

OFFICE OF THE CITY ASSESSOR
CITY HALL
PROVIDENCE, RHODE ISLAND

CERTIFICATE NO. 39U

DATE 5/13/2019

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

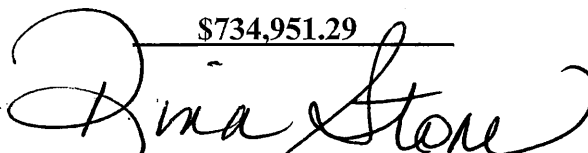
PURSUANT TO THE PROVISIONS OF SECTION 14 AND 15 OF TITLE 44, CHAPTER 7 OF THE GENERAL LAWS OF RHODE ISLAND, AS AMENDED, THE UNDERSIGNED CITY ASSESSOR OF THE CITY OF PROVIDENCE HEREBY REQUESTS YOUR HONORABLE BODY TO CANCEL THE FOLLOWING TAX ASSESSMENTS/TAX OR SUCH PART THEROF AS MAY BE REQUESTED AS HEREIN SET FORTH.

YEAR	REAL ESTATE TAX ABATED	TANGIBLE TAX ABATED
2010.....	_____	_____
2011.....	_____	_____
2012.....	_____	_____
2013.....	<u>\$7,194.90</u>	_____
2014.....	<u>\$7,194.90</u>	_____
2015.....	<u>\$6,872.37</u>	_____
2016.....	<u>\$9,621.46</u>	<u>\$558.00</u>
2017.....	<u>\$88,338.69</u>	<u>\$697.52</u>
2018.....	<u>\$614,473.45</u>	_____
TOTAL.....	<u>\$733,695.77</u>	<u>\$1,255.52</u>

GRAND TOTAL.....

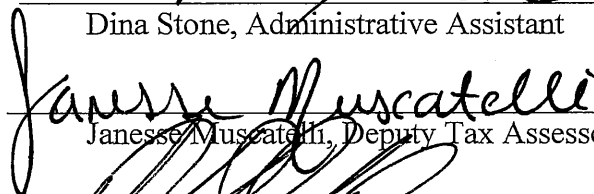
\$734,951.29

PREPARED BY:



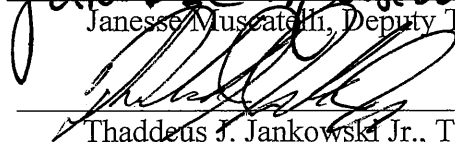
Dina Stone, Administrative Assistant

CHECKED BY:



Janesse Muscatelli, Deputy Tax Assessor

APPROVED BY:



Thaddeus J. Jankowski Jr., Tax Assessor

IN CITY COUNCIL

JUL 18 2019

APPROVED:

 CLERK

Real Estate Abatement Report
1/1/2019 to 3/31/2019

Plat/Lot	Year	Name	Entry Date	AMOUNT	Reason Code	NOTES	Modified by	Location
004-0109-0001	2018	Adam Edward Glick	1/4/19	(\$141.91)	OO	Prorate OO 12mnts	Jmontague	73 Holden St Unit 1
005-0220-0000	2018	MAMIE L CATLIN	1/29/19	(\$2,070.08)	OO	OO rate given for full year. Long time resident of property. probate court records for proof	Jmuscatelli	224 Camp St
006-0275-0000	2018	Rodolpho R Fidalgo	1/9/19	(\$336.36)	OO	Prorate OO 12mnts	Jmontague	19 Whiting St
006-0323-0000	2018	BARBARA C SZENES	1/3/19	(\$1,062.20)	FA	1st appeal reduction from \$367,500 to \$311,000	Jmontague	75 Dana St
006-0486-0000	2018	Robert M Rhault	1/28/19	(\$1,701.40)	FA	1st appeal reduction from \$319,000 to \$228,500(house incomplete)	Jmontague	10 Langham Rd
007-0017-0000	2018	Elaine M Rigney	2/15/19	(\$1,024.59)	OO	Prorate OO 10mnts	Jmontague	487 Morris Ave
007-0059-0000	2018	JOSE A BAPTISTA S	3/5/19	(\$5,161.76)	OO	E & OO reinstated	Jmontague	40 Sargent Ave
008-0455-157B	2018	Andres Mazo	3/7/19	(\$1,836.06)	OO	Prorate OO 5mnts	Jmontague	157 Doyle Ave Unit 157B
010-0198-0000	2018	Nancy S TAYLOR	1/23/19	(\$2,874.88)	OO	Mixed Use OO	Jmontague	123 Benefit St
010-0232-0000	2018	13 Properties LLC	1/3/19	(\$10,831.24)	FA	1st appeal reduction from \$1,100,000. to \$761,100/poor/fair condition	Jmontague	13 Cushing St
013-0063-0001	2018	Christopher Adamo	2/15/19	(\$737.68)	BTAR	BTAR Reduction from \$138,500 to \$118,400	Jmontague	151 Waterman St
014-0042-0000	2018	Carol Millan	1/22/19	(\$3,880.73)	OO	12% penalty/late filing OO	Jmontague	105 East Manning
014-0062-0000	2013	Steven J Hardcastle	3/5/19	(\$7,194.90)	OO	remove adj. bill. homesteaed removed in E.P	Jmuscatelli	181 Governor St
014-0062-0000	2014	Steven J Hardcastle	3/5/19	(\$7,194.90)	OO	remove adj. bill. homesteaed removed in E.P	Jmuscatelli	181 Governor St
014-0062-0000	2015	Steven J Hardcastle	3/5/19	(\$6,872.37)	OO	remove adj. bill. homesteaed removed in E.P	Jmuscatelli	181 Governor St
014-0062-0000	2016	Steven J Hardcastle	3/5/19	(\$7,547.26)	OO	remove adj. bill. homesteaed removed in E.P	Jmuscatelli	181 Governor St
014-0062-0000	2017	Steven J Hardcastle	3/5/19	(\$7,790.72)	OO	remove adj. bill. homesteaed removed in E.P	Jmuscatelli	181 Governor St
016-0413-0000	2018	20 Properties LLC	1/3/19	(\$447.48)	FA	1st appeal reduction from \$428,800 to \$414,800/minor corrections	Jmontague	20 Sheldon St
017-0502-0000	2018	Tara Gupta	2/26/19	(\$1,687.19)	OO	Prorate OO 7mnts	Jmontague	1 Trenton St
020-0180-0000	2017	Studley Bldg Enterprises Llc	3/26/19	(\$47,904.52)	FA	Appeal reduction based on agreement	Jmontague	82 Weybosset St
020-0180-0000	2018	Studley Bldg Enterprises Llc	3/26/19	(\$47,904.52)	FA	Appeal reduction based on agreement	Jmontague	82 Weybosset St
020-0369-0000	2018	Textron Realty Corporation	3/27/19	(\$36,410.07)	Set	Per settlement agreement credit in thre amount of \$473,330.91 be applied in 13 equal quarterly installments from 2018 thru 2022	Destone	40 Westminster St
021-0042-0000	2018	1145 Main Associates	3/12/19	(\$6,122.48)	Set	settlement signed March 2019	Jmuscatelli	112 Point St
021-0319-0000	2018	1145 Main Associates	3/12/19	(\$1,804.73)	Set	settlement signed March 2019	Jmuscatelli	104 Point St
021-0321-0000	2018	1145 Main Associates	3/12/19	(\$1,738.67)	Set	settlement signed March 2019	Jmuscatelli	124 Point St
021-0322-0000	2018	1145 Main Associates	3/12/19	(\$1,859.78)	Set	settlement signed March 2019	Jmuscatelli	128 Point St
021-0324-0000	2018	1145 Main Associates	3/12/19	(\$3,433.29)	Set	settlement signed March 2019	Jmuscatelli	130 Point St
023-0045-0000	2017	SOUTHSIDE COMMUNITY LAND TRUST	1/31/19	(\$115.02)	Exempt	Exempt entity, approved by Janesse	Jmontague	21 Somerset St
023-0045-0000	2018	SOUTHSIDE COMMUNITY LAND TRUST	1/31/19	(\$262.08)	Exempt	Exempt entity, approved by Janesse	Jmontague	21 Somerset St
023-0625-0000	2018	101 Plain LLC	3/12/19	(\$937.69)	Set	settlement signed March 2019	Jmuscatelli	29 Frank St
023-0745-0000	2018	101 Plain LLC	3/12/19	(\$1,804.73)	Set	settlement signed March 2019	Jmuscatelli	5 Frank St
023-0975-00C1	2018	Southside Gateways/Broad Street LLC	2/1/19	(\$667.96)	BTAR	BTAR reduction from \$75,400 to \$57,200	Jmontague	496-500 Broad St Unit C1
023-0975-0C4B	2018	Southside Gateways/Broad Street LLC	2/1/19	(\$708.32)	BTAR	BTAR reduction from \$80,100 to \$60,800	Jmontague	496 Broad St Unit C4B
023-0975-0C5B	2018	Southside Gateways/Broad Street LLC	2/1/19	(\$778.05)	BTAR	BTAR reduction from \$588,100 to \$66,900	Jmontague	496 Broad St Unit C5B
025-0051-0000	2018	Fund for UCAP Realty Company	3/20/19	(\$2,561.68)	Exempt	Exempt property, out of exempt status in error	Jmontague	74 Carpenter St
026-0367-0208	2018	Brandon Han-Lemus	1/8/19	(\$187.47)	OO	Prorate OO 12mnts	Jmontague	1000 Providence Pl
026-0367-0326	2018	Kia McNeill	3/22/19	(\$563.01)	OO	Prorate OO 11mnts	Jmontague	1000 Providence Pl
026-0367-0385	2018	Bianca M Carpenter	1/8/19	(\$187.37)	OO	Prorate OO 12mnts	Jmontague	1000 Providence Pl
027-0001-0101	2018	John E Fleming	1/4/19	(\$290.42)	OO	Prorate 12mnts	Jmontague	532 Kinsley Ave Unit 101

