

**THE CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 281

**Approved** June 25, 2004

Resolution Establishing a Tax Exemption for Anthony F. Demings, d/b/a  
Brooklyn Coffee & Tea House, pursuant to Section 21-170 of the Code of Ordinances

WHEREAS, The City Council, pursuant to Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, and City Ordinance Sec. 21-170 of the Code of Ordinances has authority to grant an exemption or stabilization of taxes; and

WHEREAS, Anthony F. Demings has made application under and satisfied the above mentioned sections of the Rhode Island General Laws and the Code of Ordinances; and

WHEREAS, Anthony F. Demings owns the commercial property located at 207 Douglas Avenue, Providence, Rhode Island on Assessor's Plat 68, Lot 83; and

WHEREAS, Anthony F. Demings intends to illuminate the premises located at 207 Douglas Avenue, Providence, Rhode Island on Assessor's Plat 68, Lot 83; and

WHEREAS, it is in the interest of the residents of the City of Providence to grant such an exemption to induce the installation of exterior lighting in the City of Providence and such exemption will inure to the benefit of the City.

NOW THEREFORE BE IT RESOLVED:

1. That the findings set forth in the preceding Preamble clauses are hereby made and confirmed.

2. That Anthony F. Demings agrees that the lighting is designed and installed to illuminate the premises located at 207 Douglas Avenue, Providence, Rhode Island on Assessor's Plat 68, Lot 83, and specifically the whole of the street-side facade of the subject building, and any erection or refurbishment of on-street illumination shall meet all code requirements for the installation of such devices, be engaged not later than one-half hour past sundown and shall be disengaged not earlier than three (3) o'clock a.m., be at the property owner's sole expense maintained in good working order, and shall comply with all of the requirements of Sec 21-170 of the Code of Ordinances.

3. The schedules listed below are based upon information provided to the City Assessor by Anthony F. Demings, including, but not limited to, installation costs. In the event any of this information is inaccurate or proves to be erroneous or fraudulent or misrepresented or the owner fails to otherwise comply with the requirements of Sec 21-170 of the Code of Ordinances, the City Council may terminate the exemption prior to the expiration thereof.

4. That the real property taxes payable to the City by Anthony F. Demings during the term of this exemption shall be based upon the real property assessment of December 31, 2001. This exemption is conditioned upon Anthony F. Demings owing no back taxes to the City of Providence or remaining current on a payment plan approved by the City Collector. Failure to make said timely payments shall render this exemption null and void at the sole discretion of the City of Providence. The exemption being rendered

IN CITY COUNCIL

FIRST READING  
REFERRED TO COMMITTEE ON  
FINANCE

Michael R. Clements  
CLERK

THE COMMITTEE ON  
FINANCE

Approves Passage of  
The Within Resolution

Ann M. Allen  
Clerk  
6-2-04 Approved

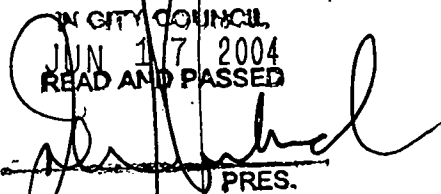
Councilman Hassell, By Request

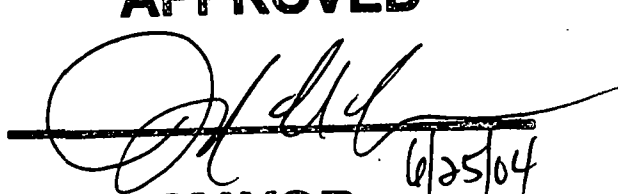
null and void shall require the owner to pay all taxes and fees as due and owing as if no exemption had been approved.

5. That the City in accordance with Section 44-3-9 of the General laws of the State of Rhode Island and Sec 21-170 of the Code of Ordinances hereby grants an exemption from taxation on real property owned by Anthony F. Demings and located at 207 Douglas Avenue, Providence, Rhode Island on Assessor's Plat 68, Lot 83 in the annual amount of \$2,000.00 for a period of seven consecutive years commencing with the tax assessment as assessed on December 31, 2001.

6. That if the property located at 207 Douglas Avenue, Providence, Rhode Island on Assessor's Plat 68, Lot 83 is transferred during the exemption period, and the transferee continues to meet the conditions hereto, the exemption shall run with the land and benefit the transferee so long as the property continues to be used for industrial, commercial or residential purposes and the transferee could otherwise qualify for an exemption as if the transferee had filed the original application.

