

DEPARTMENT OF CITY CLERK
CITY HALL
MAY 7, 1996

The Committee on City Property meets this day at 5:00 o'clock p.m.,
Committee Room "A", City Clerk's Department, City Hall.

PRESENT: Chairman Lombardi; Councilman Rollins and Councilman
Jackson.

ABSENT: Vice-Chairman DeLuca and Councilman Glavin.

Also present is Patricia McLaughlin, Deputy City Solicitor; John Palmieri,
Director, Planning and Development; Thomas Deller, Deputy Director, Planning
and Development; Bob McMahon, Deputy Director, Department of Public Parks;
Michael R. Clement, City Clerk and Lesley M. Skeffington, Assistant Clerk.

DISCUSSION RELATIVE TO ST. JOHN'S PARKING LOT

CHAIRMAN LOMBARDI: I'm going to ask that this be continued. Please,
if we can get the Parks Department and the Planning and the Attorney for the
Planning Department with the Solicitor's Office, along with Mr. Zuccolo to resolve
those two matters. That should be St. John's and Merchants and I'd like to get that
on for the next meeting.

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

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

COMMITTEE: Aye.

CHAIRMAN LOMBARDI: Opposed? The "ayes" have it.

**RESOLUTION AUTHORIZING A CERTAIN PORTION OF THE
ESEK HOPKINS PARK PARCEL TO BE CONVEYED TO
AMERICAN SILICON PRODUCTS, INC.**

CHAIRMAN LOMBARDI: This has been like War and Peace. So are we
all set now with this? Parks Department, we're all set with this?

MR. MCMAHON: Yes, we are.

CHAIRMAN LOMBARDI: The Planning Department?

MR. PALMIERI: Yes, we are.

CHAIRMAN LOMBARDI: The Solicitor Office, are we all set with regard
to this matter?

MS. MCLAUGHLIN: Yes, we'll confer with Planning.

CHAIRMAN LOMBARDI: So we can pass this resolution subject to
everything that was done in the other Committees and everything else?

MS. MCLAUGHLIN: Correct.

On motion of Councilman Rollins, seconded by Councilman Jackson, it is
voted to approve the foregoing resolution.

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

COMMITTEE: Aye.

CHAIRMAN LOMBARDI: Opposed? The "ayes" have it.

RESOLUTION AUTHORIZING THE MAYOR TO PURCHASE CERTAIN PARCELS OF LAND, TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON, ON 373 RESERVOIR AVENUE, DESIGNATED AS LOTS 186 AND 420 ON ASSESSOR'S PLAT 126, ALL LOCATED IN PROVIDENCE, FOR THE SUM NOT TO EXCEED ONE HUNDRED THIRTY-FOUR THOUSAND DOLLARS (\$134,000.00).

MR. MCMAHON: Mr. Chairman, I have quite a bit to bring to table on that discussion, I was wondering if you might want to consider item three which I think is a quicker item.

CHAIRMAN LOMBARDI: Okay, let's put that on the side for now. Let's skip to item number three.

PETITION OF S. SUE ARAMIAN AND MARTHA ARAMIAN, JOINT OWNERS OF THAT PARCEL OF PROPERTY LOCATED AT THE CORNER OF DOUGLAS AVENUE AND CHALKSTONE AVENUE IN THE CITY OF PROVIDENCE, STATE OF RHODE ISLAND, KNOWN AS THE ARMENIAN HERITAGE PARK AND THAT SAID PARK WAS BUILT ENTIRELY WITH PRIVATE MONEYS THROUGH THE EFFORTS OF THE MARTHA ARAMIAN FAMILY AND THAT THEY ARE DESIROUS OF TRANSFERRING SAID PROPERTY FROM THEIR NAME TO THE DEPARTMENT OF PUBLIC PARKS.

MR. MCMAHON: The Aramian Family came to the Board of Park Commissioners probably over a year ago requesting that they get permission to build this memorial. We met with them and the Park Commissioners eventually passed a resolution authorizing them to build this memorial and we would then take it over. We insured that the memorial would be a good looking design, permanent design, semi-vandal proof. It's at a tough corner there and the memorial has been built all by private money. It's a gorgeous memorial, really fantastic. They did a good job, so we're more than happy to take it over.

