



Office of the Internal Auditor
City of Providence

August 29, 2025

Tina Mastroianni
City Clerk
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Dear Madam Clerk,

I respectfully submit a Tax Stabilization Agreement (TSA) compliance report for fiscal year 2025 for the City Council's review. This report was created in the Office of the Internal Auditor but is built on the hard work of many employees throughout the city to make the TSA process work. Much gratitude to the TSA Compliance Auditor, Jacinta Jones, for her diligence in constantly updating the departments and the applicants throughout the process as needed.

Sincerely,

A handwritten signature in blue ink that reads "Gina M. Costa".

Gina M. Costa
Internal Auditor

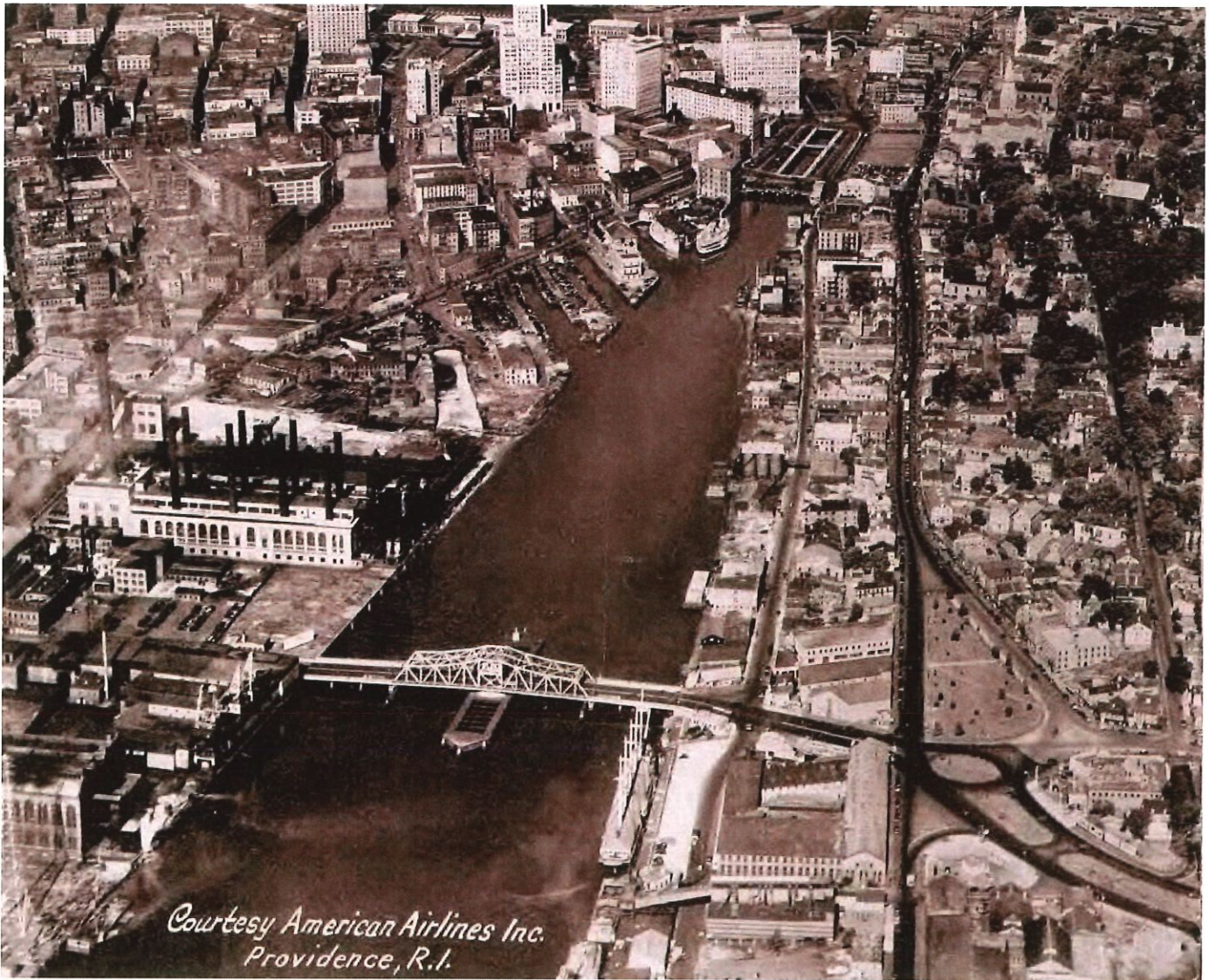
Enc.

IN CITY COUNCIL

SEP 04 2025

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

A handwritten signature in blue ink that reads "Tina J. Mastroianni" followed by the word "CLERK".



REPORT ON TAX STABILIZATION AGREEMENTS

FISCAL YEAR 2025

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Table of Contents

Section	Description	Page
Overview	Narrative Summary	1 - 8
Chart 1.	Tax Stabilizations by Category	2
Table 1.	TSA Total Assessments & Taxes by Category	2
Table 2.	Change in (count) Tax Stabilization Agreements	2
Table 3.	Closed Agreements	3
Table 4.	New Agreements	3
Table 5	Historical Collection of Fees	6
Attachment 1.	R.I. General Law 44-3-9	11
Attachment 2a	Ordinance 2019-31 No. 355	15
Attachment 2b	Mayor's 2022 Budget Address - press release	17
Attachment 2c	Bond Payment Schedule, PRA 2021 Series A	19
	Non Compliance Letters	
Attachment 3a	203 Westminster Street	23
Attachment 3b	533 - 547 Hartford Avenue	25
Attachment 3c	46 Dike Street	27
	Council President Cure Letters	
Attachment 4a	203 Westminster Street	31
Attachment 4b	35 Parade Street	33
Exhibit 1	Tax Stabilization Agreements Index	
	Compliance & Fiscal Impact	37-163

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INTRODUCTION

The Providence City Council has the authority to issue Tax Stabilization Agreements (TSAs) for a period of no more than twenty (20) years pursuant to Rhode Island General Law §44-3-9 (Attachment 1) which states “... the electors of any city or town qualified to vote on a proposition to appropriate money or impose a tax when legally assembled, may vote to authorize the city or town council, for a period not exceeding twenty (20) years, and subject to the conditions as provided in this section, to exempt from payment, in whole or in part, real and personal property which has undergone environmental remediation, is historically preserved, or is used for affordable housing, manufacturing, commercial, or residential purposes, or to determine a stabilized amount of taxes to be paid on account of the property, notwithstanding the valuation of the property or the rate of tax...”

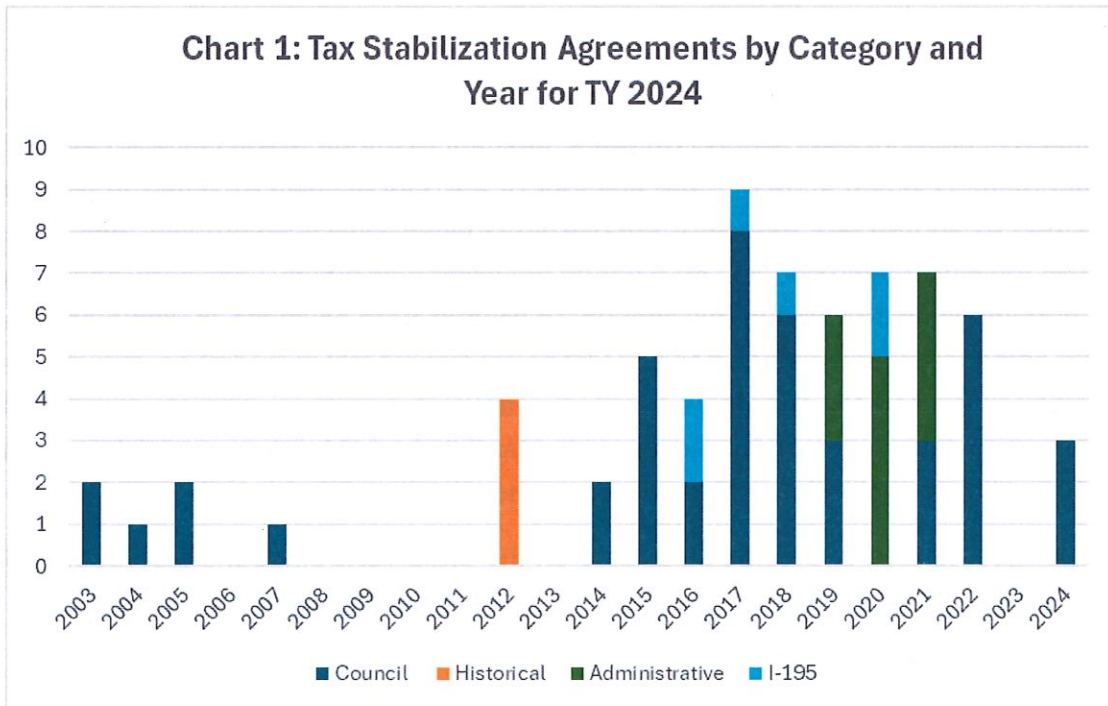
This report is intended to provide an update on the city’s TSAs since the last report dated March 31, 2023, as well as explain some of the components involved in the TSA process.

TSA CATEGORIES & COUNTS

The city’s active TSAs fall under four (4) categories:

- By City Council (“Council”)
- Ordinance 2011-1 No. 69ⁱ “Property Taxes for Designated Historic Properties” (“Historic”)
- Ordinance 2015-29 No. 401 “An Ordinance Establishing the 2015 Providence Revitalization Act” (amended by Ordinance 2016-1 No. 1) (“Administrative”)ⁱⁱ
- Ordinance 2015-28 No. 400 “Tax Stabilization for Commercial and Residential Property for Property withing the I-195 Redevelopment District Commission and the Capital Center Redevelopment District” (“I-195 District”)

In Fiscal Year 2025 (FY2025)ⁱⁱⁱ, the City of Providence had sixty-six (66) active TSAs. Forty-four (44) were authorized by Council, four (4) were Historic, eleven (11) were Administrative, and six (6) were part of the I-195 District. Chart 1 identifies the category and the number of TSAs approved in each year as of Tax Year 2024 (TY2024).



The total assessed value for all stabilized properties was \$1,011,723,200 in FY 2025 which amounted to \$15,937,856 in billable real estate taxes. The total amount of abated taxes was \$19,621,095. Table 1 provides the breakdown by category.

Table 1. FY2025 (TY2024) TSA Total Assessments & Taxes by Category

TSA Category	#	Assessment (TY 2024)	True Tax	FY2025 Taxes	Taxes Abated
Council	44	739,112,000	25,942,831	13,724,315	12,218,516
Historic	4	36,413,800	1,278,124	167,038	1,066,688
Administrative	12	32,451,700	1,139,055	874,154	356,765
I-195	6	203,745,700	7,151,474	1,172,349	5,979,125
	66	1,011,723,200	35,511,484	15,937,856	19,621,095

The last report submitted to the Council was dated March 31, 2023. That report represented data from FY2023. Based on the information from the last report, Table 2 shows the change in numbers by category.

	FY23	FY25
Council	43	44
Historic	7	4
Administrative	15	12
I - 195	6	6
Total	71	66

Table 3 lists the tax stabilization agreements that have closed by category.

Table 3. Closed Agreements	
Address	Category
166 Valley Street	Council
60 Valley Street	Council
68 Dorrance	Council
3 - 9 Steeple Street	Council
15 LaSalle Square (Hasbro)	Historic
100 Weybosset Street (Providence Gas/G-Pub)	Historic
130 Westminster Steet (Arcade)	Historic
11 Aleppo Street	Administrative
37 - 40 Jones Street	Administrative
41 - 43 Harrison Street	Administrative

Since the last report was filed, there have been three (3) new TSAs added to the tax roll. The certified tax roll is what is used to report active TSAs. It is possible that a TSA has been approved late in the fiscal year but did not make the certified tax roll.

Table 4 provides the list of the new agreements.

Table 4. New Agreements			
Address	Category	Ordinance	Date Approved
165 Gano Street	Council	2024-13 No. 200	5/8/2024
180 George M Cohen Blvd	Council	2024-14 No. 201	5/8/2024
120 Adelaide Avenue	Council	2024-26 No. 229	5/24/2024

MONITORING

During the construction phase and throughout the term of the TSA, the properties are monitored for the following:

- Apprenticeship Compliance
 - 10% of total construction hours must be completed by apprenticeship
 - Monitored by a third party

- MBE/WBE compliance (Code of Ordinances, Section 21-52)
 - Goal of 10% MBE

- Goal of 10% WBE
- Third party monitors during the construction phase
- **MBE/WBE Outreach Director** monitors upon completion of construction until the TSA is closed or expired

- “Buy Providence”
 - Property owners shall use best efforts to ensure that construction materials are purchased from economically competitive and qualified vendors located in the City of Providence
 - This has never been discussed much to monitor

- First Source
 - According to the last legislative finds, this was updated in 2012 when unemployment was 13.5% (Code of Ordinances Sec 21-91.1 (1))
 - The goal is to ensure that qualified City of Providence residents receive available jobs from any business benefiting from municipal-provided fiscal benefits, such as tax stabilizations, Providence Building Loan Fund loans, Community Development Block Grants, etc.
 - The city shall allocate \$250,000.00 to implement, monitor and enforce the provisions of the First Source Article
 - This has been done to pay for the First Source Director’s salary and the third-party vendor
 - Funding in the amount of 1% of the discounted taxes are to be placed in a separate fund
 - An account exclusively for First Source has not been set up, however, there is active discussion to establish the fund

- Affordable Housing Trust
 - Section 6L of the current Tax Stabilization Ordinance 2021-21 No. 251 references Ordinance 2019-31 No. 355 (Attachment 2a) which requires the city to deposit 10% of all taxes collected annually from TSAs into the Housing Trust Fund.
 - Ordinance 2019-21 No. 355 passed July prior to the COVID-19 pandemic. By FY2022, the administration and the City Council agreed that it was in the best interest of the city to issue a \$25 million bond to properly fund the Housing Trust to allow the Providence Redevelopment Agency to immediately grant loans, since the market was so favorable. Attachment 2b is a page from the

FY2022 Mayor's Budget Address press release announcing the "revenue stream for affordable housing".

- It was also agreed that the payment would offset the 10% due from TSA tax revenue. Any additional payments would apply to subsequent years, or to previous years if underfunded. Although the bond schedule has reduced payments for the period of 2032 through 2036 (see Attachment 2c), it is anticipated that the overpayments (bond payments exceeding 10% of TSA revenue) will outweigh the reduced payments by the end of the bond schedule. This will be monitored to ensure compliance with the ordinance.
- Monitoring Fee
 - The monitoring fee was erroneously omitted from the current ordinance (2021-21 No. 251). This fee is typically .01% of the construction cost at the time of application. This is a fixed cost throughout the term of the stabilized years, though there are always exceptions. The monitoring fee assists the city in offsetting the personnel expenses for those employees involved in the oversight of TSAs throughout the year.
- City Council's Park & Recreation Fund Fee
 - Established in 2017, this fund was created as an additional benefit to the city for improvements to parks and recreation facilities. The first TSA to contribute to the fund was the "Fogarty Building". It has changed since its initial introduction of 5% of the tax savings, which started after the construction period. Now, there is a fixed dollar amount for the base tax years and 7% of the tax savings for the remainder of the stabilization. As stabilizations mature, the value of this fee decreases. This fund currently has \$1,177,707 invested in its seventh year. The aggregate amount of the distribution in any year shall not exceed four percent (4%) and may never exceed the earnings in the year of distribution.

APPLICATION FEES

Application filing fees^{iv} are collected at the beginning of the TSA process and must be paid in full to prompt the departments involved to certify that the applicant does not have any outstanding delinquencies.

COLLECTIONS

The monitoring fees and Parks and Recreation Fees are collected annually. The Assessor’s Office builds a file manually due to the annual changes either in assessed value and/or change of percentage of abated tax each year. That file is sent to the Controller’s Office, which is responsible for sending out the invoices to the TSA recipients. Two invoices are sent out to each recipient (if applicable): one for the monitoring fee, which is deposited into the general fund, and the other for the City Council’s Parks and Recreation Fund, which is deposited into Fund 816. Table 5 shows the historical collection of TSA fees.

Table 5. Collections				
Fiscal Year	Monitoring Fees (Gen Fund)	Parks & Recreation Fees (Fund 816)	Application Fees (Gen Fund)	Total Fees Collected by Fiscal Year
	48239	48239	48339	
2003	98,468.16			98,468.16
2004	97,499.63			97,499.63
2005	2,100.00			2,100.00
2006	1,425.00			1,425.00
2007	50,307.94			50,307.94
2008	52,436.63			52,436.63
2009	57,442.70			57,442.70
2010	55,940.88			55,940.88
2011	67,272.50			67,272.50
2012	4,659.20			4,659.20
2013	78,647.68			78,647.68
2014	234,202.45			234,202.45
2015	18,767.00			18,767.00
2016	73,502.67			73,502.67
2017	73,502.67			73,502.67
2018	40,153.85			40,153.85
2019	114,963.78	142,159.94		257,123.72
2020	438,831.27	109,755.11		548,586.38
2021	40,261.39	105,920.28		146,181.67
2022	60,510.66	175,171.63		235,682.29
2023	66,860.11	183,125.58	12,950.74	262,936.43
2024	172,375.59	377,613.18	99,317.30	649,306.07
2025	134,658.42	260,513.93	7,500.00	402,672.35
	2,034,790.18	1,354,259.65	119,768.04	3,508,817.87

COMPLIANCE

All Tax Stabilization Agreements include compliance measures that must be followed by the recipient and monitored by the city. It is important to note that they are not all identical. Exhibit #1 is a portfolio of all active TSA properties, each property includes a photo of the property, the project description as stated on the ordinance, and six compliance measures followed by the fiscal impact for the term of the agreement (if the data was available). Compliance with the payment of taxes for the reported year FY2025 shows all recipients were compliant in this area, except Chartercare.

NONCOMPLIANCE

Since the last report, the Law Department sent out three (3) notices of “Failure to Comply” to:

- 203 Westminster Street (Attachment 3a)
 - Failure to commence construction within twelve (12) months of effective date of agreement
- 533 – 547 Hartford Avenue (Attachment 3b)
 - Failure to commence construction within twelve (12) months of December 21, 2023
 - TSA pending repeal currently
- 46 Dike Street (Attachment 3c)
 - Failure to pay property taxes and administrative fees
 - TSA repealed as of October 24, 2024

In 2022, the City Council approved a TSA amendment for 203 Westminster Street. As of 2024, the TSA was in non-compliance for failure to commence construction on the amended TSA. In 2025, the Council President approved 2-year extension on construction commencement, deeming the TSA to be in full compliance until December 2026 and stating that there is no risk of default (Attachment 4a).

In 2021, the City Council approved a TSA amendment for 35 Parade Street. Although a formal letter of non-compliance was not sent due to monitoring communications, the property was in non-compliance as of 2024 for failure to commence Phase II of the construction. In 2025, the Council President approved a 1-year extension on construction commencement deeming the TSA to be in full compliance until December 2025 and stating that there is no risk of default (Attachment 4b).

Since 2017, reports of Tax Stabilization Agreements have improved tremendously with the implementation of the electronic submission of applications. The electronic submission

provides many benefits, including required documentation and fees, workflow details of departmental certification, as well as monitoring throughout the life of the TSA. The public can view real-time TSA-approved properties online.^v A TSA reference guide has been created to simplify how the application process works.^{vi} There is always room for improvements, and this office will continue to ensure that the TSA process is properly monitored and as transparent as possible.

ⁱ Ordinance 2011-1 No 69 (l) “Property Taxes for Designated Historic Properties” limited the number of properties to ten (10) on a first-come, first serve basis.

ⁱⁱ Ordinance 2016-1 No. 1, dated January 13, 2016, has a sunset clause of thirty (30) months is SECTION 2. “This ordinance shall become effective immediately upon passage and shall sunset thirty (30) months from the date of passage.”

ⁱⁱⁱ Fiscal Year 2025 is Tax Year 2024 and is based on valuations from December 31, 2023.

^{iv} Application fees are currently 0.12% of the estimated project development cost.

^v [Tax Stabilization Agreement \(TSA\) Properties Viewer](#)

^{vi} [City-of-Providence-Tax-Stabilization-Agreement-TSA-Reference-Guide-2.pdf](#)

ATTACHMENT 1

Rhode Island General Law 44-3-9

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Title 44 Taxation

Chapter 3 Property Subject to Taxation

R.I. Gen. Laws § 44-3-9

§ 44-3-9. Exemption or stabilizing of taxes on property used for manufacturing, commercial, or residential purposes.

(a)(1) Except as provided in this section, the electors of any city or town qualified to vote on a proposition to appropriate money or impose a tax when legally assembled, may vote to authorize the city or town council, for a period not exceeding twenty (20) years, and subject to the conditions as provided in this section, to exempt from payment, in whole or in part, real and personal property which has undergone environmental remediation, is historically preserved, or is used for affordable housing, manufacturing, commercial, or residential purposes, or to determine a stabilized amount of taxes to be paid on account of the property, notwithstanding the valuation of the property or the rate of tax; provided, that after public hearings, at least ten (10) days' notice of which shall be given in a newspaper having a general circulation in the city or town, the city or town council determines that:

(i) Granting of the exemption or stabilization will inure to the benefit of the city or town by reason of:

(A) The willingness of the manufacturing or commercial concern to locate in the city or town, or of individuals to reside in such an area; or

(B) The willingness of a manufacturing firm to expand facilities with an increase in employment or the willingness of a commercial or manufacturing concern to retain or expand its facility in the city or town and not substantially reduce its work force in the city or town; or

(C) An improvement of the physical plant of the city or town which will result in a long-term economic benefit to the city or town and state; or

(D) An improvement which converts or makes available land or facility that would otherwise be not developable or difficult to develop without substantial environmental remediation; or

(ii) Granting of the exemption or stabilization of taxes will inure to the benefit of the city or town by reason of the willingness of a manufacturing or commercial or residential firm or property owner to construct new or to replace, reconstruct, convert, expand, retain, or remodel existing buildings, facilities, machinery, or equipment with modern buildings, facilities, fixtures, machinery, or equipment resulting in an increase or maintenance in plant, residential housing, or commercial building investment by the firm or property owned in the city or town;

(2) Provided that should the city or town council make the determination in subsection (a)(1)(i)(B) of this section, any exemption or stabilization may be granted as to new buildings, fixtures, machinery, or equipment for new buildings, firms or expansions, and may be granted as to existing buildings, fixtures, machinery and equipment for existing employers in the city or town.

(b) Cities shall have the same authority as is granted to towns except that authority granted to the qualified electors of a town and to town councils shall be exercised in the case of a city by the city council.

(c) For purposes of this section, “property used for commercial purposes” means any building or structures used essentially for offices or commercial enterprises.

(d) Except as provided in this section, property, the payment of taxes on which has been so exempted or which is subject to the payment of a stabilized amount of taxes, shall not, during the period for which the exemption or stabilization of the amount of taxes is granted, be further liable to taxation by the city or town in which the property is located so long as the property is used for the manufacturing or commercial, or residential purposes for which the exemption or stabilized amount of taxes was made.

(e) Notwithstanding any vote of the qualified electors of a town and findings of a town council or of any vote and findings by a city council, the property shall be assessed for and shall pay that portion of the tax, if any, assessed by the city or town in which the real or personal property is located, for the purpose of paying the indebtedness of the city or town and the indebtedness of the state or any political subdivision of the state to the extent assessed upon or apportioned to the city or town, and the interest on the indebtedness, and for appropriation to any sinking fund of the city or town, which portion of the tax shall be paid in full, and the taxes so assessed and collected shall be kept in a separate account and used only for that purpose.

(f) Nothing in this section shall be deemed to permit the exemption or stabilization provided in this section for any manufacturing or commercial concern relocating from one city or town within the state of Rhode Island to another.

(g) Renewable energy resources, as defined in § 39-26-5, qualify for tax stabilization agreements pursuant to subsection (a) of this section.

(h) Notwithstanding the foregoing, the city council of the city of Providence may extend the twenty-year (20) period in subsection (a) of this section by an additional ten (10) years for real property located at 111 Westminster Street (also identified as 55 Kennedy Plaza), Providence, Rhode Island, identified as assessor’s plat 20, lot 14.

(i) Notwithstanding the foregoing, the city council of the city of Providence may enter into an agreement to exempt from payment, in whole or in part, real and personal property taxes on real property and personal property located at plat 56, lots 271, 288, 292, 322, 329, 339, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367 and 371, and such additional plats and lots as may be added in accordance with the terms of such agreement, and to determine a stabilized amount of taxes, which may be formulated as a revenue sharing arrangement, to be paid on account of the property, notwithstanding the valuation of the property or the rate of tax. The term of the agreement may be up to thirty (30) years. This authority is in addition to, and not in substitution of the authority exercised by the city council to enter into a twenty-year (20) tax exemption agreement, which agreement by its terms is set to expire on September 30, 2024.

History of Section.

G.L. 1896, ch. 44, §§ 4, 5; G.L. 1909, ch. 56, §§ 4, 5; P.L. 1916, ch. 1376, § 1; G.L. 1923, ch. 58, §§ 4, 5; G.L. 1938, ch. 29, §§ 4, 5; G.L. 1956, § 44-3-9; P.L. 1962, ch. 135, § 1; P.L. 1965, ch. 37, § 1; P.L. 1966, ch. 53, § 1; P.L. 1994, ch. 402, § 1; P.L. 1996, ch. 257, § 1; P.L. 1996, ch. 293, § 1; P.L. 1998, ch. 106, § 1; P.L. 2006, ch. 347, § 3; P.L. 2006, ch. 466, § 3; P.L. 2016, ch. 149, § 6; P.L. 2016, ch. 163, § 6; P.L. 2022, ch. 184, § 1, effective June 27, 2022; P.L. 2022, ch. 185, § 1, effective June 27, 2022; P.L. 2023, ch. 27, § 1, effective May 18, 2023; P.L. 2023, ch. 28, § 1, effective May 18, 2023.

ATTACHMENT 2

- a. Ordinance 2019-31 No. 355
- b. Mayor Elorza's Budget Address – press release
- c. Bond Payment Schedule

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CHAPTER 2019-315

No. 355 AN ORDINANCE AUTHORIZING THE APPROPRIATION OF FUNDS TO
THE PROVIDENCE HOUSING TRUST

Approved July 24, 2019

Be it ordained by the City of Providence:

WHEREAS, Affordable housing is an essential part of safe, resilient, healthy, and dynamic neighborhoods; and

WHEREAS, While the City of Providence has made major strides in the provision of affordable housing over the last decade by providing residents with a range of housing types and affordability levels along with programs to assist households with housing issues, several challenges still exist; and

WHEREAS, City Council wants to ensure that the City of Providence can continue to work together with residents and partner organizations to overcome those challenges through existing programs and considerations for new initiatives; and

WHEREAS, City of Providence has provided incentives and support for new residential and commercial developments through the passage of tax stabilization agreements; and

WHEREAS, Pursuant to Sections 808 and 811(a) of Article VIII of the City of Providence Home Rule Charter of 1980, as amended, City Council has the authority to make additional appropriations of municipal revenues by ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PROVIDENCE:

Section 1. Commencing in tax year 2019 and each tax year thereafter, the Providence City Council hereby directs the City Tax Collector to transfer and deposit ten percent (10%) of all funds collected annually pursuant to tax stabilization agreements to the Providence Housing Trust, including, without limitation, stabilized tax payments for the current tax year, any delinquent stabilized payments for previous tax years, and payments made upon the transfer of properties subject to tax stabilized agreements within five (5) years from the end of the tax stabilized term.

Section 2. The Providence Redevelopment Agency shall develop and promulgate rules and regulations which shall guide the implementation of this Ordinance.

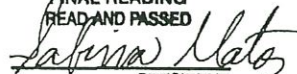

Section 3. This Ordinance shall be effective upon passage by the Providence City Council, and approval by the Mayor.

IN CITY COUNCIL
JUL 09 2019
FIRST READING
READ AND PASSED

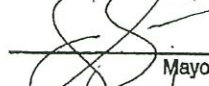
 CLERK

IN CITY
COUNCIL
JUL 18 2019

FINAL READING
READ AND PASSED

 PRESIDENT
 CLERK

I HEREBY APPROVE.



Mayor
Date: 7/24/19

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HEALTHY AND THRIVING COMMUNITIES

Dedicated Funding for Providence Housing Trust

In collaboration with the Providence City Council, the Administration worked to identify a dedicated funding stream for affordable housing. In FY22, 10% of the tax revenue from projects with a Tax Stabilization Agreement (TSA) will be dedicated to support debt service on the \$25M PRA Special Obligation Bond that funded the Providence Housing Trust in FY21.

\$1.9M **N/A** **N/A**
FY22 **FY21** **FY20**

Support for Amos House's "A Hand Up" Program

Continued support for a program that has served over 1,200 individuals with 98 finding full- or part-time employment and over 680 opting into more in depth services and programs.

\$200K **\$200K** **\$200K**
FY22 **FY21** **FY20**

PVDFest and Downtown Arts Programming

Continued support for PVDFest, Providence's signature arts festival and other Downtown programming. This budget will invest in a different experience for PVDFest spread out over several months.

\$550K **\$275K** **\$275K**
FY22 **FY21** **FY20**

Social Equity and Racial Justice

Mayor Elorza is positioning Providence as a national model of inclusion and equity, and centering community voices in new programming and policies.

