

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 703

Approved October 23, 2003

RECEIVED
CITY OF PROVIDENCE
OCT 23 2003
CITY CLERK

WHEREAS, The Nature Conservancy is an organization incorporated under the not for profits statutes of another state or the District of Columbia, whose purpose is the conserving of open space, and

WHEREAS, The Nature Conservancy, on or about April 15, 1998, purchased the real estate located at 159 Waterman Street, in the City of Providence, and

WHEREAS, said property is to be used exclusively for the purposes of being the main office, in Rhode Island, of The Nature Conservancy, and to be used exclusively to further the purposes of the organization, and

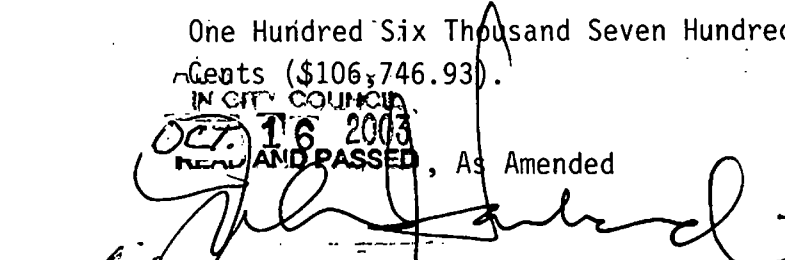
WHEREAS, the purposes of The Nature Conservancy fit within the definition of property exempt from taxation under Rhode Island General Laws 44-3-3(25),

NOW, THEREFORE, BE IT RESOLVED, that The Nature Conservancy be deemed to have been granted tax exempt status with regard to the property located at 159 Waterman Street, Providence, Rhode Island, also designated as Tax Assessor's Plat 13, Lot 179 from April of 1998, the date of its purchase of said real estate, for as long as they continue to utilize said real estate exclusively for the purposes of said organization.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that all taxes that have been assessed to The Nature Conservancy, for the years 1999 through the present, for the real estate located at 159 Waterman Street, Providence, Rhode Island, be abated, in the amount One Hundred Six Thousand Seven Hundred Forty Six dollars and Ninety-three Cents (\$106,746.93).

RECEIVED
CITY OF PROVIDENCE
OCT 23 2003
CITY CLERK

OCT 16 2003
READ AND PASSED, As Amended


Michael S. Clement
CLERK

APPROVED

MAYOR 10/23/03

IN CITY COUNCIL
MAR 20 2003
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE
Michael R. Claret
CLERK

THE COMMITTEE ON
Finance
Recommends - Be Continued
Ann M. Stelson
CLERK
3-31-03

THE COMMITTEE ON
FINANCE
Approves Passage of
The Within Resolution
Ann M. Stelson
CLERK
9-25-03

Councilman Segal (By Request)

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
October 17, 2003	013	0179	0000	159 Waterman St	16,539	1

ASSESSED Worldwide Real Estate
OWNER

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

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
03	RE	\$23,885.96	\$0.00	\$0.00	\$0.00	\$23,885.96	\$955.44	\$24,841.40	Worldwide Real Estate
02	RE	\$22,113.88	\$300.00	\$0.00	\$0.00	\$22,413.88	\$3,538.22	\$25,952.10	Worldwide Real Estate
01	RE	\$21,113.27	\$300.00	\$0.00	\$0.00	\$21,413.27	\$5,995.72	\$27,408.99	Bears Brothers Realty
00	RE	\$19,687.36	\$300.00	\$19,687.36	\$19,687.36	\$19,987.36	\$7,994.94	\$27,982.30	NATURE CONSERV
99	RE	\$18,846.46	\$300.00	(\$100.00)	\$0.00	\$19,046.46	\$9,904.16	\$28,950.62	NATURE CONSERV
		<u>\$105,646.93</u>	<u>\$1,200.00</u>	<u>\$19,587.36</u>	<u>\$19,687.36</u>	<u>\$106,746.93</u>	<u>\$28,388.48</u>	<u>135,135.41</u>	

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

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

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

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

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

MAILED TO: City Council
City of Providence

Robert P. Ceprano

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

Class	06 Commercial II	Roll Section	1 Taxable
Book No	4786/218 4786/218	Property Type	3 Commercial
Tax Code	R01 R01	Size Total	0.284 Acres
FY	2002		

Subdivision	Lot 0179	Effective Year 1967	Inactive Year 9999	Legal
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Front Size		Class	06 Commercial II
Size 1	0.284 Acres	Primary Land	
Size 2		Property Type	3 Commercial
Size Total	0.284 Acres		

