

# RESOLUTION OF THE CITY COUNCIL

*No.* 565

*Approved* October 4, 2002

Resolution Establishing a Tax Exemption for Emanon Associates, LP 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 City Ordinance Sec. 21-170 of the Code of Ordinances has authority to grant an exemption or stabilization of taxes; and

WHEREAS, EMANON ASSOCIATES, LP has made application under and satisfied the above mentioned sections of the Rhode Island General Laws and the Code of Ordinances; and

WHEREAS, EMANON ASSOCIATES, LP owns the commercial property located at 40 Fountain Street, Providence, Rhode Island on Assessors Plat 25 Lot 150; and

WHEREAS, EMANON ASSOCIATES, LP intends to illuminate the premises located at 40 Fountain Street, Providence, Rhode Island on Assessors Plat 25 Lot 150; 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 EMANON ASSOCIATES, LP agrees that the lighting is designed and installed to illuminate the premises located at 40 Fountain Street, Providence, Rhode Island on Assessors Plat 25 Lot 150 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 EMANON ASSOCIATES, LP, 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 EMANON ASSOCIATES, LP during the term of this exemption shall be based upon the real property assessment of December 31, 2001. This exemption is conditioned upon EMANON ASSOCIATES, LP 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

*John Jackson*  
**APPROVED**

---

**MAYOR**

*John Lombardi*

OCT 04 2002

IN CITY COUNCIL  
APR 4 2002  
FIRST READING  
REFERRED TO COMMITTEE ON  
FINANCE

*Richard R. Christ*

THE COMMITTEE ON  
FINANCE  
Approves Passage of  
The Within Resolution

*Ann M. Stein*  
9.24.02 Clerk

*Councilman Jackson (By Bequest)*

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 EMANON ASSOCIATES, LP and located at 40 Fountain Street, Providence, Rhode Island on Assessors Plat 25 Lot 150 in the annual amount of \$2,000.00 for a period of seven consecutive years commencing with the tax assessment as assessed on December 31,2001.

6. That if the property located at 40 Fountain Street, Providence, Rhode Island on Assessors Plat 25 Lot 150 is transferred during the exemption period, and the transferee continues to meet the conditions hereto, 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 an exemption as if the transferee had filed the original application.

7. This Resolution shall take effect upon its passage.

IN CITY COUNCIL  
OCT 3 2002  
READ AND PASSED

*Belinda A. Young*  
PRES. ACTING  
*Michael R. Omer*  
CLERK

*John Lombardi*

OCT 04 2002

APPROVED

*John Lombardi*

MAYOR

## EMANON ASSOCIATES LP

Property Type	Commercial
Property Location	40 Fountain Street
Total Property Assessment	\$ 5,931,400.00
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%	\$ 28,000.00
Maximum Tax exemption allowed for subject property @ 50% of Project Cost	\$ 14,000.00
<b>ANNUAL TAX EXEMPTION (Pro-rata amount for seven(7) years)</b>	<b>\$ 2,000.00</b>

**Illuminate Providence**  
**Application**

No. \_\_\_\_\_

Name of Owner: EMANON ASSOCIATES, LP

Owners Address: 40 FOUNTAIN ST. PROV. RI 02903

Subject Property Address (SAME)

Contact Person: JOSEPH DiBATTISTA Phone # (401) 272-0963

Plat/Lot: AP 25 LOT 150

Purchase Date 1977

Land Value: \$930,000

Purchase Price 2,500,000

Bldg. Value: \$900,000

Original Mortgage: 2,000,000

Total Value: \$5,930,000

Property Type/ Code: COMMERCIAL

Age of Subject: 75+ YRS

Construction Type: MASONRY

Story Height/  
# of Stories: 8 STORIES

Building Sq. Ft.: 9200 S.F. FOOTPRINT  
8 FLOORS - 73,600 S.F. TOTAL

Improvements made last 7 years: # of Permits: Code violations

APPROX 10 PERMITS

INTERIOR RENOVATIONS

NO CODE VIOLATIONS

**Tax Status**

If yes describe on reverse.

