

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

*Rescinded by  
Resolution No. 97  
Approved: Feb. 10, 1984*

# RESOLUTION OF THE CITY COUNCIL

No. 2

Approved January 15, 1982

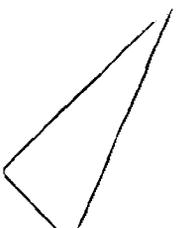
RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a deed of conveyance to Project Persona, 160 Broad Street, Providence, Rhode Island, 02903, of that certain lot or parcel of land with all buildings and improvements thereon, known as the former Lexington Avenue School, situated at 51 Lexington Avenue, said parcel being Lot 54, on City Assessor's Plat 52, containing approximately 24,000 square feet of land, more or less, for the sum of Ten Thousand Dollars (\$10,000.00), under such terms and conditions as may be provided for by His Honor the Mayor and the City Solicitor.

IN CITY COUNCIL  
JAN 7 1982  
READ AND PASSED

*Louis Stewart* PRES.  
*Rose M. Menlowe* CLERK

APPROVED  
*Vincent D. Cianci*  
MAYOR

JAN 15 1982



THE COMMITTEE ON  
CITY PROPERTY

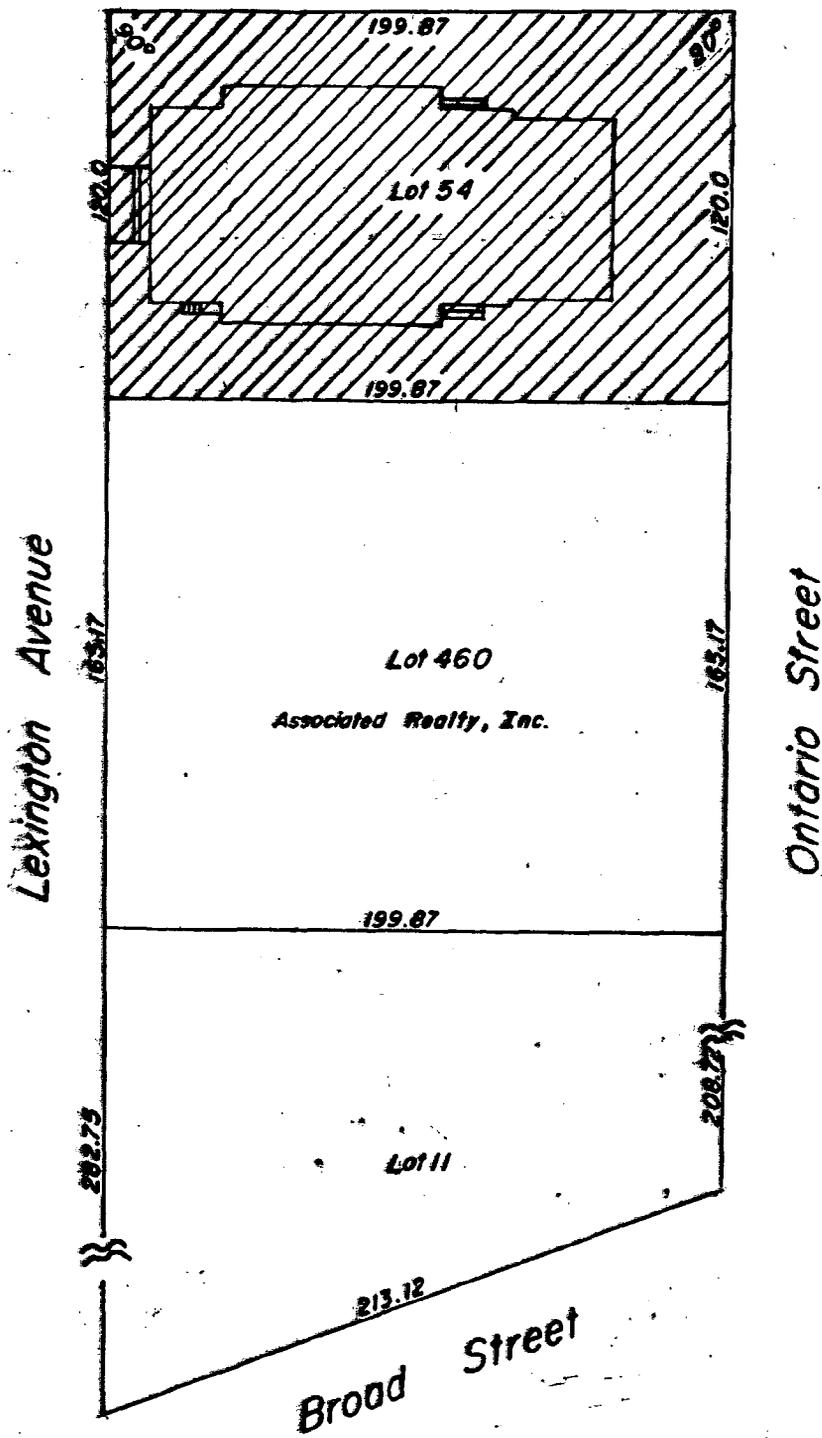
Approves Passage of  
The Within Resolution

