

THE CITY OF WARWICK

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No..... Date.....

Approved....., Mayor

RESOLUTION RELATIVE TO THE SALE OF THE CHRISTOPHER RHODES ELEMENTARY SCHOOL

Resolved, That

WHEREAS: The Christopher Rhodes Elementary School, located at 110 Sherwood Avenue, (Assessor’s Plat 288, Lot 424), and comprising 9.97+/- acres, was constructed in 1952 and served the children of Warwick until its closure, due to declining enrollment, in 2008. The Warwick School Department subsequently declared the facility as surplus property and returned the care, custody and control of the building and grounds to the City (attached Exhibit “A”); and,

WHEREAS: The property has remained vacant since 2008. In the ensuing years, the building, which contains asbestos material, has also been vandalized numerous times and has suffered significant damage from water, mold, and general deterioration and has become a nuisance to the surrounding neighborhood; and,

WHEREAS: Presented with the above factors, it was determined that it is in the best interest of the City that said property be sold; and,

WHEREAS: On March 16, 2017, the City issued a Request for Proposals (“RFP”) for the “Sale/Lease for Reuse of the Former Nelson Aldrich Junior High School Building and Grounds and/or Christopher Rhodes Elementary School.” On July 14, 2017, a bid opening was held; and,

WHEREAS: One proposal was submitted for the Christopher Rhodes property, by Mr. Hugh A. Fisher (“Buyer”), 831 Bald Hill Road, Warwick, Rhode Island 02886. The Buyer’s submitted

offer was to purchase the property, with two design options: **Design 1**, construct 27+/- single-family homes; **Design 2**, develop a 50+/- unit condominium neighborhood, under two scenarios:

Scenario #1:

The City takes all responsibility to clear the land of all hazardous materials, tear down the building, remove asbestos, oil tank and parking lots, and the Buyer will purchase the property for \$550,000; or

Scenario #2:

The Buyer clears the land of all hazardous materials, razes the building, and removes asbestos, oil tank and parking lots, for a purchase price of \$117,000. This sum is based on the Buyer's estimate included with the RFP response of a value of \$550,000 for the property, minus the Buyer's estimated cost of \$433,000 to clear the land; and,

WHEREAS: After subsequent discussions with the City, the Buyer proposed to construct Design 1, single-family homes, under the terms presented in Scenario #2, above, with no contingencies as to the minimum number of units constructed. Access to the residential development will be through Sherman Avenue, the existing street leading into the Christopher Rhodes property. There will be no direct access from neighborhood side streets, specifically, Nelson and Putnam Streets; and,

WHEREAS: Sale of the property has been postponed in order to afford the City time to conduct its own hazardous materials survey and demolition cost estimate of the structure and land and to secure an updated fair market appraisal of the property. The results of the hazardous materials survey and demolition cost estimate, dated August 2018 and the appraisal, effective December 31, 2018, are hereto attached as Exhibits "B" and "C", respectively; and,

WHEREAS: Subsequent to completion of the environmental assessment and appraisal, the City had additional discussions with the Buyer. On Monday, January 28, 2019, the Buyer submitted, via email to the Chief of Staff, an Amendment to his initial response to "RFP2017-278 Sale/Lease and Reuse of Former Christopher Rhodes Elementary School Building & Property," which modifies the Offer to Purchase as outlined in Exhibit "D" attached hereto; and,

WHEREAS: For nearly 70 years, this City-owned parcel was used for public school use and has remained vacant for over a decade. The sale and re-use of this property for residential development will generate residential property tax revenue, meet the goals of the City's Comprehensive Plan to increase the diversity of housing stock, attract new families to the area and transform a property that is presently a visual blight and public safety concern into an attractive neighborhood in keeping with the character of the surrounding area;

NOW, THEREFORE IT BE RESOLVED,

That the City Council hereby authorizes the Mayor to enter into and sign a contract for the purchase and sale of the Christopher Rhodes Elementary School property in substantially the form attached hereto, and is further authorized to enter into and/or sign any related agreements, applications, and deeds necessary to effect said sale.

This Resolution shall take effect upon passage.

SPONSORED BY: COUNCILMAN RIX
ON BEHALF OF MAYOR SOLOMON

COMMITTEE: PUBLIC PROPERTIES