

CHAPTER 1999-4

No. 51 AN ORDINANCE ESTABLISHING A TAX  
STABILIZATION PLAN FOR RDW GROUP, INC.

Approved February 1, 1999

*Be it ordained by the City of Providence:*  
PREAMBLE

WHEREAS, the City Council, pursuant to Section 43-3-3.1 and Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, has the authority to exempt property used for industrial or commercial purposes from the payment of property tax if the granting of the exemption meets certain conditions set forth in said Sections of the General Laws of the State of Rhode Island; and

WHEREAS, RDW Group, Inc. has made application under, and has satisfied each condition of the above mentioned sections of the Rhode Island General Laws; and

WHEREAS, RDW Group, Inc. is a commercial concern who intends to relocate its facility to the City of Providence and agrees, as a condition of the hereinafter referenced "tax treaty," to increase its workforce in the City of Providence, by virtue of such relocation to the corner of Smith and Holden Streets, specifically 193 Smith Street and 145 Holden Street in Providence, Rhode Island 02907, on Assessor's Plat 68, Lots 335, 678, 680, 681, 709, 711, 713, 755 and 756 and ("Project"); and

WHEREAS, the Project will cause an increase in the tax base of the City and will increase employment opportunities in the City; and

WHEREAS, it is in the interest of the residents of the City of Providence to grant such an exemption to induce the development and construction of the Project in the City, and such exemption will inure to the benefit of the City;

**Be it Ordained by the City of Providence:**

SECTION 1. That the findings set forth in the preceding Preamble Clauses are hereby made and confirmed.

SECTION 2. As long as RDW Group, Inc. owns or operates the facility, it will continue to pay taxes on the facility. RDW Group, Inc. , its successors and assigns, agree that this property will be subject to full taxation at the expiration of the tax treaty. RDW Group, Inc. also agrees not to transfer the property to a tax-exempt entity or to allow any transfer by any subsequent transferee to a tax-exempt entity during the term of the tax treaty. RDW Group, Inc. is also required as a condition precedent to this tax treaty to record notice of the requirement that the property covered by this Ordinance be transferred only to a tax paying entity during the term of the tax treaty in the Land Evidence Records of the City of Providence. Notwithstanding this provision, in the event that the successor to the property does not make the payments under the tax treaty, RDW Group, Inc. will be responsible to make payments in lieu of taxes to the City of Providence in the amounts set forth in the attached schedule during the term of the tax treaty. In the event that the property covered by this Ordinance is transferred to a tax-exempt entity, whether by RDW Group, Inc. or any subsequent transferee to such property, RDW Group, Inc. will be responsible to make payments in lieu of taxes to the City of Providence during the term of the tax treaty equal to the amount of taxes which would have been paid to the City of Providence if such prohibition against transfer to a tax-exempt entity had not been violated. Notwithstanding anything to the contrary herein or in the tax treaty used in connection herewith, the provisions of this Section 2. shall continue to be given full force and effect until such time as the same shall be amended or terminated by majority vote of the City Council of Providence.

SECTION 3. It shall be the goal of RDW Group, Inc. to award to Minority Business Enterprises as defined in Rhode Island General Laws, Section 37-14.1 ("MBE Act") no less than 10% of the dollar value of the construction costs for the Project (as determined in accordance with the rules and regulations promulgated pursuant to the MBE act). It shall be RDW Group, Inc. 's further goal to award to women business enterprises (WBE) no less than 10% of the dollar value of the construction costs for the project (as determined in accordance with Section 21-52 of the Code of Ordinances of the City of Providence). It shall be a further goal of RDW Group, Inc. to achieve a minimum level of 10% for minority and 10% for female employment.

SECTION 4. RDW Group, Inc. shall increase their employees by a minimum of twenty (20) employees at the facility located at the corner of Smith

and Holden Streets in Providence during the ten (10) year term of this treaty. In accordance with this section, RDW Group, Inc. shall give preferential consideration to qualified applicants who reside in the City of Providence with regard to all hiring decisions during the term of this tax treaty. Failure to generate the required additional new jobs within the term of this treaty shall render the treaty null and void, unless so waived by the City Council. The treaty being rendered null and void shall require the owner of the property to pay all taxes and fees as due and owing as if no treaty had been entered.

SECTION 5. The schedules listed below are based upon information provided to the Tax Assessor by RDW Group, Inc. including, but not limited, to estimated construction costs. In the event any of this information is inaccurate or proves to be erroneous, this treaty shall be modified to reflect the accurate information.

SECTION 6. That the real property taxes payable to the City by the Project during the term of this Ordinance shall be based upon the real property tax rates in effect for the City's 1998 fiscal year. This treaty is conditioned upon RDW Group, Inc. owing no back taxes to the City of Providence or remaining current on a payment plan approved by the Tax Collector. Failure to make said timely payments may render this treaty null and void at the sole discretion of the City of Providence. The treaty being rendered null and void would require the owner to pay all taxes and fees as due and owing as if no treaty had been approved.

