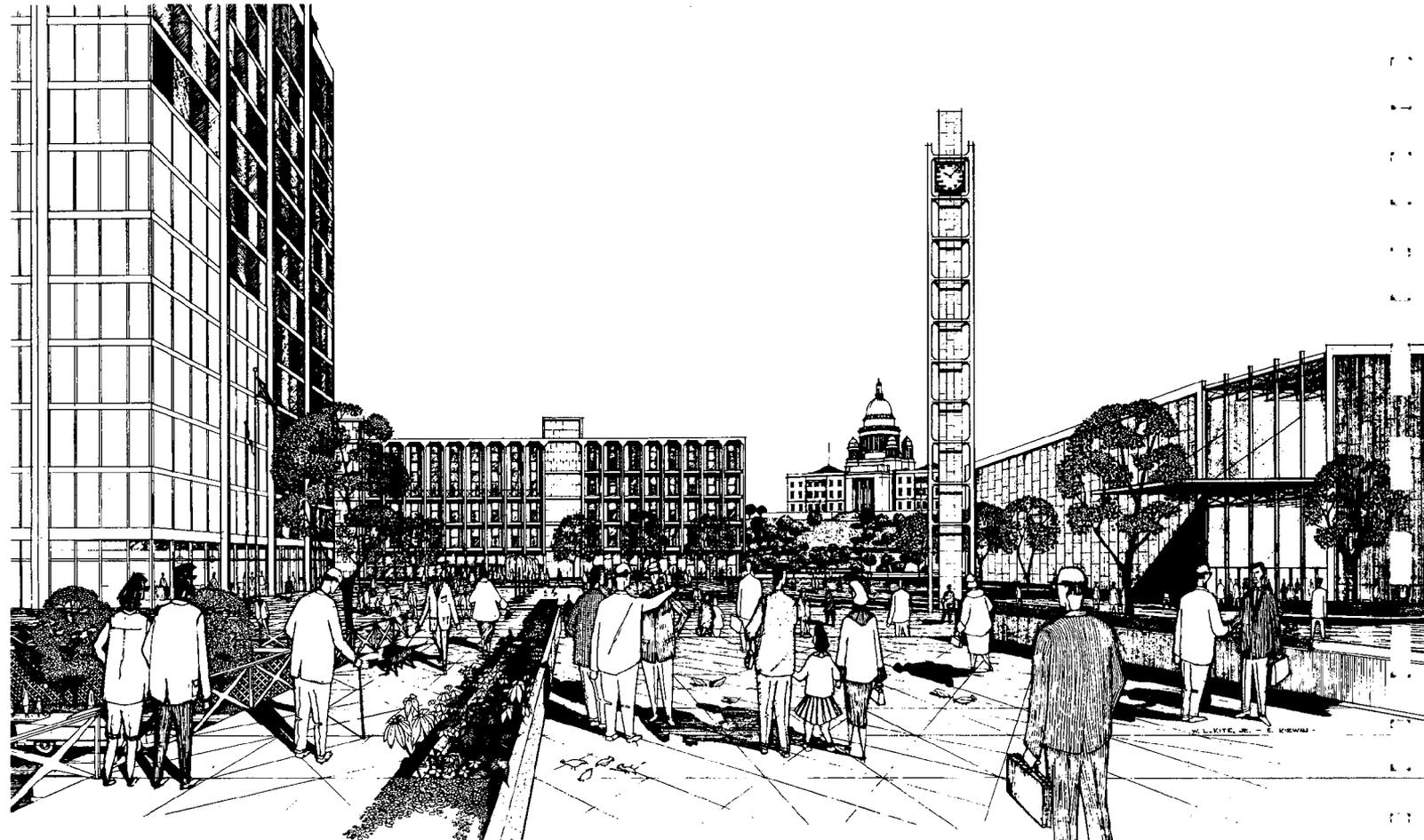
Progress made during 1962 included:

*Enactment by the General Assembly of a Bill authorizing state donation to the Redevelopment Agency of the former Henry Barnard School property, now used for the University of Rhode Island Extension School and planned to be used as the site of a new passenger terminal for the New Haven Railroad.

*Contractual agreements with major consultants, including the planning firm

Providence Downtown Master Plan envisions the area this way after Railroad Relocation.





A governmental Civic Center is a major Downtown Master Plan proposal for this area.

The Woonasquatucket and Moshassuck Rivers merge within the project area to form the Providence River, seen here.



RAILROAD RELOCATION

of Raymond and May Associates of Pleasantville, N. Y., and the architectural firm of Vincent G. Kling of Philadelphia.

*Preliminary engineering work designed to maintain traffic circulation within the project area during the period of demolition and construction.

*Initiation of a hydrological survey of the Woonasquatucket and Moshassuck Rivers, which flow through the project area.

*Land use and marketability studies begun, together with general real estate consulting services.

*Initiation of title search within the 70 acres of the project area that are tentatively scheduled for clearance.

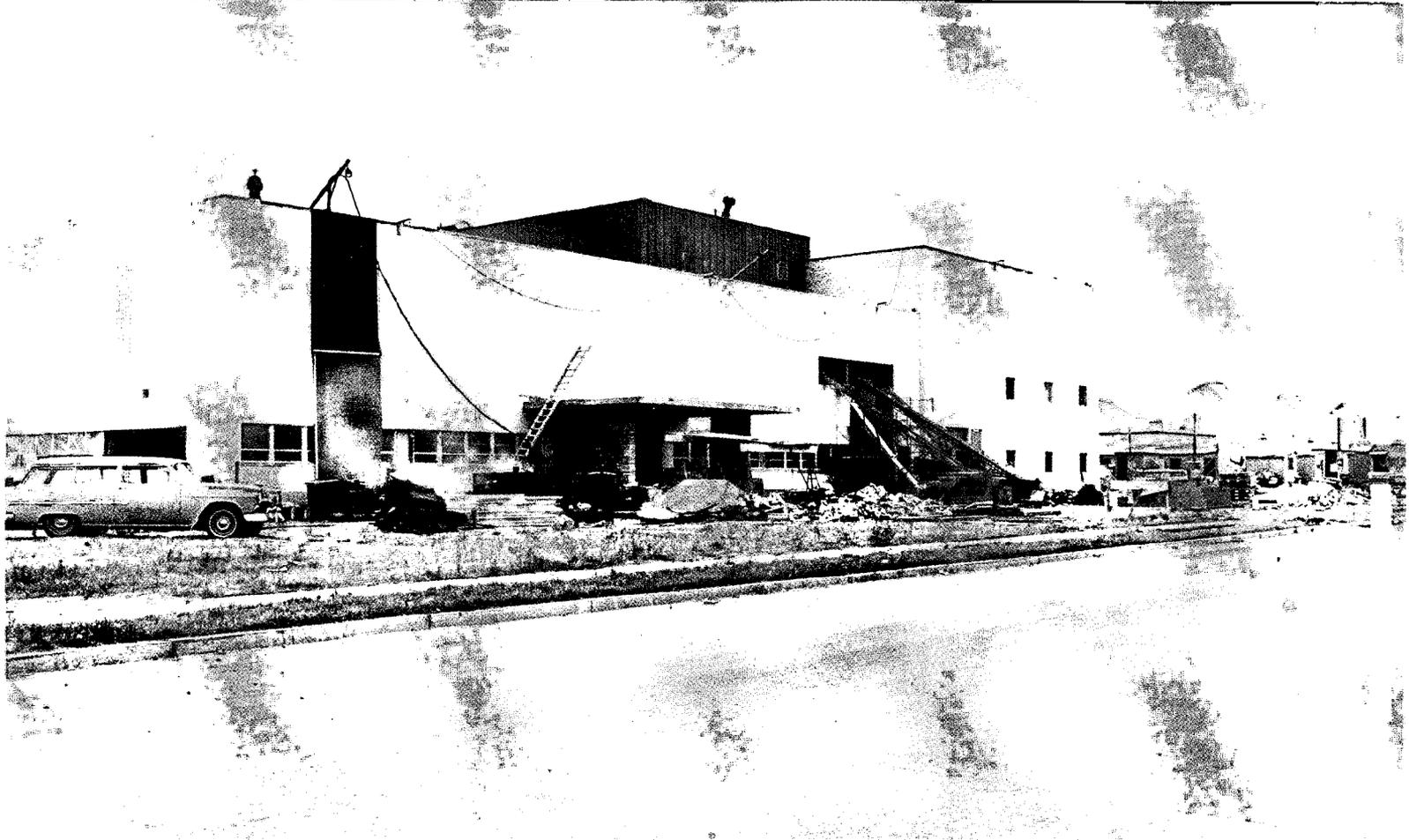
*Discussions between representatives of the University of Rhode Island and the Redevelopment Agency regarding space requirements for the community college and adult recreation center tentatively planned for the project area by the University.

