

DEPARTMENT OF CITY CLERK
CITY HALL
NOVEMBER 12, 1996

The Committee on City Property meets this day at 6:00 o'clock p.m.,
Committee Room "A", City Clerk's Department, City Hall.

PRESENT: Chairman Jackson; Councilman Rollins and Councilwoman
Williams.

ABSENT: Vice-Chairman DeLuca and Councilman Glavin.

(Subsequently Vice-Chairman DeLuca joins the meeting)

Also present are Councilwoman Nolan; Sam Shamoon, Dept. of Planning
and Development; Barbara A. Poirier, Second Deputy City Clerk and Lesley M.
Skeffington, Assistant Clerk.

**RESOLUTION REQUESTING THE COUNCIL TO AUTHORIZE
THE DEPARTMENT OF PUBLIC PARKS TO ACCEPT AP 23 LOTS
720, 721, 722 AND 595 FOR ONE DOLLAR (\$1.00) AND TO BE
ASSIGNED TO THE PARKS DEPARTMENT TO BE UTILIZED IN
CONJUNCTION WITH THE DAVEY LOPES RECREATION
CENTER.**

CHAIRMAN JACKSON: Is there anyone from the Parks Department here?
Sam, your representing.....

MR. SHAMOON: I'm representing the Department of Planning and
Development. We've been working on a plan for this site with Councilwoman
Young and at this time the Department is requesting that this Committee continue
this matter to give us more time to work with the Councilwoman and work with the
neighborhood. It's not yet fully resolved as far as what would happen to the site.
So we need time to work on it.

COUNCILMAN ROLLINS: And that's okay with Councilwoman Young?

MR. SHAMOON: John Palmieri specifically told her that is what we would
be requesting.

CHAIRMAN JACKSON: Do you have an estimated time of how much
longer it would take?

MR. SHAMOON: I do not know. We can certainly be in touch with the
Committee through correspondence to let you know as soon as we're ready.

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

CHAIRMAN JACKSON: All in favor?

COMMITTEE: Aye.

CHAIRMAN JACKSON: All oppose?

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**RESOLUTION REQUESTING THE PROVIDENCE
REDEVELOPMENT AGENCY TO TAKE TITLE OF 60 MARION
AVENUE.**

CHAIRMAN JACKSON: I know Councilwoman Nolan has interest in this.

COUNCILWOMAN NOLAN: Yes, Mr. Chair and members of the Committee, 60 Marion was one of my worst properties in the neighborhood. There are three houses in a row and it was kind of in the middle. We finally took it down because it was burnt for about the fourth time. We took it down and it's an empty lot now and what I would like to do is transfer.... There is a women who lives behind who is willing to take responsibility for the lot. The only thing that I am concerns me is the title. It is so confused that we're going to ask your permission to take it by condemnation.

MR. SHAMOON: That is correct. We're requesting that the PRA be authorized to go into a condemnation to clear the title on that property and then acquire it.

COUNCILWOMAN WILLIAMS: How large is that parcel?

MR. SHAMOON: It's about 3,200 square feet. I have a plat map that show the parcel in question, Lot 118. It is colored in yellow.

CHAIRMAN JACKSON: Would we need a new resolution to do that?

MR. SHAMOON: I think the resolution can just be amended instead of saying "take title"..... " is requesting the Providence Redevelopment Agency to pursue condemnation to clear the title of 60 Marion Avenue."

CHAIRMAN JACKSON: And that fine with you, Councilwoman?

COUNCILWOMAN NOLAN: It will help to stabilize that area.

COUNCILWOMAN WILLIAMS: Who is the owner and how long ago do the PRA acquire it?

COUNCILWOMAN NOLAN: I think it is still in the hands.....it was taken by tax title. But the deed is so confusing, no one really wants to admit they own the property. That's what it's all about. April Wolf, I don't know if you guys know how she researches titles, but there is no way that they can get any tract as to who really owns the property. We got one of those other houses stabilize and we're working on the third one. So those three houses really ruined the whole block. There was constant drug dealing and problems there. This should kind of stabilize it and the Washington Park Group has picked that area that they are determined to make a change.

CHAIRMAN JACKSON: Councilman DeLuca?

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COUNCILMAN DELUCA: One question for Sam, Mr. Chairman. When you take property by condemnation, is it the selling price or the taking price retired to be the fair market value?

MR. SHAMOON: There is an appraisal done by three independent appraisers and the Redevelopment Agency picks the middle, the average of the three and that's considered to be fair market value. So the answer to your question is, yes. It's at fair market value and it's based on three appraisals.

COUNCILMAN DELUCA: And what is that middle appraisal at?

MR. SHAMOON: This one I do not know.

COUNCILWOMAN NOLAN: It's a vacant piece of land. The building was already torn down. So there's boarding liens and there's demolition liens and there's taxes and - - as well.