*Rose M. Menduca*  
Clerk Chairman

December 14, 1987

PROVIDENCE R. I.  
 P. W. DEPT. - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plot No. 064168  
 Date December 10, 1981

Niagara Street



Note:

Cross-Hatched Area  
 Indicates Proposed Sale

Lot Numbers From Assessor's Plat 52

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. Engineering Office  
 Showing Proposed Sale Lot 54  
 Drawn by J.T.M. Checked by R.L.R.  
 Scale 1"=60' Date 12-10-81  
 Corrected by [Signature] Associate Eng.  
 Approved [Signature] CHIEF ENGINEER

January 20, 1982

William Shuey, Executive Director  
Project Persona  
460 Broad Street  
Providence, Rhode Island 02903

Dear Mr. Shuey,

Enclosed is certified copy of Resolution No. 2, approved January 15, 1982, the same being self-explanatory.

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

Very truly yours,

Rose M. Mendonca,  
City Clerk.

RMM/jma  
Enclosure

# Project Persona

160 Broad Street  
Providence, Rhode Island 02903

(401) 831-1460

October 23, 1981

Councilman Harry Johnson  
Public Properties Committee  
City Hall  
Providence, RI 02903

Handwritten initials "HJ" circled in a hand-drawn oval.

Handwritten number "107" with a checkmark.

Dear Councilman Johnson:

After a phone conversation with you yesterday, I learned that your committee oversees the disposition of several empty school buildings no longer used by the School Department. Project Persona is especially interested in the Lexington Avenue School.

As the Director of Project Persona, a community based private non-profit educational agency that has worked closely with Providence's Hispanic community since 1970 and more recently with its Indochinese community, I can say that our Board of Directors is very interested in several of the now-vacant school buildings. Our present location, the Central YMCA on 160 Broad Street, is no longer large enough for us to serve the numbers of non and limited English-speaking people now enrolled at Project Persona (500 adults/week attend English classes at the Project from 8-20 hrs/week; our hours of operation are 8 a.m. to 9:30 p.m.) Numerous social and counselling activities also take place.

We enjoy a good reputation in both the Hispanic and the Indochinese communities of the city and are unique in having a Board of Directors that consists almost entirely of Spanish-speakers. (Please see the attached list of our Board).

Financial support for Project Persona is varied and solid. We rely on the United Way for some core services (\$40,000/yr.) and have also been able to obtain, and are now obtaining operating revenue (primarily to pay teachers and rent) from Pro Cap (\$20,000 - \$40,000/yr.), Providence CETA (\$50 - \$100,000/yr.), the State Office of Refugee Resettlement (\$200,000/yr in 1981 and 1982) and various foundations. As Executive Director since January, 1980, I feel we are in a good position to stay in business for some time to come --current federal social service cutbacks notwithstanding. Enclosed is our most recent audit.

