THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 737

Approved December 12, 1980

RESOLVED, That His Honor the Mayor is authorized with the recommendation of the Committee on City Property of the City Council to accept from the Providence Conservative Synagogue of Providence, Rhode Island, that certain lot or parcel of land with all buildings and improvements thereon, located at 155 Niagara Street, in the City and County of Providence, and the State of Rhode Island, laid out and delineated as lots 563 and 132 on Assessor's Plat 52, otherwise known as the Temple Beth-Israel, and bounded and described as follows:

Commencing at a point, said point being the intersection of the northwesterly line of Atlantic Avenue and the southwesterly line of Niagara Street, said point being the southeasterly corner of the parcel, herein described;

Thence running northwesterly, bounded northeasterly by said Niagara Street, Two Hundred Feet (200') more or less, to the southeasterly line of Lexington Avenue;

Thence turning an interior angle of Ninety Degrees (90°) and running southwesterly, bounded northwesterly by said Lexington Avenue, one hundred feet (100') more or less, to the land, now or formerly of Margaret Boyajian;

Thence turning an interior angle of Ninety Degrees (90°) and running southeasterly, bounded southwesterly by said Boyajian land, one hundred feet (100') more or less, to a point;

Thence turning an interior angle of Two Hundred Seventy Degrees (270°) and running southwesterly, bounded northwesterly by said Boyajian land and the land, now or formerly of Edward T. Donilon, one hundred feet (100') more or less, to the land, now or formerly of Richard V. and Barbara S. Chambers;

Thence turning an interior angle of Ninety Degrees (90°) and running southeasterly, bounded southwesterly by said Chambers land, one hundred feet (100') more or less, to the northwesterly line of Atlantic Avenue;

Thence turning an interior angle of Ninety Degrees (90°) and running northeasterly, bounded southeasterly by said Atlantic Avenue, two hundred feet (200') more or less, to the point and place of beginning.

The last described course forms an interior angle of Ninety Degrees (90°) with the first described course.

The above described parcel contains, approximately, 30,000 square feet.

Said land and buildings are to be accepted from the Providence Conservative Synagogue of Providence, Rhode Island for use as a multi-purpose community center for the Elmwood Neighborhood. Said acceptance of property will be purchased solely with funds from the Community Development Block Grant Program approved by the U.S. Department of Housing and Urban Development in the amount of Two Hundred Twenty-Five Thousand Dollars ($225,000.00).

APPROVED

MAYOR

IN CITY COUNCIL

DEC 4 1980

READ AND PASSED

Ralph Lucchetti PRES.

Rose M Mendonca CLERK

Vincent A. Cianci Jr.

DEC 12 1980

IN CITY COUNCIL

NOV 20 1980

FIRST READING

REFERRED TO COMMITTEE ON CITY PROPERTY

Rose M. Henderson CLERK

THE COMMITTEE ON

CITY PROPERTY

Approves Passage of
The Within Resolution

Chairman

Councilman Easton
(By Request)

737

Vincent A. Cianci, Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone: (401) 351-4300

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

Memorandum

To : Rose Mendonca, City Clerk

From : Lawrence M.O'Connor, Director-Division of Social Programs and Community Facilities

Date : October 31,1980

Re : City Council Resolution to authorize

Attached please find a copy of a letter dated October 30, 1980 which was mailed to Councilmen Easton and Johnson. Hopefully you will hear from both Councilmen in sufficient time to place this matter on the agenda of the next City Council.

I will be availbale for the meeting of th Public Properties Subcommittee of the City Council. Please contact me at 351-4300 ext. 176 or ext.148. If I am not in please ask for Mr. Victor Andreozzi.

CC: Andreozzi
Cascione
O'Rourke

Vincent A. Cianci, Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone: (401) 351-4300

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

M E M O R A N D U M

To : Rose Mendonca, City Clerk

From : Lawrence M.O'Connor, Director-Division of Social Programs and Community Facilities

Re : Temple Beth-Israel Acquisition

Date : November 14,1980

Attached please find a draft of the City Council Resolution which you requested yesterday. The title attorney needed to update the title report which was accomplished this morning with the assistance of Mr. Andreozzi.

If you have any questions please contact me at 351-4300 ext. 176. If I am not available please speak with Mr. Andreozzi at the same extension.

CC: Andreozzi
Cascione
O'Rourke

Vincent A. Cianci, Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone: (401) 351-4300

MAYOR'S
OFFICE OF
COMMUNITY
DEVELOPMENT

October 30,1980

Councilman Harry A. Johnson
13 Bissell Street
Providence, RI. 02907

Dear Mr. Johnson:

On October 26,1980 the Congregation of the Temple Beth Israel met and voted to make the Temple available to the City of Providence for the sale price of $ 225,000.00 for use as a multi-purpose community center. The just compensation figure arrived at by means of two certified independent appraisers and a review appraisal (conducted by the Dept. of Planning and Urban Development) was $ 260,000.00. The Congregation voted to authorize the donation of the $ 35,000.00 difference between these two figures.

The Mayor's Office of Community Development has applied for and received approval from the U.S. Dept. of Housing and Urban Development to utilize $ 350,000 of Community Development Block Grant funds for the acquisition and rehabilitation of the facility. In addition, the current planning process for the fiscal year 1981-1982 has begun. Supplementary funds will be recommended to insure the completion of the project. However, prior to the submission of the application it would be helpful if the City Council would officially authorize the acquisition of this building for use as a neighborhood community center.

The Mayor's Office of Community Development intends to designate the Concerned people of Elmwood as the operating agency of the facility. They would tentatively be signing a lease on or about July 1,1981 following the relocation of the Providence Conservative Synagogue, the present owner of the Temple Beth-Israel.

H.U.D. will not authorize the hiring of a consultant architect to prepare plans and specifications until the city is the owner of record. Therefore, in order to maximize the impact of the funds available to this office the rehabilitation purposes your expenditious review of this matter would be appreciated.

Attached you will find the following materials which should provide you with a general background of the proposed project:

1. October 3,1980 letter to Mayor Cianci from Dorothy Black, President - Concerned People of Elmwood

2. Maps of Area

3. Elmwood Neighborhood Profile

4. December 4, 1980 letter to Mrs Dorothy Black from Carl Lefkowitz, President-Temple Beth Israel

5. March 24, 1980 memo to L.M.O. Connor from Stanley Berstein (Feasibility Study)

6. May 19,1980 letter to Carl Lefkowitz from Vito Russo

7. June 26,1980 letter from L.M.O. Connor to Carl Lefkowitz

8. September 17,1980 letter to Stanley Bernstein from Vito Russo

9. October 16,1980 letter to Carl Lefkowitz from Vito Russo

10. October 17,1980 memorandum to L.M.O. Connor from William Floriani Supervisor of Real Estate (P.U.D.)

11. October 21,1980 letter from L.M.O. Connor to Dorothy Black

12. Memorandum from L.M.O. Connor to Ronald Cascione. M.O.C.D. Attorney dated October 27,1980

13. Letter from Carl Lefkowitz to Vito Russo from Carl Lefkowitz dated October 28,1980

If there is a need for additional information I will be available at 351-4300 ext. 176, 148. In addition I will attend the City Properties Committee meeting if so requested.

