

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 529

Approved October 27, 2004

WHEREAS, In an effort to convert vacant lots into productive reuse, the Providence Redevelopment Agency is working to create a commercial/residential development.

NOW, THEREFORE, BE IT RESOLVED, That the taxes, in the amount of Six Thousand Forty-Three Dollars and Thirteen Cents (\$6,043.13), assessed upon Assessor's Plat 71, Lot 0004 (612 Charles Street), along with any associated interest, penalties and intervening taxes, are hereby abated, in whole, in accordance with Rhode Island General Law 44-7-23 and that the property is declared exempt in accordance with Rhode Island General Law 45-32-40.

IN CITY COUNCIL
OCT 21 2004
READ AND PASSED

Balkin A. Gray
PRES. PRO TEMPORE

Michael R. Clement
CLERK

APPROVED

[Signature]
MAYOR

10/27/04

IN CITY COUNCIL
SEP 23 2004
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Michael R. Vincent CLERK

THE COMMITTEE ON
FINANCE
Approves Passage of
The Within Resolution

John M. Steen
Clerk
106-04

DEPARTMENT OF CITY CLERK
RECEIVED
SEP 16 2004
Michael R. Vincent
CITY CLERK OF PISCATAWAY, NJ

Councilman Aponte & Hasset (By Request)

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 |
|--------------------|------|------|------|----------------|--------|------|
| September 21, 2004 | 071 | 0004 | 0000 | 612 Charles St | 27,725 | 1 |

ASSESSED Providence Redevelopment Agency
 OWNER

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

| YR | TYPE | ORIGINAL TAX | CHARGE | ADJUSTMENT ABATEMENT | PAID | BALANCE DUE | INTEREST | TOTAL DUE | BILL NAME |
|----|------|-------------------|---------------|----------------------|---------------|-------------------|-------------------|-------------------|----------------------|
| 04 | RE | \$1,217.32 | \$0.00 | \$0.00 | \$0.00 | \$1,217.32 | \$0.00 | \$1,217.32 | Providence Redevelop |
| 03 | RE | \$753.52 | \$0.00 | \$0.00 | \$0.00 | \$753.52 | \$113.03 | \$866.55 | Providence Redevelop |
| 02 | RE | \$697.60 | \$0.00 | \$0.00 | \$0.00 | \$697.60 | \$188.35 | \$885.95 | Providence Redevelop |
| 01 | RE | \$661.30 | \$0.00 | \$0.00 | \$0.00 | \$661.30 | \$257.91 | \$919.21 | Providence Redevelop |
| 00 | RE | \$716.27 | \$0.00 | \$0.00 | \$0.00 | \$716.27 | \$365.30 | \$1,081.57 | Providence Redevelop |
| 99 | RE | \$685.52 | \$0.00 | \$0.00 | \$0.00 | \$685.52 | \$431.88 | \$1,117.40 | Providence Redevelop |
| 98 | RE | \$655.80 | \$0.00 | \$0.00 | \$0.00 | \$655.80 | \$491.85 | \$1,147.65 | Providence Redevelop |
| 97 | RE | \$655.80 | \$0.00 | \$0.00 | \$0.00 | \$655.80 | \$570.55 | \$1,226.35 | Providence Redevelop |
| | | <u>\$6,043.13</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$6,043.13</u> | <u>\$2,418.87</u> | <u>\$8,462.00</u> | |

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

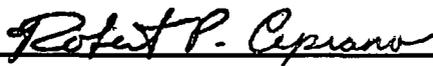
NOTE - PLEASE BE AWARE THAT UNPAID TAXES MAY BE SUBJECT TO TAX SALE.

PLEASE CONTACT THE WATER SUPPLY BOARD AT 521-6300
 PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 521-6300

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.

MAILED TO: City Council
 City of Providence


 ROBERT P. CEPRANO
 TAX COLLECTOR

MARC CASTALDI, DEPUTY.

ATTACHMENT

1. Plat: 71 Lot: 0004 Address: 612 Charles St.
2. Present Owner: Providence Redevelopment Agency
3. Future Owner: S & G Construction
4. No Known Conflict of Interest.
5. Copies of PRA tax bills have been submitted.
6. The PRA and the City will benefit in order to effectuate a transfer.

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 |
|------------------|------|------|------|----------------|--------|------|
| October 06, 2004 | 071 | 0004 | 0000 | 612 Charles St | 28,462 | 1 |