Real Estate Abatement Report
1/1/2019 to 3/31/2019

027-0279-0000	2018	Foundry ALCO Members LLC	1/8/19	(\$136,736.89)	FA	1st appeal reduction from \$19,582,300 to \$15,856,500(change of	Jmontague	68 Hemlock St
030-0702-8LAW	2018	TP10 LLC	2/5/19	(\$2,752.50)	BTAR	BTAR 1/1/2019 - decision commercial units not to be taxed.	Jmuscatelli	19 Elmwood Ave
031-0506-0000	2018	Federico Alberto Rico	2/15/19	(\$2,352.27)	BTAR	BTAR reduction from \$148,500 to \$74,900	Jmontague	201 Hanover St
031-0566-0000	2018	West Elmwood Housing Development Corp	2/25/19	(\$677.12)	Exempt	Community Garden. Tax exempt going forward	Jmuscatelli	135 Parade St
031-0614-8LAW	2018	Westfield Commons LP	2/7/19	(\$4,000.00)	8L	income decreased causing 8% recalc needed	Jmuscatelli	218 Dexter St
032-0203-0007	2018	Marchionte Properties LLC	1/11/19	(\$1,281.60)	FA	1st appeal reduction from \$160,200 to \$120,100(condition)	Jmontague	8 Stocum St
032-0265-0076	2018	Matthew M Hooks	2/26/19	(\$1,672.90)	OO	14% penalty/late filing	Jmontague	30 Division St
033-0712-0000	2018	William Hearnue	1/10/19	(\$2,304.03)	OO	12% penalty/late filing	Jmontague	16 Tuxedo Ave
036-0222-0000	2018	Nicholas Crowley	1/8/19	(\$127.25)	OO	Prorate OO 12mths	Jmontague	152 Superior St
039-0018-0000	2018	John R Boles	1/2/19	(\$364.67)	OO	Prorate OO 12mths	Jmontague	25 Kingston Ave
039-0221-0102	2018	Lorraine Bacalles	3/15/19	(\$1,184.18)	OO	Prorate OO 9mths	Jmontague	30 Blackstone Blvd
039-0243-0007	2018	Phillip C Solka	1/4/19	(\$236.94)	OO	Prorate 12mths	Jmontague	8 Blackstone Blvd
039-0686-0000	2017	Joseph R Paolino Jr Trustee	3/26/19	(\$2,782.40)	FD	Appeal reduction based on agreement	Jmontague	30 Orchard Ave
039-0686-0000	2018	Joseph R Paolino Jr Trustee	3/26/19	(\$2,782.40)	FA	Appeal reduction based on agreement	Jmontague	30 Orchard Ave
039-0713-0000	2017	JOSEPH R PAOLINO Jr	3/26/19	(\$3,137.72)	FA	Appeal reduction based on agreement	Jmontague	10 Orchard Ave
039-0713-0000	2018	JOSEPH R PAOLINO Jr	3/26/19	(\$3,137.72)	FA	Appeal reduction based on agreement	Jmontague	10 Orchard Ave
041-0006-0001	2018	Angela Yingling	1/9/19	(\$388.48)	OO	Prorate OO 11mths	Jmontague	114 South Angell Unit 1
041-0243-0000	2018	Esther Yu	1/3/19	(\$677.72)	OO	Prorate OO 12mths	Jmontague	59 Blackstone Blvd
043-0043-0000	2018	Marilyn M Vinas	1/4/19	(\$325.00)	OO	Prorate OO 10mths	Jmontague	38 Calder St
043-0304-0000	2018	Domingo G Genao	3/19/19	(\$832.94)	OO	Prorate 5mths	Jmontague	10 Halton St
045-0248-0000	2018	Matenneh S Kanneh	2/1/19	(\$1,577.41)	OO	13% penalty/late filing OO	Jmontague	221 Prairie Ave
046-0169-0000	2018	1145 Main Associates	3/12/19	(\$185.34)	Set	settlement signed March 2019	Jmuscatelli	11 Temple Ct
046-0173-0000	2018	1145 Main Associates	3/12/19	(\$134.88)	Set	settlement signed March 2019	Jmuscatelli	29 Temple St
046-0282-0000	2018	Roman Catholic Bishop of Providence	2/14/19	(\$1,236.88)	Exempt	exempt per RIGL 44-3-3 (10)	Jmuscatelli	252 Rhodes St
046-0287-0000	2018	1145 Main Associates	3/12/19	(\$215.62)	Set	settlement signed March 2019	Jmuscatelli	225 Public St
046-0320-0000	2018	1145 Main Associates	3/12/19	(\$268.83)	Set	settlement signed March 2019	Jmuscatelli	763 Eddy St
046-0385-0000	2018	1145 Main Associates	3/12/19	(\$270.67)	Set	settlement signed March 2019	Jmuscatelli	47 Potters Ave
046-0391-0000	2018	1145 Main Associates	3/12/19	(\$660.60)	Set	settlement signed March 2019	Jmuscatelli	34 Temple St
046-0487-0000	2018	1145 Main Associates	3/12/19	(\$7,417.99)	Set	Settlement agreement signed March 2019	Jmuscatelli	226 Public St
046-0539-0000	2018	1145 Main Associates	3/12/19	(\$114.69)	Set	settlement signed March 2019	Jmuscatelli	257 Public St
046-0618-0000	2018	1145 Main Associates	3/12/19	(\$414.71)	Set	settlement signed March 2019	Jmuscatelli	8 Temple Ct
046-0634-0000	2018	1145 Main Associates	3/12/19	(\$137.63)	Set	settlement signed March 2019	Jmuscatelli	270 Rhodes St
048-0260-0000	2018	Sheila Mena	1/8/19	(\$437.93)	OO	Prorate OO 9mths	Jmontague	49 Trask St
048-0459-0000	2018	Brittany Rao	1/22/19	(\$165.08)	OO	Prorate OO 11mths	Jmontague	146 Burnside St
048-0811-0000	2018	Carlos R Dias	1/4/19	(\$143.46)	OO	Prorate 12mths	Jmontague	13 Lillian Ave
049-0058-0000	2018	Milicia Pena	3/6/19	(\$523.88)	OO	Prorate OO 9mths	Jmontague	109 Mitchell St
049-0146-0000	2018	Victor L Reynoso	1/29/19	(\$248.28)	OO	Prorate 10mths	Jmontague	28 Hamilton St
049-0270-0000	2018	Tanairi Garcia	1/22/19	(\$146.43)	OO	Prorate OO 12mths	Jmontague	374 Potters Ave
049-0359-0000	2018	Juan C Minaya	3/22/19	(\$507.86)	OO	Prorate OO 9mths	Jmontague	23 Earl St
051-0318-0000	2018	Curio Elmwood LLC	2/21/19	(\$24,346.78)	Set	Settlement signed Feb. 2019	Jmuscatelli	533 Elmwood Ave
052-0366-0000	2018	Danielle Cote	1/4/19	(\$399.24)	OO	Prorate 11mths	Jmontague	202 Congress Ave
053-0425-0000	2018	Mariano Carrion Silvestre	1/2/19	(\$785.79)	OO	Prorate OO 7mths	Jmontague	90 Sackett St

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1/1/2019 to 3/31/2019

057-0075-0000	2018	Jazmin Franco	2/25/19	(\$1,979.26)	OO	14% penalty/late filing OO	Jmontague	159 Rugby St
057-0104-0000	2018	Nancy M Perez	1/11/19	(\$447.96)	OO	Prorate OO 8mths	Jmontague	169 Byfield St
060-0058-0000	2018	Lissa Almanzar Fanith	1/2/19	(\$102.11)	OO	Prorate OO 12mths	Jmontague	849 Elmwood Ave
061-0186-0000	2018	Juan R Sanchez	1/8/19	(\$295.39)	OO	Prorate OO 11mths	Jmontague	190 Narragansett Ave
061-0542-0000	2018	Judith Russell	2/25/19	(\$789.60)	OO	Prorate OO 7mths	Jmontague	186 Rutherglen Ave
062-0148-0000	2018	Angel Calillas	3/26/19	(\$696.12)	OO	Prorate OO 7mths	Jmontague	37 Putnam St
063-0010-000B	2018	Vanessa Parece	3/7/19	(\$426.65)	OO	Prorate OO 6mths	Jmontague	32 Erastus St Unit B
063-0579-0000	2018	Ferrin Guarcas Martin	1/10/19	(\$1,446.61)	OO	Prorate OO 6mths	Jmontague	293 Manton Ave
064-0285-0000	2018	YOLANDA E CRUZ	3/26/19	(\$952.87)	OO	Prorate OO 6mths	Jmontague	51 Hendrick St
064-0631-0000	2018	Kyle R Nacci	1/2/19	(\$186.87)	OO	Prorate OO 12mths	Jmontague	10 Carleton St
064-0650-0000	2018	Anthony Cerrato	1/15/19	(\$509.43)	OO	Prorate 10mths	Jmontague	19 Belmont Ave
064-0916-0000	2018	Jorge M Parra	1/30/19	(\$874.22)	oi	Prorate OO 7mths	Jmontague	221 Mount Pleasant Ave
065-0977-C33J	2018	Meredith Hope Gabor	2/25/19	(\$884.32)	OO	Prorate OO 7mths	Jmontague	589 Atwells Ave Unit C33J
066-0183-0000	2018	Dennis Mendez	1/28/19	(\$706.86)	oi	Prorate 7mths	Jmontague	22 Zone St
069-0067-0000	2018	Eddy O Garcia	1/10/19	(\$254.16)	oi	Prorate OO 11mths	Jmontague	195 Oakland Ave
069-0344-0000	2017	43 EATON LLC	2/1/19	(\$2,582.37)	Set	Settlement with 02908 Club. Value reduced to 210,000	Jmuscatelli	219 Oakland Ave
069-0344-0000	2018	43 EATON LLC	2/1/19	(\$2,582.37)	Set	Settlement with 02908 Club. Value reduced to 210,000	Jmuscatelli	219 Oakland Ave
069-0576-0000	2018	Robert Nickerson Gruber	1/28/19	(\$453.54)	OO	Prorate OO 9mths	Jmontague	16 Alma St
070-0123-0000	2018	Gloria N Tambwe	1/3/19	(\$118.76)	OO	Prorate OO 12mths	Jmontague	31 Veto St
070-0690-0000	2018	354 Admiral Street LLC	2/21/19	(\$24,897.28)	Set	Settlement signed Feb. 2019	Jmuscatelli	354 Admiral St
070-0695-0000	2018	Amado Severino Brito	3/26/19	(\$447.21)	OO	Prorate OO 10mths	Jmontague	118 Donelson St
071-0434-0000	2018	Guilde Valdez	2/12/19	(\$1,235.86)	OO	Prorate OO 6mths	Jmontague	3 Flora St
071-0569-0000	2017	United States Of America	1/16/19	(\$1,289.73)	co	Bill abated per United States Court Order final order 11/13/2017	Jmuscatelli	131 Touro St
071-0569-0000	2018	United States Of America	1/16/19	(\$9,607.20)	co	Bill abated per United States Court Order	Jmontague	131 Touro St
073-0036-0000	2018	Marilyn R Shapiro	2/5/19	(\$910.50)	OO	OO rate, calc. incorrectly, owner/resident since 2005 elderly & Vet	Jmuscatelli	126 Fifth St
076-0232-0000	2018	Drisa H Gomes	3/15/19	(\$1,051.61)	OO	15% penalty/late filing	Jmontague	28 Yorkshire St
079-0599-0000	2018	Albert C Dorbor	3/11/19	(\$1,317.04)	OO	Prorate OO 4mths	Jmontague	18 Burns St
081-0245-0000	2018	Victor Fabian	1/3/19	(\$122.63)	OO	Prorate OO 12mths	Jmontague	576 Admiral St
085-0158-0000	2018	Eric C Lamy	3/6/19	(\$496.45)	OO	Prorate OO 10mths	Jmontague	39 Walton St
085-0207-0000	2018	Molly A Colanino	2/26/19	(\$427.96)	OO	Prorate OO 10mths	Jmontague	51 Enfield Ave
085-0567-0000	2018	Christina Damon	1/2/19	(\$315.60)	OO	Prorate 11mths	Jmontague	59 Erie St
086-0572-0000	2018	Racland Company INC	1/3/19	(\$1,824.91)	FA	1st appeal reduction from \$494,900 to \$437,800	Jmontague	27 Elmway St
087-0369-0000	2018	Rosa P Carrasco	3/22/19	(\$1,330.29)	OO	Prorate OO 4mths	Jmontague	180 Vermont Ave
087-0451-0000	2018	Angels Dell	1/17/19	(\$1,081.88)	OO	Prorate OO 6mths	Jmontague	265 Massachusetts Ave
091-0336-0000	2018	NEILSON A CURLETT	1/8/19	(\$2,447.44)	OO	Prorate OO 4mths	Jmontague	29 Seventh St
093-0275-0000	2018	Jeffery D Buckler	3/6/19	(\$9,488.48)	OO	Prorate OO 4mths	Jmontague	41 Westford Rd
094-0185-0000	2018	Hawa S Dione	1/2/19	(\$1,207.74)	OO	Prorate OO 5mths	Jmontague	200 Ortoleva Dr
095-0464-0000	2018	JACK S FASSAH JR	1/16/19	(\$981.20)	OO	Prorate OO 5mths	Jmontague	49 Woodside Ave
095-0591-0000	2018	MCCARTHY S LARNGAR	1/28/19	(\$1,268.80)	OO	13% penalty/late filing	Jmontague	52 Leah St
096-0331-0000	2017	60 King Street Inc	2/14/19	(\$12,441.32)	cw	Council Resolution 2019-27	Jmuscatelli	35 Sheridan St
096-0331-0000	2018	60 King Street Inc	2/14/19	(\$12,441.32)	cw	Council resolution 2019-27	Jmuscatelli	35 Sheridan St
097-0273-0000	2018	Javier A Herrera	2/25/19	(\$793.15)	oi	Prorate OO 10mths	Jmontague	187 Greeley St