7. This Resolution shall take effect upon its passage.

IN CITY COUNCIL  
JUN 17 2004  
READ AND PASSED  
  
PRES.  
Michael R. Clement  
CLERK *ams*

**APPROVED**  
  
**MAYOR** 6/25/04

# Brooklyn Coffee & Tea House- Illumination Stabilization

Name of Applicant: Anthony Demings  
 Property Address: 207 Douglas Avenue  
 Date of Application: January 28, 2003  
 Plat 68 Lot 83  
 Property Type: Commercial  
 Stabilization Ordinance: Chapter 2001-20, No.210 Approved May 10, 2001  
 Sunset on Stabilization: December 31, 2003  
 Current Assessment: \$ 107,800

Exemption: To Be at 50% of Project Cost  
 Not to Exceed \$ 75,000

Project Cost @ 100% = \$ 3,000  
 Project Cost @ 50% = \$ 1,500  
 Not to Exceed 10% of Total Assessment for Commercial Property  
 10% of Assessment = \$ 10,780

Year #	Date	Cost of Project at 50%	Seven (7) Year Pro Rata Amount	Annual Tax Exempted	Taxes Abated
		\$ 1,500			
1	12/31/2003		\$ 214	\$ 214	\$ 214
2	12/30/2004		\$ 214	\$ 214	\$ 214
3	12/30/2005		\$ 214	\$ 214	\$ 214
4	12/31/2006		\$ 214	\$ 214	\$ 214
5	12/31/2007		\$ 214	\$ 214	\$ 214
6	12/30/2008		\$ 214	\$ 214	\$ 214
7	12/30/2009		\$ 214	\$ 214	\$ 214
<b>Totals</b>				<b>\$ 1,500</b>	<b>\$ 1,500</b>

10/29/2003 3:25 PM

Real Estate - Illuminations

Brooklyn Coffee & Tea House- Illumination Stabilization

*John J. Glati*

No. \_\_\_\_\_

City of Providence  
ILLUMINATE PROVIDENCE  
(Carefully read Instructions)

Name of Owner ANTHONY F. DEMINGS  
Owners Address 207 DOUGLAS AVENUE, PROVIDENCE, RI  
Subject Property Address 207 DOUGLAS AVE, PROVIDENCE, RI  
Contact Person ANTHONY F. DEMINGS Phone # \_\_\_\_\_

Plat/Lot AP 68 / LOT

Purchase Date 1 / 99

Land Value 25,000

Purchase Price 90,000

Bldg. Value 105,000

Original Mortgage 75,000

Total Value 130,000

Property Type/Code C1

# of Leased Units NONE

Age of Subject 1873

Lease Term NONE

Construction Type - BRICK

Tenants Tax Clause 1

Story Height/# of Stories 3 1/2

Elevator: Passenger / Freight: In/Out NONE

Building Sq. Ft. 1,000 SF X 3 FL = 3,000

Rental Spaces/Sq. Ft. 1,000

Size: Owner's Space 2,000

Utilities Supplied NONE

Improvements Made Last 7 years: # of Permits: Code Violations

1999-2000 3,200 -

ASSESSORS OFFICE  
PROVIDENCE, R.I.  
JAN 31 12 39 PM '03

Tax Status

Subject Property: Current (Y) N

Previous Years Owed: (Y) N

Other Owned Property: Current Y (N)

Previous Years Owed: Y (N)

I, the undersigned, certify that the above is true and exact to the best of my knowledge and that I have read and understand fully the instructions and procedures.

Signed [Signature]

Date 1-28-03

Anthony Demings  
209 Douglas Avenue  
Providence, Rhode Island 02908  
401-575-2284

City of Providence  
Real Estate Division

February 06, 2003

**RE: Exterior Lumination**  
**For 205 thru 209 Douglas Avenue**  
**Providence, Rhode Island**

Attached for your review are the exterior site plans and installation cost for the above properties ~~for your review~~. The exterior lighting enhances the architectural brickwork and provides safety for the Brooklyn Coffee Tea House.

