

# RESOLUTION OF THE CITY COUNCIL

No. 797

Approved December 18, 2000

RESOLVED, That the City of Providence is committed to developing the Woonasquatucket River Greenway Project as a vehicle for increased recreation, transportation and an improved urban environment, and there is a need to adjust the boundary line between Plat 113 Lot 429 taken by the City through tax title for the Greenway and an abutting property owner;

The Providence Redevelopment Agency (PRA) is requesting that the City Council authorize the Mayor to transfer ownership, for one dollar (\$1.00), the portions of Plat 113, Lot 429 shown on the attached map, to the PRA. These portions will be sold by the PRA to an interested abutting property owner and become part of Plat 113 Lot 406.

The Providence Redevelopment Agency also requests that the City Council, pursuant to Rhode Island General Laws 44-7-14(4), abate all back taxes on Plat 113 Lots 429 and 305, in the amount of \$112,730.72, that were acquired by tax title with the final decree foreclosing the rights of redemption recorded on May 18, 1999 in Land Evidence Book 4087, Page 334.

IN CITY COUNCIL  
DEC 14 2000  
READ AND PASSED

PRES.

CLERK

APPROVED

DEC 18 2000

MAYOR

THE COMMITTEE ON  
FINANCE  
Approves Passage of  
The Within Resolution  
Claire E. Beston  
Nov. 28, 2000 Clerk

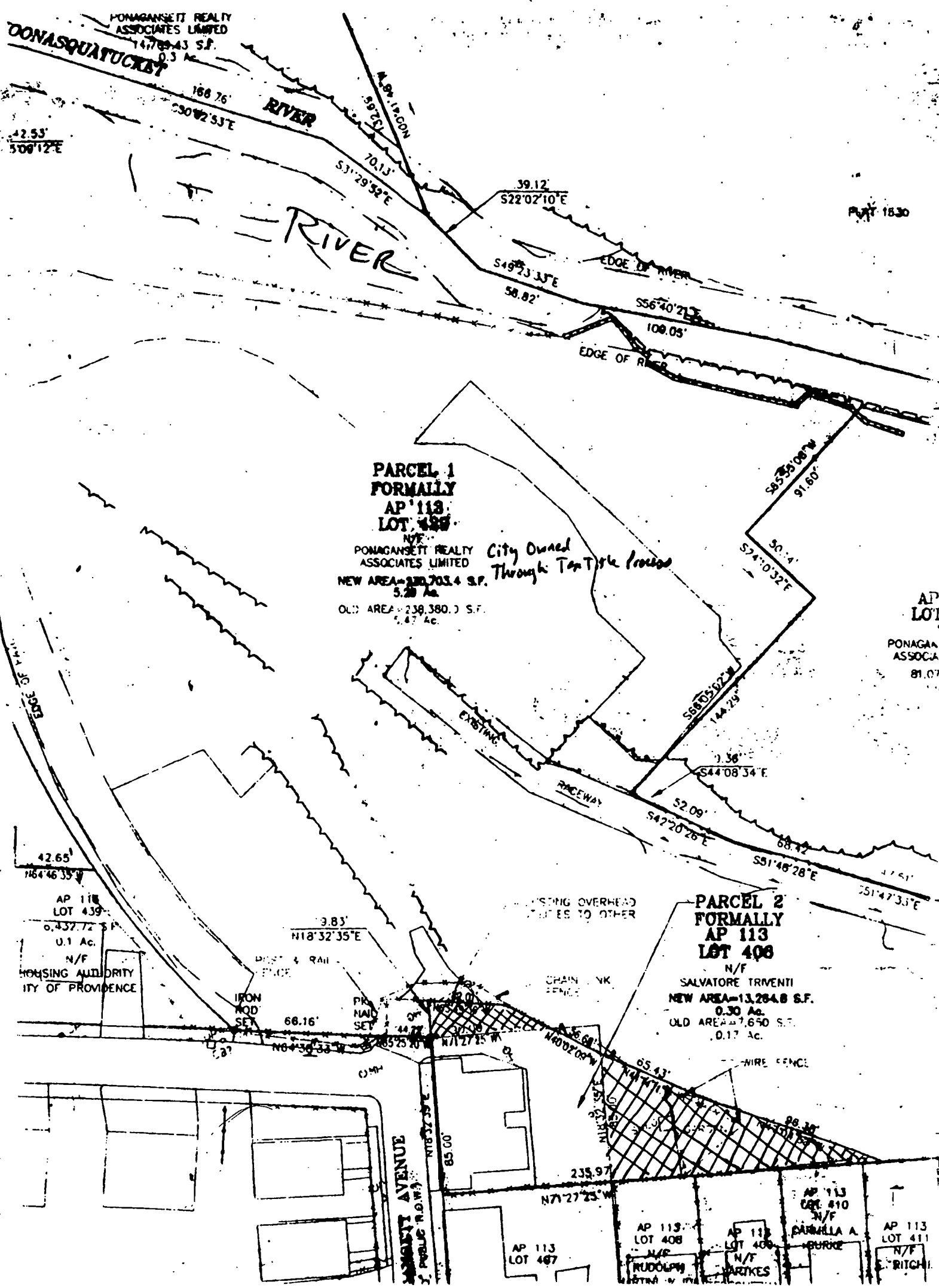
IN CITY COUNCIL  
SEP 2 1999  
FIRST READING  
REFERRED TO COMMITTEE ON  
FINANCE  
Michael R. Clement CLERK


