

RESOLUTION OF THE CITY COUNCIL

No. 288

Effective ~~XXXXXX~~ April 26, 1987

RESOLVED, That His Honor the Mayor is authorized to execute a lease with Solon Mitrelis of 230 Thayer Street, Providence, Rhode Island of that land and building located along Weybosset Street, formerly known as the Weybosset Street Comfort Station, designated as Lot 171, on City Assessor's Plat 20; which area contains approximately Nine Hundred Eighty square feet, more or less, including existing building and below ground area of Lot 171 on City Assessor's Plat 20 (See Cross-Hatched area on attached Plat Map) subject to a sewer easement. Said lease shall be upon the following terms and conditions:

Said leasehold shall be for Twenty (20) years.

Rental payments shall commence April 1, 1987 and shall be as follows:

April 1, 1987 through March 1, 1992 at the rate of Two Hundred Eighty-Five (\$285.00) Dollars monthly;

April 1, 1992 through March 1, 1996 at the rate of Four Hundred (\$400.00) Dollars monthly;

April 1, 1997 through March 1, 2002 at the rate of Five Hundred (\$500.00) Dollars monthly;

April 1, 2002 through March 1, 2007 at the rate of Six Hundred (\$600.00) Dollars monthly.

The Lessee shall open for business not later than nine (9) months from the execution of the lease documents.

The Lessee shall make alterations to the realty substantially in accordance with those design plans submitted to the City of Providence, which are attached hereto and made a part hereof (Attachments 1, 2, 3, & 4), and such alterations shall be not significantly less than the sum of Sixty Thousand (\$60,000.00) Dollars.

Should the Lessee fail to abide by either of the last two covenants, the lease shall become null and any improvements theretofore undertaken shall become the property of the City of Providence without recourse of the Lessee, and

**THE COMMITTEE ON
CITY PROPERTY**

**Approves Passage of
The Within Resolution**

Rose M. Mendover
Chairman

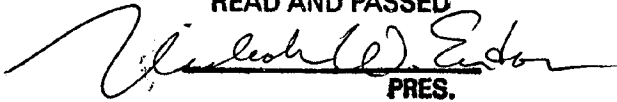
March 11, 1987

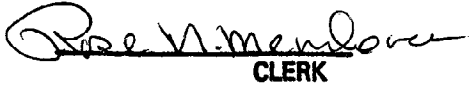
BE IT FURTHER RESOLVED, That Resolution No. 146,
approved March 15, 1985 is hereby rescinded.

IN CITY COUNCIL

APR 16 1987

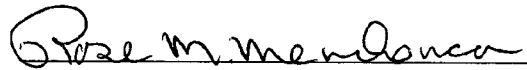
READ AND PASSED


PRES.


CLERK

Effective without Mayor's

signature April 26, 1987



TEMKIN & MILLER, LTD.

ATTORNEYS AT LAW

1400 TURKS HEAD PLACE

PROVIDENCE, R.I. 02903

(401) 751-2400

MARTIN M. TEMKIN
DONALD E. MILLER
BARRY J. KUSINITZ
SUSAN L. DEBLASIO
PAUL S. CANTOR

September 29, 1986

Councilman Andrew J. Annaldo
Chairman
City Property Committee
1046 Douglas Avenue
Providence, Rhode Island 02904

Dear Councilman Annaldo:

As you will recall, I spoke to you some time ago about the possibility of my client leasing the Comfort Station on Weybosset Street. You indicated to me at that time that you expected to hold a meeting of your Committee prior to the end of the summer to review my client's proposal.

As previously indicated, my client is anxious to move forward as promptly as possible. Accordingly, it would be appreciated if you would let me hear from you with respect to this matter at your earliest possible date.

Thanking you for your attention to this matter and looking forward to hearing from you, I am.

Very truly yours,

TEMKIN & MILLER, LTD.

Martin M. Temkin

MMT/pm

cc: Mayor Joseph R. Paolino, Jr.
Mr. Solon Mitrelis

230 Shayer ST

FILED

SEP 31 9 02 AM '86

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

THE COMMITTEE ON
CITY PROPERTY

Recommends Approval

Richard W. Anderson
Clerk

November 17, 1986

TEMKIN & MILLER, LTD.

ATTORNEYS AT LAW

1400 TURKS HEAD PLACE

PROVIDENCE, R.I. 02903

(401) 751-2400

MARTIN M. TEMKIN
DONALD E. MILLER
BARRY J. KUSINITZ
SUSAN L. DEBLASIO
PAUL S. CANTOR

July 23, 1986

Councilman Andrew Annaldo
Chairman, Properties Committee
Providence City Hall
Providence, RI 02903

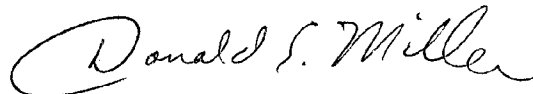
Dear Councilman Annaldo:

We represent a client who is interested in leasing the Comfort Station located on Weybosset Street, in front of the Performing Arts Center. We would like to talk to you, at your earliest convenience, concerning the terms of a lease for that location.

Please call me upon receipt of this letter with respect to the foregoing. Thanking you for your attention to this matter, I am

Very truly yours,

TEMKIN & MILLER, LTD.



Donald E. Miller

DEM/dms



Department of Law
"Building Pride In Providence"

October 8, 1986.

Councilman Andrew J. Annaldo,
c/o City Clerk's Office,
City Hall,
Providence, R.I. 02903.


Dear Councilman:

RE: STATUS OF COMFORT STATION, LTD.

Enclosed is copy of Resolution No. 56, approved January 21,
1985.

This copy is for your information.

Very truly yours,


JOHN T. D'AMICO,
SPECIAL COUNSEL

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: November 18, 1986

TO: City Solicitor Edward C. Clifton
Deputy Solicitor Anthony Giannini, Jr. > Law Department

SUBJECT: FORMER WEYBOSSET STREET COMFORT STATION

CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman
Committee on City Property

DISPOSITION:

Attached is the portion of the record of the Committee on City Property relative to the above subject matter.

The Committee requests you draft the appropriate Resolution for transmittal to the City Council as soon as practical.

Enc.: Copy of Record

City Clerk

TEMKIN & MILLER, LTD.

ATTORNEYS AT LAW

1400 TURKS HEAD PLACE

PROVIDENCE, R.I. 02903

(401) 751-2400

MARTIN M. TEMKIN*
DONALD E. MILLER*
BARRY J. KUSINITZ
DANIEL STONE**
ROBERT S. PARKER

*ALSO MEMBER MASSACHUSETTS BAR

**ALSO MEMBER CONNECTICUT BAR

March 12, 1987

Ms. Rose M. Mendonca
City Clerk
City Hall
Providence, Rhode Island 02903

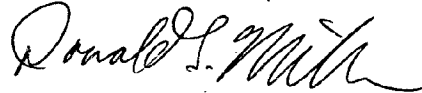
Re: Comfort Station - Weybosset Street

Dear

Enclosed herewith please find a copy of our client's proposed plan for renovation of the Weybosset Street Comfort Station.

Very truly yours,

TEMKIN & MILLER, LTD.