Real Estate Abatement Report
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097-0814-0000	2018	DOLORES EASTON	3/19/19	(\$1,308.81)	OO	Prorate OO 5mths	Jmontague	200 Langdon St
098-0433-0000	2018	William R D'Amico	1/8/19	(\$5,036.92)	misc	Should not have been billed out for 2018.. dropped into condo units	Jmontague	42 Social St
099-0089-0000	2018	Jose Y Tronilo Gutierrez	1/15/19	(\$955.93)	OO	Prorate OO 5mths	Jmontague	81 Vandewater St
099-0506-0000	2018	Branch Avenue Plaza,LLC	2/19/19	(\$120,000.00)	Set	Settlement agreement signed Jan.2019	Jmuscatelli	650-700 Branch Ave
104-0065-0000	2018	Jose A Mendez	2/6/19	(\$960.66)	OO	Prorate OO 8mths	Jmontague	6 Priscilla Ave
104-0074-0000	2018	Randy Rodriguez	3/1/19	(\$288.68)	OO	Prorate OO 11mths	Jmontague	66 Sterling Ave
104-0375-0000	2018	Luz M De La Cruz	1/16/19	(\$689.75)	OO	Prorate OO 5mths	Jmontague	215 Dora St
108-0135-0000	2018	Angel Herrera Ortega	3/5/19	(\$1,055.52)	oi	Prorate OO 7mths	Jmontague	174 Laurel Hill Ave
108-0177-0000	2018	Yudy Santiago	1/8/19	(\$268.23)	OO	Prorate OO 11mths	Jmontague	59 Ralph St
108-0528-0000	2018	Sunshine Pocasset LLC	2/21/19	(\$24,574.32)	Set	Settlement signed Feb. 2019	Jmuscatelli	1 Pocasset Ave
109-0185-0000	2018	IVER LOPEZ	1/24/19	(\$1,354.29)	OO	12% penalty/late filing OO	Jmontague	129 Mercy St
110-0313-0000	2018	Damaris Y Ortiz-Santos	3/5/19	(\$1,303.40)	OO	14% penalty late filing OO	Jmontague	66 Silver Lake Ave
112-0009-0000	2018	Juana A Ventura	1/8/19	(\$464.91)	OO	Prorate OO 10mths	Jmontague	126 Merino St
113-0244-0000	2018	Sherwin H Ochoa	3/19/19	(\$386.57)	OO	Prorate OO 10mths	Jmontague	163 Glenbridge Ave
113-0288-0000	2018	VICTOR M SOLIS	3/6/19	(\$1,532.16)	OO	Prorate 10mths	Jmontague	28 Melissa St
114-0121-0000	2018	Rina Fictoria	3/15/19	(\$1,341.13)	oi	15% penalty late filing	Jmontague	77 Middleton St
114-0260-0000	2018	Yelsin Gamez	1/2/19	(\$124.32)	OO	Prorate OO 12mths	Jmontague	165 Barbara St
114-0347-0000	2018	Mario Penafiel	3/1/19	(\$611.65)	OO	Prorate 8mths	Jmontague	16 Attila
115-0076-0000	2018	CHRISTINA L GROVER	1/29/19	(\$1,145.44)	OO	Prorate OO 5mths	Jmontague	185 Killingly St
116-0243-0000	2018	DONNA LEE	3/8/19	(\$759.27)	OO	Prorate OO 7mths	Jmontague	281 Whitford Ave
116-0443-0000	2018	Meghan C Jimenez	1/8/19	(\$217.64)	OO	Prorate OO 12mths	Jmontague	84 Glover St
116-0710-0000	2018	Paul Dechichio	1/24/19	(\$1,137.95)	OO	Prorate OO 4mths	Jmontague	20 Minto St
117-0058-0000	2018	Karl W Krusell	2/12/19	(\$930.16)	OO	Prorate OO 8mths	Jmontague	583 Pleasant Valley Pkwy
118-0227-0000	2018	Andrew R Poyant	1/3/19	(\$170.96)	OO	Prorate OO 12mths	Jmontague	11 Trinidad St
119-0159-0000	2017	239-241 Oakland LLC	2/1/19	(\$5,618.57)	Set	Settlement with 02908 Club. Value reduced to 175,000	Jmuscatelli	44 Liege St
119-0159-0000	2018	239-241 Oakland LLC	2/1/19	(\$5,618.57)	Set	Settlement with 02908 Club. Value reduced to 175,000	Jmuscatelli	44 Liege St
120-0187-0000	2018	Robert Franklin	2/8/19	(\$2,114.28)	OO	OO applied with 13% penalty/late filing	Jmontague	62 Pembroke Ave
120-0332-0000	2018	Luisa Deburgo	2/28/19	(\$800.63)	OO	Prorate OO 8mths	Jmontague	83 Huxley Ave
120-0360-0000	2016	43 Eaton LLC	2/13/19	(\$2,074.20)	Set	value reduced 239,900 to 175,000	Jmuscatelli	51 Tyndall Ave
120-0360-0000	2017	43 Eaton LLC	2/13/19	(\$2,074.20)	Set	value reduced 239,900 to 175,000	Jmuscatelli	51 Tyndall Ave
120-0360-0000	2018	43 Eaton LLC	2/13/19	(\$2,074.20)	Set	value reduced 239,900 to 175,000	Jmuscatelli	51 Tyndall Ave
122-0185-0000	2018	Philip Doucet	1/30/19	(\$877.99)	OO	Prorate OO 7mths	Jmontague	1200 Smith St
123-0178-0000	2018	Rosemary A Mercado	2/7/19	(\$410.22)	OO	Prorate OO 10mths	Jmontague	801 River Ave
125-0073-0000	2018	GEORGE Y HANG	3/28/19	(\$1,073.00)	OO	Prorate OO 6mths	Jmontague	77 Ardoene St
129-0119-0000	2018	Elizabeth J Sawelle	3/11/19	(\$691.65)	OO	Prorate OO 8mths	Jmontague	82 Samoset Ave
129-0238-0000	2017	CARLOTTA MARTELL	3/18/19	(\$2,602.12)	OO	E & OO reinstated, homeowner recertified for exemptions	Jmontague	105 Galileo Ave
129-0238-0000	2018	CARLOTTA MARTELL	3/18/19	(\$2,602.12)	OO	E & OO reinstated, homeowner recertified for exemptions	Jmontague	105 Galileo Ave
		TOTAL:		(\$733,695.77)				

Sum of AMOUNT	
Year	Total
2013	(\$7,194.90)
2014	(\$7,194.90)
2015	(\$6,872.37)
2016	(\$9,621.46)
2017	(\$88,338.69)
2018	(\$614,473.45)
Grand Total	(\$733,695.77)

Sum of AMOUNT	
Reason Code	Total
8L	(\$4,000.00) 8 LAW
BTAR	(\$7,996.78) SECOND APPEAL
co	(\$10,896.93) COURT ORDER
cw	(\$24,882.64) COUNCIL WRITE-OFF
Exempt	(\$4,852.78) TAX EXEMPT
FA	(\$258,752.60) FIRST APPEAL
FD	(\$2,782.40) FIRST APPEAL
misc	(\$5,036.92) OWNER OCCUPIED
oi	(\$5,025.04) OWNER OCCUPIED
OO	(\$129,094.42) OWNER OCCUPIED
Set	(\$280,375.26) SETTLEMENTS
Grand Total	(\$733,695.77)

Sum of AMOUNT	
Modified by	Total
Dstone	(\$36,410.07)
Jmontague	(\$378,900.91)
Jmuscatelli	(\$318,384.79)
Grand Total	(\$733,695.77)

Settlement Agreement

This Settlement Agreement is executed as of February ___, 2019 between the City of Providence, Rhode Island ("City") and Branch Avenue Associates L.L.C. and Branch Avenue Plaza, LLC (collectively, "Branch Avenue").

WHEREAS, Branch Avenue is the owner of the property located at 650-700 Branch Avenue (City Assessor's Plat 99 Lot 466 and 469 were combined into Lot 506) and 121 Vandewater Street, (City Assessor's Plat 99 Lot 99, (the "Property"); and

WHEREAS, Branch Avenue has challenged the assessments in connection with the Property for the years 2009 through 2018 by filing lawsuits against the City in the Superior Court for Providence County, Rhode Island seeking to recover property taxes it has paid to the City in connection with the Property for tax years 2009 through 2012 and 2016 said actions being captioned *Branch Avenue Associates L.L.C. v. David L. Quinn, II, Tax Assessor*, M.P. Nos. 2010-4894, 2011-5544, 2012-3287, 2013-3114 and 2017-1645; by filing administrative appeals in connection with the Property for tax years 2017-2018; and otherwise disputing the assessment imposed on the Property for tax years 2013-2015, (collectively, the "Action"); and

WHEREAS, the City has denied all of the material allegations in the Action; and

WHEREAS, the parties wish to resolve the Action without the cost and burdens associated with further litigation.

NOW, THEREFORE, for valuable consideration the receipt of which each party acknowledges, the parties agree and promise as follows:

1. The City shall apply tax abatement credits totaling \$120,000 to Plat 99, Lot 506 commencing with the first quarter of 2018 payment until exhaustion.

2. Branch Avenue releases and discharges, and by these presents do for itself, its heirs, executors, administrators, successors and assigns, release acquit and forever discharge the City, its officers, agents, servants, employees, successors and assigns, and all other persons, firms, and corporations, whether herein named or referred to or not, of and from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses, compensation and all consequential damage on account of, or in any way growing out of any and all known or unknown injury or damage resulting from the assessment of taxes on the Property for Tax Years 2009-2018 as referenced above and/or the payment of said taxes made by Branch Avenue.

3. City releases and discharges, and by these presents does for itself, its heirs, executors, administrators, successors and assigns, release acquit and forever discharge Branch Avenue, its officers, agents, servants, employees, successors and assigns, and all other persons, firms, and corporations, whether herein named or referred to or not, of and from any and all actions, causes of action, claims, demands, damages, costs, loss of service, expenses, compensation and all consequential damage on account of, or in any way growing out of any and all known or unknown injury or damage resulting from the assessment of taxes on the Property for Tax Years 2009-2017 as referenced above and/or the payment of said taxes made by Branch Avenue.

4. Branch Avenue and the City understand that this settlement is the compromise of a doubtful and disputed claim, and that consideration transferred hereunder is not to be construed as an admission of liability on the part of the persons, firms, or corporations hereby released by whom liability is expressly denied.

5. Branch Avenue and the City each agree to bear its own costs and attorney fees with respect to the matter.

6. Branch Avenue and the City each represent and warrant that it has the full right, power and authority to enter in this Settlement Agreement.

7. Branch Avenue and the City each represent and warrant that it has received independent legal advice from its attorneys with respect to the advisability of making the settlement and executing this Settlement Agreement.

8. This Settlement Agreement is to be governed and interpreted in accordance with the laws of the State of Rhode Island.

9. Each party and counsel for each party has reviewed and revised this Settlement Agreement, and the documents to be executed pursuant hereto, and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation hereof. This Settlement Agreement shall be deemed to have been drafted by each party hereto.