*Preliminary space study by the federal General Services Administration to determine requirements for the federal building that is proposed as part of the Civic Center complex. Similar studies were undertaken during the year by state and city governments.

IMPACT, R. I., Inc., the organization of community leaders formed to implement the Downtown Master Plan, continued to play an important role in the project. IMPACT's considerable assistance to the Agency was formalized during 1962 when it donated the services of its counsel to aid as a consultant in solving the complex legal intricacies of this project.



Construction of the Providence Journal rotogravure plant, begun in Spring 1962 (see photo at left), was near completion at year's end (see below).



INDUSTRIAL DEVELOPMENT

Activities of the industrial division of the Redevelopment Agency resulted in some encouraging achievements during the past year.

A two-story rotogravure plant at West River Park was almost completely constructed during 1962 by the Providence Gravure Company, a wholly owned subsidiary of the Providence Journal Company. The only large gravure plant in New England and the most modern in the country, it will be used primarily to produce magazines and supplements for newspapers throughout the eastern part of the country.

Groundbreaking for the plant was in March 1962 and it was ready for operation less than ten months later, at the start of 1963.

The rotogravure operation is a totally new industry for Rhode Island and it made West River especially attractive to allied industries like the Roger Williams Engraving Company, which purchased land in the Park during the past year.



Greeting travelers along the Huntington Expressway.



Groundbreaking for Adolf Meller Company's plant.

INDUSTRIAL DEVELOPMENT

Expansion at Huntington Park

Another especially interesting West River development during 1962 was the start of construction by the Adolf Meller Company, which has won increasing prominence in the field of space age electronics. This vital Providence company manufactures optical crystals that are used by electronic industries and by instrument and aircraft manufacturers.

Meanwhile, the development of the Huntington Expressway Industrial Park took a tangible step forward with the announcement by Providence Wholesale

INDUSTRIAL DEVELOPMENT

“An Old City . . .

An Attractive Home for New Industry”

Drug Company and Anson Incorporated that their plants in this Park will soon be under construction.

The special significance of these proposed plants is that both will house enlarged and diversified operations by the respective companies.

Providence Wholesale Drug plans to build a single-story warehouse and distribution plant on the 10.4 acre site it proposes to purchase from the Redevelopment Agency. But the real significance is that the company plans to use this plant to diversify into the manufacturing of pharmaceuticals, a new enterprise for the company.

Similarly, Anson Incorporated plans to substantially expand its electronics operations when it moves into its proposed plant at Huntington Park. Anson has produced jewelry goods, as well as radio and television parts, with the latter so far on a limited scale.

As a result of their expansion programs these two companies will employ approximately 700 additional workers in their Huntington plants, about 1300 as compared with their present employment of approximately 600.

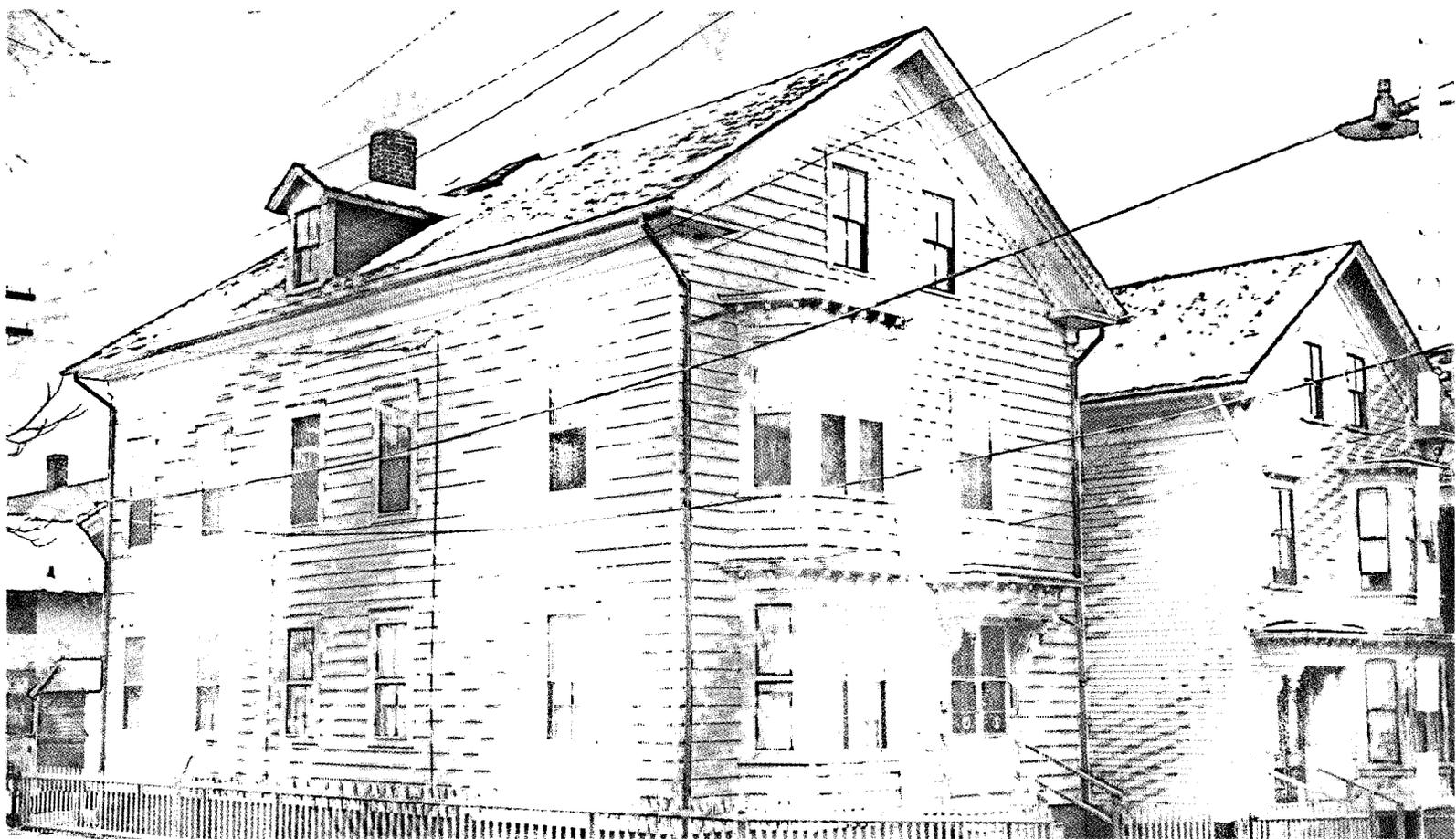
While the progress by these companies represented industrial development highlights for Providence during 1962, the most notable event during the year was the closing out of West River Industrial Park, with the sale of the last available site to Brite Industries, Inc.

