

DEPARTMENT OF CITY CLERK
CITY HALL
JANUARY 10, 1996

The Committee on City Property meets this day at 4:00 o'clock p.m.,
Committee Room "A", City Clerk's Department, City Hall.

PRESENT: Chairman Lombardi, Vice-Chairman Lombardi and Councilman
Jackson.

ABSENT: Councilman Glavin and Councilman Rollins.

(Subsequently Councilman Glavin joins the meeting)

Also present is Patricia McLaughlin, Deputy City Solicitor; Alan Sepe,
Acting Director of Public Property; Thomas Rossi, City Assessor; Stephen
O'Rourke, Executive Director, Providence Housing Authority; Christopher
Modisette, Director of Water Resources, Water Supply Board; Jackie Brosco,
Water Supply Board; Councilwoman Fargnoli; Michael R. Clement, City Clerk and
Lesley M. Skeffington, Assistant Clerk.

CHAIRMAN LOMBARDI: Are there any pending matters, Lesley?

MRS. SKEFFINGTON: I don't have any, unless Patricia does.

**CORRESPONDENCE DATED DECEMBER 7, 1995 FROM STEPHEN J.
O'ROURKE, EXECUTIVE DIRECTOR, PROVIDENCE HOUSING AUTHORITY
REGARDING THE PROPERTY LOCATED AT THE CORNER OF EATON
STREET AND ACADEMY AVENUE (675 ACADEMY AVENUE).**

CHAIRMAN LOMBARDI: We have a document that was sent on January
10, 1996 address to me.

*"Re: 673-679 Academy Avenue, Providence, RI. 02908 Plat 85 Lot 115
Dear Councilman Lombardi: Per your request, the real estate described above has
been examined for the purpose of estimating the Market Value of a fee simple
interest in the property as of 1/10/96.*

*Market Value is defined as the most probable price in terms of cash, terms
equivalent to cash, or in other precisely revealed competitive market under all
conditions requisite to a fair sale, with the buyer and seller each acting prudently,
knowledgeably, and for self-interest, and assuming that neither is under undue
duress.*

*Please be assured that a careful, personal inspection and analysis was make
of the subject property and due consideration was given to all factors influencing
value.*

*It is our opinion that the Market Value of the subject property as of January
10, 1996 is \$46,800. Very truly yours, Thomas R. Rossi, City Assessor."*

CHAIRMAN LOMBARDI: Could the clerk please make sure that the
reporter gets copies of these documents because I think he is breaking his hand. I
don't want that to happen, he needs it to golf with. Mr. Rossi, is that a fair
assessment in your professional opinion?

MR. ROSSI: Yes.

CHAIRMAN LOMBARDI: Is there any thing else? Is there any asbestos in
there?

MR. ROSSI: My understanding is that the asbestos has been removed, if there was any in there. The condition of the property is deploring.

CHAIRMAN LOMBARDI: Are there any questions for the Assessor?

COUNCILWOMAN FARGNOLI: What was that number again, please.

CHAIRMAN LOMBARDI: \$46,800, Madam President.

COUNCILWOMAN FARGNOLI: What is being proposed for that property?

CHAIRMAN LOMBARDI: There are a few things, this one is from the Providence Housing Authority. We will give you copies of it and there are some private proposals, a law office and what was the other thing, Lesley?

MRS. SKEFFINGTON: It was actually a residence.

CHAIRMAN LOMBARDI: It was a residence, like an art artist loft is other thing.

COUNCILWOMAN FARGNOLI: Did you get a proposal from the Providence Water Supply Board?

CHAIRMAN LOMBARDI: No, I don't think so.

MR. CLEMENT: Mr. Chairman, if I may, Pat said she will be back as soon as she is done with the Mayor.

CHAIRMAN LOMBARDI: We heard two other proposals. Steve, why don't you sit here and please identify yourself for the record.

MR. O'ROURKE: Stephen J. O'Rourke, I am the Executive Director of the Providence Housing.

CHAIRMAN LOMBARDI: Steve, will you please enlighten us as to what you propose here? Excuse me, there are some documents that I would like to make part of the record, the "Providence Housing Authority Family Investment Center Fact Sheet", the feasibility study and the letter sent by Stephen O'Rourke addressed to me on December 7, 1995. Mr. O'Rourke?