Listed below are the lighting schedules and description as follows:

LI-L9



There are nine (9) one-hundred fifty-watt bulbs (150W) housed in a porcelain shade mounted in a gooseneck type bracket attached to the exterior brickwork..The fixtures are mounded down allowing the light to luminate the exterior brickwork and sidewalk areas.

WL



There are ten (10) low-wattage walk lights luminating the landscaping and walkway to the driveway area. The walk lights give a warm welcome appearance and provides safety for customers who visit the area.

PL1



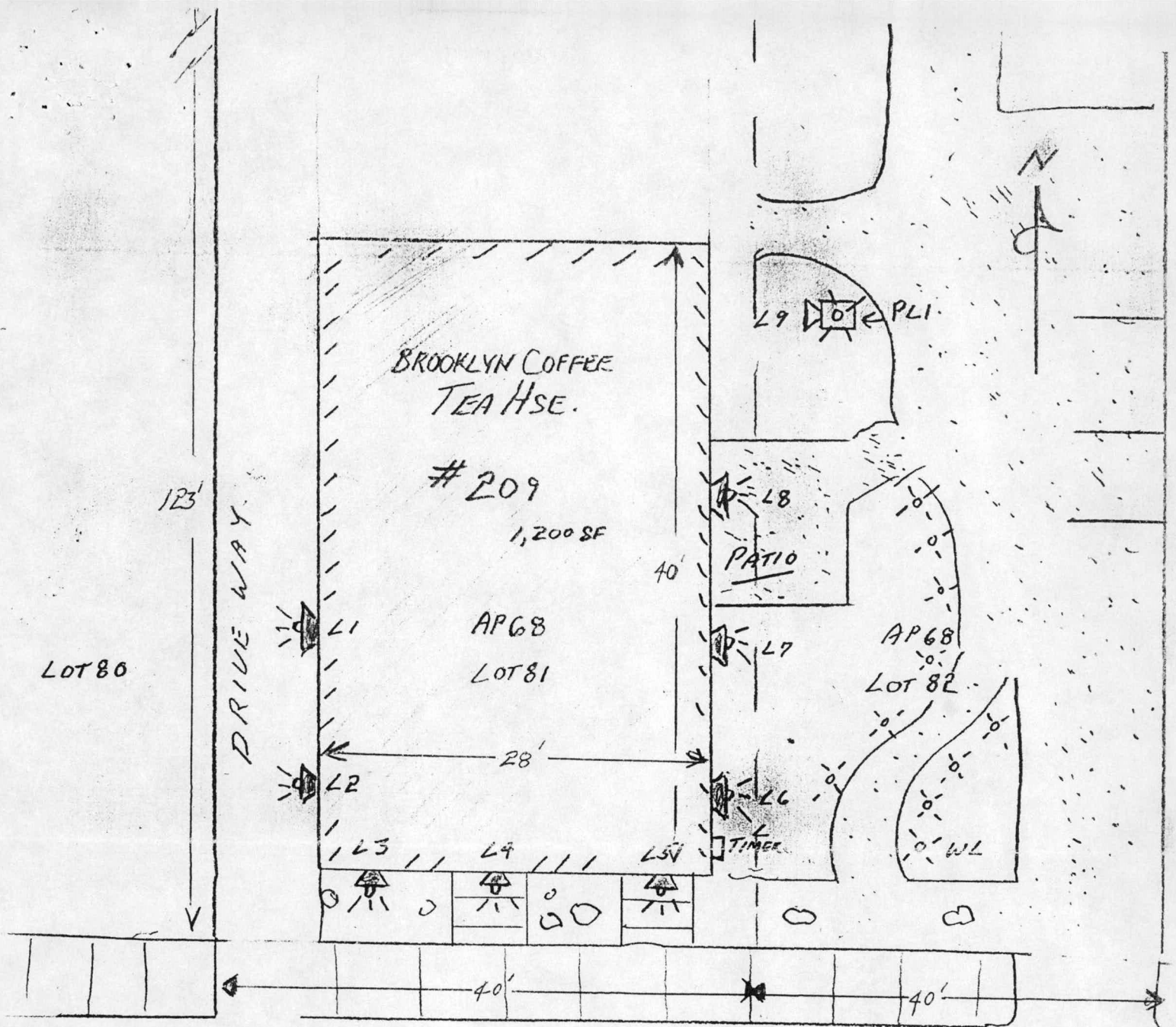
There is one (1) seven (7') foot pole lamp which provides lumination from the side parking lot to the rear entrance.