Sincerely,

Lawrence M.O'Connor, Director-Division of Social Programs and Community Facilities

CC: O'Rourke
✔ Mendonca
Cascione
Andreozzi

Vincent A. Cianci, Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone: (401) 351-4300

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

October 30, 1980

Councilman Nicholas W. Easton
219 Lenox Avenue
Providence, RI. 02907

Dear Mr. Easton:

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Sincerely,

Lawrence M.O'Connor, Director-Division of Social Programs and Community Facilities

CC: O'Rourke
✓Mendonca
Cascione
Andreozzi

CONCERNED PEOPLE OF ELMWOOD
160 Adelaide Avenue
Providence, Rhode Island 02907

October 3, 1978

Honorable Vincent A. Cianci, Jr.
Mayor of the City of Providence
City Hall
Providence, Rhode Island 02903

Dear Mayor Cianci,

Enclosed is a document that has been prepared by the Concerned People of Elmwood and which provides a profile and overview of the Elmwood neighborhood, its social problems, and its lack of adequate community based facilities and programs. A great deal of effort went into its preparation and it is our hope that you will submit it to HUD as fulfillment of their twice requested "justification" for the Elmwood Community Center project that was dropped by your Mayor's Office of Community Development. The Document's contents and recommendations speak for themselves, but I would like to point out to you personally an important factor that must be considered in Community Development negotiations with its HUD representatives, namely, the inability of the West End Community Center and the Washington Park Community Center to serve the people of Elmwood. The lack of adequate space, staffing, and funding at these two centers precludes even the consideration of serving part of the Elmwood neighborhood. Documentation of these situations will be provided in support of our case for a community center in Elmwood.

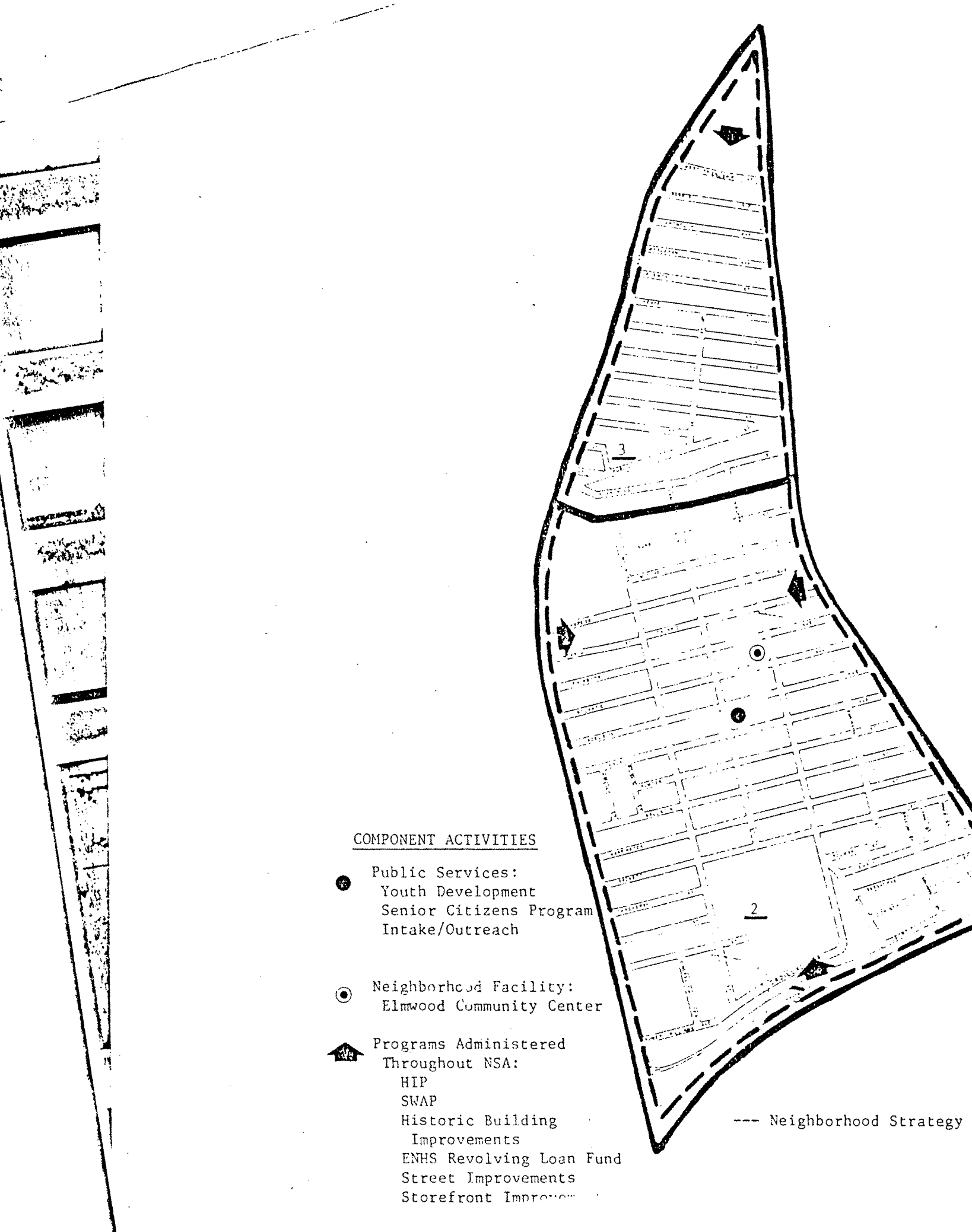
In conclusion, it is our sincere hope that you perceive and act immediately upon the needs of our neglected community for this will indeed constitute true statesmanship on your part. We look forward to meeting with you in the near future.

