

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 696

Approved December 24, 1985

WHEREAS, The former Willow Street School located at 99 Willow Street has ceased to be utilized for public purposes, and

WHEREAS, Said school is situated on Lot 170, as set out and delineated on City Assessor's Plat 35, consisting of approximately 18,323 square feet of land, more or less, and

WHEREAS, The City of Providence wishes to divest itself of the former Willow Street School,

NOW, THEREFORE, BE IT RESOLVED, That His Honor the Mayor is hereby authorized to execute a Purchase and Sales Agreement, deed and other necessary documents for the amount of Twelve Thousand (\$12,000.00) Dollars to R.E.I. Inc., 9 Putnam Avenue, Johnston, Rhode Island 02919, in order to effect a conveyance of said school upon such terms and conditions established by the Committee on City Property of the City Council, which shall be incorporated into any deed, agreement, or other documents transferring the premises and agreed upon by the parties.

IN CITY COUNCIL
DEC 19 1985
READ AND PASSED

Richard W. E. [Signature]
Rem. Mendonca CLERK

APPROVED
DEC 24 1985
[Signature]
MAYOR

**THE COMMITTEE ON
CITY PROPERTY**

**Approves Passage of
The Within Resolution**

Rose M. Mendonca
Chairman

October 4, 1985

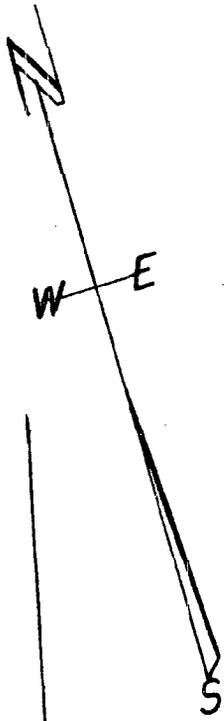
No. 696 Approved December 24, 1985

Notes:

Cross-Hatched Area (A-B-C-D-A)
Indicates Proposed Sale

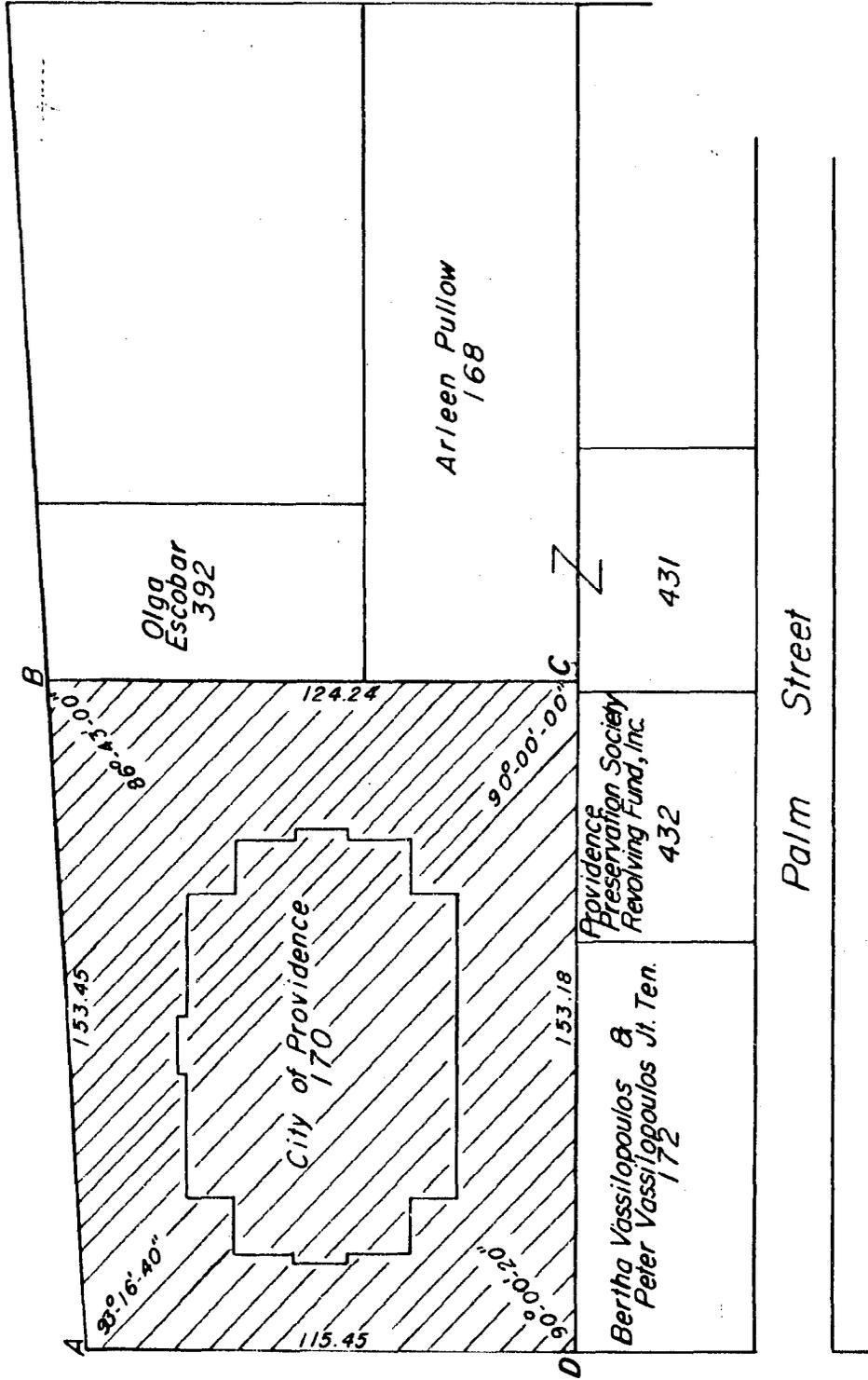
Said Area Contains 18,359 ± Sq. Ft.