All the above lighting is connected to a master timer, which turns on at dusk and turns off at mid-night. Since the installation of outside lighting, our customers and tenants feel safe and crime and vandalism has been greatly reduced.

I respectfully request consideration be given to allow our property the lumination tax credit relief.

  
Anthony Demings

✓ 0500 LAMP (016 2,000 (ATTCH 2)  
FIXTURE 890 (ATTCH 3)  
✓ 0500 (2,890)  
22



DOUGLAS AVENUE

CANDACE IS

BROOKLYN COFFEE TEA HOUSE  
209 DOUGLAS AVE BROOKLYN, NY  
AP68 LOTS 81-82

ATTACH 1

**T.M. ELECTRIC**  
Pole 1 Franklin Road  
FOSTER, RHODE ISLAND 02825  
(401) 647-3446

SUBMITTED TO TONY DEMINGS		PHONE	DATE 4/23/99
55 TAFT STREET		JOB NAME 207 209 DOUGLAS AVE.	
STATE AND ZIP CODE		JOB LOCATION	
CHITECT COVENTRY, R.I.	DATE OF PLANS		JOB PH

We hereby submit specifications and estimates for:

☒ ( ALL FIXTURES BY OWNER )

*See Attached*

OUTSIDE LIGHTING - 12 - LIGHTS, 1 SWITCH -

2,000.00

<b>ANTHONY DEMINGS</b> <b>DBA BROOKLYN COFFEE &amp; TEA HOUSE</b> 209 DOUGLAS AVE. PROVIDENCE, RI 02908		10
PAY TO THE ORDER OF <i>T.M. ELECTRIC</i> <i>Two Thousand 00/100</i>	DATE <i>FEB 8, 00</i>	\$ <i>2,000</i>
BankBoston <small>BankBoston, N.A. - Boston, Massachusetts</small>	DOLLARS	
FOR <i>Exterior Lighting 207 Douglas Ave</i>		
1100101211 110110003401 276 203821		
		11000020000

CORPORATE REGULAR  
STAT#-0300029848  
6661-2763362

FEB 17 00

1664

1.9441

0110001884  
FLEET RM WALDEN, MA 44  
2732 039 20 90 02172000  
4700797821

11000390 012  
21665436  
709853709

with above specifications.

\_\_\_\_\_ dollars (\$ \_\_\_\_\_)

*as per attached*

proposal may be accepted within \_\_\_\_\_

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

*ATTCH 2*



Anthony Demings  
209 Douglas Avenue  
Providence, Rhode Island 02908  
401-575-2284

City of Providence  
Real Estate Division

February 06, 2003

RE: Exterior Lumination  
For 205 thru 209 Douglas Avenue  
Providence, Rhode Island

### Exterior Light Fixture Cost

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The attached bill from T.M. Electric is for their **labor cost only**. I cannot find the various bills for the fixtures. The approximate price for these fixtures is as follows:

Industrial (1' diameter) porcelain shade with Ceramic sockets	\$ 65.00ea      x9	\$585.00
Commercial (amt 10 low wattage) Walk lights w/ 2 floodlights	\$ 65.00 set	\$ 65.00
Cedar Post (7') w/ exterior GFI plug and flood light	\$145.00ea	\$145.00
Custom made Mission type lamp post Light fixture	\$ 95.00ea	\$ 95.00

**TOTAL FIXTURE COST**

**\$890.00**

Should you have any question please do not hesitate to call or you  
may visit the site at any time

ATTCH 3

Anthony Demings  
209 Douglas Avenue  
Providence, Rhode Island 02908  
401-575-2284