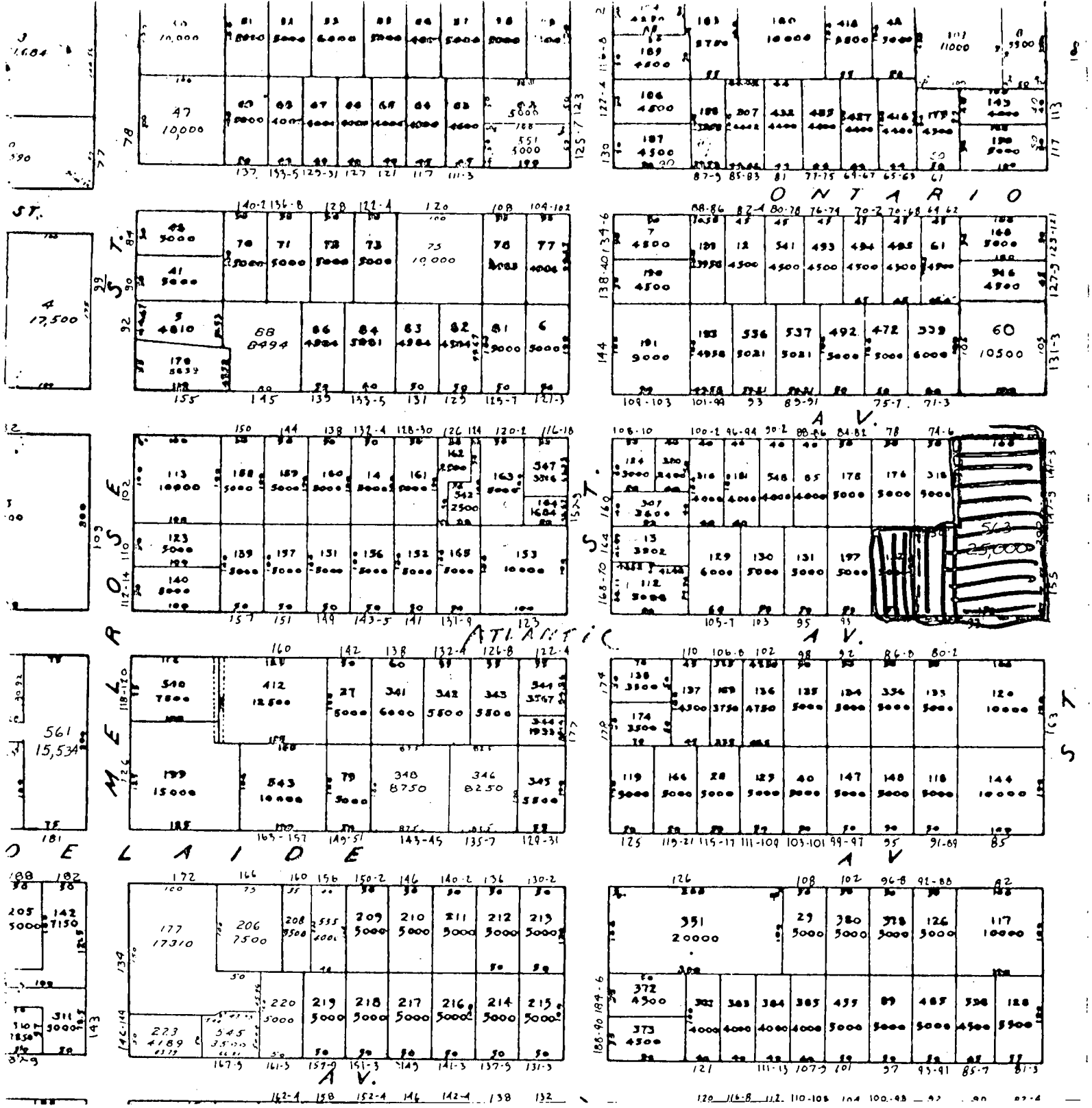
Sincerely,

Dorothy A. Black

Dorothy A. Black, President
CONCERNED PEOPLE OF ELMWOOD

cc: Vito Russo
Lawrence O'Connor
Gino Maini


3
2
COMPONENT ACTIVITIES
Public Services:
Youth Development
Senior Citizens Program
Intake/Outreach
Neighborhood Facility:
Elmwood Community Center
Programs Administered
Throughout NSA:
HIP
SWAP
Historic Building
Improvements
ENHS Revolving Loan Fund
Street Improvements
Storefront Improv
--- Neighborhood Strategy


ONTARIO
ST.
ATLANTIC
AV.
MERMAID
AV.
DELAIDE
AV.

ELMWOOD

NEIGHBORHOOD PROFILE

It is the prupose of this report to provide a brief overview of the Elmwood neighborhood, including statistical comparisons between city-wide and Elmwood social indicators. It is hoped that at long last any doubts concerning the rapidly growing social problems in Elmwood will be dispelled and that it becomes the policy of the City of Providence to invest in the future of Elmwood with a scope of social service programs in a much needed community center.

I. ELMWOOD- GEOGRAPHIC AREA: The Elmwood neighborhood is a triangular 90 square black area located in the heart of the City's South/Southwest Side. It is bounded by Trinity Square to the north, Broad Street to the east, Interstate 95 to the southeast and Elmwood Avenue to the west. In terms of statistical planning, Elmwood is comprised of all of Census Tract 2 and that half of Census Tract 3 which is east of Elmwood Avenue. At this time it should be also pointed out that that area which lies west of Elmwood Avenue and south of Mashpaung Pond and is commonly referred to as West Elmwood or Reservoir will be considered as part of the Elmwood Community Center's service area. Although this area, which comprises Census Tract 15, is not generally considered to have a high concentration of low income residents, any person requiring assistance in this area will be served fully by the Center as it will be the closest to them and there are no facilities operating there. However, it is not included statistically as part of Elmwood for planning purposes. It is considered only as an adjacent area that will have a number of low income residents requiring services.

II. ELMWOOD - SOCIAL PROFILE: Statistics have been compiled in a number of important areas and will demonstrate that Elmwood has a greater proportion of residents requiring social services than most any other neighborhood in the City. They are, as follows:

A. Public Assistance: It has been estimated that the population of Elmwood is approximately 11,425. Other sources utilize figures closer to 14,000 but these have included 100% of Census Tract 3 in their totals. For planning purposes, however, only 50% of Census Tract 3 is considered Elmwood, the remaining 50% being a geographic part of the West End Center. The 11,425 figure for Elmwood puts the Neighborhood's population percentage of the City at about 6.5%.

In terms of public assistance, two types are considered, as follows:

1. AFDC CASELOADS (Source - SRS, 8/11/78)

CT 2	530	Providence
CT 3 (50%)	192	Total: 6,028
Total Elmwood	722	

Elmwood as % of Providence: General Population: 6.5%
AFDC 12%

2. GPA Caseloads (Source GPA Payroll, City of Providence 8/78)

Elmwood:	141	Elmwood as % of Providence:
City Total:	1069	General Population: 6.5%
		GPA: 13.2%

It can be clearly seen that Elmwood has twice the number of the poor than an average Providence neighborhood. In fact, SRS figures have shown conclusively that Elmwood has the highest number and concentration of AFDC families in the State of Rhode Island. This indicates a need stronger than that of any other neighborhood for a community based social service delivery system. It has been in recognition of these circumstances that SRS has committed itself to placing a staff of at least nine full time social workers and administrators in a community center location as part of its decentralization strategy.

B. Senior Citizens: R. I. Health Services Research, Inc. estimated in 1975 the senior citizen population of Elmwood, as follows:

	TOTAL	ELDERLY (60 Over)
CT 2	8540	1563
CT 3 (50%)	2885	618
Total	11,425	2181

Elmwood: % elderly Population : 19.1%

It is clear that Elmwood has a very high concentration of senior citizens. Although figures on SSI recipients are not available in neighborhood breakdowns, it is safe to assume that the great majority of these residents are on SSI and fixed incomes. The need for a comprehensive scope of senior citizens services is pressing as there are no existing programs for Elmwood's elderly.

C. Educational Performance: The following statistics have been gathered in order to show the high concentration of students in Elmwood form low income families and their generally lower educational performance in a school system where schools city wide are performing below the national average. The schools considered in this analysis of educational performance in Elmwood are the neighborhood's two elementary schools and two middle schools in adjacent areas that serve Elmwood students.

** Elementary Schools:

Lexington Avenue School: (Title 1 low income ranking 1st of 19)	Enrollment: 329 low income: 300 % low income students: 91.1%
Sackett Street School: (Title 1 low income ranking 5th of 19)	Enrollment: 359 low income: 180 % of low income students: 50.1%

** Middle Schools:

Roger Williams Middle School:
% low income students: 48.6%

Gilbert Stuart Middle School:
% low income students: 44.1%

** Data: 1978-9 Title 1 application, Providence School Department

In terms of educational performance, the data used is compiled from a summary of the 1975 California Reading and Mathematics Achievement Test Scores. At the end of this document are provided five tables indicating the levels of performance of students who attend the elementary, middle and high schools serving Elmwood. The following is a brief analysis of each school.

Lexington Street School- Table 73 indicates that after the first grade at least 75% of the students here are performing below average and over 25% are already at least one full year below the national average. At the end of the fourth grade, one half of the students are 1-2 years behind and one quarter are over 2 years behing the national average. Students as a whole at Lexington St. School which has the highest concentration of low income students in the city are falling behind much more rapidly than at most other city schools.

Sackett Street School- Table 86 indicates that after the first grade, students are generally performing well and above the norm. However, at the end of grade four, 82% are below the norm, with 68% at least one year behind in achievement. There is a dramatic fall in academic performance after the first grade amd students entering the middle schools have already had their chances for academic success seriously curtailed.

Gilbert Stuart Middle School- About 65% of Elmwood's students attend this school. Upon entering, 41% are more than 2 years below the norm and after grade 8, 65% are in the same situation with 87% performing below the national average. The need for remedial activities is critical at this level.

Roger Williams Middle School - About 35% of Elmwood's students attend this school which is located in nearby South Providence. Upon entering grade 5, 60% of the students are over two years below the national norms. Although after grade 8 only 55% are at this same level, the need for remedial programs for neighborhood students remains crucial. Students are frequently so far behind at this level that a meaningful education is often an impossibility.

Central High School - All of Elmwood's students attend Central High School except those that are admitted to Classical per a city wide admissions plan and criteria. Table 62 indicates a situation which is almost unbelieveable. 96% of the students after grade 9 are below the national average with 69% over two years below these norms.