10. Within 3 days from the date of the full execution of this Settlement Agreement by all parties, Branch Avenue shall file dismissal stipulations, with prejudice, as to all Actions. If Branch Avenue does not file such stipulations within 3 days, the City shall have the right and authority to file such stipulations.

11. It is hereby expressly agreed by the parties that this Settlement Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which together constitute one and the same instrument.

12. Any term in this Settlement Agreement which is unenforceable or illegal shall be severed from the Settlement Agreement and shall not affect the enforceability of other terms of this Settlement Agreement.

13. This Settlement Agreement contains the ENTIRE AGREEMENT between the parties hereto, and the terms of this release are contractual and not a mere recital. The terms of this Agreement may only be amended in writing, duly executed by all parties to this Settlement Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Settlement Agreement as of the date first written above.

City of Providence, Rhode Island

By: [Signature]
Its City Assessor

Branch Avenue Associates L.L.C.

By: [Signature]
Its: Manager

Branch Avenue Plaza L.L.C.

Branch Avenue Associates, LLC
By: [Signature] its Manager
Its: Manager

Approved as to form and correctness:

[Signature]
City Solicitor *by designee*
Lisa Fries, Sr. Assistant City Solicitor

ADLER POLLOCK & SHEEHAN P.C.

One Citizens Plaza, 8th floor
Providence, RI 02903-1345
Telephone 401-274-7200
Fax 401-751-0604 / 351-4607

175 Federal Street
Boston, MA 02110-2210
Telephone 617-482-0600
Fax 617-482-0604

www.apslaw.com

January 31, 2019

VIA HAND DELIVERY

Lisa Fries, Esq.
City of Providence
Department of Law
444 Westminster Street, Suite 220
Providence, RI 02903

Law Department

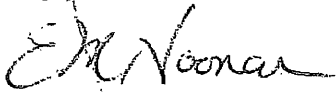
JAN 31 2018

Re: Branch Ave. Associates v. City of Providence

Dear Lisa:

Enclosed please find the original signature page in this matter for execution by the City of Providence.

Very truly yours,



ELIZABETH McDONOUGH NOONAN
enoonan@apslaw.com

EMN:kaw
Enclosure

SETTLEMENT AGREEMENT

This Settlement Agreement (the "Agreement") is made as of March 8, 2019 by and between the City of Providence, Rhode Island (the "City"), on the one hand, and Textron Realty Corporation ("Textron"), on the other hand.

WHEREAS, Textron owns improved real property in the City located at 40 Westminster Street and designated Plat 20, Lot 369 (the "Property"); and

WHEREAS, Textron has filed lawsuits against the City in the Superior Court for Providence County, Rhode Island seeking to recover property taxes paid to the City in connection with the Property for tax years 2016 and 2017, said actions being captioned Textron Realty Corporation v. David Quinn, Tax Assessor, C.A. No. PC2017-2990 and Textron Realty Corporation v. Thaddeus J. Jankowski, Tax Assessor, C.A. No. PC2018- (collectively, the "Actions"); and

WHEREAS, Textron has filed an administrative appeal in connection with the Property for tax year 2018 which is currently pending before the City's Board of Tax Assessment and Review (the "Administrative Appeal"); and

WHEREAS, the City has denied all of the material allegations in the Actions and the Administrative Appeal; and

WHEREAS, the parties wish to resolve the Actions and the Administrative Appeal without the costs and burdens associated with further litigation;

NOW, THEREFORE, for valuable consideration the receipt of which each party acknowledges, the parties hereby agree and promise as follows:

1. Credit Applied To Tax Bills

The parties agree that the fair market value of the Property was \$36,000,000 for each of tax years 2016, 2017 and 2018. Accordingly, the City agrees to apply a credit in the total amount of \$473,330.91 (Four Hundred Seventy-Three Thousand, Three Hundred Thirty Dollars

and Ninety-One Cents) toward the property taxes owed by Textron on the Property. This credit will be recognized and applied by the City in 13 equal quarterly installments, as follows:

- A. For tax year 2018, the City will recognize and apply a credit in the amount of \$36,410.07 to the single remaining quarterly tax payment due in April 2019.
- B. For tax year 2019, the City will recognize and apply a credit in the amount of \$36,410.07 to each of the four quarterly installment payments due in July 2019, October 2019, January 2020 and April 2020 with respect to the Property.
- C. For tax year 2020, the City will recognize and apply a credit in the amount of \$36,410.07 to each of the four quarterly installment payments due in July 2020, October 2020, January 2021 and April 2021 with respect to the Property.
- D. For tax year 2021, the City will recognize and apply a credit in the amount of \$36,410.07 to each of the four quarterly installment payments due in July 2021, October 2021, January 2022 and April 2022 with respect to the Property.

2. Use of Credits

To use the credits set forth above, Textron shall enclose a copy of this Agreement with the quarterly tax payments it makes for the Property from April 2019 through April 2022. The credit provided by this Settlement Agreement, or any balance thereof, shall run with the Property, and shall be usable by any subsequent owner of the Property.

3. No Further Tax Owed

Textron and the City acknowledge that this Agreement resolves, releases, and waives any further dispute with regard to the property taxes assessed, levied and paid on the Property for tax years 2016, 2017 and 2018. The parties hereby agree that there will be no further assessment, levy, or payment by Textron with regard to the property taxes assessed and levied on the Property for tax years 2016, 2017 and 2018, other than the single remaining quarterly tax payment for tax year 2018 due in April 2019.

4. Assessment For Tax Years 2019, 2020 and 2021

The City agrees to set the assessment, for property tax purposes, of the Property at \$37,500,000 (Thirty-Seven Million, Five Hundred Thousand Dollars) for tax years 2019, 2020 and 2021. Absent any material change to the condition of the Property during this time, the City agrees not to change the assessment of \$37,500,000, and Textron agrees not to appeal the assessment.

5. Dismissal of Actions.

Within one (1) week from the date of the full execution of this Settlement Agreement by all parties, Textron shall file stipulations in the Actions, stating that the Actions are dismissed with prejudice and that the parties shall bear their own attorneys' fees and costs. If Textron does not file such stipulations within one week, the City shall have the right and authority to file such stipulations.

6. Dismissal of Administrative Appeal

Textron hereby dismisses the Administrative Appeal.

7. Costs and Fees

Textron and the City shall bear their own costs and attorney fees with respect to the Actions and Administrative Appeal.

8. Representations And Warranties

Textron and the City each represents and warrants that i) it has the full right, power and authority to enter into this Agreement and ii) that it has received independent legal advice with respect to the advisability of entering into this Agreement.

9. No Effect On Use Of Credits From Prior Settlement

Nothing in this Agreement shall impair or reduce Textron's ability to use and apply credits against property tax bills it received from any prior settlement with the City.

10. Governing Law

This Agreement is to be governed and interpreted in accordance with the laws of the State of Rhode Island.

11. Drafting Parties

Each party and its counsel have reviewed and revised this Agreement. The rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation hereof. This Agreement shall be deemed to have been drafted by each party hereto.

12. Enforcement

This Agreement contains the entire agreement between the parties hereto and the terms of this agreement are contractual and not a mere recital. The parties hereto may take any action in law or in equity required to enforce their rights under this Agreement.

13. Execution/Counterparts

It is hereby expressly agreed by the parties that this Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which taken together constitute one and the same instrument.

14. Severability

Any term in this Agreement which is unenforceable or illegal shall be severed from the Settlement Agreement and shall not affect the enforceability of other terms of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.


TEXTRON REALTY CORPORATION

By: 

Name: James B. Gidwell

{W7156604.1}

CITY OF PROVIDENCE

By: 

Name: Thomas Jankowski

Title: Director, Sales & Use Property Tax

Title: City Assessor

Approved as to Form and Correctness:

By: Lisa Fries

Name: Lisa Fries

Title: Sr. Assistant City Solicitor

SETTLEMENT AGREEMENT

THIS AGREEMENT is entered into as of this 30 day of August, 2018, by and between the undersigned property owners, doing business as The 02908 Club ("02908") and Thaddeus Jankowski, in his capacity as City Assessor for the City of Providence ("Assessor").

WHEREAS, 02908, is the owner or agent / manager of certain real property in the City of Providence, Rhode Island (the "City") described on Exhibits A and B attached hereto (the "Property");

WHEREAS, on December 31, 2015, the Tax Assessor assessed the Property for tax purposes (the "assessment") and imposed property taxes for tax years 2016 through 2018 based on the assessment;

WHEREAS, 02908 has filed administrative tax appeals with the City seeking to recover property taxes paid by 02908 to the City in connection with the Property;

WHEREAS, the parties wish to resolve their differences without the cost and burdens associated with further litigation;

NOW THEREFORE, for valuable consideration, the receipt of which each party acknowledges, the parties agree and promise as follows:

1. The City will reduce each 02908 Property's tax assessment for the tax year 2016 to the assessments per Exhibit A.

2. The City will reduce each 02908 Property's tax assessment for the tax years 2017 and 2018 to the assessments per Exhibit B.

3. On and after December 31, 2018, the City shall assess the value of the Property in accordance with its normal procedures, and the Property's owner shall be free to appeal any assessment of the Property for any tax year in accordance with applicable Rhode Island law.

4. The City shall credit 02908 the aggregate of its overpayment of taxes on the Property for tax year 2016 calculated upon the reduced assessment as follows:

TY 2016 \$92,518 [Based on calculations per Exhibit A (the "Credits")]. The Credits will be applied to the taxes owing for TY 2018, with any remaining Credits to be applied to subsequent tax years.

5. The City shall credit 02908 the aggregate of its overpayment of taxes on the Property for tax year 2017 calculated upon the reduced assessment as follows:

TY 2017 \$102,793 [Based on calculations per Exhibit B]. The Credits will be applied to the taxes owing for TY 2018, with any remaining Credits to be applied to subsequent tax years.

6. Within three business days after the execution of this Settlement Agreement by both parties, 02908 will dismiss any administrative appeal taken for TY 2016, TY 2017 and TY 2018 with respect to the Property. Furthermore, 02908 agrees not to file a Superior Court tax appeal with for tax year 2016, 2017 and 2018 with respect to solely the Property included in this Settlement Agreement.

7. Each party and counsel for each party has reviewed and revised this Settlement Agreement and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation hereof. This Settlement Agreement shall be deemed to have been drafted by each party hereto.

8. Each party acknowledges that he/she is authorized to execute this Settlement Agreement on behalf of the party for whom he/she is signing.

9. The parties hereby acknowledge that this Settlement Agreement is the result of a compromise of a disputed claim and shall never at any time or for any purpose be considered an admission of liability or responsibility of any party identified herein.

10. 02908 hereby remises, releases and forever discharges the City of Providence of and from all debts, demands, actions, causes of actions, suits, accounts, covenants, contracts, agreements, damages, and any and all claims, demands, and liabilities whatsoever both in law and in equity against the City of Providence arising out of solely the valuation of solely the Property included in this Settlement Agreement for TY 2016, TY 2017, and TY 2018.

11. The parties have carefully read all of the terms of this Settlement Agreement, have had assistance of legal counsel in understanding all of its terms, and sign this Settlement Agreement as their own free act and deed.

12. This Settlement Agreement contains the entire agreement between the parties hereto and the terms of this Settlement Agreement are contractual and not a mere recital. The parties hereto may take any action in law or in equity required to enforce their rights under this Settlement Agreement.

13. In the event that any provision of this Settlement Agreement should be deemed to be void, voidable, or unenforceable by a court of competent jurisdiction the remaining portions hereof shall remain in full force and effect in perpetuity.

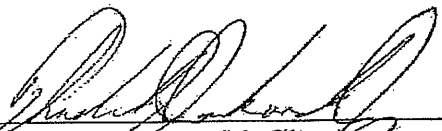
14. 02908 and the City of Providence shall bear their own costs and attorney fees with respect to the Settlement Agreement.