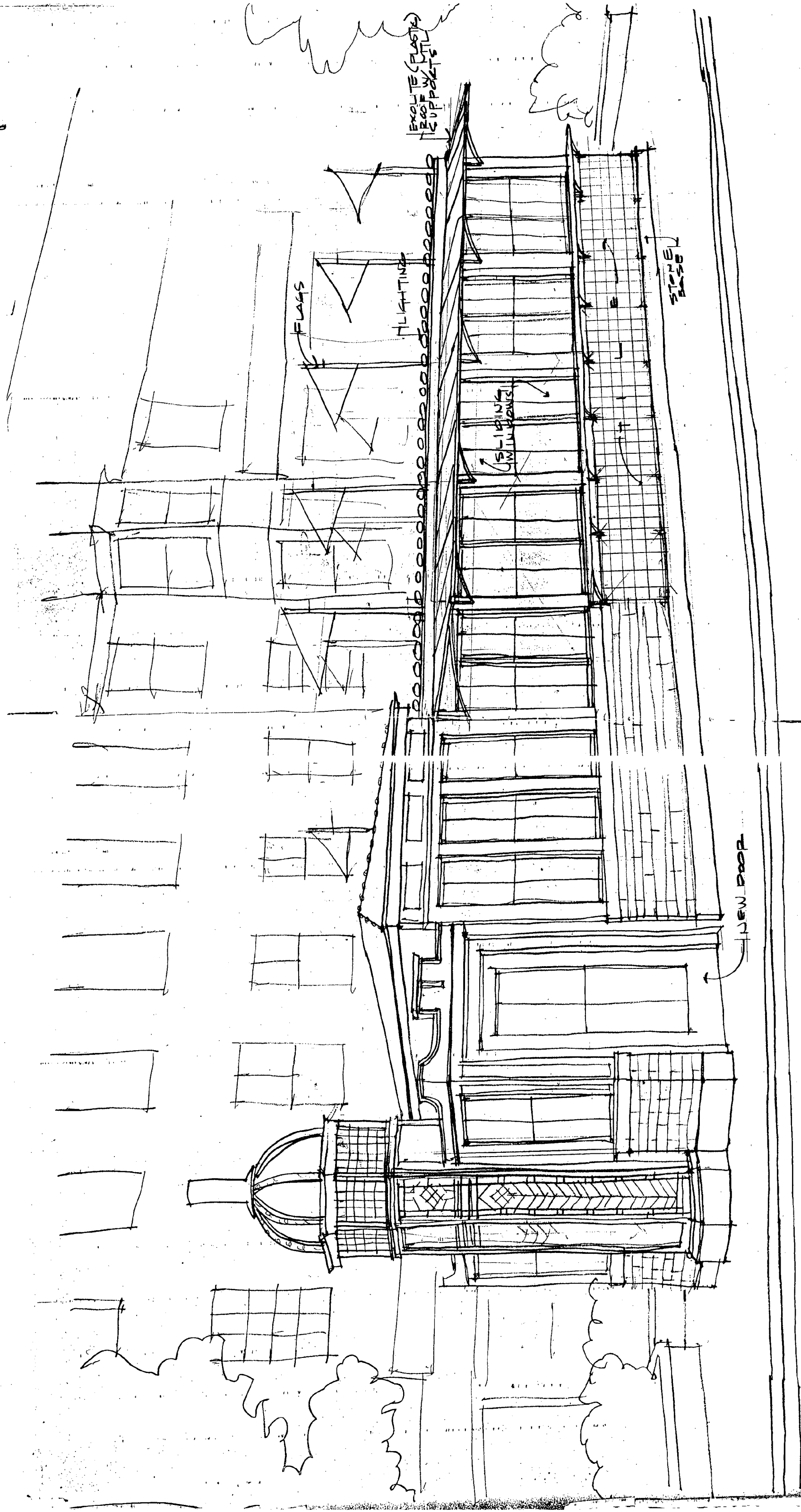


DONALD E. MILLER

DEM/mf

Enclosure

cc: Mr. Solon Mitrelis



EXPOSED (PLASTIC)
ROOF W/ W/LL
SUPPORTS

FLIGHTS

SLIDING
WINDOWS

STAIRS

NEW DOOR

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: April 3, 1987

TO: City Engineer Anthony Stanzione

SUBJECT: WEYBOSSET STREET COMFORT STATION

CONSIDERED BY: Councilman Andrew J. Annaldo, Chairman-Committee on City Property.

DISPOSITION: Under date of March 16, 1987 plans, as submitted by the proposed lessee of the former Comfort Station, were transmitted to you.

A tracing of the area was previously requested as the above named Committee voted to lease the subject property.

Kindly transmit the tracing as soon as practical so that the appropriate Resolution can be presented to the City Council at its next scheduled meeting.

City Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: March 16, 1987

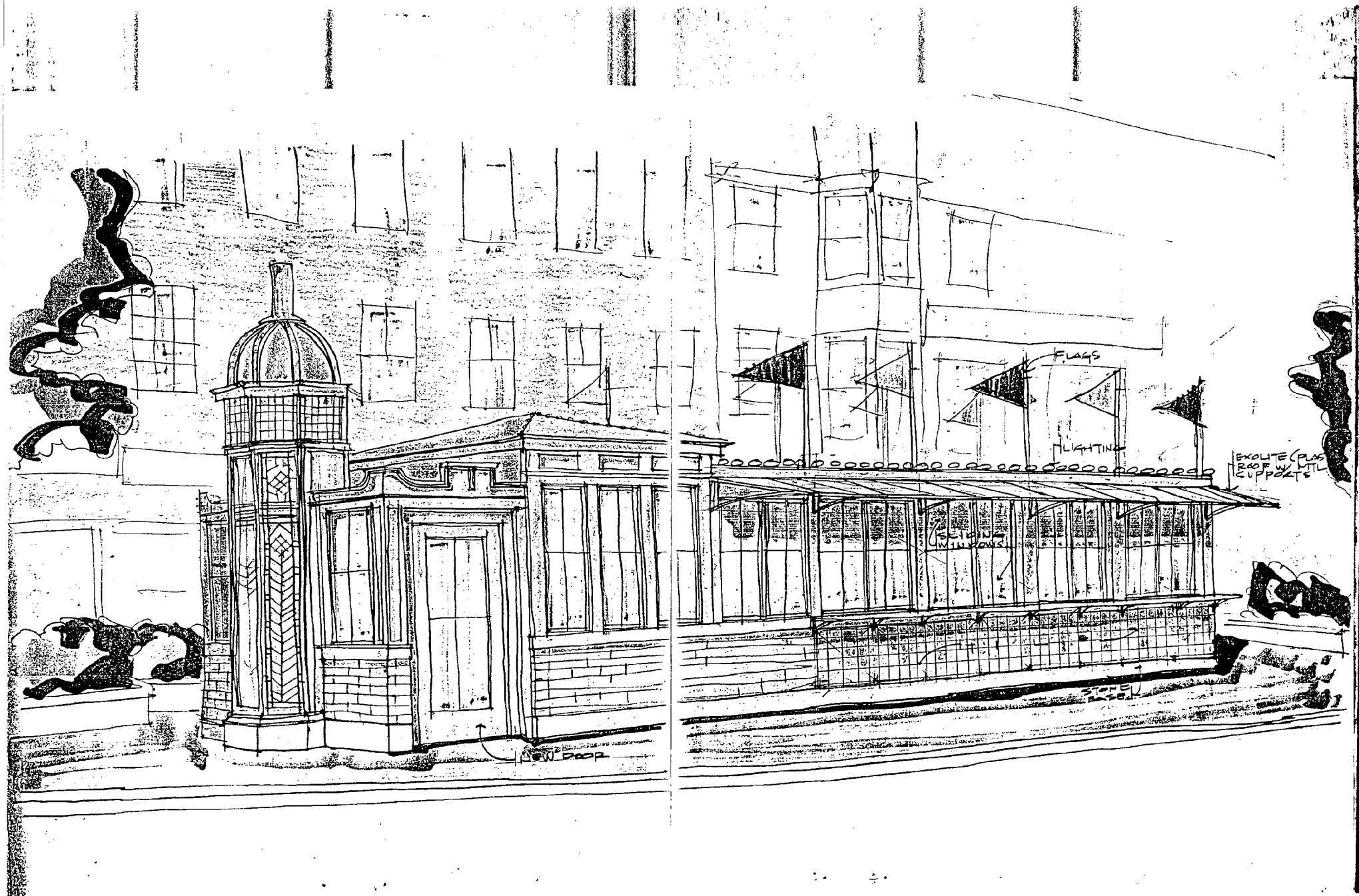
TO: City Engineer Anthony Stanzione

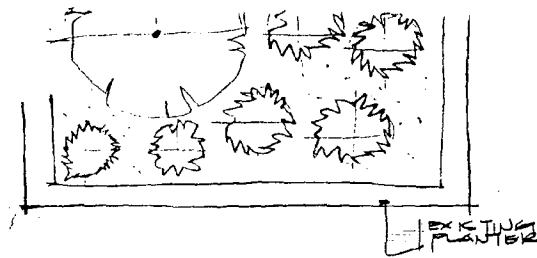
SUBJECT: WEYBOSSET STREET COMFORT STATION

CONSIDERED BY: Rose M. Mendonca, City Clerk

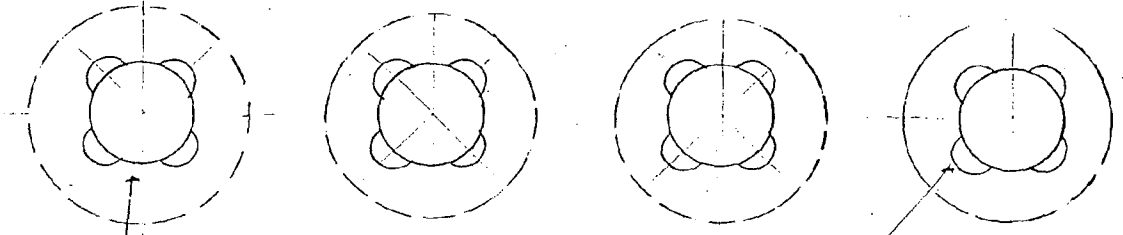
DISPOSITION: Attached are the plans as submitted by the
proposed lessees of the former Weybosset Street Comfort
Station.