SECTION 7. That the City in accordance with Section 44-3-3.1 and Section 44-3-9 of the Rhode Island General Laws hereby grants an exemption from taxation of real property to RDW Group, Inc. for the real property located at the corner of Smith and Holden Streets in Providence, Rhode Island, Assessor's Plat 68, Lots 335, 678, 680, 681, 709, 711, 713, 755 and 756.

SECTION 8. This Ordinance shall take effect upon its passage.

A true copy,  
Attest:

  
Michael R. Clement  
City Clerk

ASSESSORS OFFICE  
RECEIVED BY CITY ASSESSOR  
PROVIDENCE RHODE ISLAND

11/9/98 DATE

Nov 9 3 12 PM '98  
APPLICATION FEE FORWARDED TO  
COLLECTOR

\$ 300.00 AMOUNT

REVIEWED BY ASSESSOR WITH THE  
FOLLOWING RECOMMENDATIONS

recommend passage  
pending tax analysis

SIGNATURE/DATE/ASSESSOR

*[Signature]* 11/15/98

\*\*\*

RECEIVED BY CITY COLLECTOR

*[Signature]* 11-15-98

APPLICANT OWES FOLLOWING TAXES YEAR AMOUNT

TAXES ARE PAID IN FULL

All taxes current

ARRANGEMENTS HAVE BEEN MADE

YES NO

SIGNATURE/DATE/COLLECTOR

*[Signature]* 11-15-98

\*\*\*

RECEIVED BY BUILDING INSPECTOR  
DATE

11-11-98

PLANS AS REVIEWED MEET ALL CUR-  
RENT CODES/STATUTES OF CITY

YES NO

NO VIOLATIONS EXIST ON THIS OR  
OTHER PROPERTIES OWNED BY  
APPLICANT

YES NO

\* VIOLATIONS EXIST AS FOLLOWS

VIOLATIONS HAVE BEEN DIS-  
CUSSED WITH APPLICANT(S)  
ARRANGEMENTS HAVE BEEN  
MADE TO CORRECT SAME

YES NO

SIGNATURE/DATE/BUILDING INSPECTOR

Ranzi J. Jorgensen 11-12-98

Complete plans have not been submitted for  
Review.

## APPLICATION REQUESTING

## TAX STABILIZATION FOR COMMERCIAL / INDUSTRIAL PROPERTIES

ACCORDING TO

## CHAPTER 21 OF THE CODE ORDINANCES AS AMENDED

**PAY OF NON-REFUNDABLE APPLICATION FEE  
MUST ACCOMPANY APPLICATION ACCORDING TO  
THE FOLLOWIG SCHEDULE :**

**\$150.00 FOR PERMIT UP TO - \$250,000 (COM/IND)**

**\$225.00 FOR PERMIT FROM \$251,000 - \$750,000**

\$300.00 FOR PERMIT OVER - \$751,000

**\$200.00 FOR COMPUTER/TELEPHONE**

.001% OF EST. CONSTRUCTION COSTS (RESIDENTIAL)

DATE November 9, 1998

- |  |  |
|--|--|
| 1. NAME & ADDRESS OF APPLICANT<br>(IF CORPORATION/PARTNERSHIP,<br>GIVE NAME & TITLE OF CEO FILING<br>APPLICATION). | <u>RDW Group, Inc. 89 Ship Street</u><br><u>Providence, Rhode Island 02903</u><br><u>Michael M. Doyle, President</u> |
| 2. IF APPLICANT IS LESSEE, GIVE<br>NAME AND ADDRESS OF OWNER<br>AND SPECIFIC TERMS OF LEASE                        | <u> </u><br><u> </u><br><u> </u><br><u> </u><br><u> </u>   |
| 3. LOCATION OF PROPERTY  | <u>see attached</u>  |
| 4. ASSESSOR'S PLAT AND LOT   | <u>see attached</u>  |
| 5. DATE & PURCHASE PRICE OF<br>EXISTING PROPERTY   | <u>Purchase is subject to tax treaty</u><br><u>closing not yet scheduled.</u>  |
| 6. COST & PROJECTED DATE OF<br>ADDITIONAL PROPERTY TO BE<br>PURCHASED FOR THIS<br>EXPANSION PROJECT                | <u>\$911,500</u><br><u> </u>   |

7. ESTIMATED COST OF EXPANSION/ \$1,688,500 (see attachment)  
 RENOVATION. (ATTACH EVIDENCE  
 SUPPORTING SUCH FIGURE: COP \_\_\_\_\_  
 OF BIDS, CONSTRUCTION CONTRACT,  
 ARCHITECT'S CERTIFICATION). GIVE \_\_\_\_\_  
 DETAILS AS TO SCOPE OF PROJECT \_\_\_\_\_  
 TO BE UNDERTAKEN--# OF STORIES \_\_\_\_\_  
 TYPE OF CONSTRUCTION, TOTAL \_\_\_\_\_  
 SQ. FT. ETC.) \_\_\_\_\_