Generally speaking, although the students achieve slightly higher test results in mathematics than in reading (above) the need for tutorial and other education programs in mathematic is equally critical. Table 51 provides a picture of the total Providence School System and from comparison one can readily see that the schools serving Elmwood are showing a much lower rate of success than those in other areas of the City. The need for a comprehensive youth education and development program that can operate in a community setting is crutial in forming the basis of a social development strategy for Elmwood.

Drug Abuse/Crime - In a study prepared by Marathon House in September, 1977, statistics indicate that Census Tract 2 had the highest number of reported drug abuse cases in the entire city. The number reported was almost twice that of any other Census Tract and was actually the highest reported in the State. Drug Abuse has been shown conclusively to lead to much higher rates in the occurence of crime in general. Although specific rates for Crime in Elmwood are not readily available, the Police Department has confirmed that the incidence of burglaries and other theft related crimes in Elmwood are among the highest in the city. Special patrols have been added by the Police to help deal with the problems. It is interesting to note that most of

these crimes occur in the daytime and involve school age youth. The operation of a youth program that included diversionary activities for these youth particularly in the areas of educational involvement would help to alleviate a good part of the crime problem in Elmwood by treating causes as opposed to symptons.

Health/Mental Health - It is difficult to break down much of the available data on health into neighborhood groups. However, these data do suggest that higher rates of illegitimate births, infectious hepatitis, and alcoholism exist in Elmwood. The data presented below indicates nearly double the average rate of reported veneral disease and also a high incidence of mental health problems:

Number and Rate of Reported Cases of Veneral Disease
(R.I. Dept. of Health, 6/30/75)

	No.	Rate
Providence	1223	7.24/1000
Census Tract 2	104	12.5/1000
Census Tract 3	76	12.4/1000

Mental Health Services

Census Tract	Active Patients-5/31/77	Rank
2	18.5/1000	8/37
3 (50%)	23.6/1000	2/37

Census Tract	Admissions-6/1/78-5/31/77	Rank
2	13.0/1000	8/37
3	16.6/1000	2/37

The need to identify neighborhood residents with actual or potential health problems is important. The identification of many of these problems can be accomplished through intake counseling, and extensive outreach. Information referral to various health and mental health services must be one of the priorities of an intake/outreach/counseling/information referral program.

Unemployment - No information is available concerning the unemployment rate in Elmwood as these statistics are broken down only by city or town. However, most will agree that after years of observing urban employment patterns, it is the inner city neighborhoods that have the largest jobless ranks. In recent years, many such neighborhoods in Providence have experienced an unemployment rate around double the average city rate, In light of this, the projection of a 15% unemployment rate in Elmwood is quite possibly an accurate one. The need to better education, provide employment counseling, and perhaps eventually establish a job bank for area residents will be very important in developing the scope of social services for a community center.

Temple Beth-Israel

ATLANTIC AVE. AT NIAGARA STREET
PROVIDENCE, RHODE ISLAND 02907
Telephones: 941-6668 461-1186

RABBI JACOB HANDLER, Ph. D.

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CARL LEFKOWITZ
Vice Presidents
DR. HARRY GOLDBERG
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JOSEPH ENGLE
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Gabbai
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RICHARD K. SHOLES
JOSEPH STRAUSS
PETER YOSINOFF
PAUL ZISSERSON

Sisterhood President
MRS. NATHAN FINK

Men's Club President
Joseph Rotenberg

December 4, 1979

Mrs. Paul Black, Jr.
160 Adelaide Avenue,
Providence, R.I. 02907

Dear Mrs. Black:

The Board of Directors of Temple Beth Israel has voted to recommend to the Congregation the sale of the Temple real estate for Two Hundred and Twenty-five Thousand ($225,000.) dollars.

In order to present this proposal to the Congregation it is essential that we receive a formal written offer to purchase from the appropriate authority. Kindly arrange to have such a letter of intent sent to me as soon as possible.

Upon receipt of the letter of intent and after approval of our Congregation, we can commence negotiating the details for the transfer of the Temple real estate.

Please forward all correspondence to the below address and if you have any questions concerning the above, please feel free to call me at my home at 738-7121.

Sincerely,

Carl Lefkowitz

Carl Lefkowitz
President T.B.I.
88 Dry Brook Road
Warwick, RI 02889

CL:nc

MEMORANDUM

TO : Lawrence M. O'Connor, Mayor's Office of Community Development

FROM : Stanley Bernstein, Director
Department of Planning and Urban Development

SUBJECT : Temple Beth-Israel Feasibility Study

DATE : March 24, 1980

The following staff of this department and Merlyn DeConti, Director of the Department of Building Inspection on Friday A.M., March 21, 1980 met with Mr. Carl Lefkowitz, President of Temple Beth-Israel; and Fred Kelman, one of its board members:

Stanley Bernstein, Director
William Floriani, Supervisor of Real Estate
James Murphy, Supervisor of Business Relocation and Property Management

We viewed the exterior of the building, the parking lot, and the interior of the building and have the following comments:

I. Exterior of Building
Good to Excellent Condition

II. Parking Lot
Bituminous paved lot for about 60 cars in good to excellent condition

III. Interior Inspection
Excellent condition. Only noted deficiencies were in boiler room and kitchen, and they can be corrected at minimum cost. Specifically, a portion of the boiler room's interior walls need to be built up and the kitchen requires a support exhaust system.

IV. Value of Building
The highest and best use of this building is a synagogue or church. An alternate use could be a school. Peter K. Rosedale, Attorney for the Temple, advised MOCD on July 11, 1977 that the appraised value of the property was $486,000; and on December 4, 1979 Mr. Carl Lefkowitz, President of the Temple, advised Mrs. Paul Black, Jr. of Concerned People of Elmwood that the Board of Directors has voted to recommend to its congregation a sale for $225,000.

On the basis of our inspection of property, its good to excellent condition and its almost immediate adaptability as a community center, it is this department's determination that the $225,000 offer is a reasonable basis for further negotiation. It is, however, noted that a competent real estate appraiser may have to value the property to satisfy CD regulations.

It is finally noted that the negotiation process should clearly identify items of realty that go with the property; furthermore, the opportunity to purchase items of personalty in good condition, such as chairs, tables, etc. at a depreciated value, should be seriously considered.

