

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 554

Approved October 9, 1985

WHEREAS, Chapter 1983-23 of the Ordinances of the City of Providence provide for the exemption of realty when that realty is used for industrial purposes; and

WHEREAS, Pilgrim Screw Corporation has made application under, and has satisfied each condition of the aforementioned Ordinance; and

WHEREAS, Pilgrim Screw Corporation has constructed additional facilities and employment opportunities in the City of Providence will increase; and

WHEREAS, It is in the interest of the residents of the City of Providence to grant such exemption,

NOW, THEREFORE, BE IT RESOLVED, That Pilgrim Screw Corporation, its successors and/or assignees, as lessees of that certain recent construction located at 120 Sprague Street and designated as Lot 197, as set out, and delineated on City Assessor's Plat 31, be granted an exemption from the assessed valuation for tax purposes, taxes from December 31, 1984 up to and including December 31, 1993, in said recently-constructed premises as provided in the above-mentioned Ordinance, in accordance with the following schedule:

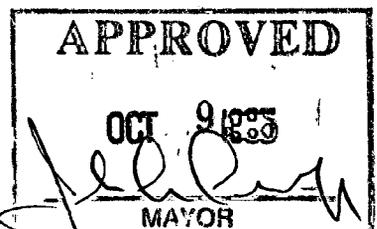
| | AMOUNT OF EXEMPTION FROM VALUATION |
|----------------------------------|---------------------------------------|
| 1st year @ 50% of "C" (12/31/84) | \$10,720 |
| 2nd year @ 45% of "C" (12/31/85) | *** 9,640 |
| 3rd year @ 40% of "C" (12/31/86) | 8,580 |
| 4th year @ 35% of "C" (12/31/87) | 7,500 |
| 5th year @ 30% of "C" (12/31/88) | 6,440 |
| 6th year @ 25% of "C" (12/31/89) | 5,360 |
| 7th year @ 20% of "C" (12/31/90) | 4,280 |
| 8th year @ 15% of "C" (12/31/91) | 3,220 |
| 9th year @ 10% of "C" (12/31/92) | 2,140 |
| 10th year @ 5% of "C" (12/31/93) | 1,080 |

***list amount to be exempted:

IN CITY COUNCIL
OCT 3 1985
READ AND PASSED

Michael W. Egan
PRES.

Joseph Memmola
CLERK



IN CITY COUNCIL
APR 18 1985
FIRST READING
REFERRED TO COMMITTEE ON FINANCE

Rose M. Mendonca

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

Rose M. Mendonca
Clerk Chairman

April 23, 1985

IN CITY COUNCIL
MAY 2 1985
Second FIRST READING
REFERRED TO COMMITTEE ON FINANCE

Rose M. Mendonca
Back Clerk

THE COMMITTEE ON
FINANCE

Recommends Be Continued

Rose M. Mendonca
Clerk

July 24, 1985

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution, as amended

Rose M. Mendonca
Clerk Chairman

Sept 24, 1985

Council President Easton (By Request)

THEODORE C. LITTLER
CITY ASSESSOR



JOSEPH R. PAOLINO, JR.
MAYOR

FINANCE DEPARTMENT
CITY ASSESSOR

April 2, 1985

The Honorable Nicholas Easton, President
Providence City Council
Providence, Rhode Island

RE: Request for Tax Stabilization, under
Chapter 21 of the Code of Ordinances As Amended
Pilgrim Screw Corporation
120 Sprague Street

Dear Councilman Easton:

Attached please find the application of the PILGRIM SCREW CORPORATION, 120 Sprague Street, Providence, Rhode Island, requesting consideration under Chapter 21 of the Code of Ordinances As Amended for a Tax Stabilization for renovation and expansion of their property located on assessor's plat 31, lot 197.

The attached application has been reviewed by the City Collector and the Building Inspector, verifying that the company is current on their taxes and that there are no building violations against the premises.

The RECAPITULATION OF EXEMPTION BREAKDOWN, if approved, would become effective 13/21/84 through 12/31/93 and allow the firm an exemption for the first year of \$10,720, reduced according the prescribed schedule to \$1,080 for the final year.

The Council's early attention to this application would be sincerely appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Theodore C. Littler".

Theodore C. Littler
City Assessor

attachments

A/C # 16-279-140

REVIEW BY THE ASSESSOR
OF THE
APPLICATION FOR TAX STABILIZATION
FOR INDUSTRIAL PROPERTIES

ASSESSORS OFFICE
PROVIDENCE, R. I.