8. DESCRIBE EXISTING FACILITY:

# OF STORIES 1 1/4 stories  
 # OF SQ. FT./ FLOOR 23,000 sq. ft. + 2,000 sq. ft. storage (bsmt.)  
 AGE OF BUILDING(S) 72 years (est.)  
 TYPE OF CONSTRUCTION Brick/Concrete/Frame  
 INTERIOR CONDITION Poor - former garage  
 EXTERIOR CONDITION Poor

9. APPLICATION IS MADE UNDER THE \_\_\_\_\_ a. locate in City of Providence  
 PROVISION OF THE ORDINANCE X b. replace section of premises  
 FOR THE FOLLOWING REASON(S) \_\_\_\_\_ d. expand building  
 (CHECK ONE OR MORE) X e. remodel facility  
 \_\_\_\_\_ f. construct new building (s)  
X g. computer/telephone  
 \_\_\_\_\_ h. other

10. WILL PROPOSED CONSTRUCTION/ YES X NO \_\_\_\_\_  
 ALTERATION INCREASE THE  
 EMPLOYMENT AT YOUR COMPANY \_\_\_\_\_

IF YES, GIVE ESTIMATE AS TO We will have the ability to  
 NEW POSITIONS TO BE CREATED  
 AND JUSTIFICATION FOR SAME increase our Rhode Island workforce  
by 20 positions - 33%

11. WILL THE PROPOSED ALTERATION/ YES \_\_\_\_\_ NO X  
 CONSTRUCTION CAUSE ANY OTHER  
 FACILITY TO CLOSE? \_\_\_\_\_

12. WILL CONSTRUCTION/ALTERATION YES X NO \_\_\_\_\_  
 REQUIRE PURCHASE OF ADDITIONAL  
 FURNITURE/FIXTURES/EQUIPMENT? To be determined  
 IF YES, GIVE DETAILS AS TO NUMBER  
 AND TYPE TO BE PURCHASED \_\_\_\_\_  
 \_\_\_\_\_

13. CONSTRUCTION SHALL BEGIN upon approval of the tax treaty  
 ANTICIPATED THAT CONSTRUCTION SHALL BE COMPLETED on or about 6/30/99

14. ARE ALTERATIONS/CONSTRUCTION YES X NO         
 PLANS PERMITTED UNDER THE  
 PRESENT ZONING;

IF NO, PLEASE ADVISE AS TO  
 WHETHER APPLICATION HAS BEEN  
 OR WILL BE FILED WITH ZONING  
 BOARD OF REVIEW.

HAS HEARING BEEN SCHEDULED? No

IT IS THE UNDERSTANDING OF THE APPLICANT(S) THAT THE EXEMPTION, IF APPROVED, IS APPLICABLE ONLY TO COMMERCIAL/ INDUSTRIAL CONCERNS WHO WISH TO LOCATE IN THE CITY, OR WHO WISH TO REPLACE, RECONSTRUCT, EXPAND OR REMODEL CURRENT FACILITIES; THAT MEET THE APPROVAL OF THE BUILDING INSPECTOR; THAT ALL CURRENT AND PAST TAXES DUE BY THE APPLICANT(S) MUST BE PAID IN FULL; THAT THE EXEMPTION WOULD BE ATTRIBUTABLE ONLY TO THAT PORTION OF THE ASSESSMENT ATTRIBUTABLE TO THIS CONSTRUCTION / RENOVATION; THAT THE EXEMPTION MAY BE REVOKED IN THE EVENT OF FRAUD OR MISREPRESENTATION BY THE APPLICANT(S).

Paul M. G. President  
 SIGNATURE OF APPLICANT

Donald J. Desrosiers  
 WITNESS  
 NOTARY

89 Ship St, Providence, RI  
 ADDRESS

11/9/98  
 DATE

11/9/98  
 DATE

Application Attachment

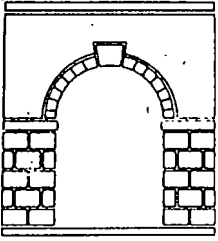
3. Location of Property

- a. Regine Pontiac @ Smith and Holden Streets
- b. Branch Towing - 145 Holden Street

4. Assessor's Plot and Lot

- a. Regine Pontiac  
Plot 68  
Lots 335/678/680/681/711/713/755/756
- b. Branch Towing  
Plot 68  
Lot 709





October 30, 1998

Mr. Michael Doyle, President  
RDW Group, Inc.  
89 Ship Street  
Providence, RI 02903

FACSIMILE

Re: Regine Pontiac Renovation  
193 Smith Street  
Providence, RI

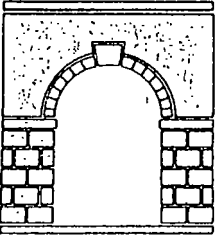
Dear Mike:

Based upon the schematic design we have developed with you and your staff, and in conjunction with our mechanical, electrical and structural engineering consultants, we present the following schematic budget estimate for your project:

**ARCHITECTURAL  
RESOURCES  
INCORPORATED**

1.	Site Acquisition	\$ 911,500.00
2.	Professional Fees Architectural Resources Inc. R. I. Analytical, Inc.	\$ 75,000.00
3.	Environmental Asbestos	\$ 25,000.00
4.	Demolition	\$ 25,000.00
5.	Site Development Paving/Striping Sidewalks/Exterior Lighting, Landscaping/Fencing	\$ 125,000.00
6.	Structural Wind/Seismic Reinforcing Roof Trusses Mansard Trusses	\$ 161,000.00

545 SOUTH MAIN STREET  
PROVIDENCE, RI 02903-4317  
401-861-1960  
FAX: 401-273-3399



Mr. Michael Doyle  
Page Two  
October 30, 1998

7.	Exterior Architectural Windows Masonry Exterior Finishes Roofing	\$ 230,000.00
8.	Interior Architectural Partitions/Ceilings Doors/Specialties Finishes/Casework Interior Landscape	\$ 345,000.00
9.	Mechanical Plumbing HVAC Fire Protection	\$ 92,000.00 \$ 230,000.00 \$ 138,000.00
10.	Electrical Power Lighting	\$ 184,000.00
	Subtotal	\$2,541,500.00
	Contingency (2.3%)	\$ 58,500.00
	TOTAL PROJECT BUDGET	\$2,600,000.00

This budget as formulated does not include any new furnishings or media equipment nor does it include any environmental items other than asbestos removal.

Sincerely yours,

ARCHITECTURAL RESOURCES INC.

  
Robert M. Stillings, NCARB  
President

RMS/ss

michaeldoyleorginebudget

RDW GROUP, INC.

COP City of Providence  
 Invc Date Invc Number  
 11/09/1998 110998

Gross Amt  
 300.00  
 -----  
 300.00

Discount  
 0.00  
 -----  
 0.00

Net Amt  
 300.00  
 -----  
 300.00

14221

Total:

RDW GROUP, INC.

89 SHIP STREET  
 PROVIDENCE, RHODE ISLAND 02903-4218

CITIZENS BANK OF RHODE ISLAND  
 PROVIDENCE, RHODE ISLAND 02903

57-12/115

CHECK NO.

14221

DATE

11/09/98

AMOUNT

\$\*\*\*\*\*300.00

\*\*\*\*\*Three Hundred Dollars and 00/100

PAY  
 TO THE  
 ORDER  
 OF

City of Providence  
 25 Dorrance Street  
 P.O. Box 203  
 Providence, RI 02903

*Patricia Doyle*  
*[Signature]*  
 AUTHORIZED SIGNATURE

Security Features. Details on back.

⑈014221⑈ ⑈011500120⑈ 118 872 0⑈

2K4011P3155

Year #	% Abated	Date	Taxes Pd.	Assessment Abated	Taxes Abated	Reccomend	97 Taxes
1	90%	12/31/98	\$ 3,910	\$ 458,280	\$ 35,187	\$ 22,960	\$ 23,717
2	80%	12/31/99	\$ 7,819	\$ 407,360	\$ 31,277	\$ 22,960	\$ 23,717
3	70%	12/31/00	\$ 11,729	\$ 356,440	\$ 27,367	\$ 22,960	\$ 23,717
4	60%	12/31/01	\$ 15,639	\$ 305,520	\$ 23,458	\$ 22,960	\$ 23,717
5	50%	12/31/02	\$ 19,548	\$ 254,600	\$ 19,548	\$ 22,960	\$ 23,717
6	40%	12/31/03	\$ 23,458	\$ 203,680	\$ 15,639	\$ 22,960	\$ 23,717
7	30%	12/31/04	\$ 27,367	\$ 152,760	\$ 11,729	\$ 22,960	\$ 23,717
8	20%	12/31/05	\$ 31,277	\$ 101,840	\$ 7,819	\$ 22,960	\$ 23,717
9	10%	12/31/06	\$ 35,187	\$ 50,920	\$ 3,910	\$ 22,960	\$ 23,717
10	0%	12/31/07	\$ 39,096	\$ -	\$ -	\$ 22,960	\$ 23,717
Totals			\$ 215,030	\$ 2,291,400	\$ 175,934	\$ 229,600	\$ 237,170
Total Assessment	\$ 509,200						