As for the Lexington Avenue School, my staff and I looked at it on Monday, October 19. We were distressed to find that vandals had begun getting into the building by breaking windows and breaking down the front door and were beginning to strip the plumbing. Although the school has been vacant since June, this destruction has apparently only been going on for two weeks (according to the man from the Public Properties Division who showed us the building). Already considerable damage has been done, and I have called Mr. De Conti to urge that the windows be boarded wherever the fire escape permits easy access. I personally feel that anyone who takes over the School would have to spend a minimum of \$10,000 to deal with the damage that the vandals have already done.

We would be prepared to spend several thousand dollars on the building in exchange for a dollar-a-year lease; however, we wouldn't be able to actually occupy it until April of 1982. We could, however, go in immediately and secure the place for the winter, if the city were willing to board the building up.

Our plans for the building ultimately involve turning over (renting possibly) parts of it to non-English speaking businessmen for commercial use as well as operating our school and possibly leasing or donating space to other non-profit groups.

Our staff (numbering 40 people, 12 of whom are Hmong, Lao, Hispanic or Cambodian) as well as our Board is enthusiastic about what we are doing in the community now and this building represents another focal point for energetic and talented groups of people with very close ties to the Elmwood community.

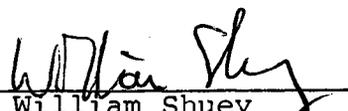
We would appreciate the opportunity to make our case before your committee before the building is vandalized beyond repair and before the harsh weather sets in, what's left of the pipes begin to freeze, and the broken windows let in the snow and rain. We feel that time is of the essence at this point.

The City's desire to make some quick (and I admit it, badly needed) tax dollars on this building should be subordinated to the long term interests of the Elmwood neighborhood. As an institution 90% of whose clientele live in Elmwood, the West End and South Providence, we are committed to the rebirth of these neighborhoods. Please give us a chance to make a positive contribution.

Sincerely,

---

Rev. Francisco Litardo  
President of the Board of  
Directors



---

William Shuey  
Executive Director

# Project Persona

160 Broad Street  
Providence, Rhode Island 02903

(401) 831-1460

October 23, 1981

Councilman Harry Johnson  
Public Properties Committee  
City Hall  
Providence, RI 02903

Dear Councilman Johnson:

After a phone conversation with you yesterday, I learned that your committee oversees the disposition of several empty school buildings no longer used by the School Department. Project Persona is especially interested in the Lexington Avenue School.

As the Director of Project Persona, a community based private non-profit educational agency that has worked closely with Providence's Hispanic community since 1970 and more recently with its Indochinese community, I can say that our Board of Directors is very interested in several of the now-vacant school buildings. Our present location, the Central YMCA on 160 Broad Street, is no longer large enough for us to serve the numbers of non and limited English-speaking people now enrolled at Project Persona (500 adults/week attend English classes at the Project from 8-20 hrs/week; our hours of operation are 8 a.m. to 9:30 p.m.). Numerous social and counselling activities also take place.

We enjoy a good reputation in both the Hispanic and the Indochinese communities of the city and are unique in having a Board of Directors that consists almost entirely of Spanish-speakers. (Please see the attached list of our Board).

Financial support for Project Persona is varied and solid. We rely on the United Way for some core services (\$40,000/yr.) and have also been able to obtain, and are now obtaining operating revenue (primarily to pay teachers and rent) from Pro Cap (\$20,000 - \$40,000/yr.), Providence CETA (\$50 - 100,000/yr.), the State Office of Refugee Resettlement (\$200,000/yr. in 1981 and 1982) and various foundations. As Executive Director since January, 1980, I feel we are in a good position to stay in business for some time to come --current federal social service cutbacks notwithstanding. Enclosed is our most recent audit.