COUNCILMAN DELUCA: All right, so it's a vacant piece of land. So it won't be involved in any big dollars - - - all of the sudden find an interest by these people who are not interested.

COUNCILWOMAN NOLAN: No, I don't believe so. Nobody's come forward thus far.

COUNCILWOMAN WILLIAMS: According to this map, it doesn't directly abut 65.

COUNCILWOMAN NOLAN: It's diagonal and we can do that. The reason why we're doing it that way is because that particular neighbor will make sure it's fenced in and landscape the property. The other two houses on even side were basically drug houses.

COUNCILWOMAN WILLIAMS: Right now they're drug houses?

COUNCILWOMAN NOLAN: One is better.

MR. SHAMOON: You can see that it is a portion of the rear lots do touch and could be sold as a contiguous lot.

COUNCILWOMAN WILLIAMS: Can it be developed?

COUNCILWOMAN NOLAN: She's not going to develop it.

MR. SHAMOON: At 3,200 square feet, that is an undersized lot.

COUNCILWOMAN NOLAN: The most she would do is maybe, I think she'd put a garage, she might. But I think it would be gardens or something like that. She has a very large garden.

MR. SHAMOON: You're looking at 4,500 to 5,000 square feet for a buildable lot and the requirement is now 6,000. To go down to 3,200, I think it is a stretch. It is a very tiny lot to put a house in it.

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On motion of Councilwoman Williams, seconded by Councilman Rollins, it is voted to amend the foregoing resolution to add the word "condemn and take title of 60 Marion Avenue".

CHAIRMAN JACKSON: All in favor?

COMMITTEE: Aye.

CHAIRMAN JACKSON: All oppose? Motion carries.

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

CHAIRMAN JACKSON: All in favor?

COMMITTEE: Aye.

CHAIRMAN JACKSON: All opposed? Thank you.

**COMMUNICATION FROM THOMAS E. DELLER, SECRETARY,
PROVIDENCE REDEVELOPMENT AGENCY, DATED MAY 22,
1996 RELATIVE TO THE TRANSFER PROPERTY LOCATED AT
326 DUDLEY STREET, PLAT 23 LOT 398.**

CHAIRMAN JACKSON: I don't have a resolution, I just have a letter.

What is this piece of property right now?

MR. SHAMOON: It's a piece of property that is owned by the City and it's surrounded by parcels that were acquired by the Providence Redevelopment Agency. It is part of the development that is called Blackstone and Southside on Dudley Street. It's the last piece, the only piece that the PRA does not control and the request is for the City to turn it over to the PRA so that we complete that project. Again, I have one map and I apologize I have no extra copies, that shows that site in yellow and all these circled numbers are PRA owned parcels. This is Dudley and this is the Blackstone and Southside project on both Blackstone and Dudley Streets.

CHAIRMAN JACKSON: Who's ward is this? Who's developing this project?

MR. SHAMOON: The Blackstone and Southside....help me, Councilman.

COUNCILMAN ROLLINS: Is that Omni?

MR. SHAMOON: Omni, right.

CHAIRMAN JACKSON: So it is not the group that Councilwoman Young presently has had difficulties with in regards to hiring minority contractors.

MR. SHAMOON: I don't believe so. This is an ongoing project and this is....

COUNCILMAN ROLLINS: I think Richard Leemans did some that work.

MR. SHAMOON: Right.

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CHAIRMAN JACKSON: And Councilwoman Young is in favor of this?

MR. SHAMOON: She is aware of this and she in favor of this, yes.

CHAIRMAN JACKSON: And questions from the Committee members?

We need to make copies of this for the record.

COUNCILWOMAN WILLIAMS: I make a motion to approve the transfer from the City to the PRA.

COUNCILMAN DELUCA: For one dollar, isn't that the usual.

MR. SHAMOON: I believe so. There is no value that is attached to this. Usually, that's the usual procedure, right.

On motion of Councilwoman Williams, seconded by Councilman DeLuca, it is voted to approve the transfer 326 Dudley Street, Plat 23 Lot 398 from the City of Providence to the Providence Redevelopment Agency for One Dollar (\$1.00).

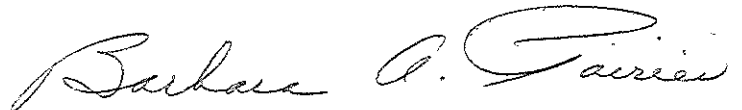
CHAIRMAN JACKSON: All in favor?

COMMITTEE: Aye.

CHAIRMAN JACKSON: Opposed? Motion carries. Pending matters?

MRS. SKEFFINGTON: No, I have nothing.

ADJOURNMENT: On motion of Councilman Rollins, seconded by Councilwoman Williams, it is voted to adjourn at 6:20 p.m.



CLERK



Assistant Clerk