APR 2 8 32 AM '85

1. Name & Address of Applicant PILGRAM SCREW CORP.
120 SPRAGUE ST. - PROV. 02907
2. Location of Property 9 FORD ST.
3. List Plat/Lot(s) * 31/12-197-150-151-585-586
4. Fee Paid Yes X No _____
5. Application Reviewed by Building Inspection & Approved No Violations Yes X No _____
6. Application Reviewed by Collector with No Outstanding Taxes Yes X No _____
7. Application is eligible for program on the basis of the following (check one)
- a. _____ Cause an industrial concern to locate in the city;
- b. _____ Cause an industrial concern to replace, reconstruct, or remodel existing building thereby increase tax base
- c. X Cause an industrial concern to construct new buildings/facilities and thereby increase employment
8. Property is eligible for stabilization program in that it meets the criteria as industrial property Yes X No _____
9. Application has been filed with Assessor prior to obtaining building permit Yes X No _____
FILED 6/4/84 - PERMIT 7/2/84 - #8
10. Improvements to be undertaken ERECT ADDITION BETWEEN EXISTING BLDG TO CONNECT THEM - REMODEL INTERIOR & EXTERIOR BLDG ON FORD.
11. Recommend that the project be approved for stabilization exemption program Yes X No _____

* = LOT 197 - DROPPED INTO LOT 586

* = LOTS 12-150-151 DROPPED INTO LOT 585

RECAPITULATION OF
EXEMPTION BREAKDOWN

Assessment date prior to Stabilization 12/31/83

Assessment as of said date

A. 46,400 223,860
Land Building

Assessment date for projected full value 12/31/93

Projected assessment for final value:

B. 47,860 - 245,300
Land Building

Amount Eligible for Stabilization Building only (B - A)

C. 21,440

| | |
|---|------------------|
| 1st year @ 50% of "C" (12/31/ <u>84</u>) | \$ <u>10,720</u> |
| 2nd year @ 45% of "C" (12/31/ <u>85</u>) | \$ <u>9,640</u> |
| 3rd year @ 40% of "C" (12/31/ <u>86</u>) | \$ <u>8,580</u> |
| 4th year @ 35% of "C" (12/31/ <u>87</u>) | \$ <u>7,500</u> |
| 5th year @ 30% of "C" (12/31/ <u>88</u>) | \$ <u>6,440</u> |
| 6th year @ 25% of "C" (12/31/ <u>89</u>) | \$ <u>5,360</u> |
| 7th year @ 20% of "C" (12/31/ <u>90</u>) | \$ <u>4,280</u> |
| 8th year @ 15% of "C" (12/31/ <u>91</u>) | \$ <u>3,220</u> |
| 9th year @ 10% of "C" (12/31/ <u>92</u>) | \$ <u>2,140</u> |
| 10th year @ 5% of "C" (12/31/ <u>93</u>) | \$ <u>1,080</u> |

***list amount to be exempted

CITY OF PROVIDENCE, RHODE ISLAND
 APPLICATION REQUESTING
 TAX STABILIZATION FOR INDUSTRIAL PROPERTIES
 ACCORDING TO
 CHAPTER 21 OF THE CODE OF ORDINANCES AS AMENDED

* * * * *
 * PAYMENT OF NON-REFUNDABLE APPLICATION FEE *
 * MUST ACCOMPANY APPLICATION ACCORDING TO *
 * FOLLOWING SCHEDULE: *
 * * * * *
 * \$150.00 for permit up to - \$250,000 *
 * \$225.00 for permit from \$251 - \$750,000 *
 * \$300.00 for permit over - \$751,000 *
 * * * * *

Date June 4, 1984

1. Name & Address of Applicant
 (If corporation/partnership,
 give name & title of CEO
 filing application)

PILGRIM SCREW CORPORATION

120 SPRAGUE ST.

PROVIDENCE, RI 02907

GARY E. GROVE, PRESIDENT

2. If Applicant is LESSEE, give
 name and address of owner
 and specific terms of lease

3. Location of Property

9 FORD ST., PROVIDENCE

4. Assessor's Plat/Lot #

PLAT #31 - LOT No. 197

5. Date & Purchase Price of
 existing property

Feb. 1, 1984 for \$95,000.00

6. Cost and projected date of
 additional property to be
 purchased for this
 expansion project

7. Estimated cost of expansion/renovation. (Attach evidence supporting such figure: copy of bids, construction contract, architect's certification). Give details as to scope of project to be undertaken--# of stories, type of construction, total sq. ft. etc.)

\$102,600.00

The building at 9 Ford St. is 7,075 ft² on one floor. Walls are concrete block. The interior and exterior of the bldg. will be renovated and will serve as warehouse and storage space, connected to our existing facilities by a 10' x 10' opening.

