

RESOLUTION OF THE CITY COUNCIL

No. 279

Approved May 15, 2015

WHEREAS, Vincent A. Indeglia, Esq., (“the Receiver”), in his capacity as Permanent Receiver for properties located at 90-92 Pleasant Street, Providence, Rhode Island seeks to renovate and complete the sale of the Property at 90-92 Pleasant Street, (herein defined as “the Pleasant Street Property”); and

WHEREAS, The Pleasant Street Property is a three family home, which had previously been abandoned by its record owner and was a public nuisance and danger to the community; and

WHEREAS, The City of Providence filed a complaint in the Superior Court seeking that the Receiver be appointed in order to renovate and rehabilitate the abandoned nuisance conditions of the Property at Pleasant Street; the complaint is identified as *City of Providence v. One Parcel of Real Estate Commonly Known as 90-92 Pleasant Street et al*, C.A. No.: PB2014-1498, pending in the Providence County Superior Court; and

WHEREAS, The Court found as a matter of fact and law that the Property at Pleasant Street was in fact abandoned and deemed a public nuisance according to R.I.G.L. §34-44-1; and

WHEREAS, The Receiver was appointed with authority to renovate the Property and prepare it for possible sale to single families or individuals who will occupy it as their principal residence; and

WHEREAS, The City of Providence is committed to confronting the issue of abandoned property and is committed to mitigating the harmful impact of abandoned and public nuisance properties upon the neighborhoods of and in Providence; and

WHEREAS, The City of Providence has a vested interest in the saleability and marketability of this home post-Receivership; and

WHEREAS, The City of Providence believes that owner occupied residences provide stability to neighborhoods and a sense of community for the individuals residing there; and

WHEREAS, The City of Providence requested the appointment of the Receiver in order to further the above-listed goals; and

WHEREAS, Taxes have been assessed upon the Property at Pleasant Street for several years and said taxes have not been collected due to the abandoned condition of the Property; and

WHEREAS, Said taxes would inhibit the ability of the Receiver to sell the Property post- Receivership to individuals or families seeking residence in the City of Providence in accordance with the goals enumerated above; and

WHEREAS, The Receiver has completed the rehabilitation of the Pleasant Street Property for the purpose of abating the abandonment and public nuisances, and to the extent that, after a public sale, there is or are no remaining proceeds to pay the taxes due and owing after a distribution is made to the Receiver and the Lender, who financed the rehabilitation pursuant to an Order of the Providence Housing Court, the City of Providence requests that such taxes be abated.

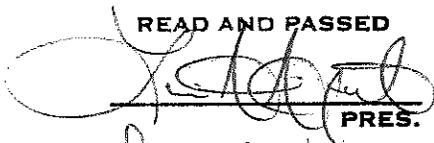
BE IT THEREFORE RESOLVED by the City of Providence that:

1. The findings set forth in a previous proceeding recitals are hereby made and confirmed.
2. Those taxes due and owing on the Property at Pleasant Street are hereby abated and cancelled from the date of assessment up through and including the date of the appointment of the Sale Order authorizing the Permanent Receiver, Vincent A. Indeglia, to convey such Pleasant Street Property to Court approved buyers.

IN CITY COUNCIL

MAY 07 2015

READ AND PASSED



 PRES.



 CLERK

I HEREBY APPROVE.



 Mayor

Date: 5/15/15

City of Providence Duplicate Bill

Carlos J Ventura Jr
284 Flatbush Ave Apt 1
Brooklyn NY 11217

AC92228946001

ACCOUNT NO: 92228946001
LENDER:

2014 TAX DUE:	\$4,616.64
2014 INTEREST DUE:	\$461.66
PRIOR YEARS TAXES DUE:	\$4,616.64
PRIOR YEARS INTEREST DUE:	\$1,015.66

TOTAL AMOUNT DUE:	\$10,710.60
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DESCRIPTION

REAL ESTATE											
YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES.	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2014	008-0184-0000	90 Pleasant St	\$127,900.00	\$4,316.64		\$300.00	\$0.00				\$4,616.64
										Interest as of date:	\$461.66
REAL ESTATE TOTAL:			\$4,316.64			\$300.00	\$0.00				\$5,078.30
			<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>		<u>QTR1</u>	<u>QTR2</u>	<u>QTR3</u>			<u>QTR4</u>
REAL ESTATE TAX:			\$4,616.64	\$4,616.64		\$1,079.16	\$1,079.16	\$1,079.16			\$1,379.16
TANGIBLE TAX:											
EXCISE TAX:											
TOTAL AMOUNT DUE :			\$5,632.30	\$5,078.30		\$1,540.82	\$1,079.16	\$1,079.16			\$1,379.16

MUNICIPAL LIEN CERTIFICATE
 CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR
 CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLAT	LOT	UNIT	LOCATION	CERT #	PAGE
April 23, 2015	008	0184	0000	90 Pleasant St	103,844	1

ASSESSED Luis Castillo
 OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
14	RE	\$4,316.64	\$300.00	\$0.00	\$0.00	\$4,616.64	\$461.66	\$5,078.30	Luis Castillo
13	RE	\$4,316.64	\$300.00	\$0.00	\$0.00	\$4,616.64	\$1,015.66	\$5,632.30	Luis Castillo
		<u>\$8,633.28</u>	<u>\$600.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$9,233.28</u>	<u>\$1,477.32</u>	<u>\$10,710.60</u>	

INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUED. ADDITIONAL CHARGES MAY APPLY IF PAYMENT IS RECEIVED LATER THAN 30 DAYS FROM DATE.

Note:

- Please be aware that unpaid taxes may be subject to tax sale.
- Please contact the Water Supply Board at 521-6300.
- Please contact the Narragansett Bay Commission at 461-8828
- Property within designated City Plat Maps known as 19, 20, 24, 25, & 26 (Downtown Providence District Management Authority) or 10,12,13 (Thayer Street District Management Authority) may be subject to an additional assessment. Please call (401) 421-4450 for payment information.

C E R T I F I C A T I O N

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND 1956, AS OF THE DATE PRINTED ABOVE.

Important Notice: Upcoming tax bill will be assessed as of December 31st in seller's name. It is the responsibility of the buyer/new homeowner to request a copy of the bill from the Tax Collector's office.

MAILED TO: City Council



JOHN A. MURPHY
 CITY COLLECTOR

MARIA MANSOLILLO
 DEPUTY CITY COLLECTOR