City of Providence  
Real Estate Division

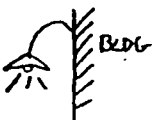
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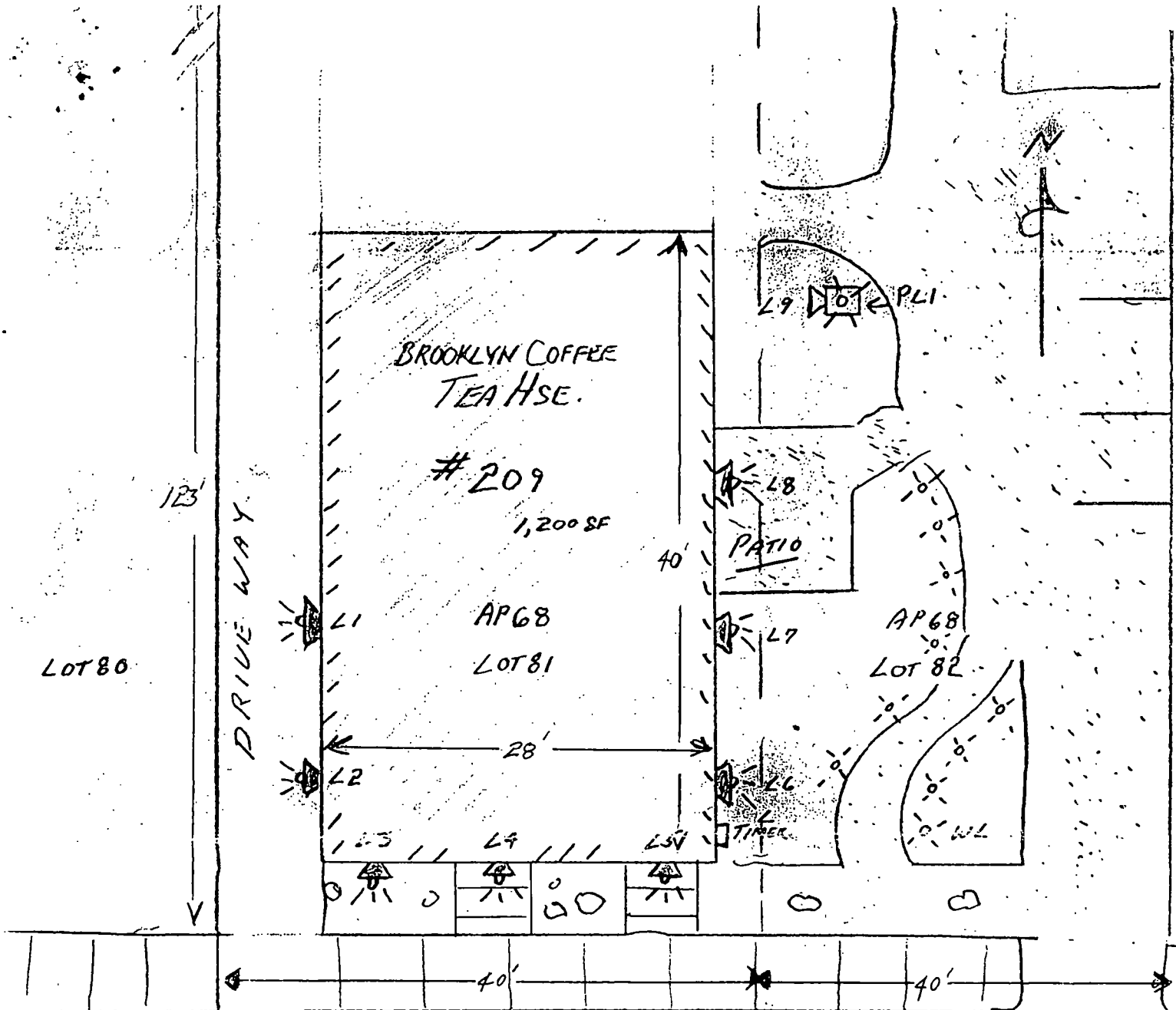
  
Anthony Demings

LABOR 2,000 (ATTCH 2)  
FIXTURE 890 (ATTCH 3)  

---

TOTAL 2,890 -





CANDACE ST.

BROOKLYN COFFEE TEA HSE.  
209 DOUGLAS AVE. BROOKLYN  
AP68 LOTS 81-82

Attch.