City Clerk

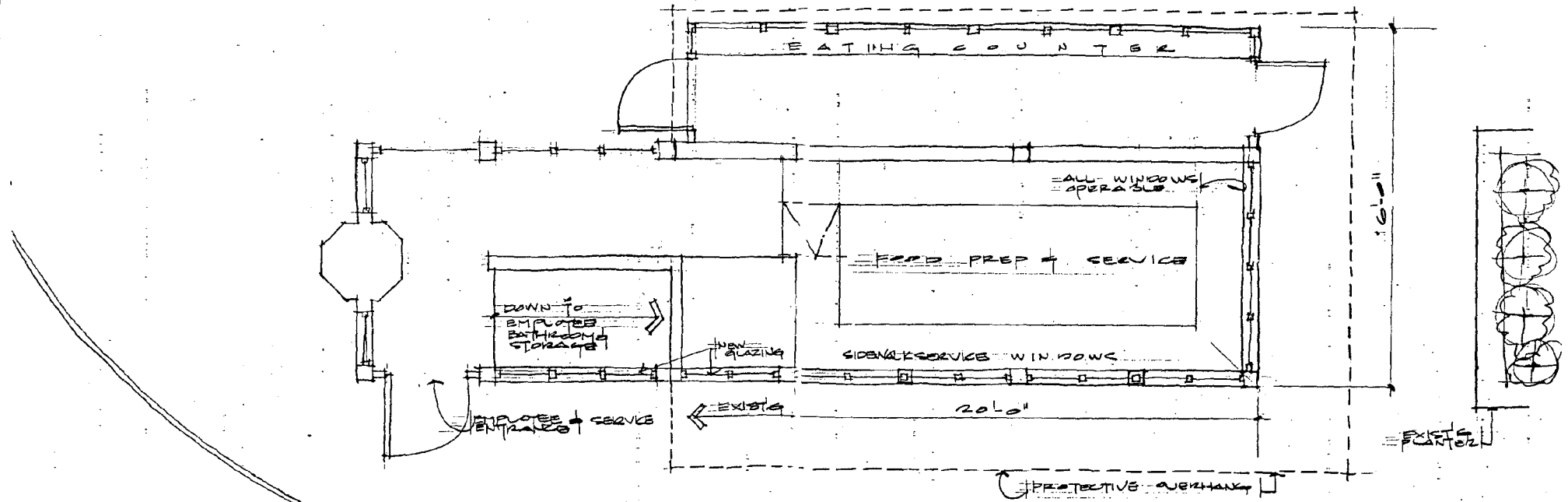




PLANTER

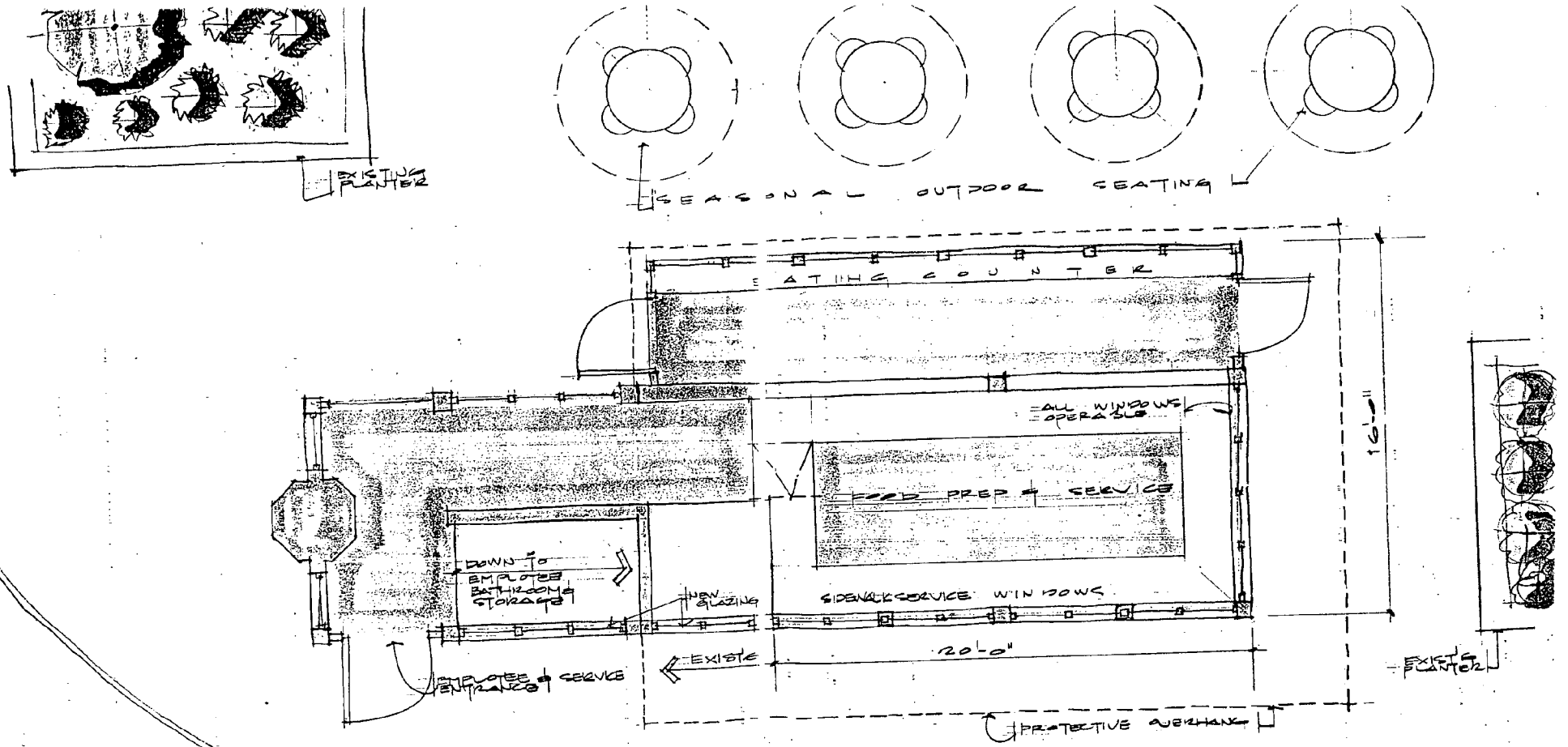


SEASONAL OUTDOOR SEATING



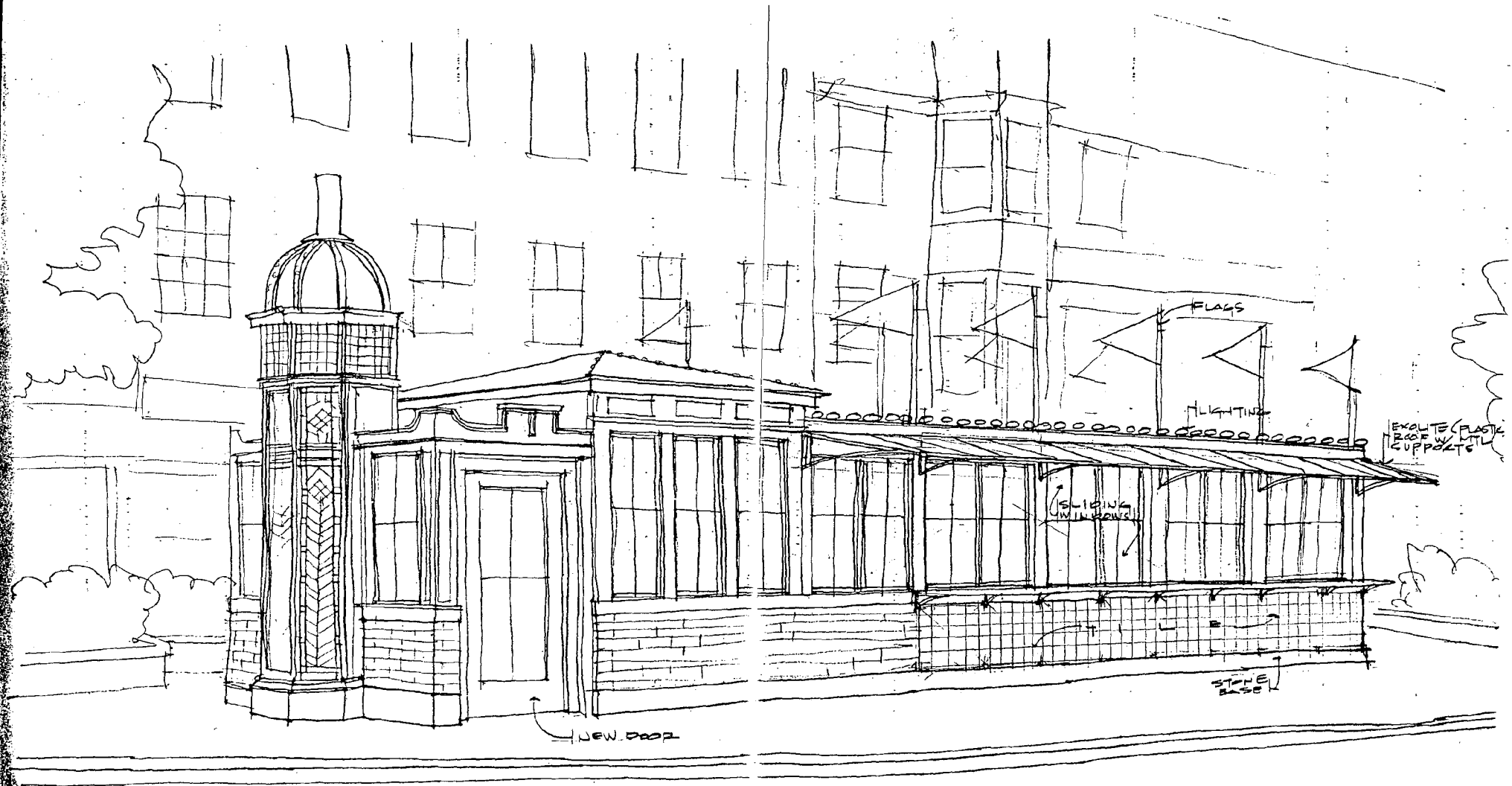
PROPOSAL FOR WEBBSET ST. COMFORT STATION