\$600K **\$100K**
FY22 **FY22**
 Behavioral Health and Social Service Diversion Program Truth-telling, Reconciliation, Reparations work

\$116,666-123,795
FY22

Community Relations and Diversion Services Major

\$99,517-\$108,774
FY22

Managing Director of Equity and Inclusion

N/A
FY21



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NET DEBT SERVICE

Providence Redevelopment Agency
Special Obligation Bonds, 2021 Series A (Federally Taxable)

Date	Principal	Coupon	Interest	Total Debt Service	Net Debt Service	Annual Net D/S
09/15/2021			435,729.89	435,729.89	435,729.89	
03/15/2022	1,080,000.00	2.499%	475,341.70	1,555,341.70	1,555,341.70	
06/30/2022						1,991,071.59
09/15/2022			461,847.10	461,847.10	461,847.10	
03/15/2023	1,070,000.00	2.499%	461,847.10	1,531,847.10	1,531,847.10	
06/30/2023						1,993,694.20
09/15/2023			448,477.45	448,477.45	448,477.45	
03/15/2024	1,095,000.00	2.499%	448,477.45	1,543,477.45	1,543,477.45	
06/30/2024						1,991,954.90
09/15/2024			434,795.43	434,795.43	434,795.43	
03/15/2025	1,125,000.00	2.499%	434,795.43	1,559,795.43	1,559,795.43	
06/30/2025						1,994,590.86
09/15/2025			420,738.55	420,738.55	420,738.55	
03/15/2026	1,150,000.00	2.499%	420,738.55	1,570,738.55	1,570,738.55	
06/30/2026						1,991,477.10
09/15/2026			406,369.30	406,369.30	406,369.30	
03/15/2027	1,180,000.00	3.655%	406,369.30	1,586,369.30	1,586,369.30	
06/30/2027						1,992,738.60
09/15/2027			384,804.80	384,804.80	384,804.80	
03/15/2028	1,225,000.00	3.655%	384,804.80	1,609,804.80	1,609,804.80	
06/30/2028						1,994,609.60
09/15/2028			362,417.93	362,417.93	362,417.93	
03/15/2029	1,270,000.00	3.655%	362,417.93	1,632,417.93	1,632,417.93	
06/30/2029						1,994,835.86
09/15/2029			339,208.68	339,208.68	339,208.68	
03/15/2030	1,315,000.00	3.655%	339,208.68	1,654,208.68	1,654,208.68	
06/30/2030						1,993,417.36
09/15/2030			315,177.05	315,177.05	315,177.05	
03/15/2031	1,360,000.00	3.655%	315,177.05	1,675,177.05	1,675,177.05	
06/30/2031						1,990,354.10
09/15/2031			290,323.05	290,323.05	290,323.05	
03/15/2032	805,000.00	4.155%	290,323.05	1,095,323.05	1,095,323.05	
06/30/2032						1,385,646.10
09/15/2032			273,599.18	273,599.18	273,599.18	
03/15/2033	840,000.00	4.155%	273,599.18	1,113,599.18	1,113,599.18	
06/30/2033						1,387,198.36
09/15/2033			256,148.18	256,148.18	256,148.18	
03/15/2034	880,000.00	4.155%	256,148.18	1,136,148.18	1,136,148.18	
06/30/2034						1,392,296.36
09/15/2034			237,866.18	237,866.18	237,866.18	
03/15/2035	915,000.00	4.155%	237,866.18	1,152,866.18	1,152,866.18	
06/30/2035						1,390,732.36
09/15/2035			218,857.05	218,857.05	218,857.05	
03/15/2036	960,000.00	4.155%	218,857.05	1,178,857.05	1,178,857.05	
06/30/2036						1,397,714.10
09/15/2036			198,913.05	198,913.05	198,913.05	
03/15/2037	1,595,000.00	4.557%	198,913.05	1,793,913.05	1,793,913.05	
06/30/2037						1,992,826.10
09/15/2037			162,570.98	162,570.98	162,570.98	
03/15/2038	1,665,000.00	4.557%	162,570.98	1,827,570.98	1,827,570.98	
06/30/2038						1,990,141.96
09/15/2038			124,633.95	124,633.95	124,633.95	
03/15/2039	1,745,000.00	4.557%	124,633.95	1,869,633.95	1,869,633.95	
06/30/2039						1,994,267.90
09/15/2039			84,874.13	84,874.13	84,874.13	
03/15/2040	1,820,000.00	4.557%	84,874.13	1,904,874.13	1,904,874.13	
06/30/2040						1,989,748.26
09/15/2040			43,405.43	43,405.43	43,405.43	
03/15/2041	1,905,000.00	4.557%	43,405.43	1,948,405.43	1,948,405.43	
06/30/2041						1,991,810.86
	25,000,000.00		11,841,126.53	36,841,126.53	36,841,126.53	36,841,126.53

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ATTACHMENT 3

Non-Compliance Letters

- a. 203 Westminster Street
- b. 533-547 Hartford Avenue
- c. 46 Dike Street

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CITY OF PROVIDENCE

November 26, 2024

VIA CERTIFIED MAIL

Westminster Partners, LLC
Attn: Gordon Buist
c/o Abdo Development
1416 P Street, NW
Washington, DC 20005

Re: Notice of failure to comply with tax stabilization agreement

Dear Mr. Buist:

The City Council is sending you this letter to inform you that you are in default of the terms of your amended tax stabilization agreement Ordinance 2022-58 No. 371 with the City of Providence.

Our records indicate that you have failed to fulfill your Performance Obligations as is required by Section 9 of the agreement as it pertains to the providing of an Annual Report to the City Council for 2023. In addition, you have also failed to fulfill your Performance Obligations as is required by Section 3 of the agreement as it pertains to the Commencement of the Rehabilitation and/or construction within twelve (12) months of the effective date of the agreement. Pursuant to Section 6 of the agreement, you are now in default and pursuant to Section 7 of the agreement, you have ninety (90) days to cure the default. If the default is not cured by the end of this period, you risk the City taking further action to enforce its rights under Section 8 of the agreement, including the possibility that the City Council may revoke the tax stabilization agreement.

If you have any questions about how you can come into compliance, please contact Jacinta Jones at 401-680-500 ext. 5218 for more information.

Truly yours,

A handwritten signature in black ink, appearing to be "June Rose", written in a cursive style.

June Rose
Chief of Staff
Providence City Council

CC: Moses Ryan Ltd.
Attn: Thomas Moses, Esq.
40 Westminster Street, 9th Floor
Providence, RI 02903

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CITY OF PROVIDENCE

September 5, 2024

VIA CERTIFIED MAIL

E2000 Realty, LLC
Attn: Cheryl Rey
221 Broadway
Providence, RI 02903-3017

Re: Notice of failure to comply with Tax Stabilization Agreement

Dear Sir or Madam:

The Providence City Council is sending you this letter to inform you that you are in default of the terms of your Tax Stabilization Agreement (TSA) with the City of Providence. On December 21, 2022, the Providence City Council approved a TSA for 533-547 Hartford Avenue.

Our records indicate that you have failed to fulfill your performance obligations as is required by Section 3.1 of the agreement as it pertains to the commencement of rehabilitation and/or construction within twelve (12) months as of December 21, 2023. Pursuant to Section 6 of the agreement, you are now in default and pursuant to Section 7 of the agreement, you have ninety (90) days to cure the default. If the default is not cured by the end of this period, you risk the City taking further action to enforce its rights under Section 8 of the agreement, including the possibility that the City Council may revoke the Tax Stabilization Agreement.

The Council staff is aware of the email discussion with TSA Compliance Auditor – Jacinta Jones who has requested via email on August 13, 2024, an outline on construction commencement. That email has gone unanswered as of this date.

If you have any questions about how you can come into compliance, please contact Associate City Solicitor Hannah Foye at 401-680-5333 ext. 5347 for more information.

Truly yours,

June Rose
Chief of Staff
Providence City Council

A handwritten signature in black ink, appearing to be "June Rose", written over the typed name and title.

CC: Padwa Law LLC
Jeffrey Padwa, Esq.
1 Park Row, Suite 500
Providence, RI 02903

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CITY OF PROVIDENCE

Brett Smiley, Mayor

May 9, 2024

46 Dike Street Holdings LLC
46 Dike Street
Providence, RI 02909

Re: **FINAL NOTICE** of TSA Non-Compliance
46 Dike Street- Plat 035 Lot 334

Dear Federal Hill Partners,

This is a final notice that the property owner who is the beneficiary of the above-referenced TSA (the "TSA") is in violation of the terms of that ordinance, and may lose the tax benefits outlined therein unless the property is brought into compliance on or before **April 23, 2024**. A prior notice of non-compliance has already been sent on February 19, 2024 and December 15, 2023.

The TSA has been violated as there are unpaid Property Taxes and Admin TSA fees that are overdue. The amount owed to the City of Providence as of the writing of this letter is: \$23,713.69 and \$156.23 respectively.

At this point, either the property owner pays the owed funds or provides proof of payment of the same on or before **April 23, 2024**, or the City Council will act on an ordinance to repeal any future tax benefits available to the property through the Tax Stabilization Agreement.

If you have any questions or concerns, kindly contact The City of Providence Tax Collector at 401-331-5252 or Email at collector@providenceri.gov

Very truly yours,

June Rose
Providence City Council
Chief of Staff

CITY SOLICITOR'S OFFICE

444 Westminster Street, Suite 220, Providence, Rhode Island 02903
401 680 5333 ph | 401 680 5520 fax
www.providenceri.com

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ATTACHMENT 4

Council President's Letters

- a. 203 Westminster Street
- b. 35 Parade Street

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Rachel M. Miller
Council President
Councilor – Ward 13

March 21, 2025

Delivered Electronically

Westminster Partners, LLC
Attn: Gordon Buist
c/o Abdo Development
1416 P Street NW
Washington DC 20005

Re: 203 Westminster Street Tax Stabilization Agreement Compliance Letter.

Dear Tax Stabilization Recipient,

I am writing to address the noncompliance letter you received from the city's Tax Stabilization Agreement Compliance Officer, February 16, 2022, and to confirm receipt of your letter dated July 12, 2024.

The city's Tax Stabilization Compliance Officer informed your office that, under Section 3.1 of the enacted Tax Stabilization Agreement, the agreement would be at risk of default if performance not commenced by **December 31, 2022**.

Please consider this letter as confirmation that the city deems your tax stabilization agreement fully compliant and that there is no risk of default, provided that construction begins by **December 31, 2026**, and that you remain in compliance with all other terms outlined in the enacted Tax Stabilization Agreement.

Sincerely,

A handwritten signature in black ink that reads "Rachel M. Miller".

Rachel M. Miller
Council President
Councilor – Ward 13

Providence City Council
Providence City Hall, 25 Dorrance Street, Providence RI 02903
www.council.providencerci.gov

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Rachel M. Miller
Council President
Councilor – Ward 13

March 21, 2025

Seth Zeren, Manager
RCG Armory Park View LLC
334 Broadway Providence, RI 02909

Re: 31 Parade Street Tax Stabilization Agreement Compliance Letter.

Dear Tax Stabilization Recipient,

I am writing to address the noncompliance letter you received from the city's Tax Stabilization Agreement Compliance Officer, dated April 15, 2024, and to confirm receipt of your letter dated December 28, 2023.

The city's Tax Stabilization Compliance Officer informed your office that, under Section 3.1 of the enacted Tax Stabilization Agreement, the agreement would be at risk of default if performance on the second phase had not commenced by **May 20, 2024**.

Please consider this letter as confirmation that the city deems your tax stabilization agreement fully compliant and that there is no risk of default, provided that construction on the second phase of the project begins by **December 31, 2025**, and that you remain in compliance with all other terms outlined in the enacted Tax Stabilization Agreement.

Sincerely,

Rachel M. Miller
Council President
Councilor – Ward 13

Providence City Council
Providence City Hall, 25 Dorrance Street, Providence RI 02903
www.council.providenceri.gov

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FY2025

Tax Stabilization Address

TSA #

Council Approved

CC-1	10 Memorial Boulevard
CC-2	.....	1-5 Avenue of the Arts
CC-3	.....	100-500 Exchange Street
CC-4	.....	80 Smith Street CC
CC-5	.....	203 Weybosset Street
CC-6	.....	41 Central Street
CC-7	.....	11 Point Street
CC-8	.....	342 Eddy Street
CC-9	.....	350 Eddy Street
CC-9	.....	350 Eddy Street
CC-10	.....	25 Holden Street
CC-11	.....	Prospect CharterCare
CC-12	.....	32 Custom House Street
CC-13	.....	55 Cromwell Street
CC-14	.....	111 Fountain Street
CC-15	.....	39 New York Avenue (Real)
CC-15	.....	39 New York Avenue (Tangible)
CC-16	.....	75 Fountain Street
CC-17	.....	225 Weybosset Street
CC-18	.....	169 Canal Street
CC-19	.....	259 Weybosset Street
CC-20	.....	78 Fountain Street
CC-21	.....	220 Blackstone Street
CC-22	.....	335R Prairie Avenue
CC-23	.....	345 Harris Avenue
CC-24	.....	59 Westminster Street
CC-25	.....	50 Sprague Street
CC-26	.....	145 Corliss Street
CC-27	.....	170 Westminster Street
CC-28	.....	185 Westminster Street
CC-29	.....	745 Branch Avenue
CC-30	.....	1292 Westminster Street
CC-31	.....	203 Westminster Street
CC-32	.....	473 Washington Street
CC-33	.....	35 Parade Street
CC-34	.....	321 Knight Street
CC-35	.....	49 Westfield LLC
CC-36	.....	Matilda Pines
CC-37	.....	8 Hewitt Street
CC-38	.....	Seventy One Richmond

FY2025

TSA #	Tax Stablization Address
CC-39	101 Richmond
CC-40	E2000
CC-41	Superman Bldg
CC-42	165 Gano Street
CC-43	180 GMC BLVD
CC-44	126 Adelaide Avenue

Historic Properties

H-1	103 Dike Street
H-2	11 Dorrance Street
H-3	95 Chestnut Street
H-4	122 Fountain Street

2015 Adminisitrative

A-1	1017 Broad Street
A-2	304 Pearl Street
A-3	225 Waterman Street
A-4	292 Academy Avenue
A-5	530 Broadway
A-6	18 Eighth Street
A-7	271 Tockwotten Street
A-8	156 Westminster Street
A-9	14 Piedmont Street
A-10	46 Dike Street
A-11	193 Vinton Street
A-12	468 West Fountain Street

I-195 District

195-1	80 Smith Street Admin
195-2	5 Exchange Street
195-3	225 Dyer Street
195-4	180 Friendship
195-5	A Loft
195-6	125 Clifford Street

10 Memorial Boulevard
TFG Providence Center Property LLC (10 Memorial Blvd Owner LLC)
 2003-39 No. §31
 19-109



PROJECT DESCRIPTION

An ordinance establishing a tax stabilization plan and related tax stabilization agreement for the IGT (formerly known as GTECH) corporate headquarters.

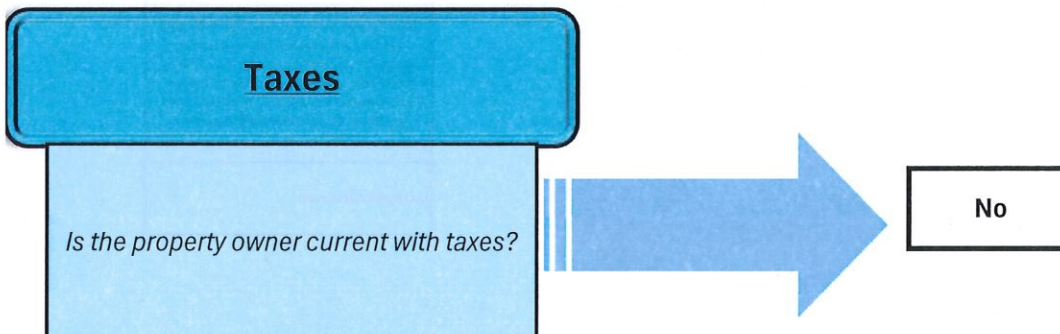
COMPLIANCE MEASURES

<p align="center">Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>No, the property owner failed to submit an annual report to the City Clerk</p>	<p align="center">City Council Parks & Rec Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Unable to determine</p>
<p align="center">Monitoring Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Unable to determine</p>	<p align="center">Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

10 Memorial Boulevard

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes Billed	Tax Rate	100% Taxation	Variance (total taxes billed vs 100% taxation)	Monitoring Fee	City Council Parks & Rec Fee
2026	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2024	\$ 59,469,900	\$ 1,300,000	\$ 35.10	\$ 2,087,393	\$ (787,393)		
2023	\$ 59,469,900	\$ 1,300,000	\$ 35.10	\$ 2,087,393	\$ (787,393)		
2022	\$ 59,469,900	\$ 1,300,000		\$ 2,105,234	\$ (805,234)		
2021	\$ 61,776,800	\$ 1,200,000	\$ 36.70	\$ 2,267,209	\$ (1,067,209)		
2020	\$ 61,776,800	\$ 1,200,000	\$ 36.70	\$ 2,267,209	\$ (1,067,209)		
2019	\$ 61,776,800	\$ 1,200,000	\$ 36.70	\$ 2,267,209	\$ (1,067,209)		
2018	\$ 55,319,800	\$ 1,200,000	\$ 36.70	\$ 2,030,237	\$ (830,237)		
2017	\$ 55,319,800	\$ 1,200,000	\$ 36.70	\$ 2,030,237	\$ (830,237)		
2016	\$ 32,697,548	\$ 1,200,000	\$ 36.70	\$ 1,200,000	\$ 0		
2015	\$ 30,136,986	\$ 1,100,000	\$ 36.70	\$ 1,106,027	\$ (6,027)		
2014	\$ 29,931,973	\$ 1,100,000	\$ 36.75	\$ 1,100,000	\$ 0		
2013	\$ 29,931,973	\$ 1,100,000	\$ 36.75	\$ 1,100,000	\$ 0		
2012	\$ 32,592,593	\$ 1,100,000	\$ 36.75	\$ 1,197,778	\$ (97,778)		
2011	\$ 29,931,973	\$ 1,100,000	\$ 36.75	\$ 1,100,000	\$ 0		
2010	\$ 29,931,973	\$ 1,100,000	\$ 36.75	\$ 1,100,000	\$ 0		
2009	\$ 29,673,591	\$ 1,000,000	\$ 33.70	\$ 1,000,000	\$ 0		
2008	\$ 34,965,035	\$ 1,000,000	\$ 28.60	\$ 1,000,000	\$ (0)		
2007	\$ 35,714,286	\$ 1,000,000	\$ 28.00	\$ 1,000,000	\$ 0		
2006	\$ 37,064,492	\$ 1,000,371	\$ 26.99	\$ 1,000,371	\$ 0		
2005	\$ 6,273,038	\$ 236,619	\$ 37.72	\$ 236,619	\$ 0		
2004	\$ 6,142,471	\$ 231,694	\$ 37.72	\$ 231,694	\$ 0		
2003	\$ 6,262,010	\$ 231,694	\$ 37.00	\$ 231,694	\$ 0		
2002	\$ 6,446,700	\$ 250,261	\$ 38.82	\$ 250,261	\$ 0		
Actual Savings to TSA Recipient Through Current Year:					\$ (7,345,925)		
Total Monitoring Fees Received:						\$ -	
Total City Council Parks & Rec Fees Received:						\$ -	



1-5 Avenue of the Arts
RP Providence Owner LLC
 2003-38 No. 530
 4-258, 259, 260



PROJECT DESCRIPTION

The Project Owner has evidenced the willingness to restore and reconstruct the Masonic Temple into a four star, 205,000 square foot, 256-room hotel featuring 13,000 square feet of meeting space, a bar, a restaurant and a fitness center.

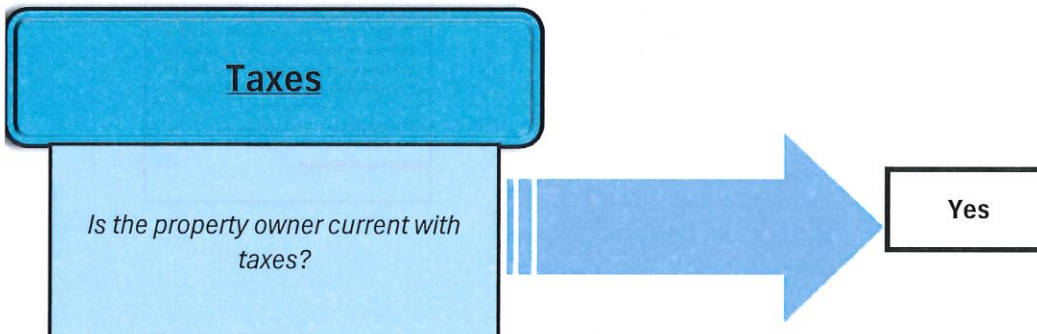
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>A First Source Agreement is not a requirement for this TSA</p>
<p>Monitoring Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>No</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

1-5 Avenue of the Arts

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation (No TSA)	Variance (100 % Taxation less Actual Taxes Paid or Billed)	Monitoring Fee	City Council Parks & Recreation Fee
2026							
2025							
2024	\$ 43,321,100	\$ 879,874	\$ 35.10	\$ 1,520,571	\$ (640,697)		
2023	\$ 55,321,511	\$ 864,316	\$ 35.10	\$ 1,941,785	\$ (1,077,469)		
2022	\$ 53,473,011	\$ 849,034	\$ 35.40	\$ 1,892,945	\$ (1,043,911)		
2021		\$ 834,021	\$ 36.70	\$ 2,070,198	\$ (1,236,177)		
2020	\$ 54,005,943	\$ 745,841	\$ 36.70	\$ 1,982,018	\$ (1,236,177)		
2019	\$ 51,681,093	\$ 660,519	\$ 36.70	\$ 1,896,696	\$ (1,236,177)		
2018	\$ 52,979,774	\$ 577,980	\$ 36.70	\$ 1,944,358	\$ (1,366,378)		
2017	\$ 13,573,678	\$ 498,154	\$ 36.70	\$ 498,154	\$ 0		
2016	\$ 11,533,425	\$ 420,970	\$ 36.70	\$ 423,277	\$ (2,307)		
2015	\$ 9,594,422	\$ 352,595	\$ 36.75	\$ 352,595	\$ 0		
2014	\$ 5,873,279	\$ 215,843	\$ 36.75	\$ 215,843	\$ (0)		
2013	\$ 6,395,348	\$ 215,843	\$ 36.75	\$ 235,029	\$ (19,186)		
2012	\$ 4,012,735	\$ 147,468	\$ 36.75	\$ 147,468	\$ 0		
2011	\$ 2,152,163	\$ 79,092	\$ 36.75	\$ 79,092	\$ 0		
2010	\$ 2,346,944	\$ 79,092	\$ 33.70	\$ 79,092	\$ 0		
2009	\$ 2,765,455	\$ 79,092	\$ 28.60	\$ 79,092	\$ 0		
2008	\$ 2,824,714	\$ 79,092	\$ 28.00	\$ 79,092	\$ 0		
2007	\$ 31,061,205	\$ 79,121	\$ 26.99	\$ 838,342	\$ (759,221)		
2006	\$ 2,096,819	\$ 79,092	\$ 37.72	\$ 79,092	\$ 0		
2005	\$ 2,137,081		\$ 37.72	\$ 80,611	\$ (80,611)		
2004	\$ 3,000,181	\$ 79,072	\$ 37.00	\$ 111,007	\$ (31,935)		
Actual Savings to TSA recipient through current year:					\$ (8,730,244)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ -



100-500 Exchange Street
Intercontinental Fund (Blue Cross & Blue Shield)
 2004-3 No. 3 2005-22 No. 110
 19-102-BCBS



PROJECT DESCRIPTION

Capitol Properties has evidenced a willingness to construct: a multi-level 442 car parking space structure; a 12 story, 176 room hotel of approximately 100,000 sq. ft.; a 12 story residential apartment building of approximately 110,000 sq. ft. containing 55 units; an 11 story residential apartment building of approximately 128,000 sq. ft. containing 91 units along with 10,173 sq. ft. of retail space on the ground floor; a 13 1/2 story residential apartment building of approximately 203,000 sq. ft. containing 134 units along with 10,155 sq. ft. of retail space on the ground floor; a 5,836 sq. ft. pavilion/restaurant.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

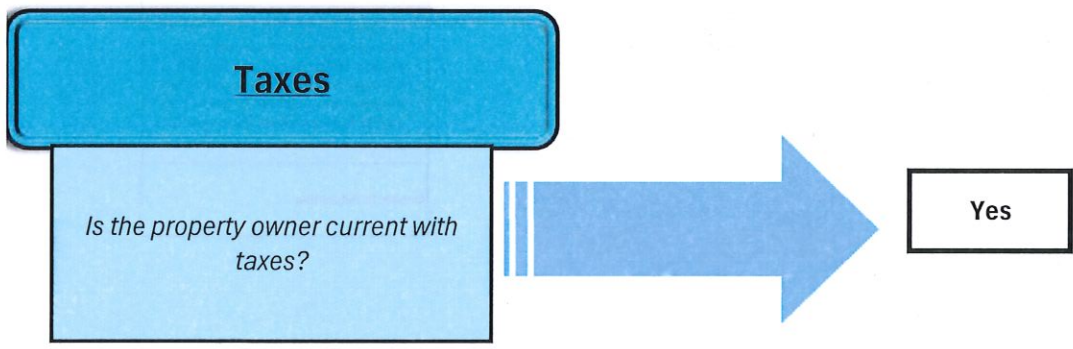
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

100-500 Exchange Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes Billed	Tax Rate	100% Taxation	Variance (total taxes billed vs 100% taxation)	Monitoring Fee	City Council Parks & Rec Fee
2026	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2024	\$ 68,930,600	\$ 1,759,481	\$ 35.10	\$ 2,419,464	\$ (659,983)		
2023	\$ 68,930,600	\$ 1,595,684	\$ 35.10	\$ 2,419,464	\$ (823,780)		
2022	\$ 68,930,600	\$ 1,595,684		\$ 2,440,143	\$ (844,459)		
2021	\$ 51,647,000	\$ 1,431,888	\$ 36.70	\$ 1,895,445	\$ (463,557)		
2020	\$ 44,427,500	\$ 1,431,888	\$ 36.70	\$ 1,630,489	\$ (198,601)		
2019	\$ 44,427,500	\$ 1,268,091	\$ 36.70	\$ 1,630,489	\$ (362,398)		
2018	\$ 48,923,000	\$ 1,268,091	\$ 36.70	\$ 1,795,474	\$ (527,383)		
2017	\$ 30,089,782	\$ 1,104,295	\$ 36.70	\$ 1,104,295	\$ 0		
2016	\$ 30,254,658	\$ 1,104,295	\$ 36.70	\$ 1,110,346	\$ (6,051)		
2015	\$ 25,591,809	\$ 940,498	\$ 36.70	\$ 939,219	\$ 1,279		
2014	\$ 25,591,810	\$ 940,499	\$ 36.75	\$ 940,499	\$ (0)		
2013	\$ 22,758,400	\$ 768,096	\$ 36.75	\$ 836,371	\$ (68,275)		
2012	\$ 15,703,111	\$ 577,089	\$ 36.75	\$ 577,089	\$ (0)		
2011	\$ 15,703,111	\$ 577,089	\$ 36.75	\$ 577,089	\$ (0)		
2010	\$ 15,703,111	\$ 529,195	\$ 36.75	\$ 577,089	\$ (47,894)		
2009	\$ 15,703,111	\$ 449,109	\$ 33.70	\$ 529,195	\$ (80,086)		
2008			\$ 28.60	\$ -	\$ -		
2007			\$ 28.00	\$ -	\$ -		
2006			\$ 26.99	\$ -	\$ -		
2005			\$ 37.72	\$ -	\$ -		
2004			\$ 37.72	\$ -	\$ -		
2003			\$ 37.00	\$ -	\$ -		
2002			\$ 38.82	\$ -	\$ -		
Actual Savings to TSA Recipient Through Current Year:					\$ (4,081,190)		
Total Monitoring Fees Received:						\$ -	
Total City Council Parks & Rec Fees Received:						\$ -	



80 Smith Street CC
261, LLC
 2005-17 No. 88
 4-261



PROJECT DESCRIPTION

Capitol Cove, LLC, as the long term lessee of said Parcel has evidenced a willingness to construct a multi-story apartment building consisting of two hundred and sixty-five (265) apartments and three hundred and thirty (330) parking spaces, with 1,500 square feet of retail space on its first floor on ("Phase I," as further described below), and to explore the possibility of constructing of two (2) additional multi-story residential buildings on the site ("Phase II" and/or "Phase III,").

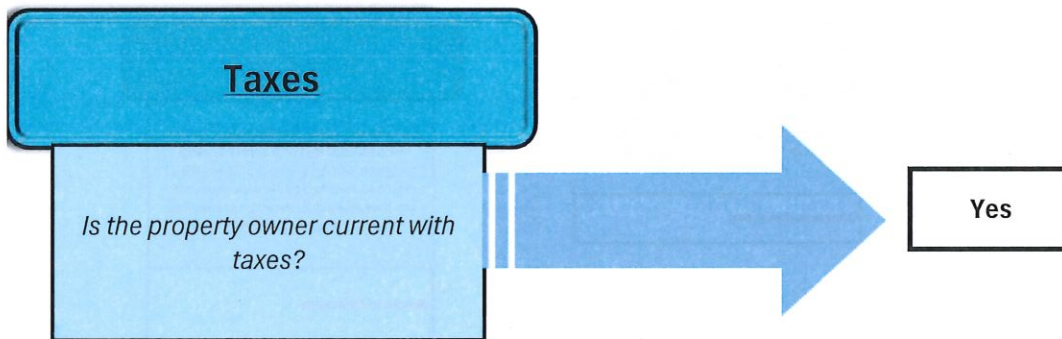
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Unable to determine</p>
<p>Monitoring Fee</p> <p>2,500.00</p> <p>Yes, this TSA is in compliance</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Unable to determine</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

80 Smith Street CC

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes Billed	Tax Rate	100% Taxation	Variance (total taxes billed vs 100% taxation)	Monitoring Fee	City Council Parks & Rec Fee
2026	-	-	-	-	-		-
2025	-	-	-	-	-		-
2024	\$ 23,359,700	\$ 411,918	\$ 35.10	\$ 819,925	\$ (408,007)	\$ 2,500.00	
2023	\$ 23,359,700	\$ 395,603	\$ 35.10	\$ 819,925	\$ (424,322)	\$ 2,500.00	
2022		\$ 379,288	\$ 35.40	\$ 826,933	\$ (447,645)	\$ 2,500.00	
2021	\$ 20,477,700	\$ 379,288	\$ 36.70	\$ 751,532	\$ (372,244)	\$ 2,500.00	
2020	\$ 20,477,700	\$ 346,658	\$ 36.70	\$ 751,532	\$ (404,874)	\$ 2,500.00	
2019	\$ 19,663,200	\$ 314,028	\$ 36.70	\$ 721,639	\$ (407,611)	\$ 2,500.00	
2018	\$ 8,556,621	\$ 314,028	\$ 36.70	\$ 314,028	\$ 0	\$ 2,500.00	
2017	\$ 7,709,562	\$ 281,399	\$ 36.70	\$ 282,941	\$ (1,542)	\$ 2,500.00	
2016	\$ 7,248,803	\$ 281,399	\$ 36.70	\$ 266,031	\$ 15,367	\$ 2,500.00	
2015	\$ 26,356,626	\$ 968,606	\$ 36.70	\$ 967,288	\$ 1,318	\$ 2,500.00	
2014	\$ 26,030,637	\$ 878,534	\$ 36.75	\$ 956,626	\$ (78,092)		
2013	\$ 17,653,497	\$ 648,766	\$ 36.75	\$ 648,766	\$ 0		
2012	\$ 16,765,605	\$ 616,136	\$ 36.75	\$ 616,136	\$ 0		
2011	\$ 18,282,967	\$ 616,136	\$ 36.75	\$ 671,899	\$ (55,763)		
2010	\$ 18,120,524	\$ 518,247	\$ 36.75	\$ 665,929	\$ (147,682)		
2009	\$ 18,508,821	\$ 518,247	\$ 33.70	\$ 623,747	\$ (105,500)		
2008	\$ 19,208,562	\$ 518,439	\$ 28.60	\$ 549,365	\$ (30,926)		
2007	\$ 13,739,316	\$ 518,247	\$ 28.00	\$ 384,701	\$ 133,546		
2006			\$ 26.99	\$ -	\$ -		
2005			\$ 37.72	\$ -	\$ -		
Actual Savings to TSA Recipient Through Current Year:					\$ (2,733,977)		
						Total Monitoring Fees Received: \$ 25,000.00	
						Total City Council Parks & Rec Fees Received: \$ -	



203 Weybosset Street

Sampalis Realty LLC

2005-40 No. 353

20-176



PROJECT DESCRIPTION

Sampalis Realty, LLC has evidenced a willingness to renovate and expand an existing structure located in the historically significant "Benjamin Dyer Block" in two phases: initially, a complete exterior/exterior renovation (with elevator service) in conformance with DownCity District and historic preservation requirements; and, full service, Mediterranean style restaurant (2,400'+/-), with related storage mezzanine (600'+/-) and retail space (1,100'+/-) on the first floor, with fifteen (15) residential apartments (650' +/- each) on the second, third and fourth floors ("Phase I"); and construction of two (2) residential apartments (1,000' +/- each) on the new fifth floor ("Phase II").

