

*Rescinded by
Resolution No. 713
Approved: Dec. 11, 1981*

RESOLUTION OF THE CITY COUNCIL

No. 634

Approved July 13, 1979

RESOLVED, That the City of Providence hereupon sell the properties situated at 100 and 108 Doyle Avenue to SWAP (Stop Wasting Abandoned Property) a non-profit organization for the sum of One Dollar (\$1.00) for each parcel on the condition that they in turn, sell said properties to owner-occupants for the sum of One Dollar (\$1.00) for each parcel with the provision the buyers will restore the properties in conformance with State and City Codes within Three (3) Years, and

BE IT FURTHER RESOLVED, That the Deed to the properties situated at 100 and 108 Doyle Avenue be held in escrow by the City of Providence, City Solicitor, until such time as any and all legal questions concerning the property are resolved and title to the property above-mentioned be free and clear of all encumbrances.

IN CITY COUNCIL
JUL 5 1979

READ AND PASSED

Ralph Laing
Rose M. Mendonca CLERK

*Approved
July 13, 1979
Vincent A. Cianci
Mayor*

COMMITTEE ON
CITY PROPERTY

Approves Passage of
The Within Resolution, as amended

Rose M. Mendonca
City Clerk
July 2, 1879

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1879

Councilman Addison (By Request)

July 2, 1979

History of 100-108 Doyle Avenue

- 1975-1976 After a period of neglect, Camp Realty, owners of 100-108 Doyle Avenue, give up maintenance of property, allow building to stay vacant, and no longer keep up property tax payments.
- May 1978 Camp Realty donates both buildings to the city of Providence to avoid owing back taxes. Both houses are vacant, boarded up, and a target for vandals and arsonists.
- May 1978 James Pemberton, former director of the Homestead Board, receives deed on behalf of City. He then falsifies deed and sells the fraudulent deed to Stephen Alionello, absentee landlord from Cranston, for an undisclosed sum (rumored to be \$800).
- June 1978 City of Providence takes Tax Title to property due to unpaid taxes (Taxes due total \$8,564.48)
- Summer 1978 100 Doyle Avenue burns, as a serious fire set by vandals destroys the west side of the house and the roof. Vandals rip out the plumbing in both houses, break windows, etc. The houses become a haven for pushers, muggers, continues to be an eyesore and health hazard.
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| Pemberton's Fraudulent activities uncovered. He goes to jail | Alionello tries to sell house for exhorbitant amount. | Title becomes clouded, making the sale of the house or its financing for renovations impossible. |
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- Dec. 1979 Coalition of S.W.A.P., (Stop Wasting Abandoned Property) INC., E.S.C.A.P. (East Side Community Action Program) INC., and neighbors hold several meetings to resolve problem of houses. Recommendations of the Coalition are attached.
- Jan 1979 Resolution introduced to City Council to have property sold to S.W.A.P. for one dollar, and that S.W.A.P. arrange to find and owner-occupied buyer. Resolution is referred to Property Committee.

July 2, 1979

Recommendations of Committee of S.W.A.P.
E.S.C.A.P., and Neighborhood Residents

Whereas 100 and 108 Doyle Avenue constitute a fire and health hazard to the community;
Whereas these two properties are vacant, burned, and abandoned, and therefore constitute a physical and psychological obstacle to neighborhood reinvestment;
Whereas these two properties are present potentially valuable assets to the East Side Community, as they are architecturally valuable structures;

Be it resolved that the interested members of S.W.A.P., the East Side Community Action Program, and other neighborhood residents work together to make these properties available for restoration.

The following represents a suggestal process for clearing title on these properties and selecting a homesteader.

CLEARING TITLE

1. The City Council sells the City's rights to the property to S.W.A.P. for one dollar.
2. S.W.A.P. contacts Alionello to negotiate a reasonable price for his rights to the property.
 - A. If Alionello agrees, S.W.A.P. will then make the house available for sale to homesteaders at the price agreed to by S.W.A.P. and Alionello.
 - B. If Alionello refuses to sell, S.W.A.P. will determine the legal cost of negating Alionello's rights to the property through court. S.W.A.P. will then advertise the property for the price of the legal costs.

ADVERTISING FOR BUYERS

S.W.A.P. will use both its regular advertising methods of public service announcements, posters, and newspaper articles, as well as specific local advertisement geared to the East Side Community, including posters, announcements at meetings, flyers, and word-of-mouth.

SELECTING THE HOMESTEADER

A special process will be used to select the homesteader for these properties. A special screening committee will be set up, composed of members of S.W.A.P., E.S.C.A.P., and neighborhood residents.

The committee will draw up a list of criteria and priorities to use as the basis for selecting the homesteaders. Some of the criteria the committee will consider include, but are not limited to:

1. Owner-occupancy
2. Ability to renovate and or finance renovation.
3. Priority may include such criteria as:
 1. Neighborhood resident currently
 2. Member of minority group
 3. Low to moderate income families

If more than one applicant fits the criteria established by the committee, a lottery will be held to choose the final homesteader.

COUNSELLING THE HOMESTEADER

S.W.A.P. will counsel the homesteader and help them secure adequate financing through banks, the S.W.A.P./M.O.C.D. grant program, any low-interest loans available, etc. We will also counsel them in legal matters, insurance, taxes, landlord-tenant relations, homeownership responsibilities, and all areas of home renovation, including selecting contractors, monitoring construction, and the code enforcement department.

July 24, 1979

Stop Wasting Abandoned Property
434 Pine Street
Providence, Rhode Island 02907

Dear Sir,

Enclosed is certified copy of Resolution Number 634,
approved July 13, 1979 the same being self explanatory.

Will you kindly communicate with the City Solicitor's
Department so the lease agreement for said land will be
executed.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/mat