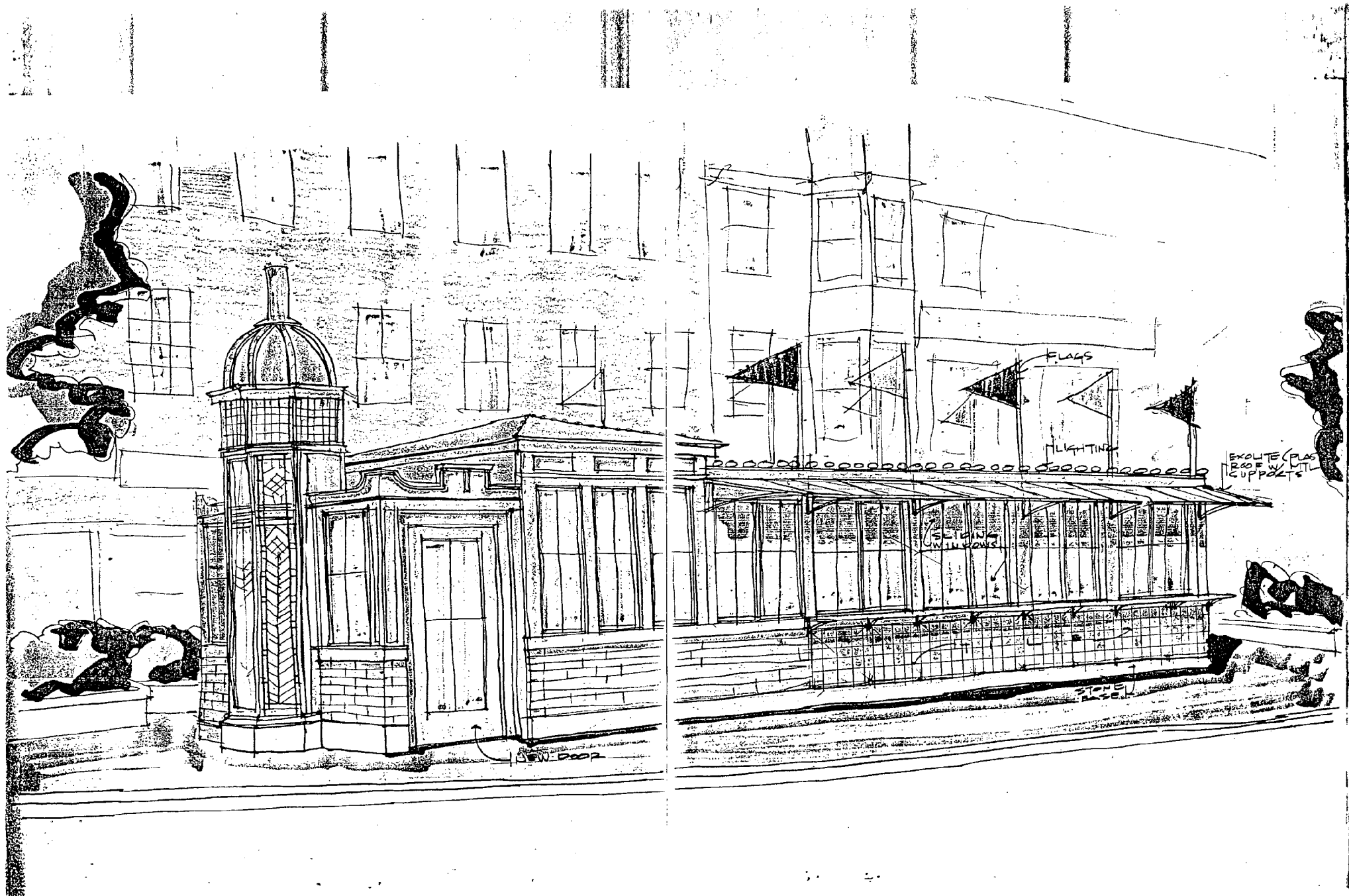
4'-10"

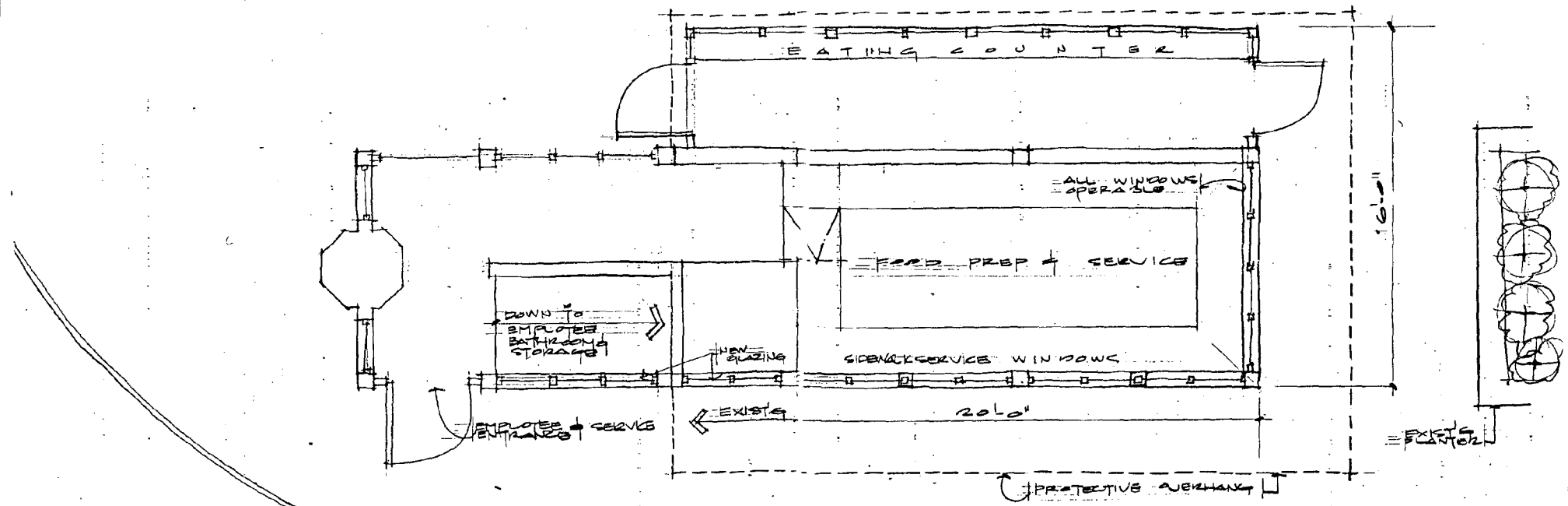
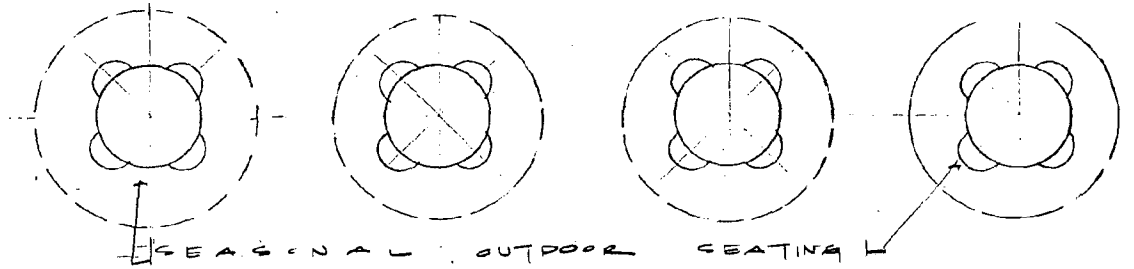
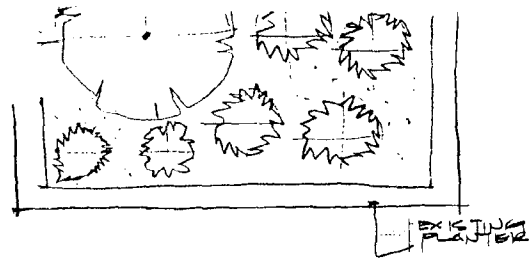