MARTHA ARAMIAN: I'm Martha Aramian. I created the Armenian Heritage Park. This is a speech that I was going to give, but I didn't get the opportunity. If I may share two minutes with you? The Armenian Heritage Park represents the embodiment of the principles upon which this country was founded - Freedom, Liberty and Justice. I'd like to share with you just how it happened that I got this vision to honor our forefathers and created this park. My parents Kazar and Nevadt Aramian were survivors of the Genocide. My father died in 1993. Der Hyre, Mesrob Tashjian delivered an unforgettable eulogy which inspired me to create something permanent to remember these immigrants. I wanted the efforts of these courageous people to be respected and remembered forever. The most

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appropriate landmark being the intersection of Douglas and Chalkstone Avenues, the depot for the new settlers that settled in Smith Hill that is familiar to all. The following language appears on the granite monument: Armenian Heritage Park - A Tribute to Honor our Forefathers who search for Freedom and Human Dignity - Heritage, Culture, Tradition, Wherever Armenian is spoken and written - Armenia Lives. On the reverse side of the monument appears the Armenian alphabet, 38 letters, which was created in 404 and 406 AD. It is important to let the American community know that the Armenians have existed and survived for centuries. The Armenian Heritage Park was created 80 years after the Genocide of 1915. Therefore, there are 80 memorial squares surrounding this monument. I've compiled testimonies from each family into this book. And I'm excited to say that the Rhode Island Historical Society has accepted this as part their collection, as well as the Providence Public Library as part of their Rhode Island Collection. And in it is the testimonies of all the families and something about all the - - . Among the authentic cobble stones of which there are more then 1,600 cobblestones. There are 4 special squares. One that's placed in front of the monument and it has an Eagle on it and that reads, God Bless America. There's a Dove in front of the American flag. In front of the Armenian flag, it's a small square with Mt. Ararat. In front of the Armenian Alphabet there is a single rose which is left to all and that's completes the surrounding monument. I created this park because I wanted everyone to feel proud.

CHAIRMAN LOMBARDI: Did you want to make that part of the record? What I'm saying is we can memorialize it permanently, if you want to make it part of our record. It's up to you. Do you want to make it part of the record?

MS. ARAMIAN: Certainly.

CHAIRMAN LOMBARDI: Give that to the Clerk. This isn't going to cost any money, is it?

MR. MCMAHON: No, it's already been built.

COUNCILMAN ROLLINS: It's beautiful.

CHAIRMAN LOMBARDI: Councilman Glavin contacted me and said he supports is a 1000 percent. He wanted to put that in the record.

On motion of Councilman Rollins, seconded by Councilman Jackson, it is voted to approve the foregoing petition.

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

COMMITTEE: Aye.

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CHAIRMAN LOMBARDI: Opposed? The "ayes" have it. Thank you very much.

CORRESPONDENCE DATED APRIL 1, 1996, FROM CHARLES J. DEITRICK, CAPTAIN, STATE COORDINATOR FOR THE SALVATION ARMY, REQUESTING A POTENTIAL LAND GRANT TO THE SALVATION ARMY AT 386 BROAD STREET.

MS. MCLAUGHLIN: Can I make a disclaimer on the record? I'm on this Board, therefore, I'm not going to be able to make any comment or legal advise on this.

COUNCILMAN ROLLINS: Guess what?

CHAIRMAN LOMBARDI: You too.

COUNCILMAN ROLLINS: I'm on the Day Care Advisory Board.

MS. MCLAUGHLIN: I'm actually going on the Board.

CHAIRMAN LOMBARDI: So your not on the Board.

MS. MCLAUGHLIN: I'm going on the next meeting.

CHAIRMAN LOMBARDI: Please identify yourself for the record.