ASSESSED Providence Redevelopment Agency
 OWNER

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

| YR | TYPE | ORIGINAL TAX | CHARGE | ADJUSTMENT ABATEMENT | PAID | BALANCE DUE | INTEREST | TOTAL DUE | BILL NAME |
|----|------|--------------|--------|----------------------|--------|-------------|------------|------------|----------------------|
| 04 | RE | \$1,217.32 | \$0.00 | \$0.00 | \$0.00 | \$1,217.32 | \$0.00 | \$1,217.32 | Providence Redevelop |
| 03 | RE | \$753.52 | \$0.00 | \$0.00 | \$0.00 | \$753.52 | \$120.56 | \$874.08 | Providence Redevelop |
| 02 | RE | \$697.60 | \$0.00 | \$0.00 | \$0.00 | \$697.60 | \$195.33 | \$892.93 | Providence Redevelop |
| 01 | RE | \$661.30 | \$0.00 | \$0.00 | \$0.00 | \$661.30 | \$264.52 | \$925.82 | Providence Redevelop |
| 00 | RE | \$716.27 | \$0.00 | \$0.00 | \$0.00 | \$716.27 | \$372.46 | \$1,088.73 | Providence Redevelop |
| 99 | RE | \$685.52 | \$0.00 | \$0.00 | \$0.00 | \$685.52 | \$438.73 | \$1,124.25 | Providence Redevelop |
| 98 | RE | \$655.80 | \$0.00 | \$0.00 | \$0.00 | \$655.80 | \$498.41 | \$1,154.21 | Providence Redevelop |
| 97 | RE | \$655.80 | \$0.00 | \$0.00 | \$0.00 | \$655.80 | \$577.10 | \$1,232.90 | Providence Redevelop |
| | | \$6,043.13 | \$0.00 | \$0.00 | \$0.00 | \$6,043.13 | \$2,467.11 | \$8,510.24 | |

NOTE - INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUE. 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 521-6300

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.

MAILED TO: City Council
 City of Providence



ROBERT P. CEPRANO
 TAX COLLECTOR

MARC CASTALDI, DEPUTY.

MEMORANDUM

TO : Michael Clement, City Clerk
FROM : Thomas E. Deller, AICP, Director
RE : Charles Street Renewal Project
DATE : September 16, 2004

Attached are an original and one copy of a proposed resolution to abate the taxes in the amount of \$6,043.13, for 612 Charles Street, Plat 71 Lot 0004.

Councilman Luis A. Aponte and Councilman Terrence M. Hassett are sponsoring the Ordinance.

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 530

Approved October 27, 2004

WHEREAS, the City of Providence owns the property located at 50 Aleppo Street (Assessor's Plat 63, Lot 326), which is commonly known as the Riverside Mill Building; and

WHEREAS, the City is in the process of constructing Riverside Park on the land surrounding the Riverside Mill Building; and

WHEREAS, the City, through the Department of Planning and Development and the Parks Department, has stabilized the building through replacement of the roof and addressing various structural issues; and

WHEREAS, the next logical step is to cause the building to be renovated and occupied and the City has no use for the building; therefore

RESOLVED, that the City Council cause the transfer of the portion of the property located on Assessor's Plat 63, Lot 326 containing the Riverside Mill Building from the City of Providence to the Providence Redevelopment Agency with authorization to hold the property over the long-term and negotiate a lease with a non-profit organization.

IN CITY COUNCIL
OCT 21 2004
READ AND PASSED

Baldwin D. Young
PRES. PRO TEMPORE

Michael X. Clement
CLERK

APPROVED

[Signature]
MAYOR

10/27/04

IN CITY COUNCIL
MAY 20 2004
FIRST READING

REFERRED TO COMMITTEE
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Michael R. West
CLERK

THE COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING
Approves Passage of
The Within Resolution

Ann M. Stein
9-29-04 Clerk

Committee on Urban Redevelopment (By Request)

PROVIDENCE REDEVELOPMENT AGENCY

REGULAR MEETING

March 11, 2004

**PROJECT: AMENDMENT TO THE OLNEYVILLE SQUARE
REDEVELOPMENT PROJECT**

Riverside Mills Office Building

PARCEL: AP 63 Lot 326 (50 Aleppo Street / Olneyville)

**SUBJECT: Transfer of Property from City of Providence to PRA
Proposed Sale / Lease of same to Private Nonprofit Entity**

Overview: The former Riverside Mills complex burned in the early 1990s. The site was later cleared except for one structure that had somehow escaped irreversible damage, the Office Building located at 50 Aleppo Street. Since then, the Department of Planning and Development has been working with the Providence Parks Department, the Rhode Island Department of Transportation and the EPA on the remediation and redevelopment of the surrounding demolition site. Over the course of this year, Riverside Park will take the place of the vacant lot and serve as an integral part of the Woonasquatucket River Greenway and Bike Path.

This park will literally surround the building in question, requiring the City to address its' reuse. To that end, the City, through the Department of Planning and Development and the Parks Department, has already completed a stabilization effort. The roof was replaced and structural issues were addressed.

The next logical step is to cause the building to be renovated and occupied. A tenant / buyer, in the form of a nonprofit entity has been located which has the means to effect the necessary work.

Request: Staff is requesting authorization to negotiate with both this private nonprofit and with the Parks Department on the possible subdivision and subsequent sale of the building and / or newly formed lot. Also, due to this building being so integral to the success and ongoing sustainability of the surrounding park, staff is requesting authorization to negotiate a lease with said tenant, if a sale is deemed inappropriate.