THE COMMITTEE ON  
FINANCE  
Approves Passage of  
The Within Resolution  
Claire E. Beston  
Sept 14, 1999 Clerk

IN CITY COUNCIL  
[OCT] 7 1999  
First Reading Read and Passed  
Referred to Committee on → BACK  
Michael R. Clement CLERK

THE COMMITTEE ON  
Finance  
Recommends - Be Continued  
Anna M. Stetson  
9-13-00 CLERK

Councilman Allen & Councilman Aporiel (By Request)



 = Portions of AP 113, Lot 429 to be sold to abutter.

JOHN RAO, JR.  
*Chairman*

LESLIE A. GARDNER  
*Vice Chairwomen*

ROBERT H. MONTECALVO  
JOSE V. MONTEIRO  
MICHAEL A. SOLOMON  
*Members*

RONALD W. ALLEN  
LUIS A. APONTE  
*Councilmen*

JOHN F. PALMIERI  
*Executive Director*

THOMAS E. DELLER, AICP  
*Secretary*



VINCENT A. CIANCI, JR.  
*Mayor*

## PROVIDENCE REDEVELOPMENT AGENCY

*"Building Pride in Providence"*

August 12, 1999

Mr. Michael Clement  
City Clerk  
City Hall  
Providence, RI 02903

Re: Portions of Plat 113 Lot 426 & 305  
55 Ponagansett Avenue

Dear Mr. Clement,

The Providence Redevelopment Agency is requesting that the City Council authorize the transfer of a portion of the above referenced property.