PROVIDENCE
DEPT. ENGINEERING OFFICE
CITY PROPERTY SECTION
File No 064336
Date November 22, 1985



Oak Street

Messer Street



Palm Street

Willow Street

CITY OF PROVIDENCE, R. I.	
Public Works Dept. - Engineering Office	
Showing Proposed Sale	
Drawn by J.W.B.	Checked by R.J.L.
Scale 40' = 1"	Date 11-22-85
Corrected by P. [Signature]	Associate Eng.
Approved	

Lot Numbers From Assessors Plat 35

R.E.I., Inc.

9 PUTNAM AVE. • TEL. 231-2030 • JOHNSTON, R.I. 02919

September 24, 1985

Mr. Andrew Annaldo
Chairman City Council Properties Commission
City Hall
Providence, R.I. 02903

Dear Chairman Annaldo:

Enclosed please find our offer to purchase the Willow Street School for \$12,000. In accordance with the procedure enclosed also is our check in the amount of \$1,200., which is equal to the 10% of the bid price.

It is the intention of R.E.I., Inc. to develop the school into 8-12 townhouse type apartments. Rents should range between \$550.-\$650. per month.

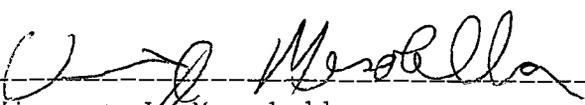
We have appeared before the Project Area Committee and we believe they are supportive of our proposal. Further I personally have discussed our intentions with Mr. Clark Schoettle of the Providence Preservation Society and I believe he is also supportive of our proposal.

Also enclosed is a letter of interest to Mr. William Floriani expressing our interest in surrounding P.R.A. property. This letter also indicates the methods being considered to finance such a venture. In addition to the financing vehicles being explored for development of P.R.A. property, we expect and believe we will receive certain "revolving fund" monies from the Providence Preservation Society.

We would appreciate the opportunity to appear before the Property Committee at your October meeting for consideration of our proposal as we would expect to start this project before the close of 1985.

Sincerely,
R.E.I., Inc.

By


Vincent J. Mesolella

R.E.I., Inc.

9 PUTNAM AVE. •

TEL. 231-2030 •

JOHNSTON, R.I. 02919

September 24, 1985

William Floriani
Providence Redevelopment Agency
55 Eddy Street
Providence, R.I. 02903

Dear Bill:

In reference to our conversation of 9/23/85 please be advised that R.E.I. Inc. continues to have a serious interest in the Willow Street parcels, namely 3-31B and 2-30. R.E.I. Inc. consequently would appreciate the opportunity to appear before the P.R.A. to present a proposal for the development of the aforementioned properties.

With reference to the nature of the proposed development and financing of such, it is expected that 20 units of townhouse condominiums be built in the following unit mix, Oak Street - 5 units 2 bedroom, Sycamore 8 units, 5-2 bedroom and 3-3 bedroom, Willow street 7 units, 5-2 bedroom and 2-3 bedroom, selling prices are expected to be between \$55,000 and \$63,000.

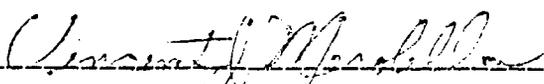
Financing arrangements may involve a number of different vehicles. Certainly it is expected that a direct cash contribution from R.E.I. Inc. as seed money will be made to begin the project while avenues for additional financing is secured. Among options being considered are the H.U.D ownership program, the RIHMFC conventional housing program, a consortium of private interest and conventional bank financing.

We would be happy to elaborate on each of these options when we appear before the agency.

Please advise as to whether we will be afforded the opportunity to be heard at your October meeting.