The Providence Evening Bulletin editorialized during 1962 about the “striking success” with which the Park’s development has progressed: “It is easy to cite the tangible benefits from the project. An ugly slum is gone; badly laid out land has been integrated in a new pattern with the neighborhood; when owners (Brite Industries) of the just purchased site complete construction, more than ten industrial plants will be in full and profitable operation.

“It is less easy to weigh the intangible benefit from the project: the contribution to the strengthening of the overall economy of the city. But the success of the project is evidence of the soundness of the underlying thesis that an old city can be re-made into an attractive home for new industry.”



This house, shown before (above) and after (below) rehabilitation, exemplifies the improvement that can be made through organized effort.



RENEWAL SERVICES

Home improvement work within the Lippitt Hill rehabilitation area has increased each year since the project began in late 1959, and the year 1962 was no exception to this rule.

Once described as the city's "laboratory experiment in the rehabilitation approach to urban renewal", this project—situated east of the Lippitt Hill clearance area—is now showing substantial dividends.

While structural improvements progressed at a gradually increasing pace, there were other, intangible benefits of the program that became evident during 1962.

For example, persistent rumors about demolition within the rehabilitation area evaporated during the year, in the face of public improvements in the neighborhood and the publication of construction plans for the cleared portion of the project area. Also, the industrious improvement efforts of some families, previously viewed by other area residents with scepticism, won genuine appreciation from their neighbors during 1962.

Continuing as a major contributor to the new vitality of the Lippitt Hill neighborhood was the Lippitt Hill Rehabilitation Association, which operated vigorously during 1962 with the encouragement of the East Side Neighborhood Council and with staff assistance volunteered by the Urban League of Rhode Island. Although the Urban League's formal contract with the Redevelopment Agency had expired in late 1961, its services during the past year continued to be given generously to the Association, without compensation.

No longer lacking organization to deal with the blight that had bothered their neighborhood, the members of the Association pressed during 1962 for inten-



206-208 Howell street, before rehabilitation

RENEWAL SERVICES

sified public services, such as more frequent street cleaning, weed control, and additional street lighting. Hazardous traffic conditions along Carrington avenue to Camp street were brought to the attention of the city's Traffic Engineer for analysis and recommendation.

The Association last year reviewed the site plan for the Lippitt Hill Elementary School and playground that the city proposes to establish along Camp street, next to the rehabilitation section. It also studied a plan for a proposed neighborhood parking lot designed to reduce the problem of off-street parking congestion along Carrington avenue. Through the Redevelopment Agency, the Association obtained a promise from the developer of the lot that residents of the rehabilitation area would be given first opportunity to rent space in the lot.

Exterior reconditioning of area houses was accomplished at a record rate during 1962, and in some cases interiors were substantially improved as well. Homes where especially notable exterior improvements were achieved during 1962 were those at 181 and 190-192 Lippitt street, 7 and 10 Dwight street, 203 and 206-208 Howell street, 34-36 and 45-47 Carrington avenue and 75 and 97-99 Doyle avenue. An increasing number of landscaped yards and gardens

RENEWAL SERVICES

beautify the neighborhood each year, despite the lack of open space in many cases, and in several instances rundown fences have been removed or replaced by more attractive ones.

While most of the home improvements in Lippitt Hill have been done on a "pay-as-you-go" basis, there is evidence that this area is steadily becoming more attractive to lenders who have received mortgage applications for home purchase or substantial improvement.

An accelerated program of housing code reinspections, scheduled soon to become the routine for the entire city, was applied to this neighborhood during 1962 as another means to prevent the recurrence of blight. Lippitt Hill families have responded cooperatively to this program, which calls for reinspections every second year in this area, until full compliance with the housing code is realized.

... 206-208 Howell street, after rehabilitation





Randall Square is the Relocation Service's next assignment.

RELOCATION

The city's Family and Business Relocation Service, whose responsibilities extend to all Providence governmental clearance programs, including highways and urban renewal projects, spent most of its efforts during 1962 on the Central-Classical renewal project.

Relocation of the 326 families and 490 individuals residing within this project progressed at a record pace, with 119 families and 215 individuals relocated six months after the January 2 condemnation date, and just 42 families and 45 individuals remained to be relocated at the end of the year.

The Relocation Service operated during 1962 with an enlarged staff that included two specialists who joined the agency as a result of a staff expansion that occurred in October 1961. These two staff additions were a specialist in the field of relocation of the elderly and an intergroup relations officer.

While the relocation agency is one of the first in the country to offer special attention to both these areas, it got particular recognition during 1962 for its program for the elderly.

The Providence Relocation Service was invited to participate in a joint study, sponsored by the Ford Foundation, to be conducted by the National Association of Housing and Redevelopment Officials and the Institute of Urban Affairs of the

RELOCATION

Randall Square Social Needs Met

University of Pennsylvania. The study, now underway, is designed to develop techniques, adaptable to nation-wide use, that will ease the particular problems facing elderly persons displaced by clearance projects.

Awareness of the social implications of human displacement was reflected by another occurrence of 1962.

Toward the end of the year the Relocation Service, together with the Redevelopment Agency, developed plans for a special program for the Randall Square section of the proposed East Side renewal project, the only part of that project where extensive clearance is planned.

According to this program, the Relocation Service will turn its attention to the Randall Square section earlier than usual, more than 18 months before the scheduled condemnation date for the project, in December 1964.

In the words of Relocation Service Administrator David Joyce, this acceleration will enable his agency to "enlist the full cooperation of all private and public social, health and recreational agencies . . . in a massive effort to do all we can to help families to help themselves."

The Randall Square program will provide the opportunity for an intensive social diagnostic study that would disclose specific family problems requiring special attention.

It is estimated that living in the Randall Square section now are 113 families and 47 individuals, of whom 78 families and 24 individuals are non-white. According to Mr. Joyce, another purpose of the program is to "focus attention on the difficult problem facing our minority families in their pursuit of good housing within their economic reach."

Consulted concerning the program during 1962 were officials of the Rhode Island Council of Community Services, the Urban League of Rhode Island and the subcommittee on minority housing problems of the Citizens Advisory Committee on Urban Renewal.

The CAC subcommittee played an important role in the development of the Randall Square program through recommendations based on its review of relocation problems related to the Lippitt Hill clearance project. After reviewing the Randall Square program in late November, it gave its endorsement to it.



Meeting of minority housing problems subcommittee of Citizens Advisory Committee on Urban Renewal.

CIVIC COOPERATION

One of the most significant developments during the past year was the formation and activation of the subcommittee on minority housing problems of the Citizens Advisory Committee on Urban Renewal.

Joseph P. Dougherty, general manager of Providence television station WPRO, was named chairman of the group in January and subsequently nine other members were appointed:

Roger A. Brassard, Providence realtor

Joseph J. Colaneri, Rhode Island labor leader

Peter A. Laudati Jr., Providence realtor

Mrs. Martin Miller, Honorary Chairman of the Women's Council on Inter-group Relations of Rhode Island

CIVIC COOPERATION

Harold Pfautz, Associate Professor of Sociology, Brown University
Thomas Rampone, Providence homebuilder
Rev. Anthony I. Robinson, Moderator of the Catholic Interracial Council of
the Diocese of Providence
Edward A. White, Chairman of the Board, Roger Williams Savings and Loan
Association
Alton W. Wiley, Providence attorney

After its first meeting on February 20, during which it was addressed by J. Lawrence Duncan, the leading intergroup relations official of the Urban Renewal Administration, the subcommittee began a review of the various Providence renewal projects, with particular attention to their relocation aspects.

