

DEPARTMENT OF CITY CLERK

CITY HALL

MAY 6, 1986

The Committee on Urban Redevelopment, Renewal and Planning meets this day in the Department of City Clerk, City Hall.

Present: Councilman Thomas F. O'Connor, Jr., Chairman, Councilmen Dillon and Pitts.

Also present are Kathleen D. Field, Associate Director of Planning, William G. Floriani, Assistant Director, Edward C. Clifton, City Solicitor and Michael R. Clement, Assistant Clerk.

RELATIVE TO AN ORDINANCE AUTHORIZING THE PROVIDENCE REDEVELOPMENT AGENCY TO CREATE A SPECIAL PROJECT AREA FOR THE PURPOSE OF ACQUIRING AND DISPOSING OF VACANT LAND WITHIN THE CITY AND PROVIDING FOR THE SYSTEMATIC FORECLOSURE OF CITY LIENS ON VACANT LAND, AS AMENDED.

Chairman O'Connor calls on Mr. Floriani, Mr. Floriani informs the members present, that he has proposed a way to sell or transfer the land over/<sup>to</sup>the abutting property owner for either side yards or parking facilities. For complete verbatim see below:

MEMORANDUM

Date: May 6, 1986  
To: FILE  
From: William G. Floriani, Assistant Director  
Re: VACANT LOT PROGRAM

After some review and considering the limited budget available to this project, equity or redemption is a time consuming and costly method of gaining clear title to the properties. The normal PRA project approach is also costly and, in my opinion, would not make a sufficient impact on the program unless it can be accomplished in the following manner.

The City Council authorizes the treasurer and collector to deed over all the tax reverted vacant land to the PRA and;

- 1) Waive all taxes owed on the property and any future taxes while in PRA ownership.
- 2) PRA would then create a city-wide redevelopment project to include all the above properties.
- 3) The PRA then could condemn all the properties in its ownership and ask the Superior Court to waive depositing any monies with the court, thus giving the PRA clear title by condemnation.

By this method the PRA would initially save depositing any money in court, the cost of appraising the property and having a title search completed until someone challenges in court his right to just compensation which is highly unlikely due to length of time the properties have remained in tax reverted status.

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If the above can be accomplished, the PRA could then dispose of the properties as outlined in the Vacant Lot Program.

Mr. Floriani further stated that many of the lots in question are those that have been abandoned by property owners who owe the city more in back property taxes than the lots are worth on the estate market and above all than have become an eyesore to the neighborhoods.

Chairman O'Connor calls on Ms. Kathy Field. Ms. Field states that this plan which would require court approval and it is the only way the city can quickly sell or give the vacant lots to neighborhood owners.

Councilman Dillon states that the plan sounds good, but a judge might not allow the city to waive the deposit payments, in which case the \$60,000.00 would not be sufficient to dispose of many lots. Councilman Dillon also stated that he would like to move to amend the Ordinance and give neighborhood groups a chance to sit down with us, in order that we may hear some of their concerns on this matter.

Chairman O'Connor states that he could go along with any plan that passes legal muster and will keep the lots out of the hands of real estate speculators, because we want to have first preference on the purchase and/or transfer of land to the homeowners. Chairman O'Connor further stated that the proposed amendment could change the current ordinance substantially, and if it does we would require two passages by the City Council, therefore I would request the City Solicitor to review this matter and report back to us as to what his findings are.

Councilman Dillon states that he would like to make a motion to amend the current ordinance. The amendment is as follows.

THE CITY COUNCIL HEREBY AUTHORIZES THE CITY TREASURER AND/OR THE CITY COLLECTOR TO TRANSFER BY DEED ALL TAX REVERTED VACANT LAND IN THEIR POSSESSION TO THE PROVIDENCE REDEVELOPMENT AGENCY FOR DISPOSITION BY THEM AS SET FORTH IN THIS ORDINANCE. ALL PRIOR AND FUTURE TAXES SHALL BE WAIVED ON ANY PROPERTIES TRANSFERRED TO THE PROVIDENCE REDEVELOPMENT AGENCY BY THE CITY WHILE THE LAND REMAINS IN THE POSSESSION OF THE PROVIDENCE REDEVELOPMENT AGENCY.

On motion of Councilman Dillon, seconded by Councilman Pitts, it is voted to amend the said Ordinance and incorporate the above said wording and refer the same to the City Council

for first passage as amended.

RELATIVE TO PETITION OF THE C.J. FOX COMPANY REQUESTING  
THE SEVEN ADDRESS ALONG FOX PLACE, FORMERLY ABORN STREET  
BE CHANGED.

On motion of Councilman Dillon, seconded by Councilman  
Pitts, it is voted to recommend passage of the said petition.

Adjournment taken at 7:57 o'clock p.m.

*Michael R. Clement*  
ASSISTANT CLERK

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