BK 401 PG 157

Year #	% Abated	Date	Taxes Pd.	Assessment Abated	Taxes Abated	Level Pmts	Tangible	Total	98 Taxes	98 Taxes	Total
						RP	Tpp		RP	Tpp	
1	90%	12/31/98	\$ 7,213	\$ 2,029,410	\$ 64,921	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
2	80%	12/31/99	\$ 14,427	\$ 1,803,920	\$ 57,707	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
3	70%	12/31/00	\$ 21,640	\$ 1,578,430	\$ 50,494	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
4	60%	12/31/01	\$ 28,854	\$ 1,352,940	\$ 43,281	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
5	50%	12/31/02	\$ 36,067	\$ 1,127,450	\$ 36,067	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
6	40%	12/31/03	\$ 43,281	\$ 901,960	\$ 28,854	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
7	30%	12/31/04	\$ 50,494	\$ 676,470	\$ 21,640	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
8	20%	12/31/05	\$ 57,707	\$ 450,980	\$ 14,427	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
9	10%	12/31/06	\$ 64,921	\$ 225,490	\$ 7,213	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
10	0%	12/31/07	\$ 72,134	\$ -	\$ -	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
Totals			\$ 396,738	\$ 10,147,050	\$ 324,604	\$ 396,740		\$ 626,340	\$ 441,940	\$ 237,170	
				RDW	1999 Taxes	\$ 62,634		RDW	1998 Taxes	\$ 42,662	
Total Assess	\$ 2,254,900			Regine	1998 Taxes	\$ 67,911		RDW	1999 Taxes	\$ 62,634	
					Change	\$ (5,277)			Change	\$ 19,972	
					10 Yrs	\$ (52,770)			10 Yrs	\$ 199,720	
										\$ 52,770	
									Gain	\$ 146,950	

FEB 10 1999

Received for Record at 11 o'clock min 36 in Recorder of Deeds

L. J. 2. Riccio

C 4011 / 145-157

5912

11 36

FEB 10 1999

Blair 2. Rice  
Recorder of Deeds

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1999-4

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STABILIZATION PLAN FOR RDW GROUP, INC.

*Approved* February 1, 1999

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**Be it Ordained by the City of Providence:**

SECTION 1. That the findings set forth in the preceding Preamble Clauses are hereby made and confirmed.

No.

CHAPTER

AN ORDINANCE Establishing a  
Tax Stabilization Plan for  
RDW Group, Inc.

DEPT. OF REVENUE  
PROVIDENCE, R.I.

Dec 17 4 55 PM '98

FILED

THE COMMITTEE ON  
FINANCE  
Approves Passage of  
The Within Ordinance

Claire E. Bestwick  
Dec 21, 1998 Clerk

NOV 19 1998  
CITY COUNCIL

FIRST READING  
REFERRED TO COMMITTEE ON  
FINANCE

CLERK

THE COMMITTEE ON

Finance  
discussion Recommends Public Hearing Scheduled  
Claire E. Bestwick Dec 17, 1998  
Dec 7, 1998 Clerk

THE COMMITTEE ON

Finance  
Recommends  
Claire E. Bestwick  
Dec 17, 1998 - Public Hearing  
Clerk

Councilman Hasset



SECTION 2. As long as RDW Group, Inc. owns or operates the facility, it will continue to pay taxes on the facility. RDW Group, Inc. , its successors and assigns, agree that this property will be subject to full taxation at the expiration of the tax treaty. RDW Group, Inc. also agrees not to transfer the property to a tax-exempt entity or to allow any transfer by any subsequent transferee to a tax-exempt entity during the term of the tax treaty. RDW Group, Inc. is also required as a condition precedent to this tax treaty to record notice of the requirement that the property covered by this Ordinance be transferred only to a tax paying entity during the term of the tax treaty in the Land Evidence Records of the City of Providence. Notwithstanding this provision, in the event that the successor to the property does not make the payments under the tax treaty, RDW Group, Inc. will be responsible to make payments in lieu of taxes to the City of Providence in the amounts set forth in the attached schedule during the term of the tax treaty. In the event that the property covered by this Ordinance is transferred to a tax-exempt entity, whether by RDW Group, Inc. or any subsequent transferee to such property, RDW Group, Inc. will be responsible to make payments in lieu of taxes to the City of Providence during the term of the tax treaty equal to the amount of taxes which would have been paid to the City of Providence if such prohibition against transfer to a tax-exempt entity had not been violated. Notwithstanding anything to the contrary herein or in the tax treaty used in connection herewith, the provisions of this Section 2. shall continue to be given full force and effect until such time as the same shall be amended or terminated by majority vote of the City Council of Providence.

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SECTION 8. This Ordinance shall take effect upon its passage.