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

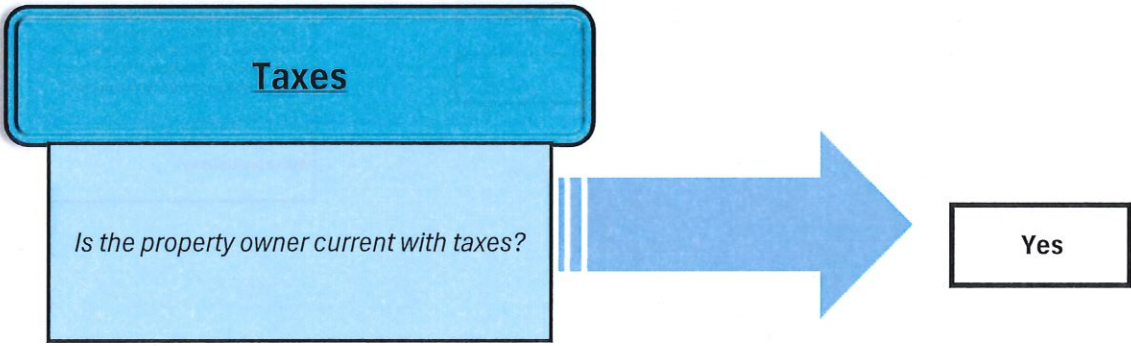
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

203 Weybosset Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation (No TSA)	Variance (100% Taxation less Actual Taxes Paid or Billed)	Monitoring Fee	City Council Parks & Recreation Fee	
2026								
2025								
2024	\$ 2,335,400	\$ 60,555	\$ 35.10	\$ 81,973	\$ (21,417.54)			
2023	\$ 2,335,400	\$ 57,895	\$ 35.10	\$ 81,973	\$ (24,077.54)			
2022	\$ 2,335,400	\$ 55,236	\$ 35.40	\$ 82,673	\$ (27,437.16)			
2021		\$ 52,576	\$ 36.70	\$ 52,576	\$ 0.02			
2020	\$ 1,360,136	\$ 49,917	\$ 36.70	\$ 49,917	\$ 0.01			
2019	\$ 1,287,657	\$ 47,257	\$ 36.70	\$ 47,257	\$ 0.03			
2018	\$ 1,215,205	\$ 44,598	\$ 36.70	\$ 44,598	\$ 0.02			
2017	\$ 1,142,725	\$ 41,938	\$ 36.70	\$ 41,938	\$ 0.03			
2016	\$ 1,076,137	\$ 39,279	\$ 36.70	\$ 39,494	\$ (215.23)			
2015	\$ 996,435	\$ 36,619	\$ 36.70	\$ 36,569	\$ 49.84			
2014	\$ 924,082	\$ 33,960	\$ 36.75	\$ 33,960	\$ 0.03			
2013	\$ 927,407	\$ 31,300	\$ 36.75	\$ 34,082	\$ (2,782.21)			
2012	\$ 779,347	\$ 28,641	\$ 36.75	\$ 28,641	\$ (0.00)			
2011	\$ 706,966	\$ 25,981	\$ 36.75	\$ 25,981	\$ (0.00)			
2010	\$ 692,047	\$ 23,322	\$ 36.75	\$ 25,433	\$ (2,110.73)			
2009	\$ 722,448	\$ 20,662	\$ 33.70	\$ 24,346	\$ (3,684.46)			
2008	\$ 642,964	\$ 18,003	\$ 28.00	\$ 18,003	\$ 0.01			
2007	\$ 568,681	\$ 15,349	\$ 26.99	\$ 15,349	\$ 0.02			
2006	\$ 336,267	\$ 12,684	\$ 37.72	\$ 12,684	\$ 0.01			
2005	\$ 333,100	\$ 12,565	\$ 37.72	\$ 12,565	\$ 0.03			
Actual Savings to TSA recipient through current year:					\$ (81,674.83)			
						Total Monitoring Fees:	\$ -	
							Contributions to City Council Parks & Recreation Fund:	\$ -



41 Central Street
Art recreation Center (ROG Armory Firehouse LLC)
 2007-22 No. 215
 30-686



PROJECT DESCRIPTION

Art Recreation Center, LLC has evidenced a willingness to renovate the existing improvements on the Project Site, as hereinafter defined, to create approximately five thousand six hundred fifty-eight (5,658) square feet of commercial and residential property to be rented at below market rates, whereby at least 20% of the gross rentable square feet shall not exceed 40% of the highest square foot rate, to Artists (defined below) ("Artist Studio Space")

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

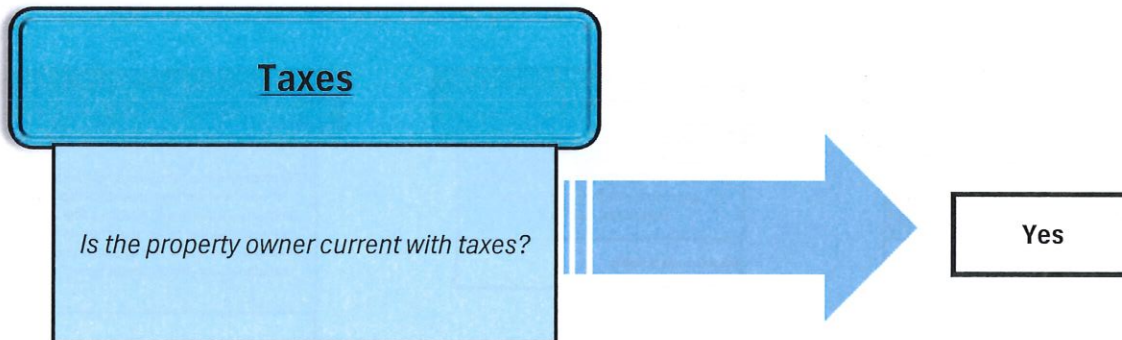
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

41 Central Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation (No TSA)	Variance (100% Taxation less Actual Taxes Paid or Billed)	Monitoring Fee	City Council Parks & Recreation Fee
2024	\$ 614,900	\$ 12,257	\$ 35.10	\$ 21,583	\$ (9,325.99)		
2023	\$ 614,900	\$ 11,676	\$ 35.10	\$ 21,583	\$ (9,906.99)		
2022	\$ 383,100	\$ 11,094	\$ 35.40	\$ 13,562	\$ (2,467.70)		
2021	\$ 326,300	\$ 10,513	\$ 36.70	\$ 11,975			
2020	\$ 326,300	\$ 9,932	\$ 36.70	\$ 11,975	\$ (2,043.17)		
2019	\$ 326,300	\$ 9,350	\$ 36.70	\$ 11,975	\$ (2,625.21)		
2018	\$ 312,300	\$ 8,769	\$ 36.70	\$ 11,461	\$ (2,692.41)		
2017	\$ 223,079	\$ 8,187	\$ 36.70	\$ 8,187	\$ 0.00		
2016	\$ 208,384		\$ 36.70	\$ 7,648	\$ (7,647.69)		
2015	\$ 191,160	\$ 7,025	\$ 36.70	\$ 7,016	\$ 9.59		
2014	\$ 175,320	\$ 6,443	\$ 36.75	\$ 6,443	\$ 0.03		
2013	\$ 173,689	\$ 5,862	\$ 36.75	\$ 6,383	\$ (521.07)		
2012	\$ 143,673	\$ 5,280	\$ 36.75	\$ 5,280	\$ 0.02		
2011	\$ 127,864	\$ 4,699	\$ 36.75	\$ 4,699	\$ (0.00)		
2010	\$ 122,166	\$ 4,117	\$ 36.75	\$ 4,490	\$ (372.60)		
2009	\$ 477,200	\$ 13,648	\$ 33.70	\$ 16,082	\$ (2,433.72)		
2008	\$ 188,836	\$ 5,287	\$ 28.00	\$ 5,287	\$ 0.03		
2007	\$ 477,200	\$ 12,880	\$ 26.99	\$ 12,880	\$ 0.01		
Actual Savings to TSA recipient through current year:					\$ (41,489.05)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ -



11 Point Street
CV River House LLC
 2015-62 NO. 591
 21-438, 21-439, 21-440 (21-454)



PROJECT DESCRIPTION

CV River House, LLC intends to make a substantial investment by causing a structure to be constructed containing 120 residential apartment units and consisting of approximately 117,900 rentable square feet.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

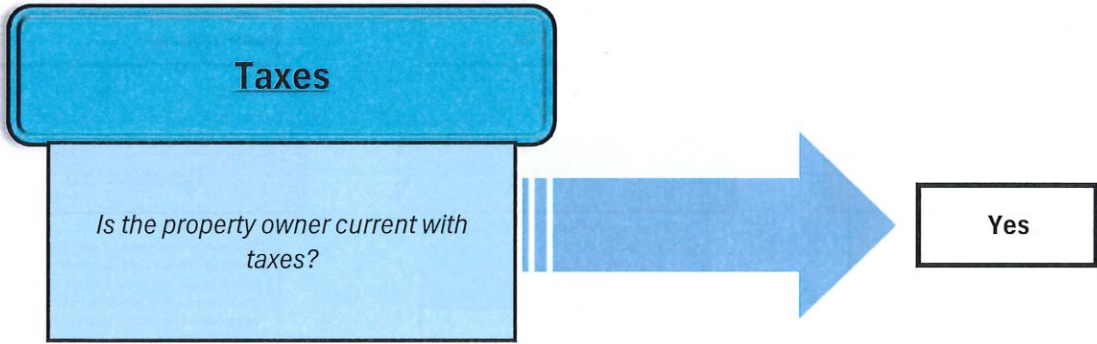
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

11 Point Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 44,542,300	\$ 293,013	\$ 35.10	\$ 1,563,435	\$ (1,270,422)		
	\$ 30,455,900	\$ 245,042	\$ 35.10	\$ 1,069,002	\$ (823,960)		
2022	\$ 30,455,900	\$ 199,237	\$ 35.40	\$ 1,078,139	\$ (878,902)		
2021	\$ 23,698,400	\$ 155,474	\$ 36.70	\$ 869,731	\$ (714,257)		
2020	\$ 21,679,900	\$ 141,506	\$ 36.70	\$ 795,652	\$ (654,146)		
2019	\$ 3,855,749	\$ 141,506	\$ 36.70	\$ 141,506	\$ 0		
2018	\$ 3,855,749	\$ 141,506	\$ 36.70	\$ 141,506	\$ 0		
2017	\$ 3,855,749	\$ 141,506	\$ 33.70	\$ 129,939	\$ 11,567		
2016	\$ 3,876,877	\$ 141,506	\$ 36.70	\$ 142,281	\$ (775)		
2015	\$ 3,876,877	\$ 141,506	\$ 36.70	\$ 142,281	\$ (775)		
2014	\$ 3,850,800	\$ 141,506	\$ 36.70	\$ 141,324	\$ 182		
Actual Savings to TSA recipient through current year:					\$ (4,331,489)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:						\$ -	



342 Eddy Street
Brown University
 2015-63 No. 592
 21-452



PROJECT DESCRIPTION

CV SSL Garage LLC intends to make a substantial investment by applying for the administrative subdivision of the Narragansett Lot such that the property becomes its own taxable lot, and by causing a parking garage to be constructed containing 600 parking spaces and; the project is being developed in connection with the rehabilitation and redevelopment of the former Narragansett Electric South Street Station into a facility containing approximately 267,941 rentable square feet of space, where a portion of such space will be leased to Brown University for office space and other uses, and the Rhode Island Board of Education for use as a nursing school and other uses.

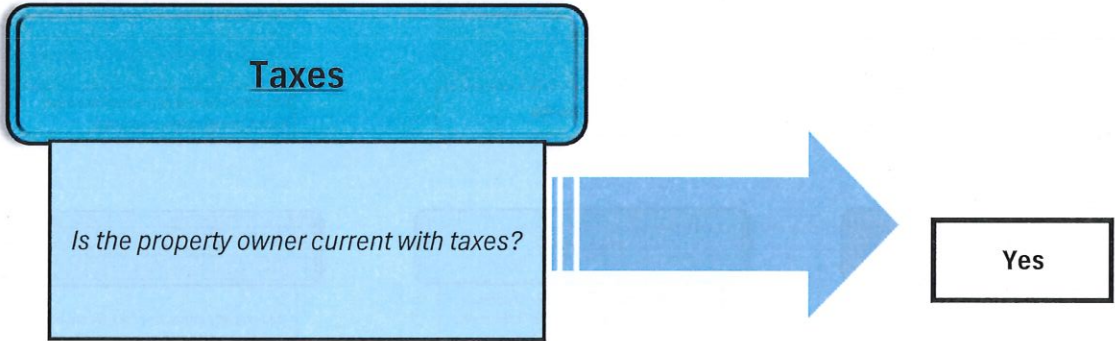
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>No, the property owner failed to submit an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinances?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p>Monitoring Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

342 Eddy Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 16,648,700	\$ 83,286	\$ 35.10	\$ 584,369	\$ (501,083)		
2022	\$ 16,648,700	\$ 67,712	\$ 35.40	\$ 589,364	\$ (521,652)		
2021	\$ 15,852,400	\$ 52,849	\$ 36.70	\$ 581,783	\$ (528,934)		
2020	\$ 15,852,400	\$ 38,670	\$ 36.70	\$ 581,783	\$ (543,113)		
2019	\$ 15,852,400	\$ 28,269	\$ 36.70	\$ 581,783	\$ (553,514)		
2018	\$ 16,748,000	\$ 28,269	\$ 36.70	\$ 614,652	\$ (586,383)		
2017	\$ 769,231	\$ 28,269	\$ 33.70				
2016	\$ 769,231	\$ 28,269	\$ 36.70	\$ -	\$ -		
2015	\$ 769,231	\$ 28,269	\$ 36.70	\$ -	\$ -		
Actual Savings to TSA recipient through current year:					\$ (3,362,679)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ -



350 Eddy Street
CV South Street Landing LLC
 2015-24 No. 370
 21-430-00UP



PROJECT DESCRIPTION

CV South Street Landing LLC intends to rehabilitate the South Street Power Station and lease it to Brown University for office space and other uses, and also to the State of Rhode Island for use as a nursing school and other uses.

COMPLIANCE MEASURES

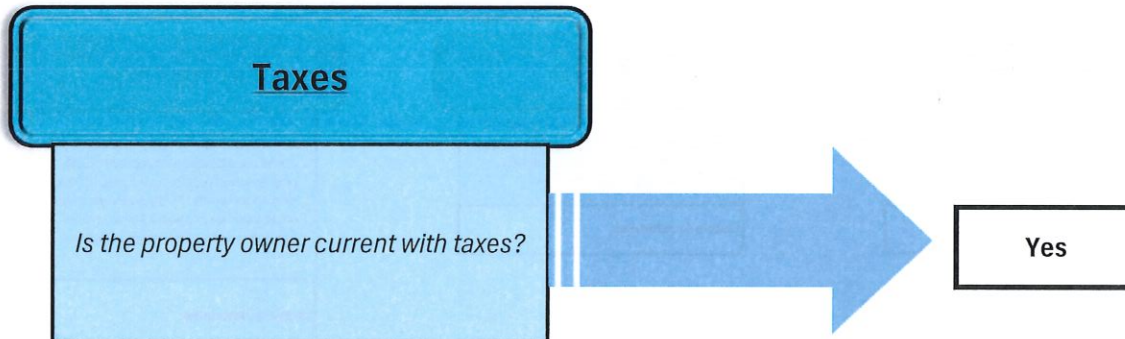
<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>No, the property owner failed to submit an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Unable to determine</p>
<p>Monitoring Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Unable to determine</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

350 Eddy Street

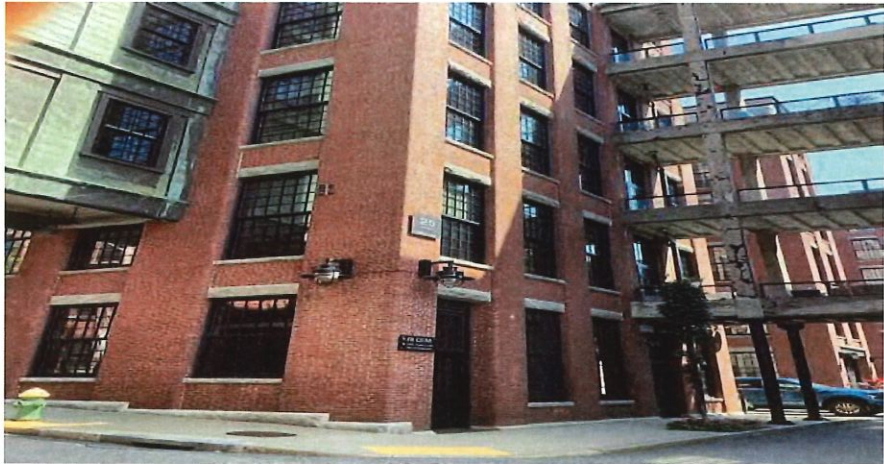
FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation (No TSA)	Variance (100 % Taxation less Actual Taxes Paid or Billed)	Monitoring Fee	City Council Parks & Recreation Fee
2028							
2027							
2026							
2025							
2024	\$ 38,808,400	\$ 434,064	\$ 35.10	\$ 1,362,175	\$ (928,111)		
2023	\$ 38,808,400	\$ 434,064	\$ 35.10	\$ 1,362,175	\$ (928,111)		
2022	\$ 27,429,500	\$ 401,912	\$ 35.40	\$ 971,004	\$ (569,092)		
	\$ 22,177,600	\$ 401,912	\$ 36.70	\$ 813,918	\$ (412,006)		
2020	\$ 22,177,600	\$ 401,912	\$ 36.70	\$ 813,918	\$ (412,006)		
2019	\$ 22,177,600	\$ 401,912	\$ 36.70	\$ 813,918	\$ (412,006)		
2018	\$ 22,558,000	\$ 401,912	\$ 36.70	\$ 827,879	\$ (425,967)		
2017	\$ 3,490,136	\$ 128,088	\$ 36.70	\$ 128,088	\$ 0		
2016	\$ 3,509,260	\$ 128,088	\$ 36.70	\$ 128,790	\$ (702)		
2015	\$ 3,485,400	\$ 128,088	\$ 36.70	\$ 127,914	\$ 174		
2014	\$ 3,485,400	\$ 128,088	\$ 36.75	\$ 128,088	\$ 0		
Actual Savings to TSA recipient through current year:					\$ (3,953,891)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:						\$ -	

This represents the plat/lot 21-430-00UP, that is taxed. The other is not taxed.



25 Holden Street
Sharpe Building Associates LLC (Promenade Street Owner LLC c/o DSF Advisors LLC)
 2014-24 No. 314
 4-256, 4-255



PROJECT DESCRIPTION

Sharpe Building Associates, LLC intends on rehabilitating the building and returning it to a productive use as approximately 196 residential apartments.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

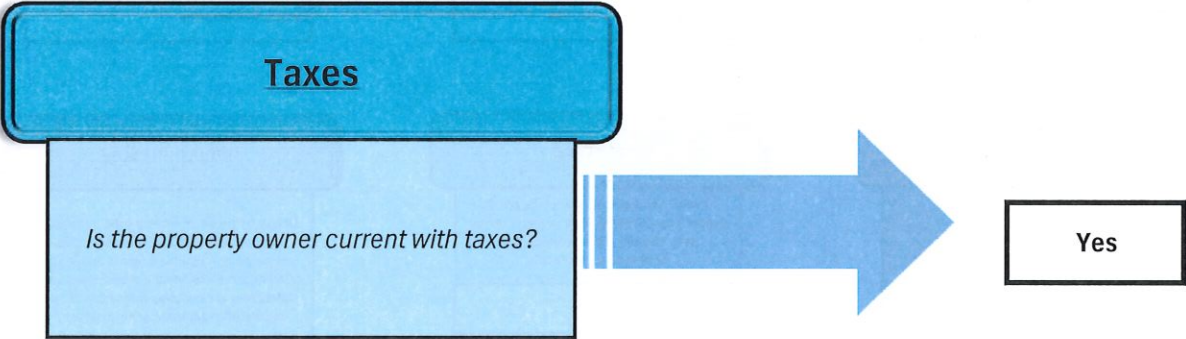
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

25 Holden Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation (No TSA)	Variance (100 % Taxation less Actual Taxes Paid or Billed)	Monitoring Fee	City Council Parks & Recreation Fee
2028							
2027							
2026							
2025							
2024	\$ 38,487,600	\$ 787,718	\$ 35.10	\$ 1,350,915	\$ (563,196)		
2023	\$ 38,487,600	\$ 372,025	\$ 35.10	\$ 1,350,915	\$ (978,890)		
2022	\$ 38,487,600	\$ 312,671	\$ 35.40	\$ 1,362,461			
2021	\$ 21,206,500	\$ 259,322	\$ 36.70	\$ 778,279	\$ (518,956)		
2020	\$ 21,206,500	\$ 194,492	\$ 36.70	\$ 778,279	\$ (583,787)		
2019	\$ 6,389,097	\$ 129,661	\$ 36.70	\$ 234,480	\$ (104,819)		
2018	\$ 3,654,792	\$ 67,491	\$ 36.70	\$ 134,131	\$ (66,640)		
2017	\$ 3,654,792	\$ 67,491	\$ 36.70	\$ 134,131	\$ (66,640)		
2016	\$ 2,172,969	\$ 67,491	\$ 36.70	\$ 79,748	\$ (12,257)		
2015	\$ 1,591,700	\$ 58,495	\$ 36.70	\$ 58,415	\$ 80		
2014	\$ 1,836,500	\$ 58,495	\$ 36.75	\$ 67,491	\$ (8,996)		
Actual Savings to TSA recipient through current year:					\$ (3,953,891)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ -



**Prospect CharterCare
CharterCare
2014-25 No. 315**



PROJECT DESCRIPTION

The challenges facing community hospitals in today's environment require the City of Providence and Prospect CharterCARE to partner in advancing the mission and continuing the positive economic impact of the CharterCARE healthcare system. Since Prospect CharterCARE will be a for-profit entity, the City of Providence may no longer receive PILOT payments from the State of Rhode Island. To ensure the viability of Prospect CharterCARE and encourage future development at Roger Williams Medical Center and St. Joseph properties within the City, Prospect CharterCARE and the City of Providence have agreed to enter into a tax stabilization and exemption treaty.

COMPLIANCE MEASURES

<p align="center">Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p align="center">City Council Parks & Rec Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">First Source Agreement</p> <p><i>Is there s First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p align="center">Monitoring Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p align="center">Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

Prospect CharterCare

FISCAL IMPACT

Plat-Lot	Address	Assessment	Taxes
082-0219-0000	55 Rosebank Ave	66,200.00	-
082-0220-0000	49 Rosebank Ave	72,900.00	-
082-0221-0000	45 Rosebank Ave	72,700.00	-
082-0222-0000	41 Rosebank Ave	53,300.00	-
082-0223-0000	37 Rosebank Ave	61,300.00	-
082-0224-0000	33 Rosebank Ave	37,100.00	-
082-0234-000A	50 Convent St	7,927,200.00	-
082-0234-000B	50 Convent St	24,971,300.00	-
082-0283-0000	825 Chalkstone Ave	78,931,400.00	2,918,528.16
	895 Chalkstone Ave	295,200.00	-
117-0416-0000	881 Chalkstone Ave	45,000.00	-
117-0417-0000	877 Chalkstone Ave	442,500.00	-
117-0418-0000	867 Chalkstone Ave	84,500.00	-
117-0421-0000	865 Chalkstone Ave	78,100.00	-
117-0432-0000	444 Pleasant Valley Pkwy	111,500.00	-
117-0471-0000	17 Parkway Ave	42,900.00	-
117-0473-0000	21 Winrooth Ave	36,000.00	-
117-0483-0000	25 Winrooth Ave	73,300.00	-
117-0484-0000	29 Winrooth Ave	84,100.00	-
117-0485-0000	33 Winrooth Ave	83,500.00	-
117-0486-0000	37 Winrooth Ave	82,600.00	-
117-0487-0000	41 Winrooth Ave	81,700.00	-
117-0488-0000	45 Winrooth Ave	80,800.00	-
117-0489-0000	49 Winrooth Ave	79,900.00	-
117-0490-0000	53 Winrooth Ave	79,000.00	-
117-0491-0000	57 Winrooth Ave	77,900.00	-
117-0492-0000	61 Winrooth Ave	73,000.00	-
117-0507-0000	65 Winrooth Ave	83,500.00	-
117-0509-0000	71 Winrooth Ave	87,200.00	-
124-0243-0000	864 Admiral St	316,000.00	-
124-0521-0000	872 Admiral St	252,400.00	-
		114,864,000.00	2,918,528.16

require monitoring or City Council Parks & Rec Fees

Is Chartercare current on their taxes

32 Custom House Street
HM Ventures Group LLC (HM Ventures Group 8 LLC)
 2015-20 No. 356
 20-88



PROJECT DESCRIPTION

HM Ventures Group 7, LLC intends on rehabilitating the Project and returning it to a productive use including ground floor retail space, which may include a live/work unit, and approximately 10 residential apartments.