CAPTAIN DEITRICK: I'm Captain Charles Deitrick. I'm the State Coordinator for the Salvation Army, State of Rhode Island. You may have a copy of a letter that was given to you by our Board Chairman Anthony Mignanelli which kind of explains and also a copy of the map area. I have take some copies of pictures of the particular site. There is two sets there. Basically, what where looking at is a parcel of land that abuts up to the Salvation Army property on Board Street. As a part of our needs to meet the needs of the children that we serve in that particular part of the community, we need additional playground outdoor space that would be controlled. We have an infant toddler program there with 18 children and we also 45 children in an after school program which we can better supervisor and have better control and give them a safe environment. Secondly, the other thing that we would do there is that particular portion of land is all sidewalk and we have been the keeper of cleaning the property as far as beer bottles and trash. We do all the snow shoveling and things of that nature and we feel there might be better utilization of the property if it were to be shared with the Salvation Army for that purpose.

MS. MCLAUGHLIN: Just so that you understand Councilman Rollins and I have been invited to be on your Board as well. So we have both have conflicts.

CHAIRMAN LOMBARDI: In the abundance of caution, do you think we should maybe continue this and wait to we have another legal opinion.

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MS. MCLAUGHLIN: Well, you may want another attorney to review this. I would suggest John D'Amico from the Public Works Committee because this is a sidewalk.

CHAIRMAN LOMBARDI: That's the other thing, do we have jurisdiction on it or should this go to the Public Works Committee.

MS. MCLAUGHLIN: It's the whole triangle?

CAPTAIN DEITRICK: The sidewalk is on the outside.

MS. MCLAUGHLIN: Who owns this part here?

CAPTAIN DEITRICK: The sidewalk itself?

CHAIRMAN LOMBARDI: The City.

MS. MCLAUGHLIN: Is that the City property? So you would leave the sidewalk here and it would be that part that's been paved. Which is really City land that's been paved as opposed to a sidewalk.

CAPTAIN DEITRICK: It used to be a street through there, it came all the way through.

CHAIRMAN LOMBARDI: Captain, I'm sorry, there is just some problem here. Obviously, there is a conflict of - - that would knock out the Solicitor's opinion. We also need an appraisal. I'm going to ask that this matter be continued.

On motion of Councilman Jackson, seconded by Chairman Lombardi, it is voted to continue the foregoing correspondence.

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

COMMITTEE: Aye.

CHAIRMAN LOMBARDI: Opposed? The "ayes" have it.

(Councilman Rollins is recorded as recuses himself)

CHAIRMAN LOMBARDI: We need an appraisal from the Assessor's Office and we most also ask John D'Amico from the Solicitor's Office to sit in on this matter when the matter appears before us next time.

COUNCILMAN JACKSON: Could we find out who's ward it is?

CHAIRMAN LOMBARDI: It's Balbina Young. Could you send her a letter?

CAPTAIN DEITRICK: I met with her first and she was in favor of it. We're trying to also do some beautification around that area and she said something about helping us get some trees.

CHAIRMAN LOMBARDI: Could we get a letter to her with reference to the representations that are being made and maybe we can get something on the record in writing. Thank you.

CAPTAIN DEITRICK: Can you gave me any kind of time frame?

CHAIRMAN LOMBARDI: Probably next meeting, within a week or two.

Thank you, Captain.

DISCUSSION RELATIVE TO GAUVIN PROPERTIES.

RESOLUTION AUTHORIZING THE MAYOR TO PURCHASE CERTAIN PARCELS OF LAND, TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON, ON 373 RESERVOIR AVENUE, DESIGNATED AS LOTS 186 AND 420 ON ASSESSOR'S PLAT 126, ALL LOCATED IN PROVIDENCE, FOR THE SUM NOT TO EXCEED ONE HUNDRED THIRTY-FOUR THOUSAND DOLLARS (\$134,000.00).

(The two items above are the same topic)

CHAIRMAN LOMBARDI: Okay, Mr. McMahan, what do we got here with regard to items number 2 and 7?

MR. MCMAHON: This is a sequel to Mashapaug Pond One, Councilman Lombardi. There's a map on the second page that shows exactly the location.

CHAIRMAN LOMBARDI: This is Councilman Allen's ward, correct?