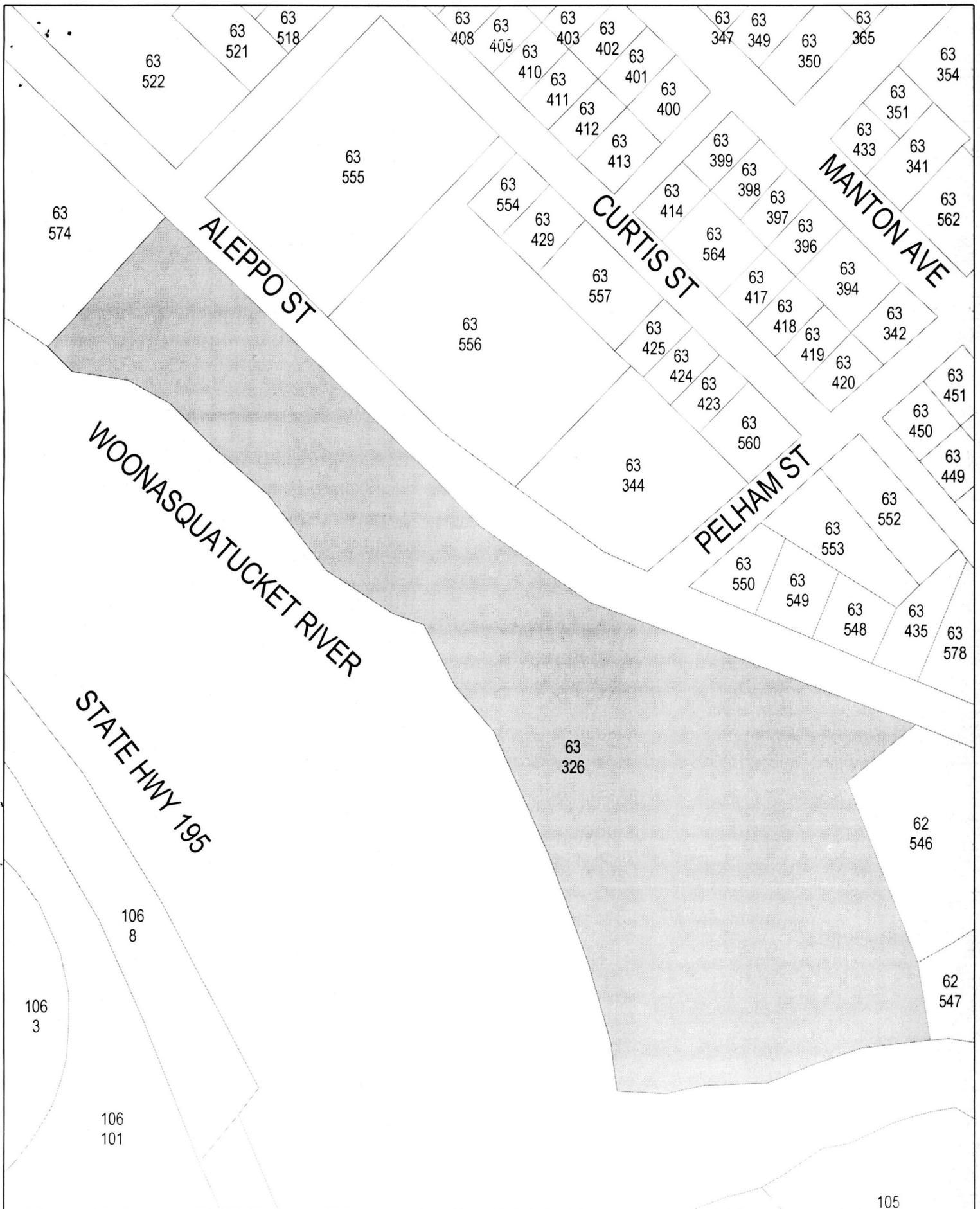
Issues: As mentioned above, Riverside Park, when completed in the fall of this year, will be comprised of 8 acres of open space featuring substantial programmatic activities. There will be a water park, a band shell, and other various amenities.

The building is comprised of +/- 7,500 SF of raw space. Damage from a small fire was repaired, leaving framing and stairwells complete and without any utilities or finishes available. Little if any historic detail remains on the interior. However, the exterior of the building, though needing

repointing, is a virtually intact example of 19th century industrial architecture. The Office Building is listed on the Industrial and Commercial Buildings District and according to the Rhode Island Historical Preservation and Heritage Commission, would merit the new RI Historic Tax Credit Program.

There is a large safe within the building (it was used primarily as the Cashier's Office of the former company). Miraculously, this safe has not been opened since the City took possession of the site in the late 1990s.

Recommendation: The staff recommends that the Agency authorize the executive director to begin negotiations as described herein.





Memorandum

To: Michael Clement, City Clerk
From: Linda M. Painter, AICP, Deputy Director - Planning *LP*
Date: May 13, 2004
Re: Resolution Transferring Ownership of 50 Aleppo Street (Riverside Mill) to the Providence Redevelopment Agency

Please find attached an original and one copy of a proposed resolution transferring ownership of the Riverside Mill Building to the Providence Redevelopment Agency (PRA). The property is located at 50 Aleppo Street (Assessors Plat 63, Lot 326). Only the portion of the lot containing the building would be transferred.

The Resolution is sponsored by Councilman Aponte and Councilman Hassett.

attachments: Proposed Resolution
Report to Providence Redevelopment Agency