A major undertaking of the subcommittee during 1962 was the preparation of a report, reviewed by the CAC executive committee and submitted to Mayor Reynolds in August.

In its report the subcommittee vigorously presented recommendations intended to increase the Agency's awareness of the impact of renewal projects on minority group members.

During 1962 the executive body of the Citizens Advisory Committee met several times to review reports concerning the city's relocation program, the



Public interest in University Heights' progress toward construction on Lippitt Hill, during Commissioner Daniels' visit to Providence October 1.

CIVIC COOPERATION

needs of the South Providence section, and the status of the Community Renewal Program being prepared for the city.

Initial steps were taken during the year toward the formation of a second subcommittee, whose attention will focus on financial aspects of urban renewal. It is anticipated that this group will be activated during 1963.

Intensive citizen participation in Providence renewal occurred in the East Side project during the past year, with the formation of the East Side Project Citizens Committee. With its nucleus the College Hill Committee that was organized several years ago to implement recommendations of the College Hill dem-

CIVIC COOPERATION

onstration study, this group expanded in February 1962 to include members from every section of the 406-acre project.

Moreover, a new dimension of citizen participation was reflected by the Committee's active role in the planning of the project; it offered numerous specific recommendations to the Agency and its consultants.

Various other groups made meaningful contributions to the city's renewal program last year.

Central and Classical High School alumni groups and Providence parent-teacher associations evidenced considerable interest in the Central-Classical redevelopment project during their promotion of the successful educational center bond issue for those schools.

IMPACT, R. I., continued to lend valuable assistance, particularly in the areas of downtown and East Side renewal.

The Rhode Island Public Expenditures Council stressed its interest in the Providence urban renewal program by devoting a major portion of its annual meeting to the subject. Representatives of the Council continued to meet with Redevelopment Agency officials, in an analysis of the program, through the end of 1962.

Continuing cooperation was also shown during the year by such groups as the Providence Preservation Society, the Lippitt Hill Rehabilitation Association, the Providence League of Women Voters, the East Side Neighborhood Council and the John Hope Settlement House.

The press, radio and television stations helped generously during the year with news coverage, editorial comment and public service programming. Their assistance was essential to the Agency in its effort to foster public understanding of the renewal program.

FISCAL

PROJECT COST ESTIMATES

	Central- Classical	Lippitt Hill	West River	Mashapaug Pond	Weybosset Hill	Railroad Relocation	East Side
Gross Project Cost	\$6,976,786	\$5,846,643	\$5,847,532	\$6,618,500	\$15,014,056	\$25,500,000	\$19,149,000
Less Sales of Land	966,500	870,777	1,740,000	1,100,000	3,350,200	9,200,000	2,200,000
Net Project Cost	<u>\$6,010,286</u>	<u>\$4,975,866</u>	<u>\$4,107,532</u>	<u>\$5,518,500</u>	<u>\$11,663,856</u>	<u>\$16,300,000</u>	<u>\$16,949,000</u>
City Share	\$2,003,428	\$1,658,522	\$1,369,177	\$5,518,500	\$3,849,072	\$5,400,000	\$4,237,250
Federal Share	4,006,858	3,317,244	2,738,355	7,814,784	10,900,000	12,711,750
	<u>\$6,010,286</u>	<u>\$4,975,866</u>	<u>\$4,107,532</u>	<u>\$5,518,500</u>	<u>\$11,663,856</u>	<u>\$16,300,000</u>	<u>\$16,949,000</u>

FISCAL

PROVIDENCE REDEVELOPMENT AGENCY CONSOLIDATED BALANCE SHEET September 30, 1962

ASSETS		
Current		
Cash in Bank		
Survey and Planning Accounts:		
East Side Renewal	\$ 14,175.98	
Weybosset Hill	16,925.14	
Railroad Relocation	42,678.60	\$ 73,779.72
Project Expenditures Accounts:		
Central-Classical	17,748.20	
Lippitt Hill	27,585.30	
Weybosset Hill (Early Acquisition)	22,795.27	
West River	25,754.84	
Mashapaug Pond	81,915.01	175,798.62
Accounts Receivable		\$ 249,578.34
Federal Relocation Grants:		
Federal Relocation Grants	129,072.23	
Tenants	28,635.45	
Revolving Fund	4,000.00	
Superior Court of R. I.	2,776,360.17	2,938,280.85
Other	213.00	
Investments Held		
Central-Classical	389,056.92	
Lippitt Hill	464,323.75	
West River	44,555.00	897,935.67
Project Costs		
East Side Renewal	185,607.02	
Weybosset Hill	155,288.51	
Railroad Relocation	20,395.27	
Central-Classical	3,148,550.57	
Less Other Income	19,197.08	3,129,353.49
Lippitt Hill	4,085,984.11	
Less: Other Income	\$ 51,167.32	
Sales Price of Land Sold	10,604.20	4,024,212.59
Weybosset Hill (Early Acquisition)	436,994.39	
Less Other Income	443.26	436,551.13
West River	5,526,818.80	
Less: Other Income	142,039.48	
Sales Price of Land Sold	1,204,230.84	4,180,548.48
Mashapaug Pond	4,331,592.35	
Less: Other Income	19,238.15	
Sales Price of Land Sold	12,948.73	4,299,405.47
Relocation Payments		16,431,361.96
Supporting Facilities		368,103.54
Donated Land		142,800.00
Suspended Costs		108,300.00
Cost Exceptions		131.92
Total Assets and Project Costs		58,702.65
		<u>\$21,195,194.93</u>

FISCAL

PROVIDENCE REDEVELOPMENT AGENCY
CONSOLIDATED BALANCE SHEET
September 30, 1962

LIABILITIES AND CAPITAL

Current		
Accounts Payable		
City of Providence:		
East Side Renewal	\$ 200,000.00	
Weybosset Hill	1,139.15	
Railroad Relocation	2,275.08	
Weybosset Hill (Early Acquisition)	460,000.00	\$ 663,414.23
Other		2,120.84
Loans Payable		
Central-Classical	4,348,000.00	
Lippitt Hill	1,283,000.00	
West River	1,010,000.00	6,641,000.00
Accrued Interest on Loans Payable		
Central-Classical	45,129.55	
Lippitt Hill	21,025.22	
West River	4,211.13	75,365.90
Preliminary Advances Payable		
Weybosset Hill	166,797.00	
Railroad Relocation	60,000.00	226,797.00
Accrued Interest Payable — Preliminary Advances		
Weybosset Hill	4,405.50	
Railroad Relocation	798.79	5,204.29
		\$ 7,608,902.26
Capital		
Local Grants-in-Aid		
Cash:		
Central-Classical	1,793,985.28	
Lippitt Hill	1,396,944.33	
West River	980,764.31	
Mashapaug Pond	4,622,385.52	8,794,079.44
Non-Cash:		
Lippitt Hill	142,800.00	
West River	108,300.00	251,100.00
Federal Capital Grants		
Project Capital Grants:		
Lippitt Hill	1,903,475.00	
West River	2,335,912.00	4,239,387.00
Relocation Grants:		
Central-Classical	106,823.63	
Lippitt Hill	141,362.02	
Weybosset Hill (Early Acquisition)	3,045.00	
West River	50,495.58	301,726.23
Total Liabilities and Capital		\$21,195,194.93



Edmund M. Mauro
Chairman



Morris S. Waldman
Vice Chairman



Timothy A. Purcell
Secretary



Albert Harkness



Charles M. Smith



James F. Reynolds
Executive Director



Presenting citation to former Chairman Chester R. Martin (far right) is current Chairman Mauro (far left). Looking on are (left to right) Mayor Reynolds and former Governor Dennis J. Roberts, who appointed Mr. Martin while Providence Mayor in 1947.

