

# City of Providence ANNUAL TAX STABILIZATION REPORT FY2023

Tax Stabilization Name: 271 Tockwotton Street

Ordinance No. (if any): \_\_\_\_\_

Plat/Lot(s): Plat #17, Lot #658

Current Owner: 271 Tockwotton Partners LLC

Mailing Address: 40 Fulton Street, 27th Floor, New York, NY 10038

Phone number: 212-847-8919

Email address: stroiano@tworivercapital.com , pcrowley@narragansettbeer.com

Final Construction Cost: \$5.8M

Property Current Value: \_\_\_\_\_

Stabilized Current Tax: \$46,499.00 (\$36.70 per \$1000 in assessment value)

How many years remaining on TSA? 2

Have any TSA extensions been granted by the City Council? \_\_\_\_\_

Are all property taxes current? Yes/No Yes

Are all Monitoring fees current? Yes/No \_\_\_\_\_

Are all Parks/Rec fees current? Yes/No \_\_\_\_\_

IN WITNESS WHEREOF IT IS ORDERED THAT  
THE SAME BE RECEIVED.  
*Ima L. Martorelli* CLERK

Is the construction phase complete? Yes

If yes, when did you obtain a Certificate of Occupancy? 08/10/2021

If not, what percentage has been completed? \_\_\_\_\_

How much has been spent on permitting fees? \_\_\_\_\_

Building: \_\_\_\_\_

Electrical: \_\_\_\_\_

Mechanical: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Provide the number of construction jobs created from this project: NA

Provide the % of apprenticeship jobs provided: NA

Provide the percentage of MBE/WBE contractors hired for this project: 9%

How many full-time jobs have been created for Providence residents? 6

Provide brief description of project status: Redeveloped approximately 18,500 square feet to be used as a brewery and restaurant/brewpub event space within the existing structure thus returning the property to productive commercial use. Status: Complete