PROPOSAL FOR WET BUS STOP COMFORT STATION

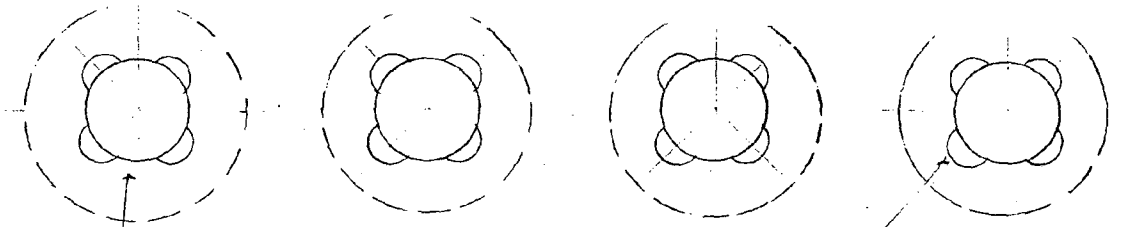
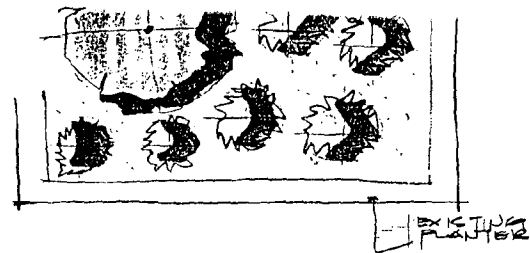
1/4" = 1'-0"



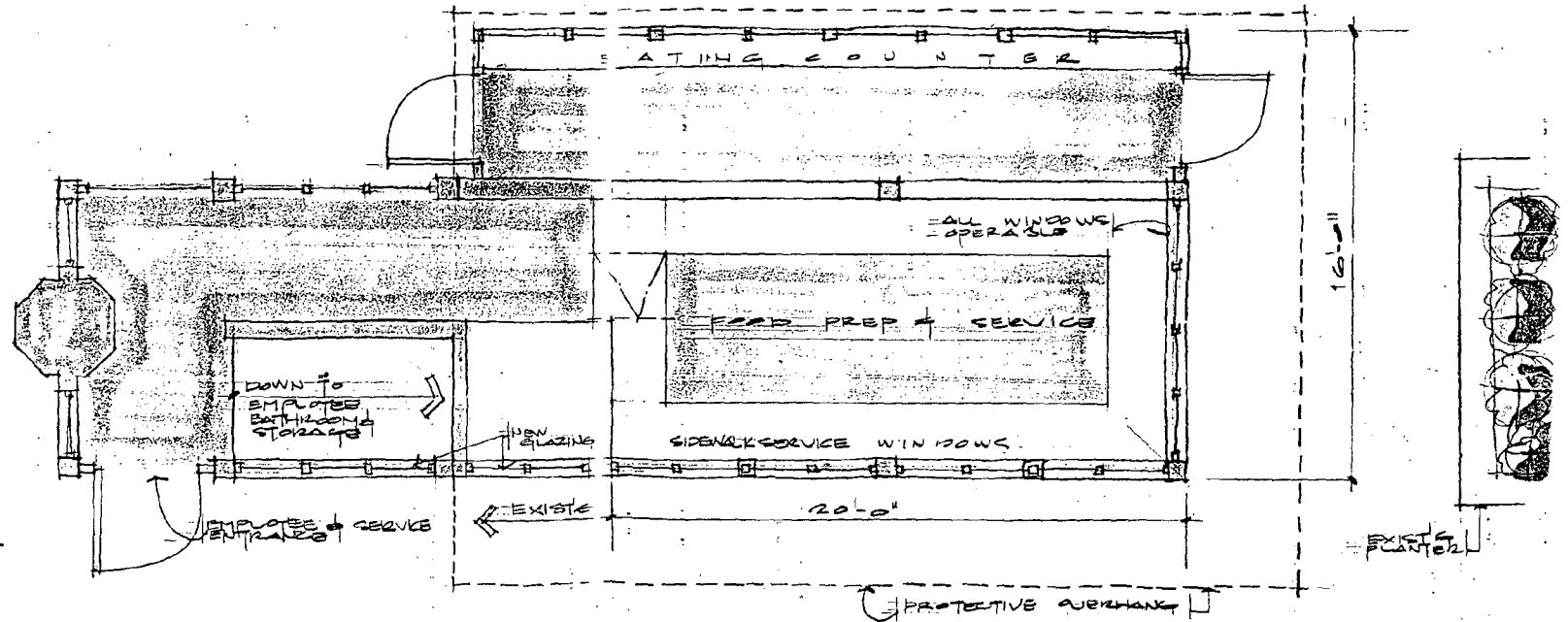




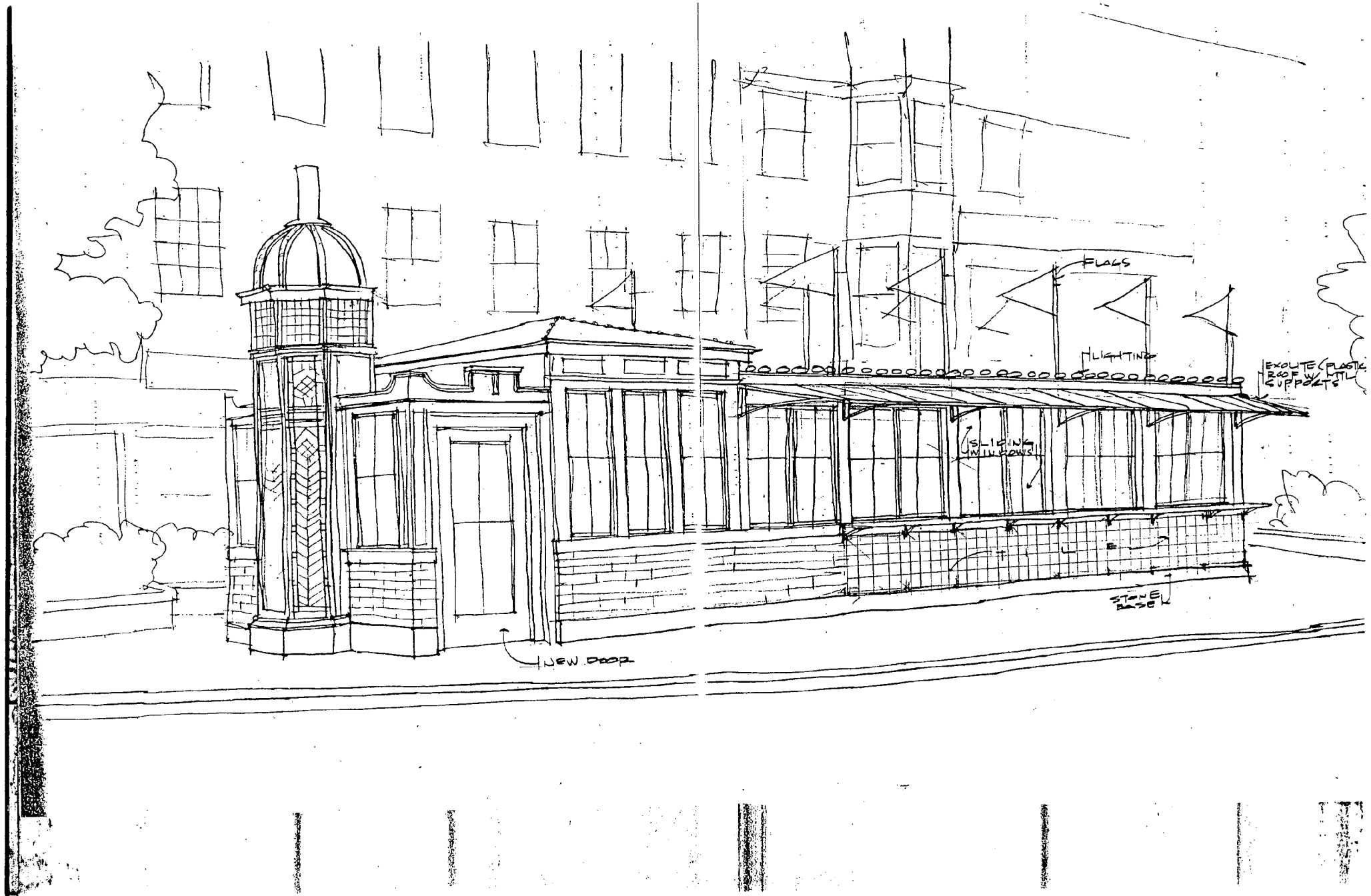
PROPOSAL FOR WETBOSSET ST. COMFORT STATION
 V4-1-10