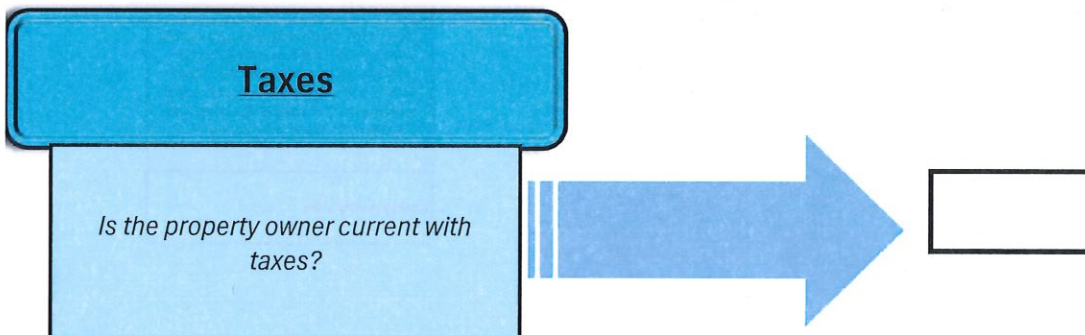
COMPLIANCE MEASURES

<p align="center">Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p align="center">City Council Parks & Rec Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Unable to determine</p>
<p align="center">Monitoring Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Unable to determine</p>	<p align="center">Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

32 Custom House Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes Billed	100% Taxation	Tax Rate	Variance (total taxes billed vs 100% taxation)	Monitoring Fee	City Council Parks & Rec Fee
2026	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2024	\$ 4,192,100	\$ 129,529	\$ 147,143	\$ 35.10	\$ (17,614)		
2023	\$ 4,192,100	\$ 110,965	\$ 147,143	\$ 35.10	\$ (36,178)		
2022	\$ 2,412,500	\$ 63,896		\$ 35.40	\$ (21,507)		
2021	\$ 2,647,800	\$ 62,255	\$ 97,174	\$ 36.70	\$ (34,920)		
2020	\$ 2,647,800	\$ 54,187	\$ 97,174	\$ 36.70	\$ (42,987)		
2019	\$ 2,647,800	\$ 46,119	\$ 97,174	\$ 36.70	\$ (51,055)		
2018	\$ 1,794,900	\$ 37,889	\$ 65,873	\$ 36.70	\$ (27,984)		
2017	\$ 815,900	\$ 29,984	\$ 29,944	\$ 36.70	\$ 41		
2016	\$ 815,900	\$ 29,984	\$ 29,944	\$ 36.70	\$ 41		
2015	\$ 815,900	\$ 29,984	\$ 29,944	\$ 36.70	\$ 41		
2014	\$ 815,900	\$ 29,984	\$ 29,984	\$ 36.75	\$ 0		
2013			\$ -	\$ 36.75	\$ -		
2012			\$ -	\$ 36.75	\$ -		
2011			\$ -	\$ 36.75	\$ -		
2010			\$ -	\$ 36.75	\$ -		
2009			\$ -	\$ 33.70	\$ -		
2008			\$ -	\$ 28.60	\$ -		
2007			\$ -	\$ 28.00	\$ -		
2006			\$ -	\$ 26.99	\$ -		
2005			\$ -	\$ 37.72	\$ -		
2004			\$ -	\$ 37.72	\$ -		
2003			\$ -	\$ 37.00	\$ -		
2002			\$ -	\$ 38.82	\$ -		
Actual Savings to TSA Recipient Through Current Year:					\$ (232,122)		
Total Monitoring Fees Received:						\$ -	
Total City Council Parks & Rec Fees Received:						\$ -	



55 Cromwell Street

Cromwell Ventures LLC

2015-33 No. 410

30-411



PROJECT DESCRIPTION

Cromwell Ventures, LLC intends on rehabilitating the Project into a vibrant mixed use residential and commercial community comprised of 40 apartment units and approximately 20,000 square feet of commercial space.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

This is not a requirement for this property owner

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

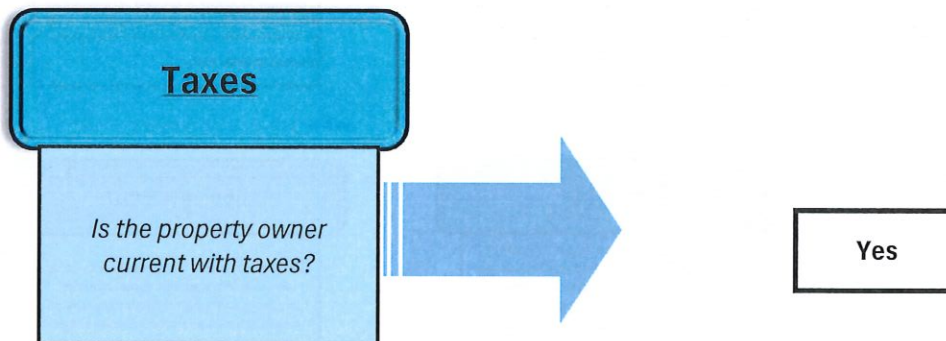
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

55 Cromwell Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation (No TSA)	Variance (100% Taxation less Actual Taxes Paid or Billed)	Monitoring Fee	City Council Parks & Recreation Fee
2026							
2025							
2024	\$ 6,945,400	\$ 60,000	\$ 35.10	\$ 243,784	\$ (183,784)		
2023	\$ 6,945,400	\$ 50,000	\$ 35.10	\$ 243,784	\$ (193,784)		
2022	\$ 6,945,400	\$ 45,000	\$ 35.40	\$ 245,867	\$ (200,867)		
	\$ 4,201,800	\$ 40,000	\$ 36.70	\$ 154,206	\$ (114,206)		
2020	\$ 3,701,300	\$ 15,567	\$ 36.70	\$ 135,838	\$ (120,271)		
2019	\$ 3,474,300	\$ 15,567	\$ 36.70	\$ 127,507	\$ (111,940)		
2018	\$ 3,443,900	\$ 15,567	\$ 36.70	\$ 126,391	\$ (110,824)		
2017	\$ 424,169	\$ 15,567	\$ 36.70	\$ 15,567	\$ (0)		
2016	\$ 426,493	\$ 15,567	\$ 36.70	\$ 15,652	\$ (85)		
2015	\$ 423,600	\$ 15,567	\$ 36.75	\$ 15,567	\$ 0		
2014	\$ 423,600	\$ 15,567	\$ 36.75	\$ 15,567	\$ 0		
2013	\$ 641,900	\$ 23,590	\$ 36.75	\$ 23,590	\$ 0		
Actual Savings to TSA recipient through current year:					\$ (1,035,760)		
						Total Monitoring Fees:	\$ -
						Contributions to City Council Parks & Recreation Fund:	\$ -



111 Fountain Street
Fogarty Building - PRI XIII 100 Sabin Hotel Hotel LLC
 2017-56 No. 516
 25-422



PROJECT DESCRIPTION

PRI XII, LP intends to demolish the existing improvements on the property, and to construct a new, nine-story upscale extended-stay hotel with a total of 168 guestrooms, 5,400 square feet of pedestrian-level third-party retail space, and additional supporting areas.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 11 (a)
 \$10,000 2017, 2018
 5% of abated Taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

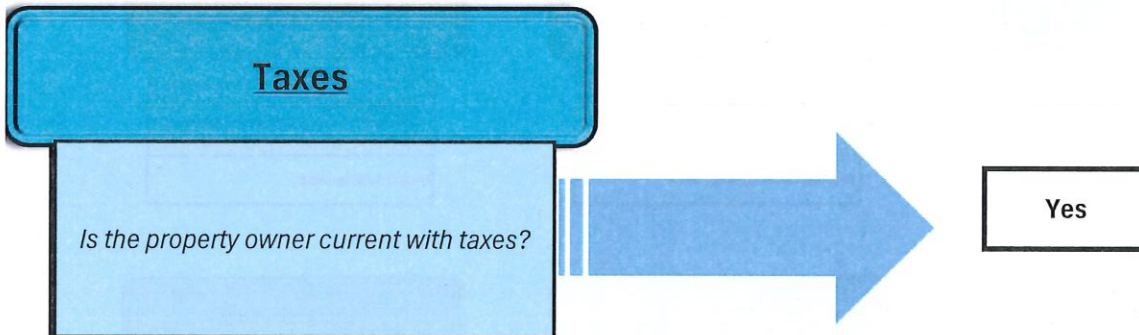
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

111 Fountain Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes Billed	100% Taxation	Tax Rate	Variance (total taxes billed vs 100% taxation)	Monitoring Fee	City Council Parks & Rec Fee
2026	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2024	\$ 16,236,600	\$ 380,829	\$ 569,905	\$ 35.10	\$ (189,076)		\$ 9,453.81
2023	\$ 16,236,600	\$ 316,592	\$ 569,905	\$ 35.10	\$ (253,313)		
2022	\$ 16,236,600	\$ 253,003	\$ 574,776	\$ 35.40	\$ (321,773)		\$ 16,088.66
2021	\$ 20,497,300	\$ 232,047	\$ 752,251	\$ 36.70	\$ (520,204)		\$ 26,010.21
2020	\$ 19,497,700	\$ 140,760	\$ 715,566	\$ 36.70	\$ (574,806)		\$ 28,740.28
2019	\$ 1,597,956	\$ 58,645	\$ 58,645	\$ 36.70	\$ 0		\$ 10,000.00
2018	\$ 1,597,956	\$ 58,645	\$ 58,645	\$ 36.70	\$ 0		\$ 10,000.00
2017	\$ 1,595,810	\$ 58,646	\$ 58,566	\$ 36.70	\$ 80		
2016	\$ 1,595,810	\$ 58,646	\$ 58,566	\$ 36.70	\$ 80		
2015			\$ -	\$ 36.70	\$ -		
Actual Savings to TSA Recipient Through Current Year:					\$ (1,859,012)		
Total Monitoring Fees Received:						\$ -	
Total City Council Parks & Rec Fees Received:						\$ 112,958.58	



39 New York Avenue (Real)

McInnis USA Inc

2016-8 No. 99

56-351



PROJECT DESCRIPTION

McInnis USA, Inc. intends on rehabilitating formerly tax exempt real estate owned by ProvPort, Inc. into a productive marine related industrial property opening a new facility in the City of Providence.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 10
5% abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

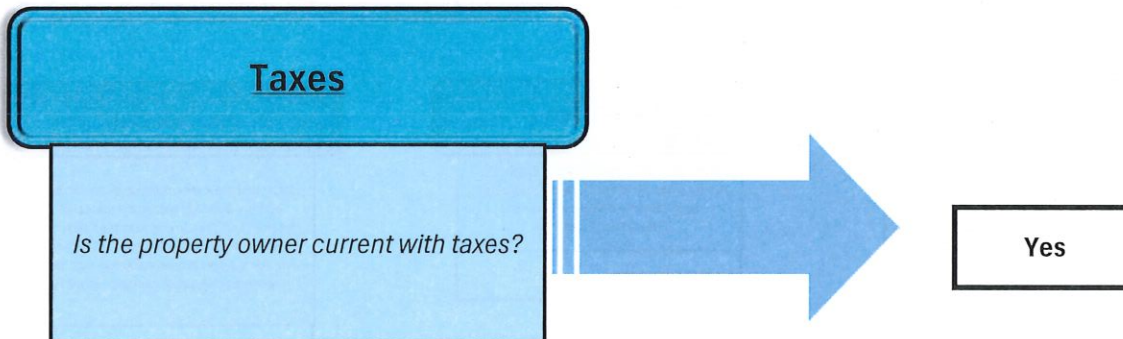
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

39 New York Avenue (Real)

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
	\$ 6,468,100	\$ 149,840	\$ 35.10	\$ 227,030	\$ (77,190)		\$ 3,859.52
2023	\$ 6,468,100	\$ 124,867	\$ 35.10	\$ 227,030	\$ (102,164)		\$ 5,108.18
2022	\$ 6,468,100	\$ 100,747	\$ 35.40	\$ 228,971	\$ (128,224)		\$ 6,411.18
2021	\$ 2,402,500	\$ 60,638	\$ 36.70	\$ 88,172	\$ (27,534)		\$ 1,376.71
2020	\$ 2,402,500	\$ 50,000	\$ 36.70	\$ 88,172	\$ (38,172)		\$ 1,908.59
2019	\$ 2,381,500	\$ 50,000	\$ 36.70	\$ 87,401	\$ (37,401)		\$ 1,870.05
2018	\$ 2,477,300	\$ 50,000	\$ 36.70	\$ 90,917	\$ (40,917)		\$ 2,045.84
2017	\$ 1,362,398	\$ 50,000	\$ 36.70	\$ 50,000	\$ 0		
2016	\$ 1,369,863	\$ 50,000	\$ 36.70	\$ 50,274	\$ (274)		
2015	\$ 6,181,000		\$ 36.70	\$ 226,843			
Actual Savings to TSA recipient through current year:					\$ (451,875)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ 22,580



75 Fountain Street
Fountainview Owner LLC
 2016-14 No. 125
 25-236



PROJECT DESCRIPTION

Fountainview Owner, LLC intends on rehabilitating a commercial office building and converting it into a multi-tenant commercial office building together with several restaurant/retail tenants on the street level along Fountain and Sabin Streets.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 11 (a)
5% abated

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

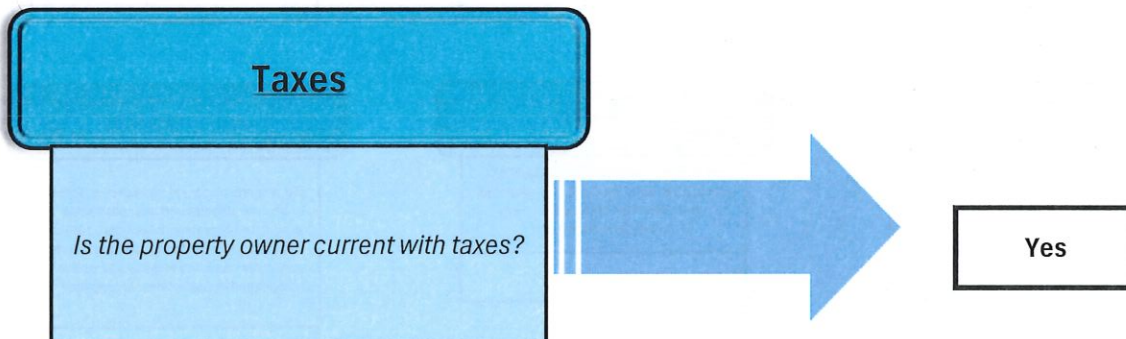
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

75 Fountain Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
	\$ 15,413,400	\$ 440,533	\$ 35.10	\$ 541,010	\$ (100,477)		\$ 5,023.85
2023	\$ 15,413,400	\$ 403,878	\$ 35.10	\$ 541,010	\$ (137,133)		\$ 6,856.63
2022	\$ 15,413,400	\$ 368,456	\$ 35.40	\$ 545,634	\$ (177,178)		\$ 8,858.91
2021	\$ 16,837,101	\$ 352,941	\$ 36.70	\$ 617,922	\$ (264,980)		\$ 13,249.01
2020	\$ 16,602,600	\$ 306,222	\$ 36.70	\$ 609,315	\$ (303,093)		\$ 15,154.67
2019	\$ 13,340,500	\$ 250,370	\$ 36.70	\$ 489,596	\$ (239,226)		\$ 11,961.32
2018	\$ 11,011,200	\$ 220,500	\$ 36.70	\$ 404,111	\$ (183,611)		\$ 9,180.55
2017	\$ 6,008,174	\$ 220,500	\$ 36.70	\$ 220,500	\$ 0		
2016	\$ 6,041,096	\$ 220,500	\$ 36.70	\$ 221,708	\$ (1,208)		
2015	\$ 10,409,400	\$ 382,545	\$ 36.70	\$ 382,025	\$ 520		
Actual Savings to TSA recipient through current year:					\$ (1,406,387)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ 70,285



225 Weybosset Street

HM Ventures Group 8 LLC

2017-1 No. 26

24-417



PROJECT DESCRIPTION

HM Ventures Group 8, LLC proposes to convert this existing historic structure into fully renovated and rehabilitated mixed use building featuring commercial and residential uses.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 10 (a)
5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

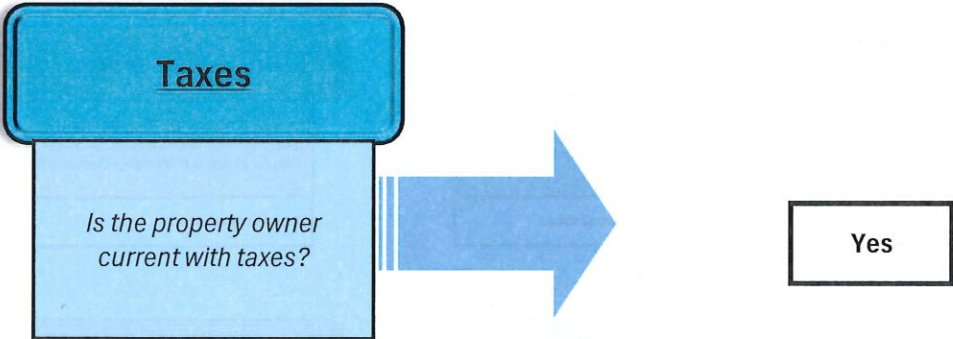
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

225 Weybosset Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation (No TSA)	Variance (100% Taxation less Actual Taxes Paid or Billed)	Monitoring Fee	City Council Parks & Recreation Fee
2026							
2025							
2024	\$ 3,225,700	\$ 77,488	\$ 35.10	\$ 113,222	\$ (35,735)		\$ 1,786.73
2023	\$ 3,225,700	\$ 68,410	\$ 35.10	\$ 113,222	\$ (44,812)		\$ 2,240.59
2022	\$ 3,225,700		\$ 35.40	\$ 114,190	\$ (54,610)		\$ 2,730.50
2021	\$ 3,843,100	\$ 56,068	\$ 36.70	\$ 141,042	\$ (84,973)		\$ 4,248.67
2020	\$ 3,843,100	\$ 44,085	\$ 36.70	\$ 141,042	\$ (96,957)		\$ 4,847.84
2019	\$ 2,634,100	\$ 96,671	\$ 36.70	\$ 96,671	\$ 0		\$ (0.00)
2018	\$ 874,700	\$ 32,102	\$ 36.70	\$ 32,101	\$ 0		\$ (0.00)
2017	\$ 874,687	\$ 32,101	\$ 36.70	\$ 32,101	\$ 0		\$ (0.00)
Actual Savings to TSA recipient through current year:					\$ (317,086)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ 15,854.32



169 Canal Street
110 North Main Street LLC
 2017-17 No. 271
 10-706, 10-707



PROJECT DESCRIPTION

110 North Main Street, LLC intends to convert 169 North Main St., currently a surface parking lot, into a 15 story mixed use building featuring commercial and residential uses (the "Canal Street Project"). Additionally, the Project Site Owner is prepared to make a significant investment in renovating and rehabilitating the property located at 100-110 North Main Street which is an existing mixed use historic building.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 11 (a)
5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

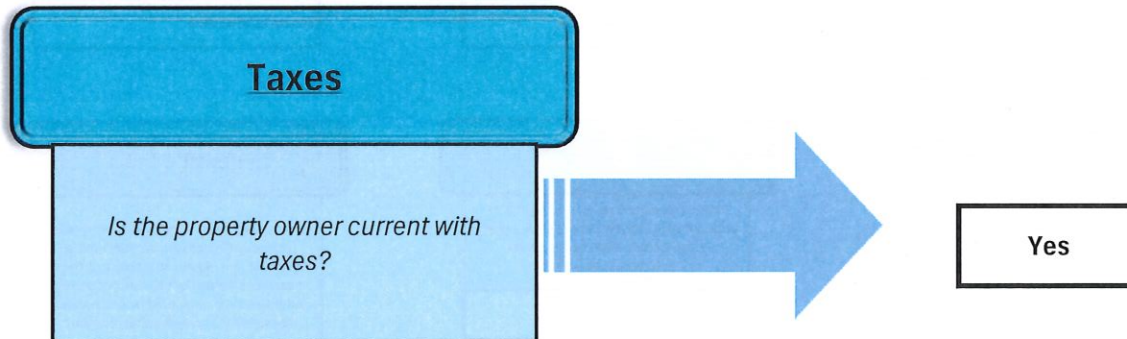
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

169 Canal Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
	\$ 34,618,900	\$ 442,770	\$ 35.10	\$ 1,215,123	\$ (772,354)		\$ (38,617.69)
2023	\$ 33,346,100	\$ 365,436	\$ 35.10	\$ 1,170,448	\$ (805,012)		\$ (40,250.61)
2022	\$ 32,978,600	\$ 300,802	\$ 35.40	\$ 1,167,442	\$ (866,640)		\$ (43,332.01)
2021	\$ 33,307,400	\$ 249,128	\$ 36.70	\$ 1,222,382	\$ (973,253)		\$ (48,662.66)
2020	\$ 33,307,400	\$ 176,471	\$ 36.70	\$ 1,222,382	\$ (1,045,910)		\$ (52,295.52)
2019	\$ 18,685,600	\$ 679,412	\$ 36.70	\$ 685,762	\$ (6,349)		
2018	\$ 3,162,400	\$ 109,711	\$ 36.70	\$ 116,060	\$ (6,349)		
2017	\$ 2,989,400	\$ 109,711	\$ 36.70	\$ 109,711	\$ 0		
2016	\$ 2,989,400	\$ 109,711	\$ 36.70	\$ 109,711	\$ 0		
Actual Savings to TSA recipient through current year:					\$ (4,475,868)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ (223,158)



259 Weybosset Street

Weybosset LLC
2017-32 No. 330
24-423



PROJECT DESCRIPTION

Weybosset, LLC has proposed and committed to convert this existing historic structure into fully renovated and rehabilitated mixed use building featuring commercial and residential uses, thus returning the property to productive mixed use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
.1% tax savings

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

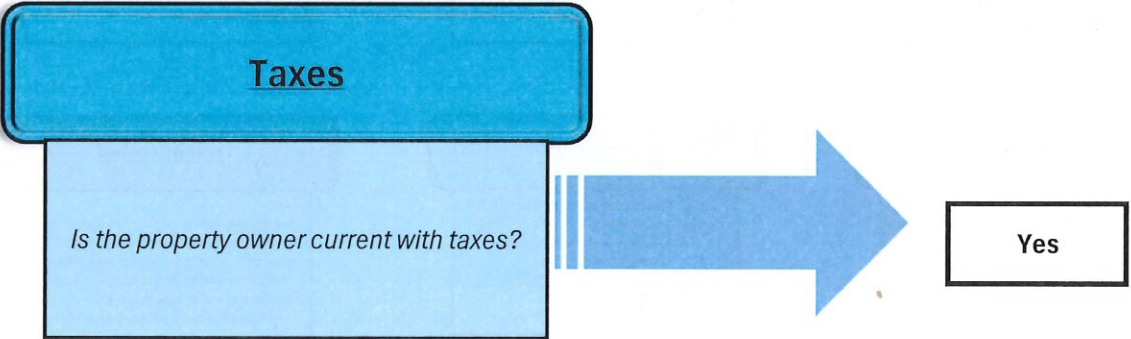
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

259 Weybosset Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 1,550,200	\$ 40,839	\$ 35.10	\$ 54,412	\$ (13,573)		\$ 678.63
2023	\$ 1,379,300	\$ 33,940	\$ 35.10	\$ 48,413	\$ (14,473)	\$ 14.47	\$ 723.67
2022	\$ 1,379,300	\$ 31,420	\$ 35.40	\$ 48,827	\$ (17,407)	\$ 17.41	\$ 870.37
2021	\$ 1,162,900	\$ 34,322	\$ 36.70	\$ 42,678	\$ (8,357)	\$ 8.36	\$ 417.83
2020	\$ 802,900	\$ 26,248	\$ 36.70	\$ 29,466	\$ (3,219)	\$ 3.22	\$ 160.93
2019	\$ 637,700	\$ 26,248	\$ 36.70	\$ 23,404	\$ 2,844		
2018	\$ 715,200	\$ 26,248	\$ 36.70	\$ 26,248	\$ -		
2017	\$ 715,200	\$ 26,248	\$ 36.70	\$ 26,248	\$ -		
2016	\$ 715,200	\$ 26,248	\$ 36.70	\$ 26,248	\$ -		
Actual Savings to TSA recipient through current year:					\$ (54,184)		
Total Monitoring Fees:						\$ 57	
Contributions to City Council Parks & Recreation Fund:							\$ 2,851



78 Fountain Street
78 Fountain JV Owner LLC
 2017-31 No. 329
 25-465



PROJECT DESCRIPTION

FJV has proposed and committed to construct a new approximately 146,493 square foot mixed use building featuring commercial and residential uses upon the existing surface parking lot, thus returning the property to productive mixed-use property.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there s First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
.1% tax savings

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

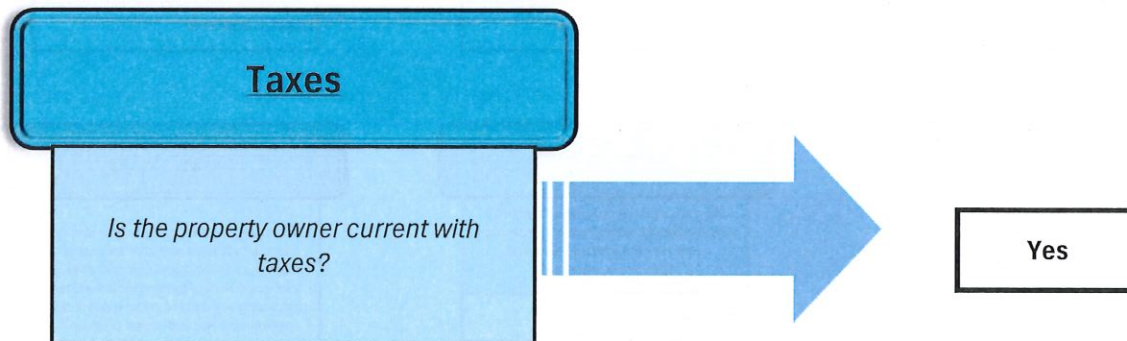
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

78 Fountain Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 30,323,300	\$ 326,117	\$ 35.10	\$ 1,064,348	\$ (738,231)		\$ 36,911.56
2023	\$ 30,323,300	\$ 267,519	\$ 35.10	\$ 1,064,348	\$ (796,828)	\$ 796.83	\$ 39,841.42
2022	\$ 25,879,500	\$ 201,664	\$ 35.40	\$ 916,134	\$ (714,470)	\$ 714.47	\$ 35,723.51
2021	\$ 20,176,601	\$ 130,653	\$ 36.70	\$ 740,481	\$ (609,828)	\$ 609.83	\$ 30,491.40
2020	\$ 2,499,400	\$ 91,728	\$ 36.70	\$ 91,728	\$ 0		
2019	\$ 2,499,400	\$ 91,728	\$ 36.70	\$ 91,728	\$ 0		
2018	\$ 2,499,400	\$ 91,728	\$ 36.70	\$ 91,728	\$ 0		
2017	\$ 2,499,400	\$ 91,728	\$ 36.70	\$ 91,728	\$ 0		
2016	\$ 2,499,400	\$ 91,728	\$ 36.70	\$ 91,728	\$ 0		
Actual Savings to TSA recipient through current year:					\$ (2,859,358)		
Total Monitoring Fees:						\$ 2,859	
Contributions to City Council Parks & Recreation Fund:							\$ 142,968



220 Blackstone Street
220 Blackstone Street, LLC
 2017-52 No. 492
 45-85, 45-797, 45-833



PROJECT DESCRIPTION

The Aspen Group, Inc. has proposed and committed to construct two (2) 50,000 square foot structures on the property thereby redeveloping approximately 100,000 square feet of commercial space to be used as professional offices, medical offices, and other uses as permitted under the City zoning ordinances, thus returning the property to productive commercial use in accordance with the construction plans already submitted to the City.

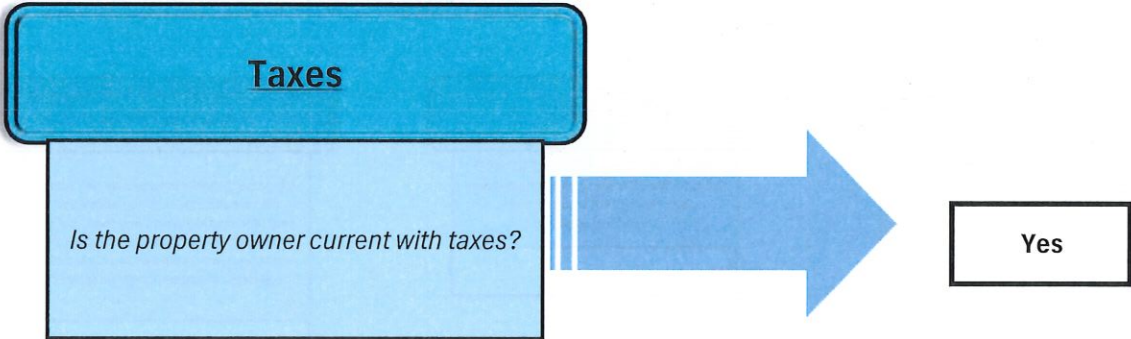
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>Section 9.3 (a) \$13,500.00 annually "Said year commencing in year 4 after the Commencement Date."</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p>Monitoring Fee</p> <p>Section 9.2 \$1,650.00 annually</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

220 Blackstone Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 10,517,500	\$ 85,983	\$ 35.10	\$ 369,164	\$ (283,181)		\$ 13,500.00
2023	\$ 10,517,500	\$ 85,983	\$ 35.10	\$ 369,164	\$ (283,181)	\$ 1,650.00	\$ 13,500.00
2022	\$ 10,517,500	\$ 85,983	\$ 35.40	\$ 372,320	\$ (286,337)	\$ 1,650.00	\$ 13,500.00
2021	\$ 7,345,100	\$ -	\$ 36.70	\$ 269,565	\$ (269,565)	\$ 1,650.00	\$ 13,500.00
2020	\$ 7,345,100	\$ -	\$ 36.70	\$ 269,565	\$ (269,565)	\$ 1,650.00	\$ 13,500.00
2019	\$ 7,345,100	\$ -	\$ 36.70	\$ 269,565	\$ (269,565)	\$ 1,650.00	
2018	\$ 7,241,100	\$ -	\$ 36.70	\$ 265,748	\$ (265,748)	\$ 1,650.00	
2017	\$ 7,241,100	\$ -	\$ 36.70	\$ 265,748	\$ (265,748)	\$ 1,650.00	
2016	\$ 7,241,100	\$ -	\$ 36.70	\$ 265,748	\$ (265,748)	\$ 1,650.00	
Actual Savings to TSA recipient through current year:					\$ (2,458,640)		
Total Monitoring Fees:						\$ 14,850	
Contributions to City Council Parks & Recreation Fund:							\$ 67,500



335R Prairie Avenue
PCHC Beaman and Smith Mill LLC
 2017-55 No. 515
 48-1169



PROJECT DESCRIPTION

PCHC Beaman and Smith Mill, LLC will complete the rehabilitation of the buildings, structures, and/or improvements on said property and return the same to productive commercial use in accordance with the rehabilitation/construction plans previously submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 8.2 (a)
5% of abated tax

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 8.1
.01% of the cost of the project annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

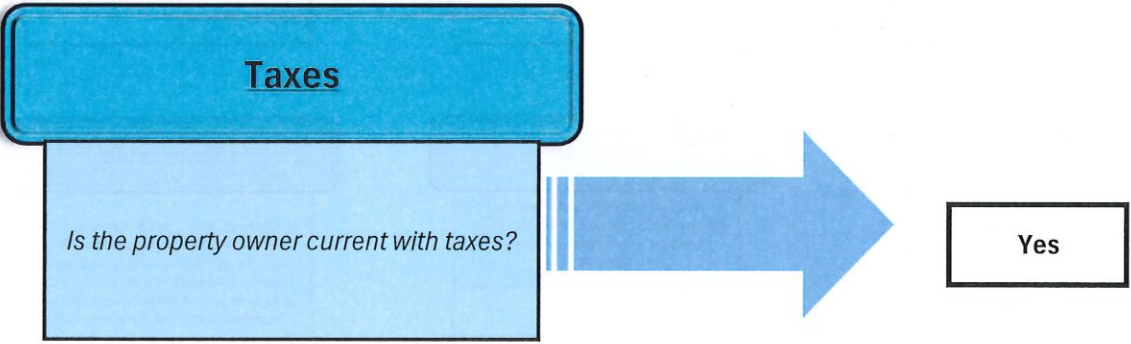
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

335R Prairie Avenue

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 10,963,200	\$ 150,000	\$ 35.10	\$ 384,808	\$ (234,808)		\$ 11,740.42
2023	\$ 10,474,800	\$ 150,000	\$ 35.10	\$ 367,665	\$ (217,665)	\$ 4,500.00	\$ 10,883.27
2022	\$ 10,474,800	\$ 150,000	\$ 35.40	\$ 370,808	\$ (220,808)	\$ 4,500.00	\$ 11,040.40
2021	\$ 10,474,800	\$ 150,000	\$ 36.70	\$ 384,425	\$ (234,425)	\$ 4,500.00	\$ 11,721.26
2020	\$ 9,061,300	\$ 150,000	\$ 36.70	\$ 332,550	\$ (182,550)	\$ 4,500.00	\$ 9,127.49
2019	\$ 9,061,300	\$ 150,000	\$ 36.70	\$ 332,550	\$ (182,550)	\$ 4,500.00	\$ 9,127.49
2018	\$ 9,061,300	\$ 150,000	\$ 36.70	\$ 332,550	\$ (182,550)	\$ 4,500.00	\$ 9,127.49
2017	\$ 11,086,500	\$ 150,000	\$ 36.70	\$ 406,875			
2016	\$ 10,947,200	\$ 401,762	\$ 36.70	\$ 401,762	\$ -		
Actual Savings to TSA recipient through current year:					\$ (1,455,356)		
Total Monitoring Fees:						\$ 31,500	
Contributions to City Council Parks & Recreation Fund:							\$ 72,768



345 Harris Avenue
345 Harris Inc.
 2017-54 No. 514
 27-292



PROJECT DESCRIPTION

345 Harris, Inc. has proposed and promised to rehabilitate a structure and/or improvement on its property creating retail and self-storage spaces in the commercial building, thus returning the property to productive commercial use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
.1% of the project annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

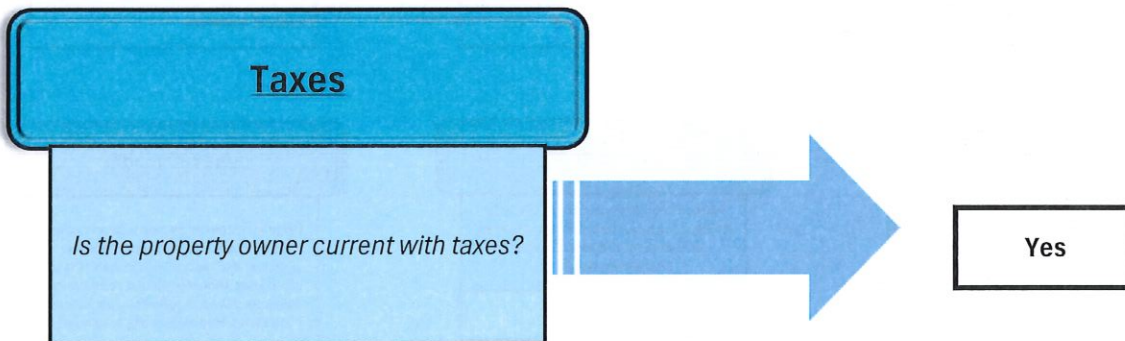
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

345 Harris Avenue

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 7,633,000	\$ 94,846	\$ 35.10	\$ 267,918	\$ (173,073)		\$ 8,653.63
2023	\$ 7,633,000	\$ 66,362	\$ 35.10	\$ 267,918	\$ (201,557)	\$ 8,248.93	\$ 10,077.84
2022	\$ 7,563,201	\$ 37,836	\$ 35.40	\$ 267,737	\$ (229,901)	\$ 8,248.93	\$ 11,495.05
2021	\$ 7,563,200	\$ 37,836	\$ 36.70	\$ 277,569	\$ (239,733)	\$ 8,248.93	\$ 11,986.66
2020	\$ 4,951,501	\$ 9,381	\$ 36.70	\$ 181,720	\$ (172,340)	\$ 8,248.93	\$ 8,616.98
2019	\$ 255,600	\$ 9,381	\$ 36.70	\$ 9,381	\$ -	\$ 8,248.93	\$ -
2018	\$ 255,600	\$ 9,381	\$ 36.70	\$ 9,381	\$ -	\$ 8,248.93	\$ -
2017	\$ 255,600	\$ 9,381	\$ 36.70	\$ 9,381	\$ -	\$ 8,248.93	\$ -
2016			\$ 36.70				
Actual Savings to TSA recipient through current year:					\$ (1,016,603)		
Total Monitoring Fees:						\$ 65,991	
Contributions to City Council Parks & Recreation Fund:							\$ 50,830



59 Westminster Street
30 Kennedy Partners LLC
 2018-8 No. 234
 20-8



PROJECT DESCRIPTION

30 Kennedy Partners, LLC has proposed and committed to the rehabilitation and redevelopment of approximately 34,272 square feet underused space into a new hotel and restaurant, thus returning the property to a productive commercial use in accordance with the construction plans already submitted to the City.

