

City of Providence  
ANNUAL TAX STABILIZATION REPORT FY2023

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OF CITY CLERK  
PROVIDENCE, R.I.

Tax Stabilization Name: 345 Harris Avenue

Ordinance No. (if any): No. 514

Plat/Lot(s): AP 27 Lot 292

Current Owner: 345 Harris Inc.

Mailing Address: 4 Fox Place Fl. 2, Providence RI 02903

Phone number: 401-751-0460

Email address: dmeschella@mdevelopmentcorp.com

Final Construction Cost: \$ 8,132,000

Property Current Value: \$ 4,700,000

Stabilized Current Tax: \$ 66,341.60 Tax Year 2023

How many years remaining on TSA? 8 (Term Dec 2018 - Dec 2030)

Have any TSA extensions been granted by the City Council? No

Are all property taxes current? Yes/No Yes

Are all Monitoring fees current? Yes/No Yes

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

IN CITY COUNCIL  
JAN 04 2024

Is the construction phase complete?

If yes, when did you obtain a Certificate of Occupancy? 1/20/2021

If not, what percentage has been completed? 100%

How much has been spent on permitting fees? \$58,334.24

Building: \$43,336.90

Electrical: \$7,781.00

Mechanical: \$4,670.00

Plumbing: \$2,596.34

Provide the number of construction jobs created from this project: 15

Provide the % of apprenticeship jobs provided: 17%

Provide the percentage of MBE/WBE contractors hired for this project: 25%

How many full-time jobs have been created for Providence residents? 1

Provide brief description of project status: 345 Harris Avenue is a

500 Unit Self Storage Facility - Construction began in  
August 2019, and was completed in Dec. 2020. We received  
Temp CO in 2020 with full CO in Jan. 2021. The facility  
has been operational since Dec. 2020