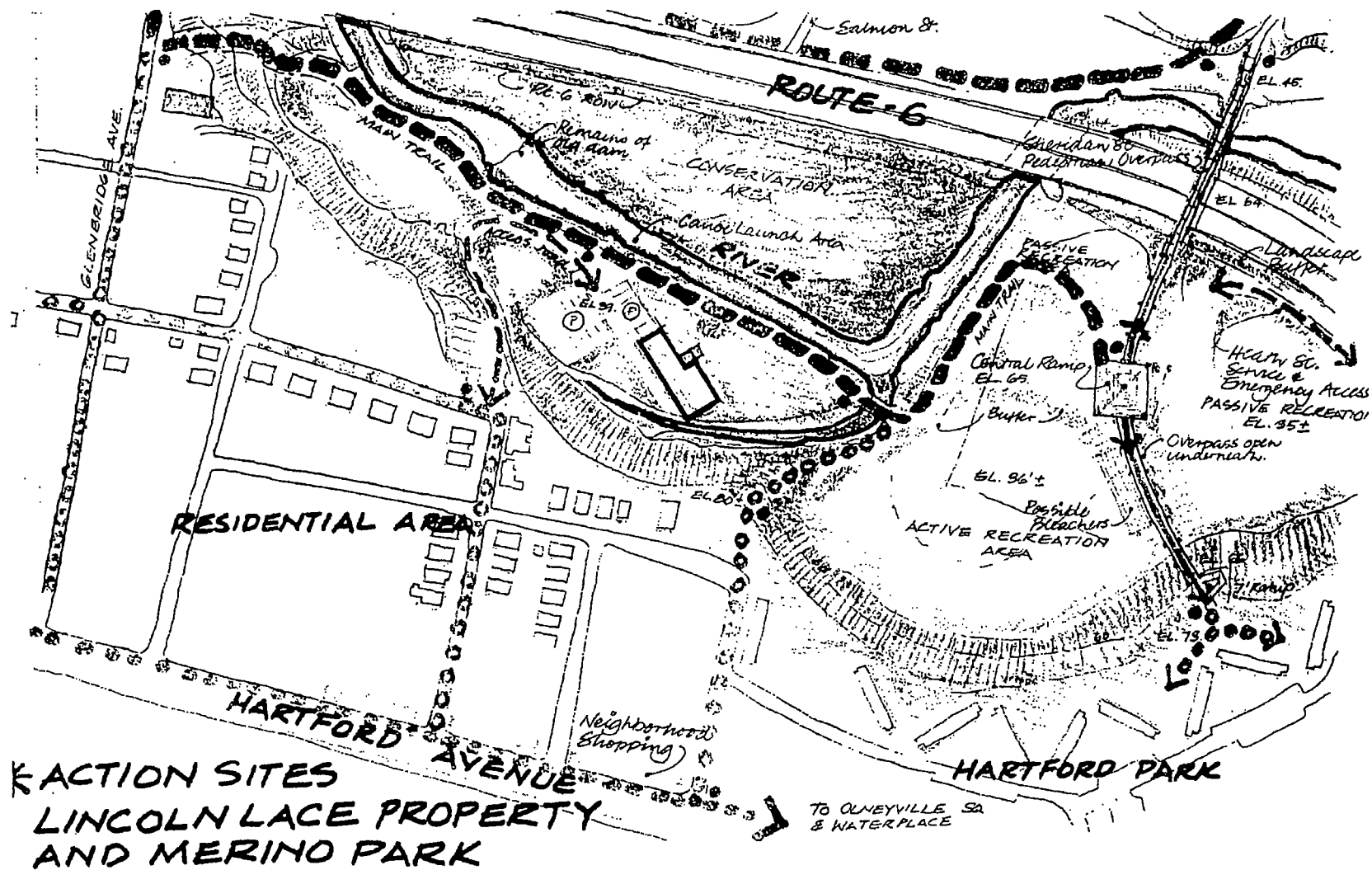
The small amount of land is not needed for the Woonasquatucket River Greenway project and will be sold to an abutting property owner who is interested in using it. Would you please place this matter on the next City Council Docket.

Should you have any questions please feel free to contact William G. Floriani of my office.

Sincerely,

A handwritten signature in black ink, appearing to read "John F. Palmieri".  
John F. Palmieri  
Executive Director

CC: Thomas Deller



**ACTION SITES:  
MERINO PARK AND THE LINCOLN LACE PROPERTY**

BK4087PG334

STATE OF RHODE ISLAND  
PROVIDENCE, SC

SUPERIOR COURT

CITY OF PROVIDENCE

VS.

MP NO. 99-5549

PONAGANSETT REALTY ASSOCIATES  
LIMITED PARTNERSHIP; BENJAMIN  
GITTLEMAN; FLEET NATIONAL BANK;  
CITY OF PROVIDENCE; NARRAGANSETT  
BAY WATER QUALITY DISTRICT  
COMMISSION; AND PROVIDENCE WATER  
SUPPLY BOARD

**FINAL DECREE IN TAX LIEN CASE**  
**STATE OF RHODE ISLAND SUPERIOR COURT**

This cause came to be heard and was argued by counsel, and thereupon, after due consideration thereof, it is

**ORDERED AND ADJUDGED**

That all rights of redemption are forever foreclosed and barred under the deed given by the Tax Collector of the City of Providence, in the County of Providence, State of Rhode Island, dated August 10, 1994, and recorded August 17, 1994, in

Book 3001 at Page 323

By the Court,

ATTEST

CLERK

ENTER

Dated: SUPERIOR COURT  
FILED 1/1/97  
HENRY S. KING, JR.

99 MAY 18 AM 9:52

Offices of Clerk of Superior Court  
Counties of Providence & Bristol  
Providence, Rhode Island

Received for Record in  
MAY 18 1999

33

Record of Deeds

Robert L. Ricci

## w

City of Providence hereby gives notice

Complaint against Fleet National Bank, et als,

to City of Providence

\_\_\_\_\_, dated August 10, 1994, and recorded \_\_\_\_\_

August 17, 1994, at 9:23 A. .M. at the Land Evidence Records

of the City of Providence at Book 3001, Page 323 & 324.

