

IN CITY COUNCIL
OCT 6 1983

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECORDED

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PROVIDENCE

REDEVELOPMENT

AGENCY

1982 ANNUAL REPORT



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PROVIDENCE, R.I.

1982 INTERIM ANNUAL REPORT

Action Update to 1981 Annual Report

PROVIDENCE REDEVELOPMENT AGENCY
40 Fountain Street
Providence, Rhode Island 02903

Review of Project Activities

January 1, 1982
through
December 31, 1982

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PROVIDENCE REDEVELOPMENT AGENCY MEMBERS

1982

Stanley P. Blacher, Chairman

John Rao, Jr., Vice Chairman

Robert J. Bevilacqua

Frederick Lippitt, State Representative

Joseph Mollicone, Sr.

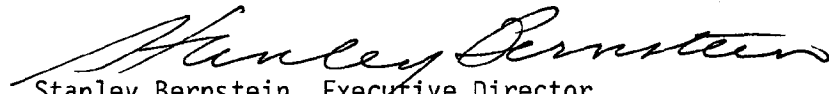
Laurence K. Flynn, Councilman

Edward W. Xavier, Councilman

Vincent A. Cianci, Jr.

Mayor

Ex Officio


Stanley Bernstein, Executive Director
and Secretary

INTRODUCTION

The Providence Redevelopment Agency was established in 1947 under the terms of the state Community Development Act, 1946, and by City Council Resolution No. 644, approved December 20, 1946. State enabling legislation underwent subsequent change until passage of new enabling legislation, the Redevelopment Act of 1956. The 1956 Act, as amended, provides the legal basis for and delineates the scope of the Agency's activities.

NOTE With the issuance of the 1981 Annual Report, an administrative decision was reached that detailed annual reports would be issued only every five years, with brief supplemental reports being issued in the intervening years. This report, which represents a brief action update, is the first interim supplemental to the 1981 Annual Report of the Providence Redevelopment Agency.

GENERAL AGENCY ACTIVITY

The Providence Redevelopment Agency held twelve regular monthly meetings in 1982. Reelected at the January 1982 meeting were Stanley P. Blacher, Chairman; John Rao, Jr., Vice Chairman; and Stanley Bernstein, Secretary

CHARLES STREET

Project Activities

The availability of land and buildings acquired by the Agency stimulated considerable interest. Multiple offers to purchase were received on several parcels - the most sought after were vacant parcels rather than those with buildings requiring rehabilitation. It is expected that 1983 will see increased activity once the offers to purchase are formally accepted and site plans are translated into physical development.

DOWNTOWN PROVIDENCE RENEWAL PLAN

Project Activities

Building on the Downtown Providence Renewal Plan adopted by the Providence Redevelopment Agency in 1976, the following activities are of major significance.

Kennedy Plaza Auto-Restricted Zone (ARZ)

Opposition to the proposed traffic patterns developed within the Advisory Committee for the Kennedy Plaza Project. After many meetings a comprise plan was agreed upon and approved by the Agency in February 1982. Towards the end of the year the Executive Director was authorized to solicit construction management proposals for the implementation of this project.

Capital Center Project

Agency ratified agreement to execute Cooperative Agreement re Capital Center Project and extended Contract with Urban Consultants for another year.

Memorial Square

As part of a \$1.2M ring road traffic improvement plan, the Agency approved a sum of \$500,000 (East Side Surplus) for this project which is linked to the Kennedy Plaza and Capital Center projects. Subsequently, a contract was executed with Wilbur Smith Associates as Architect/Engineer for the project.

Other Public and Private Developments

Agency dropped plans to acquire Old Journal Building.

FEDERAL HILL EAST

Project Activities

Several land use and site plans were approved on scattered parcels. Of seven new parcels scheduled for acquisition, 2 have been acquired and 5 are proposed for condemnation.

WEST END

Project Activities

The \$40,000 "high risk" loan fund is now operational with four loans approved in 1982. Several final site plans were approved.

NEW REDEVELOPMENT ACTIVITIES

Neighborhood and Commercial Area Revitalization Plans

Trinity Gateway

There was a continuing conflict between the Trinity Gateway PAC and the South Providence Community Board. However, a compromise was reached between the two PAC; \$200,000 was set aside for home improvement loans in South Providence only and another \$250,000 would be spent over the entire project area.

Olneyville Square

In November 1982, the PRA approved a scaled down plan at a cost of \$1,269,000 which included some demolition and a revised circulator system.

Hartford Avenue

City Council endorsed plan to spend \$1.0 Million for this project. In April 1982, Keyes Associates was selected as architect/engineer for the project.

Silver Lake

A plan for site improvements, presented by the Plainfield Pocasset Business & Neighborhood Association, was modified at the Mayor's request to extend the project along Pocasset Avenue up to the Cranston city line. Of the \$867,000 budgeted for this project, about \$400,000 will be for site improvements.