Worldwide Real Estate
1445 Wampanoag Trl 203
Riverside, RI 02915-1019

Land Value	Improvements	Total Value	Tax Rate	True Taxes	Total Taxes
\$283,180	\$332,120	\$615,300		\$22,113.88	\$22,113.88

Taking Date	Redemption Date	Petition Date	Foreclosure Date	Disclaimer Date	Title Redemption
Title Court	Title Court No				

Added fields name	Value	Added fields name	Value	Added fields name	Value
TAXSALE_CODE1		Tax Sale Code		TS_CODE2	
TS_CODE3		TS_CODE4		TS_CODE5	
TS_CODE6		Reason for Removal		TS_REAS2	
TS_REAS3		ts_reas4		TS_REAS5	
TS_REAS6					

[illegible]

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

DATE	PLATE	LOT	UNIT	LOCATION	CERT #	PAGE
March 31, 2003	013	0179	0000	159 Waterman St	9,326	1
ASSESSED Worldwide Real Estate OWNER						

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

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
02	RE	\$22,113.88	\$150.00	\$0.00	\$0.00	\$22,113.88	\$2,003.75	\$24,117.63	Worldwide Real Estate
01	RE	\$21,113.27	\$0.00	\$0.00	\$0.00	\$21,113.27	\$4,433.79	\$25,547.06	Bears Brothers Realty
		\$43,227.15	\$150.00	\$0.00	\$0.00	\$43,227.15	\$6,437.54	\$49,664.69	

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

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

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

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

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

MAILED TO: COMMITTEE ON FINANCE

Robert P. Ceprano

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

STATEMENT OF TAX EXEMPTION FROM UNITED STATES FEDERAL INCOME TAXES

Effective March 1954, tax exempt status under Section 501 (c)(3) of the Internal Revenue Code was granted by the U.S. Department of the Treasury Internal Revenue Service to:

THE NATURE CONSERVANCY

**Headquarters Address:*

1815 NORTH LYNN STREET
ARLINGTON, VA 22209

Phone: (703) 841-5300 Fax: (703) 841-1283

**Vendors, please note: DO NOT SEND INVOICES TO HEADQUARTERS ADDRESS, unless Purchase Order (PO) directs. In general to receive payment, vendors must send invoices and bills directly to the particular Field Office or Regional Office which originated the PO. Follow invoice instructions on individual PO.*

The Nature Conservancy's Federal Identification Number is 53-0242652. This Federal Identification Number applies to all Conservancy offices and locations throughout the United States, its territories and possessions.

General Information

1. Please see reverse side of this page for specific Internal Revenue Service documentation confirming the above statement of tax exemption from federal income taxes.
2. The Nature Conservancy (TNC) is a non-profit, tax exempt corporation. TNC, a science-based environmental organization dedicated to preserving global biodiversity, summarizes its mission:
To preserve plants, animals, and natural communities that represent the diversity of life on Earth by protecting the lands and water they need to survive.
3. Donations to TNC are tax deductible. A membership in TNC is available for annual dues of only \$15.00 (as of January 1, 1991, and subject to change without notice).
4. More information about membership may be obtained through one's home state field office, or through TNC headquarters in Arlington, Virginia (address above). The Nature Conservancy has at least one field office in every state of the U.S. and more than 1,600 nature preserves -- the largest privately owned preserve system in the world. In addition, TNC is involved with important international biological conservation programs. To date the TNC international membership organization has been responsible for protecting over 5,438,000 acres in 50 states, and 15 million acres in Canada, Latin America and the Caribbean.