**T.M. ELECTRIC**  
Pole 1 Franklin Road  
FOSTER, RHODE ISLAND 02825  
(401) 647-3446

SUBMITTED TO TONY DEMINGS		PHONE	DATE 2/26/99
55 TAFT STREET		JOB NAME 207 2209 DOUGLAS AVE.	
STATE AND ZIP CODE		JOB LOCATION	
CHITECT ANTHONY, R.I.	DATE OF PLANS		JOB PR

We hereby submit specifications and estimates for:

( ALL FIXTURES BY OWNER )

CUTSIDE LIGHTING - 12 - LIGHTS, 1 SWITCH -

ANTHONY DEMINGS  
DBA BROOKLYN COFFEE & TEA HOUSE  
209 DOUGLAS AVE.  
PROVIDENCE, RI 02908

PAY TO THE ORDER OF T.M. ELECTRIC  
Two Thousand 00/100

DATE FEB 8, 00

\$ 2,000.00

BankBoston  
BankBoston, N.A. - Boston, Massachusetts

FOR EXTERIOR LIGHTING 207 DOUGLAS AVE

10

5-39  
110

0000000000

CORPORATE REGULAR  
STHT#-0300029048  
66CT#27529382

11000390 012  
21665436  
709853709

0110001884  
FLEET-HA WALDEN, MA 44  
2732 039 20 99 02172000  
4700797881

with above specifications.

dollars (\$

proposal may be  
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Date of Acceptance: Signature

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<b>TOTAL FIXTURE COST</b>			<b>\$890.00</b>

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*ATCL3*

MUNICIPAL LIEN CERTIFICATE  
CITY OF PROVIDENCE - OFFICE OF THE COLLECTOR  
CITY HALL PROVIDENCE, R.I. 02903 (401) 331-5252

DATE	PLATE	LOT	UNIT	LOCATION	CERT #	PAGE
June 02, 2004	068	0082	0000	203 Douglas Ave	24,164	1
ASSESSSED    Brooklyn Coffee Tea House OWNER						

STATUS OF REAL ESTATE AND PERSONAL PROPERTY BILLS AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
03	RE	\$769.80	\$0.00	\$0.00	\$769.80	\$0.00	\$0.00	\$0.00	Brooklyn Coffee Tea l
		<u>\$769.80</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$769.80</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	

NOTE - INTEREST SHOWN IS VALID FOR 30 DAYS FROM DATE ISSUE. ADDITIONAL  
CHARGES MAY APPLY IF PAYMENT IS RECEIVED LATER THAN 30 DAYS FROM DATE.

NOTE - PLEASE BE AWARE THAT UNPAID TAXES MAY BE SUBJECT TO TAX SALE.

PLEASE CONTACT THE WATER SUPPLY BOARD AT 521-6300  
PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 521-6300

C E R T I F I C A T I O N

THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION  
BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND  
1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO:            City Council  
                         City of Providence

  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

# City of Providence

## Duplicate Bill by Account

Brooklyn Coffee Tea House  
203 Douglas Ave  
Providence, RI 02908-3703



ACCOUNT NO: 90046695001

LENDER:

2003 TAX DUE:	
2003 INTEREST DUE:	
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00

TOTAL AMOUNT DUE:	\$0.00
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### DESCRIPTION

REAL ESTATE											
<u>YR</u>	<u>PLAT/LOT</u>	<u>PROPERTY LOC.</u>	<u>TOTAL A.</u>	<u>ORIG. DUE</u>	<u>ADJ./AB.</u>	<u>CHARGES.</u>	<u>INT.</u>	<u>REVERS.</u>	<u>REFUND</u>	<u>PAYMENTS</u>	<u>TOT. DUE</u>
2003	068-0082-0000	203 Douglas Ave	\$19,830.00	\$769.80		\$0.00	\$0.00			\$769.80	
										Interest as of date:	\$0.00
REAL ESTATE TOTAL:				\$769.80		\$0.00	\$0.00			\$769.80	

	<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>	<u>QTR1</u>	<u>QTR2</u>	<u>QTR3</u>	<u>QTR4</u>
REAL ESTATE TAX:						
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY/CHARGES:						
SUB TOTAL:						
TOTAL CREDITS:						
TOTAL PAYMENTS:	\$1,737.71	\$769.80	\$192.45	\$192.45	\$192.45	\$192.45

<b>TOTAL AMOUNT DUE :</b>
---------------------------

COLLECTOR'S STAMP

Brooklyn Coffee & Tea House- Illumination Stabilization.xls

Name of Applicant: Anthony Demings  
 Property Address: 207 Douglas Avenue  
 Date of Application: January 28, 2003  
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<b>Totals</b>				<b>\$ 1,500</b>	<b>\$ 1,500</b>

*John J. Felati*

6/1/2004 3:13 PM

Real Estate - Illuminations

Brooklyn Coffee & Tea House- Illumination Stabilization.xls