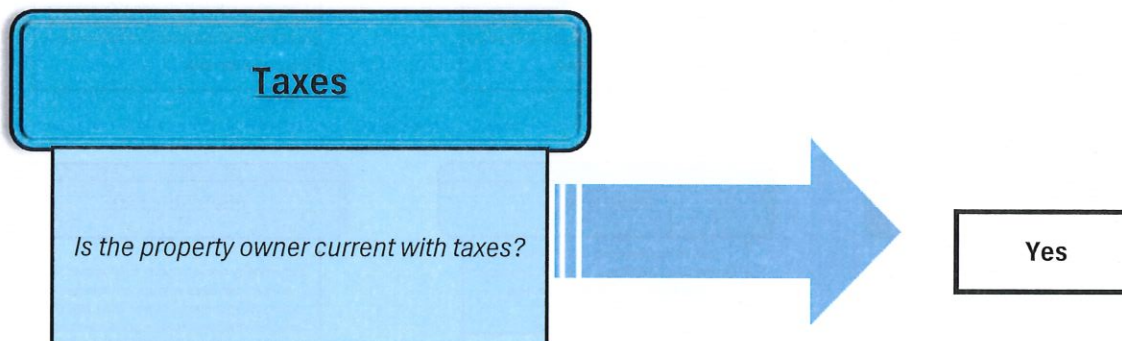
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>No, the property owner failed to submit an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>Section 9.3 (a) 5% of abated taxes</p> <p>Yes, this TSA is in compliance</p>	<p>First Source Agreement</p> <p><i>Is there s First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Unable to determine</p>
<p>Monitoring Fee</p> <p>Section 9.2 .01% of the total project costs annually</p> <p>Yes, this TSA is in compliance</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Unable to determine</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

59 Westminster Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 4,522,300	\$ 126,081	\$ 35.10	\$ 158,733	\$ (32,651)		\$ 1,632.57
2023	\$ 4,522,300	\$ 121,442	\$ 35.10	\$ 158,733	\$ (37,291)	\$ 645.00	\$ 1,864.54
2022	\$ 4,522,300	\$ 116,882	\$ 35.40	\$ 160,089	\$ (43,208)	\$ 645.00	\$ 2,160.38
2021	\$ 5,598,700	\$ 120,622	\$ 36.70	\$ 205,472	\$ (84,850)	\$ 645.00	\$ 4,242.52
2020	\$ 2,948,100	\$ 107,524	\$ 36.70	\$ 108,195	\$ (672)	\$ 645.00	\$ 33.58
2019	\$ 2,948,100	\$ 107,524	\$ 36.70	\$ 108,195	\$ (672)	\$ 645.00	\$ 33.58
2018	\$ 2,929,800	\$ 107,524	\$ 36.70	\$ 107,524	\$ 0	\$ 645.00	\$ (0.00)
2017	\$ 2,929,800	\$ 107,524	\$ 36.70	\$ 107,524	\$ 0	\$ 645.00	\$ (0.00)
Actual Savings to TSA recipient through current year:					\$ (199,343)		
						Total Monitoring Fees:	\$ 5,160
						Contributions to City Council Parks & Recreation Fund:	\$ 9,967



50 Sprague Street
Sprague Street Owner, LLC
 2018-47 No. 450
 30-389, 30-392



PROJECT DESCRIPTION

Sprague Street Owner, LLC has proposed and committed to rehabilitate and preserve several historic buildings located on the Project Site and return them to modern residential and commercial uses.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$1,000 First 3 years
 5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .1% of tax savings

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

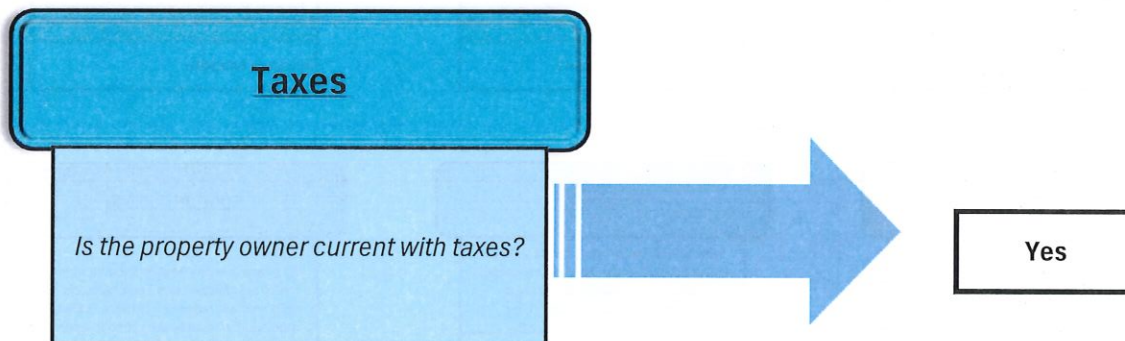
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

50 Sprague Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 4,292,100	\$ 84,496	\$ 35.10	\$ 150,653	\$ (66,156)		\$ 3,307.82
2023	\$ 4,292,100	\$ 65,483	\$ 35.10	\$ 150,653	\$ (85,170)	\$ 851.70	\$ 4,258.51
2022	\$ 4,292,100	\$ 51,350	\$ 35.40	\$ 151,940	\$ (100,590)	\$ 1,005.90	\$ 5,029.52
2021	\$ 2,672,100	\$ 30,854	\$ 36.70	\$ 98,066	\$ (67,212)	\$ 672.12	\$ 3,360.61
2020	\$ 1,691,700	\$ 22,427	\$ 36.70	\$ 62,085	\$ (39,658)	\$ 396.58	
2019	\$ 643,600	\$ 18,885	\$ 36.70	\$ 23,620	\$ (4,735)	\$ 47.35	
2018	\$ 611,100	\$ 22,427	\$ 36.70	\$ 22,427	\$ 0	\$ (0.00)	
2017	\$ 611,100	\$ 22,427	\$ 36.70	\$ 22,427	\$ 0	\$ (0.00)	
Actual Savings to TSA recipient through current year:					\$ (363,522)		
Total Monitoring Fees:						\$ 3,635	
Contributions to City Council Parks & Recreation Fund:							\$ 15,956



145 Corliss Street
HSRE, Hampshire Providence
 2018-73 No. 550
 74-375



PROJECT DESCRIPTION

Providence 2017, LLC has proposed and committed to construct a new commercial building to be primarily utilized as a storage facility.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$2,500.00 First 3 years
 5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

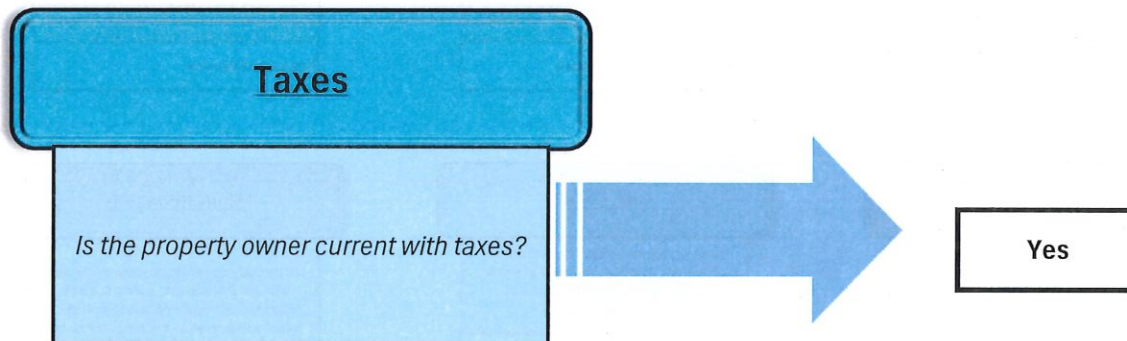
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

145 Corliss Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 11,068,800	\$ 147,814	\$ 35.10	\$ 388,515	\$ (240,701)		\$ 12,035.06
2023	\$ 11,068,800	\$ 108,091	\$ 35.10	\$ 388,515	\$ (280,424)	\$ 1,040.00	\$ 14,021.21
2022	\$ 9,827,200	\$ 63,872	\$ 35.40	\$ 347,883	\$ (284,011)	\$ 1,040.00	\$ 14,200.53
2021	\$ 5,106,700	\$ 28,644	\$ 36.70	\$ 187,416	\$ (158,772)	\$ 1,040.00	\$ 7,938.58
2020	\$ 5,106,700	\$ 28,644	\$ 36.70	\$ 187,416	\$ (158,772)	\$ 1,040.00	\$ 2,500.00
2019	\$ 780,500	\$ 28,644	\$ 36.70	\$ 28,644	\$ 0	\$ 1,040.00	\$ 2,500.00
2018	\$ 780,500	\$ 28,644	\$ 36.70	\$ 28,644	\$ 0	\$ 1,040.00	\$ 2,500.00
2017	\$ 780,500	\$ 28,644	\$ 37.70	\$ 29,425	\$ (780)		
Actual Savings to TSA recipient through current year:					\$ (1,122,679)		
Total Monitoring Fees:						\$ 7,280	
Contributions to City Council Parks & Recreation Fund:							\$ 55,695



170 Westminster Street

Providence Capital III LLC

2018-76 No. 553

20-386



PROJECT DESCRIPTION

Providence Capital III, LLC has proposed and committed to the rehabilitation and redevelopment of approximately 57,000 square feet underused space into a new mixed-use residential and commercial office space structure with a top-floor restaurant, thus returning the property to a productive commercial use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

This is not a requirement for this property owner

City Council Parks & Rec Fee

Section 9.3 (a)
\$1,000 First 3 years
5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
.01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

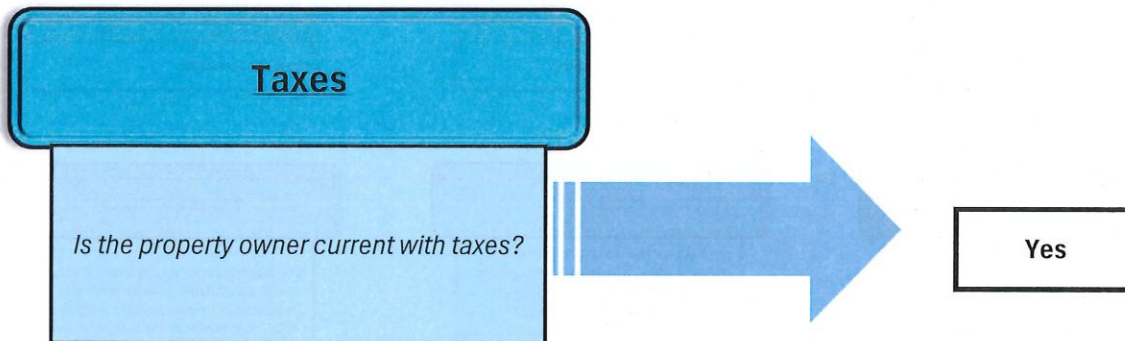
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

170 Westminster Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 12,820,100	\$ 287,954	\$ 35.10	\$ 449,986	\$ (162,032)	\$ 1,200.00	\$ 8,101.60
	\$ 11,751,600	\$ 257,236	\$ 35.10	\$ 412,481	\$ (155,245)	\$ 1,200.00	\$ 7,762.26
2022	\$ 11,751,600	\$ 239,326	\$ 35.40	\$ 416,007	\$ (176,680)	\$ 1,200.00	\$ 8,834.01
2021	\$ 9,217,600	\$ 213,878	\$ 36.70	\$ 338,286	\$ (124,408)	\$ 1,200.00	\$ 6,220.40
2020	\$ 6,502,400	\$ 202,573	\$ 36.70	\$ 238,638	\$ (36,065)	\$ 1,200.00	\$ 1,000.00
2019	\$ 6,502,400	\$ 202,573	\$ 36.70	\$ 238,638	\$ (36,065)	\$ 1,200.00	\$ 1,000.00
2018	\$ 5,519,700	\$ 202,573	\$ 36.70	\$ 202,573	\$ 0	\$ 1,200.00	\$ 1,000.00
2017	\$ 5,519,700	\$ 202,573	\$ 37.70	\$ 208,093	\$ (5,520)		
Actual Savings to TSA recipient through current year:					\$ (696,015)		
Total Monitoring Fees:						\$ 8,400	
Contributions to City Council Parks & Recreation Fund:							\$ 33,918



185 Westminster Street
Providence Capital Holdings LLC
 2018-75 No. 552
 20-20



PROJECT DESCRIPTION

Providence Capital Holdings, LLC has proposed and committed to the rehabilitation and redevelopment of approximately 50,000 square feet underused space into a new mixed-use residential and commercial space structure with a restaurant, thus returning the property to a productive commercial use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$1,000 First 3 years
 5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

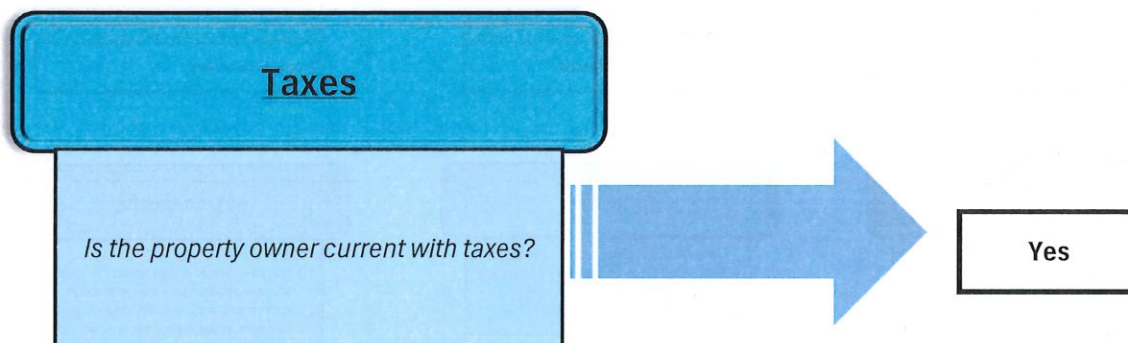
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

185 Westminster Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 7,252,900	\$ 229,906	\$ 35.10	\$ 254,577	\$ (24,671)	\$ 500.00	\$ 1,233.56
2023	\$ 6,015,000		\$ 35.10	\$ 211,127	\$ (13,728)	\$ 500.00	\$ 686.38
2022	\$ 6,015,000	\$ 192,186	\$ 35.40	\$ 212,931	\$ (20,745)	\$ 500.00	\$ 1,037.25
2021	\$ 6,813,500	\$ 194,513	\$ 36.70	\$ 250,055	\$ (55,543)	\$ 500.00	\$ 2,777.13
2020	\$ 6,813,500	\$ 185,256	\$ 36.70	\$ 250,055	\$ (64,800)	\$ 500.00	\$ 1,000.00
2019	\$ 5,090,700	\$ 175,999	\$ 36.70	\$ 186,829	\$ (10,830)	\$ 500.00	\$ 1,000.00
2018	\$ 4,795,600	\$ 175,999	\$ 36.70	\$ 175,999	\$ -	\$ 500.00	\$ 1,000.00
2017	\$ 4,795,600	\$ 175,999	\$ 37.70	\$ 180,794	\$ (4,796)		
Actual Savings to TSA recipient through current year:					\$ (190,316)		
Total Monitoring Fees:						\$ 3,500	
Contributions to City Council Parks & Recreation Fund:							\$ 8,734



745 Branch Avenue
Branch Holdings LLC
 2018-74 No. 551
 98-431,98-432, 98-424, 98-421



PROJECT DESCRIPTION

Branch Holdings, LLC has proposed and promised to rehabilitate the mill building and/or improvement on its property creating retail and residential spaces in the existing mill, thus returning the property to productive mixed use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$1,000 First 3 years
 5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

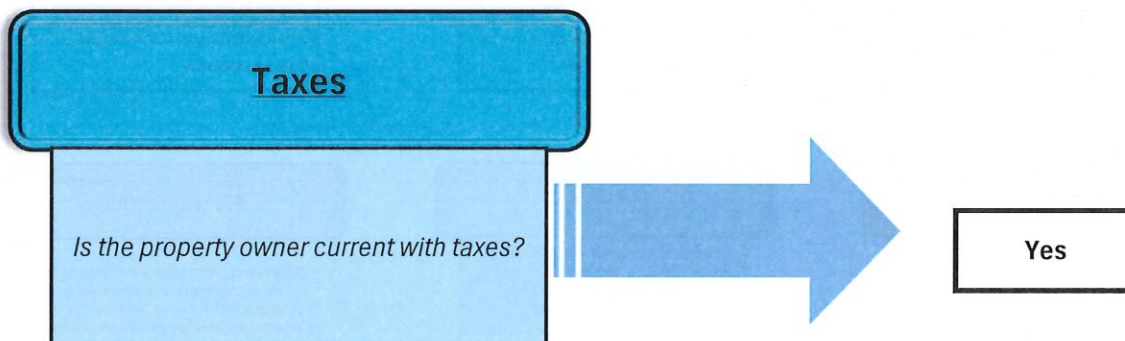
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

745 Branch Avenue

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 22,169,600	\$ 355,547	\$ 35.10	\$ 778,153	\$ (422,606)	\$ 602.20	\$ 21,130.31
2023	\$ 17,076,700	\$ 276,723	\$ 35.10		\$ (322,669)	\$ 602.20	\$ 16,133.47
2022	\$ 13,867,100	\$ 201,625	\$ 35.40	\$ 490,895	\$ (289,270)	\$ 602.20	\$ 14,463.49
2021	\$ 11,206,600	\$ 165,150	\$ 36.70	\$ 411,282	\$ (246,132)	\$ 602.20	\$ 1,000.00
2020	\$ 8,391,900	\$ 165,150	\$ 36.70	\$ 307,983	\$ (142,833)	\$ 602.20	\$ 1,000.00
2019	\$ 5,182,400	\$ 165,150	\$ 36.70	\$ 190,194	\$ (25,044)	\$ 602.20	\$ 1,000.00
2018	\$ 3,184,400	\$ 116,868	\$ 36.70	\$ 116,867	\$ 0		
2017	\$ 3,184,400	\$ 116,868	\$ 37.70	\$ 120,052	\$ (3,184)		
Actual Savings to TSA recipient through current year:					\$ (1,448,555)		
						Total Monitoring Fees:	\$ 3,613
						Contributions to City Council Parks & Recreation Fund:	\$ 54,727



1292 Westminster Street
1290 Westminster Street LLC
 2019-6 No. 164
 32-233



PROJECT DESCRIPTION

1290 Westminster, LLC has proposed and committed to the demolition and new construction of a new five-story, 44,810 square-foot mixed-use residential and commercial space structure thus returning the property to a productive commercial use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$1,000 First 3 years
 5% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

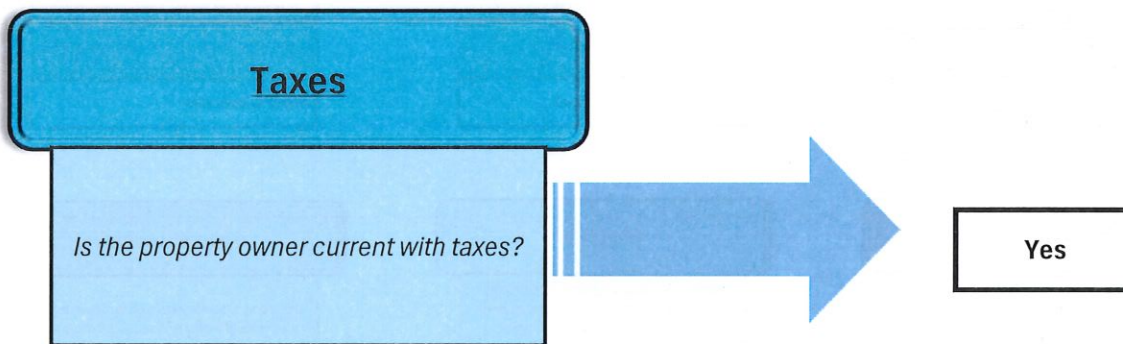
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

1292 Westminster Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 7,182,200	\$ 136,769	\$ 35.10	\$ 252,095	\$ (115,326)	\$ 800.00	\$ 5,766.31
2023	\$ 7,182,200	\$ 107,625	\$ 35.10	\$ 252,095	\$ (144,470)		\$ 7,223.52
2022	\$ 6,234,700	\$ 70,665	\$ 35.40	\$ 220,708	\$ (150,044)	\$ 800.00	\$ 1,000.00
2021	\$ 4,348,600	\$ 37,807	\$ 36.70	\$ 159,594	\$ (121,787)	\$ 800.00	\$ 1,000.00
2020	\$ 2,519,400	\$ 20,409	\$ 36.70	\$ 92,462	\$ (72,053)	\$ 800.00	\$ 1,000.00
2019	\$ 556,100	\$ 20,409	\$ 36.70	\$ 20,409	\$ 0		
	\$ 644,200	\$ 23,642	\$ 36.70	\$ 23,642	\$ 0		
Actual Savings to TSA recipient through current year:					\$ (603,680)		
						Total Monitoring Fees:	\$ 4,000
						Contributions to City Council Parks & Recreation Fund:	\$ 15,990



203 Westminster Street

Westminster Partners LLC

2019-55 No. 541

20-409



PROJECT DESCRIPTION

Westminster Partners LLC has proposed and committed to repurposing the existing abandoned structure into a rehabilitated and also new commercial structure that will bring new tourism and employment to the neighborhood and the City of Providence.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
\$2,500.00 Years 1 - 4
\$8,500.00 Years 5 - 20

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
.01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

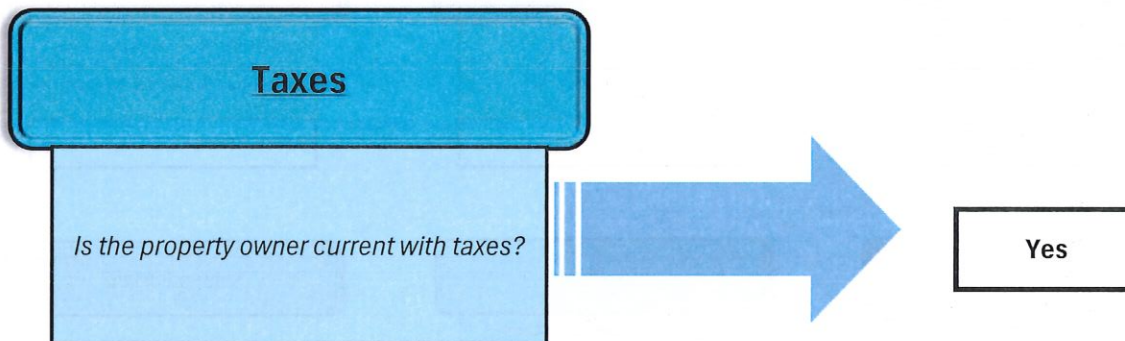
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

203 Westminster Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 3,946,000	\$ 139,688	\$ 35.10		\$ 1,184	\$ 3,350.00	\$ 8,500.00
2023	\$ 3,946,000	\$ 139,688	\$ 35.10	\$ 138,505	\$ 1,184	\$ 3,350.00	\$ 8,500.00
2022	\$ 3,946,000	\$ 143,952	\$ 35.40	\$ 139,688	\$ 4,264	\$ 3,350.00	\$ 2,500.00
2021	\$ 3,922,400	\$ 143,952	\$ 36.70	\$ 143,952	\$ -	\$ 3,350.00	\$ 2,500.00
2020	\$ 3,922,400	\$ 143,952	\$ 36.70	\$ 143,952	\$ -	\$ 3,350.00	\$ 2,500.00
2019	\$ 3,920,500	\$ 143,956	\$ 36.70	\$ 143,882	\$ 73	\$ 3,350.00	\$ 2,500.00
Actual Savings to TSA recipient through current year:					\$ 6,631		
Total Monitoring Fees:						\$ 20,100	
Contributions to City Council Parks & Recreation Fund:							\$ 27,000



473 Washington Street

Batwitwash LLC

2019-54 No. 522

29-561



PROJECT DESCRIPTION

Batwitwash, LLC has proposed and committed to construct a new multifamily residential building.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
\$2,500.00 First 3 years
5% of Abated Taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
.01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

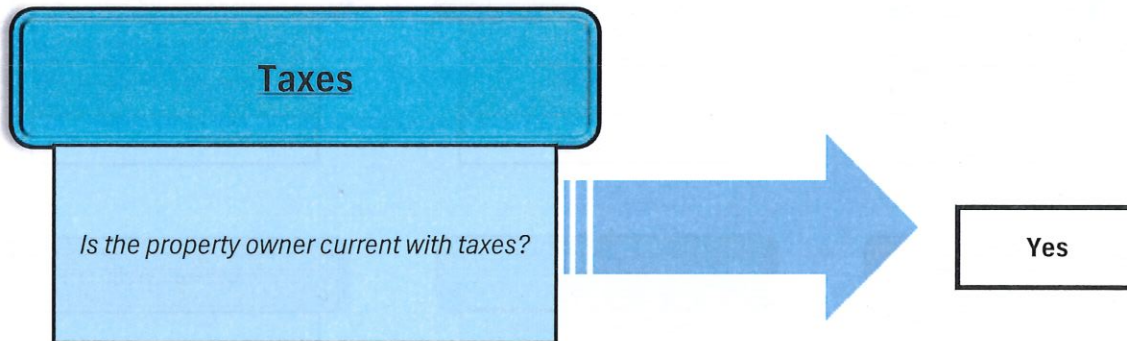
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

473 Washington Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee	
2030				\$ -	\$ -			
2029				\$ -	\$ -			
2028				\$ -	\$ -			
2027				\$ -	\$ -			
2026				\$ -	\$ -			
2025				\$ -	\$ -			
2024	\$ 1,447,300	\$ 25,296	\$ 35.10	\$ 50,800	\$ (25,504)	\$ 250.00	\$ 1,275.19	
2023	\$ 339,700	\$ 12,467	\$ 35.10	\$ 11,923	\$ 544	\$ 250.00	\$ 2,500.00	
2022	\$ 339,700		\$ 35.40	\$ 12,025	\$ 442	\$ 250.00	\$ 2,500.00	
2021	\$ 339,700	\$ 12,467	\$ 36.70	\$ 12,467	\$ 0	\$ 250.00	\$ 2,500.00	
2020	\$ 126,000	\$ 4,624	\$ 36.70	\$ 4,624	\$ -			
2019	\$ 38,700	\$ 1,420	\$ 36.70	\$ 1,420	\$ 0			
Actual Savings to TSA recipient through current year:					\$ (24,519)			
						Total Monitoring Fees:	\$ 1,000	
							Contributions to City Council Parks & Recreation Fund:	\$ 8,775



35 Parade Street
ROG Armory Parkview, LLC
 2021-1 No. 73
 35-595, 35-596



PROJECT DESCRIPTION

ROG Armory Parkview, LLC has committed to rehabilitate existing historic buildings and return them to useful service

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$2,500.00 First 3 years
 5% of Abated Taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

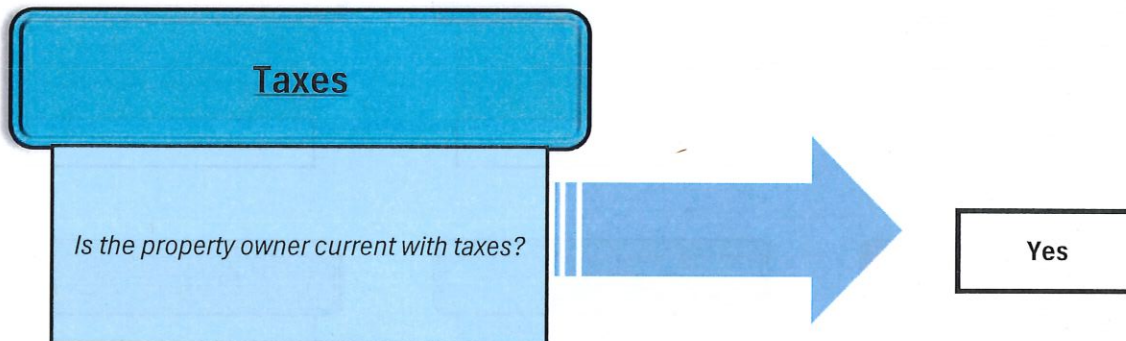
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