Subject Property: Current:

(Y)

(N)

Previous Years Owed:

Y

(N)

Other Owned Property: Current:

(Y)

N

Previous Years Owed:

Y

(N)

**Building Code Status**

If yes describe on reverse.

Subject Property Violations

Y

(N)

Other Owned Property Violations

Y

(N)

Subject Property meet Zoning Requirements:

(Y)

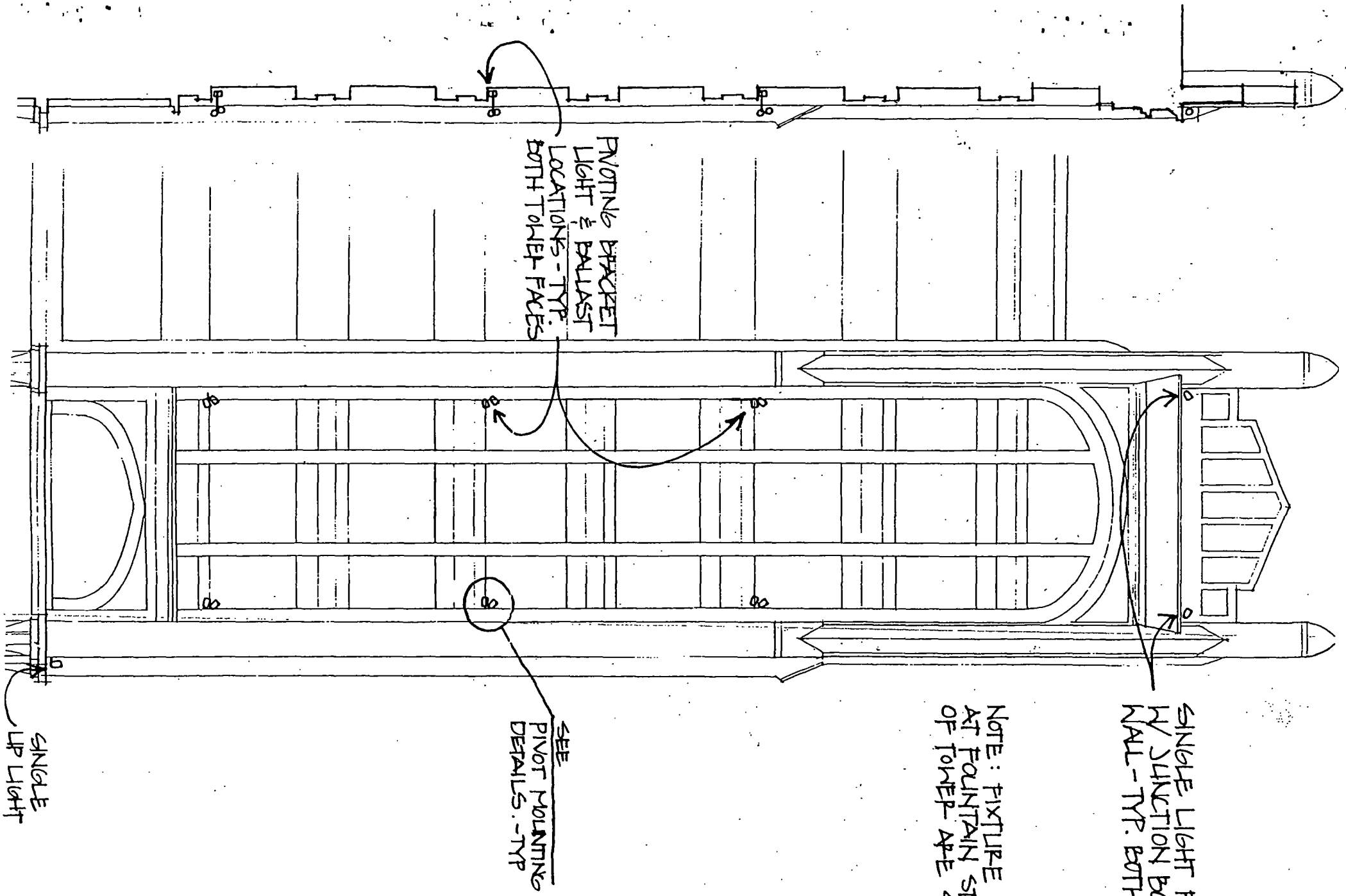
N

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 \_\_\_\_\_

Date 8.9.01

APPLICATION FEE: \$100.00



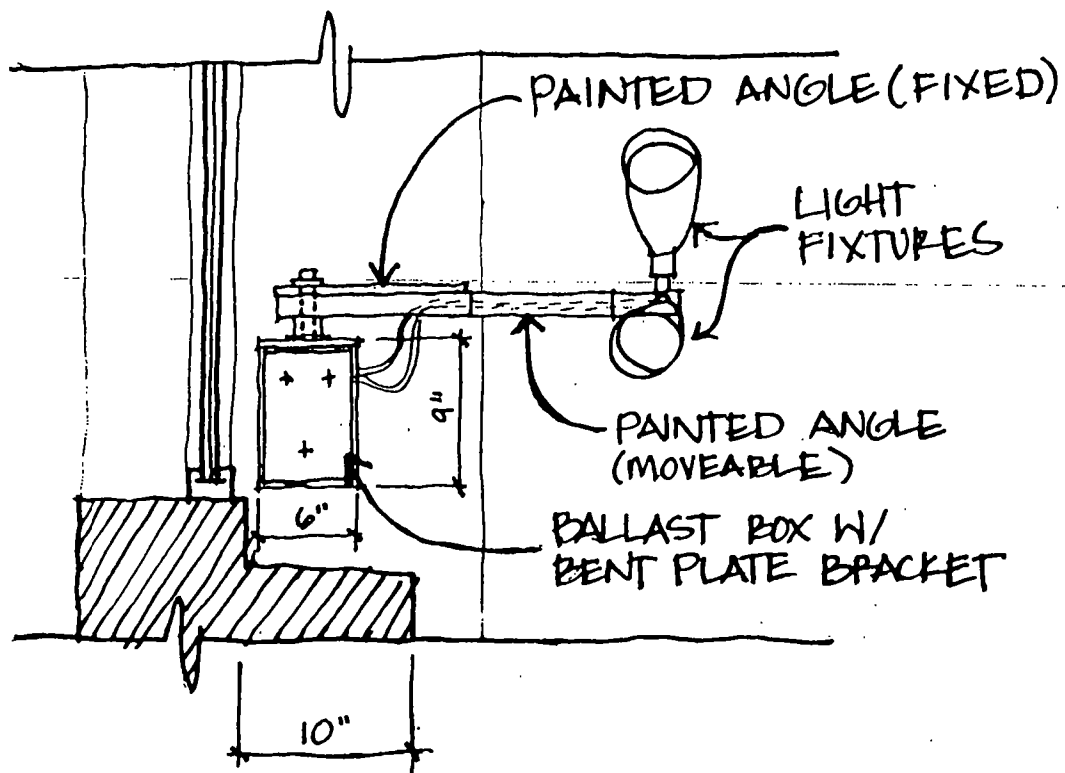
IOR LIGHTING

HOGAN/MACAULAY ARCHITECTS

112 Union Street Providence, RI

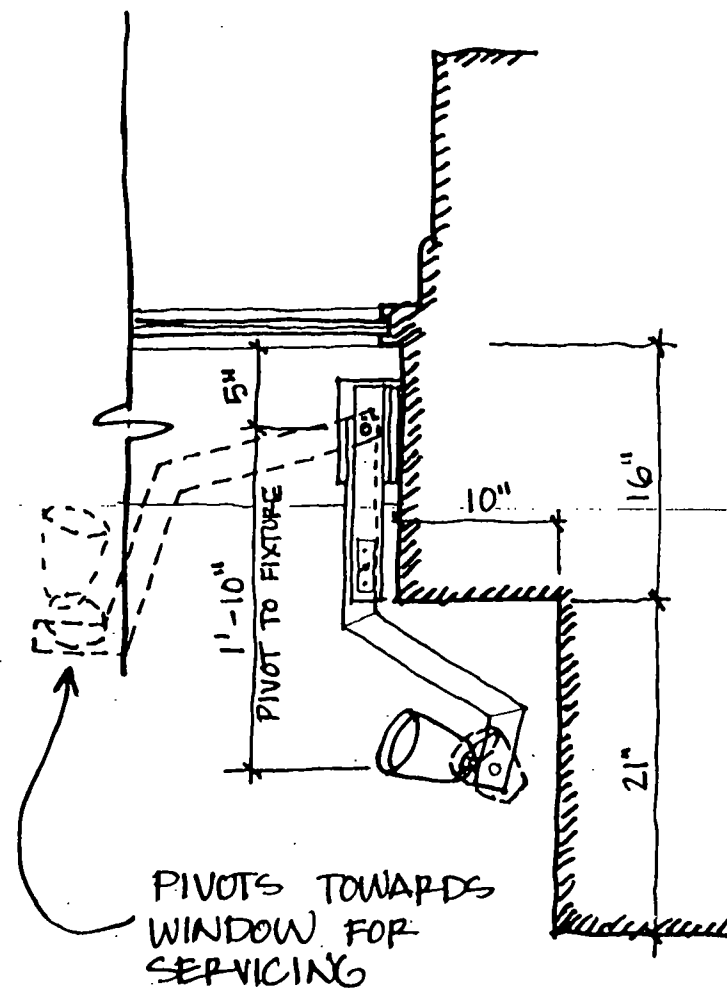
tel. 401-453-3525

401-453-3520



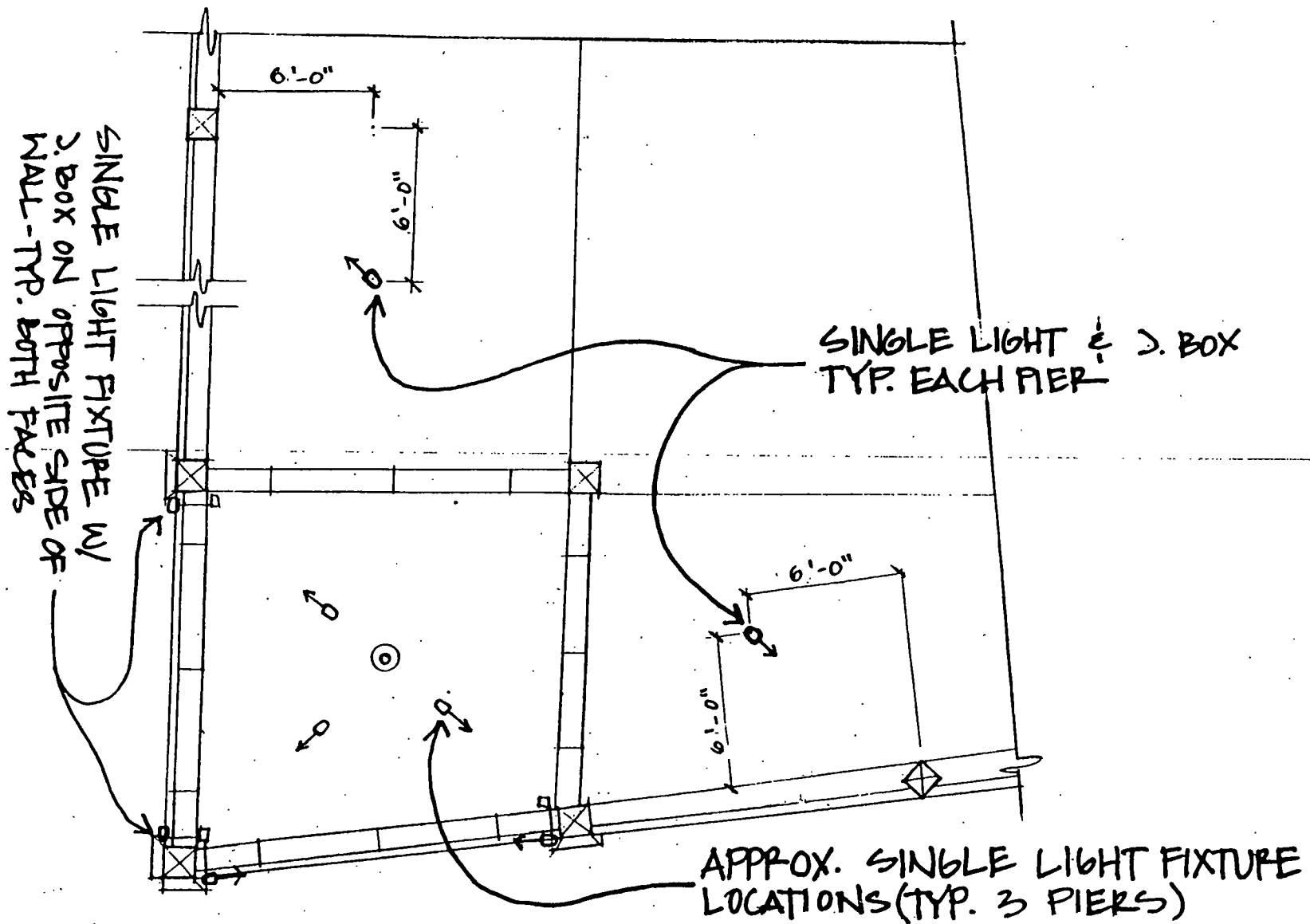
