

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Bake us

## CHAPTER 1997-68

No. 633      **AN ORDINANCE** ESTABLISHING A TAX  
STABILIZATION PLAN FOR BAKE  
US, INC.

*Approved November 3, 1997*

***Be it ordained by the City of Providence:***

WHEREAS, Section 21-169 of the Ordinances of Providence grants authority to the City Council, pursuant to Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, to exempt property used for industrial, commercial or residential purposes from the payment of property tax if the granting of the exemption meets certain conditions set forth in said Section of the Ordinance; and

WHEREAS, Bake Us, Inc., has made application under, and has satisfied each condition of the above-mentioned Ordinance; and

WHEREAS, Bake Us, Inc., is a commercial concern who intends to retain its facility in the City of Providence and agrees, as a condition of this tax treaty, to not reduce substantially its workforce in the City of Providence, at the Silver Spring Industrial Park in Providence, Rhode Island, on Assessor's Plat 1, Lot 88 and ("Project"); and

WHEREAS, the Project will cause an increase in the tax base of the City and will increase employment opportunity in the City; and

WHEREAS, it is in the interest of the residents of the City of Providence to grant such an exemption to induce the development and construction of the Project in the City, and such exemption will inure to the benefit of the City;

**Be it Ordained by the City of Providence:**

SECTION 1. That the findings set forth in the preceding WHEREAS Clauses are hereby made and confirmed.

SECTION 2. As long as Bake Us, Inc., owns or operates the facility, it will continue to pay taxes on the facility. Bake Us, Inc., its successors and assigns, agree that this property will be subject to taxation at the expiration of the tax

treaty. Bake Us, Inc., also agrees not to transfer the property to a tax-exempt entity or to allow any transfer by any subsequent transferee to a tax-exempt entity during the term of the tax treaty. Bake Us, Inc., agrees to ensure that any transfer or successor will be able to make payments under the tax treaty. Bake Us, Inc., is also required as a condition precedent to this tax treaty to record notice of the requirement that the property covered by this Ordinance be transferred only to a tax-paying entity, as set forth herein; in the Land Evidence Records of the City of Providence. Notwithstanding this provision, in the event that the successor to the property does not make the payments under the tax treaty, Bake Us, Inc. will be responsible to make payments in lieu of taxes to the City of Providence in the amounts set forth in the attached schedule. In the event that the property covered by this Ordinance is transferred to a tax-exempt entity, whether by Bake Us, Inc., or any subsequent transferee of such property, Bake Us, Inc. will be responsible to make payments in lieu of taxes to the City of Providence equal to the amount of taxes which would have been paid to the City of Providence if such prohibition against transfer to a tax-exempt entity had not been violated. Notwithstanding anything to the contrary herein or in the tax treaty used in connection herewith, the provisions of this Section 2 shall continue to be given full force and effect until such time as the same shall be amended or terminated by majority vote of the City Council of Providence.

SECTION 3. It shall be the goal of Bake Us, Inc. to award to Minority Business Enterprises as defined in Rhode Island General Laws, Section 37-14.1 ("MBE Act") no less than 10% of the dollar value of the construction costs for the Project (as determined in accordance with the rules and regulations promulgated pursuant to the MBE act). It shall be Bake Us, Inc's further goal to award to women business enterprises (WBE) no less than 10% of the dollar value of the construction costs for the project (as determined in accordance with Section 21-52 of the Code of Ordinances of the City of Providence). It shall be a further goal of Bake Us, Inc. to achieve a minimum level of 10% for minority and 10% for female employment.

SECTION 4. In making employment decisions for the facility located at the Silver Spring Industrial Park, Bake Us, Inc. shall give preferential consideration to qualified employees/applicants who reside in Providence.

SECTION 5. The schedule listed below is based upon information provided to the Tax Assessor by Bake Us, Inc., including, but not limited to,

estimated construction costs. In the event any of this information is inaccurate or proves to be erroneous, this treaty shall be modified to reflect the accurate information.

SECTION 6. That the real and personal property taxes payable to the City by the Project during the term of this Ordinance shall be based upon the real and personal property tax rates in effect for the City's 1997 fiscal year.

SECTION 7. That the City, in accordance with Section 44-3-9 of the Rhode Island General Laws and Section 21-169 of the Code of Ordinances for the City of Providence, is hereby authorized to grant an exemption from the assessed valuation for tax purposes as of December 31, 1997 up to and including December 31, 2006 to Bake Us, Inc., located at the Silver Spring Industrial Park on a portion of Assessor's Plat 1, Lot 88, in Providence, Rhode Island, as provided in the above-mentioned Ordinance, in accordance with the schedule in Exhibit A.

SECTION. 8. This Ordinance shall take effect upon its passage.

