

RESOLUTION OF THE CITY COUNCIL

No. 169

Approved March 11, 2011

IT IS HEREBY RESOLVED, That His Honor, the Mayor, is authorized to grant an easement on a portion of Briggs Street off Eddy Street in the City of Providence to MSC Realty, Inc. and Meeting Street (Meeting Street). Said easement shall be granted specifically upon the following provisions:

1. Said easement shall be utilized only for the installation and maintenance of a concrete pad, ten feet square, on which a work shed will be erected to house the shut-off valve for an extension of an existing water line on Briggs Street. The shed will also house the required water cannon and related equipment for the maintenance of a youth soccer field. The easement includes the right of access to the shed to allow for the maintenance and upkeep of the soccer field, water/irrigation infrastructure, and the shed itself. Said easement shall not exceed the area of three hundred square feet, plus or minus, as shown by the cross-hatched area (A-B-C-D-A) indicated on Street Line Section Plan No. 064825, dated April 22, 2010.

2. Said easement shall be deemed to run with the land and shall operate against any successors in title and the easement or a memorandum of same shall be recorded by Meeting Street in the Office of Land Records for the City of Providence.

3. Said easement shall be subject to a right of reverter/right of reversion in the event that the situs of the easement is no longer utilized for the aforestated purposes.

4. Meeting Street shall execute an indemnification and hold-harmless agreement with the City of Providence. Said agreement shall be approved by the Department of Law of the City of Providence.

5. Meeting Street shall supply the City of Providence with an insurance policy naming said City of Providence, its agents, officers, servants and employees as additional-named insureds in a sum not less than one hundred thousand dollars (\$100,000.00) which policy shall be approved by the Department of Law of the City of Providence.

6. In the event that the City of Providence or its designee shall, for any public purpose, require the extinguishment of the easement granted herein, upon the ninety (90) days notice, Meeting Street shall, at its own expense, and without claim against the City, its officers, servants or employees, for any damages whatsoever, remove said improvements to the easement area.

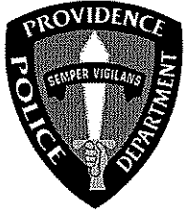
7. The City explicitly waives any fee for this easement, which is designed for the revitalization of the community.

8. Such other terms and conditions as may be reflected in the record and minutes of the City Council Committee on Public Works and/or as may be deemed appropriate by the Mayor or the Department of Law.

IN CITY COUNCIL
MAR - 3 2011
READ AND PASSED

[Signature]
PRES.
[Signature]
CLERK

APPROVED
[Signature]
3-11-11
MAYOR



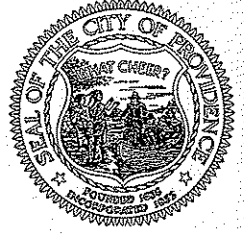
PROVIDENCE POLICE DEPARTMENT

Colonel Dean M. Esserman

Chief of Police

TRAFFIC/PARKING ENFORCEMENT

Sergeant Paul F. Zienowicz, Commanding



1-31-11

To: Sheri Petronio, City Clerks Office
From: Sgt. Paul Zienowicz, Traffic Services
Subject: Briggs St

Dear Ms. Petronio,

I have reviewed the area in reference to the easement of Briggs street abutting Assessor's Plat 47, Lots 833 and 809 for the purpose of irrigation of the soccer field. The area in question is of no use as it relates to traffic in the area.

At this time, the Providence Police Department has no objections to the easement of this property to Meeting St.

Respectfully,

Sgt. Paul Zienowicz

Angel Taveras
Mayor

Steven M. Pare
Commissioner of
Public Safety



George S. Farrell
Chief of Department

Thomas N. Warren
Assistant Chief of Department

Department of Public Safety, Fire Department
"Moving Providence Forward"

January 31, 2011

Office of the City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: Easement to a Portion of Briggs Street

Ms. Anna Stetson:

The Providence Fire Department has reviewed the Petition to the City Council by Meeting Street (MSC Reality, Inc.) to install a concrete pad and work shed on a portion of Briggs Street.

The Providence Fire Department has no objection to granting this easement.

Yours truly,

Thomas N. Warren
Assistant Chief of Department



Department of Public Works
Engineering Division

David N. D'Amico, Mayor | William C. Bombard PE, Chief Engineer | Paul J. Thomas, Director

April 28, 2010

Honorable Leon F. Tejada
Chairman of the Public Works Committee
Providence City Council-City Hall
Providence, R.I. 02903

RE: Proposed Easement on a Portion of Briggs St.