35 Parade Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2032				\$ -	\$ -		\$ -
2031				\$ -	\$ -		\$ -
2030				\$ -	\$ -		\$ -
2029				\$ -	\$ -		\$ -
2028				\$ -	\$ -		\$ -
2027				\$ -	\$ -		\$ -
2026				\$ -	\$ -		\$ -
2025				\$ -	\$ -		\$ -
2024	\$ 3,918,200	\$ 40,510	\$ 35.10	\$ 137,529	\$ (97,018)	\$ 1,050.00	\$ 4,850.92
2023	\$ 2,583,300	\$ 32,013	\$ 35.10	\$ 90,674	\$ (58,660)	\$ 1,050.00	\$ 2,500.00
2022	\$ 1,026,000	\$ 32,013	\$ 35.40	\$ 36,320	\$ (4,307)	\$ 1,050.00	\$ 2,500.00
2021	\$ 873,200	\$ 32,046	\$ 36.70	\$ 32,046	\$ (0)	\$ 1,050.00	\$ 2,500.00
Actual Savings to TSA recipient through current year:					\$ (159,986)		
						Total Monitoring Fees:	\$ 4,200
Contributions to City Council Parks & Recreation Fund:							\$ 12,351



321 Knight Street
321 Knight Street, LLC
 2021-50 No. 426
 32-420, 29-53,32-472 (32-610)



PROJECT DESCRIPTION

321 Knight Street, LLC commits to rehabilitate three existing blighted structures, clean up vacant lot and construct a new structure of commercial and residential uses.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$2,500.00 First 3 years
 5% of Abated Taxes

No, the parks & rec fees have not been received

First Source Agreement

Is there s First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

No, the monitoring fees have not been received

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

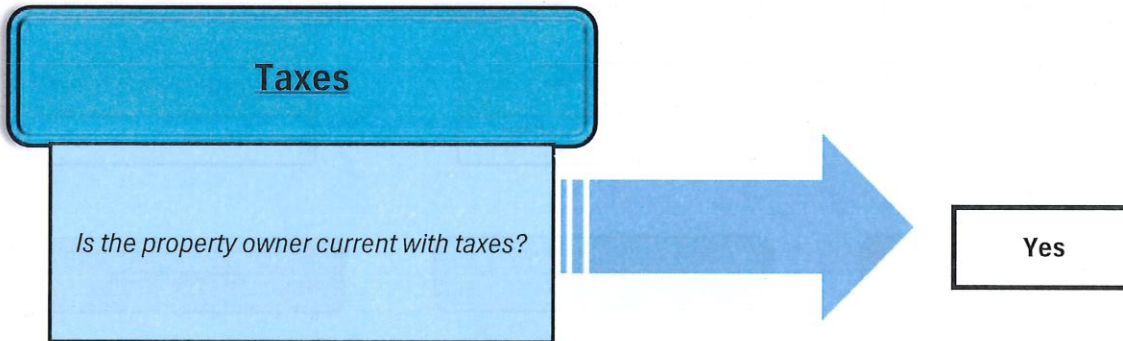
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

321 Knight Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2032				\$ -	\$ -		\$ -
2031				\$ -	\$ -		\$ -
2030				\$ -	\$ -		\$ -
2029				\$ -	\$ -		\$ -
2028				\$ -	\$ -		\$ -
2027				\$ -	\$ -		\$ -
2026				\$ -	\$ -		\$ -
2025				\$ -	\$ -		\$ -
2024	\$ 193,400	\$ 11,165	\$ 35.10	\$ 6,788	\$ 4,376	\$ 680.00	\$ 2,500.00
2023	\$ 258,300	\$ 11,165	\$ 35.10	\$ 9,066	\$ 2,098	\$ 680.00	\$ 2,500.00
2022	\$ 224,300	\$ 11,165	\$ 35.40	\$ 7,940	\$ 3,224	\$ 680.00	\$ 2,500.00
2021	\$ 303,800	\$ 11,150	\$ 36.70	\$ 11,149	\$ 0	\$ 680.00	\$ 2,500.00
Actual Savings to TSA recipient through current year:					\$ 9,699		
						Total Monitoring Fees:	\$ 2,720
Contributions to City Council Parks & Recreation Fund:							\$ 10,000



49 Westfield LLC
49 Westfield
 2021-16 No 237
 30-284, 285, 307, 308, 334, 716



PROJECT DESCRIPTION

49 Westfield, LLC has proposed and committed to rehabilitating the existing lots into mixed use buildings consisting of live-work units, artist studios, make space an indoor food hall

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

\$2,500.00 First 3 years 5% of Abated Taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
.01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

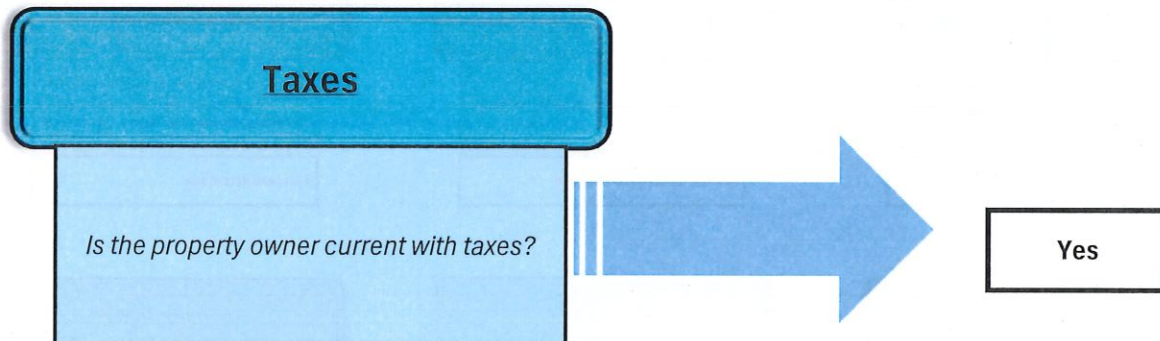
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

49 Westfield LLC

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2031				\$ -	\$ -		\$ -
2030				\$ -	\$ -		\$ -
2029				\$ -	\$ -		\$ -
2028				\$ -	\$ -		\$ -
2027				\$ -	\$ -		\$ -
2026				\$ -	\$ -		\$ -
2025				\$ -	\$ -		\$ -
2024	\$ 4,150,900	\$ 54,089	\$ 35.10	\$ 145,697	\$ (91,607)	\$ 10,795.29	\$ 4,580.36
2023	\$ 2,515,100	\$ 57,492	\$ 35.10	\$ 88,280	\$ (30,788)	\$ 10,795.29	\$ 2,500.00
2022	\$ 116,700	\$ 4,733	\$ 35.40	\$ 4,131	\$ -	\$ 10,795.29	\$ 2,500.00
2021	\$ 94,500	\$ 3,927	\$ 36.70	\$ 3,468	\$ -	\$ 10,795.29	\$ 2,500.00
Actual Savings to TSA recipient through current year:					\$ (122,396)		
Total Monitoring Fees:						\$ 43,181	
Contributions to City Council Parks & Recreation Fund:							\$ 12,080



Matilda Pines
Matilda Pines, LLC
 2022-33 No. 260
 75-297



PROJECT DESCRIPTION

Matilda Pines, LLC has proposed and committed to construct a 16-unit residential building, thus returning to productive residential use according to a plan already submitted to the City

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 3.11
 \$1,000 base years
 7% abated (as shown in assessor's fiscal note)

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 3.12
 .01% of the total project costs

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

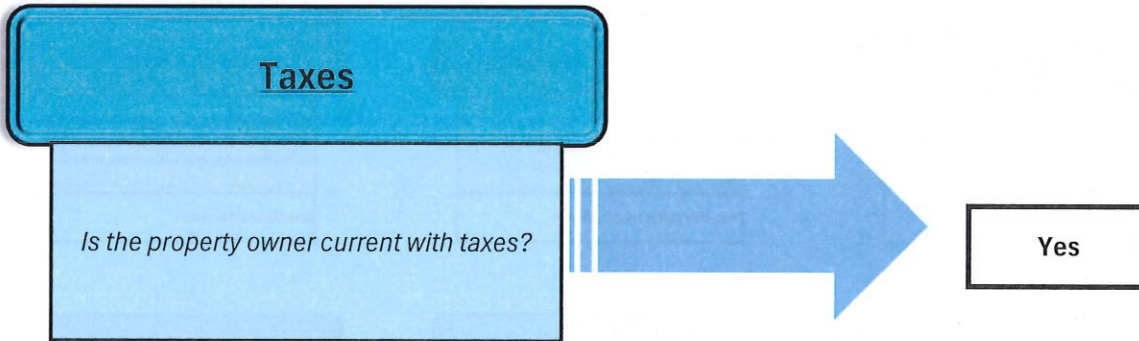
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

Matilda Pines

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 2,054,900	\$ 10,343	\$ 35.10	\$ 72,127	\$ (61,784)	\$ 2,816.85	\$ 1,000.00
	\$ 1,666,800	\$ 1,515	\$ 35.10	\$ 58,505	\$ (56,990)	\$ 2,816.85	\$ 1,000.00
2022	\$ 1,137,500	\$ 40,268	\$ 35.40	\$ 40,268	\$ 0	\$ 2,816.85	\$ 1,000.00
2021	\$ 42,800	\$ 1,051	\$ 36.70	\$ 1,571	\$ (520)	\$ 2,816.85	
Actual Savings to TSA recipient through current year:					\$ (119,293)		
Total Monitoring Fees:						\$ 11,267	
Contributions to City Council Parks & Recreation Fund:							\$ 3,000



8 Hewitt Street
8 Hewitt Street LLC
 2022-32 No. 259
 28-1087



PROJECT DESCRIPTION

8 Hewitt Street, LLC has proposed and committed to construct a 24 unit residential building, wherein several of the units will be workforce housing, thus returning the property to productive residential use

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 3.11
 \$1,000 base years
 7% abated (as shown in assessor's fiscal note)

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 3.12
 .01% of the total project costs

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

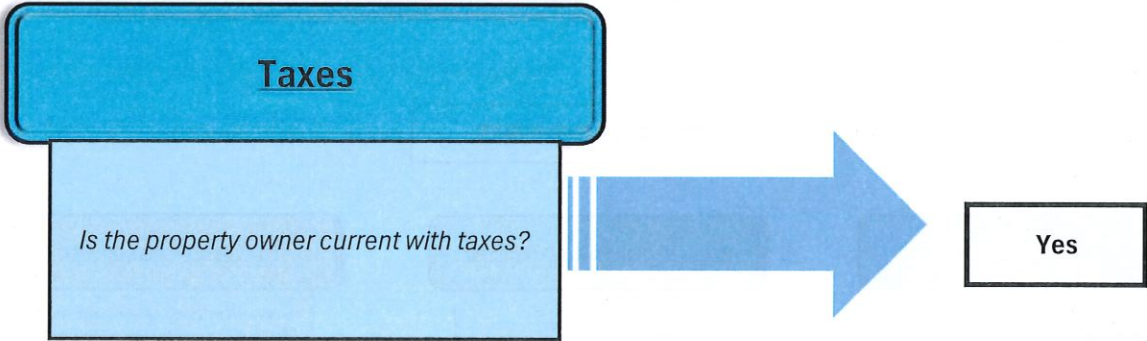
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

8 Hewitt Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 2,694,800	\$ 27,432	\$ 35.10	\$ 94,587	\$ (67,156)	\$ 233.90	\$ (4,700.92)
2023	\$ 1,400,400	\$ 49,574	\$ 35.10	\$ 49,154	\$ 420	\$ 233.90	\$ 1,000.00
2022	\$ 1,400,400	\$ 49,574	\$ 35.40	\$ 49,574	\$ -		\$ 1,000.00
Actual Savings to TSA recipient through current year:					\$ (66,736)		
Total Monitoring Fees:						\$ 702	
Contributions to City Council Parks & Recreation Fund:							\$ -



Seventy One Richmond
Seventy One Richmond, LLC
 2022-73 No. 430
 24-515



PROJECT DESCRIPTION

Seventy One Richmond LLC has proposed and committed to rehabilitating the existing commercial buildings consisting and incorporating new construction of residential apartment units for mixed use project

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$2,500.00 First 3 years
 7% of Abated Taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

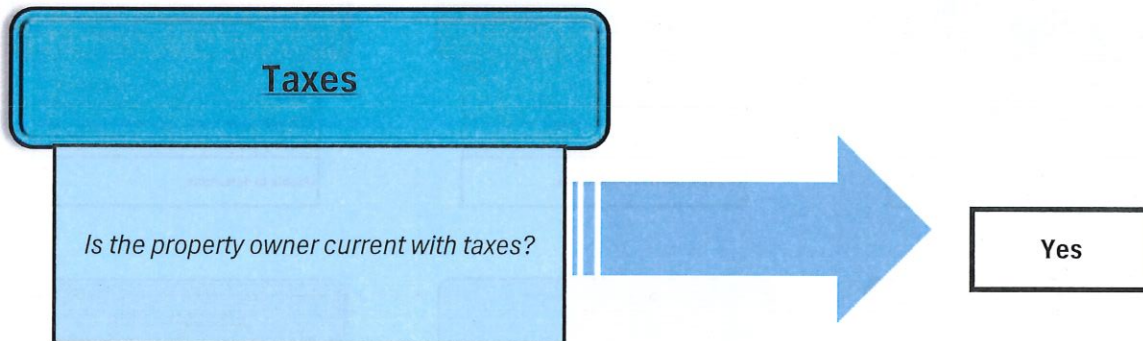
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

Seventy One Richmond

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2032				\$ -	\$ -		
2031				\$ -	\$ -		
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 1,212,100	\$ 40,579	\$ 35.10	\$ 42,545	\$ (1,966)	\$ 375.00	\$ 2,500.00
2023	\$ 1,156,100	\$ 40,926	\$ 35.10	\$ 40,579	\$ -	\$ 375.00	\$ 2,500.00
2022						\$ 375.00	\$ 2,500.00
Actual Savings to TSA recipient through current year:					\$ (1,966)		
Total Monitoring Fees:						\$ 1,125	
Contributions to City Council Parks & Recreation Fund:							\$ 7,500



101 Richmond
101 Richmond, LLC
 2024-2 No. 932022-66 No.423
 24-678



PROJECT DESCRIPTION

101 Richmond LLC has proposed and committed to a complete rehabilitation of a structure and/or improvements on its property, thus returning the property to productive use

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 6K1
\$1,000 Base years,
7% of abated taxes

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

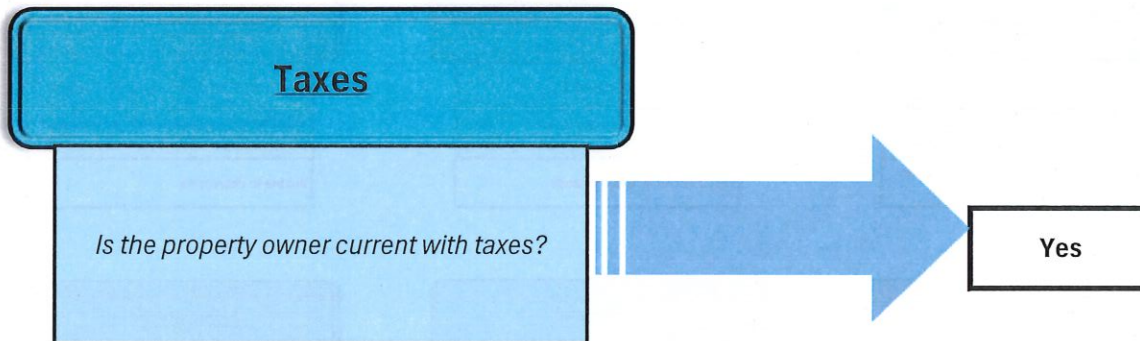
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

101 Richmond

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2032				\$ -	\$ -		
2031				\$ -	\$ -		
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 562,800	\$ 19,924	\$ 35.10	\$ 19,754	\$ 170		\$ 1,000.00
2023	\$ 580,600	\$ 19,924	\$ 35.10	\$ 20,379	\$ (455)		\$ 1,000.00
2022	\$ 769,300	\$ 27,233	\$ 35.40	\$ 27,233	\$ 0		\$ 1,000.00
Actual Savings to TSA recipient through current year:					\$ (285)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:						\$ -	



E2000
E2000
 2022-72 No. 429
 113-232, 233, 234, 235



PROJECT DESCRIPTION

E2000 Realty, LLC has proposed and committed to replacing and reconstructing the existing structure with modern building that will bring new residential housing and employment to the neighborhood

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$2,500.00 First 3 years
 7% of Abated Taxes

No, the parks & rec fees have not been received

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

No, the monitoring fees have not been received

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

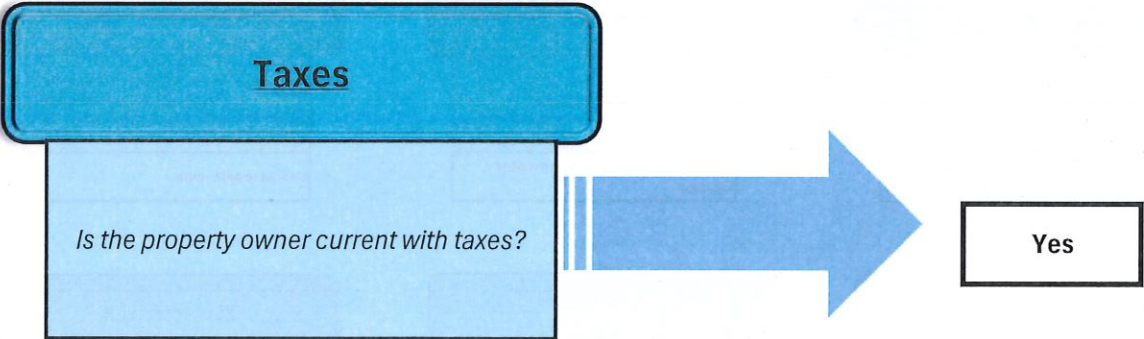
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

E2000

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2032				\$ -	\$ -		\$ -
2031				\$ -	\$ -		\$ -
2030				\$ -	\$ -		\$ -
2029				\$ -	\$ -		\$ -
2028				\$ -	\$ -		\$ -
2026				\$ -	\$ -		\$ -
2025				\$ -	\$ -		\$ 2,500.00
2024	\$ 578,000	\$ 20,461	\$ 35.10	\$ 20,288	\$ 173	\$ 388.95	\$ 2,500.00
2023	\$ 578,000	\$ 20,461	\$ 35.10	\$ 20,288	\$ 173	\$ 388.95	\$ 2,500.00
2022	\$ 578,000	\$ 20,461	\$ 35.40	\$ 20,461	\$ -		
Actual Savings to TSA recipient through current year:					\$ 347		
Total Monitoring Fees:						\$ 778	
Contributions to City Council Parks & Recreation Fund:							\$ 5,000



Superman Bldg
High Rock Westminister St LLC
 2022-59. No 372
 20-14



PROJECT DESCRIPTION

High Rock Westminister Street LLC has proposed committed to repurposing the existing abandoned structure into a rehabilitated residential structure that will bring new hundreds of new residents to the heart of Downtown Providence

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 9.3 (a)
 \$2,500.00 First 3 years
 5% of Abated Taxes

Yes, this TSA is in compliance

First Source Agreement

Is there s First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 9.2
 .01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

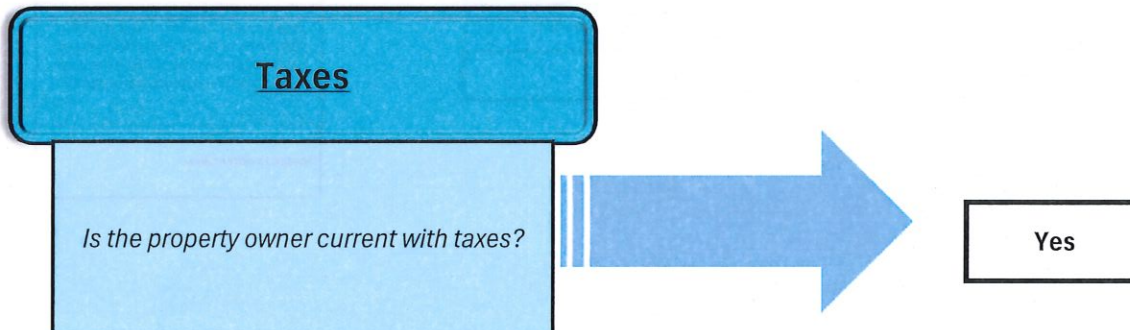
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

Superman Bldg

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2050				\$ -	\$ -		
2049				\$ -	\$ -		
2042				\$ -	\$ -		
2041				\$ -	\$ -		
2040				\$ -	\$ -		
2039				\$ -	\$ -		
2038				\$ -	\$ -		
2037				\$ -	\$ -		
2036				\$ -	\$ -		
2035				\$ -	\$ -		
2034				\$ -	\$ -		
2033				\$ -	\$ -		
2032				\$ -	\$ -		
2031				\$ -	\$ -		
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		\$ 2,500.00
2024	\$ 14,093,500	\$ 498,910	\$ 35.10	\$ 494,682	\$ 4,228	\$ 22,312.14	\$ 2,500.00
2023	\$ 14,093,500	\$ 498,910	\$ 35.10	\$ 494,682	\$ 4,228	\$ 22,312.14	\$ 2,500.00
2022	\$ 14,093,500	\$ 498,910	\$ 35.40	\$ 498,910	\$ 0		
Actual Savings to TSA recipient through current year:					\$ 8,456		
						Total Monitoring Fees:	\$ 44,624
							Contributions to City Council Parks & Recreation Fund:
							\$ 5,000



165 Gano Street
Power 250 LLC
2024-13 No. 200
14-604



PROJECT DESCRIPTION

Power 250 LLC has proposed and committed to investing \$4,000,000 into constructing a multi-family residential building at the subject location

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 3.11
\$1000 In base years
7% taxes abated (TA note)

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 3.14
.01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

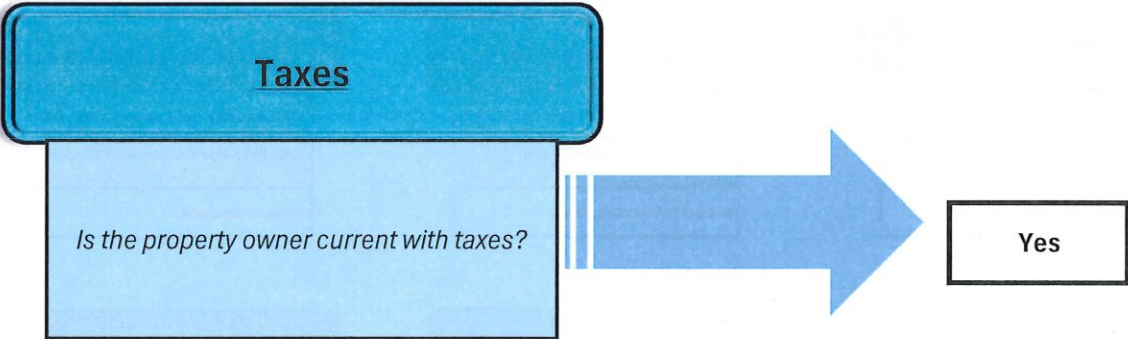
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

165 Gano Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2032				\$ -	\$ -		
2031				\$ -	\$ -		
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 250,500	\$ 8,793	\$ 35.10	\$ 8,793		\$ 400.00	\$ 1,000.00
2023	\$ 250,500	\$ 8,793	\$ 35.10	\$ 8,793	\$ -		
Actual Savings to TSA recipient through current year:					\$ -		
Total Monitoring Fees:						\$ 400.00	
Contributions to City Council Parks & Recreation Fund:							\$ 1,000.00



180 GMC BLVD

180 GMC LLC

2024 -14 No. 201

17-650



PROJECT DESCRIPTION

180 GMC LLC has proposed and committed to rehabilitating the former Tockwotton Home into reuse as an apartment complex

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

No, the property owner failed to submit an annual report to the City Clerk

City Council Parks & Rec Fee

Section 3.11
\$1000 In base years
7% taxes abated (TA note)

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 3.14
.01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

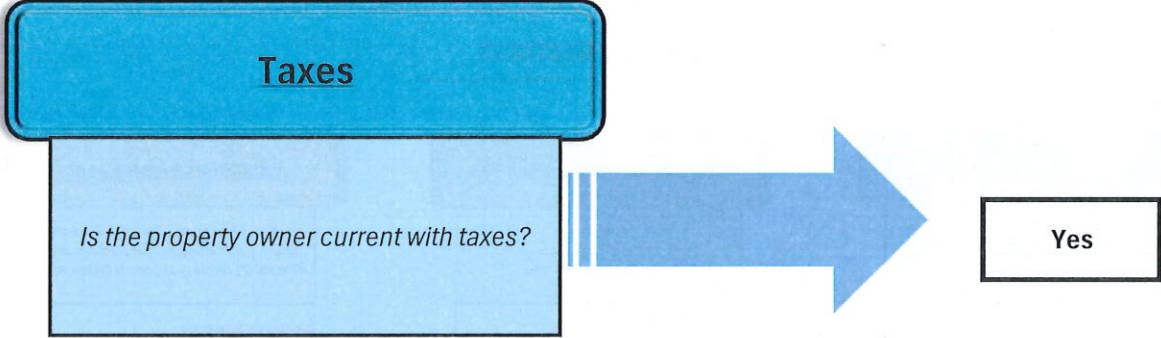
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

180 GMC BLVD

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 3,054,000	\$ 107,195	\$ 35.10	\$ 107,195	\$ -	\$ 388.95	\$ 1,000.00
2023	\$ 4,531,500	\$ 159,056	\$ 35.10	\$ 159,056	\$ -		
Actual Savings to TSA recipient through current year:					\$ -		
Total Monitoring Fees:						\$ 388.95	
							\$ 1,000.00



126 Adelaide Avenue
Touchdown Realty Group, LLC

52-351



PROJECT DESCRIPTION

Touchdown Realty Group LLC has proposed and committed to investing \$3,050,000 into rehabilitating and converting the building at the subject location into 15 unit residential apartment building

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

Section 3.11
 \$1000 In base years
 7% taxes abated (TA note)

Yes, this TSA is in compliance

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

Section 3.14
 .01% of the total project costs annually

Yes, this TSA is in compliance

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

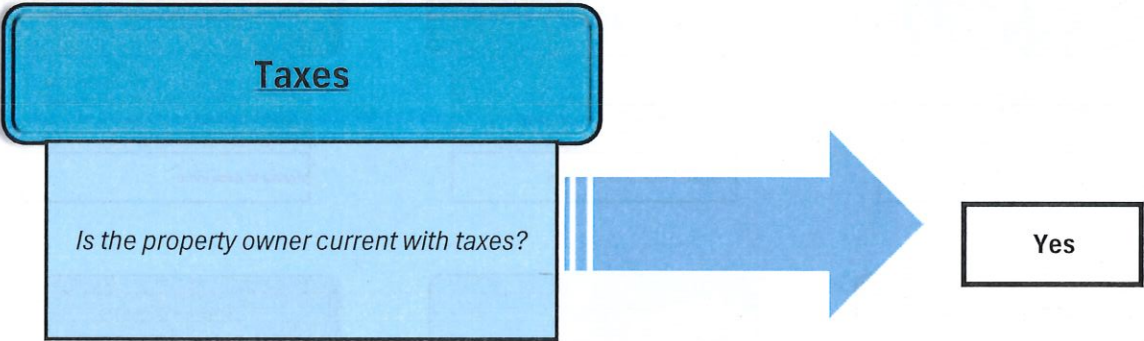
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

126 Adelaide Avenue

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2032				\$ -	\$ -		
2031				\$ -	\$ -		
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024		\$ 15,584	\$ 35.10	\$ 15,584	\$ -		\$ 1,000.00
2023	\$ 802,900	\$ 28,182	\$ 35.10	\$ 28,182	\$ -		
Actual Savings to TSA recipient through current year:					\$ 0.01		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ -



103 Dike Street

Music House LLC

Sec. 21-235

105-503



PROJECT DESCRIPTION

Music House, LLC intends to substantially rehabilitate the building located at 103 Dike Street for commercial purposes.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

This is not a requirement for this property owner

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

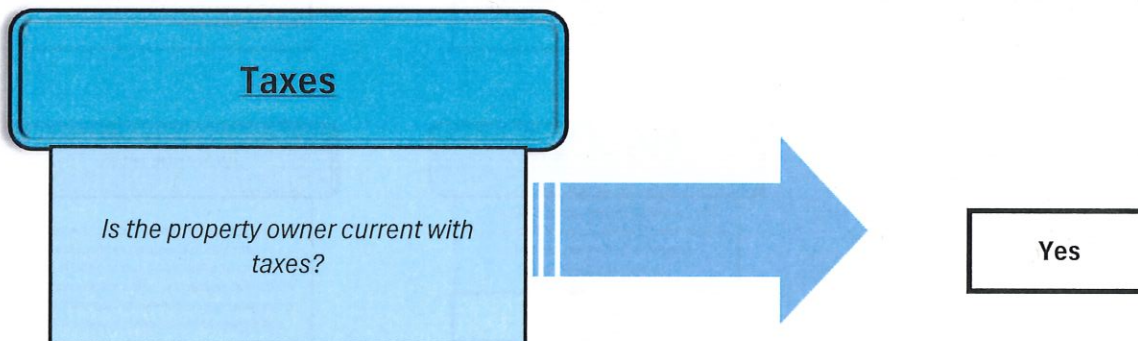
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

103 Dike Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 1,058,200	\$ 11,723	\$ 35.10	\$ 37,143	\$ (25,420)		
2023	\$ 1,058,200	\$ 11,723	\$ 35.10	\$ 37,143	\$ (25,420)		
2022	\$ 1,042,600	\$ 8,830	\$ 35.40	\$ 36,908	\$ (28,078)		
2021	\$ 700,200	\$ 8,830	\$ 36.70	\$ 25,697	\$ (16,867)		
2020		\$ 8,830	\$ 36.70	\$ 25,697	\$ (16,867)		
2019	\$ 700,100	\$ 8,830	\$ 36.70	\$ 25,694	\$ (16,864)		
2018	\$ 631,600	\$ 6,316	\$ 36.70	\$ 23,180	\$ (16,864)		
2017	\$ 172,101	\$ 6,316	\$ 36.70	\$ 6,316	\$ 0		
2016	\$ 173,044	\$ 6,316	\$ 36.70	\$ 6,351	\$ (35)		
2015	\$ 171,867	\$ 6,316	\$ 36.70	\$ 6,308	\$ 9		
2014	\$ 167,410	\$ 6,152	\$ 36.75	\$ 6,152	\$ 0		
2013	\$ 182,290	\$ 6,152	\$ 36.75	\$ 6,699	\$ (547)		
2012	\$ 167,410	\$ 6,152	\$ 36.75	\$ 6,152	\$ 0		
2011	\$ 477,700	\$ 17,555	\$ 36.75	\$ 17,555	\$ 0		
Actual Savings to TSA recipient through current year:					\$ (146,953)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:						\$ -	



11 Dorrance Street
Biltmore Providence Owner LLC
 Sec. 21-235
 20-42



PROJECT DESCRIPTION

The Providence Biltmore Hotel intends to make a substantial investment in property at 11 Dorrance Street, causing the structure to be rehabilitated as a hotel and related facilities.