V. Proposed Renovation Plans

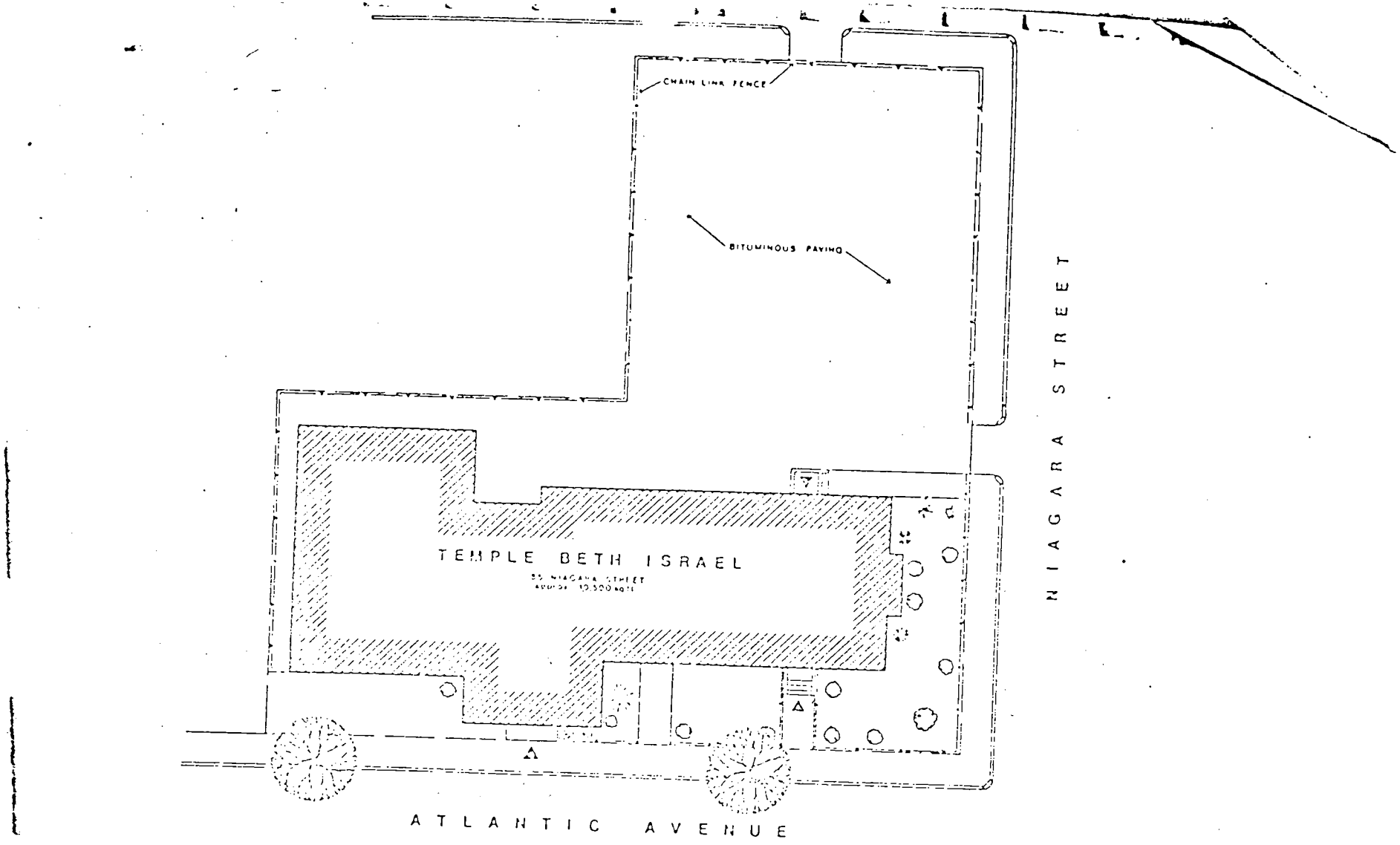
The proposed renovation plans developed by a student, and presented to this department for our perusal, was reviewed by Merlyn DeConti and he and this department concur that in certain instances the plans do not satisfy building and fire code regulations and should be revised by a qualified architect. Additionally, the proposed renovations and costs of the student should be reevaluated to determine need. We are concerned that the student's plans may not have adequately utilized existing spaces. Here again a qualified architect should be retained.

VI. Summary

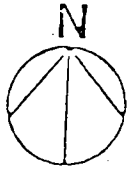
The property is in an overall good to excellent condition and is readily adaptable for a community center at minimum cost, and is available for purchase at a reasonable price.

SB:kn

Attachments


CHAIN LINK FENCE
BITUMINOUS PAVING
TEMPLE BETH ISRAEL
NIAGARA STREET
ATLANTIC AVENUE

SITE PLAN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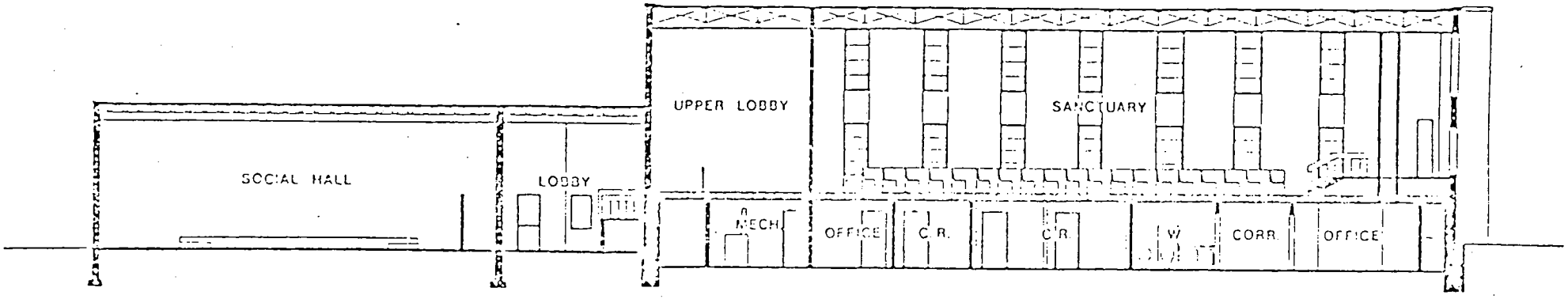
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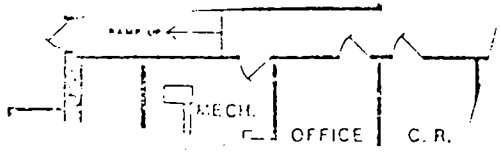
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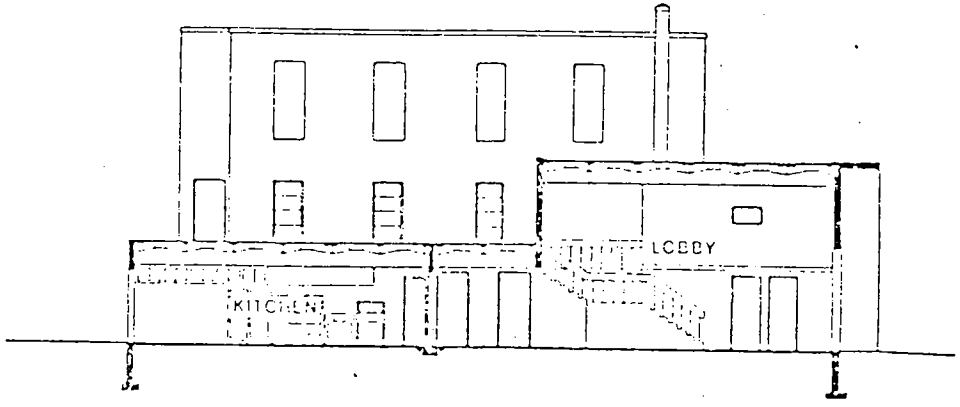
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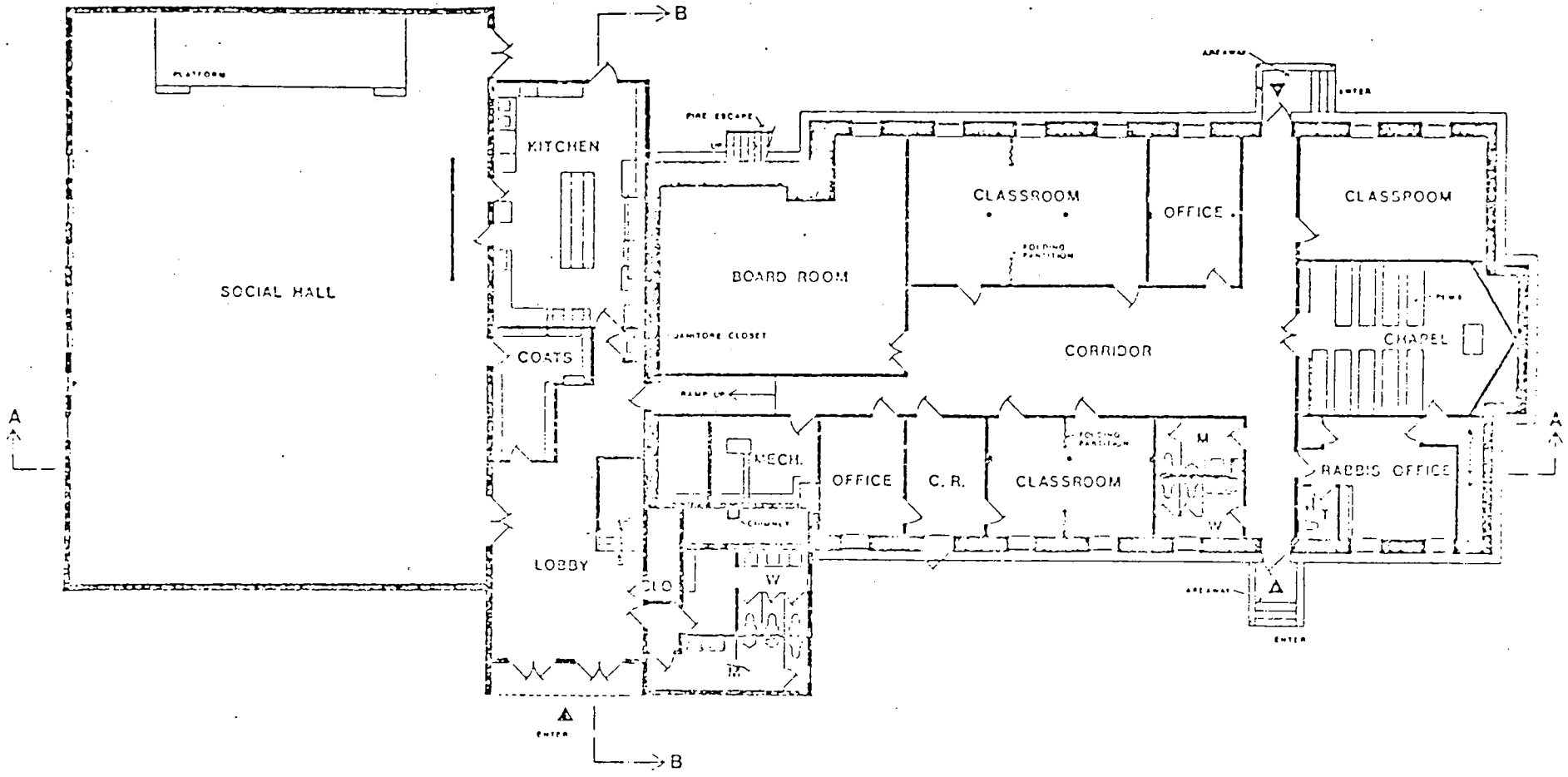