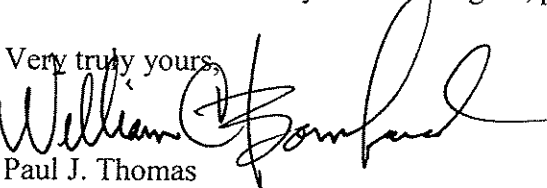

Dear Councilman Tejada:

This department has no objection to the proposed easement on a portion of Briggs St. in conjunction with the attached plan, entitled "Prov., R.I.-P.W. Dept- Engineering Office, Street Line Section, Plan No. 064825. Area of easement is designated as (A-B-C-D-A) on the accompanying plan.

No sewer easement required.
Total square footage equals 300 square feet. (+)
See accompanying plan for plat and lot numbers.

If we can further assist you in this regard, please advise.

Very truly yours,


for  Paul J. Thomas
Director

cc: Ann Stetson-City Clerk
BB, AZ-DPW
A. Southgate, Esq.- Law Dept.
T. Deller- Planning
J. Gelati- Tax Assessors

PROVIDENCE THE CREATIVE CAPITAL

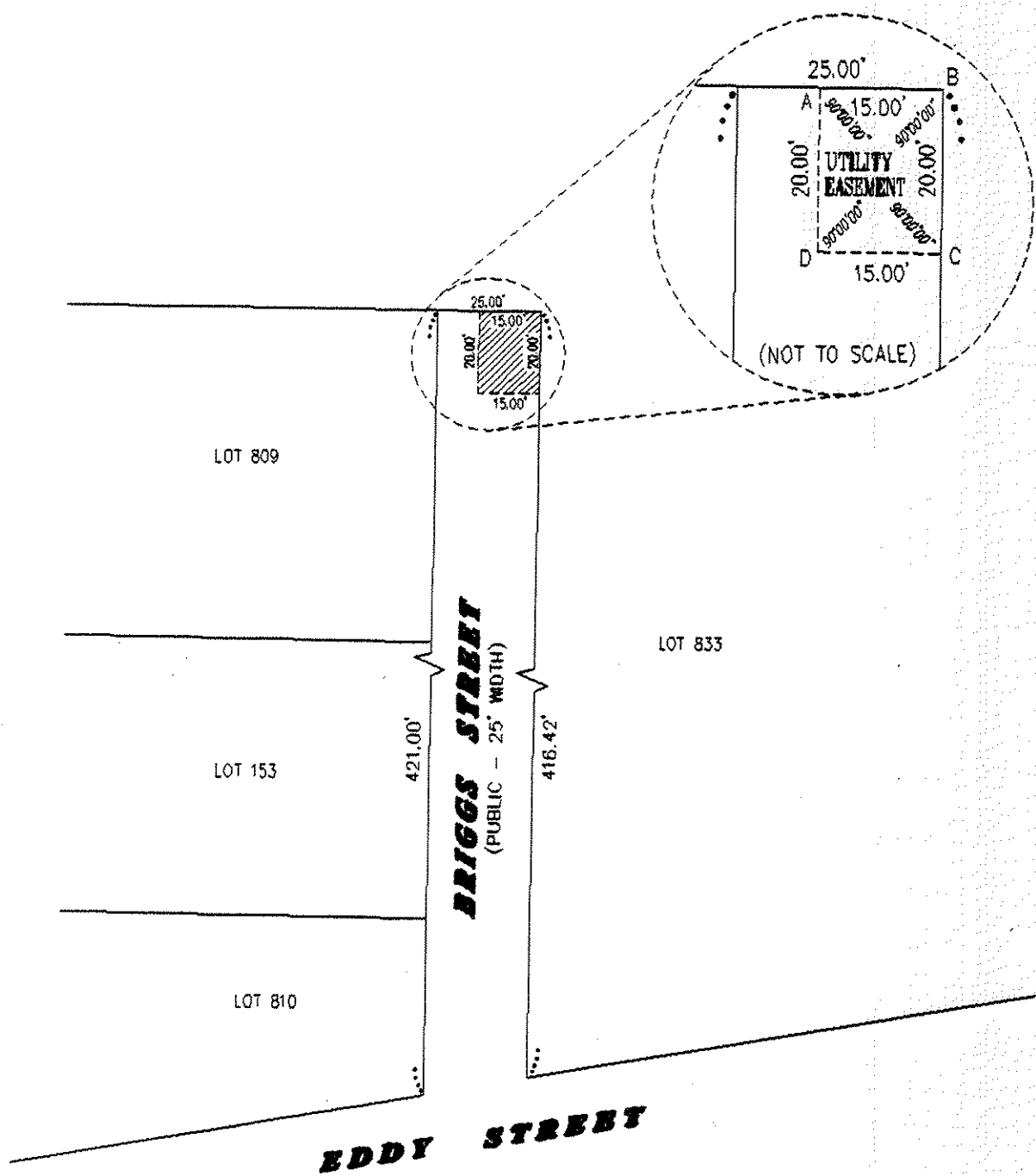
700 Ailens Avenue | Providence, Rhode Island 02905 | 401 467 7950 OFFICE | 401 941 2567 FAX
www.providenceri.com