As for the Lexington Avenue School, my staff and I looked at it on Monday, October 19. We were distressed to find that vandals had begun getting into the building by breaking windows and breaking down the front door and were beginning to strip the plumbing. Although the school has been vacant since June, this destruction has apparently only been going on for two weeks (according to the man from the Public Properties Division who showed us the building). Already considerable damage has been done, and I have called Mr. De Conti to urge that the windows be boarded wherever the fire escape permits easy access. I personally feel that anyone who takes over the School would have to spend a minimum of \$10,000 to deal with the damage that the vandals have already done.

We would be prepared to spend several thousand dollars on the building in exchange for a dollar-a-year lease; however, we wouldn't be able to actually occupy it until April of 1982. We could, however, go in immediately and secure the place for the winter, if the city were willing to board the building up.

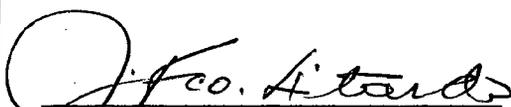
Our plans for the building ultimately involve turning over (renting possibly) parts of it to non-English speaking businessmen for commercial use as well as operating our school and possibly leasing or donating space to other non-profit groups.

Our staff (numbering 40 people, 12 of whom are Hmong, Lao, Hispanic or Cambodian) as well as our Board is enthusiastic about what we are doing in the community now and this building represents another focal point for energetic and talented groups of people with very close ties to the Elmwood Community.

We would appreciate the opportunity to make our case before your committee before the building is vandalized beyond repair and before the harsh weather sets in, what's left of the pipes begin to freeze, and the broken windows let in the snow and rain. We feel that time is of the essence at this point.

The city's desire to make some quick (and I admit it, badly needed) tax dollars on this building should be subordinated to the long term interests of the Elmwood neighborhood. As an institution 90% of whose clientele live in Elmwood, the West End and South Providence, we are committed to the re-birth of these neighborhoods. Please give us a chance to make a positive contribution.

Sincerely,

  
Rev. Francisco Litardo  
President of the Board of  
Directors

  
William Shuey  
Executive Director

AB  
Enclosures

BOARD OF DIRECTORS OF PROJECT PERSONA

<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>PHONE</u>
Francisco Litardo President	Calvary Baptist Church 747 Broad Street Providence, RI 02907	461-7507
Miguel Muñoz Vice President	48 Wilson Street Providence, RI 02907	273-9227
Johannes Jespersen Treasurer	20 Benefit Street Providence, RI 02906	274-5532 (H) 333-7218 (B)
Maria Luisa Vallejo Secretary	New England Bilingual Education Service Center 345 Blackstone Blvd. Providence, RI 02906	274-9548
José Guzman	24 Pennsylvania Ave. Providence, RI 02905	785-9610
Huu Ba Trinh	59 Wesleyan Avenue Providence, RI 02907	421-4321
Monica Abreu	55 Gallatin Street Providence, RI 02907	
Ana Carreras	25 Stanwood Street Providence, RI 02907	
Rafael Dominguez	95 Congress Avenue Providence, RI 02907	461-8647
Ana Morillo	132 Lenox Avenue Providence, RI 02907	941-7094
Clara Ramos	185 Lester Street Providence, RI 02907	272-6290

## BORAD OF DIRECTORS OF PROJECT PERSONA

<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>PHONE</u>
Ger Xiong	OIC of Rhode Island 1 Hilton Street Providence, RI 02905	272-4400
Glynis Ramos	1600 Old River Road Manville, RI 02838	333-2841 (H)
	Rhode Island Dept. of Education Office for Civil Rights Rm B-11A 22 Hayes Street Providence, RI 02908	277-2648 (B)
Mario Peña	Modern School 150 Washington Street Providence, RI 02903	
Hang Sy	56 Hamilton Street Providence, RI 02907	273-1785 (H)
Anne Maxwell	Rhode Island Hospital Trust National BK. One Hospital Trust Plaza Providence, RI 02903	278-7821 (B)

**FILED**

**OCT 26 11 22 AM '81**

**DEPT. OF CITY CLERK  
PROVIDENCE, R.I.**