BOARD OF COMMISSIONERS

In this fifteenth anniversary report it should be noted that, with just one exception, the five members of the Agency's board of commissioners have served since the first days of the Providence renewal program.

Two of the present members, Albert Harkness and the Agency Vice chairman, Morris S. Waldman, were among the original five appointed in July 1947.

Also among the original members was Chester R. Martin, who served as Agency chairman continuously from the beginning until the date of his retirement from the position, on May 2, 1962. On that date he was presented a citation thanking him for his "dedicated and devoted service to the people of Providence."

It expressed gratitude to Mr. Martin for "his untiring leadership, guidance and inspiration . . . in the formative and fruitful years of urban renewal development in Providence."

The present Chairman, Edmund M. Mauro, and Secretary, Timothy A. Purcell, also joined the Agency in the early years. Mr. Mauro was appointed in March 1948 and Mr. Purcell in January 1951.

The newest Agency member is Charles M. Smith, a Vice president of the Industrial National Bank, who was appointed to replace Mr. Martin.

All members serve without remuneration on the board, which is constituted as a non-partisan body.

AGENCY STAFF

ADMINISTRATION

James F. Reynolds
Executive Director
Robert C. Smith
Deputy Director
Stanley Bernstein
Project Director
Sidney Kramer
Project Director
Michael J. Kopeski
Project Director
John J. Fawcett, Jr.
Asst. to the Exec. Director
Ann Fera
Clerk-Stenographer III
Rae Budnick
Clerk-Stenographer II
Ronda DeStefanis
Clerk-Stenographer I
Geraldine Schiano
Clerk-Stenographer I

FISCAL

Anthony P. Costantino
Fiscal Officer
George Moorachian
Accountant I
Robert H. D'Itri
Clerk II

INDUSTRIAL

Edwin P. Palumbo
Chief Industrial Representative
Robert Arrigan
Industrial Representative
Peter L. Cannon, Jr.
Industrial Representative
Lois C. Lettieri
Clerk-Stenographer I

DEVELOPMENT

Arthur W. Beauiegard
Senior Engineer
Joseph J. Campo
Associate Engineer II
Thomas J. Angell
Engineer Aide III

RENEWAL SERVICES

John R. Kellam

ATTORNEY I

Vincent Pallozzi

LEGAL

Timothy J. McCarthy
Chief Counsel
Paul F. Casey
Attorney I
Jacqueline Checca
Clerk-Stenographer III

REAL ESTATE

James G. Dolan, Jr.
Real Estate Officer
Roger W. Nani
Asst. Real Estate Officer
Robert Moran
Asst. Real Estate Officer
Teresa L. Costello
Clerk-Stenographer II

RESEARCH

Melvin L. Feldman
Research Officer
Bryan A. Bailey
Asst. Research Officer
Paul C. Lareau
Asst. Research Officer
Elaine Tedeschi
Clerk-Stenographer I

PLANNING

Thomas B. Marston, Jr.
Chief of Planning
Richard R. Torchia
Senior Planner
Nannini G. Martucci
Associate Planner
Walter S. Schwaner
Associate Planner
Soo Dip Chin
Planner
Malcolm Derderian
Planner
Robert T. King
Draftsman
William F. Mattos
Draftsman
Merrick A. Cook
Draftsman
Maria A. Schiano
Clerk-Stenographer II

MANAGEMENT

Melvin S. Susi
Management Agent
Robert H. Yeremian
Management Aide
Henry Fernandes, Jr.
Management Aide
Carol Berman
Clerk-Stenographer I

PROVIDENCE REDEVELOPMENT AGENCY
CONSOLIDATED BALANCE SHEET
September 30, 1962

ASSETS

<u>Current</u>			
<u>Cash in Bank</u>			
<u>Survey and Planning Accounts:</u>			
East Side Renewal	\$ 14,175.98		
Weybosset Mill	16,925.14		
Railroad Relocation	<u>42,678.60</u>	\$ 73,779.72	
<u>Project Expenditures Accounts:</u>			
Central-Classical	17,748.20		
Lippitt Hill	27,585.30		
Weybosset Mill (Early Acquisition)	22,795.27		
West River	25,754.84		
Mashapaug Pond	<u>81,915.01</u>	<u>175,798.62</u>	\$ 249,578.34
<u>Accounts Receivable</u>			
Federal Relocation Grants	129,072.23		
Tenants	28,635.45		
Revolving Fund	4,000.00		
Superior Court of R. I.	2,776,360.17		
Other	<u>213.00</u>		<u>2,938,280.85</u>
<u>Investments Held</u>			
Central-Classical	389,056.92		
Lippitt Hill	464,323.75		
West River	<u>44,555.00</u>		<u>897,935.67</u>
<u>Project Costs</u>			
East Side Renewal	185,607.02		
Weybosset Mill	155,288.51		
Railroad Relocation	20,395.27		
Central-Classical	3,148,550.57		
Less Other Income	<u>19,197.08</u>		
Lippitt Hill	<u>4,085,984.11</u>		
Less: Other Income			\$ 51,167.32
Sales Price of Land Sold	<u>10,604.20</u>		
Weybosset Mill (Early Acquisition)	61,771.52		
Less Other Income	<u>436,994.39</u>		
West River	443.26		
Less: Other Income			\$ 142,039.48
Sales Price of Land Sold	<u>1,204,230.84</u>		
Mashapaug Pond	5,526,818.80		
Less: Other Income			\$ 19,238.15
Sales Price of Land Sold	<u>4,331,592.35</u>		
Less: Other Income			\$ 12,948.73
Relocation Payments	32,186.88		
Supporting Facilities			16,431,361.96
Donated Land			368,103.54
Suspended Costs			142,800.00
Cost Exceptions			108,300.00
Total Assets and Project Costs			<u>131.92</u>
			<u>58,702.65</u>
			<u>\$21,195,194.93</u>

LIABILITIES AND CAPITAL

Current

Accounts Payable

City of Providence:
 East Side Renewal
 Weybosset Hill
 Railroad Relocation
 Weybosset Mill (Early Acquisition)
 Other

\$ 200,000.00
 1,139.15
 2,275.08
460,000.00
 \$ 663,414.23
 2,120.84

Loans Payable

Central-Classical
 Lippitt Hill
 West River
Accrued Interest on Loans Payable

4,348,000.00
 1,283,000.00
1,010,000.00
 6,641,000.00

Accrued Interest on Loans Payable

Central-Classical
 Lippitt Hill
 West River

45,129.55
 21,025.22
4,211.13
 70,365.90

Preliminary Advances Payable

Weybosset Hill
 Railroad Relocation

166,797.00
60,000.00
 226,797.00

Accrued Interest Payable - Preliminary Advances

Weybosset Hill

4,405.50
798.79
 5,204.29

Capital

Local Grants-in-Aid

Cash:

Central-Classical
 Lippitt Hill
 West River
 Mashapaug Pond

1,793,985.28
 1,396,944.33
 980,764.31
4,622,385.52
 8,794,079.44

Non-Cash:

Lippitt Hill
 West River

142,800.00
108,300.00
 251,100.00

Federal Capital Grants

Project Capital Grants:

Lippitt Hill
 West River

1,903,475.00
2,335,912.00
 4,239,387.00

Relocation Grants:

Central-Classical
 Lippitt Hill
 Weybosset Mill (Early Acquisition)
 West River

106,823.63
 141,362.02
 3,045.00
50,495.58
 301,726.23

Total Liabilities and Capital

4,541,113.23
\$21,195,194.93

9,045,179.44

\$ 7,608,902.26

CITY OF PROVIDENCE - PROVIDENCE REDEVELOPMENT AGENCY

Financial Statement
Fiscal Year 1961 - 1962

	<u>Appropriation</u>	<u>Expenditures</u>	<u>Surplus Returned to General Fund</u>
Salaries	\$39,787.76	\$29,180.27	\$10,607.49
Contract Services	8,975.00	7,632.97	1,342.03
Materials and Supplies	900.00	853.14	46.86
Furniture & Equipment	<u>400.00</u>	<u>387.94</u>	<u>12.06</u>
	<u>\$50,062.76</u>	<u>\$38,054.32</u>	<u>\$12,008.44</u>

PROJECT COST ESTIMATES

	Central-Classical R. I. R-2	Lippitt Hill R. I. R-3	West River UR R. I. 1-6	M. Pond	Weybosset Hill R. I. R-7	Railroad Relocation R. I. R-8	East Side R. I. R-4
Gross Project Cost	\$6,976,786	\$5,846,643	\$5,847,532	\$6,618,500	\$15,014,056	\$25,500,000	\$19,149,000
Less Sales of Land	<u>966,500</u>	<u>870,777</u>	<u>1,740,000</u>	<u>1,100,000</u>	<u>3,350,200</u>	<u>9,200,000</u>	<u>2,200,000</u>
Net Project Cost	<u>\$6,010,286</u>	<u>\$4,975,866</u>	<u>\$4,107,532</u>	<u>\$5,518,500</u>	<u>\$11,663,856</u>	<u>\$16,300,000</u>	<u>\$16,949,000</u>
City Share	2,003,428	1,658,522	1,369,177	5,518,500	3,849,072	5,400,000	4,237,250
Federal Share	<u>4,006,858</u>	<u>3,317,244</u>	<u>2,738,355</u>	-----	<u>7,814,784</u>	<u>10,900,000</u>	<u>12,711,750</u>
	<u>\$6,010,286</u>	<u>\$4,975,866</u>	<u>\$4,107,532</u>	<u>\$5,518,500</u>	<u>\$11,663,856</u>	<u>\$16,300,000</u>	<u>\$16,949,000</u>

PROVIDENCE REDEVELOPMENT AGENCY
 East Side Renewal Project, No. R. I. R-4
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
 Fiscal Year Ended September 30, 1962

SURVEY AND
 PLANNING ACCOUNT
 \$ 9,452.36

Cash balance, October 1, 1961

Receipts:
 Advance from City of Providence \$150,000.00
 Excess advance repaid from Revolving Fund 172.06
 Total available 150,172.06

Disbursements:
 Non-technical salaries 17,751.42
 Survey and planning salaries 34,550.45
 Acquisition salaries 2,064.84
 Legal salaries 568.20
 Travel expense 1,593.98
 Retirement contributions 3,681.16
 Publications 65.94
 Sundry overhead 9,404.46
 Survey and planning 57,905.99
 Appraisals for acquisition 9,145.00
 Project improvements 8,500.00
 Total survey and planning costs 145,231.44

Advance to Revolving Fund 84.00
 Advance for travel expenses 133.00
 CASH BALANCE, SEPTEMBER 30, 1962 145,448.44
\$ 14,175.98

COMPOSITION OF CASH BALANCE

Cash in bank:
 Checking account - Industrial National Bank of
 Rhode Island \$ 14,175.98

PROVIDENCE REDEVELOPMENT AGENCY
 Weybosset Hill Project No. R. I. R-7
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
 Fiscal Year Ended September 30, 1962

SURVEY AND
PLANNING ACCOUNT
\$ 18,662.30

Cash balance, October 1, 1961

Receipts:

Preliminary advance from Federal Government \$125,100.00
 Excess advance repaid from Revolving Fund 98.12
 Total available

125,198.12
143,860.42

Disbursements:

Non-technical salaries 12,353.02
 Survey and planning salaries 21,332.34
 Acquisition salaries 662.27
 Legal salaries 1,096.51
 Travel expense 959.62
 Retirement contributions 2,112.48
 Publications 47.62
 Sundry overhead 5,657.94
 Project inspection fee 216.00
 Survey and planning 41,250.86
 Appraisals for acquisition 33,515.00
 Title information 4,850.00
 Office furniture and equipment 2,753.62
 Total survey and planning costs 126,807.28

48.00
80.00

126,935.28
\$ 16,925.14

Advance to Revolving Fund
 Advance for travel expenses
 CASH BALANCE, SEPTEMBER 30, 1962

COMPOSITION OF CASH BALANCE

Cash in bank:

Checking account - Industrial National Bank of Rhode
 Island

\$ 16,925.14

PROVIDENCE REDEVELOPMENT AGENCY
 Railroad Relocation Project No. R. I. R-8
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
 Fiscal Year Ended September 30, 1962

SURVEY AND
 PLANNING ACCOUNT

Receipts:
 Preliminary advance from
 Federal Government

\$ 60,000.00

Disbursements:

Non-technical salaries	\$ 4,860.31
Survey and planning salaries	5,551.29
Acquisition salaries	341.43
Legal salaries	1,042.09
Travel expense	287.60
Sundry overhead	960.18
Project inspection fee	2,184.00
Survey and planning	2,083.00
Sundry acquisition costs - Condemnation	<u>11.50</u>

17,321.40
\$ 42,678.60

CASH BALANCE, SEPTEMBER 30, 1962

COMPOSITION OF CASH BALANCE

Cash in bank:

Checking account - Industrial National
 Bank of Rhode Island

\$ 42,678.60

PROVIDENCE REDEVELOPMENT AGENCY
 Central-Classical Project No. R. I. R-2
 STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
 Fiscal Year Ended September 30, 1962

	<u>TOTAL</u>	<u>SURVEY AND PLANNING ACCOUNT</u>	<u>PROJECT EXPENDITURES ACCT.</u>	<u>FUNDS IN EXCROW</u>
Cash balance, October 1, 1961	\$ 39,625.64	\$ 39,625.64	-0-	-0-
<u>Receipts:</u>				
Proceeds from temporary loan	4,348,000.00		4,348,000.00	
Proceeds from direct loan	3,965,724.00		3,965,724.00	
Premium on sale of notes	110.98		110.98	
Preliminary advance from federal government	22,276.00	22,276.00		
Rental of acquired property	144,999.78		144,999.78	
Sale of investments	1,312,517.86		1,312,517.86	
Local cash grant-in-aid	1,790,939.00		1,790,939.00	
Earnings on investments	7,328.80		7,328.80	
Bid deposits	25.00		25.00	
Received from petty cash	5.00		5.00	
Rebate on fuel costs	142.14		142.14	
Rebate on water	3,807.15		3,807.15	
Rebate on court costs	.50		.50	
Miscellaneous receipts	145.00		145.00	
Transfer from Project Expenditures Account	5,251,100.00			5,251,100.00
Interest on participation accounts	11,612.30			11,612.30
Advance repaid from Revolving Fund	198.95	198.95		
Transfer from Survey and Planning Account	65.59		65.59	
Total receipts	<u>16,858,998.05</u>	<u>22,474.95</u>	<u>11,573,810.80</u>	
Total available	<u>16,898,623.69</u>	<u>62,100.59</u>	<u>11,573,810.80</u>	<u>5,262,712.30</u>
<u>Disbursements:</u>				
Non-technical salaries	34,226.94	3,804.14	30,422.80	
Survey and planning salaries	12,087.33	12,087.33		
Acquisition salaries	12,799.68	2,462.86	10,336.82	
Relocation salaries	39,379.52		39,379.52	
Legal salaries	12,691.57	2,199.68	10,491.89	
Site clearance salaries	1,599.49		1,599.49	
Site improvement salaries	66.32		66.32	
Management salaries	11,493.07		11,493.07	
Disposition salaries	4,325.45		4,325.45	
Travel expense	3,366.49	573.26	2,793.23	
Retirement contributions	2,844.53		2,844.53	
Publications	175.82		175.82	
Sundry overhead	41,785.94	4,431.17	37,354.77	
Legal fees and expenses	432.45		432.45	
Administrative service fees and expenses	787.10		787.10	
Project inspection fee	51,117.00		51,117.00	
Interest to RHFA	22,816.50		22,816.50	
Interest on advances	7,093.61		7,093.61	
Real estate purchases	2,742,613.71		2,742,613.71	