IN CITY COUNCIL  
OCT 9 1997  
FIRST READING  
READ AND PASSED  
*Michael R. Clement* CLERK

IN CITY  
COUNCIL  
OCT 23 1997  
FINAL READING  
READ AND PASSED  
*Erlyn L. Fargnoli*  
PRESIDENT  
*Michael R. Clement*  
CLERK

**APPROVED**  
NOV 3 1997  
*Vincent A. Cianci*  
MAYOR

AN ORDINANCE ESTABLISHING  
TAX STABILIZATION PLAN FOR  
BAKE US, INC.

RECEIVED  
CITY CLERK

CLERK

Received and Referred  
to the Committee on Finance

IN CITY COUNCIL

IN CITY COUNCIL

AUG 14 1997

Received and Referred  
to the Committee on Finance

*Jan M. Angello* CLERK

*Councilwoman Romano*

THE COMMITTEE ON

*Finance*  
Recommends

*be continued*

*Claire Bestwick*

Clerk

Sept. 15, 1997

Oct 6, 1997 Public Hearing

THE COMMITTEE ON  
FINANCE

Approves Passage of  
The Within Ordinance

*Claire Bestwick*

Clerk

Oct. 6, 1997

RECEIVED BY CITY ASSESSOR  
PROVIDENCE RHODE ISLAND

DATE

APPLICATION FEE FORWARDED TO  
COLLECTOR

225.00

AMOUNT

REVIEWED BY ASSESSOR WITH THE  
FOLLOWING RECOMMENDATIONS

Expands the job base &  
places IPA property into the  
private sector

SIGNATURE/DATE/ASSESSOR

*[Signature]* 7/17/97

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RECEIVED BY CITY COLLECTOR

*[Signature]*

APPLICANT OWES FOLLOWING TAXES

1996

YEAR

18,354.32

AMOUNT

1995

15,625.17

1994

23,979.49 Total

1993

no

TAXES ARE PAID IN FULL

ARRANGEMENTS HAVE BEEN MADE

YES

NO

SIGNATURE/DATE/COLLECTOR

*[Signature]* 7-17-97

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RECEIVED BY BUILDING INSPECTOR  
DATE

Plans Have Not Been Submitted

PLANS AS REVIEWED MEET ALL CUR-  
RENT CODES/STATUTES OF CITY

YES

NO

NO VIOLATIONS EXIST ON THIS OR  
OTHER PROPERTIES OWNED BY  
APPLICANT

YES

NO

\* VIOLATIONS EXIST AS FOLLOWS

VIOLATIONS HAVE BEEN DIS-  
CUSSED WITH APPLICANT(S)  
ARRANGEMENTS HAVE BEEN  
MADE TO CORRECT SAME

YES

NO

SIGNATURE/DATE/BUILDING INSPECTOR

*[Signature]*

**PAY OF NON-REFUNDABLE APPLICATION FEE  
MUST ACCOMPANY APPLICATION ACCORDING TO  
THE FOLLOWING SCHEDULE:**

DATE 6/27/97

- |  |   |
|--|---|
| 1. NAME & ADDRESS OF APPLICANT<br>(IF CORPORATION/PARTNERSHIP,<br>GIVE NAME & TITLE OF CEO FILING<br>APPLICATION). | <u>BAKE-US, INC.</u><br><u>JULIE ZITO, PRESIDENT</u><br><u>9 ROCKY HILL RD., SMITHFIELD, RI 02917</u> |
| 2. IF APPLICANT IS LESSEE, GIVE<br>NAME AND ADDRESS OF OWNER<br>AND SPECIFIC TERMS OF LEASE                        | <u></u><br><u></u><br><u></u><br><u></u><br><u></u>   |
| 3. LOCATION OF PROPERTY  | <u>SILVER SPRING INDUSTRIAL PARK</u>  |
| 4. ASSESSOR'S PLAT AND LOT   | <u>AP:1 LOT:88</u>  |
| 5. DATE & PURCHASE PRICE OF<br>EXISTING PROPERTY   | <u>7/97</u><br><u>69,560.00</u>   |
| 6. COST & PROJECTED DATE OF<br>ADDITIONAL PROPERTY TO BE<br>PURCHASED FOR THIS<br>EXPANSION PROJECT                | <u>n/a</u><br><u></u>   |

7. ESTIMATED COST OF EXPANSION/ ESTIMATED COST: \$400,000.  
RENOVATION. (ATTACH EVIDENCE  
SUPPORTING SUCH FIGURE: COP 1 STORE BUILDING  
OF BIDS, CONSTRUCTION CONTRACT,  
ARCHITECT'S CERTIFICATION). GIVE BLOCK CONSTRUCTION  
DETAILS AS TO SCOPE OF PROJECT  
TO BE UNDERTAKEN—# OF STORIES 10,000. sq. ft.  
TYPE OF CONSTRUCTION, TOTAL  
SQ. FT. ETC.) \_\_\_\_\_