15. This Settlement Agreement is to be governed and interpreted in accordance with the laws of the State of Rhode Island.

16. It is hereby expressly agreed by the parties that this Settlement Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which taken together constitute one and the same instrument.

In WITNESS WHEREOF, the parties have set their hand and seal below in duplicate original on the date executed herein.

City of Providence


Thaddeus Jankowski, City Assessor

239-241 Oakland LLC


Robert McCann, Member

20 Eaton LLC


Robert McCann, Member

Elmhurst Properties II LLC


Scott Carlisle, Manager

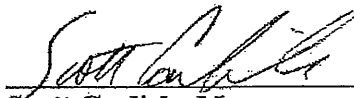
43 Eaton LLC


Scott Carlisle, Member

K & A Properties LLC


Shannon Russell, Manager

Spartan, LLC


Scott Carlisle, Manager

Approved as to Form and Correctness:

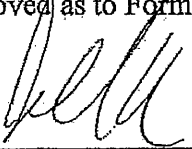

Jeffrey Dana, Esq. / Date 10-5-18
City Solicitor, Providence

EXHIBIT A
THE 02908 CLUB
PROPERTY TAX ASSESSMENT SUMMARY FOR TAX YEAR 2016

ADDRESS	PLAT	LOT	TY 2016	
			ASSESSMENT	TY 2016 SETTLEMENT
102 Pembroke Ave Providence	120	197	\$ 273,400	\$ 210,000
105 Pembroke Ave	120	148	\$ 272,600	\$ 210,000
109 Pembroke Ave Providence	120	147	\$ 287,400	\$ 275,000
110 Eaton St Providence	120	342	\$ 337,600	\$ 300,000
113 Pembroke Ave Providence	120	146	\$ 362,900	\$ 225,000
118 Eaton St Providence	120	344	\$ 266,200	\$ 210,000
121 Pinehurst Ave Providence	120	285	\$ 279,800	\$ 210,000
121 Pembroke Ave Providence	120	144	\$ 221,500	\$ 140,000
125 Radcliffe Ave Providence	120	93	\$ 290,800	\$ 275,000
126 Pembroke Ave Providence	120	203	\$ 262,100	\$ 175,000
130 Pinehurst Ave Providence	120	340	\$ 253,800	\$ 210,000
133 Radcliffe Ave Providence	120	215	\$ 243,000	\$ 210,000
136 Pembroke Ave Providence	120	205	\$ 343,500	\$ 300,000
137 Radcliffe Ave Providence	120	214	\$ 256,600	\$ 210,000
140 Pembroke Ave	120	206	\$ 345,000	\$ 300,000
146 Pembroke Ave Providence	120	207	\$ 341,700	\$ 300,000
147 Pembroke Ave Providence	120	138	\$ 259,100	\$ 175,000
15 Eaton St Providence	119	171	\$ 333,400	\$ 300,000
150 Pembroke Ave Providence	120	208	\$ 300,800	\$ 275,000
151 Pembroke Ave. Providence	120	137	\$ 268,700	\$ 225,000
163 Oakland Ave. Providence	69	45	\$ 340,700	\$ 300,000
196 Oakland Ave Providence	120	123	\$ 346,100	\$ 300,000
20 Eaton St. Providence	69	326	\$ 343,000	\$ 300,000
208 Oakland Ave Providence	120	126	\$ 340,500	\$ 300,000
212 Oakland Ave Providence	120	127	\$ 348,000	\$ 300,000
216 Oakland Ave Providence	120	128	\$ 254,700	\$ 210,000
220 Oakland Ave Providence	120	129	\$ 256,000	\$ 210,000
223 Oakland Ave Providence	69	351	\$ 343,200	\$ 300,000
224 Oakland Ave Providence	120	130	\$ 250,900	\$ 210,000
232 Oakland Ave Providence	120	132	\$ 252,200	\$ 175,000
239 Oakland Ave. Providence	69	43	\$ 254,300	\$ 210,000
27 Eaton St Providence	119	174	\$ 336,400	\$ 225,000
29 Chad Brown St Providence	120	296	\$ 304,700	\$ 275,000
31 Eaton St Providence	119	175	\$ 273,600	\$ 175,000
35 Eaton St. Providence	119	42	\$ 366,900	\$ 275,000
38 Eaton St. Providence	120	134	\$ 307,800	\$ 275,000
39 Eaton St Providence	119	176	\$ 336,700	\$ 275,000
43 Eaton St Providence	119	177	\$ 336,100	\$ 275,000
48 Eaton St. Providence	120	136	\$ 404,600	\$ 210,000
51 Eaton St Providence	119	179	\$ 320,800	\$ 300,000
51 Pinehurst Ave Providence	120	304	\$ 270,500	\$ 210,000
55 Eaton St Providence	119	180	\$ 355,400	\$ 300,000
58 Eaton St Providence	120	209	\$ 332,900	\$ 300,000
59 Eaton St Providence	119	181	\$ 326,900	\$ 300,000
621 Smith St Providence	120	244	\$ 255,300	\$ 215,200
63 Pinehurst Ave Providence	120	301	\$ 276,500	\$ 210,000
64 Eaton St Providence	120	210	\$ 335,600	\$ 300,000
67 Pinehurst Ave Providence	120	300	\$ 310,000	\$ 210,000
68 Eaton St Providence	120	211	\$ 237,900	\$ 175,000
74 Eaton St Providence	120	212	\$ 266,900	\$ 210,000
82 Eaton St Providence	120	279	\$ 333,500	\$ 300,000
84 Pinehurst Ave Providence	120	92	\$ 251,500	\$ 210,000
Totals			\$ 15,670,000	\$ 12,775,200
Difference				\$ 2,894,800
Tax Rate				\$ 31.96
Tax Credit				\$ 92,518

EXHIBIT B
THE 02008 CLUB
PROPERTY TAX ASSESSMENT SUMMARY FOR TAX YEARS 2017 and 2018

ADDRESS	PLAT	LOT	TY 2017		TY 2017		TY 2018
			ASSESSMENT		SETTLEMENT		SETTLEMENT
102 Pembroke Ave Providence	120	197	\$ 273,400	\$	210,000	\$	210,000
105 Pembroke Ave	120	148	\$ 272,600	\$	210,000	\$	210,000
109 Pembroke Ave Providence	120	147	\$ 287,400	\$	275,000	\$	275,000
110 Eaton St Providence	120	342	\$ 337,600	\$	300,000	\$	300,000
113 Pembroke Ave Providence	120	146	\$ 362,900	\$	225,000	\$	225,000
118 Eaton St Providence	120	344	\$ 266,200	\$	210,000	\$	210,000
121 Pinehurst Ave Providence	120	285	\$ 279,800	\$	210,000	\$	210,000
121 Pembroke Ave Providence	120	144	\$ 221,500	\$	140,000	\$	140,000
125 Radcliffe Ave Providence	120	93	\$ 290,800	\$	275,000	\$	275,000
126 Pembroke Ave Providence	120	203	\$ 262,100	\$	175,000	\$	175,000
130 Pinehurst Ave Providence	120	340	\$ 253,800	\$	210,000	\$	210,000
133 Radcliffe Ave Providence	120	215	\$ 243,000	\$	210,000	\$	210,000
136 Pembroke Ave Providence	120	205	\$ 343,500	\$	300,000	\$	300,000
137 Radcliffe Ave Providence	120	214	\$ 256,600	\$	210,000	\$	210,000
140 Pembroke Ave	120	206	\$ 345,000	\$	300,000	\$	300,000
146 Pembroke Ave Providence	120	207	\$ 341,700	\$	300,000	\$	300,000
147 Pembroke Ave Providence	120	138	\$ 259,100	\$	175,000	\$	175,000
15 Eaton St Providence	119	171	\$ 333,400	\$	300,000	\$	300,000
150 Pembroke Ave Providence	120	208	\$ 300,800	\$	275,000	\$	275,000
151 Pembroke Ave Providence	120	137	\$ 268,700	\$	225,000	\$	225,000
163 Oakland Ave Providence	69	45	\$ 340,700	\$	300,000	\$	300,000
196 Oakland Ave Providence	120	123	\$ 346,100	\$	300,000	\$	300,000
20 Eaton St Providence	69	326	\$ 343,000	\$	300,000	\$	300,000
208 Oakland Ave Providence	120	126	\$ 340,500	\$	300,000	\$	300,000
212 Oakland Ave Providence	120	127	\$ 348,000	\$	300,000	\$	300,000
216 Oakland Ave Providence	120	128	\$ 254,700	\$	210,000	\$	210,000
219 Oakland Ave Providence	69	344	\$ 290,800	\$	210,000	\$	210,000
220 Oakland Ave Providence	120	129	\$ 256,000	\$	210,000	\$	210,000
223 Oakland Ave Providence	69	351	\$ 343,200	\$	300,000	\$	300,000
224 Oakland Ave Providence	120	130	\$ 250,900	\$	210,000	\$	210,000
232 Oakland Ave Providence	120	132	\$ 252,200	\$	175,000	\$	175,000
239 Oakland Ave Providence	69	43	\$ 254,300	\$	210,000	\$	210,000
27 Eaton St Providence	119	174	\$ 336,400	\$	225,000	\$	225,000
29 Chad Brown St Providence	120	296	\$ 304,700	\$	275,000	\$	275,000
31 Eaton St Providence	119	175	\$ 273,600	\$	175,000	\$	175,000
35 Eaton St Providence	119	42	\$ 366,900	\$	275,000	\$	275,000
38 Eaton St Providence	120	134	\$ 307,800	\$	275,000	\$	275,000
39 Eaton St Providence	119	176	\$ 336,700	\$	275,000	\$	275,000
43 Eaton St Providence	119	177	\$ 336,100	\$	275,000	\$	275,000
44 Llege St Providence	119	159	\$ 350,800	\$	175,000	\$	175,000
48 Eaton St Providence	120	136	\$ 404,600	\$	210,000	\$	210,000
51 Eaton St Providence	119	179	\$ 320,800	\$	300,000	\$	300,000
51 Pinehurst Ave Providence	120	304	\$ 270,500	\$	210,000	\$	210,000
51 Tyndall Ave Providence	120	360	\$ 239,900	\$	175,000	\$	175,000
55 Eaton St Providence	119	180	\$ 355,400	\$	300,000	\$	300,000
58 Eaton St Providence	120	209	\$ 332,900	\$	300,000	\$	300,000
59 Eaton St Providence	119	181	\$ 326,900	\$	300,000	\$	300,000
621 Smith St Providence	120	244	\$ 255,300	\$	215,200	\$	215,200
63 Pinehurst Ave Providence	120	301	\$ 276,500	\$	210,000	\$	210,000
64 Eaton St Providence	120	210	\$ 333,600	\$	300,000	\$	300,000
67 Pinehurst Ave Providence	120	300	\$ 310,000	\$	210,000	\$	210,000
68 Eaton St Providence	120	211	\$ 237,900	\$	175,000	\$	175,000
74 Eaton St Providence	120	212	\$ 266,900	\$	210,000	\$	210,000
82 Eaton St Providence	120	279	\$ 333,500	\$	300,000	\$	300,000
84 Pinehurst Ave Providence	120	92	\$ 251,500	\$	210,000	\$	210,000
Totals			\$ 16,551,500	\$	13,335,200	\$	13,335,200
Difference				\$	3,216,300		
Tax Rate				\$	31.96		
Tax Credit				\$	102,793		

SETTLEMENT AGREEMENT

This Settlement Agreement is executed as of February 21, 2019 between the City of Providence, Rhode Island ("City"), 1145 Main Associates, LP ("1145 Main"), 101 Plain, LLC ("101 Plain"), and Providence Point, LP ("Providence Point") (1145 Main, 101 Plain, and Providence Point, hereinafter, the "Taxpayers").

