

RESOLUTION OF THE CITY COUNCIL

No. 566

Approved October 4, 2002

Resolution Establishing a Tax Exemption for Civic Center Parking Associates, LLC., pursuant to Section 21-170 of the Code of Ordinances

WHEREAS, The City Council, pursuant to Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, and Sec. 21-170 of the Code of Ordinances has authority to grant an exemption or stabilization of taxes; and

WHEREAS, CIVIC CENTER PARKING ASSOCIATES, LLC has made application under and satisfied the above mentioned sections of the Rhode Island General Laws and Code of Ordinances; and

WHEREAS, CIVIC CENTER PARKING ASSOCIATES, LLC owns the commercial property located at 165 Washington Street, Providence, Rhode Island on Assessors Plat 25 Lot 443; and

WHEREAS, CIVIC CENTER PARKING ASSOCIATES, LLC intends to illuminate the premises located at 165 Washington Street, Providence, Rhode Island on Assessors Plat 25 Lot 443; and

WHEREAS, it is in the interest of the residents of the City of Providence to grant such an exemption to induce the installation of exterior lighting in the City of Providence and such exemption will inure to the benefit of the City.

NOW THEREFORE BE IT RESOLVED:

1. That the findings set forth in the preceding Preamble clauses are hereby made and confirmed.
2. That CIVIC CENTER PARKING ASSOCIATES, LLC agrees that the lighting is designed and installed to illuminate the premises located at 165 Washington Street, Providence, Rhode Island on Assessors Plat 25 Lot 443 and specifically the whole of the streetside facade of the subject building, and any erection or refurbishment of on-street illumination shall meet all code requirements for the installation of such devices, be engaged not later than one-half hour past sundown and shall be disengaged not earlier than three (3) o'clock a.m., be at the property owner's sole expense maintained in good working order, and shall comply with all of the requirements of Sec. 21-170 of the Code of Ordinances.
3. The schedules listed below are based upon information provided to the City Assessor by CIVIC CENTER PARKING ASSOCIATES, LLC, including, but not limited to, installation costs. In the event any of this information is inaccurate or proves to be erroneous or fraudulent or misrepresented or the owner fails to otherwise comply with the requirements of Sec 21-170 of the Code of Ordinances, the City Council may terminate the exemption prior to the expiration thereof.
4. That the real property taxes payable to the City by CIVIC CENTER PARKING ASSOCIATES, LLC during the term of this exemption shall be based upon the real property tax assessment of December 31, 2001. This exemption is conditioned

APPROVED

John Lombardi

MAYOR

John Lombardi

OCT 04 2002

IN CITY COUNCIL

APR 4 2002

FIRST READING

REFERRED TO COMMITTEE ON

FINANCE

Michael R. Chant

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

John M. Steen
9-24-02 Clerk

Councilman Jackson (By Bequest)

upon CIVIC CENTER PARKING ASSOCIATES, LLC owing no back taxes to the City of Providence or remaining current on a payment plan approved by the City Collector. Failure to make said timely payments shall render this exemption null and void at the sole discretion of the City of Providence. The exemption being rendered null and void shall require the owner to pay all taxes and fees as due and owing as if no exemption had been approved.

5. That the city in accordance with Section 44-3-9 of the General laws of the State of Rhode Island and Sec. 21-170 of the Code of Ordinances hereby grants an exemption from taxation on real property owned by CIVIC CENTER PARKING ASSOCIATES, LLC and located at 165 Washington Street, Providence, Rhode Island on Assessors Plat 25 Lot 443 in the annual amount of \$2,142.86 for a period of seven consecutive years, commencing with the tax assessment as assessed for December 31, 2001.

6. That if the real property located at 165 Washington Street, Providence, Rhode Island on Assessors Plat 25 Lot 443 is transferred during the exemption period, and the transferee continues to meet the conditions hereof, the exemption shall run with the land and benefit the transferee so long as the property continues to be used for industrial, commercial or residential purposes and the transferee could otherwise qualify for the exemption as if the transferee had filed the original application for the exemption.

7. This Resolution shall take effect upon its passage.

IN CITY COUNCIL
OCT 3 2002
READ AND PASSED
Deborah A. Gomez
PRES. ACTING
Michael R. Clement
CLERK

John Lombardi
OCT 04 2002

APPROVED
John Lombardi

MAYOR

CIVIC CENTER PARKING ASSOCIATION LLC

Property Type	COMMERCIAL
Property Location	40 FOUNTAIN STREET
Total Property Assessment	\$ 4,559,000.00
Maximum Tax exemption allowed by Ordinance (50% of 75,000.)	\$ 37,500.00
Maximum Tax exemption allowed for subject property @ 10% of Assessed Value or 50% of \$75,000(lesser amt.)	\$ 37,500.00
Project Cost @100%	\$ 30,000.00
Maximum Tax exemption allowed for subject property @ 50% of Project Cost	\$ 15,000.00
ANNUAL TAX EXEMPTION (Pro-rata amount for seven(7) years)	\$ 2,142.86