EXPENSE WORKSHEET

CENTER NAME RHODE ISLAND FIELD OFFICE

CENTER NUMBER 1390750100

DATE 19-Mar-92

DATE REVISED

13-Apr-92

PREPARER NAME Catherine Cressy

TELEPHONE NO. 401-331-7110

	ACTUAL 6 MONTHS	PROJECTED 12 MONTHS	BUDGET 1992	BUDGET 1993	AMOUNT CHANGE	PERCENT CHANGE
PERSONNEL						
SALARIED PERSONNEL EXPENSE						
5010 SALARIES (SEE SCHEDULE A)	81,555	163,110	152,914	183,021	30,107	19.7%
5011 OVERTIME (SEE SCHEDULE A)	0	0	0	0	0	0.0%
5030 BENEFITS(SALARY * 14%)	11,469	22,938	21,408	25,623	4,215	19.7%
5038 FICA TAX(SALARY * 8%)	6,029	12,058	12,233	14,642	2,409	19.7%
Subtotal	99,053	198,106	186,555	223,286	36,731	19.7%
OTHER PERSONNEL EXPENSE						
5020 TEMPORARY AGENCY	0	0	0	0	0	0.0%
5075 PROFESSIONAL FEE	0	0	0	0	0	0.0%
5077 CONTRACT FEE	0	0	0	0	0	0.0%
5091 POLLING EXPENSE	0	0	0	0	0	0.0%
5093 LOBBYING CONTRACT	0	0	0	0	0	0.0%
Subtotal	0	0	0	0	0	0.0%
EMPLOYEE RELATED EXPENSE						
5027 EMPLOYEE GIFT/MEMORIAL/PARTY	105	210	300	300	0	0.0%
5028 SERVICE AWARD	0	0	300	100	(200)	-66.7%
5042 INTERNATIONAL BENEFITS	0	0	0	0	0	0.0%
5050 RECRUITMENT	414	828	250	250	0	0.0%
5054 WORK STUDY	0	0	0	0	0	0.0%
5056 TRAINING	0	0	300	300	0	0.0%
5060 EMPLOYEE RELOCATION	64	128	0	0	0	0.0%
Subtotal	583	1,166	1,150	950	(200)	-17.4%
SUBTOTAL PERSONNEL	99,636	199,272	187,705	224,236	36,531	19.5%

EXPENSE WORKSHEET

CENTER NAME RHODE ISLAND FIELD OFFICE

CENTER NUMBER 1390750100

DATE 19-Mar-92

DATE REVISED

13-Apr-92

PREPARER NAME Catherine Cressy

TELEPHONE NO. 401-331-7110

	ACTUAL 6 MONTHS	PROJECTED 12 MONTHS	BUDGET 1992	BUDGET 1993	AMOUNT CHANGE	PERCENT CHANGE
OCCUPANCY						
5401 OFFICE RELOCATION	1,154	2,308	500	0	(500)	-100.0%
5405 REAL ESTATE RENT/LEASE	3,025	6,050	6,600	6,600	0	0.0%
5411 REPAIR/MAINTENANCE	0	0	0	0	0	0.0%
5460 REAL ESTATE TAX	0	0	0	0	0	0.0%
5480 UTILITIES	153	306	1,000	500	(500)	-50.0%
SUBTOTAL OCCUPANCY	4,332	8,664	8,100	7,100	(1,000)	-12.3%
SUBTOTAL GENERAL AND ADMINISTRATIVE	23,497	46,994	45,450	49,440	3,990	8.8%
5750 EXTERNAL GRANTS/GIFTS	0	0	0	0	0	0.0%
EQUIPMENT & CONSTRUCTION EXPENDITURES (SCHEDULE C)						
5509 DATA PROCESSING EQUIPMENT	0	0	0	3,000	3,000	NEW
5810 OFFICE EQUIPMENT	0	0	0	0	0	0.0%
5815 VEHICLE PURCHASE	0	0	0	0	0	0.0%
5820 NON-OFFICE EQUIPMENT	0	0	0	0	0	0.0%
5825 FENCING	0	0	0	0	0	0.0%
5830 CONSTRUCTION	0	0	0	0	0	0.0%
SUBTOTAL EQUIP. & CON. EXPENDITURES	0	0	0	3,000	3,000	NEW
5890 DEPRECIATION	0	0	0	0	0	0.0%
TOTAL EXPENSES BEFORE TRANSFERS	123,133	246,266	233,155	276,676	43,521	18.7%
TRANSFERS OUT (SEE SCHEDULE E)						
5900 INTRA-FUND TRANSFER	2,970	5,940	0	0	0	0.0%
5901 INTER-FUND TRANSFER	0	0	0	0	0	0.0%
5902 INTRA-COMPANY TRANSACTION EXPENSE	143	286	0	0	0	0.0%
5904 INTRA-COMPANY INTEREST EXPENSE	283	566	0	590	590	NEW
5920 TRANSFER OF DUES ALLOCATED--TO	0	0	0	0	0	0.0%
5925 MEMBERSHIP OVERHEAD TRANSFER	0	0	0	0	0	0.0%
5980 TRANSFER OF ENDOWMENT PRINCIPAL	0	0	0	0	0	0.0%
SUBTOTAL TRANSFERS OUT	3,396	6,792	0	590	590	NEW
NON-BUDGETABLE EXPENSE ACCOUNTS	(166)	(332)	0			
TOTAL EXPENSES AFTER TRANSFERS	126,363	252,726	233,155	277,266	44,111	18.9%
TOTAL INCOME	91,778	183,556	233,287	277,368	44,081	18.9%
SURPLUS (DEFICIT)	(34,585)	(69,170)	132	102	(30)	-22.4%
CASH POSITION	(15,724)			SURPLUS		