IN CITY COUNCIL  
JAN 7 1999  
FIRST READING  
READ AND PASSED

*Richard L. Clement*

IN CITY COUNCIL  
JAN 21 1999  
FINAL READING  
READ AND PASSED

*Richard L. Clement*  
ACTING PRESIDENT  
*Richard L. Clement*  
CLERK

APPROVED

FEB 1 1999

*Vincent A. Cianci*  
MAYOR

ASSESSORS OFFICE  
RECEIVED BY CITY ASSESSOR  
PROVIDENCE RHODE ISLAND

Nov 9 3 12 PM '98  
APPLICATION FEE FORWARDED TO  
COLLECTOR

REVIEWED BY ASSESSOR WITH THE  
FOLLOWING RECOMMENDATIONS

11/9/98

DATE

\$ 300.00

AMOUNT

recommend passage  
pending tax analysis

SIGNATURE/DATE/ASSESSOR

\*\*\*

RECEIVED BY CITY COLLECTOR

APPLICANT OWES FOLLOWING TAXES

YEAR

AMOUNT

TAXES ARE PAID IN FULL

ARRANGEMENTS HAVE BEEN MADE

YES

NO

SIGNATURE/DATE/COLLECTOR

\*\*\*

RECEIVED BY BUILDING INSPECTOR  
DATE

11-11-98

PLANS AS REVIEWED MEET ALL CUR-  
RENT CODES/STATUTES OF CITY

YES

NO

NO VIOLATIONS EXIST ON THIS OR  
OTHER PROPERTIES OWNED BY  
APPLICANT

YES

NO

\* VIOLATIONS EXIST AS FOLLOWS

VIOLATIONS HAVE BEEN DIS-  
CUSSED WITH APPLICANT(S)  
ARRANGEMENTS HAVE BEEN  
MADE TO CORRECT SAME

YES

NO

SIGNATURE/DATE/BUILDING INSPECTOR

Ramzi J. Jorga

11-12-98

• complete plans have not been submitted for  
review.

**PAY OF NON-REFUNDABLE APPLICATION FEE  
MUST ACCOMPANY APPLICATION ACCORDING TO  
THE FOLLOWIG SCHEDULE :**

**\$150.00 FOR PERMIT UP TO - \$250,000 (COM/IND)**  
**\$225.00 FOR PERMIT FROM \$251,000 - \$750,000**  
**\$300.00 FOR PERMIT OVER - \$751,000**  
**\$200.00 FOR COMPUTER/TELEPHONE**  
**.001% OF EST. CONSTRUCTION COSTS (RESIDENTIAL)**

1. NAME & ADDRESS OF APPLICANT (IF CORPORATION/PARTNERSHIP, GIVE NAME & TITLE OF CEO FILING APPLICATION).	RDW Group, Inc. 89 Ship Street Providence, Rhode Island 02903 Michael M. Doyle, President
2. IF APPLICANT IS LESSEE, GIVE NAME AND ADDRESS OF OWNER AND SPECIFIC TERMS OF LEASE	
3. LOCATION OF PROPERTY	see attached
4. ASSESSOR'S PLAT AND LOT	see attached
5. DATE & PURCHASE PRICE OF EXISTING PROPERTY	Purchase is subject to tax treaty closing not yet scheduled.
6. COST & PROJECTED DATE OF ADDITIONAL PROPERTY TO BE PURCHASED FOR THIS EXPANSION PROJECT	\$911,500

7. ESTIMATED COST OF EXPANSION/ \$1,688,500 (see attachment)  
RENOVATION. (ATTACH EVIDENCE  
SUPPORTING SUCH FIGURE: COP \_\_\_\_\_  
OF BIDS, CONSTRUCTION CONTRACT,  
ARCHITECT'S CERTIFICATION). GIVE \_\_\_\_\_  
DETAILS AS TO SCOPE OF PROJECT \_\_\_\_\_  
TO BE UNDERTAKEN--# OF STORIES \_\_\_\_\_  
TYPE OF CONSTRUCTION, TOTAL \_\_\_\_\_  
SQ. FT. ETC.) \_\_\_\_\_

8. DESCRIBE EXISTING FACILITY:

# OF STORIES 1 1/4 stories  
# OF SQ. FT./ FLOOR 23,000 sq. ft. + 2,000 sq. ft. storage (bsmt.)  
AGE OF BUILDING(S) 72 years (est.)  
TYPE OF CONSTRUCTION Brick/Concrete/Frame  
INTERIOR CONDITION Poor - former garage  
EXTERIOR CONDITION Poor

9. APPLICATION IS MADE UNDER THE \_\_\_\_\_ a. locate in City of Providence  
PROVISION OF THE ORDINANCE X b. replace section of premises  
FOR THE FOLLOWING REASON(S) \_\_\_\_\_ d. expand building  
(CHECK ONE OR MORE) X e. remodel facility  
\_\_\_\_\_ f. construct new building (s)  
X g. computer/telephone  
\_\_\_\_\_ h. other  
\_\_\_\_\_

10. WILL PROPOSED CONSTRUCTION/ YES X NO \_\_\_\_\_  
ALTERATION INCREASE THE  
EMPLOYMENT AT YOUR COMPANY \_\_\_\_\_

IF YES, GIVE ESTIMATE AS TO We will have the ability to  
NEW POSITIONS TO BE CREATED  
AND JUSTIFICATION FOR SAME increase our Rhode Island workforce  
by 20 positions - 33%

11. WILL THE PROPOSED ALTERATION/ YES \_\_\_\_\_ NO X  
CONSTRUCTION CAUSE ANY OTHER  
FACILITY TO CLOSE? \_\_\_\_\_

12. WILL CONSTRUCTION/ALTERATION YES X NO \_\_\_\_\_  
REQUIRE PURCHASE OF ADDITIONAL  
FURNITURE/FIXTURES/EQUIPMENT? To be determined  
IF YES, GIVE DETAILS AS TO NUMBER  
AND TYPE TO BE PURCHASED \_\_\_\_\_  
\_\_\_\_\_

13. CONSTRUCTION SHALL BEGIN upon approval of the tax treaty  
ANTICIPATED THAT CONSTRUCTION SHALL BE COMPLETED on or about 6/30/99

14. ARE ALTERATIONS/CONSTRUCTION YES X NO \_\_\_\_\_  
PLANS PERMITTED UNDER THE  
PRESENT ZONING;

IF NO, PLEASE ADVISE AS TO \_\_\_\_\_  
WHETHER APPLICATION HAS BEEN \_\_\_\_\_  
OR WILL BE FILED WITH ZONING \_\_\_\_\_  
BOARD OF REVIEW.