Smith Hill

1. Smith Street School was transferred to the Agency for development purposes.
2. R.A. Cataldo & Associates Inc. was selected as Architect/Engineer to implement plan.
3. Three parcels were deleted from acquisition list.
4. Campenalla Corp. was awarded \$401,000 site improvement Contract.
5. Contract to demolish 7 structures awarded to Bilray Demolition Co.

Washington Park

1. Plan prepared by staff and PAC accepted by Agency as presented at a cost of \$1.2M. Plan calls for some demolition, rezoning and public improvements in a 16 block area.
2. City Council endorses plan.
3. Finance Committee of City Council gives approval to borrowing funds for project.
4. R.A. Cataldo & Associates selected as Architect/Engineer.

South Providence

See Comments under Trinity Gateway

Eagle Park

1. Final plan as presented, to include traffic flow improvements, and street and sidewalk resurfacing, approved at cost of \$478,000.
2. City Council endorsed plan and gave approval to borrowing funds to finance project.
3. Caputo & Wicks selected as Architect/Engineer.

LaSalle Gateway

1. Cardi Corp. awarded site improvement control to include crosswalks, landscaping and directional signs for a "ring road" that will eventually encircle downtown.
2. Wilbur Smith and Associates selected as architect for necessary renovations.

East Side - Davol Square

1. Received City Council approval in January.
2. Bechman, Blydenburgh & Associates selected as Architect/Engineer for project.
3. Plans for phase I and II site improvements were approved.
4. A preview opening of Davol Square was held in December, with the grand opening scheduled for February 1983.

COMPLETED PROJECTS

Point Street

3.8 acres. Initiated 1950. Delayed by lawsuit. Undertaken 1956. Primary reuse: Industrial Parking. Completed 1961. Net Project Cost \$157,000.

Willard Center One

4 acres. Undertaken 1954. Primary reuse: elementary school. Completed 1959. Net Project Cost \$600,000

Willard Center Two

15 acres. Undertaken 1955. Primary reuse: shopping center, school playfield. Completed 1959. Net Project Cost \$1,593,000.

West River

60 acres. Undertaken 1956. Primary reuse: Industrial Park. Completed 1961. Net Project Cost \$4,090,000.

Lippitt Hill

57 acres. Undertaken 1959. Primary reuse: shopping center, apartments, elementary school, church. Completed 1971. Net Project Cost \$4,639,278.

Central-Classical

67 acres. Undertaken 1959. Primary reuse: high school, playfield, garden apartments, nursing home. Completed 1971. Net Project Cost \$7,980,951.

Huntington Expressway Industrial Park

150 acres. Undertaken 1961. Primary reuse: Industrial park. Completed 1971. Net Project Cost \$5,235,022.

Model Cities (NDP A2-2)

20 acres. Undertaken 1970. Primary reuse: residential. Completed 1973. Net Project Cost \$1,015,803.

Comstock

10 acres. Initiated in 1972. Primary reuse: new single-family owner-occupied homes; neighborhood facility. Completed 1979. Net Project Cost \$1,312,304.

Mount Hope

90 acres. Undertaken 1968. Primary reuse: rehabilitation of existing structures, construction of needed site improvements. Completed 1979. Net Project Cost \$4,831,186.

West Broadway A2-1

233 acres. Undertaken 1970. Primary reuse: multi-unit housing for families and elderly, scattered site developments of single-family housing, a health center, a neighborhood center and a public school. Completed 1979. Project Cost \$11,300,000. Private investment estimated at \$10,000,000.

Weybosset Hill R-7

56 acres. Project begun 1964. Primary reuse: Civic Center, interstate bus terminal, high rise luxury apartments, apartments for the elderly, office buildings, Cathedral Plaza. Completed 1981. Project Cost \$21,289,390. Private investment estimated at \$145,000,000.

PROVIDENCE REDEVELOPMENT AGENCY
CONSOLIDATED CONDITION STATEMENT
DECEMBER 31, 1982

ASSETS AND PROJECT COSTS

CASH IN BANK

Project Expenditure Accounts	\$ 296,002.
Temporary Loan Repayment Funds	51,441.
Good Faith Deposits	50,717.

TOTAL CASH	\$ 398,160.
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Accounts Receivable (Schedule A)	1,054,630.
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Investments - Certificates of Deposit	1,525,000.
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PROJECT COST:

East Side	\$ 403,549.*1
Lockwood Street	167,080.*1
Federal Hill East	3,040,313.
Downtown Renewal Project	149,190.
West End Project	116,206.
UMTA Section # 3	321,295.
Charles Street	729,929.

TOTAL PROJECT COST	4,927,562.
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TOTAL ASSETS

\$7,905,352.*2

LIABILITIES & FUNDING GRANTS

LIABILITIES:

Accounts Payable	\$ 259,974.
(Schedule B)	

TOTAL LIABILITIES	\$ 259,974.
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FUNDING GRANTS:

Cash - Local	\$6,135,163. (Schedule C)
Project Grants	1,027,698.
Rehabilitation Grants	219,660.