8. DESCRIBE EXISTING FACILITY:

# OF STORIES n/a  
# OF SQ. FT./ FLOOR \_\_\_\_\_  
AGE OF BUILDING(S) \_\_\_\_\_  
TYPE OF CONSTRUCTION \_\_\_\_\_  
INTERIOR CONDITION \_\_\_\_\_  
EXTERIOR CONDITION \_\_\_\_\_

9. APPLICATION IS MADE UNDER THE X a. locate in City of Providence  
PROVISION OF THE ORDINANCE \_\_\_\_\_ b. replace section of premises  
FOR THE FOLLOWING REASON(S) \_\_\_\_\_ d. expand building  
(CHECK ONE OR MORE) \_\_\_\_\_ e. remodel facility  
\_\_\_\_\_ f. construct new building (s)  
\_\_\_\_\_ g. other (explain) \_\_\_\_\_

10. WILL PROPOSED CONSTRUCTION/ YES X NO \_\_\_\_\_  
ALTERATION INCREASE THE  
EMPLOYMENT AT YOUR COMPANY APPROXIMATELY 100 New Jobs  
  
IF YES, GIVE ESTIMATE AS TO PLAN TO OPEN 5 NEW OUTLETS WITH  
NEW POSITIONS TO BE CREATED ABOUT 20 EMPLOYEES EACH  
AND JUSTIFICATION FOR SAME \_\_\_\_\_

11. WILL THE PROPOSED ALTERATION/ YES \_\_\_\_\_ NO X  
CONSTRUCTION CAUSE ANY OTHER  
FACILITY TO CLOSE? RELOCATE

12. WILL CONSTRUCTION/ALTERATION YES X NO \_\_\_\_\_  
REQUIRE PURCHASE OF ADDITIONAL  
FURNITURE/FIXTURES/EQUIPMENT? MISCELLANEOUS MANUFACTURING  
IF YES, GIVE DETAILS AS TO NUMBER EQUIPMENT  
AND TYPE TO BE PURCHASED \_\_\_\_\_

13. CONSTRUCTION SHALL BEGIN BEGIN AS SOON AS FUNDING IS  
ANTICIPATED THAT CONSTRUCTION SHALL BE COMPLETED GRANTED, COMPLETE WITHIN 4 MONTHS

14. ARE ALTERATIONS/CONSTRUCTION YES X NO \_\_\_\_\_  
PLANS PERMITTED UNDER THE  
PRESENT ZONING;

IF NO, PLEASE ADVISE AS TO \_\_\_\_\_  
WHETHER APPLICATION HAS BEEN \_\_\_\_\_  
OR WILL BE FILED WITH ZONING \_\_\_\_\_  
BOARD OF REVIEW.

HAS HEARING BEEN SCHEDULED? NO

IT IS THE UNDERSTANDING OF THE APPLICANT(S) THAT THE EXEMPTION, IF APPROVED, IS APPLICABLE ONLY TO COMMERCIAL/ INDUSTRIAL CONCERNS WHO WISH TO LOCATE IN THE CITY, OR WHO WISH TO REPLACE, RECONSTRUCT, EXPAND OR REMODEL CURRENT FACILITIES; THAT MEET THE APPROVAL OF THE BUILDING INSPECTOR; THAT ALL CURRENT AND PAST TAXES DUE BY THE APPLICANT(S) MUST BE PAID IN FULL; THAT THE EXEMPTION WOULD BE ATTRIBUTABLE ONLY TO THAT PORTION OF THE ASSESSMENT ATTRIBUTABLE TO THIS CONSTRUCTION / RENOVATION; THAT THE EXEMPTION MAY BE REVOKED IN THE EVENT OF FRAUD OR MISREPRESENTATION BY THE APPLICANT(S).

*John A. P. President*  
SIGNATURE OF APPLICANT

*K. W. E. T.*  
WITNESS

9 Sessions St. Providence, I. I. 02906  
ADDRESS

*6/27/97*  
DATE

*6/27/97*  
DATE





**Hospital Trust**

A Bank of Boston Company

Rhode Island Hospital Trust National Bank  
Providence, Rhode Island 02903-2449

**PERSONAL MONEY ORDER**

57-33  
115

June 27

19 97

3963216

PAY TO THE  
ORDER OF

City of Providence

R.I. HOSPITAL TRUST N.B. 225000000 cts

DOLLARS

\*\*\*VOID IF OVER \$1,500\*\*\*

Bale-U.S. Inc.

PURCHASER'S SIGNATURE

9 Rocky Hill Rd.

PURCHASER'S ADDRESS

Smithfield, R.I.