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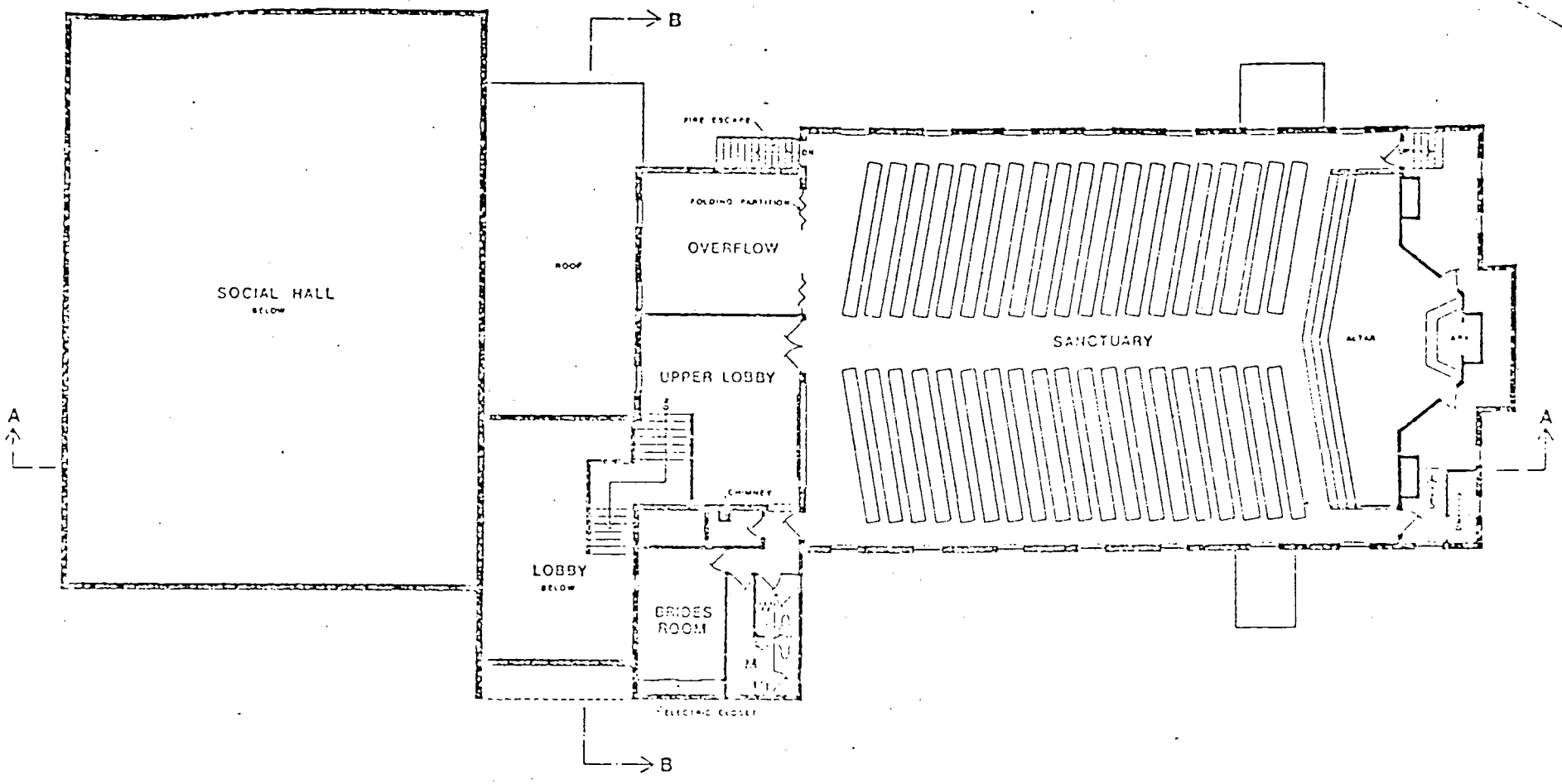
B
SOCIAL HALL
BELOW
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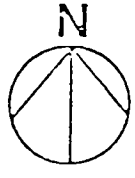
BRIDES ROOM
ELECTRIC CLOSET
B

UPPER LEVEL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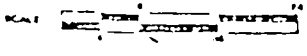

Vincent A. Cianci, Jr.
Mayor of Providence

55 Eddy Street
Providence, R.I. 02903

Phone: (401) 351-4300

MAYOR'S
OFFICE OF
COMMUNITY
DEVELOPMENT

May 19, 1980

Temple Beth-Israel
c/o Carl Lefkowitz, President
28 Oaklawn Avenue Apt. 320
Cranston, Rhode Island 02920

Re: Temple Beth-Israel (Owners of record-Providence Conservative Synagogue)

Dear Mr. Lefkowitz:

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) requires the City of Providence to issue a preliminary acquisition notice to the owner of real property which is under serious consideration for acquisition. As you know, the Department of Planning and Urban Development of the City of Providence has completed the feasibility study on the Temple Beth-Israel located at the corner of Niagara Street and Atlantic Avenue. The recommendation of the Department of Planning and Urban Development was to proceed with the acquisition process according to H.U.D. guidelines. Their opinion of the building was that "it is readily adaptable for use as a multi-purpose community center and is in an overall good to excellent condition."