MR. O'ROURKE: Public Housing is going through sort of like an evolution and instead of just trying to warehouse people, now we are trying to promote economic independence through self-sufficiency. In light of that, we applied for a grant this past Spring and in the summer we were awarded a grant for almost a million dollars for a family investment center. And out of that it allowed some funds for us to lease a center and renovate it. We're proposing to make renovations through an excess of \$208,000 to that facility which is 50% of its assessed value. We would like to lease it for five years and a possibility for an extension. But, if there isn't an extension, we will be leaving that building with a new heating system

January 10, 1996

and some major improvements to the facility. While we intend to house offices of a staff from anywhere from two to five and use that building as our family investment center. What that would be is the most motivated residence in public housing who are in our family self-sufficiency program. People in the program tend to move on and up out of public housing and into their economic mainstream and we provide training sessions for them at this facility. We will have a computer interactive systems that will be there to train them, resume preparation, job interviewing and actually some job training. If we can get this lease, actually this was the Housing Authority headquarters until 1984, the old fire station there, we'd make some renovations and make it a little less unsightly than it is now. We think it would be a major improvement. It wouldn't be a major impact on parking at the facility or in the neighborhood. I think it is for a good cause. We initially intended to buy a private building a little bit closer to one of our developments, in fact on Manton Avenue, in one of those funeral homes. But, after we did the assessment, it was just too costly. It would have depleted our grant. Actually, we went over what we were allowed for renovations, so we couldn't use that facility. That's it in a nutshell.

CHAIRMAN LOMBARDI: Any questions for Mr. O'Rourke?

COUNCILMAN JACKSON: Yes, I have a few.

CHAIRMAN LOMBARDI: Yes, Councilman Jackson.

COUNCILMAN JACKSON: This grant a million dollars for five years, a million each year?

MR. O'ROURKE: Yes.

CHAIRMAN LOMBARDI: It is \$5 million, is that what you're saying?

MR. O'ROURKE: No, a million for 5 years.

CHAIRMAN LOMBARDI: \$200,000 a year.

COUNCILMAN JACKSON: \$200,000 a year and the money for the renovations is going to come from this grant?

MR. O'ROURKE: It comes out of that.

COUNCILMAN JACKSON: So, basically in the whole first year the whole grant is being used to rehab the place.

MR. O'ROURKE: It is on average \$200,000 a year. The front part is the renovations. But, it is not equal distribution every year.

CHAIRMAN LOMBARDI: Councilman?

COUNCILMAN JACKSON: That's all I have right now.

January 10, 1996

CHAIRMAN LOMBARDI: Okay. Mr. O'Rourke, you indicated that there will not be a significant impact upon the traffic pattern in that area.

MR. O'ROURKE: We don't believe so. A lot of the participants in this program don't own automobiles. That's why it's near public transportation to be able to walk off the Academy Avenue bus or the Smith Street bus. A few do have automobiles. We also have van service from our development, if people had to be delivered there.

CHAIRMAN LOMBARDI: How many people do you expect in the course of an average day?

MR. O'ROURKE: I'm really not sure. I have Marsha Sullivan with me. She has been coordinating the Family Investment Center. She is also a special assistant that has worked on the grant and the program.

CHAIRMAN LOMBARDI: Marsha, please identify yourself for the record.

MS. SULLIVAN: I'm Marsha Sullivan.

CHAIRMAN LOMBARDI: Your title.

MS. SULLIVAN: Special Assistant to the Executive Director of the Providence Housing Authority. I would say on average we'd see 30 to 50 people a day. But, that would be over the course of day and probably into the evening. A lot of people in this program are working and they want to do some upgrading. They're trying to train for a better job and they are available in the evening. So, I would say between 9:00 in the morning and 6:00 or 7:00 o'clock at night, you would probably see 30 to 50 people. Probably not five days a week, either.

CHAIRMAN LOMBARDI: Your going to make the building handicap accessible?

MS. SULLIVAN: Partially.

CHAIRMAN LOMBARDI: You have to comply with the new ADA rules.

MS. SULLIVAN: This proposal has the first floor ramp and a big part of the budget is the bathrooms making a wheelchair accessible bathroom in the back.

CHAIRMAN LOMBARDI: You said something about the rear of the building. Someone said earlier something about the rear of the building in making a renovation or an entrance.

MS. SULLIVAN: There is a little bit of an addition he wants to build. There are two little toilet rooms in there now and he wants to build one large handicap accessible unisex bathroom.

CHAIRMAN LOMBARDI: And that will expand the building your saying when you do that.

January 10, 1996

MS. SULLIVAN: He got the dimension in here.

MR. SEPE: It is an 8 x 10 area there. It is not that large at all.

CHAIRMAN LOMBARDI: Any questions? Councilman Jackson.