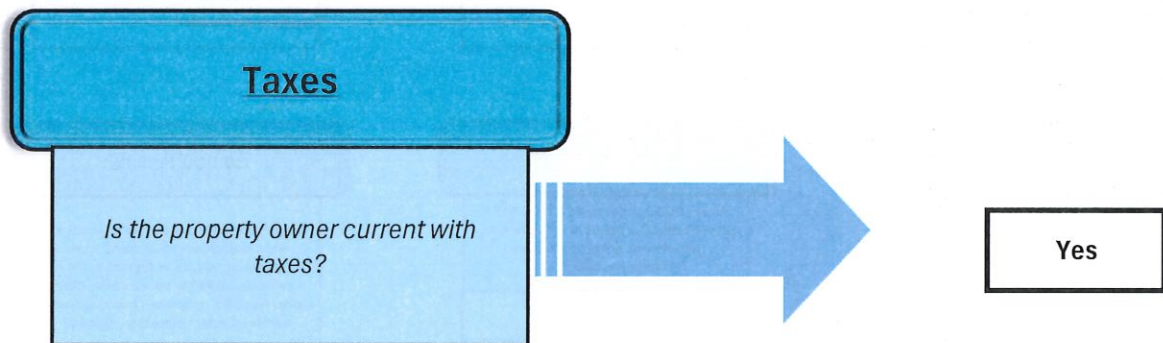
COMPLIANCE MEASURES

<p align="center">Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>This is not a requirement for this property owner</p>	<p align="center">City Council Parks & Rec Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Unable to determine</p>
<p align="center">Monitoring Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Unable to determine</p>	<p align="center">Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

11 Dorrance Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 24,224,700	\$ 124,506	\$ 35.10	\$ 850,287	\$ (725,781)		
2023	\$ 24,224,700	\$ 143,256	\$ 35.10	\$ 850,287	\$ (707,031)		
2022	\$ 24,224,700	\$ 143,256	\$ 35.40	\$ 857,554	\$ (714,298)		
2021	\$ 25,736,900	\$ 143,256	\$ 36.70	\$ 944,544	\$ (801,288)		
2020		\$ 143,256	\$ 36.70	\$ 944,544	\$ (801,288)		
2019	\$ 25,736,900	\$ 143,256	\$ 36.70	\$ 944,544	\$ (801,288)		
2018	\$ 26,284,900	\$ 143,256	\$ 36.70	\$ 964,656	\$ (821,400)		
2017	\$ 3,903,439	\$ 143,256	\$ 36.70	\$ 143,256	\$ 0		
2016	\$ 3,924,827	\$ 143,256	\$ 36.70	\$ 144,041	\$ (785)		
2015	\$ 3,387,918	\$ 124,506	\$ 36.70	\$ 124,337	\$ 169		
2014	\$ 21,905,100	\$ 805,012	\$ 36.75	\$ 805,012	\$ 0		
2013	\$ 3,689,073	\$ 124,506	\$ 36.75	\$ 135,573	\$ (11,067)		
2012	\$ 3,387,924	\$ 124,506	\$ 36.75	\$ 124,506	\$ 0		
2011	\$ 18,900,000	\$ 694,575	\$ 36.75	\$ 694,575	\$ -		
Actual Savings to TSA recipient through current year:					\$ (3,749,686)		
						Total Monitoring Fees:	\$ -
						Contributions to City Council Parks & Recreation Fund:	\$ -



95 Chestnut Street
Hecht Development
 Sec. 21-235
 24-261



PROJECT DESCRIPTION

Hecht Chestnut, LLC intends to make a substantial investment in said property including rehabilitation of the structure and development of office/lab and/or residential use.

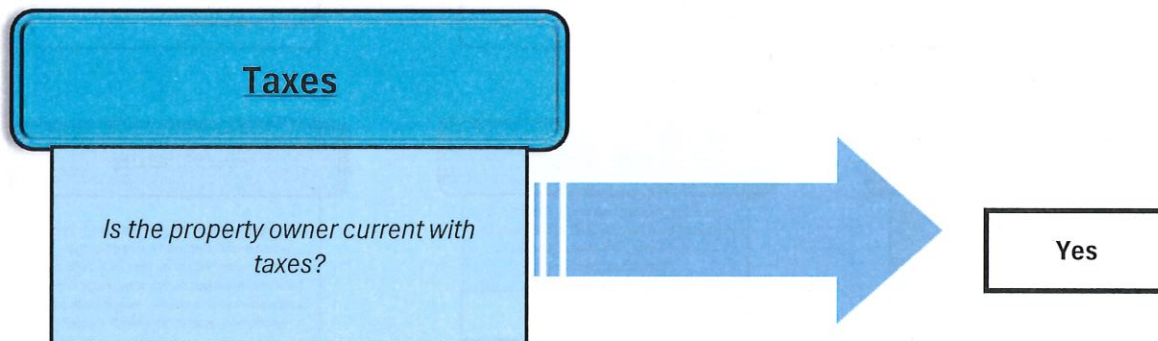
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>This is not a requirement for this property owner</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Unable to determine</p>
<p>Monitoring Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Unable to determine</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

95 Chestnut Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 7,960,700	\$ 21,208	\$ 35.10	\$ 279,421	\$ (258,213)		
2023	\$ 7,960,700	\$ 21,208	\$ 35.10	\$ 279,421	\$ (258,213)		
2022	\$ 7,960,700	\$ 21,208	\$ 35.40	\$ 281,809	\$ (260,601)		
2021	\$ 5,928,700	\$ 21,208	\$ 36.70	\$ 217,583	\$ (196,375)		
2020	\$ 5,928,700		\$ 36.70	\$ 217,583	\$ (196,375)		
2019	\$ 5,928,700	\$ 90,831	\$ 36.70	\$ 217,583	\$ (126,752)		
2018	\$ 4,031,600	\$ 21,208	\$ 36.70	\$ 147,960	\$ (126,752)		
2017	\$ 577,872	\$ 21,208	\$ 36.70	\$ 21,208	\$ 0		
2016	\$ 581,038	\$ 21,208	\$ 36.70	\$ 21,324	\$ (116)		
2015	\$ 556,533	\$ 20,453	\$ 36.70	\$ 20,425	\$ 28		
2014	\$ 3,091,300	\$ 113,605	\$ 36.75	\$ 113,605	\$ 0		
2013	\$ 707,176	\$ 23,867	\$ 36.75	\$ 25,989	\$ (2,122)		
2012	\$ 649,448	\$ 23,867	\$ 36.75	\$ 23,867	\$ 0		
2011	\$ 3,011,300	\$ 110,665	\$ 36.75	\$ 110,665	\$ 0		
Actual Savings to TSA recipient through current year:					\$ (1,169,777)		
Total Monitoring Fees:					\$ -		
Contributions to City Council Parks & Recreation Fund:					\$ -		



122 Fountain Street

Dean Hotel

Sec. 21-235

25-173



PROJECT DESCRIPTION

122 Fountain Street, LLC intends to make a substantial investment in said property by purchasing said property and causing the structure to be rehabilitated and developed into hotel and related facilities.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

This is not a requirement for this property owner

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Unable to determine

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Unable to determine

Apprenticeship

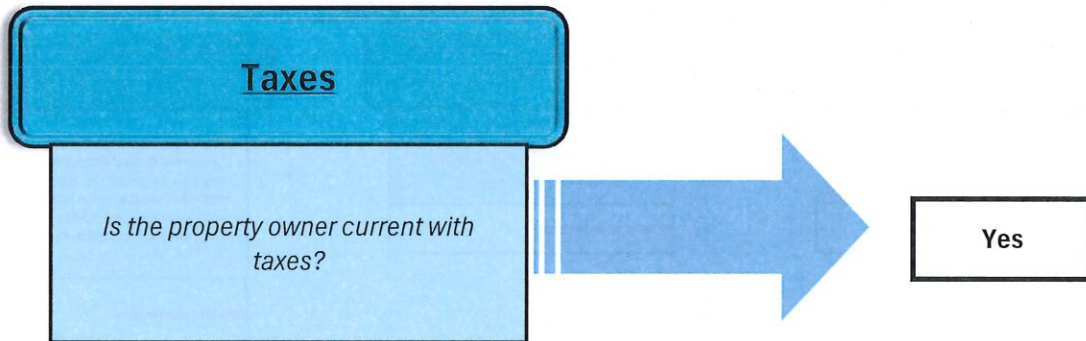
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

122 Fountain Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee	
2028				\$ -	\$ -			
2027				\$ -	\$ -			
2026				\$ -	\$ -			
2025				\$ -	\$ -			
2024	\$ 3,170,200	\$ 9,601	\$ 35.10	\$ 111,274	\$ (101,673)			
2023	\$ 3,170,200	\$ 9,601	\$ 35.10	\$ 111,274	\$ (101,673)			
2022	\$ 3,170,200	\$ 9,601	\$ 35.40	\$ 112,225				
2021	\$ 3,283,900	\$ 9,601	\$ 36.70	\$ 120,519	\$ (110,918)			
2020	\$ 3,283,900	\$ 9,601	\$ 36.70	\$ 120,519	\$ (110,918)			
2019	\$ 3,283,900	\$ 18,846	\$ 36.70	\$ 120,519	\$ (101,673)			
2018	\$ 3,032,000	\$ 9,601	\$ 36.70	\$ 111,274	\$ (101,673)			
2017	\$ 261,608	\$ 9,601	\$ 36.70	\$ 9,601	\$ 0			
2016	\$ 263,041	\$ 9,601	\$ 36.70	\$ 9,654	\$ (53)			
2015	\$ 261,257	\$ 9,601	\$ 36.70	\$ 9,588	\$ 13			
2014	\$ 261,257	\$ 9,601	\$ 36.75	\$ 9,601	\$ 0			
2013	\$ 284,480	\$ 9,601	\$ 36.75	\$ 10,455	\$ (853)			
2012	\$ 261,257	\$ 9,601	\$ 36.75	\$ 9,601	\$ 0			
2011	\$ 2,095,500	\$ 77,010	\$ 36.75	\$ 77,010	\$ 0			
Actual Savings to TSA recipient through current year:					\$ (527,805)			
						Total Monitoring Fees:	\$ -	
							Contributions to City Council Parks & Recreation Fund:	\$ -



1017 Broad Street

Tavares, LLC

N/A

53-582, 735



PROJECT DESCRIPTION

Tavares, LLC has proposed and committed to rehabilitate a structure and/or improvement on its property thereby redeveloping approximately 13,800 square feet of mixed use space to be used as retail stores, offices, and a reception facility within the existing building, thus returning the property to productive mixed use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

N/A

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

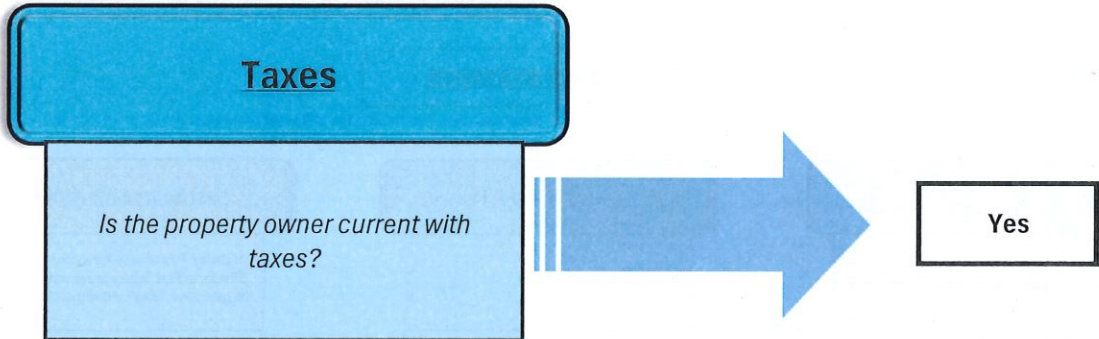
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

1017 Broad Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 1,704,200	\$ 50,009	\$ 35.10	\$ 59,817	\$ (9,808)		
2023	\$ 1,704,200	\$ 39,800	\$ 35.10	\$ 59,817	\$ (20,017)		
2022	\$ 1,704,200	\$ 29,766	\$ 35.40	\$ 60,329	\$ (30,562)		
2021	\$ 1,180,300	\$ 15,969	\$ 36.70	\$ 43,317	\$ (27,348)		
2020		\$ 9,175	\$ 36.70	\$ 43,145	\$ (33,970)		
2019	\$ 864,200	\$ 31,206	\$ 36.70	\$ 31,716	\$ (510)		
Actual Tax Savings to TSA recipient through current year:					\$ (121,705)		
Total Monitoring Fees:						\$ -	
Contributions to City Council Parks & Recreation Fund:							\$ -



304 Pearl Street
Pearl Street, LLC
 2015-29 No. 401, 2016-1 No.0
 30-22



PROJECT DESCRIPTION

Pearl Street, LLC has proposed and promised to rehabilitate structures and/or improvements on its property contributing to the overall improvement of the mixed-use multistructure site, thus returning the property to productive mixed-use in accordance with the plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 9.2
 .01% of the cost of the project annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

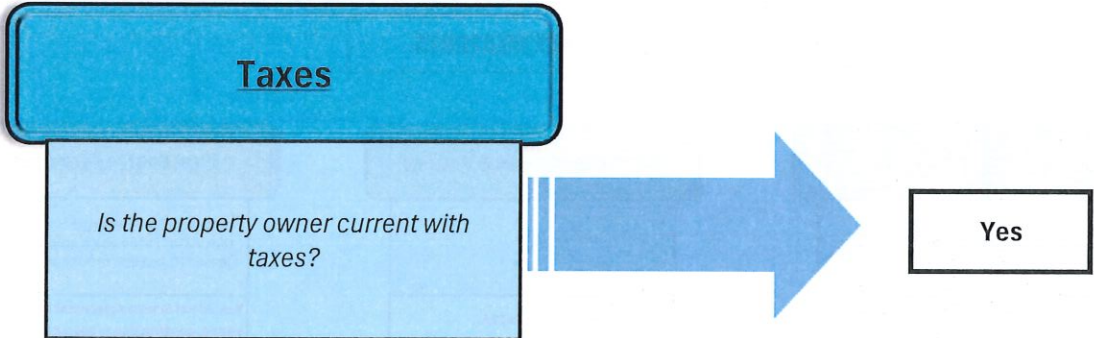
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

304 Pearl Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 6,544,800	\$ 208,776	\$ 35.10	\$ 229,722	\$ (20,946)	\$ 30.13	
2023	\$ 6,544,800	\$ 183,190	\$ 35.10	\$ 229,722	\$ (46,533)	\$ 30.13	
2022	\$ 6,544,800	\$ 158,040	\$ 35.40	\$ 231,686	\$ (73,646)	\$ 30.13	
2021	\$ 5,228,800	\$ 123,523	\$ 36.70		\$ (68,374)	\$ 30.13	
2020	\$ 5,228,800	\$ 106,430	\$ 36.70	\$ 191,897	\$ (85,467)	\$ 30.13	
2019	\$ 5,370,100	\$ 197,083	\$ 36.70	\$ 197,083	\$ 0	\$ 30.13	
Actual Tax Savings to TSA recipient through current year:					\$ (294,966)		
Total Monitoring Fees:						\$ 120.52	
Contributions to City Council Parks & Recreation Fund:							\$ -



225 Waterman Street
FILI Investment, LLC
 2015-29 No. 401, 2016-1 No.1
 14-508



PROJECT DESCRIPTION

FILI Investment , LLC has committed to complete rehabilitation of a structure and improvements and turning a structure into residential use.

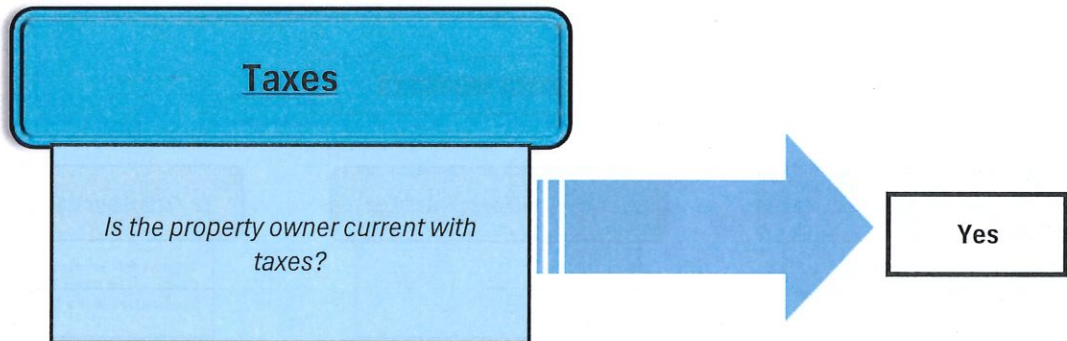
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p>Monitoring Fee</p> <p>Section 9.2 .01% of the cost of the project annually</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

225 Waterman Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 4,504,600	\$ 101,522	\$ 35.10	\$ 158,111	\$ (56,590)	\$ 260.15	
2023	\$ 4,504,600	\$ 72,887	\$ 35.10	\$ 158,111	\$ (85,225)	\$ 260.15	
2022	\$ 4,147,600	\$ 41,968	\$ 35.40	\$ 146,825	\$ (104,857)	\$ 260.15	
2021	\$ 425,500	\$ 15,616	\$ 36.70		\$ 0	\$ 260.15	
2020	\$ 266,500	\$ 9,781	\$ 36.70	\$ 9,781	\$ 0	\$ 260.15	
2019	\$ 425,500	\$ 15,616	\$ 36.70	\$ 15,616	\$ 0	\$ 260.15	
Actual Tax Savings to TSA recipient through current year:					\$ (246,671)		
						Total Monitoring Fees:	\$ 1,040.60
Contributions to City Council Parks & Recreation Fund:							\$ -



292 Academy Avenue
FTC Realty, LLC
 2015-29 No. 401, 2016-1 No.2
 84-215



PROJECT DESCRIPTION

FTC has proposed and committed to rehabilitate and redevelop a building into commercial, retail, and office spaces.

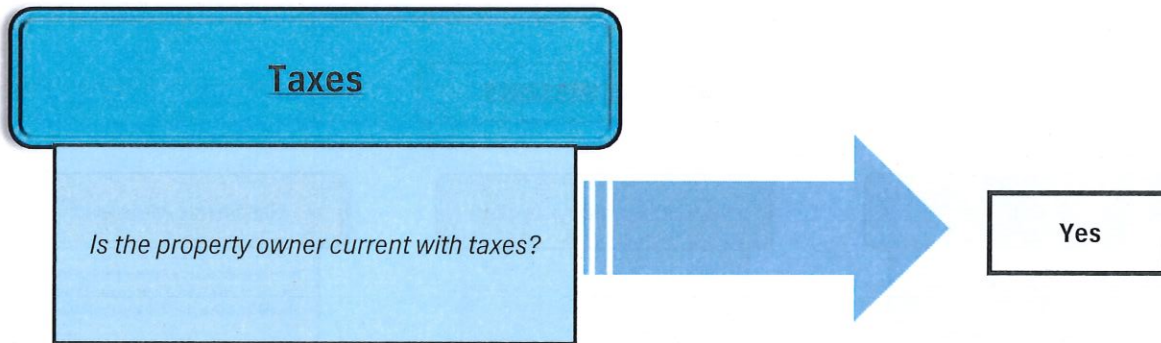
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p>Monitoring Fee</p> <p>Section 9.2 .01% of the cost of the project annually</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

292 Academy Avenue

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 558,100	\$ 17,706	\$ 35.10	\$ 19,589	\$ (1,883)	\$ 26.47	
2023	\$ 558,100	\$ 15,448	\$ 35.10	\$ 19,589	\$ (4,141)	\$ 26.47	
2022	\$ 748,900	\$ 15,928	\$ 35.40	\$ 26,511	\$ (10,583)	\$ 26.47	
2021	\$ 603,200	\$ 11,362	\$ 36.70		\$ (10,775)	\$ 26.47	
2020	\$ 236,200	\$ 8,669	\$ 36.70	\$ 8,669	\$ 0		
2019	\$ 236,200	\$ 8,669	\$ 36.70	\$ 8,669	\$ 0		
Actual Tax Savings to TSA recipient through current year:					\$ (27,382)		
						Total Monitoring Fees: \$ 105.88	
							Contributions to City Council Parks & Recreation Fund: \$ -



530 Broadway
530 Broadway, LLC
 2015-29 No. 401, 2016-1 No.3
 35-51



PROJECT DESCRIPTION

530 Broadway, LLC has committed to rehabilitate and redevelop a building into thirty-two (32) residential units.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 8.1
.01% of the cost of the project annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

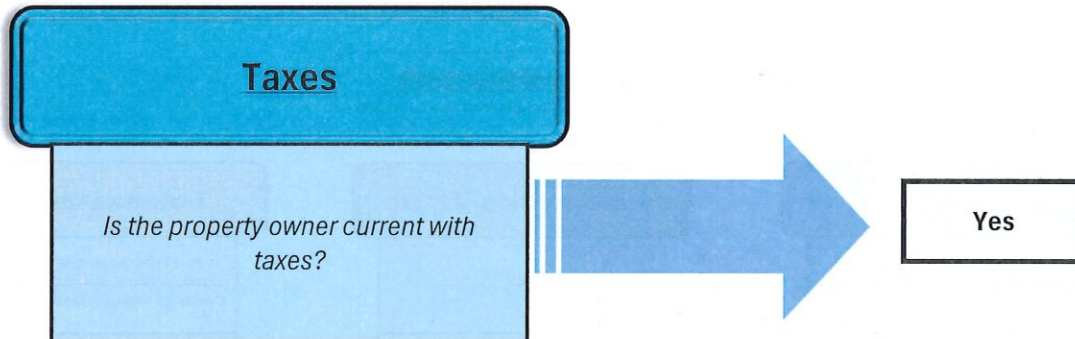
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

530 Broadway

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 3,915,200	\$ 106,119	\$ 35.10	\$ 137,424	\$ (31,304)	\$ 150.00	
2023	\$ 3,915,200	\$ 89,256	\$ 35.10	\$ 137,424	\$ (48,167)	\$ 150.00	
2022	\$ 3,915,200	\$ 72,538	\$ 35.40	\$ 138,598	\$ (66,060)	\$ 150.00	
2021	\$ 1,712,800	\$ 55,531	\$ 36.70		\$ (7,329)	\$ 150.00	
2020	\$ 1,513,100	\$ 55,531	\$ 36.70	\$ 55,531	\$ 0		
2019	\$ 1,425,900	\$ 52,331	\$ 36.70	\$ 52,331	\$ 0		
Actual Tax Savings to TSA recipient through current year:					\$ (152,861)		
Total Monitoring Fees:						\$ 600.00	
Contributions to City Council Parks & Recreation Fund:							\$ -



18 Eighth Street
8th Investment LLC
 2015-29 No. 401, 2016-1 No.4
 91-162 to 91-671



PROJECT DESCRIPTION

8th Investment, LLC has committed to rehabilitate and redevelop a building into residential spaces.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 9.2
.01% of the cost of the project annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

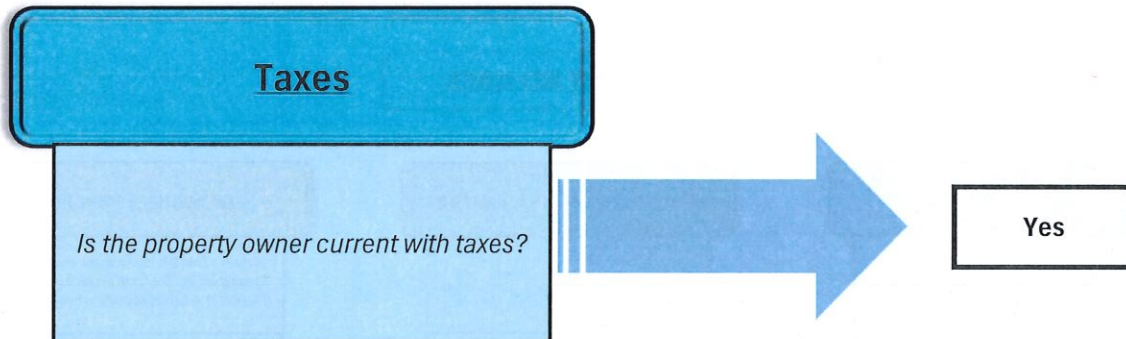
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

18 Eighth Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 2,852,400	\$ 72,803	\$ 35.10	\$ 100,119	\$ (27,317)	\$ 150.00	
2023	\$ 2,852,400	\$ 63,750	\$ 35.10	\$ 100,119	\$ (36,369)	\$ 150.00	
2022	\$ 3,606,100	\$ 49,642	\$ 35.40	\$ 127,656	\$ (78,014)	\$ 150.00	
				\$ -			
				\$ -	\$ -		
Actual Tax Savings to TSA recipient through current year:					\$ (141,700)		
						Total Monitoring Fees: \$ 450.00	
							Contributions to City Council Parks & Recreation Fund: \$ -



271 Tockwotten Street
271 Tockwotten Partners, LLC
 2015-29 No. 401, 2016-1 No.5
 17-658



PROJECT DESCRIPTION

Tockwotten has committed to rehabilitate and redevelop a building into a brewery and restaurant/brewpub/event space.

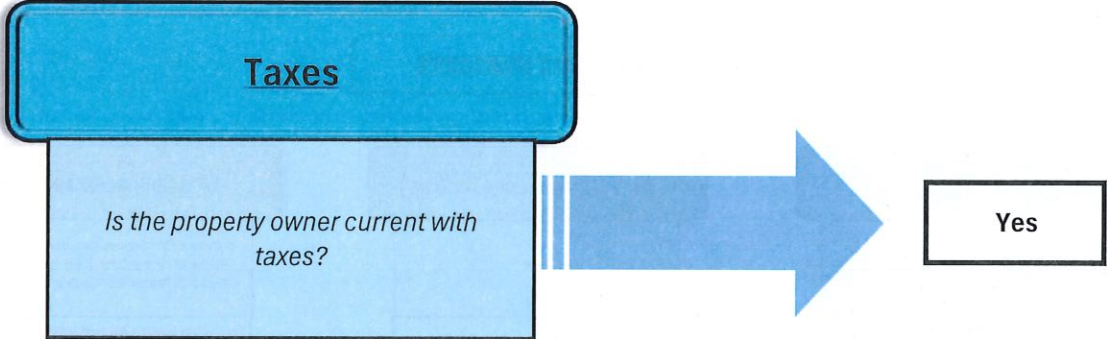
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p>Monitoring Fee</p> <p>Section 9.2 .01% of the cost of the project annually</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

271 Tockwotten Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation (No TSA)	Variance (100 % Taxation less Actual Taxes Paid or Billed)	Monitoring Fee	City Council Parks & Recreation Fee
2026							
2025							
2024	\$ 2,713,800	\$ 76,969	\$ 35.10	\$ 95,254	\$ (18,286)	\$ 292.50	
2023	\$ 2,713,800	\$ 66,812	\$ 35.10	\$ 95,254	\$ (28,442)	\$ 292.50	
2022	\$ 2,713,800	\$ 59,742	\$ 35.40	\$ 96,069	\$ (36,326)	\$ 292.50	
2021	\$ 1,662,800	\$ 46,499	\$ 36.70	\$ 61,025	\$ (14,526)	\$ 292.50	
2020	\$ 1,279,700		\$ 36.70	\$ 46,965	\$ 0	\$ 292.50	
Actual Savings to TSA recipient through current year:					\$ (97,580.15)		
Total Monitoring Fees:						\$ 1,462.50	
Contributions to City Council Parks & Recreation Fund:							\$ -



156 Westminster Street

Presidio 156, LLC

2015-29 No. 401, 2016-1 No.6

20-385



PROJECT DESCRIPTION

Presidio has committed to rehabilitate and redevelop a building into twelve (12) dwelling units

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 9.2
.01% of the cost
of the project
annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

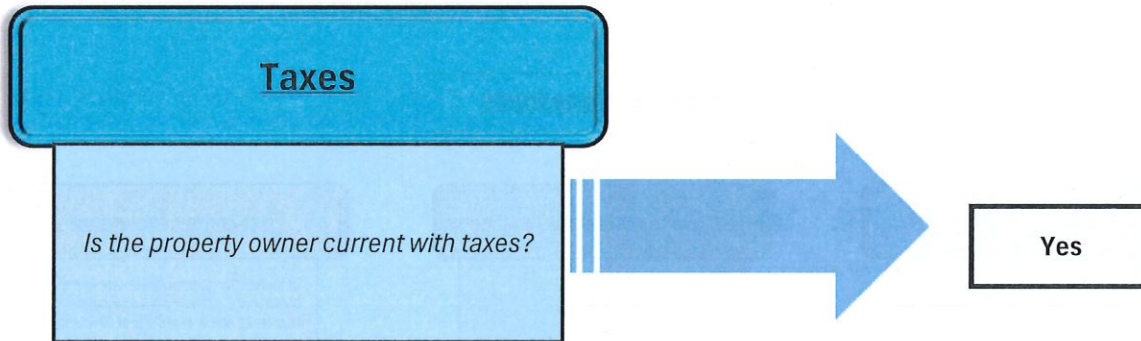
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

156 Westminster Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 1,269,300	\$ 48,147	\$ 35.10	\$ 44,552	\$ 3,595	\$ 292.50	
2023	\$ 1,269,300	\$ 48,147	\$ 35.10	\$ 44,552	\$ 3,595	\$ 292.50	
2022	\$ 1,269,300	\$ 48,147	\$ 35.40	\$ 44,933	\$ 3,214	\$ 292.50	
2021	\$ 1,311,901	\$ 48,147	\$ 36.70		\$ (0)	\$ 292.50	
2020	\$ 1,311,900	\$ 48,147	\$ 36.70	\$ 48,147	\$ 0		
2019	\$ 1,311,900	\$ 48,147	\$ 36.70	\$ 48,147	\$ 0		
Actual Tax Savings to TSA recipient through current year:					\$ 10,403		
						Total Monitoring Fees:	\$ 1,170.00
Contributions to City Council Parks & Recreation Fund:							\$ -