MR. MCMAHON: That's correct. This is at the southern end of the Pond and it's shown there as Area E. I highlighted two other City parks in the immediate area. Murphy-Trainor Park is Mashapaug One and JT Owens Park is State land that was transferred to the City last year. The proposed Parcel E used to be owned by the Garvin Family. He was the former Dog Officer and they had the Dog Pound for many, many years. It is a beautiful piece of land that's got 550 feet of shoreline. It's got an existing house on it which you can see in the accompany pictures. It's wooded and it's owned right now by an organization called A Trust For Public Land which is like a land banking conservation. They are interested in selling it to the City. We've done an appraisal and I have that to give to the Committee and to Patricia. We also did an environmental assessment because we were afraid of what might be there. I have a copy of that also for Patricia.

CHAIRMAN LOMBARDI: When you say you guys, the assessor, you mean you hired an outside....

MR. MCMAHON: They did an appraisal and it was ridiculous, so we went through Purchasing and hired our own appraiser.

CHAIRMAN LOMBARDI: So what your telling me, Bob, is that you guys hired somebody to do an appraisal, the Family hired someone.

MR. MCMAHON: Their appraisal came in at \$186,000, ours came in at \$134,000 which is what we were proposed to buy at. Our proposed uses for the land would be at some point to have a community boating area there for the South

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Side of the City because it's a gorgeous area there for recreation. And that's why we're interested in buying it for the long term.

CHAIRMAN LOMBARDI: Councilman Jackson, you have a question?

COUNCILMAN JACKSON: Yes. Explain to me what I see on the fact sheet, the financing arrangement.

MR. MCMAHON: This proposal originated with Councilman Dillon before he left office and at the time we did have the money to buy it. So the way the arrangements were made with the Planning Department was that they would put a small amount of money in the CDBG Block Grant program for two years. The - - eventually buy it and so the last portion of the money which would be \$34,000 would have to come out of the next fiscal year CDBG.

COUNCILMAN JACKSON: That's my concern, commitments with CDBG money.

CHAIRMAN LOMBARDI: I'm reading you loud and clear.

COUNCILMAN JACKSON: Commitment of money before we even know how much money we have.

CHAIRMAN LOMBARDI: Any questions, Councilman?

COUNCILMAN ROLLINS: I know that area well.

CHAIRMAN LOMBARDI: I'm going to be very honest with you, Bob, I don't feel comfortable for a couple of reasons, that's one of the reasons. Nothing to do, obviously with you. I know that Councilman Allen has a very different take on this from the previous Council person. So in all due deference to him and some of the people that he represents, I think in fairness that I'm going to ask to continue this. Obviously, you were here and I wanted to give the opportunity to speak before this Committee. So I think at the next Committee meeting, I think we should have this here again. We should have Councilman Allen here. I would like to have the Assessor go out there and look at the property. But I think we should also have John Palmieri and Tom Deller here.

MS. MCLAUGHLIN: It's proposed for 1997?

MR. MCMAHON: Right, the last portion, the \$34,000.

MS. MCLAUGHLIN: You already have \$100.

MR. MCMAHON: Right.

CHAIRMAN LOMBARDI: So if we can get them all here and make sure Bob is here. I'm sure there is an answer to all this.

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

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

COMMITTEE: Aye.

CHAIRMAN LOMBARDI: Opposed? The "ayes" have it. That's items 2 and 7. Bob, anything else for us or are you all set.

MR. MCMAHON: That's it for me.

CHAIRMAN LOMBARDI: Thank you.

**DISCUSSION RELATIVE TO CERTAIN PROPOSALS FOR THE
PROPERTY LOCATED ON 668 SOUTH WATER STREET.**

MRS. SKEFFINGTON: These are the two gentlemen that were invited. Mr. Haronian is on vacation. His office called and said he would be unable to attend.

CHAIRMAN LOMBARDI: So there's two restaurants and a parking lot.

MRS. SKEFFINGTON: These are the minutes that Mr. Haronian stated he was representing a group.

CHAIRMAN LOMBARDI: These are the minutes from the meeting of Kent proposal. What did he propose there?

MRS. SKEFFINGTON: It was an outside tent.

COUNCILMAN JACKSON: I remember.