SEASONAL OUTDOOR SEATING



PROPOSAL FOR WETBOSSET ST. COMFORT STATION
1/4"=1'-0"



THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 146

Approved March 15, 1985

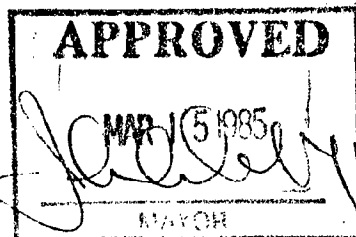
RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a lease with Peter R. Germani and Mark Messier, d/b/a Comfort Station, Ltd., of 83 Chaplin Street, Pawtucket, RI 02861, of that land and building located along Weybosset Street, known as the former Weybosset Street Comfort Station, designated at Lot 171, on City Assessor's Plat 20 containing approximately Eleven Hundred and Thirty square feet; more or less, including existing building and below ground area of Lot 171 on City Assessor's Plat 20, for a period of twenty (20) years, at a rental of Ten Dollars (\$10.00) per month from the date of execution until June 30, 1985; Two Hundred Eighty-Five Dollars (\$285.00) per month from July 1, 1985 through September 30, 1985; Five Hundred Seventy-Five Dollars (\$575.00) per month from October 1, 1985 through September 30, 1988; and for the remainder of the first ten (10) Year period, the rental shall be Five Hundred Seventy-Five Dollars (\$575.00) per month plus the National Cost of Living Increase as reported on an annual calendar year basis, provided, however, that in each of the remaining years of the first Ten (10) Year period, the rental will reflect the prior years National Cost of Living Increase as reported on an annual calendar year basis; provided further however, that Three (3) Months prior to the expiration of the first Ten (10) Year Period, the lessee and the City of Providence shall negotiate the rental price and conditions for the next Five (5) Year period; provided further that Three (3) Months prior to the expiration of the aforementioned Five (5) Year Period, the lessee and the City of Providence shall negotiate the rental and conditions for the last Five (5) Year Period of the lease, and

BE IT FURTHER RESOLVED, That Resolution No. 56, approved January 21, 1985 is hereby rescinded.

IN CITY COUNCIL
MAR 7 1985

READ AND PASSED

Richard G. Egan
Mayor
Rosemondene Clark
Clerk



No 146 - 3/15/85

Mathewson St.

Property Line

PROVIDENCE R.I.
CITY PROPERTY SECTION
File No. 064311
Date December 5, 1984

Notes:

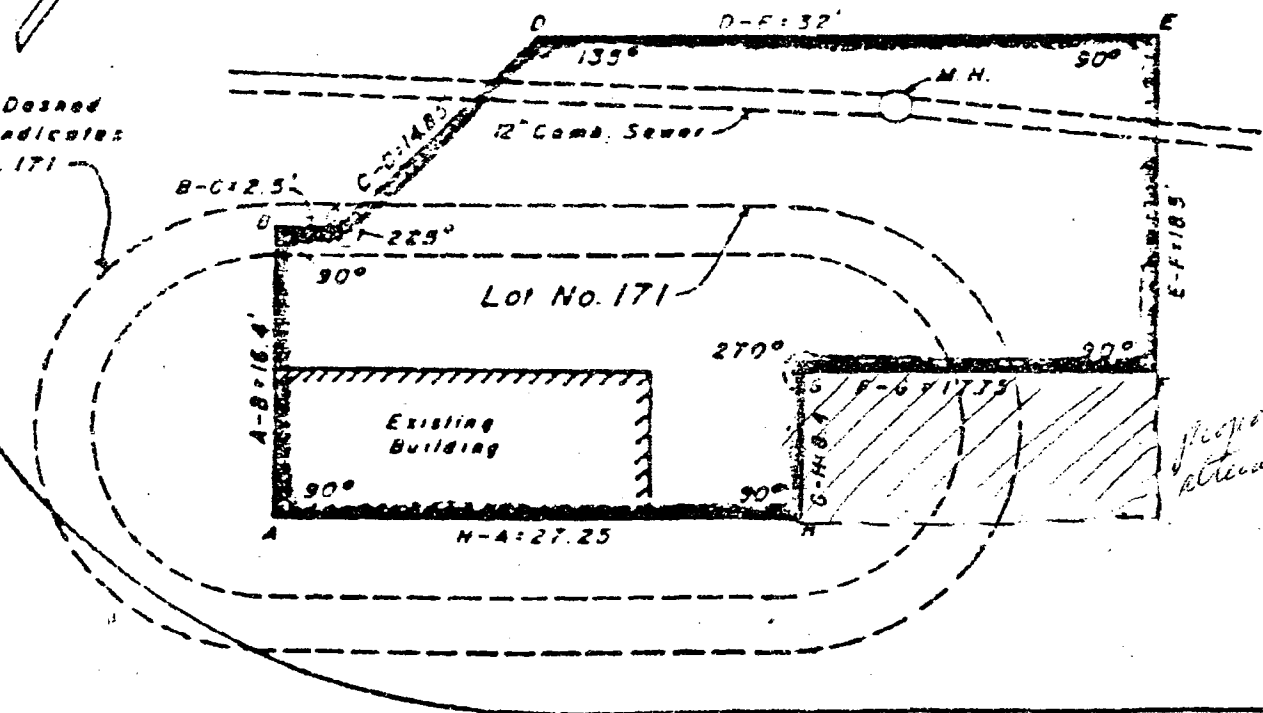
Shaded Area (A-B-C-D-E-F-G-H-A) Indicates Proposed Lease.

Said Area Contains 980 Sq. Ft.

Lot No. 171 Platted From Best Available Data.

Full Sewer Easement Will be Required.

Outer Dashed Line Indicates Lot No. 171



*Proposed
Lease*

CITY OF PROVIDENCE, R.I.
Public Works Dept. Engineering Office
Showing Proposed Lease of Lot 171
A.P. 20
Drawn by J.A.M. Checked by R.J.D.
Scale N of 1/2 Scale Date 12-5-84
Surveyor [Signature] Assistant Eng. [Signature]
WILLIAMS

Lot Number From Assessor's Plat 20

Weybosset St.