Sincerely,
R.E.I., Inc.

By


Vincent J. Mesolella

EDMUND M. MAURO, JR.
Chairman

JOSEPH MOLLICONE, SR.
Vice Chairman

LESLIE A. GARDNER

JOSEPH M. CERILLI

ALBERT E. CARRINGTON

THOMAS M. GLAVIN

DAVID G. DILLON

STANLEY BERNSTEIN
*Executive Director
and Secretary*

MAYOR JOSEPH R. PAOLINO, JR.
Ex-Officio



PROVIDENCE REDEVELOPMENT AGENCY

November 18, 1985

Councilman Andrew J. Annaldo
Chairman, City Property Committee
c/o City Clerk's Office
City Hall
Providence, RI 02903-1789

RE: Former Willow Street School and
Providence Redevelopment Agency Parcels 3-31B and 2-30

Dear Councilman Annaldo:

The Providence Redevelopment Agency at its November 12, 1985 meeting was apprised that the four (4) proposals received for the purchase of the above referred to parcels had been transmitted to the West Broadway Project Area Committee (PAC) for review and comment, and that the PAC had recommended approval of the proposal submitted by R.E.I., Inc. to rehabilitate the former Willow Street School with eight to twelve (8-12) townhouse type apartments and the Providence Redevelopment Agency Parcels 3-31B and 2-30 with twenty (20) residential condominium units.

The staff of the Department of Planning and Development supported the recommendation of the Project Area Committee, and the PRA approved R.E.I., Inc. as the developer of Parcels 3-31B and 2-30, subject to the City Property Committee's acceptance of that developer's proposal for the development of the former Willow Street School and subject to the receipt of an acceptable Offer to Purchase, which includes a good faith deposit and a time schedule for the provision of plans, financial commitment, taking of title, and start and completion of construction.

In summary, the Agency and the PAC supports the R.E.I., Inc. proposal as a package of the school and its two (2) parcels for residential development, and it is respectfully requested that the City Property Committee hold a meeting at an early date.

Sincerely yours,


Stanley Bernstein
Executive Director

SB:MJD

FILED

Nov 29 9 34 AM '85

DEPT. OF SOCIAL SERVICES
PROVIDENCE, R.I.

THEODORE C. LITTLER
CITY ASSESSOR



JOSEPH R PAOLINO JR
~~VINCENT A. CIANCI JR~~
MAYOR

FINANCE DEPARTMENT
CITY ASSESSOR

MEMORANDUM

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

FROM: Theodore C. Littler, City Assessor

DATE: September 4, 1984

RE: Request for Appraised Valuation
Willow Street School

The Willow Street School is located at 99 Willow Street, assessor's plat 35, lot 170, and located in a R-4 zone. The school was erected in 1873 and since its closing has been extensively vandalized.

The masonry building is 2½ stories with basement with a ground floor area of 5,068 and a total sq. ft. of building space of 15,204 sq. ft.

The is rectangular in shape containing approximately 18,323 sq. ft.

Attached are copies of the assessors plat map showing the subject area along with a recent Providence Journal article, July 5, 1984, regarding the school project.

Based on its size, shape, zoning, condition and location, it is my opinion that the subject property has an appraised value of approximately Ten Thousand Nine Hundred Dollars (\$10,900.00).

attachments
ads

FILED

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DEPT. OF CITY CLERK
PROVIDENCE, R.I.

By **THOMAS J. MORGAN**
Journal-Bulletin Staff Writer

PROVIDENCE — Preservationists are working to restore the vacant Willow Street School near the Cranston Street Armory, and they hope to find a developer who will convert it into apartments or professional offices.

Money for the project has been put up through the revolving fund of the Providence Preservation Society. Clark Schoettle, director of the fund, said the Rhode Island Historical Preservation Commission has contributed money to repair the

Preservationists seeking developer in effort to save Willow Street School

exterior of the building, which is still owned by the city and which has been vacant for six years.

The school is listed in the National Historic Register, and Schoettle said this status confers a 25 percent tax credit for development.

The revolving fund has helped 17 other property owners in the neighborhood to restore their homes, Schoettle said, and they are interested in preventing the Willow Street School from becoming blighted.

He said youngsters got onto the

school roof recently and stole the copper flashing. Leaks developed as a result, he said, but the Preservation Society hired Wickford architect Clifford Renshaw and repaired the roof and windows.