Appraisals for acquisition	4,285.00		
Option negotiations	13,675.00	20,395.00	
Title information	3,634.39	3,990.56	
Sundry acquisition costs - Condemnation	2,025.85	11,016.00	
Disposal lease, retention costs	3,726.00		
Operation of acquired property	44,730.23		
Site clearance	36,997.00		
Site preparation	4,833.27		
Office furniture and equipment	322.08		
Total development costs	<u>3,151,332.90</u>	<u>60,960.00</u>	<u>2,742,613.71</u>
Purchase of investments	1,701,574.78		
Temporary loans payable	3,965,724.00		
Transfer to Funds in Escrow	5,251,100.00		
Relocation payments	106,823.63		
Preliminary advances payable	182,980.00		
Advance to Revolving Fund	1,075.00	1,075.00	
Return of bid deposit	25.00		
Return to petty cash	5.00		
Advance of travel expenses	71.00		
Transfer to Project Expenditures Account	65.59	65.59	
	<u>14,360,776.90</u>	<u>62,100.59</u>	<u>2,742,613.71</u>
CASH BALANCE, SEPTEMBER 30, 1962	<u>\$ 2,537,846.79</u>	<u>\$ -0-</u>	<u>\$ 2,520,098.59</u>

COMPOSITION OF CASH BALANCES

Cash in Bank:			
Checking accounts - Industrial National Bank			
of Rhode Island	\$ 17,748.20	\$ 17,748.20	
Cash in Custody of Others:			
In Custody of Superior Court	2,520,098.59		\$ 2,520,098.59
	<u>\$ 2,537,846.79</u>	<u>\$ 17,748.20</u>	<u>\$ 2,520,098.59</u>

PROVIDENCE REDEVELOPMENT AGENCY
Lippitt Hill Project No. R. I. R-3
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
Fiscal Year Ended September 30, 1962

	TOTAL	PROJECT EXPENDITURES ACCOUNT	TEMPORARY LOAN REPAIRMENT FUND	FUNDS IN ESCROW	BID PROPOSAL ACCOUNT
Cash balance, October 1, 1961	\$ 227,655.51	\$ 11,275.82	\$ 48,320.24	\$ 168,059.45	-0-
<u>Receipts:</u>					
Proceeds from temporary loan	216,713.43	216,713.43			
Premium on sale of notes	67.00	67.00			
Rental of acquired property	2,682.13	2,682.13			
Rebate on water	193.22	193.22			
Sale on investments	1,244,451.40	755,996.69	488,454.71		
Earnings on investments	7,445.80	4,900.51	2,545.29		
Interest on participation accounts	1,251.46			1,251.46	
Federal capital grants	348,196.00		348,196.00		
Relocation grants	13,730.00		13,730.00		
Bid deposits	36,635.00	300.00			
Sale of land	9,543.78		9,543.78		
Rebate on real estate taxes	658.11	112.43	545.68		
Rebate on court costs	25.25	25.25			
Rebate on insurance premiums	17.37	17.37			
Miscellaneous receipts	6.30	6.30			
Advance repaid from Revolving Fund	1,197.42	1,197.42			
Transfer from project expenditures account	5.76		5.76		
Total receipts	<u>1,882,819.43</u>	<u>982,211.75</u>	<u>863,021.22</u>	<u>1,251.46</u>	<u>36,335.00</u>
Total available	<u>2,110,474.94</u>	<u>993,487.57</u>	<u>911,341.46</u>	<u>169,310.91</u>	<u>36,335.00</u>

Disbursements:

Non-technical salaries	24,559.94	24,559.94			
Acquisition salaries	94.58	94.58			
Relocation salaries	16.63	16.63			
Legal salaries	3,107.63	3,107.63			
Site clearance salaries	468.03	468.03			
Site improvement salaries	1,429.67	1,429.67			
Management salaries	425.49	425.49			
Disposition salaries	3,066.89	3,066.89			
Travel expense	1,039.01	1,039.01			
Retirement contributions	2,237.98	2,237.98			
Publications	45.58	45.58			
Sundry overhead	5,966.19	5,966.19			
Legal fees and expenses	580.87	580.87			
Administrative service fees and expenses	1,026.50	1,026.50			
Appraisals for acquisition	600.00	600.00			
Title information	1,450.94	1,450.94			
Real estate purchases	110,957.13		110,957.13		
Sundry acquisition costs - Condemnation	42.40	42.40			
Disposal, lease, retention costs	5,722.50	5,722.50			
Operation of acquired property	35,778.98	35,778.98			
Site clearance	7,131.80	7,131.80			
Site preparation	102,345.95	102,345.95			
Rehabilitation	703.93	703.93			
Office furniture and equipment	878.23	878.23			
Total disbursement costs	<u>309,676.85</u>	<u>198,719.72</u>	<u>-0-</u>	<u>110,957.13</u>	<u>-0-</u>

Purchase of investments					
Notes payable	1,106,270.79	736,490.94	369,779.85		36,335.00
Relocation payments	539,321.00	32,932.22	539,321.00		<u>36,335.00</u>
Return of bid deposits	32,932.22				
	36,335.00				
	<u>2,024,535.86</u>	<u>968,142.88</u>	<u>909,100.85</u>		<u>110,957.13</u>
CASH BALANCE, SEPTEMBER 30, 1962	\$ 85,939.08	\$ 25,344.69	\$ 2,240.61		\$ 58,353.78

COMPOSITION OF CASH BALANCE

<u>Cash in Bank:</u>			
<u>Checking accounts - Industrial National</u>			
Bank of Rhode Island	\$ 27,585.30	\$ 25,344.69	
<u>Cash in Custody of Others:</u>			
In custody of Superior Court	56,853.78		56,853.78
In custody of Title Guarantee Co.	1,500.00		1,500.00
	<u>\$ 85,939.08</u>	<u>\$ 25,344.69</u>	<u>\$ 58,353.78</u>

PROVIDENCE REDEVELOPMENT AGENCY
 Weybosset Hill Early Acquisition Project No. R. I. R-7 EA
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
 Fiscal Year Ended September 30, 1962

PROJECT
 EXPENDITURES
 ACCOUNT
\$ 7,576.89

Cash balance, October 1, 1961

Receipts:

Rental of acquired property	\$16,019.95
Sale of investments	99,665.86
Excess reimbursement repaid from Revolving Fund	13.13
Earnings on investments	<u>359.82</u>