TOTAL FUNDING GRANTS	\$7,382,521.
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Proceeds from sale of land	262,857.
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TOTAL LIABILITIES & FUNDING GRANTS

\$7,905,352.

* 1 Expenses incurred after Project Closeouts.

* 2 Figure does not include remaining balance of \$ 25 million bonding authority approved by referendum on June 26, 1979.

SCHEDULE A

<u>PROJECT TITLE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	
East Side	Tenants	\$ 24,712.00	
	Court Deposits	68,722.69	
	City of Providence	89,692.00	
	Title Guarantee	50.00	
	Taxes Due from City	127,797.78	
	Project Cost	<u>8,044.75</u>	
	SUB-TOTAL		\$ 319,019.22
Lockwood Street	Tenants	767.01	
	City of Providence	3,468.43	
	City - Taxes	6,823.89	
	Court Deposits	<u>88,487.81</u>	
	SUB-TOTAL		99,547.14
Federal Hill East	Tenants	1,860.00	
	Court Deposits	<u>143,200.00</u>	
	SUB-TOTAL		145,060.00
Downtown Renewal	Court Deposits	343,693.00	
	UDAG	<u>50,885.96</u>	
	SUB-TOTAL		394,578.96

<u>PROJECT TITLE</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	
West End	Court Deposits	\$ 27,891.00	
	Loans Receivable	<u>20,500.00</u>	
	SUB-TOTAL		\$ 48,391.00
Charles Street	Tenants	2,033.86	
	Court Deposits	<u>45,999.88</u>	
	SUB-TOTAL		48,033.74
GRAND TOTAL			<u>\$1,054,630.06</u>

SCHEDULE B

<u>PROJECT TITLE</u>	<u>AMOUNT</u>
East Side	\$ 93,954.25
Lockwood Street	143,651.00
Federal Hill East	12,400.60
West End	2,031.00
UMTA Section # 3	856.00
Charles Street	7,081.40
 GRAND TOTAL	 <u>\$259,974.25</u>

SCHEDULE C

Federal Hill East Renewal Project	\$3,610,487.
West End Renewal Project	261,800.
Downtown Providence Renewal Project	545,000.
UMTA Section # 3 Project	335,144.
Charles Street Renewal Project	1,200,000.
Lockwood Street Renewal Project	66,856.
East Side Renewal Project	115,876.
TOTAL	<u>\$6,135,163.</u>

DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

DECEMBER 31, 1982

Executive

Stanley Bernstein
Peter Peligian
Mary J. Dessaint

Director
Assistant to the Director
Secretary to the Director

Fiscal Affairs

Guy D. Zagarella
Thomas J. Graves
Robert V. Landi
Albert E. Lavallee
Barbara S. Gaulin
Nancy Almagno

Chief
Assistant Chief
Fiscal Officer
Accountant III
Accountant I
Receptionist

Legal Services

Charles A. Pisaturo
Raymond Mannarelli
Louis J. Cosentino
Rae Baker

Chief
Assistant Chief
Project Counsel
Legal Secretary

Research & Evaluation

David L. Davies
Donald S. Conley
Joseph P. Lackey
Jo-Anne Penta

Chief
Senior Research Assistant
Research Assistant
Clerk IV

Family Relocation

John A. Ryan
Michael R. Lepore

Chief
Case Work Supervisor

Project Development

Robert H. Yeremian
John R. D'Antuono
Vincent F. Porrazzo
G. John Terenzi
Anthony Napolitano
Normand R. Masse
Gloria Levitt
Beverly A. Schechtman

Project Supervisor
Project Supervisor
Project Supervisor
Supervisor of Rehab Services
Supervisor of Prog. Specialist
Rehabilitation Specialist
Legal Secretary
Clerk IV

Real Estate

William G. Floriani
Peter L. Cannon, Jr.

Supervisor of Real Estate

Engineering

Louis Calcagni, Jr.
Ronald E. Moore
Clinton C. Goins

Associate Engineer IV
Engineer's Associate
Engineer's Associate

Management

James F. Murphy

Thomas A. Cahir, Jr.
Arthur Marsland

Supervisor of Business Relocation
and Property Management
Business Relocation Officer
Management Officer

Planning

Samuel J. Shamoon
Soo Dip Chin
George Turlo
Merrick A. Cook, Jr.
Bruno Mollo
Richard H. Piscione
Ronald A. Mercurio
Linda D'Iorio
Earl R. Shirley, Jr.
Thomas P. Rossi
Edward K. Grant
Cecelia A. Diggins

Chief
Supervisor of Project Planning
Supervisor of Current Planning
Supervisor Long Range Planning
Supervisor of Traffic Planning
Supervisor of Graphics
Senior Planner
Senior Planner
Associate Planner
Assistant Planner
Draftsman
Clerk IV