Said deed covers a certain parcel of land situated in Providence in the County of Providence and said State, which is described as follows:

See Exhibit A attached hereto and made a part hereof.

thence, S53°19'23"E for a distance of two hundred thirty-one and 59/100 (231.59) feet to a point in the centerline of said river;

thence, S53°27'35"E for a distance of one hundred thirty-nine and 59/100 (139.59) feet to a point in the centerline of said river;

thence, S56°47'58"E for a distance of ninety-six and 92/100 (96.92) feet to a point in the centerline of said river;

thence, S56°47'58"E for a distance of seventeen and 50/100 (17.50) feet to a point in the centerline of said river, the last ten courses bounding northerly, easterly and northeasterly by land now or formerly of the State of Rhode Island;

thence, S67°25'53"W along the easterly bank of the Merino Mill Raceway so called, for a distance of fifty-four and 07/100 (54.07) feet;

thence, S67°25'53"W continuing along the easterly bank of said raceway for a distance of ninety-two and 82/100 (92.82) feet to a point;

thence, S79°22'59"W continuing along the easterly bank of said raceway for a distance of sixty-eight and 55/100 (68.55) feet to a point;

thence, S71°55'16"W continuing along the easterly bank of said raceway for a distance of fifty-one and 37/100 (51.37) feet to a point;

thence, S37°29'59"W for a distance of one hundred forty-four and 89/100 (144.89) feet to a point the last five courses bounding southeasterly and easterly by the land now or formerly of the City of Providence;

thence, N71°27'25"W, bounded southerly by the land now or formerly of Constant S. Poholek, E. Ritchie, Carmella A. Burke, Vartkes Tepeguezian Hisae, Rudolph & Ida Martini, for a distance of three hundred twenty-two and 83/100 (322.83) feet to the southeasterly corner of the land now or formerly of Salvatore Triventi;

thence, N18°32'35"E bounded westerly by said Triventi land for a distance of eighty-five and 00/100 (85.00) feet to a point;

thence, N71°27'25"E bounded southerly by said Triventi land for a distance of ninety and 00/100 (90.00) feet to a pk nail set in the ground at the northwesterly corner of said Triventi land and the point and place of beginning.



Said parcel contains 319,451  $\pm$  square feet of land and consist of AP 113 Lots 429 and 305, and is further described on a plan entitled "Plan of Land for AP 96 Lot 281 and AP 113 Lot 429 & 305 Barbara Street in Providence, Rhode Island, dated 10/08/98, scale 1"=40' by Commonwealth Engineer & Consultants, Inc."

Excepting from the above-described parcel the following parcel;

Beginning at a point at the intersection of the southerly bank of Woonasquatucket River and the westerly bank of the Merino Mill Raceway so called. Said point being one foot outside of said river and one foot outside said raceway;

thence, S71°43'02"W for a distance of twenty-eight and 92/100 (28.92) feet to a point;

thence, S71°43'02"W for a distance of fifty-five and 43/100 (55.43) feet to a point;

thence, S63°46'13"W for a distance of twenty-eight and 24/100 (28.24) feet to a point;

thence, S78°08'14"W for a distance of seventy-four and 20/100 (74.20) feet to a point;

thence, S73°06'54"W for a distance of sixty-three and 54/100 (63.54) feet to a point;

thence, N81°57'28"W for a distance of forty-six and 93/100 (46.93) feet to a point;

thence, N74°57'26"W for a distance of sixty-five and 14/100 (65.14) feet to a point;

thence, N56°39'32"W for a distance of forty-five and 58/100 (45.54) feet to a point;

thence, N51°47'33"W for a distance of forty-seven and 51/100 (47.51) feet to a point;

thence, N51°46'28"W for a distance of sixty-eight and 42/100 (68.42) feet to a point;

thence, N42°20'26"W for a distance of fifty-two and 09/100 (52.09) feet to a point;

thence, N44°08'34"W for a distance of nine and 36/100 (9.36) feet to a point, the last twelve courses bounding southerly and westerly one foot outside of said Merino Raceway and the land now or formerly of Ponagansett Realty Associates Limited;

thence, N66°05'02"E for a distance of one hundred forty-four and 29/100 (144.29) feet to a point;

thence, N24°10'32"W for a distance of fifty and 14/100 (50.14) feet to a point;

thence, N65°55'08"E for a distance of ninety-one and 60/100 (91.60) feet to a point one foot outside of the southerly bank of the Woonasquatucket River;

the last three courses bounding westerly, southerly and westerly on the land now or formerly of Ponagansett Realty Associates Limited;

thence, S53°18'52"E for a distance of one hundred seventy-four and 14/100 (174.14) feet to a point;

thence, S53°27'42"E for a distance of one hundred thirty-nine and 77/100 (139.77) feet to a point;

thence, S56°46'47"E for a distance of eighty-six and 08/100 (86.08) feet to a point one foot outside of the intersection of the Woonasquatucket River and the Merino Mill Raceway so called and the point and place of beginning. The last three courses bounding northerly one foot outside of the Woonasquatucket River and the land now or formerly of the Ponagansett Realty Associates Limited.