CITY, STATE, ZIP

02917

THE FACE OF THIS DOCUMENT HAS A BLUE BACKGROUND ON WHITE PAPER

THE BACK CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

03963216 011500337 000 002410

YEAR#	%ABATED	ASSESSMENT DATE	TAXES PAID	ASSESSMENT ABATED	TAXES ABATED
1	90%	12/31/97	\$1,936.67	\$544,860	\$17,430.07
2	80%	12/31/98	\$3,873.35	\$484,320	\$15,493.40
3	70%	12/31/99	\$5,810.02	\$423,780	\$13,556.72
4	60%	12/31/00	\$7,746.70	\$363,240	\$11,620.05
5	50%	12/31/01	\$9,683.37	\$302,700	\$9,683.37
6	40%	12/31/02	\$11,620.05	\$242,160	\$7,746.70
7	30%	12/31/03	\$13,556.72	\$181,620	\$5,810.02
8	20%	12/31/04	\$15,493.40	\$121,080	\$3,873.35
9	10%	12/31/05	\$17,430.07	\$60,540	\$1,936.67
10	0%	12/31/06	\$ 19,366.75	0	\$ -
TOTAL			\$106,517.10	\$2,724,300	\$ 87,150.35
TOTAL REAL ASSESSMENT OF PROJECT \$605,400					
PROJECT ASSESSMENT					
LAND			\$259,700		
IMPROVEMENTS			\$445,700		
TOTAL ASSESSMENT			\$605,400		
STABILIZATION FOR BAKE-US INCORPORATED					
CITY ORDINANCE #					
OWNER JULIE ZITO					
9 ROCKY HILL RD, SMITHFIELD, RI 02917					
LOCATION OF PROPERTY 170 ROYAL LITTLE DRIVE					
(SILVER SPRING INDUSTRIAL PARK					



Rhode Island

## Department of City Clerk

### MEMORANDUM

**DATE:** July 24, 1997

**TO:** Charles Mansolillo, City Solicitor

**SUBJECT:** ENCLOSED APPLICATIONS FOR TAX STABILIZATION

**CONSIDERED BY:** Michael R. Clement, City Clerk

**DISPOSITION:** Enclosed are two applications for Tax Stabilization's, which need to be in Ordinance form. Would you please draft them and have them to me for the August 14, 1997 City Council meeting. Thank you.

Enclosures

A handwritten signature in cursive script, reading "Michael R. Clement".

City Clerk

**CITY OF PROVIDENCE  
CITY COLLECTOR**



**COUNTER BILL**

DATE: OCT 14 1997

PROVIDENCE REDEVELOPMENT AGCY

400 WESTMINSTER ST  
PROVIDENCE, RI 02903

ORIG TAX: 23,463.12 CREDITS: 0.00

001-0088-0000 170 ROYAL LITTLE DR

**REAL ESTATE**

ACCOUNT #: 16418234

QTR 1 23,463.12  
QTR 2 0.00  
QTR 3 0.00  
QTR 4 0.00  
TOTAL 23,463.12

INTEREST \_\_\_\_\_

TOT DUE \_\_\_\_\_

**COLLECTOR'S STUB: WHEN PAYING BY MAIL DETACH AND RETURN IN ENVELOPE. MAKE CHECK PAYABLE TO CITY COLLECTOR.**

**CITY COLLECTOR, CITY OF PROVIDENCE**



DATE: OCT 14 1997

ACCOUNT #: 16418234

PROVIDENCE REDEVELOPMENT AGCY

400 WESTMINSTER ST  
PROVIDENCE, RI 02903

ORIG TAX: 23,463.12 CREDITS: 0.00

001-0088-0000 170 ROYAL LITTLE DR

QTR 1 23,463.12  
QTR 2 0.00  
QTR 3 0.00  
QTR 4 0.00  
TOTAL 23,463.12

YR	ACCT NBR	PROP VALUE	TOTAL TAX DUE	CREDITS	TOTAL TAX BAL
97	16418234	159,700	5,108.80	0.00	5,108.80
96	16418234	159,700	4,858.07	0.00	4,858.07
95	16418234	159,700	4,498.75	0.00	4,498.75
94	16418234	159,700	4,498.75	0.00	4,498.75
93	16418234	159,700	4,498.75	0.00	4,498.75
			=====	=====	=====
			23,463.12	0.00	23,463.12

NOTE: NO INTEREST IS SHOWN ON THIS STATEMENT. INTEREST WILL BE APPLIED TO ALL PAST DUE BALANCES AT TIME PAYMENT IS MADE.

TAX \_\_\_\_\_ INTEREST \_\_\_\_\_ CHARGES \_\_\_\_\_