HAS HEARING BEEN SCHEDULED? No

IT IS THE UNDERSTANDING OF THE APPLICANT(S) THAT THE EXEMPTION, IF APPROVED, IS APPLICABLE ONLY TO COMMERCIAL/ INDUSTRIAL CONCERNS WHO WISH TO LOCATE IN THE CITY, OR WHO WISH TO REPLACE, RECONSTRUCT, EXPAND OR REMODEL CURRENT FACILITIES; THAT MEET THE APPROVAL OF THE BUILDING INSPECTOR; THAT ALL CURRENT AND PAST TAXES DUE BY THE APPLICANT(S) MUST BE PAID IN FULL; THAT THE EXEMPTION WOULD BE ATTRIBUTABLE ONLY TO THAT PORTION OF THE ASSESSMENT ATTRIBUTABLE TO THIS CONSTRUCTION / RENOVATION; THAT THE EXEMPTION MAY BE REVOKED IN THE EVENT OF FRAUD OR MISREPRESENTATION BY THE APPLICANT(S).

*Paul M. G. President*  
SIGNATURE OF APPLICANT

*Ronald J. Desrosiers*  
WITNESS  
NOTARY

89 Ship St, Providence, RI  
ADDRESS

11/9/98  
DATE

11/9/98  
DATE

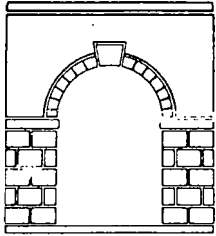
## Application Attachment

### 3. Location of Property

- a. Regine Pontiac @ Smith and Holden Streets
- b. Branch Towing – 145 Holden Street

### 4. Assessor's Plot and Lot

- a. Regine Pontiac  
Plot 68  
Lots 335/678/680/681/711/713/755/756
- b. Branch Towing  
Plot 68  
Lot 709



October 30, 1998

Mr. Michael Doyle, President  
RDW Group, Inc.  
89 Ship Street  
Providence, RI 02903

FACSIMILE

Re: Regine Pontiac Renovation  
193 Smith Street  
Providence, RI

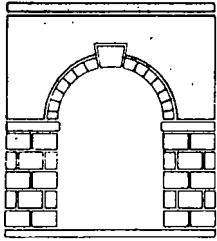
Dear Mike:

Based upon the schematic design we have developed with you and your staff, and in conjunction with our mechanical, electrical and structural engineering consultants, we present the following schematic budget estimate for your project:

**ARCHITECTURAL  
RESOURCES  
INCORPORATED**

- |    |  |               |
|----|--|---------------|
| 1. | Site Acquisition   | \$ 911,500.00 |
| 2. | Professional Fees<br>Architectural Resources Inc.<br>R. I. Analytical, Inc.                | \$ 75,000.00  |
| 3. | Environmental<br>Asbestos  | \$ 25,000.00  |
| 4. | Demolition   | \$ 25,000.00  |
| 5. | Site Development<br>Paving/Striping<br>Sidewalks/Exterior Lighting,<br>Landscaping/Fencing | \$ 125,000.00 |
| 6. | Structural<br>Wind/Seismic Reinforcing<br>Roof Trusses<br>Mansard Trusses                  | \$ 161,000.00 |





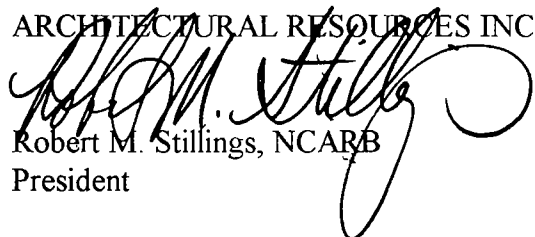
Mr. Michael Doyle  
Page Two  
October 30, 1998

7.	Exterior Architectural Windows Masonry Exterior Finishes Roofing	\$ 230,000.00
8.	Interior Architectural Partitions/Ceilings Doors/Specialties Finishes/Casework Interior Landscape	\$ 345,000.00
9.	Mechanical Plumbing HVAC Fire Protection	\$ 92,000.00 \$ 230,000.00 \$ 138,000.00
10.	Electrical Power Lighting	\$ 184,000.00
	Subtotal	\$2,541,500.00
	Contingency (2.3%)	\$ 58,500.00
	TOTAL PROJECT BUDGET	\$2,600,000.00

This budget as formulated does not include any new furnishings or media equipment nor does it include any environmental items other than asbestos removal.