CHAIRMAN LOMBARDI: What's the pleasure of the Committee with regard to the same. There was some concerns. Number one, parking lot versus restaurant and then the other concern... and I am doing this from memory, so please bare with me. The State going in and taking over the property.

MS. MCLAUGHLIN: What did they want for a term, did they have a term?

CHAIRMAN LOMBARDI: What did who want for a term?

MS. MCLAUGHLIN: This proposal, E&J. What did they want for the term of the lease.

COUNCILMAN ROLLINS: Isn't that where the highway is supposed to be.

MS. MCLAUGHLIN: Yes, that's why I was wondering what the term was. They don't say.

CHAIRMAN LOMBARDI: So now what? What do we have to do?

COUNCILMAN JACKSON: Who's here in regards to this? I know Pat's here.

EUGENE DUMOUNTER: I am E&J Associates and Eugene Dumounter is my name and I own the Fish Company Bar & Grill. As far as the parking lot, we brought that up before because we're still interested. But Mr. Cortellessa I know wants to put a restaurant and we have no objection for that. If that doesn't go through, we're still very interested.

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CHAIRMAN LOMBARDI: How many cars are you proposed to put in?

MR. DUMOUNTER: We haven't done any because we wanted to know if you would entertain the idea of a parking lot first.

CHAIRMAN LOMBARDI: I guess we are entertaining, I guess.

MR. DUMOUNTER: Because we can do that - - barges are gone and the land is clear.

CHAIRMAN LOMBARDI: How many parking spots do you have now where you are at the Fish Company?

MR. DUMOUNTER: It's like 14.

MS. MCLAUGHLIN: Do you have an idea of a term of how long you need this space for?

MR. DUMOUNTER: How ever long a term that we can get from the City. Because if we do any increase in our capacity or whatever lease now from the last time if they have changed the rules where you have to get a lien on the property - - .

MS. MCLAUGHLIN: Right.

MR. DUMOUNTER: So if you take that away, in our case now the way things are going, it probably would be temporary.

CHAIRMAN LOMBARDI: Does that mean you guys are getting out of that spot?

MR. DUMOUNTER: No, no. What I'm saying is if the State comes in or if you don't give us long enough term on the lease.....

MS. MCLAUGHLIN: That's the problem that we have, the 195 going in that location. You realize that that's where the ramps going.

MR. DUMOUNTER: I realize that (inaudible) for you to give us one.

CHAIRMAN LOMBARDI: Questions? Any further questions, Patricia? Thank you. I guess we are going to have to continue it.

COUNCILMAN ROLLINS: I'm just worried about, you know we can sign a lease whether it's with Mr. Cortellessa or E&J and then the State comes in and you know.....

CHAIRMAN LOMBARDI: I think this is an issue that I would really like to have the full compliment of the Committee here. Tommy Glavin I'm sure has a lot to offer and certainly Councilman DeLuca.

COUNCILMAN JACKSON: Could I ask question?

CHAIRMAN LOMBARDI: You can ask whatever you want, Councilman.

COUNCILMAN JACKSON: What would happen in that case, let's say....

MS. MCLAUGHLIN: He is saying temporary. You couldn't give him anything. You'd have to give him month to month basically.

COUNCILMAN JACKSON: What would happen in that case, if the State.... Let's take it in Pat's case, the restaurants built, three years later the State comes in, what would happen?

MS. MCLAUGHLIN: They'd have to pay him the fair market value. The only concern that we've had from the beginning is the fact that we know. Whether or not that would be in bad faith of the City by leasing this property when we've been contacted by the State and told this is the area.

COUNCILMAN JACKSON: That was going to be my question, is there any liability on our part?

MS. MCLAUGHLIN: It's certainly a concern when we have been contacted by the State and they've told us they're taking the parcel and now we're going to lease it. It's one thing to lease it month to month and grab all the money we can. In the meantime, it another thing to allow an improvement to be built and a building to be built on it. You've got three pending, you've heard one.

CHAIRMAN LOMBARDI: I think we heard all three.

MS. MCLAUGHLIN: You didn't. I wasn't here for this one.

CHAIRMAN LOMBARDI: This one is Kent.

COUNCILMAN JACKSON: That was the tent thing. I thought we rejected that.