WHEREAS, the Taxpayers are or were or was the owner of certain property (the "Property") in the City described as:

- 226 Public St., also known as City Assessor's Plat 46, Lot 487;
- 225 Public St., also known as City Assessor's Plat 46, Lot 287;
- 257 Public St., also known as City Assessor's Plat 46, Lot 539;
- 763 Eddy St., also known as City Assessor's Plat 46, Lot 320;
- 47 Potters Ave., also known as City Assessor's Plat 46, Lot 385;
- 270 Rhodes St., also known as City Assessor's Plat 46, Lot 634;
- 29 Temple St., also known as City Assessor's Plat 46, Lot 173;
- 34 Temple St., also known as City Assessor's Plat 46, Lot 391;
- 8 Temple Ct., also known as City Assessor's Plat 46, Lot 618;
- 11 Temple Ct., also known as City Assessor's Plat 46, Lot 169;
- 104 Point St., also known as City Assessor's Plat 21, Lot 319;
- 112 Point St., also known as City Assessor's Plat 21, Lot 42;
- 124 Point St., also known as City Assessor's Plat 21, Lot 321;
- 128 Point St., also known as City Assessor's Plat 21, Lot 322;
- 130 Point St., also known as City Assessor's Plat 21, Lot 324;
- 29 Frank St., also known as City Assessor's Plat 23, Lot 625; and
- 5 Frank St., also known as City Assessor's Plat 23, Lot 745; and,

WHEREAS, 1145 Main has filed lawsuits against the City in the Superior Court for Providence County, Rhode Island (the "Court") seeking to recover property taxes paid by 1145 Main to the City in connection with the parcels in the Property within City Assessor's Plat 46 for Tax Years 2015 and 2017:

1. *1145 Main Associates v. Quinn*, C.A. No. PC-2016-4198; and
2. *1145 Main Associates v. Jankowski*, C.A. No. PC-2018-7363 (the "Actions"); and,

WHEREAS, the Taxpayers have pending administrative appeals before the Providence Board of Tax Assessment Review (the "Appeals"); and

WHEREAS, the City has denied all of the substantive allegations in the Actions and Appeals; and

WHEREAS, the parties wish to resolve their differences without the cost and burdens associated with further litigation;

NOW, THEREFORE, for valuable consideration, the receipt of which each party acknowledges, the parties agree and promise as follows:

1. The City shall credit the Taxpayers in the amount of \$74,562.00. The tax credit shall be applied to any remaining balance for the Property in Tax Year 2018 and then applied to Tax Year 2019 until exhausted.
2. Thereafter, the City shall assess the value of the Property in accordance with its normal procedures, and 1145 Main and 101 Plain or subsequent owner(s) shall be free to appeal any assessment of the Property for the 2019 Tax Year and thereafter in accordance with applicable Rhode Island Law.
3. Within five (5) business days after the execution of this Settlement Agreement by both parties, 1145 Main shall file with the Court a Dismissal Stipulation for each of the Actions, thus terminating the Actions. If 1145 Main does not file such stipulations within one week, the City shall have the right and authority to file such stipulations.
4. The Taxpayers withdraw any and all administrative appeal(s) taken for Tax Years 2015 through 2018.
5. 1145 Main and the City each agree to bear its own costs and attorney fees with respect to the Actions.

6. The Taxpayers and the City each represents and warrants that it has the full right, power and authority to enter in this Settlement Agreement.
7. The Taxpayers and the City each represents and warrants that it has received independent legal advice from its attorneys with respect to the advisability of making the settlement and executing this Settlement Agreement.
8. This Settlement Agreement is to be governed and interpreted in accordance with the laws of the State of Rhode Island.
9. Each party and counsel for each party has reviewed and revised this Settlement Agreement, and the documents to be executed pursuant hereto, and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation hereof. This Settlement Agreement shall be deemed to have been drafted by each party hereto.
10. The parties hereby acknowledge that this Settlement Agreement is the result of a compromise of a disputed claim and shall never at any time or for any purpose be considered as an admission of liability or responsibility of any party identified herein.
11. This Settlement Agreement contains the entire agreement between the parties hereto and the terms of this Settlement Agreement are contractual and not a mere recital.
12. In the event that any provision of this Settlement Agreement should be deemed to be void, voidable, or unenforceable by a court of competent jurisdiction the remaining portions hereof shall remain in full force and effect in perpetuity.
13. This Settlement Agreement may be executed in one or more counterparts, with the same effect as if all parties had signed the same document. Each such counterpart will be an original, but all such counterparts together will constitute a single agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Settlement Agreement
as of the date first written above.

1145 Main Associates, LP,

By:

Stefania M. Mardo
Its: Asset Manager

City of Providence, Rhode Island

By:

Thaddeus J. Jankowski Jr.
Its: Tax Assessor

101 Plain, LLC

By:

Stefania M. Mardo
Its: Asset Manager

Providence Point, LP

By:

Stefania M. Mardo
Its: Asset Manager

Approved as to form and correctness

By:

Lisa Fries, Esq.
Senior Assistant City Solicitor

AMENDMENT TO SETTLEMENT AGREEMENT

This is an amendment to the Settlement Agreement made between the City of Providence, Rhode Island ("City"), 1145 Main Associates, LP ("1145 Main"), 101 Plain, LLC ("101 Plain"), and Providence Point, LP ("Providence Point") (1145 Main, 101 Plain, and Providence Point, hereinafter, the "Taxpayers").

WHEREAS, Section 1 of the Settlement Agreement specifies that the City will apply credits to a listed set of parcels (referred to in the Settlement Agreement as "the Property") owned by the Taxpayers; and

WHEREAS, the amount of the credits specified in Section exceeds the remaining amount of real estate taxes which the Taxpayers owe on that listed set of parcels (referred to in the Settlement Agreement as "the Property") to the City for tax year 2018;

NOW, THEREFORE, for valuable consideration the receipt of which each party acknowledges, the parties hereby agree to amend the Settlement Agreement as follows:

1. Section 1 of the Settlement Agreement shall be amended by replacing the second sentence with the following: "The tax credit shall be applied to any remaining balance for the Property in Tax Year 2018, then applied to any remaining balance for 105 Plain Street (Plat 23 Lot 647) in Tax Year 2018, and then applied to the Property in Tax Year 2019 until exhausted."

The remainder of this page is intentionally left blank.

SETTLEMENT AGREEMENT

This Settlement Agreement (the "Agreement") is made as of February 14, 2019, between the City of Providence, Rhode Island (the "City") on the one hand and Walgreen Co., Walgreen Eastern Co., Inc., Curo Elmwood LLC, and WSFG WG Holding RI LLC (collectively "Walgreen") on the other hand.

WHEREAS, Walgreen owns or is responsible for paying more than half the taxes upon improved real property in the City located at the following locations in the City of Providence:

- 378 Admiral Street (Assessor's Plat 70, Lot 690),
- 333 Atwells Avenue (Assessor's Plat 28, Lot 1065, Unit 1),
- 295 Academy Avenue (Assessor's Plat 84, Lot 607),
- 533 Elmwood Avenue (Assessor's Plat 51, Lot 318),
- 1140 North Main Street (Assessor's Plat 75, Lot 296), and
- 1 Pocasset Avenue (Assessor's Plat 108, Lot 528) (collectively, the "Property"); and

WHEREAS, Walgreen has filed lawsuits against the City in the Superior Court for Providence County, Rhode Island seeking to recover property taxes paid to the City in connection with a portion of the Property for each of tax years 2016 and 2017, said actions being captioned *Walgreen Co., Walgreen Eastern Co., Inc., Curo Elmwood LLC and WSFG WG Holding RI LLC v. David Quinn, in his capacity as Tax Assessor for the City of Providence, Rhode Island*, PC 2017-2759 and *Walgreen Eastern Co., Inc. c/o Walgreens Company v. Ted J. Jankowski, in his capacity as Tax Assessor for the City of Providence*, PC-2019-0498 (collectively, the "Actions"); and

WHEREAS, Walgreen has filed an appeal with the Board of Tax Assessment Review in connection with the Property for tax year 2018 (said appeal, together with the Superior Court case, referenced herein as the "Appeals");

WHEREAS, the City has denied all of the material allegations in the Appeals; and

WHEREAS, the parties wish to resolve the Appeals without the costs and burdens associated with further litigation;

NOW, THEREFORE, for valuable consideration the receipt of which each party acknowledges, the parties hereby agree and promise as follows:

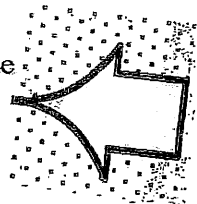
1. Credit Applied To Tax Bills. The City will recognize and apply a credit in the total annual amount of \$136,090.94[✓] (one hundred thirty-six thousand ninety dollars and ninety-four cents) (the "Credit"). The Credit will be applied starting with the payment due April 2019, and applied in full to each bill until exhausted. The Credit will be applied as follows:
 - \$24,574.32 will be applied to 1 Pocasset Avenue (Assessor's Plat 108, Lot 528);
 - \$62,272.56 will be applied to 1140 North Main Street (Assessor's Plat 75, Lot 296);
 - \$24,346.78 will be applied to 533 Elmwood Avenue (Assessor's Plat 51, Lot 318); and
 - \$24,897.28 will be applied to 378 Admiral Street (Assessor's Plat 70, Lot 690).
2. Dismissal of Actions. Within one (1) week from the date of the full execution of this Settlement Agreement, Walgreen shall file a stipulation in the Actions, stating that Walgreen's Complaint is dismissed with prejudice, the parties shall bear their own attorneys' fees and costs, and all rights of appeal are waived. If Walgreen does not file such stipulations within one week, the City shall have the right and authority to file such stipulations.
3. Costs and Fees. Walgreen and the City shall bear their own costs and attorney fees with respect to the Actions.
4. Representations and Warranties. Walgreen and the City each represents and warrants that (a) it has the full right, power and authority to enter into this Agreement and (b) that it has received independent legal advice with respect to the advisability of entering into this Agreement.
5. Governing Law. This Agreement is to be governed and interpreted in accordance with the laws of the State of Rhode Island.

6. Drafting Parties. Each party and its counsel have reviewed and revised this Agreement. The rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation hereof. This Agreement shall be deemed to have been drafted by each party hereto.
7. Enforcement. This Agreement contains the entire agreement between the parties hereto and the terms of this agreement are contractual and not a mere recital. The parties hereto may take any action in law or in equity required to enforce their rights under this Agreement.
8. Execution. This Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which taken together constitute one and the same instrument.
9. Severability Clause. Any term in this Agreement which is unenforceable or illegal shall be severed from the Settlement Agreement and shall not affect the enforceability of other terms of this Agreement.

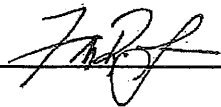
The remainder of this page is intentionally left blank

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date

written above.



WALGREEN, CO.

By: 

Name: Frank R. Lima

Title: AGENT

WALGREEN EASTERN CO., INC.