Also, you should be aware that this letter is a preliminary acquisition notice and it is not a notice to vacate; therefore, it does not establish eligibility for relocation payments or other relocation assistance under H.U.D. regulations.

Finally, enclosed is a copy of the H.U.D. information brochure, "When a Public Agency Acquires Your Property." You should read this and familiarize yourself with its contents.

If you have any questions, please feel free to call.

Very truly yours,

Vito Russo
Executive Director

VR/lg

Enclosure

Vincent A. Cianci, Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone: (401) 351-4300

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

June 26,1980

OFFICE COPY

Mr. Carl Lefkowitz
28 Oaklawn Avenue
Apartment # 320
Cranston, RI.

Dear Mr. Lefkowitz:

The following is a portion of the implementation schedule for the Elmwood Community Center Project which my office reported to H.U.D. on May 30,1980. Our conversation last week concentrated on steps 37 and 38. As I explained,the appraisers are in the process of providing quotations on the appraisal of " Special equipment" which will be incorporated into their fee proposals. The July 1,1980 estimated date may change insofar as my office has not yet received all of the fee proposals and, therefore cannot complete step 37.

I also wish to point out that step 47 may be completed in a matter of 14 days if the City Council review can be expedited. This would shorten the expected date of acquisition considerably.

Finally, I wish to assure you that the City intends to allow your organization sufficient time following the acquisition to honor any commitments. Arrangements can can be made with our Legal Division prior to the transfer of the property to the City.

36.	5/22/80	Solicitation of fee proposals by M.O.C.D. for real estate appraisal
37.	6/20/80	Real estate appraisal fee proposals reviewed by M.O.C.D. and recommendation made for selection
38.	7/1/80	Real estate appraisers placed under contract.

39. 8/1/80 M.O.C.D. Prepares offer to purchase, sales agreement, releases, summary statement, basis for amount of just compensation, tenant's registration form (draft only)

40. 7/4/80 M.O.C.D. issues second preliminary acquisition notice to owner of real property being considered for acquisition - owner invited to accompany appraiser (information brochure provided covering all rights and responsibilities).

41. 8/1/80 Real estate appraisals completed

42. 8/22/80 Review appraisal completed by P.U.D. - (determination of just compensation)

43. 8/22/80 M.O.C.D. Determines neccessity for relocation.

44. 9/1/80 M.O.C.D. offers to purchase (subject to city council approval)
to be included is basis for amount of just compensation, property description, a summary statement, tenant's registration form, agreements and releases (final draft).

45. 9/10/80 Sales agreement executed

46. 9/12/80 M.O.C.D. requests authorization of city council to purchase real property.

47. 11/1/80 City council authorizes M.O.C.D. through approved resolution to acquire real property.

48. 11/10/80 M.O.C.D. confirms offer to acquire real property
(A) All owners rights explained

49. 11/15/80 M.O.C.D. informs owner of all rights i.e. Meeting scheduled with owner and M.O.C.D.

50. 12/1/80 Owner accepts offer of city to acquire

51. 12/15/80 * Real estate acquired by M.O.C.D.

You will be notified of any changes in schedule.

cc: Russo
O'Rourke
Andreozzi
Black

Sincerely,

Lawrence M.O'Connor, Director-Division of

Social Programs and Community Facilities

Vincent A. Cianci, Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone: (401) 351-4300

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

September 17, 1980

Mr. Stanley Bernstein, Director
Department of Planning and Urban
Development
40 Fountain Street
Providence, RI 02903

Dear Mr. Bernstein:

The Mayor's Office of Community Development has received approval from the U.S. Department of Housing and Urban Development to acquire the former Temple Beth-Israel for use as a multi-purpose community center serving the Elmwood community. Your Department assisted M.O.C.D. in March of this year by conducting a feasibility study of the Temple. Mr. Floriani of your staff has been assisting Mr. Andreozzi and me to follow the H.U.D. acquisition guidelines. His involvement has been instrumental in avoiding several potential problems.

Once again I am seeking the services of your Department. The two appraisals have been completed. The next step in the process is the review appraisal. Attached you will find the complete appraisal packages from Mr. Peter Laudati and Mr. Richard Jalbert. Please submit the review appraisal to the attention of Mr. Lawrence M. O'Connor, Director-Division of Social Programs and Community Facilities.

If the review appraiser you assign to this task should have any questions, please have them directed to Mr. Victor Andreozzi, Supervisor of Real Estate Acquisition for M.O.C.D.

Thank you for your continued cooperation.

Sincerely,

Vito Russo

Vito Russo, Ph.D.
Executive Director

cc: O'Connor
O'Rourke
Andreozzi
Black/Gomes

Vincent A. Cianci Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone (401) 351-4300

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

October 16, 1980

Temple Beth-Israel
c/o Carl Lefkowitz, President
28 Oaklawn Avenue - Apt. 320
Cranston, Rhode Island 02920

Re: Elmwood Community Center Acquisition
Temple Beth-Israel

Dear Mr. Lefkowitz:

This letter is to inform you that the Mayor's Office of Community Development has arrived at a just compensation figure for the above-noted acquisition. After following HUD regulations by obtaining two independent appraisals and a review appraisal, the just compensation figure arrived at was Two Hundred and Sixty Thousand Dollars ($260,000.00).

However, we would like to bring your attention to your letter dated December 4, 1979, to Mrs. Paul Black, Jr., in which you stated that the Board of Directors of Temple Beth-Israel had voted to recommend to the congregation the sale of the Temple real estate for Two Hundred and Twenty-Five Thousand ($225,000.00) Dollars.

According to HUD regulations as long as we have informed you in writing as to the amount established as just compensation for the real property, this will not prevent you from donating any of the compensation payable for such real property. We would require a letter from you indicating that although you understand that you cannot be required to donate the property or sell it to the City for less than the amount determined to be just compensation, that you voluntarily agree to do so.

If you intend to opt for the Two Hundred and Sixty Thousand Dollar ($260,000.00) figure, there will be some delay because we will then have to go back to the Steering Committee of the Elmwood Neighborhood. They will have to decide whether or not they want to take money which was allocated for the renovations of the Community Center and put it into the acquisition

of the property. Their decision will in turn have to be submitted to the Citizens Review Board, and then to the Mayor and finally to the HUD Area Office for final approval.

Attached please find a copy of the implementation schedule which was submitted to HUD by the Mayor's Office of Community Development on August 29, 1980. This is an update to the former schedule, a portion of which was incorporated into a letter to you from Mr. Lawrence M. O'Connor several months ago. In order for us to complete step 44 we must have a response to this letter.

The next City Council meeting is scheduled for November 6, 1980. If your congregation is able to consider this matter prior to October 28, 1980, my staff will have sufficient time to place this subject on the agenda for the November 6, 1980 City Council meeting.

If there are any tax benefits or other benefits to your organization as a result of this transaction the City will acknowledge this fact.

Thank you for your cooperation.

Very truly yours,

Vito Russo

Vito Russo
Executive Director

xc: S. O'Rourke
P. Black/L. Gomes
R. Cascione
L. O'Connor
V. Andreozzi
S. Bernstein
W. Floriani
W. Mattos

MEMORANDUM

TO : Lawrence M. O'Connor, Director
Division of Social Programs & Community Facilities

FROM : William G. Floriani, Supervisor of Real Estate

RE : Review Appraisal
Temple Beth Israel

DATE : October 17, 1980

I have reviewed the appraisals submitted to your department by Messrs. Jalbert and Laudati concerning the above captioned parcel. I am recommending the maximum acquisition price for this property in the amount of $260,000.00. This price is broken down as follows:

Land	$ 16,500.00
Building	$243,500.00
Total	$260,000.00

The recommended price for this property is dependent and conditioned upon the conveyance of a fee simple title to the property free and clear of all incumbrances.