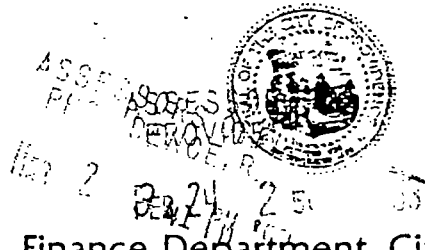
*IF DEFICIT, AMOUNT WILL BE COVERED BY: (INDICATE ONE)

1) DRAW DOWN OF CASH POSITION

1) DEFICIT CARRIED INTO 1994

THEODORE C. LITTLER
CITY ASSESSOR

VINCENT A. CIANCI, JR.
MAYOR



Finance Department, City Assessor

"Building Pride In Providence"

FEB 17 1993

90-024-831

*per your request -
See attached -*

*Cathy Cressy
The Nature Conservancy*

Dear:

Please be advised that this office is in receipt of your application for property tax exemption.

However, after a preliminary review of the information submitted we find further information is necessary for this office to determine the taxable status of your organization/corporation. Please submit the following information not later than: *March 15, 1993*

a copy of your Bi Laws - see attached list - with requirements.

Upon receipt of this information and an on site inspection, this office will determine if your organization/corporation qualifies, under the law, for such exemption.

Should you have any questions please do not hesitate to contact this office.

Very truly yours,

Roberta L. Vellucci

Personal Property
Department

THE NATURE CONSERVANCY BYLAWS

REVISED APRIL 1990

FEB 24 1993

Article I NAME

The name of this organization is The Nature Conservancy.

Article II OBJECTIVES

Recognizing a dependence on natural lands for environmental stability, for essential scientific inquiry, for wholesome human life, and in fact for the survival of abundant and varied life on earth, the objectives of The Nature Conservancy are (a) to preserve natural areas for biological diversity, for the uses of science, and for the wilderness experience; (b) to preserve open land for conservation of natural features, for pleasure or recreation, and for education; (c) to restore land; (d) to improve techniques of land preservation by demonstrating to others how to do it well, by studying and trying out new ways to do it better, and by devising standards and priorities for the preservation of natural areas; (e) to advance the cause of natural area preservation in the schools, in private enterprise, in government, and in other countries; (f) to advance the foregoing objectives in cooperation with other organizations having similar and related objectives.

Article III MEMBERSHIP

Section 1. Eligibility. Any responsible individual or organization approving of the objectives of the Conservancy shall be eligible for membership.

Section 2. Classes. Members shall be of the following classes:

- a) Honorary. Individual leaders in the field of nature conservation elected by the Board of Governors.
- b) Life. Individuals making a single contribution for the general purpose of the Conservancy in such categories and in such amounts as the Board of Governors may from time to time establish, who are elected by the Board.
- c) Annual. Individuals or organizations, contributing annually to the Conservancy, in such categories as the Board of Governors may from time to time establish, who are elected by the Board.

Section 3. Duration. Honorary and life members shall hold membership for life. Annual members shall hold membership for periods of one year, in accordance with procedures to be established by the Board of Governors.

Section 4. Power to Govern. Honorary, annual and life members, who are eighteen years or more of age, shall be eligible to vote, hold office, and to participate in determining matters of policy, provided that member organizations shall not be eligible to hold office.

All references to "member," "membership," and the like in Articles IV, VII, VIII, X, XI relate solely to members eligible under this section.

Section 5. Other Rights. Members shall be informed of activities and progress of the Conservancy through annual or more frequent reports. They may attend meetings of the Board of Governors as observers. They may inspect the records of the Conservancy. Members should support the Conservancy and participate in its efforts in every way possible.

Section 6. Member Organizations. Each member organization shall be represented in matters affecting the Conservancy by a single representative, who shall be the secretary of the member organization unless another representative is specifically designated in writing. Annual member organizations alone are entitled to vote and each such organization shall have only one vote.

Article IV BOARD OF GOVERNORS

Section 1. Composition. The Board of Governors shall consist of the elective officers, ex-officio, the President, ex-officio, and not less than nine nor more than thirty-four members at large, as determined by the Board. The members at large shall be chosen, insofar as possible, to represent the varied interests and geographical areas of concern to the Conservancy. They shall be elected as nearly as may be in three equal annual classes. A person elected to fill a vacancy before the expiration of a term shall complete the term.