Said parcel contains 81,070 square feet of land and consist of AP 113 Lot 305.



Received for Record at 11 o'clock 29 min 4 in  
 NOV 25 1998 Robert L. Ricci Recorder of Deeds

Deed Description  
AP 113 Lots 429  
Providence, Rhode Island  
CE&C Project No. 98126.99

Beginning at a pk nail set in the ground at the intersection of the northerly line of Barbara Street and the easterly line of Ponagansett Avenue, said point also being the northwesterly corner of the land now or formerly of Salvatore Triventi and the point and place of beginning;

thence, N65°25'20"W along the northerly line of Barbara Street for a distance of forty-four and 22/100 (44.22) feet to a point;

thence, N64°38'33"W continuing along the northerly line of Barbara Street for a distance of sixty-six and 16/100 (66.16) feet to an iron rod set in the ground at the southeast corner of the land now or formerly of the City of Providence Housing Authority;

thence, running along the arc of a curve to the right having a radius of four hundred fifty and 00/100 (450.00) feet, an arc length of four hundred thirty and 00/100 (430.00) feet a central angle of 54°44'57" and a chord bearing of N01°43'25"E bounded westerly by the said City of Providence land, and Pace Enterprise, Inc. land to an iron rod set in the ground;

thence, N22°05'30"E, bounded westerly by said Pace Enterprise land, for a distance of one hundred forty-three and 34/100 (143.34) feet to a point in the centerline of the Woonasquatucket River and the southwest corner of the land now or formerly of Ponagansett Realty Associates Limited;

thence, S55°09'12"E bounded northerly by said Ponagansett Realty land for a distance of forty-two and 53/100 (42.53) feet to a point in the centerline said river;

thence, S50°02'53"E bounded northerly by said Ponagansett Realty land for a distance of one hundred sixty-six and 76/100 (166.67) feet to a point in the centerline of said river;

thence, S31°29'52"E bounded northerly by said Ponagansett Realty land for a distance of seventy and 13/100 (70.13) feet to a point in the centerline of said river and land now or formerly of the State of Rhode Island;

thence, S22°02'10"E for a distance of thirty-nine and 12/100 (39.12) feet to a point in the centerline of said river;

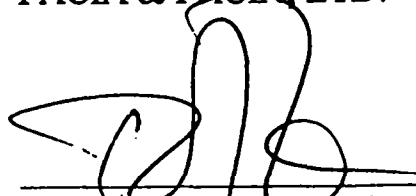
thence, S49°23'33"E for a distance of fifty-six and 82/100 (56.82) feet to a point in the centerline of said river;

thence, S56°40'12"E for a distance of one hundred and 05/100 (100.05) feet to a point in the centerline of said river;

City of Providence

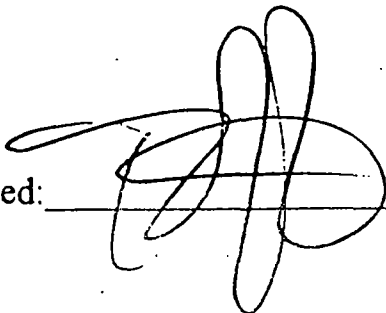
By their Attorney

PACIA & PACIA, LTD.



Richard A. Pacia, Esquire #2348  
50 Power Road  
Pawtucket, RI 02860  
(401) 727-1500

Dated: \_\_\_\_\_



Return to:

Richard A. Pacia, Esquire  
50 Power Road  
Pawtucket, RI 02860

Grantor: City of Providence  
c/o Providence Redevelopment Agency  
Attention: William Floriani  
400 Westminster Street  
Providence, RI 02903

JOHN F. PALMIERI  
Director



VINCENT A. CIANCI, JR.  
Mayor

## DEPARTMENT OF PLANNING AND DEVELOPMENT

*"Building Pride in Providence"*

November 28, 2000

Mr. Michael Clement, City Clerk  
City of Providence  
City Hall  
Providence, RI 02903

*Re: Tax Abatement: Plat 113, Lots 429 and 305*

Dear Mr. Clement:

I am writing in reference to the Lincoln Lace and Braid Site, which is part of the Woonasquatucket Greenway project. It appears that there was some confusion surrounding the ordinance to abate taxes for the site when the ordinance appeared before the Finance Committee on September 13, 2000. The letter that was written by me to you on August 12, 1999 refers to a parcel of land that I stated was "not needed for the Woonasquatucket River Greenway": I was referring to a small *portion* of the land, not to the entire site (please see attached map). The land that we do not need for the Greenway has been subdivided from Plat 113, Lot 429 and will be sold to the abutter (formerly Plat 113, Lot 406). We do, in fact, very much need Plat 113, Lots 429 and 305: together, they are an integral part of the Greenway. Remediation of this brownfield site and transformation into youth soccer fields will create an open space amenity for the neighborhood while removing a blighting influence.

In short, I wholeheartedly support the abatement of taxes for the above-mentioned lots and request that they appear again before the Committee. I apologize for any confusion that my previous letter may have caused the Finance Committee. Thank you for your attention to this matter: please call Sam Shamoon on my staff if you have any questions or comments.

Sincerely,

  
John F. Palmieri  
DIRECTOR

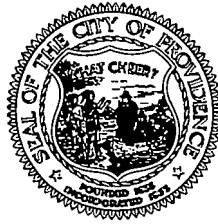
C: Councilman J. Igliazzi- City Council  
S. Shamoon, Associate Director- DPD  
R. Groch, Senior Planner- DPD  
E. Jakabhazy, Environmental Engineer- EPA/DPD

**LINCOLN LACE AND BRAID SITE:  
FACT SHEET**

*(Plat 113, Lots 429 and 305)*

- Nine-acre parcel was site of textile mill; buildings destroyed by fire in 1994 and demolished by the City in 1997.
- Site has 1,200 feet of frontage along the Woonasquatucket River and abuts 18-acre Merino Park.
- City took title to allow clean-up to begin and Greenway re-use to happen.
- Site will complement Merino Park, extending river access and providing parking for much-needed youth soccer fields.
- Project represents re-use of an abandoned Brownfield site as part of the City's Woonasquatucket River Greenway Project.
- Underground storage tanks have been removed, oil-contaminated soil removed.
- Clean-up (Spring 2001) will involve capping an old landfill on the site and clean-up of the polluted raceway.
- Back taxes total \$112,730.72; last payment was made in 1993 (\$750).
- Team effort by Federal, State agencies and the City, totaling over \$900,000 in funds for clean-up (most private developers are unwilling to spend this amount for clean-up alone):
  - \$200,000 provided by EPA for environmental assessment and landfill design at site
  - \$300,000 RIDEM funds for UST removal at site
  - \$74,000 from RIDEM Clean Water Fund to clean polluted raceway
  - \$400,000 (approximate) in bond funds to be spent by the City
- Once cleaned, the Northwest Bikepath will be constructed by RIDOT across the site (Spring 2001), providing riders with a scenic riverfront and a bridge crossing to Merino Park.

JOHN F. PALMIERI  
Director



VINCENT A. CIANCI, JR.  
Mayor

## DEPARTMENT OF PLANNING AND DEVELOPMENT

*"Building Pride in Providence"*

November 29, 2000

Mr. Michael Clement, City Clerk  
City of Providence  
City Hall  
Providence, RI 02903

*Re: Tax Abatement: Plat 113, Lots 429 and 305*

Dear Mr. Clement:

I am writing in reference to the Lincoln Lace and Braid Site, which appeared before the Finance Committee yesterday. There were some requests for additional information regarding the size of the name of the abutter, the size of the parcel to be sold to the abutter, and the uses allowed on the parcel to be sold:

- The name of the abutting property owner is Mr. Salvatore Triventi. My staff has spoken with him on many occasions and has found him to be an excellent neighbor. He routinely calls the police when he sees any illegal dumping or trespassing on the Lincoln Lace site.
- The size of the parcel to be sold to Mr. Triventi is 5,614.8 square feet. Mr. Triventi's current parcel size is 7,650 square feet, resulting in a new parcel that is 13,264.8 feet, or roughly one-third of an acre.
- Because of concerns about uses for the new parcel, we will prohibit the construction of any structures as a condition of the sale of the property to Mr. Triventi.

Thank you for your attention to this matter. Please call Sam Shamoon if you have any questions or comments.

Sincerely,

  
John F. Palmieri  
DIRECTOR

C: Finance Committee

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