COUNCILMAN JACKSON: When you mentioned the number to Chairman Lombardi in regards to people that will be seeing on an average day, is this going to be an intensive program where the same people will be coming to get the proper training that they will need to move on to better paying jobs? Because I guess that is what I am hearing as the goal of this program that they would get better paying jobs and be able to move out of public housing.

MS. SULLIVAN: Everyone in the program has their own contract with the Housing Authority. Some people are already working and need fewer services. So, everyone in family sub-sufficiency does not need to be working with us all day, every day. There is probably and the group that I would identify would be 30 on the low end. They would be working in an intensive GED kind of program. But, that isn't most of the people who are in this project.

MR. O'ROURKE: These are also people who are the first eligible to buy scattered site public housing who some have purchase and sales agreements to buy and become homeowners.

COUNCILMAN JACKSON: By the end of the five years, the goal would be to have people out of public housing realistically.

MS. SULLIVAN: Completely off public assistance, on their way to either buying one of our units or something else.

COUNCILMAN JACKSON: And percentage wise, what is the goal for your program?

MS. SULLIVAN: You mean how many people program?

COUNCILMAN JACKSON: How many people do you hope to....

MS. SULLIVAN: 85% of the people in the program.

COUNCILMAN JACKSON: So, you are looking at a 15% failure rate.

MS. SULLIVAN: I wouldn't consider it failure, not that degree of progress or not that progress in five years.

COUNCILMAN JACKSON: No, but what I mean is not reaching what would be the ultimate to be able to buy a scattered site.

MS. SULLIVAN: With the families that I've worked with so far, everybody is continuing towards economic independence. They are not all making the five year deadline.

MR. O'ROURKE: We have both people in Section Eight and Public Housing that are participating in the family self-sufficiency program. If the people in the Section Eight program fail to comply with their contract, like go to school or do this, seek a job in that, we terminate their Section Eight assistance. We are not allowed to do that now with the public housing residence. But, we have done some termination with the Section Eight program.

COUNCILMAN JACKSON: Any -- program involved because we know a lot of these of people when they need training also need daycare services. Are daycare services provided?

MS. SULLIVAN: We are not supplying it at this site. We screen people to get into the program. If you don't have suitable daycare arrangement, that could prevent you from being in the program.

COUNCILMAN JACKSON: So, it is up to the client.

MS. SULLIVAN: It's voluntary.

MR. O'ROURKE: But, also at the same time some of these people might be in the jobs program and that can be provided by the State.

CHAIRMAN LOMBARDI: Any other questions, Councilman?

COUNCILMAN JACKSON: I might have missed it, is there asbestos in the building or not?

CHAIRMAN LOMBARDI: Alan, asbestos?

MR. SEPE: I would say 95% of the asbestos is removed. But, if they start doing some demolition, they may find some behind the walls and the pipes. That's something that's an unforeseen condition.

CHAIRMAN LOMBARDI: How long ago was that removed, Alan?

MR. SEPE: About four years ago. Big Brothers was going to move in there under the conditions that we removed the asbestos. We did all of that.

CHAIRMAN LOMBARDI: Councilwoman Fagnoli, you have a question?

COUNCILWOMAN FARGNOLI: Well, because this property is close to my district, it may have some impact on my district. I need to know two things. There is a two family house immediately behind this building, are you going to make this addition on that side or are you going to make on the side where you have the vacant lot?

MR. SEPE: I believe it is on the side of the vacant lot.

MS. SULLIVAN: The vacant lot.

COUNCILWOMAN FARGNOLI: Are you going to make parking at that vacant lot?

January 10, 1996

MR. O'ROURKE: Yes.

COUNCILWOMAN FARGNOLI: So, that means you are going to take down those trees and put in asphalt?

MR. SEPE: I'm sure they are going to keep some of the trees up and landscape it. They are only putting eight parking spots there.

COUNCILWOMAN FARGNOLI: Eight parking spots.

MR. SEPE: That's all and so then they keep it landscaped also.

COUNCILWOMAN FARGNOLI: And what are you going to do to the exterior of the building?

MR. SEPE: They are going to clean it and power wash it and possibly make it look a lot nicer than it does now.

MR. O'ROURKE: Just do a general cosmetic on the outside. We are not going to spend a whole hell of a lot. But, it will look a lot better than it does now.

MR. SEPE: Keep in mind that everything that they do has to go through the Building Inspections Office for permits and to their satisfaction also and it all has to be brought up to code anyway.

COUNCILWOMAN FARGNOLI: The people that have this two family house immediately behind it use one portion of that rear to park a car.

MR. SEPE: That is not their land.

COUNCILWOMAN FARGNOLI: I know it is not their land. But, they have been allowed to do it since the building has been there. Now, are you going to block that off? Are you going to allow them to do this?