116,058.76
123,635.65

Disbursements:

Non-technical salaries	278.58
Legal salaries	140.18
Site clearance salaries	83.20
Management salaries	130.55
Travel expenses	77.79
Retirement contributions	250.99
Publications	.41
Sundry overhead	285.95
Acquisition expenses	590.00
Operation of acquired property	496.13
Site clearance	40,644.00
Relocation payments	3,025.00
	<u>46,002.78</u>
	<u>54,837.60</u>

100,840.38
\$ 22,795.27

Purchase of investments
 CASH BALANCE, SEPTEMBER 30, 1962

COMPOSITION OF CASH BALANCE

Cash in bank:

Checking account - Industrial National Bank
 of Rhode Island

\$ 22,795.27

PROVIDENCE REDEVELOPMENT AGENCY
 West River Project No. UR R. I. 1-6
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
 Fiscal Year Ended September 30, 1962

	TOTAL	PROJECT EXPENDITURES ACCOUNT	TEMPORARY LOAN REPAYMENT FUND	FUNDS IN ESCROW
Cash balance, October 1, 1961.	\$ 50,010.69	\$ 9,075.48	\$ 1,567.05	\$ 39,368.16
<u>Receipts:</u>				
Proceeds from temporary loan	27,639.44	27,639.44		
Premium on sale of notes	12.00	12.00		
Sale of investments	864,077.09	60,141.17	803,935.92	
Earnings on investments	5,005.02	117.37	4,887.65	
Interest on participation accounts	597.59			597.59
Federal capital grants	406,632.00		406,632.00	
Sale of land	167,130.50		167,130.50	
Rebate on real estate taxes	857.00	857.00		
Advance repaid from Revolving Fund	916.18	916.18		
Total receipts	<u>1,472,866.82</u>	<u>89,683.16</u>	<u>1,382,586.07</u>	<u>597.59</u>
Total available	<u>1,522,877.51</u>	<u>98,758.64</u>	<u>1,384,153.12</u>	<u>39,965.72</u>

<u>Disbursements:</u>				
Non-technical salaries	2,135.94	2,135.94		
Legal salaries	534.70	534.70		
Site improvement salaries	249.79	249.79		
Disposition salaries	4,860.67	4,860.67		
Travel expense	137.44	137.44		
Retirement contributions	1,024.87	1,024.87		
Publications	12.61	12.61		
Sundry overhead	1,738.67	1,738.67		
Legal fees and expenses	288.50	288.50		
Sundry acquisition costs - Condemnation	111.30	111.30		
Commissions and fees	2,572.48	2,572.48		
Operation of acquired property	26,020.38	26,020.38		
Site preparation	18,512.71	18,512.71		
Real estate purchases	11,351.75	11,351.75		11,351.75
Total development costs	<u>69,551.81</u>	<u>58,200.06</u>	<u>-0-</u>	<u>11,351.75</u>
Purchase of investments	693,340.07	693,340.07	668,434.67	
Notes payable	410,008.00	410,008.00	410,008.00	
City of Providence	295,412.79	295,412.79	295,412.79	
Advance to Revolving Fund	196.00	196.00		
	<u>1,468,508.67</u>	<u>83,301.46</u>	<u>1,373,855.46</u>	<u>11,351.75</u>
CASH BALANCE, SEPTEMBER 30, 1962	<u>\$ 54,368.84</u>	<u>\$ 15,457.18</u>	<u>\$ 10,297.66</u>	<u>\$ 28,614.00</u>

COMPOSITION OF CASH BALANCES

<u>Cash in Bank:</u>				
Checking accounts - Industrial National Bank			\$ 10,297.66	
of Rhode Island	\$ 25,754.84	\$ 15,457.18		
Cash in Custody of Others:				
In custody of Superior Court	28,614.00	\$ 15,457.18	\$ 10,297.66	\$ 28,614.00
	<u>\$ 54,368.84</u>	<u>\$ 15,457.18</u>	<u>\$ 10,297.66</u>	<u>\$ 28,614.00</u>

PROVIDENCE REDEVELOPMENT AGENCY
Mashapaug Pond Project
STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS
Fiscal Year Ended September 30, 1962

	TOTAL	PROJECT EXPENDITURES ACCOUNT	FUNDS IN ESCROW	HUNTINGTON EXPRESSWAY -0-
Cash balance, October 1, 1961	\$ 508,331.38	\$ 34,527.69	\$473,803.69	
Receipts:				
Rental of acquired properties	14,784.19	14,784.19		
Local cash grants-in-aid	1,102,835.39	660,652.20		442,183.19
Sale of land	11,348.73	11,348.73		
Rebate of court costs	62.65	62.65		
Sale of dwelling, material and/or equipment	789.10	789.10		
Rebate on real estate taxes	829.45	829.45		
Rebate on water	29.65	29.65		
Transfer from Project No. R. I. R-2	322.08	322.08		
Advance repaid from Revolving Fund	935.43	935.43		
Transfer from Project Expenditures Account	160,000.00		160,000.00	
Interest on participation accounts	11,303.36		11,303.36	
Total receipts	<u>1,303,240.03</u>	<u>689,753.48</u>	<u>171,303.36</u>	<u>442,183.19</u>
Total available	<u>1,811,571.41</u>	<u>724,281.17</u>	<u>645,107.05</u>	<u>442,183.19</u>
Disbursements:				
Non-technical salaries	16,930.09	16,930.09		
Acquisition salaries	194.85	194.85		
Relocation salaries	4,058.21	4,058.21		
Legal salaries	6,334.17	6,334.17		
Site clearance salaries	1,571.56	1,571.56		
Site improvement salaries	13,457.03	13,457.03		
Management salaries	3,046.03	3,046.03		
Disposition salaries	11,676.95	11,676.95		
Travel expense	2,621.10	2,621.10		
Retirement contributions	6,609.36	6,609.36		
Publications	129.65	129.65		
Sundry overhead	11,934.74	11,934.74		
Legal fees and expenses	216.95	216.95		
Real estate purchases	475,938.25		475,938.25	
Appraisals for acquisition	840.00	840.00		
Option negotiations	2,244.60	2,244.60		
Title information	10,198.24	10,198.24		
Sundry acquisition costs - Condemnation	8.40	8.40		
Disposal, lease, retention costs	595.50	595.50		
Operation of acquired property	50,912.77	50,912.77		
Site clearance	30,186.70	30,186.70		
Site preparation	722,524.32	316,496.97		
Office furniture and equipment	3,449.00	3,449.00		
Relocation payments	23,612.13	23,612.13		
Total development costs	<u>1,399,290.60</u>	<u>517,325.00</u>		<u>406,027.35</u>

Advance to Revolving Fund
 Advance for travel expenses
 Transfer to Escrow Fund
 CASH BALANCE, SEPTEMBER 30, 1962

1,072.00
 125.00
 160,000.00
 1,560,487.60
 \$ 251,083.81

475,938.25
 \$169,168.80

406,027.35
 \$ 36,155.84

COMPOSITION OF CASH BALANCE

Cash in bank:

Checking account - Industrial National Bank of Rhode
 Island \$ 81,915.01
Cash in Custody of Others:

\$ 36,155.84

In Custody of Superior Court

169,168.80
 \$ 251,083.81

\$169,168.80
 \$169,168.80

\$ 36,155.84

\$ 45,759.17

ACKNOWLEDGMENTS

We thank the Providence Journal Company, the Providence Preservation Society and the Providence City Plan Commission for their permission to use certain of the illustrations in this report.

