

DEPARTMENT OF CITY CLERK
CITY HALL
JUNE 26, 1996

The Committee on City Property meets this day at 4:30 p.m., Committee Room "A", City Clerk's Department, City Hall.

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

ABSENT: Councilman Glavin.

Also present is John Palmieri, Director, Dept. of Planning and Development; Joseph Abbate, Deputy Director, Dept. of Planning and Development; Alan Sepe, Acting Director, Department of Public Property; Barbara A. Poirier, Second Deputy City Clerk and Lesley M. Skeffington, Assistant Clerk.

DISCUSSION RELATIVE TO 673-679 ACADEMY AVENUE

CHAIRMAN LOMBARDI: Mr. Sepe, please identify yourself for the record.

MR. SEPE: Alan Sepe, Acting Director of Public Property, City of Providence. Last time we had come here, we had discussed giving this building to the Housing Authority for a five year period. They would spend the money fixing the building up and after five years, it would revert back to the City. I recommend that we do this. I think it is the best scenario for the City. Not only does the building gets fixed up and used, but it also gets reverted back to the City after it is done.

CHAIRMAN LOMBARDI: Yes, Councilman DeLuca.

COUNCILMAN DELUCA: Just two questions. Wasn't there a figure mentioned on what they were willing to invest?

MR. SEPE: It would be about \$300,000.

COUNCILMAN DELUCA: Would there be any annual payment in addition to that?

MR. SEPE: No, their payments would basically be fixing the building up.

COUNCILMAN DELUCA: There's no other method of payment.

MR. SEPE: They won't pay us rent. We will lease it to them for a dollar a year.

COUNCILMAN DELUCA: Rent free for five years provided they spend \$300,000 on improvements in the building.

MR. SEPE: And their improvements would be all code violations and all Handicap assessable laws.

COUNCILMAN ROLLINS: Asbestos.

MR. SEPE: All the asbestos has already been taken out of the building. They will meet all government standards for this building.

CHAIRMAN LOMBARDI: Do they have to remove all the asbestos?

MR. SEPE: There isn't any asbestos in the building at all. But what they will be doing would be putting in heating and air conditioning system in there.

CHAIRMAN LOMBARDI: I'll entertain a motion that we approve the said proposal pursuant to Councilman DeLuca's concerns.

On motion of Councilman DeLuca, seconded by Councilman Rollins, it is voted to approve the proposal of the Providence Housing Authority for the building located on 673-679 Academy Avenue.

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

COMMITTEE: Aye.

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

MR. SEPE: I will have an agreement drafted up and forwarded to this Committee.

CHAIRMAN LOMBARDI: Have the Solicitor and the Clerk get a copy.

MR. SEPE: They will be drafting it for me.

CHAIRMAN LOMBARDI: Make sure the Solicitor is involved.

MR. SEPE: Yes, Sir.

CHAIRMAN LOMBARDI: I am wearing two hats tonight because the Solicitor is testifying.

**RESOLUTION AUTHORIZING HIS HONOR THE MAYOR TO
TRANSFER CERTAIN PROPERTIES LOCATED AT BOYD AND
RILL STREETS TO THE PROVIDENCE REDEVELOPMENT
AGENCY.**

CHAIRMAN LOMBARDI: We have a note from Lesley from Councilwoman DiRuzzo that she has no objections, pass as it is and she will work with the Traffic Engineer regarding the parking and other congestion problems. Any thing that you want to add? I think you stated everything, the both of you.

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. The third item that I want to talk about is the Federal Hill Lease.

PENDING MATTERS.

CHAIRMAN LOMBARDI: I understand that Patricia has drafted the documents. Mr. Zuccolo has indicated that he has reviewed them. Can we get those things signed? The only item that I want to do is to amended it. There was a

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\$500 a year for the Cheeves and \$100 for the St. John's. It was my mistake. Can we do \$100 and \$100. That's what it was supposed to be. If we can amend the \$500 on Cheeves Place to \$100 rather than \$500.

COUNCILMAN DELUCA: In recognizing the expenses involved in maintaining that lot, plowing, repairs and having someone there and what have you. It is in the best interest of the general public. I'm going to move that we amend that lease to read that the lease will be \$100 per year.

CHAIRMAN LOMBARDI: That's on Cheeves and Atwells. There was another amendment in there with regard to allowing them to sublease or subcontract.

COUNCILMAN DELUCA: So that someone could operate the parking for them.

CHAIRMAN LOMBARDI: Absolutely.

On motion of Councilman DeLuca, seconded by Councilman Jackson, it is voted to amend the resolution for Cheeves and Atwells to \$100 per year and to allow a sublease for the Parking Lot on Atwells.

On motion of Councilman Rollins, seconded by Councilman DeLuca, it is voted to approve the resolution, as amended.

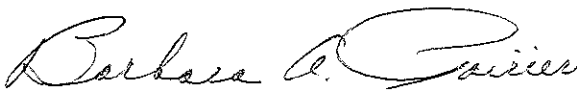
CHAIRMAN LOMBARDI: Those in favor signify by saying "aye".

COMMITTEE: Aye.

CHAIRMAN LOMBARDI: Opposed? The "ayes" have it. Is there anything else, Lesley?

MRS. SKEFFINGTON: I don't have anything.

ADJOURNMENT: On motion of Councilman DeLuca, seconded by Councilman Rollins, it is voted to adjourn at 4:55 p.m.


CLERK


Assistant Clerk