By: 

Name: Frank R. Lima

Title: AGENT

CURO ELMWOOD, LLC

By: 

Name: Frank R. Lima

Title: AGENT

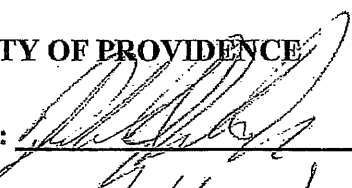
WSEF WG HOLDING RI LLC

By: 

Name: Frank R. Lima

Title: AGENT

CITY OF PROVIDENCE

By: 

Name: Theodore Jankowski

Title: City Assessor

Approved for Form and Correctness:

By: 

Name: Shianne C. Santiago

Title: Deputy City Solicitor

*Thomas P. Carter, Esquire
Shareholder
Admitted in RI and MA
tcarter@mancinicarter.com*

February 19, 2019

Mr. Nicholas Poulos
City of Providence
444 Westminster Street
Providence, RI 02903

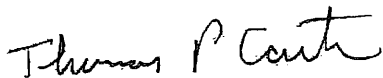
Re: Walgreens Settlement Agreement

Dear Nick:

Enclosed please find two original copies of the Settlement Agreement in the Walgreen's matter. If you could please have your client sign the Settlement Agreement and provide me with a fully executed original copy, I will file the Dismissal Stipulations.

Should you have any questions or wish to discuss, please do not hesitate to contact me.

Sincerely,



Thomas P. Carter

TAX ASSESSOR'S OFFICE
PROVIDENCE, RI
2019 FEB 19 A 11:16

RESOLUTION OF THE CITY COUNCIL

No. 27

Approved January 22, 2019

WHEREAS, Highest & Best Use sold Imperial Knife site to entity called 60 King LLC a wholly subsidiary owned 51% by Meeting Street Realty Inc. and 49% by Olneyville Housing Corporation in 2012; and

WHEREAS, Meeting Street Realty Inc. has a property tax exemption for all its holding via RI general law for rehabilitation of vacant land to be rehabilitated; and

WHEREAS, In 2016, 60 King LLC divided the lot into two, with Trinity Financial buying Imperial Knife factory and some land (lot 332) and 60 King LLC kept the remaining parcel (lot 331) for redevelopment; and

WHEREAS, At the time of this land division, Meeting Street Realty Inc. exited 60 King LLC and Olneyville Housing Corporation (renamed ONE Neighborhood Builders) became the sole partner in 60 King LLC; and

WHEREAS, Due to Meeting Street Realty Inc. exiting 60 King LLC, the land held by the entity became taxable; and

WHEREAS, This land division was not properly recorded by the City of Providence division of taxation and Trinity Financial received tax bills for 2016 and 2017 for lot 331, and such bills were not redirected to 60 King LLC; and

WHEREAS, Assessor's plat 96, lot 331 (35 Sheridan St) should not have been taxed or in the alternative should have the taxes abated; and

WHEREAS, While 60 King, LLC, a wholly-owned subsidiary of ONE Neighborhood Builders, a not-for-profit community development organization, with 501c3 tax-exempt status, owns and redevelops the property as substantially outlined below, the property should be exempt from property taxes until sold or rented; and

WHEREAS, The development plan is to remediate the land and build five small homes. They are to be sold to households earning 60-120% area median income (AMI) (two at 60-80% AMI and three at 80-120% AMI).

NOW THEREFORE, BE IT RESOLVED, That all taxes assessed upon Assessor's Plat 96, Lot 331 (35 Sheridan St), in the amount of Twenty Four Thousand Eight Hundred Eighty Two Dollars and Sixty Four (\$24,882.64) Cents for the years 2017 and 2018 are cancelled or abated in whole on behalf of 60 King, LLC a/k/a ONE Neighborhood Builders, and that for a period limited to three (3) years while developing the property shall be exempt from tax until the property is sold or leased.

IN CITY COUNCIL

JAN 17 2019

READ AND PASSED

Sabrina Mateo

PRES.

Low L. Davis

CLERK

I HEREBY APPROVE.

[Signature]

Mayor

Date:

1/22/19

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

DATE	PLAT	LOT	UNIT	LOCATION	CERT #	PAGE
November 30, 2018	096	0331	0000	35 Sheridan St	122,016	1

ASSESSED 60 King Street Inc
OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED									
YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
18	RE	\$12,441.32	\$0.00	\$0.00	\$0.00	\$12,441.32	\$622.07	\$13,063.39	60 King Street Inc
17	RE	\$12,441.32	\$0.00	\$9,330.99	\$10,823.95	\$10,948.36	\$1,861.22	\$12,809.58	60 King Street Inc
		\$24,882.64	\$0.00	\$9,330.99	\$10,823.95	\$23,389.68	\$2,483.29	\$25,872.97	

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

Note:

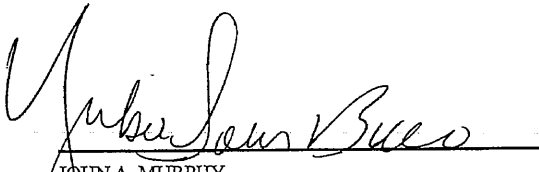
- Please be aware that unpaid taxes may be subject to tax sale.
- Please contact the Water Supply Board at 521-6300.
- Please contact the Narragansett Bay Commission at 461-8828
- Property within designated City Plat Maps known as 19, 20, 24, 25, & 26 (Downtown Providence District Management Authority) or 10,12,13 (Thayer Street District Management Authority) may be subject to an additional assessment. Please call (401) 421-4450 for payment information.

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.

Important Notice: Upcoming tax bill will be assessed as of December 31st in seller's name. It is the responsibility of the buyer/new homeowner to request a copy of the bill from the Tax Collector's office.

MAILED TO: City Council
City of Providence


JOHN A. MURPHY
CITY COLLECTOR
MARIA MANSOLILLO
DEPUTY CITY COLLECTOR

**City of Providence****Resolution
21914**

Read and Passed
Jan 17, 2019 7:00 PM

Abatement - 35 Sheridan Street**Information**

Department:	Office of the City Council	Sponsors:	Council President Sabina Matos
Category:	*Resolution		

Attachments

Printout
Exhibit A - MLC 35 Sheridan Street
2019-27

Item Discussion

Resolution Requesting to cancel or abate in whole, the taxes assessed upon Assessor's Plat 96, Lot 331 (**35 Sheridan Street**), in the amount of Twenty Four Thousand Eight Hundred Eighty Two Dollars and Sixty Four (\$24,882.64) Cents, or any taxes accrued, on behalf of One Neighborhood Builders.

Document Comments

Page 2

WHEREAS, Highest & Best Use sold Imperial Knife site to entity called 60 King LLC a wholly subsidiary owned 51% by Meeting Street Realty Inc. and 49% by Olneyville Housing Corporation in 2012; and

WHEREAS, Meeting Street Realty Inc. has a property tax exemption for all its holding via RI general law for rehabilitation of vacant land to be rehabilitated; and

WHEREAS, In 2016, 60 King LLC divided the lot into two, with Trinity Financial buying Imperial Knife factory and some land (lot 332) and 60 King LLC kept the remaining parcel (lot 331) for redevelopment; and

WHEREAS, At the time of this land division, Meeting Street Realty Inc. exited 60 King LLC and Olneyville Housing Corporation (renamed ONE Neighborhood Builders) became the sole partner in 60 King LLC; and

WHEREAS, Due to Meeting Street Realty Inc. exiting 60 King LLC, the land held by the entity became taxable; and

Tangible Abatement Report
1/1/2019 to 3/31/2019

Acct#	Name	Year	ENTRY DATE	AMOUNT	Trans Type	Notes	Reason Code	Modified by
99326040	Valerie Nicolas	2016	03/19/2019	(\$558.00)	ab	business did was not opened due to fire	OOB	Tscott
99326040	Valerie Nicolas	2017	03/19/2019	(\$697.52)	ab	business did not open due to fire	OOB	Tscott
			TOTAL	(\$1,255.52)				

Sum of AMOUNT	
Modified by	Total
Tscott	(\$1,255.52)
Grand Total	(\$1,255.52)

Sum of AMOUNT	
Reason Code	Total
OOB	(\$1,255.52) OUT OF BUSINESS
Grand Total	(\$1,255.52)

Sum of AMOUNT	
Year	Total
2016	(\$558.00)
2017	(\$697.52)
Grand Total	(\$1,255.52)

OFFICE OF THE CITY ASSESSORS
CITY HALL
PROVIDENCE, RHODE ISLAND

CERTIFICATE: 40U

DATE 5/13/2019

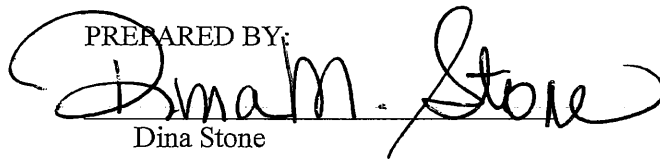
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

PURSUANT TO THE PROVISIONS OF SECTION 14 AND 15 OF TITLE 44, CHAPTER 7 OF THE GENREAL LAWS OF RHODE ISLAND, AS AMENDED, THE UNDERSIGNED CITY ASSESSOR OF PROVIDENCE HEREBY REQUEST YOUR HONORABLE BODY TO CANCEL THE FOLLOWING TAX ASSESSMENT/TAX OR SUCH PART THEREOF AS MAY BE REQUESTED AS HEREIN SET FORTH.

YEAR	MOTOR VEHICLE TAX ABATED
2010.....	_____
2011.....	_____
2012.....	_____
2013.....	_____
2014.....	_____
2015.....	_____
2016.....	_____
2017.....	<u>\$8,160.92</u>
2018.....	<u>\$53,585.23</u>
TOTAL.....	<u>\$61,746.15</u>

GRAND TOTAL..... \$61,746.15

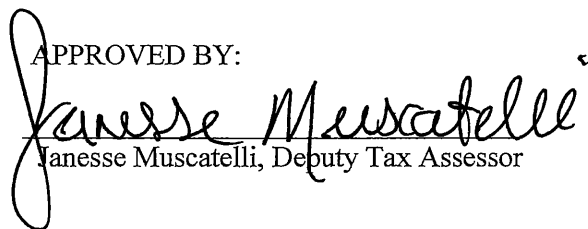
PREPARED BY:


Dina Stone

CHECKED BY:


Gloria Molero

APPROVED BY:


Janesse Muscatelli, Deputy Tax Assessor

IN CITY COUNCIL
JUL 18 2019

APPROVED:

 CLERK

Motor Vehicle Abatement Report
1/1/2019 to 3/31/2019

Acct#	Name	Year	ENTRY DATE	AMOUNT	Trans Type	Notes	Reason Code	Modified by
95058362	AUGUSTINE M TENGBEH	2017	03/05/2019	(\$989.64)	ab	Sent to Pawtucket	IC	croshario
96074165	D COUNTRY LANDSCAPING	2017	03/28/2019	(\$1,696.44)	ab	over assessed	OAM	croshario
96082273	CARELINK PACE ORGANIZATION	2017	03/19/2019	(\$505.56)	ab	TAX EXEMPT ORG	Exempt	croshario
96082281	CARELINK PACE ORGANIZATION INC	2017	03/19/2019	(\$1,007.16)	ab	TAX EXEMPT ORG	Exempt	croshario
96082273	CARELINK PACE ORGANIZATION	2017	03/19/2019	(\$1,704.00)	ab	TAX EXEMPT ORG.	Exempt	croshario
96082284	CARELINK PACE ORGANIZATION	2017	03/19/2019	(\$590.60)	ab	TAXEXEPT ORG	FD	croshario
96082281	CARELINK PACE ORGANIZATION INC	2017	03/19/2019	(\$666.60)	ab	TAX EXEMPT ORG	Exempt	croshario
96082281	CARELINK PACE ORGANIZATION INC	2017	03/19/2019	(\$666.60)	ab	TAX EXEMPT ORG	Exempt	croshario
96085271	JULIO C JIMENEZ FRIAS	2017	02/28/2019	(\$152.88)	ab	SUB TOTLA LOST LETTER	VT	croshario
95058362	AUGUSTINE M TENGBEH	2017	03/05/2019	(\$181.44)	ab	Sent to Pawtucket	IC	croshario
96026367	KATHERINE R SILBERMAN	2018	03/19/2019	(\$326.40)	ab	SENT TO EAST GREENWICH	IC	croshario
95018951	ALBERTO L BENITEZ	2018	03/19/2019	(\$216.16)	ab	sent to warwick	IC	croshario
95186092	SUSAN E APSHAGA	2018	03/12/2019	(\$463.68)	ab	SENT TO BURRILLVILLE	IC	croshario
95058362	AUGUSTINE M TENGBEH	2018	03/05/2019	(\$651.08)	ab	Sent to Pawtucket	IC	croshario
95362002	KIMBERLY A JOLY SOW	2018	03/25/2019	(\$411.92)	ab		VT	croshario
95428827	JOSELIN A BATISTA	2018	01/25/2019	(\$10.00)	ab	over assessed	OAD	croshario
95447412	MAYRA PEREZ	2018	01/22/2019	(\$55.10)	ab	state lates duplicate	DB	croshario
96022177	JEFFREY B MITSOU	2018	01/07/2019	(\$333.16)	ab	submitted repossessed letter 08/04/2016	VR	croshario
96070980	ANDRES F ALVAREZ	2018	01/31/2019	(\$99.16)	ab	Sent to Woonsocket	IC	croshario
96074165	D COUNTRY LANDSCAPING	2018	03/28/2019	(\$1,221.48)	ab	over assessed trailer	OAM	croshario
96076203	JO M MAXXSON	2018	03/12/2019	(\$333.04)	ab	sub total loss letter	VT	croshario
96053654	MELVIN J ESTEVEZ	2018	03/28/2019	(\$41.76)	ab	Duplicate bill	DB	Dstone
96070980	ANDRES F ALVAREZ	2018	01/31/2019	(\$447.92)	ab	sent to Woonsocket	IC	croshario
96079859	JERAMY L JOHNSON	2018	01/10/2019	(\$35.32)	ab	CA registration 09/25/2017	OOS	croshario
95355695	MICHAEL P GIL	2018	01/07/2019	(\$299.00)	ab	over assedded model	OAM	croshario
96082273	CARELINK PACE ORGANIZATION	2018	03/19/2019	(\$393.92)	ab	TAX EXEMPT ORG	Exempt	croshario
96082281	CARELINK PACE ORGANIZATION INC	2018	03/19/2019	(\$789.92)	ab	TAX EXEMPT ORG.	Exempt	croshario
96082273	CARELINK PACE ORGANIZATION	2018	03/19/2019	(\$1,226.96)	ab	TAX EXEMPT ORG	Exempt	croshario
96082284	CARELINK PACE ORGANIZATION	2018	03/19/2019	(\$1,196.92)	ab	TAX EXEMPT ORG	Exempt	croshario
96082281	CARELINK PACE ORGANIZATION INC	2018	03/19/2019	(\$533.40)	ab	TAX EXEMPT ORG	Exempt	croshario
96082281	CARELINK PACE ORGANIZATION INC	2018	03/19/2019	(\$533.40)	ab	TAX EXEMPT ORG.	Exempt	croshario
96041931	ACAR LEASING LTD	2018	03/07/2019	(\$1,153.28)	ab	SENT TO CONVENTRY	IC	croshario
96041931	ACAR LEASING LTD	2018	03/07/2019	(\$393.40)	ab	sent to Coventry	IC	croshario
96014271	MABEL P CORDOVA	2018	01/04/2019	(\$230.60)	ab	sub total loss letter from ins.	VT	croshario
96085271	JULIO C JIMENEZ FRIAS	2018	02/28/2019	(\$91.72)	ab	SUB TOTAL LOST LETTER	VT	croshario
96086846	ISRAEL T MOORE	2018	02/21/2019	(\$305.00)	ab	got a new vehicle DMV never cancelled the plates on this vehicle. ok per the assessor	C	croshario
96087150	MALCOLM W CROWELL	2018	03/20/2019	(\$82.22)	ab	sub total loss letter 11/02/2017	VT	croshario
96050043	ROBERT M SAURO II	2018	03/20/2019	(\$307.28)	ab	sent Johnston	IC	croshario

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95355695	MICHAEL P GIL	2018	01/07/2019	(\$100.02)	ab	over assessed model	OAM	crosario
96092137	COMMUNITIES FOR PEOPLE	2018	03/26/2019	(\$68.76)	ab	TAX EXEMPT ORG	Exempt	crosario
96092163	ABUNDANT LIFE VIDA ABUNDANTE	2018	03/26/2019	(\$571.40)	ab	tax exempt org	Exempt	crosario
96092175	CARELINK PACE ORGANIZATION INC	2018	03/19/2019	(\$483.92)	ab	TAX EXEMPT ORG.	Exempt	crosario
96092175	CARELINK PACE ORGANIZATION INC	2018	03/19/2019	(\$982.32)	ab	TAX EXEMPT ORG.	Exempt	crosario
96092175	CARELINK PACE ORGANIZATION INC	2018	03/19/2019	(\$245.40)	ab	TAX EXEMPT ORG.	Exempt	crosario
96092069	THE COVE CENTER INC	2018	02/21/2019	(\$351.16)	ab	tax exempt org	Exempt	crosario
96092286	RBS ASSET FINANCE INC	2018	01/09/2019	(\$136.05)	ab	vehicle transferred to Narragansett Electric	C	crosario
96092286	RBS ASSET FINANCE INC	2018	01/09/2019	(\$136.05)	ab	vehicle transferred to Narragansett Electric	C	crosario
96092286	RBS ASSET FINANCE INC	2018	01/09/2019	(\$136.05)	ab	vehicle transferred to Narragansett Bay 06/2017	C	crosario
96092286	RBS ASSET FINANCE INC	2018	01/09/2019	(\$136.05)	ab	vehicle transferred to narragansett Electric 06/2017	C	crosario
96092286	RBS ASSET FINANCE INC	2018	01/09/2019	(\$136.05)	ab	vehicle transferred to Narragansett Electric 06/2017	C	crosario
96092286	RBS ASSET FINANCE INC	2018	01/09/2019	(\$380.10)	ab	transferred to Narragasett Electrln 06/23/2017	C	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,272.08)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/29/2019	(\$2,076.00)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,107.12)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,107.12)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,107.12)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,107.12)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,107.12)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,242.88)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,107.12)	ab	over assessed	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$2,107.12)	ab	over assessed days	OAM	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/28/2019	(\$1,604.12)	ab	over assessed days	OAD	crosario
96092230	BANC OF AMERICA LEASING & CAPITAL LLC	2018	01/29/2019	(\$1,604.12)	ab	over assessed days	OAD	crosario
96092069	THE COVE CENTER INC	2018	02/21/2019	(\$335.40)	ab	tax exempt org,	Exempt	crosario
96092244	RHODE ISLAND HOUSING AND MORTGAGE FINANC	2018	03/28/2019	(\$401.12)	ab	tax exempt org	Exempt	crosario
96092733	AVALOS KING SING	2018	01/11/2019	(\$34.08)	ab		C	crosario
96082334	CARELINK INC	2018	03/19/2019	(\$259.35)	ab	TAX EXEMPT ORG	Exempt	crosario
96095301	STEPHEN A ADEGUN	2018	01/31/2019	(\$365.48)	ab	sent to East Prov	IC	crosario
95440616	PAULINO ALCANTARA	2018	03/25/2019	(\$732.52)	ab	SENT TO WARWICK	IC	crosario
95428827	JOSELIN A BATISTA	2018	01/25/2019	(\$10.00)	ab	over assessed	OAD	crosario
95447412	MAYRA PEREZ	2018	01/22/2019	(\$84.08)	ab	duplicate state plate	DB	crosario
95447412	MAYRA PEREZ	2018	01/22/2019	(\$10.00)	ab	duplicate	DB	crosario
96068150	MEREDITH G WORTHY	2018	03/26/2019	(\$1,126.28)	ab	SENT TO EAST GREENWICH	IC	crosario
96013921	MATTHEW J WOOL	2018	01/23/2019	(\$181.77)	ab	over assessed days	OAD	crosario
96068772	DANILO G CARCAMO	2018	03/20/2019	(\$928.28)	ab	SENT TO PAWTUCKET	IC	crosario
96095962	MICHAEL P MULLANEY	2018	02/13/2019	(\$162.15)	ab	paid at Bristol	IC	crosario
96095962	MICHAEL P MULLANEY	2018	02/13/2019	(\$296.00)	ab	paid at Bristol	IC	crosario

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96096012	LUIS G PLAZA	2018	03/08/2019	(\$379.28)	ab	SENT TO NORTH SMITHFIELD	IC	crosario
96096035	ARIEL A CROCE	2018	02/21/2019	(\$194.76)	ab	sent to South Kingnton	IC	crosario
95056125	DONALD T WALTERS	2018	03/28/2019	(\$375.00)	ab	sent to scituare	IC	crosario
95056125	DONALD T WALTERS	2018	03/28/2019	(\$623.40)	ab	sent to Scituare	IC	crosario
95344474	EDWARD A COTUGNO	2018	01/04/2019	(\$247.68)	ab	sent to Smithfield	IC	crosario
95344474	EDWARD A COTUGNO	2018	01/04/2019	(\$175.67)	ab	sent to Smithfield	IC	crosario
95434288	BARBARA A KAYA	2018	03/01/2019	(\$362.40)	ab	sent to Scituare	IC	crosario
95018951	ALBERTO L BENITEZ	2018	03/19/2019	(\$843.92)	ab	sent to Warwick	IC	crosario
96100877	ANTHONY K CAMBROLA	2018	03/26/2019	(\$106.40)	ab	sent to warren	IC	crosario
96100931	KATHLEEN E GIBBONS	2018	02/19/2019	(\$263.40)	ab	sent to Narragansett	IC	crosario
96100931	KATHLEEN E GIBBONS	2018	02/19/2019	(\$162.28)	ab	sent to Narragansett	IC	crosario
96100969	ERIK N WATSON	2018	03/01/2019	(\$551.92)	ab	Sub. total lost letter	VT	crosario
96050315	CHARLES H DAVISON JR	2018	03/20/2019	(\$105.92)	ab	SENT TO NORTH KINGSTOWN	IC	crosario
96050315	CHARLES H DAVISON JR	2018	03/20/2019	(\$755.00)	ab	sent to North Kingstown	IC	crosario
96050315	CHARLES H DAVISON JR	2018	03/20/2019	(\$244.76)	ab	sent to North Kingstown	IC	crosario
95398538	MARISOL DEJESUS	2018	03/08/2019	(\$136.16)	ab	sub. 03/17/2017t	VT	crosario
95446650	OSCAR E AYALA	2018	01/02/2019	(\$428.08)	ab	duplicate bill	DB	crosario
			TOTAL:	(\$61,746.15)				

Sum of AMOUNT	
Reason Code	Total
C	(\$1,399.43)
DB	(\$619.02)
Exempt	(\$12,923.27)
FD	(\$590.60)
IC	(\$13,680.02)
OAD	(\$24,750.81)
OAM	(\$5,424.06)
OOS	(\$35.32)
VR	(\$333.16)
VT	(\$1,990.46)
Grand Total	(\$61,746.15)

CORRECTION

DUPLICATE BILL

EXEMPT

EXEMPT

INCORRECT COMMUNITY

OVER ASSESSED DAYS

OVER ASSESSED MODEL

OUT OF STATE

VEHICLE REPOSESSED

VEHICLE TOTALED

Sum of AMOUNT	
Modified by	Total
crosario	\$ (61,704.39)
Dstone	\$ (41.76)
Grand Total	\$ (61,746.15)

Sum of AMOUNT	
Year	Total
2017	(\$8,160.92)
2018	(\$53,585.23)
Grand Total	(\$61,746.15)