PROVIDENCE, R.I.
P.W.DEPT. • ENGINEERING OFFICE
STREET LINE SECTION

Plan No. **064825**
Date **April 22, 2010**

LOT 833



NOTES: Cross-Hatched area (A-B-C-D-A) indicates Utility Easement
No sewer easement required
Total square footage = 300.00

Lot numbers taken from A.P.47

CITY OF PROVIDENCE, R.I.
Public Works Dept. • Engineering Office

Showing Water Utility Easement over
a portion of Briggs Street

Drawn by _____ Checked by _____
Scale 1" = 40' Date 04-22-2010
Correct _____ Associate Engr.
Approved William C. [Signature]
CITY ENGINEER



ANDOLFO APPRAISAL ASSOCIATES, INC.

REAL ESTATE APPRAISERS AND CONSULTANTS

THE BUSH BUILDING

216 WEYBOSSET STREET • PROVIDENCE • RHODE ISLAND 02903

(401) 273-8989 • FAX (401) 273-2510

February 1, 2011

Ms. Maryann Ferri
Acting Tax Assessor
City of Providence
25 Dorrance Street
Providence, Rhode Island 02903

Re: Proposed easement of a portion Briggs Street

Dear Ms. Ferri:

Pursuant to your request, we have personally inspected the real estate located on Briggs Street, otherwise designated Assessor's Plat 47 as it intersects with Eddy Street in the Lower South Providence neighborhood of Providence.

The proposed easement contains 100 square feet and in general measures 10 feet by 10 feet. The parcel is zoned R-3 residential. The City's Department of Public Works has no objection to this request; however, they are requiring a Class 1 survey for recording purposes prior to conveyance, and the easement will be recorded.

We have taken into account a number of factors in arriving at the fair market value of the site. Notably, the petitioner will gain full use of the site for either commercial or institutional use.

The highest and best use of the site would be for commercial or institutional use given the close proximity to the Eddy Street commercial corridor. The petitioner will be constructing a permanent structure on the site (a shed) to house a water cannon and shut-off valve in order to bring water irrigation service to Meeting Street School's Southside Soccer Field.

Based upon an analysis of comparable land sales as contained within the office files of Andolfo Appraisal Associates, Inc., a fee value of \$9.00 per square foot was estimated.

ANDOLFO APPRAISAL ASSOCIATES, INC.

Ms. Maryann Ferri
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Therefore, 100 square feet x \$9.00 per square foot = \$900 estimated "as is" fee simple market value.

Respectfully submitted,

ANDOLFO APPRAISAL ASSOCIATES, INC.

William G. Floriani (fud)

William G. Floriani
Certified Residential Appraiser

Thomas S. Andolfo, MAI

Thomas S. Andolfo, MAI
Certified General Appraiser

WGF:TSA/fad



Department of Planning and Development
David N. Crivello, Mayor | Thomas E. Deller, AICP, Director

Honorable Leon F. Tejada, Chair
Committee on Public Works
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Anna Stetson, City Clerk

November 17, 2010

Re: CPC Referral No. 3324: Petition for an easement on Briggs Street

Dear Councilman Tejada:

The Department of Planning and Development (DPD) has reviewed the request of MSC Realty and has no objections to granting the requested easement on a portion of Briggs Street. The applicant intends to install a concrete pad for construction of a shed that will house a valve to provide irrigation to the adjacent soccer field. The DPD has determined that the request does not warrant City Plan Commission (CPC) review. The petition and plan provided by the applicant are consistent with the Zoning Ordinance and Comprehensive Plan. The DPD recommends that this request for an easement be approved.

Sincerely,

Choyon Manjrekar
Planner

Cc: John Kelly, President and CEO, Meeting Street

PROVIDENCE THE CREATIVE CAPITAL

400 Westminster Street | Providence, Rhode Island 02903 | 401.351.4300 OFFICE | 401.351.9533 FAX
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