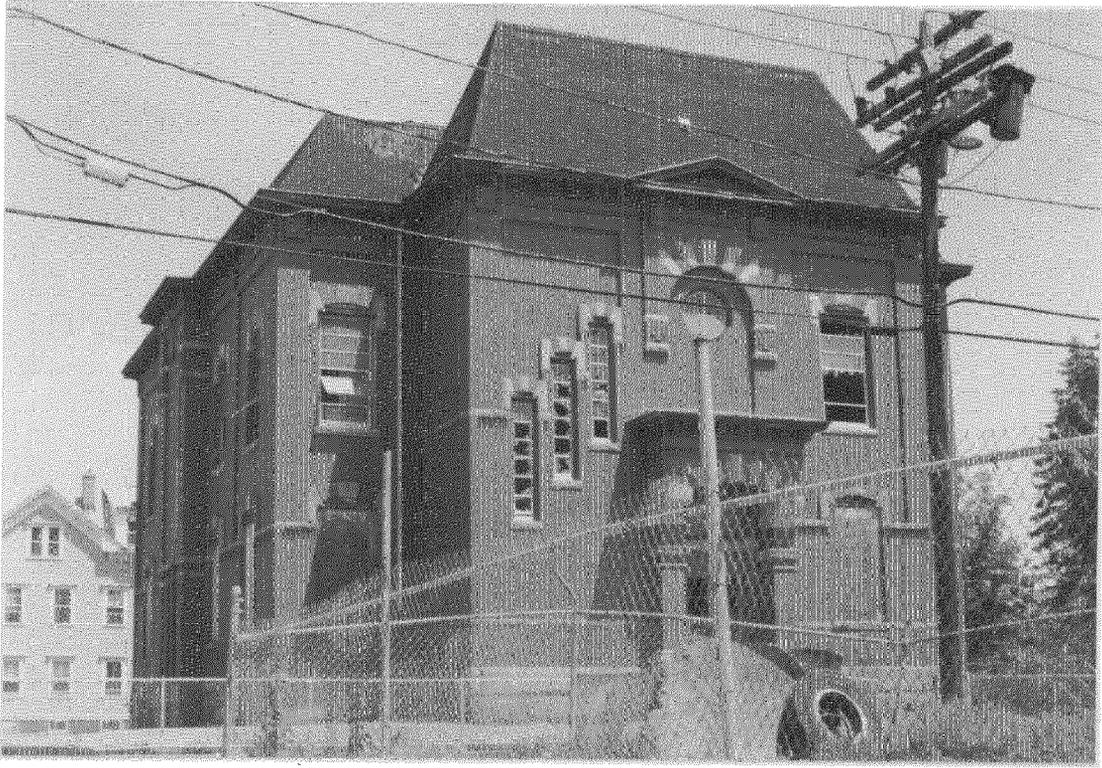
New plywood now bars entry to

the building while the preservationists line up ideas for putting the school to use.

Schoettle said the City Council's Property Committee, which has the authority to sell the building, has put it on hold at the request of the preservationists.

"This is giving us time to do a study on the uses it can be put to," said Schoettle. "The next step is to decide which programs are feasible. We are inviting developers to talk with us about their ideas. We are looking at apartments, with possible conversion to condos in five to seven years. That would be an ideal situation from the tax-credit point of view."

Schoettle said also that artists' studios or law offices would be another good idea, as would conversion to a day-care center for children or old people, or even a neighborhood health center.



WILLOW STREET SCHOOL - PHOTO - WED - 6/27/84

TLO



WILLOW STREET SCHOOL - PHOTO-WED- 6/27/84

TC

R.E.I., Inc.

9 PUTNAM AVE. • TEL. 231-2030 • JOHNSTON, R.I. 02919

September 13, 1985

Mr. Andrew Annaldo
Chairman City Council Properties Commission
City Hall
Providence, Rhode Island 02903

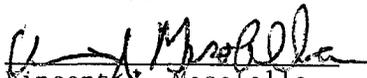
Dear Chairman Annaldo:

This letter is to inform you that R.E.I. has a very serious interest in the Willow Street School Property. We have reviewed the proposal previously submitted by Blydenburgh Design Development Group, Inc. on March 27, 1985, and believe it to have some merit. However, the financing arrangement contained in the proposal seem somewhat vague and the development cost seem high.

R.E.I. would investigate any low interest financing vehicles which may be available, but may be prepared to use conventional financing methods along with private contributions. R.E.I. would probably make some changes in the unit mix.

R.E.I. would appreciate the opportunity to appear before your committee in the hopes that we would be selected as the developer to restore this historic property.

Sincerely,


Vincent S. Mesolella

VJM/dea

FILED

SEP 16 2 47 PM '05

DEPT. OF SOCIAL SERVICES
PROVIDENCE, R.I.

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

January 3, 1986

R.E.I. Inc.
9 Putnam Avenue
Johnston, RI 02919

Dear Mr. Mesolella,

Enclosed is a certified copy of Resolution No. 696,
approved December 24, 1985, the same being self-explanatory.

Will you kindly communicate with the City Solicitor's
Office so that the deed of conveyance for said land may be
executed.

Very truly yours,

Rose M. Mendonca,
City Clerk

RMM/jma
Enclosure