14 Piedmont Street
Federal Hill Partners, LLC ('FHP')
 2015-29 No. 401, 2016-1 No.7
 28-1079



PROJECT DESCRIPTION

Federal Hill Partners, LLC has committed to construct a four-story, 20 unit residential building

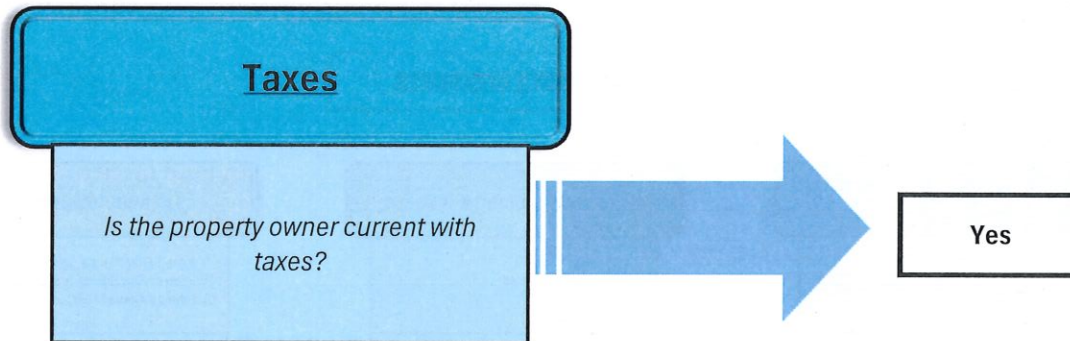
COMPLIANCE MEASURES

<p align="center">Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p align="center">City Council Parks & Rec Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p align="center">Monitoring Fee</p> <p>Section 9.2 .01% of the cost of the project annually</p> <p>Not a requirement for this TSA</p>	<p align="center">MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p align="center">Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

14 Piedmont Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 2,911,300	\$ 66,791	\$ 35.10	\$ 102,187	\$ (35,396)	\$ 355.57	
2023	\$ 2,287,000	\$ 40,047	\$ 35.10	\$ 80,274	\$ (40,226)	\$ 355.57	
2022	\$ 2,287,000	\$ 26,857	\$ 35.40	\$ 80,960	\$ (54,102)	\$ 355.57	
2021	\$ 1,607,100	\$ 12,856	\$ 36.70	\$ 58,981	\$ (46,125)	\$ 355.57	
2020	\$ 350,300		\$ 36.70	\$ 12,856	\$ 0		
Actual Savings to TSA recipient through current year:					\$ (175,849)		
Total Monitoring Fees:						\$ 1,422.28	
Contributions to City Council Parks & Recreation Fund:							\$ -



46 Dike Street
46 Dike Street Holdings, LLC ('DSH')
 2015-29 No. 401, 2016-1 No.8
 35-334



PROJECT DESCRIPTION

DSH has proposed and committed to rehabilitate an existing commercial building into a mixed use hotel and commercial space community venue.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 9.2
.01% of the cost of the project annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

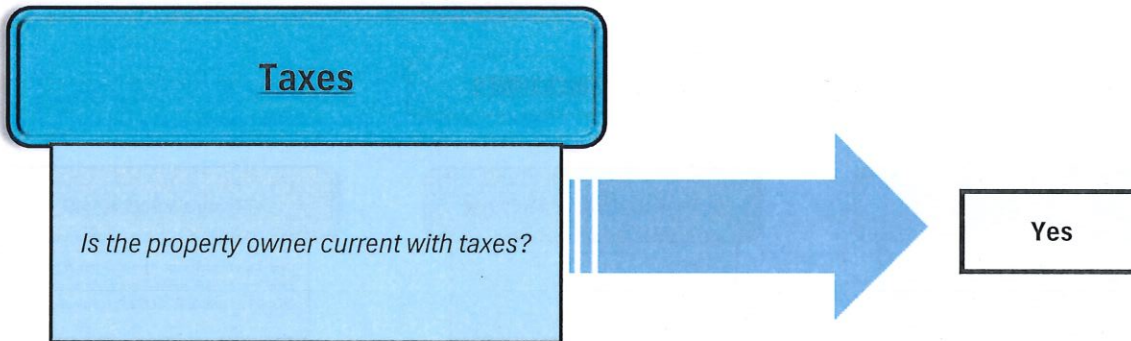
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

46 Dike Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 474,700	\$ 15,631	\$ 35.10	\$ 16,662	\$ (1,031)	\$ 39.06	
2023	\$ 474,700	\$ 14,189	\$ 35.10	\$ 16,662	\$ (2,473)	\$ 39.06	
2022	\$ 474,700	\$ 12,762	\$ 35.40	\$ 16,804	\$ (4,042)	\$ 39.06	
2021	\$ 602,300	\$ 12,289	\$ 36.70		\$ (9,815)	\$ 39.06	
2020	\$ 638,400	\$ 23,429	\$ 36.70	\$ 23,429	\$ -		
2019	\$ 268,000	\$ 9,836	\$ 36.70	\$ 9,836	\$ -		
Actual Tax Savings to TSA recipient through current year:					\$ (17,360)		
						Total Monitoring Fees:	\$ 156.24
Contributions to City Council Parks & Recreation Fund:							\$ -



193 Vinton Street
Wide Plank, LLC
 2015-29 No. 401, 2016-1 No.9
 28-932



PROJECT DESCRIPTION

Wide Plank has committed to rehabilitate an existing structure.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 9.2
 .01% of the cost
 of the project
 annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

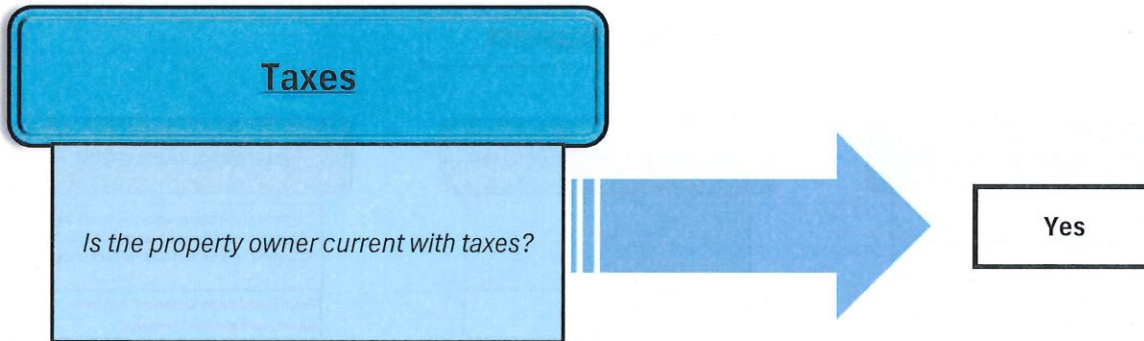
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

193 Vinton Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2025				\$ -	\$ -		
2024	\$ 650,100	\$ 14,774	\$ 35.10	\$ 22,819	\$ (8,044)	\$ 29.00	
2023	\$ 650,100	\$ 12,392	\$ 35.10	\$ 22,819	\$ (10,426)	\$ 29.00	
2022	\$ 623,500	\$ 9,533	\$ 35.40	\$ 22,072	\$ (12,539)	\$ 29.00	
2021	\$ 410,900	\$ 7,599	\$ 36.70	\$ 15,080		\$ 29.00	
2020	\$ 309,400	\$ 7,599	\$ 36.70	\$ 11,355	\$ (3,756)	\$ 29.00	
2019	\$ 309,400	\$ 7,599	\$ 36.70	\$ 11,355			
Actual Savings to TSA recipient through current year:					\$ (42,246)		
						Total Monitoring Fees:	\$ 116.00
Contributions to City Council Parks & Recreation Fund:							\$ -



468 West Fountain Street

Unison West Fountain

2015-29 No. 401, 2016-1 No.10

29-554



PROJECT DESCRIPTION

West Fountain has committed to construct a new 34-unit residential building.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 9.2
.01% of the cost
of the project
annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

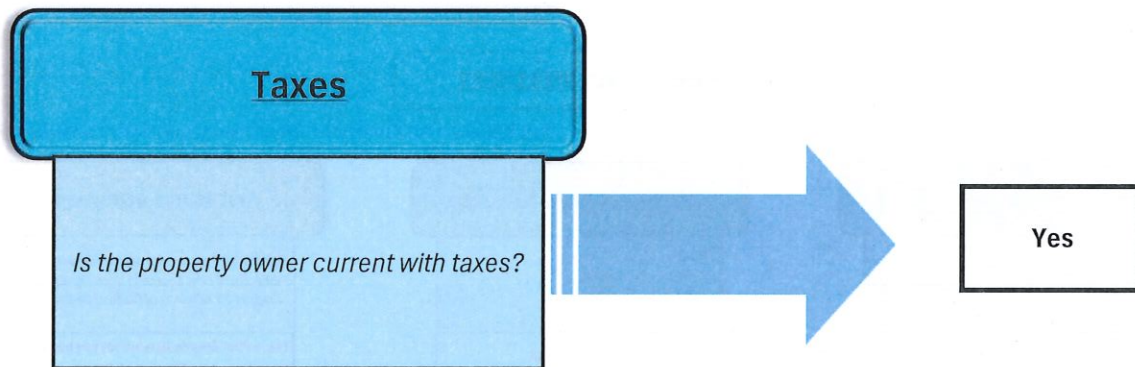
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

468 West Fountain Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 4,353,200	\$ 94,907	\$ 35.10	\$ 152,797	\$ (57,890)	\$ 293.43	
2023	\$ 4,353,200	\$ 40,956	\$ 35.10	\$ 152,797	\$ (111,841)	\$ 293.43	
2022	\$ 4,353,200	\$ 12,856	\$ 35.40	\$ 154,103	\$ (141,247)	\$ 293.43	
2021	\$ 772,300	\$	\$ 36.70	\$ 28,343	\$ 0	\$ 293.43	
2020	\$ 89,200	\$ 3,274	\$ 36.70	\$ 3,274	\$ -		
Actual Savings to TSA recipient through current year:					\$ (310,978)		
Total Monitoring Fees:						\$ 1,173.72	
Contributions to City Council Parks & Recreation Fund:							\$ -



80 Smith Street Admin

262 LLC

2015-28 No. 400

4-262



PROJECT DESCRIPTION

262 LLC has proposed and promised to construct a new approximately 169 unit Class A residential rental development including four stories of residential above two levels of parking, residential, and amenity space with approximately 170 structured parking spaces in accordance with the construction plans previously submitted to the City.

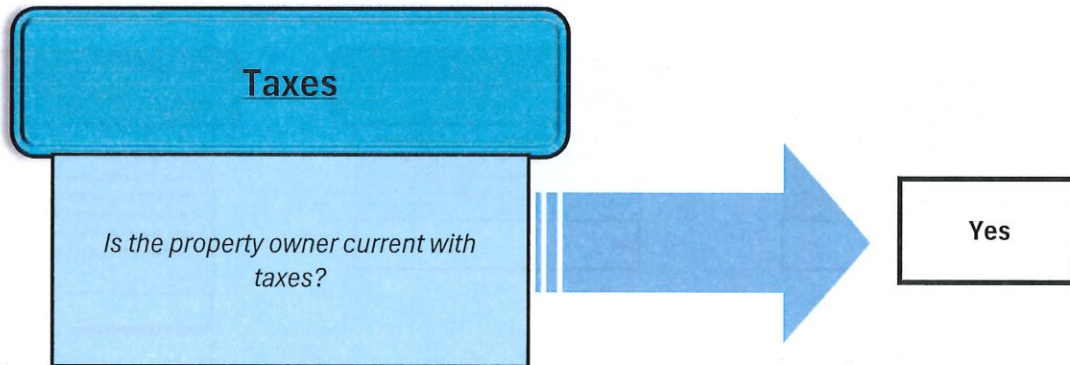
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p>Monitoring Fee</p> <p>Section 9.2 .01% of the cost of the project annually</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

80 Smith Street Admin

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee	
2030				\$ -	\$ -			
2029				\$ -	\$ -			
2028				\$ -	\$ -			
2027				\$ -	\$ -			
2026				\$ -	\$ -			
2025				\$ -	\$ -			
2024	\$ 41,145,000	\$ 649,086	\$ 35.10	\$ 1,444,190		\$ 2,500.00		
2023	\$ 41,145,000	\$ 515,704	\$ 35.10	\$ 1,444,190	\$ (928,486)	\$ 2,500.00		
2022	\$ 41,145,000	\$ 394,110	\$ 35.40	\$ 1,456,533	\$ (1,062,423)	\$ 2,500.00		
2021	\$ 38,293,700	\$ 256,096	\$ 36.70	\$ 1,405,379	\$ (1,149,283)	\$ 2,500.00		
2020	\$ 38,293,700	\$ 185,923	\$ 36.70	\$ 1,405,379	\$ (1,219,456)	\$ 2,500.00		
2019	\$ 3,144,435	\$ 115,558	\$ 36.70	\$ 115,401	\$ 157	\$ 2,500.00		
2018	\$ 3,144,435	\$ 115,558	\$ 36.70	\$ 115,401	\$ 157	\$ 2,500.00		
2017	\$ 3,144,435	\$ 115,558	\$ 36.70	\$ 115,401	\$ 157	\$ 2,500.00		
2016	\$ 3,144,441	\$ 115,558	\$ 36.70	\$ 115,401	\$ 157	\$ 2,500.00		
2015	\$ 3,144,441	\$ 122,067	\$ 36.70	\$ 115,401	\$ 6,666	\$ 2,500.00		
Actual Savings to TSA recipient through current year:					\$ (5,147,456)			
						Total Monitoring Fees:	\$ 25,000.00	
							Contributions to City Council Parks & Recreation Fund:	\$ -



5 Exchange Street
Exchange St Hotel LLC (Steeple Street LLC c/o First Bristol Corp)
 2015-28 No. 400
 19-120



PROJECT DESCRIPTION

Exchange Street Hotel, LLC has proposed and promised to construct new building structures and/or improvements on its property and return the property to productive commercial use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 9.2
 .01% of the cost of the project annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

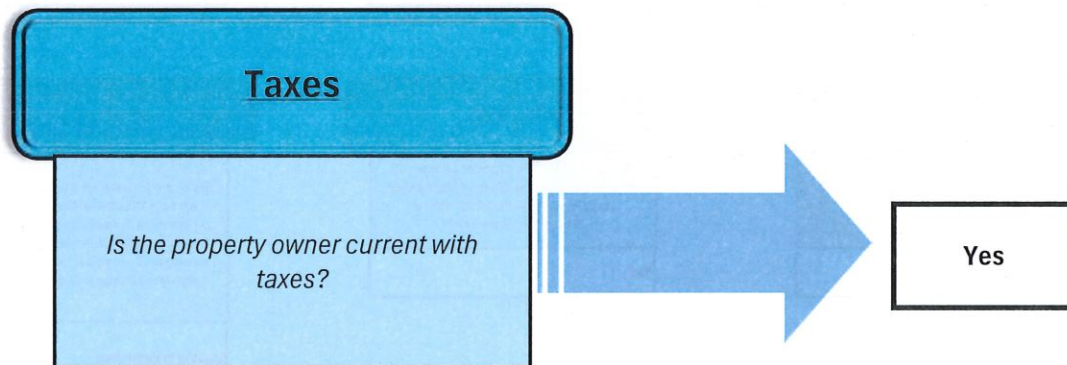
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

5 Exchange Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2030				\$ -	\$ -		
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
2024	\$ 10,345,300	\$ 155,354	\$ 35.10	\$ 363,120		\$ 1,625.00	
2023	\$ 10,345,300	\$ 125,256	\$ 35.10	\$ 363,120	\$ (237,864)	\$ 1,625.00	
2022	\$ 10,345,300	\$ 95,406	\$ 35.40	\$ 366,224	\$ (270,818)	\$ 1,625.00	
2021	\$ 13,225,500	\$ 86,075	\$ 36.70	\$ 485,376	\$ (399,301)	\$ 1,625.00	
2020	\$ 13,225,500	\$ 65,059	\$ 36.70	\$ 485,376	\$ (420,317)	\$ 1,625.00	
2019	\$ 12,088,700	\$ 65,059	\$ 36.70	\$ 443,655	\$ (378,596)	\$ 1,625.00	
2018	\$ 1,858,700	\$ 65,059	\$ 36.70	\$ 68,214	\$ (3,155)	\$ 1,625.00	
2017	\$ 1,772,725	\$ 65,059	\$ 36.70	\$ 65,059	\$ 0	\$ 1,625.00	
2016	\$ 1,858,700		\$ 36.70	\$ 68,214		\$ 1,625.00	
2015	\$ 1,770,300	\$ 58,597	\$ 36.70	\$ 64,970			
Actual Savings to TSA recipient through current year:					\$ (1,536,066)		
Total Monitoring Fees:						\$ 14,625.00	
Contributions to City Council Parks & Recreation Fund:							\$ -



225 Dyer Street
Providence Innovation District Phase I, LLC
 2015-28 No. 400
 20-400



PROJECT DESCRIPTION

Providence Innovation District Phase I Owner, LLC has proposed and committed to construct a new approximately 195,068 square foot mixed-used development on said property and return same to productive use in accordance with the construction plans already submitted to the City.

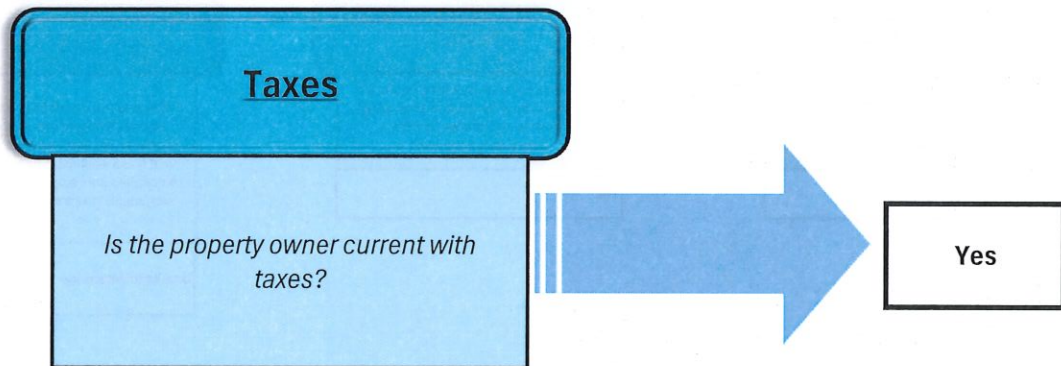
COMPLIANCE MEASURES

<p align="center">Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p align="center">City Council Parks & Rec Fee</p> <p align="center">N/A</p> <p>Not a requirement for this TSA</p>	<p align="center">First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p align="center">Monitoring Fee</p> <p>Section 9.2 .01% of the cost of the project annually</p> <p>Not a requirement for this TSA</p>	<p align="center">MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p align="center">Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

225 Dyer Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee	
2036				\$ -	\$ -			
2035				\$ -	\$ -			
2034				\$ -	\$ -			
2033				\$ -	\$ -			
2032				\$ -	\$ -			
2031				\$ -	\$ -			
2030				\$ -	\$ -			
2028				\$ -	\$ -			
2027				\$ -	\$ -			
2026				\$ -	\$ -			
2025				\$ -	\$ -			
2024	\$ 49,632,100	\$ 252,772	\$ 35.10	\$ 1,742,087	\$ (1,489,315)	\$ 5,294.98		
2023	\$ 43,506,100	\$ 127,427	\$ 35.10	\$ 1,527,064	\$ (1,399,637)	\$ 5,294.98		
2022	\$ 38,897,500	\$ 30,035	\$ 35.40	\$ 1,376,972	\$ (1,346,936)	\$ 5,294.98		
2021	\$ 35,952,000	\$ 30,035	\$ 36.70	\$ 1,319,438	\$ (1,289,403)	\$ 5,294.98		
2020	\$ 35,952,000	\$ 30,035	\$ 36.70	\$ 1,319,438	\$ (1,289,403)	\$ 5,294.98		
2019	\$ 22,127,000	\$ 30,035	\$ 36.70	\$ 812,061	\$ (782,026)	\$ 5,294.98		
2018	\$ 1,389,400	\$ 30,035	\$ 36.70	\$ 50,991	\$ (20,956)	\$ 5,294.98		
Actual Savings to TSA recipient through current year:					\$ (6,814,694)			
						Total Monitoring Fees:	\$ 37,064.86	
							Contributions to City Council Parks & Recreation Fund:	\$ -



180 Friendship
CC WCM-MP PO, LLC (CBWC Holdings I LLC)
 2015-28 No. 400
 24-664



PROJECT DESCRIPTION

CC WCM-MP PO, LLC has proposed and committed to construct a new 109,000 square foot mixed-used development on said property and return same to productive mixed use in accordance with the construction plans already submitted to the City.

COMPLIANCE MEASURES

Annual Report

If required, the property owner should submit an annual report with the City Clerk

Yes, the property owner has submitted an annual report to the City Clerk

City Council Parks & Rec Fee

N/A

Not a requirement for this TSA

First Source Agreement

Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?

Yes, a First Source Agreement has been signed, construction is ongoing

Monitoring Fee

Section 9.2
 .01% of the cost of the project annually

Not a requirement for this TSA

MBE/WBE

Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?

Yes

Apprenticeship

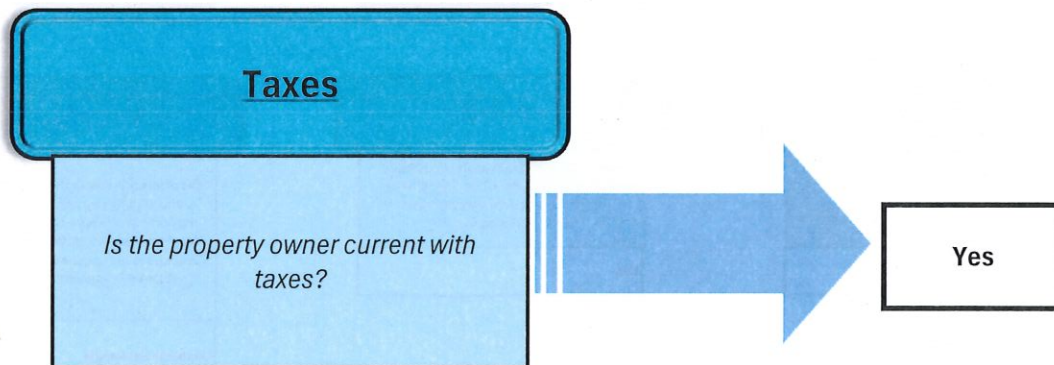
Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?

Unable to determine

180 Friendship

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2032				\$ -	\$ -		
2031							
2030							
2029				\$ -	\$ -		
2028				\$ -	\$ -		
2027				\$ -	\$ -		
2026				\$ -	\$ -		
2025				\$ -	\$ -		
	\$ 25,596,900	\$ 102,292	\$ 35.10	\$ 898,451	\$ (796,159)	\$ 2,599.85	
2023	\$ 25,596,900	\$ 58,027	\$ 35.10	\$ 898,451	\$ (840,424)	\$ 2,599.85	
2022	\$ 21,337,600	\$ 13,763	\$ 35.40	\$ 755,351	\$ (741,589)	\$ 2,599.85	
2021	\$ 827,500	\$ 13,763	\$ 36.70	\$ 30,369	\$ (16,607)	\$ 2,599.85	
2020	\$ 827,500	\$ 13,763	\$ 36.70	\$ 30,369	\$ (16,607)	\$ 2,599.85	
2019	\$ 827,700	\$ 30,377	\$ 36.70	\$ 30,377	\$ 0	\$ 2,599.85	
2018	\$ 827,700	\$ 30,377	\$ 36.70	\$ 30,377	\$ 0	\$ 2,599.85	
2017	\$ 827,700		\$ 36.70	\$ 30,377	\$ -		
Actual Savings to TSA recipient through current year:					\$ (2,411,385)		
						Total Monitoring Fees:	\$ 18,198.95
Contributions to City Council Parks & Recreation Fund:							\$ -



A Loft
BAC CVP Aloft, LLC
 2015-28 No. 400
 20-401



PROJECT DESCRIPTION

BAC CVP Aloft LLC has proposed and committed to construct a new approximately 107,762 square foot hotel development featuring hotel space as well as restaurant space.

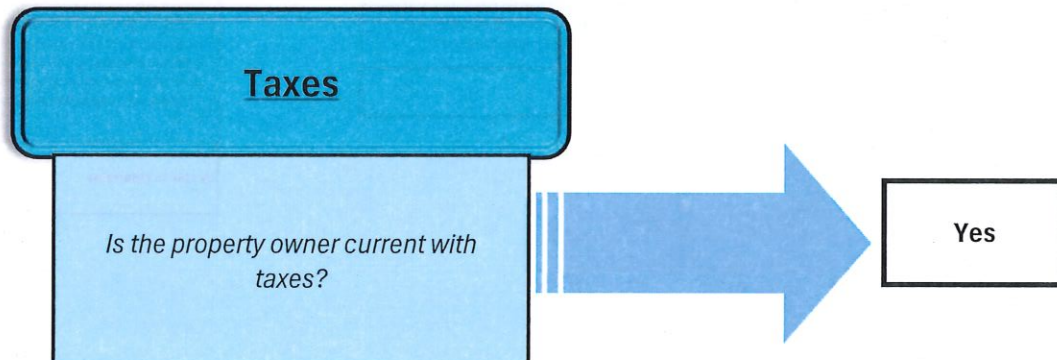
COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p>Monitoring Fee</p> <p>Section 9.2 .01% of the cost of the project annually</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

A Loft

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2037				\$ -	\$ -	\$ 5,794.01	
2036				\$ -	\$ -	\$ 5,794.01	
2035				\$ -	\$ -	\$ 5,794.01	
2034				\$ -	\$ -	\$ 5,794.01	
2033				\$ -	\$ -	\$ 5,794.01	
2032				\$ -	\$ -	\$ 5,794.01	
2031				\$ -	\$ -	\$ 5,794.01	
2030				\$ -	\$ -	\$ 5,794.01	
2029				\$ -	\$ -	\$ 5,794.01	
2028				\$ -	\$ -	\$ 5,794.01	
2027				\$ -	\$ -	\$ 5,794.01	
2026				\$ -	\$ -	\$ 5,794.01	
2025				\$ -	\$ -	\$ 5,794.01	
2024	\$ 19,485,000	\$ 9,175	\$ 35.10	\$ 683,924	\$ (674,749)	\$ 5,794.01	
2023	\$ 15,825,200	\$ 9,175	\$ 35.10	\$ 555,465	\$ (546,289)	\$ 5,794.01	
2022	\$ 15,825,200	\$ 9,157	\$ 35.40	\$ 560,212	\$ (551,055)	\$ 5,794.01	
2021	\$ 999,400	\$ 9,175	\$ 36.70	\$ 36,678	\$ (27,503)	\$ 5,794.01	
2020	\$ 999,400	\$ 9,175	\$ 36.70	\$ 36,678	\$ (27,503)	\$ 5,794.01	
2019	\$ 999,400		\$ 36.70	\$ 36,678			
2018	\$ 999,400		\$ 36.70	\$ 36,678			
Actual Savings to TSA recipient through current year:					\$ (1,827,099)		
Total Monitoring Fees:						\$ 28,970.05	
Contributions to City Council Parks & Recreation Fund:							\$ -



125 Clifford Street
EM 28 Providence Owner, L.P.
 2015-28 No. 400
 24-676



PROJECT DESCRIPTION

EM 28 Providence Owner, L.P. has proposed and committed to construct a new building with approximately 249 residential units and 19,593 square-feet of retail space

COMPLIANCE MEASURES

<p>Annual Report</p> <p><i>If required, the property owner should submit an annual report with the City Clerk</i></p> <p>Yes, the property owner has submitted an annual report to the City Clerk</p>	<p>City Council Parks & Rec Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>First Source Agreement</p> <p><i>Is there a First Source Agreement with the Director of First Source in accordance with Chapter 21 Article III of Code of Ordinance?</i></p> <p>Yes, a First Source Agreement has been signed, construction is ongoing</p>
<p>Monitoring Fee</p> <p>N/A</p> <p>Not a requirement for this TSA</p>	<p>MBE/WBE</p> <p><i>Have all requirements under Chapter 21 Article II Sec 52 of the Code of Ordinances, as to Minority & Women Business Enterprises, been met?</i></p> <p>Yes</p>	<p>Apprenticeship</p> <p><i>Did property owner employ subcontractors who are affiliated with apprenticeship programs and require no less than 10% of total hours worked by the subcontractors' employees are completed by apprentices registered in apprenticeship program?</i></p> <p>Unable to determine</p>

125 Clifford Street

FISCAL IMPACT

Tax Year	Total Assessment	Total Taxes (Paid or Billed)	Tax Rate	100% Taxation	Variance (Total Taxes Billed vs 100% Taxation)	Monitoring Fee	City Council Parks & Recreation Fee
2039				\$ -	\$ -	\$ 8,039.66	
2038				\$ -	\$ -	\$ 8,039.66	
2037				\$ -	\$ -	\$ 8,039.66	
2036				\$ -	\$ -	\$ 8,039.66	
2035				\$ -	\$ -	\$ 8,039.66	
2034				\$ -	\$ -	\$ 8,039.66	
20333				\$ -	\$ -	\$ 8,039.66	
2032				\$ -	\$ -	\$ 8,039.66	
2031				\$ -	\$ -	\$ 8,039.66	
2030				\$ -	\$ -	\$ 8,039.66	
2029				\$ -	\$ -	\$ 8,039.66	
2028				\$ -	\$ -	\$ 8,039.66	
2027				\$ -	\$ -	\$ 8,039.66	
2026				\$ -	\$ -	\$ 8,039.66	
2025				\$ -	\$ -	\$ 8,039.66	
2024	\$ 57,541,400	\$ 3,670	\$ 35.10	\$ 2,019,703	\$ (2,016,033)	\$ 8,039.66	
2023	\$ 57,541,400	\$ 3,670	\$ 35.10	\$ 2,019,703	\$ (2,016,033)	\$ 8,039.66	
2022	\$ 330,500	\$ 3,670	\$ 35.40	\$ 11,700	\$ (8,030)	\$ 8,039.66	
2021	\$ 330,500	\$ 3,670	\$ 36.70	\$ 12,129	\$ (8,459)	\$ 8,039.66	
2020	\$ 330,500		\$ 36.70	\$ 12,129		\$ 8,039.66	
Actual Savings to TSA recipient through current year:					\$ (4,048,555)		
Total Monitoring Fees:						\$ 40,198.30	
Contributions to City Council Parks & Recreation Fund:							\$ -