8. Describe existing facility:

| | |
|----------------------|-----------------------------|
| # of stories | 1 |
| # of sq. ft./floor | 7075 |
| age of building(s) | approx 40 yrs |
| type of construction | concrete block, wood framed |
| interior condition | poor |
| exterior condition | poor |

9. Application is made under the provision of the Ordinance for the following reason(s) (check one or more)

| | |
|-------------------------------------|--|
| <input type="checkbox"/> | a. locate in City of Providence |
| <input type="checkbox"/> | b. replace section of premises |
| <input type="checkbox"/> | c. reconstruct facility |
| <input type="checkbox"/> | d. expand building |
| <input type="checkbox"/> | e. remodel facility |
| <input type="checkbox"/> | f. construct new building(s) |
| <input checked="" type="checkbox"/> | g. other (explain) <u>Renovate adjacent building and attach to existing facility</u> |

10. Will proposed construction/alteration increase the employment at your company

Yes No

If yes, give estimate as to new positions to be created and justification for same

By freeing-up space being used now for storage of raw materials and supplies, we could add additional manufacturing equipment, creating two to four new positions.

11. Will the proposed alteration/construction cause any other facility to close?

Yes No

If yes, give date and location of such facility

12. Will construction/alteration require purchase of additional furniture/fixtures/equipment?

Yes No

If yes, give details as to number and type to be purchased

For the new building: Dock leveler and 5000# scale. For manufacturing in existing facility, we will be acquiring additional heading equipment, as well as two additional thread rollers.

ERIC R. MORTENSON CO.
Engineering & Construction

580 MAPLE AVENUE • BARRINGTON, RHODE ISLAND 02806
P.O. Box 91 (401) 245-7554

June 1, 1984

Mr. Gary Grove
Pilgrim Screw Corp.
120 Sprague St.
Providence, RI

Dear Gary:

We enclose our proposal with a breakdown for the renovation of your building at Nine Ford St., Providence, RI and look forward to working with you on this project.

Very truly yours,



John E. Mortenson

JEM:clm

Enclosures

DESCRIPTION OF RENOVATION

The renovations of the building at Nine Ford Street include the following:

1. Install a new single ply membrane ballasted roofing system over the existing roof.
2. Install sprinklers throughout.
3. Remove windows and fill openings with concrete block.
4. Remove existing partitions.
5. Remove existing heating pipes.
6. Provide connection to the existing building.
7. Block up one overhead door opening.
8. Provide one new overhead door.
9. Install new 400 amp electric service.
10. Install new lighting and convenience outlets.
11. Install insulation in ceiling.
12. Install new drywall on ceilings.
13. Install fire door at opening to existing building
14. Install digital 5000 lbs. scale.
15. Install new heating system.
16. Install fire alarm and burglary system.
17. Construct new loading dock with dock leveler at the existing loading dock.
18. Revise entrance to loading dock.
19. Install a new fence on the Ford Street building roof.
20. Install skylights.
21. Install window and window AC unit in the existing office.

PROPOSAL

PROJECT: Renovations to building at Nine Ford St., Providence, RI

CLIENT: Pilgrim Screw Corp.

We propose to perform all renovation work to the above project per plans and specifications prepared by Camp and Associates, Inc. as follows:

| | |
|--------------------------|--------------|
| Site Work and Demolition | \$ 9,300 |
| Concrete | 4,800 |
| Masonry | 7,000 |
| Misc. Metal | 600 |
| Dock Leveler | 3,800 |
| Carpentry Work | 4,500 |
| Insulation | 3,000 |
| Roofing | 11,800 |
| Doors & Windows | 2,800 |
| Fencing | 1,550 |
| Dry Wall | 5,700 |
| Scale | 5,300 |
| Sprinklers | 16,500 |
| Heating | 7,900 |
| Electrical | 9,500 |
| Alarm | 1,750 |
| Permit | 800 |
| Engineering | <u>6,000</u> |
| TOTAL COST | \$102,600 |

DESCRIPTION OF EXISTING FACILITY

The existing facility consists of one story manufacturing and office space. The original facility is 50 years old with recent additions built in 1977 and 1979. The total area is 17,482 sq. ft.

A building at 9 Ford Street was purchased and is being renovated. The area of this new building is 7,075 sq. ft. resulting in a total of 24,557 sq. ft. The walls are concrete block. Roofs of the original facility are wood framed. The roof structure of the 1977 and 1979 additions are steel bar joists, steel beams and metal decking. The Ford Street building roofs' are wood framed.

The interior condition of the Ford Street building is in poor condition and will be renovated to upgrade the facility. The exterior is in poor shape and will be renovated.

Rose M. Mendonca
City Clerk

—
Clerk of Council

—
Clerk of Committees



DEPARTMENT OF CITY CLERK
CITY HALL

Michael R. Clement
First Deputy

—
Grace Nobrega
Second Deputy

October 17, 1985

Pilgrim Screw Corporation
120 Sprague Street
Providence, RI 02907

Dear Sir:

Enclosed is a copy of Resolution No. 554, approved
October 9, 1985, for your information.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jma
Enclosure