MS. MCLAUGHLIN: We did reject that.

CHAIRMAN LOMBARDI: We advertised didn't we?

MS. MCLAUGHLIN: No, you never advertised this.

CHAIRMAN LOMBARDI: I think we readvertise it or advertised it.

MS. MCLAUGHLIN: No.

CHAIRMAN LOMBARDI: What's the pleasure?

COUNCILMAN JACKSON: When are we going to put this to rest?

CHAIRMAN LOMBARDI: It doesn't matter to me.

COUNCILMAN JACKSON: What do we need to get to put this to rest?
What other information do we need?

MS. MCLAUGHLIN: You got two proposals.

CHAIRMAN LOMBARDI: We could decide not to do it.....we've got three proposals and we also have the consideration of the State coming in.

COUNCILMAN ROLLINS: That's the only thing that worries me.

COUNCILMAN JACKSON: And if I heard you correctly, Chairman Lombardi, you would like to wait until we have the compliment of the full Committee.

CHAIRMAN LOMBARDI: Yes, in my opinion, only because I think it's something that should be kicked around. I don't know what our exposure is. I'm not saying there's any, I just don't know. Patricia, do you want to elaborate?

MS. MCLAUGHLIN: I don't think it is something that you can modify. I'm just saying the State has contacted us. They've been working diligently with Planning. Tom Deller was here, he told the Council what he was told. Whether they'll do it next year or whether they'll do it two, three, four, I don't know what the State's planning on doing. It's a question that we've been contacted, they've told us specifically where the ramps going. It's going in this area, we know that. Now can we put a long term lease on that? It a matter of good faith or bad faith.

MR. CORTELLESSA: (inaudible) Our only concern is we're going to invest this kind of capital, we can have option on this land in case the highway does come in or it's postponed another five years. We don't want the exposure of (inaudible) in five years and investing all the money and someone else coming in and outbidding us on it, that's the only exposure I feel consumed by. If we can have an option which protects the City regarding any exposure of whatever (inaudible) feel safe with that. This highway potentially could happen or it can't happen. I own another piece of property down by that area and we've been hearing for the last 5 years it's going to happen. I've got notices on it and every year it's been pushed back. I guess you're going to say basically this is a chance that could bring some capital for the City and it does bring value to the land. Because you guys are going to be in a great position to offer a better purchase and sale for the property (inaudible) The taxpayers would make out more then anyone else right now. I guess this really comes down to the exposure that the Committee wants to take and we can go on from there. It's not a very cheap enterprise. There is drainage that has to be put in for a parking lot. It has to be asphalted over and that would probably be about \$125,000 to do it legally for a parking lot on that area. We had a meeting on it ourselves. If Gene's proposal fits the criteria for the Property Committee, so be it and we wish him good luck. It's an opportunity that you have. It's could happen in 5 years, maybe 1 year. The State could purchase the property and then sit on it for 7 to 8 year too. This new property that the State purchased on another development has just sat there abandoned and boarded up until they get the funds to actually put the highway in. I know for a fact that I

know the property that is scheduled to go and will be taken and then it might take another 2 years by the time the construction starts....(inaudible) stage a to z. We've come here for over a year now and if Chairman Lombardi decides to just bypass this, I think it is just a matter of expense on my part coming back and forth. We've heard it so many times. It's just a matter of due diligence. It does take in \$40,000 approximately a year, maybe another \$10,000 for the assessment, plus tangible tax. So it takes in \$50,000 a year to lease. Five years, that's a quarter of a million dollars. Now that's something you guys can think about when you go into some negotiating sessions coming up with the tax increases. This could help a little bit. It's not the smoking gun, but to bypass it also would be some what (inaudible).

MR. REGAN: Did the Chair hear that 5 year modification?

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

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

COMMITTEE: Aye.

CHAIRMAN LOMBARDI: Opposed? The "ayes" have it.

ADJOURNMENT: On motion of Councilman Jackson, seconded by Councilman Rollins, it is voted to adjourn at 6:25 p.m.

Michael R. Clement

CLERK

Lesley M. Sheffington
Assistant Clerk