MR. O'ROURKE: I don't know what the layout is. I mean if they are there, we can make arrangements. How many cars do they have? We don't have any problem with parking as long as they don't trip and sue us.

COUNCILWOMAN FARGNOLI: This Eaton Street, there is no parking on either side. So, these residents have no place to park their cars and this little area right behind this building.

MR. SEPE: It is roughly a 6 x 30 foot strip.

COUNCILWOMAN FARGNOLI: So, I was wondering if that addition was going on that side or the side of the vacant lot.

MR. SEPE: It would be on the side of the vacant lot. They can't put the addition on the back because they wouldn't have enough boundaries between

CHAIRMAN LOMBARDI: Tommy, did you want to say something?

MR. ROSSI: You can't put the addition on that side, you have to put it on the back portion. I was out there today.....

January 10, 1996

COUNCILWOMAN FARGNOLI: And the lot would just be eight cars?

CHAIRMAN LOMBARDI: On any given days, how many employees do you expect?

MS. SULLIVAN: Probably four.

CHAIRMAN LOMBARDI: And you have eight spots. Councilman DeLuca, question?

COUNCILMAN DELUCA: I was just wondering, who performed this feasibility study?

MS. SULLIVAN: Mancino and Associates Architects.

COUNCILMAN DELUCA: From Providence?

MS. SULLIVAN: East Providence.

CHAIRMAN LOMBARDI: They have been around. They did Zuccollo pool, I think about 12 years ago.

MR. SEPE: Yes, they were also the architects for the new rec centers in the City.

COUNCILMAN DELUCA: And the second floor, I was briefly reading through the letter, I understand an exit is going to be created as an emergency exit going on top of the floor of the addition and down. I just wanted to point that out.

MS. SULLIVAN: Yes.

COUNCILWOMAN FARGNOLI: Did the Water Supply Board submit an application for this building? Because I understand they were looking for office space.

MR. SEPE: They are not interested in it anymore, it is not large enough for them. They want to rent a space that is 10 times larger than this.

COUNCILMAN DELUCA: How about the Winfield Funeral Home on Manton Avenue?

CHAIRMAN LOMBARDI: Any other questions with reference to this? No. The only thing that I ask is because Councilman Mancini, I believe it is his neighborhood, if you would speak to him. I've afforded that to everyone who is I would like to really get a commitment from him also. Because there is a lot of good proposals on this and probably at our next meeting we will probably deal with who has the best proposal. Just in fairness to you guys, I would like to afford you that same opportunity to speak with Councilman Mancini. Thank you.

MR. SEPE: Out of all the proposals that are on the table, I believe this is the best.

January 10, 1996

CHAIRMAN LOMBARDI: Mr. Sepe has indicated that he is supporting this particular proposal.

MR. SEPE: We have a potential to get this building back at the end of five years.

CHAIRMAN LOMBARDI: Alan, we definitely want you at the next meeting.

MR. O'ROURKE: By then, this program will have grown out of this facility and probably move to a larger place.

CHAIRMAN LOMBARDI: When we do this, I am instructing the clerk, I would like to do it at probably at 5:00 o'clock when everyone is available and I would like to have Councilman Mancini and Mr. Sepe here, please.

On motion of Councilman DeLuca, seconded by Councilman Jackson, it is voted to continue the foregoing matter.

CHAIRMAN LOMBARDI: Those in favor signify by saying "aye".

COMMITTEE: Aye.

CHAIRMAN LOMBARDI: Opposed? The ayes have it.

CORRESPONDENCE DATED DECEMBER 11, 1995 FROM CHRISTOPHER MODISETTE, DIRECTOR OF WATER RESOURCES, PROVIDENCE WATER SUPPLY BOARD, REGARDING THE APPROVAL OF A CONVEYANCE OF THE 23,000 VOLT SUBTRANSMISSION LINE AND THE NECESSARY UTILITY EASEMENTS TO THE NARRAGANSETT ELECTRIC COMPANY.

CHAIRMAN LOMBARDI: Mr. Modisette comes with his entire entourage. There are some correspondence that we should put into the record. They are number one, a letter to me dated December 11, 1995 request to place Providence Water Supply Board item on the agenda. I'm not going to read it, it's from Chris Modisette. Mr. Modisette is here. There is a letter dated January 10, 1996 for the conveyance of Utility Easements and 23KV Subtransmission Line to Narragansett Electric Company and it is a memorandum. Make sure the reporter gets copies of them. Is it just those two items?

MR. MODISETTE: That's correct.