Vincent A. Cianci, Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone: (401) 351-4300

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

October 21,1980

OFFICE COPY

Mrs. Dorothy Black, Chairperson
Concerned People of Elmwood
c/o Calvary Baptist Church
Broad Street
Providence, RI. 02907

Dear Mrs Black:

This letter is an update to the material distributed at your annual meeting on September 17,1980. The staff at M.O.C.D. are pleased to inform you that there has been substantial progress made since our last conversation. The review appraisal has been completed by the Department of Planning and Urban Development for the City of Providence; a representative from the Real Estate Acquisition Office of the U.S. Dept. of Housing and Urban Development has reviewed the appraisals, the review appraisal and the draft of the letter to the Board of Trustees for Temple Beth-Israel informing them of the donation procedure.

On October 16,1980 a letter was written to the president of the Temple, Carl Lefkowitz (see attached copy). The purpose of the letter was to inform the Temple of the "just compensation" figure which the City of Providence could pay for the real estate. The Board of Trustees met on the same evening to review the city's letter. The Board of Trustees has considered their options and have scheduled a meeting this coming weekend to allow the congregation to review the recommendation of the Trustees. Mr. Lefkowitz will inform me of the final decision next week.

Upon hearing from the Board of Trustees (assuming they opt for the $225,000 figure), M.O.C.D. will be able to execute step 44 on the flow chart. The next City Council meeting is Novenber 6,1980. In order to complete step 46 it is imperative that all the paperwork be completed by the 28th of October. I am optimistic that this can be accomplished.

One point that has been clarified by Mr. Lefkowitz is the amount of time that will be required by the seller to complete their organizational commitments such as weddings, religious celebrations and other pre-scheduled events. The projected date is June 30,1980. This will change the estimated date the City can sign a lease with the Concerned People of Elmwood. (step 84 of the flow chart).

The rehabilitation project need not be delayed since the acquisition can be completed and, therefore, the consultant architect can be placed under contract. In addition, if the plans and specifications should be completed prior to June 30,1980 the construction project can be executed while the facility is occupied and rehabilitation work can continue during relocation.

A final point should be stressed as we enter the seventh year planning process. Several factors remain unknown in regard to the relocation costs, rehab requirements (and overall costs), the miscellaneous costs associated with the acquisition and architectural design. My recommendation would be to use your influence at the Elmwood Steering Committee level to have an additional allocation of funds to assure the completion of this project.

I'll notify you when a final decision has been reached by the Board of Trustees.

Sincerely,

Lawrence M.O'Connor, Director-Division
of Social Programs and Community Facilitie

cc: O'Rourke
Russo
Andreozzi
Cascione

Vincent A. Cianci, Jr.
Mayor of Providence
55 Eddy Street,
Providence, R.I. 02903
Phone: (401) 351-4300

MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT

Memorandum

To : Ronald Cascione, Contract Compliance Officer

From : Lawrence M.O'Connor, Director-Division of Social Programs and Community Facilities

Re : Elmwood Community Center

Date: October 27,1980

Today I received a phone call from Mr. Carl Lefkowitz, President of Temple Beth-Israel. He informed me that on Sunday October 26, 1980 there was a meeting of the Congregation to discuss the purchase of the Temple by the City of Providence. There was a vote taken at the end of the presentation. The totals were overwhelmingly in favor of the sale to the City for the price of $ 225,000.

Mr. Lefkowitz will be forwarding written confirmation of this conversation using the language from the H.U.D. handbook to describe the vote to donate the difference between the "just compensation figure "and the $225,000.

Please continue processing the paperwork in anticipation of receiving the letter from Mr. Lefkowitz. Mr. Andreozzi will continue to provide your staff with technical assistance in order to expedite this phase.

A draft of a letter to Councilmen Easton and Johnson will be prepared by me and reviewed with you prior to mailing. A copy of this letter will be forwarded to the Chairperson of the Concerned People of Elmwood. We will be attempting to be placed on the agenda of the November 6, 1980 City Council meeting.

cc: O'Rourke
Russo
Andreozzi
Lefkowitz
Black/Gomes

Temple Beth-Israel

ATLANTIC AVE. AT NIAGARA STREET
PROVIDENCE, RHODE ISLAND 02907
Telephones: 941-6668 461-1186

RABBI JACOB HANDLER, Ph.D.

Officers
President
CARL LEFKOWITZ
Vice Presidents
DR. HARRY GOLDBERG
SOLOMON SELINKER
Treasurer
JOSEPH ENGLE
Assistant Treasurer
CHARLES COKEN
Financial Secretary
JACK CROVITZ
Recording Secretary
MRS. JACK CROVITZ
Gabbai
SOLOMON SELINKER
House Chairman
FRED KELMAN
Honorary Officers
President
IRA GALKIN
Honorary Board of Trustees
IRVING COKEN
ARTHUR GALKIN
HERMAN GALKIN
HAROLD WINSTEAD
Past Presidents
CHARLES COKEN
IRA GALKIN
LEO GREENE
LEONARD J. SHOLES
SAMUEL TIPPE
Board of Trustees
EDMUND BERGER
~~ISADORE BERSTEIN~~
~~HARVEY BLAKE~~
SAMUEL BOCHNER
MRS. SAMUEL BOCHNER
MRS. AARON BROMSON
LEONARD BUCKLER
SAMUEL BUCKLER
AARON COHEN
~~ARNOLD ELMAN~~
MELVIN ENGLE
MRS. HERBERT FELDMAN
MRS. NATHAN FINK
~~HERBERT GLECKMAN~~
BERNARD GOLDBERG
MRS. BERNARD GOLDBERG
MRS. HARRY GOLDBERG
IRVING GREENBERG
ALEX GUTTIN
FRED KELMAN
MAX KOLODOFF
MRS. IRVING KOVITCH
SEYMOUR LADD
MRS. CARL LEFKOWITZ
ESMOND LOVETT
ABRAHAM RAISNER
THEODORE REUTER
~~ARTHUR RICHMAN~~
PETER K. ROSEDALE
ALBERT J. ROSS
MRS. ALBERT J. ROSS
MILTON SCHOENBERG
MRS. LEONARD J. SHOLES
RICHARD K. SHOLES
JOSEPH STRAUSS
PETER YOSINOFF
~~PAUL ZISSERSON~~
Sisterhood President
MRS. NATHAN FINK
Men's Club President
Joseph Rotenberg

October 28, 1980

MR. VITO RUSSO, EXECUTIVE DIRECTOR
MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT
55 EDDY STREET
PROVIDENCE, RI 02903

DEAR MR. RUSSO:

We are pleased to inform you that the Providence Conservative Synagogue, D/B/A, Temple Beth Israel, at a Special Congregational Meeting on October 26, 1980, voted to sell the property at Niagara and Atlantic Avenue for the just compensation figure of $260,000.00.

The congregation also voted to voluntarily donate to the proper authority the difference between the just compensation of $260,000.00 and the $225,000.00 as previously agreed to in our December 4, 1979 letter to the "Concerned Citizens of Elmwood". We have reviewed the H.U.D. Handbook on Real Estate Acquisitions, especially the section which deals with the waiver of acquisition compensation.

As mentioned to Mr. Larry O'Connor we have a number of religious affairs scheduled thru June 30, 1981 which will be the earliest date possible to vacate the premises.

Sincerely yours,
Providence Conservative Synagogue

Solomon E. Selinker, President

Carl Lefkowitz, Chairman Sale of Building Committee

CC: Mr. Larry O'Connor
SES
CL/ce

December 17, 1980

Providence Conservative Synagogue
Solomon E. Selinker, President
Atlantic Ave. at Niagara Street
Providence, RI 02907

Dear Mr. Selinker,

Enclosed is certified copy of Resolution Number 737, approved December 12, 1980, the same being self explanatory.

Will you or a representative communicate with the Mayor's Office of Community Development so the Sale agreement for said parcel will be executed.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jma