Sincerely yours,

ARCHITECTURAL RESOURCES INC.

  
Robert M. Stillings, NCARB  
President

RMS/ss

michaeldoylereganebudget

**RDW GROUP, INC.**

COP City of Providence  
Inv Date Inv Number  
11/09/1998 110998

Gross Amt	Discount	Net Amt
300.00	0.00	300.00
-----	-----	-----
300.00	0.00	300.00

14221

Total:

**RDW GROUP, INC.**

89 SHIP STREET  
PROVIDENCE, RHODE ISLAND 02903-4218

CITIZENS BANK OF RHODE ISLAND  
PROVIDENCE, RHODE ISLAND 02903

14221

57-12/115

CHECK NO.

DATE

AMOUNT

11/09/98

\$\*\*\*\*\*300.00

\*\*\*\*\*Three Hundred Dollars and 00/100

PAY  
TO THE  
ORDER  
OF

City of Providence  
25 Dorrance Street  
P.O.Box 203  
Providence, RI 02903

*Patricia Doyle*  
*[Signature]*  
AUTHORIZED SIGNATURE

Security features. Details on back.

⑈014221⑈ ⑆011500120⑆ 118 872 0⑈

Year #	% Abated	Date	Taxes Pd.	Assessment Abated	Taxes Abated	Reccomend	97 Taxes
1	90%	12/31/98	\$ 3,910	\$ 458,280	\$ 35,187	\$ 22,960	\$ 23,717
2	80%	12/31/99	\$ 7,819	\$ 407,360	\$ 31,277	\$ 22,960	\$ 23,717
3	70%	12/31/00	\$ 11,729	\$ 356,440	\$ 27,367	\$ 22,960	\$ 23,717
4	60%	12/31/01	\$ 15,639	\$ 305,520	\$ 23,458	\$ 22,960	\$ 23,717
5	50%	12/31/02	\$ 19,548	\$ 254,600	\$ 19,548	\$ 22,960	\$ 23,717
6	40%	12/31/03	\$ 23,458	\$ 203,680	\$ 15,639	\$ 22,960	\$ 23,717
7	30%	12/31/04	\$ 27,367	\$ 152,760	\$ 11,729	\$ 22,960	\$ 23,717
8	20%	12/31/05	\$ 31,277	\$ 101,840	\$ 7,819	\$ 22,960	\$ 23,717
9	10%	12/31/06	\$ 35,187	\$ 50,920	\$ 3,910	\$ 22,960	\$ 23,717
10	0%	12/31/07	\$ 39,096	\$ -	\$ -	\$ 22,960	\$ 23,717
Totals			\$ 215,030	\$ 2,291,400	\$ 175,934	\$ 229,600	\$ 237,170
Total Assessment	\$ 509,200						

Tangible

Year #	% Abated	Date	Taxes Pd.	Assessment Abated	Taxes Abated	Level Pmts	Tangible	Total	98 Taxes	98 Taxes	Total
						RP	Tpp		RP	Tpp	
1	90%	12/31/98	\$ 7,213	\$ 2,029,410	\$ 64,921	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
2	80%	12/31/99	\$ 14,427	\$ 1,803,920	\$ 57,707	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
3	70%	12/31/00	\$ 21,640	\$ 1,578,430	\$ 50,494	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
4	60%	12/31/01	\$ 28,854	\$ 1,352,940	\$ 43,281	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
5	50%	12/31/02	\$ 36,067	\$ 1,127,450	\$ 36,067	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
6	40%	12/31/03	\$ 43,281	\$ 901,960	\$ 28,854	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
7	30%	12/31/04	\$ 50,494	\$ 676,470	\$ 21,640	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
8	20%	12/31/05	\$ 57,707	\$ 450,980	\$ 14,427	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
9	10%	12/31/06	\$ 64,921	\$ 225,490	\$ 7,213	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
10	0%	12/31/07	\$ 72,134	\$ -	\$ -	\$ 39,674	\$ 22,960	\$ 62,634	\$ 44,194	\$ 23,717	\$ 67,911
<b>Totals</b>			<b>\$ 396,738</b>	<b>\$ 10,147,050</b>	<b>\$ 324,604</b>	<b>\$ 396,740</b>		<b>\$ 626,340</b>	<b>\$ 441,940</b>	<b>\$ 237,170</b>	
				RDW	1999 Taxes	\$ 62,634		RDW	1998 Taxes	\$ 42,662	
<b>Total Assess</b>	<b>\$ 2,254,900</b>			Regine	1998 Taxes	\$ 67,911		RDW	1999 Taxes	\$ 62,634	
					Change	\$ (5,277)			Change	\$ 19,972	
					10 Yrs	\$ (52,770)			10 Yrs	\$ 199,720	
										\$ 52,770	
									Gain	\$ 146,950	