No. _____

City of Providence
ILLUMINATE PROVIDENCE
(Carefully read Instructions)

Name of Owner CIVIC CENTER PARKING ASSOCIATES, LLC
Owner's Address 40 FOUNTAIN ST. PROV. R.I. 02902
Subject Property Address 165 WASHINGTON ST. PROV. R.I. 02903
Contact Person JOSEPH DiBATTISTA Phone # (401) 272-0962

Plat/Lot 25 / 44.3Purchase Date 1985Land Value 1,864 MPurchase Price 3,000 MBldg. Value 2,695 MOriginal Mortgage 2,900 MTotal Value 4,559 MProperty Type/Code Comm# of Leased Units 456 PARKING SPACESAge of Subject 37 YRSLease Term N/AConstruction Type MASONRY OPEN PARKING STRUCTURETenants Tax Clause N/AStory Height/# of Stories 4/5Elevator: Passenger Freight: In/OutBuilding Sq. Ft. 140 M SF

Rental Spaces/Sq. Ft. _____

Size: Owner's Space N/AUtilities Supplied WATER/SEWER/ELEC.

Improvements Made Last 7 years: # of Permits: Code Violations

MAINT. & REPAIR ONLY - NO CODE VIOLATIONS

Tax Status

Subject Property: Current (Y) NPrevious Years Owed: Y (N)

Other Owned Property: Current Y N

Previous Years Owed: Y N

N/AN/A

I, the undersigned, certify that the above is true and exact to the best of my knowledge and that I have read and understand fully the instructions and procedures.

Signed _____

JOSEPH DiBATTISTA

Date 12.4.01



ILLUMINATE PROVIDENCE

Instructions

1. Type or print all information.
2. All questions must be answered fully.
3. For any income producing properties, an income and expense statement must accompany the application. Statement should cover period ending December 31st last.
4. Any supportive information you deem necessary may be submitted and attached hereto.
5. Attach two photographs of the subject premises: One of the front of the premises; the other of the right side. Give date photographs were taken.
6. All requests for Tax Credits must be received at City Assessor's Office
7. Filing Fee \$100.00 Dollars
8. Important: Please attach all documentation pertaining to lighting costs:

CIVIC CENTER PARKING ASSOC., LLC
165 WASHINGTON ST
PROVIDENCE, RI 02903

Dec. 3, 2001

Mr. Thomas Rossi
Providence Tax Assessor
25 Dorrance St.
Providence, RI 02903

Dear Mr. Rossi:

The attached application for "Illuminate Providence" external lighting of our parking facility is complete with:

1. Application
2. Check for \$ 100.00
3. Copy of Electrical Exterior Lighting Drawing E1.5
4. Letter of Costs from the Contractor
5. Copy of Invoice from the architectural firm.
6. Pictures of Front & Side of facility

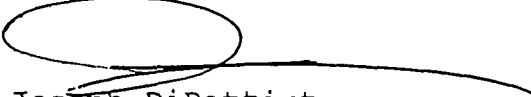
Costs for the project are as follow:

General Contractor- Banks Building Co. \$ 27,230.00

Architectural - Hybrid Parking Solutions
Exterior portion of lighting design
Allocated from Invoice of 10/5/01 2,500.00

Total Project Cost \$ 29,730.00

Sincerely,


Joseph DiBattista
Civic Center Parking Associates, LLC

civlet

BANKS

Building Company, LLC

December 3, 2001

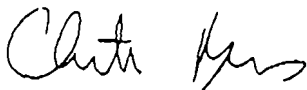
Mr. Joseph DiBattista
Civic Center Parking Associates
40 Fountain Street
Providence, RI 02903

Dear Mr. DiBattista:

As requested, Banks Building Company, LLC is providing you a quote to provide the electrical work as detailed on the Plan Sheet E1.5, Electrical Exterior Lighting, dated June 20, 2001, rev. 0. This scope of work will include all the labor, material and supervision for the installation of the fixtures with the designations SL4 and SL5. Banks Building is pleased to provide this service to you for the lump sum price of \$27,230.00.

If you would like to proceed with this scope of work, please send us a Notice to Proceed. We estimate the work will be completed within four weeks from receipt of the notice.

Very truly yours,



Christopher Reynolds, PE
Project Manager

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

DATE	PLAT	LOT	UNIT	LOCATION	CERT#	PAGE
MAR 18 2002	25	443	0000	191 WASHINGTON	49483	1

Assessed Owner CIVIC CENTER PARKING ASSO

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

YR	BILL NUMBER	TYPE	ORIGINAL TAX	AMOUNT PAID	BALANCE DUE	INTEREST	BILL NAME
01	02504430000	REAL	155,325.13	116,493.84	38,831.29	0.00	CIVIC CENTER PARKI
			=====	=====	=====	=====	
			155,325.13	116,493.84	38,831.29	0.00	

OTHER OUTSTANDING ITEMS:

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

PLEASE CONTACT THE WATER SUPPLY BOARD AT 521-6300
PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 277-6665

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

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

MAILED TO: XX
XX
XX

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jrossi