

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:

1st year @ 50% of "C" (12/31/84)	
2nd year @ 45% of "C" (12/31/85)	
3rd year @ 40% of "C" (12/31/86)	
4th year @ 35% of "C" (12/31/87)	
5th year @ 30% of "C" (12/31/88)	
6th year @ 25% of "C" (12/31/89)	
7th year @ 20% of "C" (12/31/90)	
8th year @ 15% of "C" (12/31/91)	
9th year @ 10% of "C" (12/31/92)	
10th year @ 5% of "C" (12/31/93)	

AMOUNT OF EXEMPTION  
FROM VALUATION

\$10,720
*** 9,640
8,580
7,500
6,440
5,360
4,280
3,220
2,140
1,080

\*\*\*list amount to be exempted:

IN CITY COUNCIL  
OCT 3 1985  
READ AND PASSED

*Michael W. Egan*  
PRES.  
*Joseph M. Mendenhall*  
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

Back

Rose M. Mendonca

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

Chairman

Clerk

Sept 24, 1985

Council President Carter (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, reading "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  
BLOG TO CONNECT THEM - REMODEL  
INTERIOR & EXTERIOR BLOG 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

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\* \* \* \* \*

* 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 ft<sup>2</sup> 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)  
☐ a. locate in City of Providence  
☐ b. replace section of premises  
☐ c. reconstruct facility  
☐ d. expand building  
☐ e. remodel facility  
☐ f. construct new building(s)  
☒ g. other (explain) Renovate adjacent building and attach to existing facility
10. Will proposed construction/alteration increase the employment at your company Yes x 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 X  
 If yes, give date and location of such facility \_\_\_\_\_
12. Will construction/alteration require purchase of additional furniture/fixtures/equipment? Yes X 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.

13. Construction shall begin  
Anticipated that construction shall be completed

At once. (as soon as permit is acquired)

July 30th

14. Are alterations/construction plans permitted under the present zoning;

Yes

X

No

If no, please advise as to whether application has been or will be filed with Zoning Board of Review.

Has Hearing been scheduled?

IT IS THE UNDERSTANDING OF THE APPLICANT(S) THAT THE EXEMPTION, IF APPROVED, IS APPLICABLE ONLY TO INDUSTRIAL CONCERNS WHO WISH TO LOCATE IN THE CITY, OR WHO WISH TO REPLACE, RECONSTRUCT, EXPAND OR REMODEL CURRENT FACILITIES; THAT THE APPLICATION IS NOT APPLICABLE TO THE LAND ASSESSMENT; THAT PLANS MUST MEET THE APPROVAL OF THE BUILDING INSPECTOR; THAT ALL CURRENT AND PAST TAXES DUE BY THE APPLICANT(S) MUST BE PAID IN FULL; THAT THE EXEMPTION WOULD BE ATTRIBUTABLE ONLY TO THAT PORTION OF THE ASSESSMENT ATTRIBUTABLE TO THIS CONSTRUCTION/RENOVATION; THAT THE EXEMPTION MAY BE REVOKED IN THE EVENT OF FRAUD OR MISREPRESENTATION BY THE APPLICANT(S).

George K. Moorehead  
WITNESS

DATE

6/4/84

Gary Brune PRESIDENT  
SIGNATURE AND TITLE OF APPLICANT

120 Sprague St., Providence, R.I.  
ADDRESS

June 4, 1984

DATE



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
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## 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.

CITY OF PROVIDENCE, RHODE ISLAND . MAYOR JOSEPH R. PAOLINO, JR.

Rose M. Mendonca

City Clerk

—  
Clerk of Council

—  
Clerk of Committees



Michael R. Clement

First Deputy

—  
Grace Nobrega

Second Deputy

DEPARTMENT OF CITY CLERK  
CITY HALL

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