1/21/85
Noted in drawing - A.P.
12/10/85

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 56

Approved January 21, 1985

RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a lease with Peter R. Germani and Mark Messier, d/b/a Comfort Station, Ltd., of 83 Chaplin Street, Pawtucket, RI 02861, of that land and building located along Weybosset Street, known as the former Weybosset Street Comfort Station, designated as Lot 171, on City Assessor's Plat 20 containing approximately Nine Hundred Eighty square feet, more or less, including existing building and below ground area of Lot 171 on City Assessor's Plat 20, for a period of twenty (20) years, at a rental of Ten Dollars (\$10.00) per month from the date of execution until June 30, 1985; Two Hundred Fifty Dollars (\$250.00) per month from July 1, 1985 through September 30, 1985; Five Hundred Dollars (\$500.00) per month from October 1, 1985 through September 30, 1988; and for the remainder of the first ten (10) Year period, the rental shall be Five Hundred Dollars (\$500.00) per month plus the National Cost of Living Increase as reported on an annual calendar year basis, provided however, that in each of the remaining years of the first Ten (10) Year period, the rental will reflect the prior years National Cost of Living Increase as reported on an annual calendar year basis; provided further however, that Three (3) Months prior to the expiration of the first Ten (10) Year Period, the lessee and the City of Providence shall negotiate the rental price and conditions for the next Five (5) Year period; provided further that Three (3) Months prior to the expiration of the aforementioned Five (5) Year Period, the lessee and the City of Providence shall negotiate the rental and conditions for the last Five (5) Year Period of the lease.

A true copy,

Attest:

Rose M. Mendonca

Rose M. Mendonca,
City Clerk

100.010

Revised December 20, 1984.

Mathewson St.

Property Line

PROVIDENCE R.
CITY ENGINEERING OFFICE
CITY PROPERTY SECTION
Plot No. 064311
Date December 5, 1984

Notes:

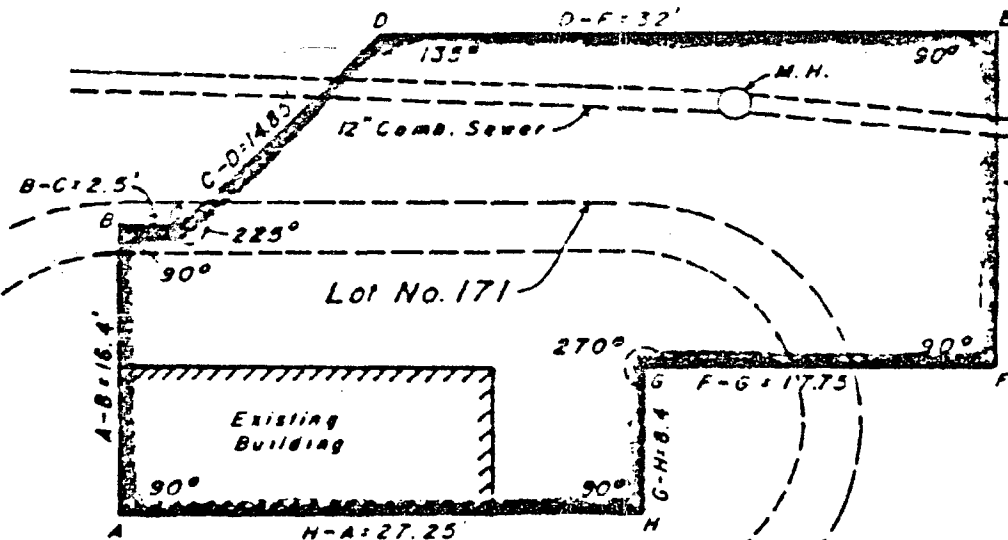
Shaded Area (A-B-C-D-E-F-G-H-A) Indicates Proposed Lease.

Said Area Contains 980 Sq. Ft.

Lot No. 171 Platted From Best Available Data.

Full Sewer Easement Will be Required.

Outer Dashed Line Indicates Lot No. 171



CITY OF PROVIDENCE, R. I.
Public Works Dept. Engineering Office
Showing Proposed Lease of Lot 171
A.P. 20
Drawn by J.A.M. Checked by R.J.D.
Scale NAT. 1/2\"/>

Lot Number From Assessor's Plat 20

Weybosset St.

No. 678

Reviewed December 20, 1984

No 146 Approved: March 15, 1985

Mathewson St.

Property Line

PROVIDENCE R.
CITY ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. 064311
Date December 5, 1984

Notes:

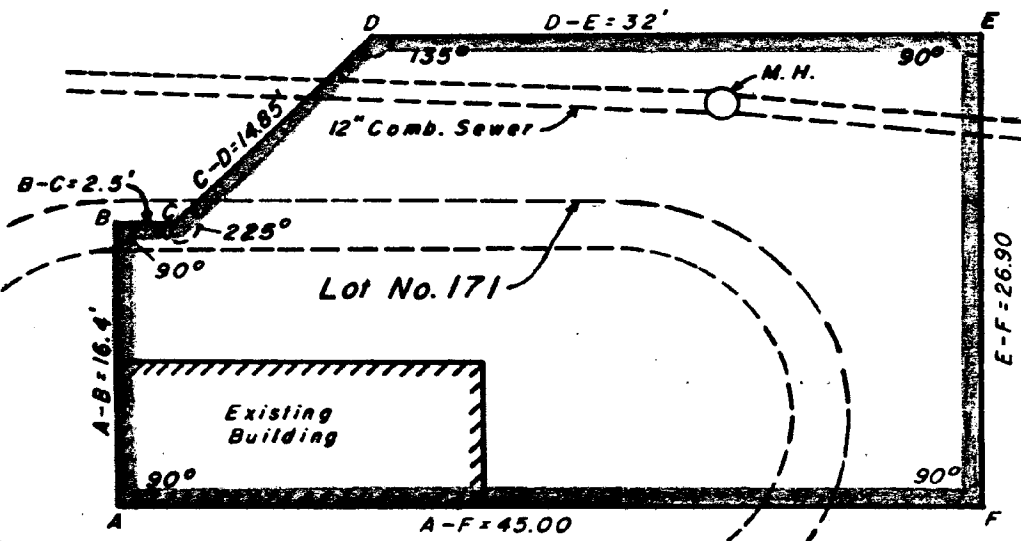
Shaded Area (A-B-C-D-E-F-A) Indicates Proposed Lease

Said Area Contains 1129.1 Sq. Ft.

Lot No. 171 Platted From Best Available Data.

Full Sewer Easement Will be Required.

Outer Dashed Line Indicates Lot No. 171



Revised - Feb. 28, 1985

CITY OF PROVIDENCE, R. I.
Public Works Dep. Engineering Office
Showing Proposed Lease of Lot 171
A.P. 20
Drawn by J.A.M. Checked by R.J.O.
Scale Not To Scale Date 12-5-84
Approved: [Signature] Associate Engr.
[Signature] CHIEF ENGINEER

Lot Number From Assessor's Plat 20

Weybosset St.

Rose M. Mendonca
City Clerk

Clerk of Council

Clerk of Committees



Michael R. Clement
First Deputy

Grace Nobrega
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

May 12, 1987

Mr. Martin M. Temkin
Temkin & Miller, Ltd.
1400 Turks Head Place
Providence, R. I. 02904

Dear Mr. Temkin:

Enclosed is a certified copy of Resolution No. 288,
effective April 26, 1987, the same being self-explanatory.

Will you kindly communicate with the City Solicitor's
Office to execute lease.

Very truly yours,

Rose M. Mendonca
City Clerk

RMM/bp

Enc.