Section 2. Functions. The Board of Governors shall be responsible for all business of the Conservancy and shall determine matters of policy not determined by membership. It shall have charge of all finances and publications of the Conservancy. It shall have general charge of all meetings and elections. It may fill any vacancy in an office until the next regular election.

Section 3. Delegation of Authority. The Board of Governors may, at its discretion, establish committees, employ personnel, and authorize any officer, employee, or agent to enter into contracts, bind, act for and in the name of the Conservancy in any matter in which the Board may act. The Board may also make rules and regulations governing the establishment and operation of affiliated units of the Conservancy.

Article V EXECUTIVE COMMITTEE

Section 1. Composition. There shall be an Executive Committee which shall consist of the elective officers of the Board of Governors, the President, ex-officio, and the chairmen and co-chairmen of any standing committees of the Board of Governors. All the members of the Board of Governors may attend meetings of the Executive Committee without power of vote. Action taken at any such meeting will be reported at the next scheduled meeting of the Board of Governors.

Section 2. Powers. The Executive Committee shall have and may exercise when the Board of Governors is not in session all the powers of the Board that may be lawfully delegated, provided that the Committee shall not make final determinations of policy. Such determinations of policy as may be made on an interim basis shall be referred to the Board of Governors for approval in a meeting or by mail vote.

Article VI OFFICERS

Section 1. Titles and Terms of Officers. The elective officers of the Conservancy shall be a Chairman of the Board, not more than three Vice-Chairmen, a Secretary and a Treasurer, who shall be elected for terms of one year. The appointive officers shall be a President, Assistant Treasurer, and such number of Vice-Presidents, Assistant Vice Presidents, and Assistant Secretaries as the Board may determine.

Section 2. Chairman of the Board. The Chairman of the Board shall be the senior officer of the Conservancy and shall have general responsibility for the functioning of the Conservancy between meetings of the Board of Governors or the Executive Committee. He shall arrange for and preside at meetings of the Conservancy membership, Board of Governors, and Executive Committee, and appoint members of committees in the manner and to the extent provided for by the bylaws or by resolution of the Board of Governors.

Section 3. Vice Chairman of the Board. The Vice Chairman of the Board shall exercise the functions of the Chairman in his absence. If there is more than one Vice Chairman, the Board shall establish the order in which they shall act.

Section 4. Secretary and Assistant Secretaries.

a) The Secretary shall be responsible for the keeping of minutes of all meetings of the Conservancy membership, Board of Governors, and Executive Committee, and for the performance of all other duties normally pertaining to the office of Secretary.

b) The Assistant Secretaries shall be appointed by the Board of Governors. The provisions of Article IV, Section 1, and Article VII, Sections 1 and 2, shall not apply to the office of Assistant Secretary, but a member at large of the Board may also serve as an Assistant Secretary. The Board shall designate the order in which the Assistant Secretaries shall exercise the functions of the Secretary in his absence. Under the direction of the Secretary, the respective Assistant Secretaries shall also perform such duties of the office of Secretary as he may from time to time assign to them.

Section 5. President. The President shall be the Chief Executive Officer of the Conservancy and shall report to the Board of Governors. He will be responsible for providing broad leadership and direction to the organization. His major responsibilities will include providing the Board of Governors with periodic reports on the condition of the organization and on external developments which can influence the Conservancy's future, and providing consistent achievement of the organization's vision, mission, and financial objectives. The

THEODORE C. LITTLER
CITY ASSESSOR



VINCENT A. CIANCI, JR.
MAYOR

Finance Department, City Assessor

"Building Pride In Providence"

Date 6/9/93
Account # 90-024-831

The City Assessor's Office has carefully considered your application for Tax Exemption status with regard to Tangible Personal Property as of 12/31/92.

After a thorough review of all information provided, this office has taken the following action:

1. ✓ Approved your application.
2. _____ Denied your application.

Please do not hesitate to contact the Office of City Assessor should you have any further questions on this matter.

Very truly yours,

Robert L. Velasco
Personel Property Department

DEPARTMENT OF CITY CLERK



Michael R. Clement
City Clerk

DEPARTMENT OF CITY CLERK
CITY HALL

Claire E. Bestwick
First Deputy

Anna M. Stetson
Second Deputy

RESOLUTIONS AND ORDINANCES REQUESTED

Date: 3/10/03

Time: 1:30

Council Person Legal

By Request ☒
Not By Request ☐

Summary: 159 Waterman Street

Nature Conservancy

to take off tax roll and abate all taxes
from 1998 forward

Plot 13

Lot 179

Taken By: Claire