CHAIRMAN LOMBARDI: Please identify yourself for the record.

MR. MODISETTE: My name is Christopher Modisette, Director of Water Resources, Providence Water Supply Board. I was going to introduce members of my staff here. This evening I have Jackie Brosco, who is our Property Manager and Jason Herrick, who is the Project Manager for the project that we are going to be discussing this evening. The purpose of our visit here this evening is to request that the City Property Committee approve the transfer of Providence Water's 23,000 volt subtransmission line and granting necessary easements that go along

with that transmission line to Narragansett Electric Company. Providence Water currently owns and maintains a 2.2 mile, 23,000 volt subtransmission line that runs from the village of Hope in the Town of Scituate to the Water Treatment Plant and the purpose of that line is to provide electrical power to the Water Treatment Plant. This power transmission line and corridor was built in the 1920's and has been subsequently maintained over time. But, we have determined that because of its age and because of the continual repairs to it, that it is essential to upgrade the entire line. Our original estimate on repairing this line was provided to us by Narragansett Electric at approximately \$635,000. As an alternative, we were able to negotiate an agreement with Narragansett Electric and had been awarded through the Board of Contract and Supply, a \$400,000 contract that would rehabilitate the line from the subtransmission station in Hope to the Water Treatment Plant and construct a new electrical substation for us at that point. Also, under this negotiated agreement or at least a tentative agreement, is that Narragansett Electric agreed to take over ownership of the line, maintenance of the line and operation of the line forever which from our standpoint is a good deal. We are not in the electrical supply business. We have estimates of annual maintenance costs on this line are approximately \$30,000 a year and it is a high voltage line, 23,000 volts and don't necessarily have the people nor the equipment to work in and about that type of power transmission line. Under this negotiated agreement, what we will do is Narragansett Electric will renovate the line and in order for them to operate and maintain the line into the future, we need to transfer to them an existing easement that we have associated with the line. We need to grant them an easement over our property for access for maintenance of the line and we need to transfer to them the utility poles and other improvements that go along with the utility line. Internally, we've determined that this would not hinder the future or current development of the Water System, that it would improve the reliability of power supply to us. Especially, during emergency situations, like hurricanes or storm events where we may have damage to the line. Narragansett Electric would be able to get in and repair the line much quicker than we could on our own. What we are asking this committee to do is to approve the transfer of the line and to grant the easements necessary to Narragansett Electric so that they can continue to operate and maintain this line into the future. Are there any questions? That's sort of it in a nutshell.

CHAIRMAN LOMBARDI: Questions for Mr. Modisette?

MR. MODISETTE: If I could Mr. Chairman?

CHAIRMAN LOMBARDI: Sure, no problem.

MR. MODISETTE: This was presented to the Providence Water Supply Board at its regularly scheduled meeting on November 15th and approved by the Water Supply Board for referral to this Committee.

(Councilman Glavin joins the meeting at this time)

CHAIRMAN LOMBARDI: Let the record reflect that Councilman Glavin is present at this time for the Property Committee. Councilman Jackson?

COUNCILMAN JACKSON: For point of clarification, would it be the Water Supply Board asking for the easements or should it be Narragansett Electric asking for the easements?

CHAIRMAN LOMBARDI: I think it is Narragansett Electric.

MR. MODISETTE: It is Narragansett Electric.

CHAIRMAN LOMBARDI: It is our property, they would have to come to us.

COUNCILMAN JACKSON: So, they would have to come to us, that's what I am saying. They need to make a presentation also.

CHAIRMAN LOMBARDI: Is that what you feel?

COUNCILMAN JACKSON: That's what I feel.

CHAIRMAN LOMBARDI: Okay. Councilman DeLuca, you had a question?

COUNCILMAN DELUCA: No, I didn't.

CHAIRMAN LOMBARDI: Councilman Glavin?

COUNCILMAN GLAVIN: I have no questions.

CHAIRMAN LOMBARDI: Could you get Patricia McLaughlin in here? If Patricia not prepared to give us a legal opinion as to the easement, then my recommendation is that we continue this, we send a letter to Narragansett Electric to be drafted by the Solicitor and Mr. Modisette for them to make a presentation to satisfy Councilman Jackson. Is she coming in, Councilman?

The Committee stands at ease.

On motion of Councilman Jackson, seconded by Councilman DeLuca, it is voted to continue the foregoing matter.

ADJOURNMENT: On motion of Councilman DeLuca, seconded by Councilman Glavin, it is voted to adjourn at 5:10 p.m.

Michael R. Clement
CLERK

Besley M. Sheffington
Assistant Clerk.