ELEVATION OF LIGHTING ARM

SCALE: 1" = 1'-0"



PLAN OF ARM

SCALE: 1" = 1'-0"



## ROOF PLAN @ TOWER

GARDNER BUILDING - EXTERIOR LIGHTING

5/23/99

HOGAN/MACAULAY ARCHITECTS

112 Union Street Providence, RI

tel. 401-453-3525

fax 401-453-3530



# PARK ELECTRIC

Electrical Contractor

11 NEUTACONKANUT ROAD

EMANUEL ASSOCIATES JOHNSTON, RHODE ISLAND 02919

40 FOUNTAIN ST.  
PROVIDENCE, R. I.

ATT: MR. JOSEPH D. BATTISTA

8-6-2001

QUOTATION: GARDNER BUILDING TOWER LIGHTING

TO SUPPLY AND INSTALL 33 FIXTURES AS DESIGNATED ON PRINT. TWELVE FABRICATED BRACKETS MADE BY COBRA MFG WILL BE INSTALLED. THE DESIGN IS THE SAME AS PROVIDED TO YOU FOR APPROVAL.

THE FIXTURE APPROVED BY YOU IS THE ONE WE DISPLAYED. IT IS A 175 WATT METAL HALIDE MANUFACTURED BY GREENLEE LIGHTING.

CONTROL AND CIRCUIT WIRING WILL BE SUPPLIED FROM PANEL IN TENT HOUSE. BALLAST FOR FIXTURES WILL BE LOCATED IN PODS EXCEPT FOR ROOF FIXTURES WHICH WILL BE LOCATED WITH EACH UNIT. CIRCUIT AND UNIT WIRING WILL BE CONCEALED IF POSSIBLE, WHEN IT ISN'T SURFACE METAL RACEWAY OR TUBING (EMT) WILL BE USED.

OUR QUOTATION FOR THE ABOVE WORK MATERIALS AND LABOR IS \$27,782.20 (TWENTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY-TWO DOLLARS <sup>20</sup>/<sub>100</sub>).

THANK YOU  
Frank DeSimone

October 8, 1998

Mr. Joseph DiBattista  
Emanon Associates  
40 Fountain Street  
Providence, RI 02903

Re: Gardner Building Illumination

Dear Mr. DiBattista:

Thank you for your interest in *Illuminate Providence*. After all our work with the Providence Foundation to develop the master plan, it is gratifying now to follow through with its implementation.

The polychrome corner tower of the Gardner Building gives it a distinctive character and appeal. We propose to develop a lighting scheme accentuating the corner tower as its signature element. Illumination will give it a real presence in the nighttime views from Kennedy Plaza and Waterplace, and help enliven the image of downtown at night.

Our work process for lighting designs involves three phases: schematic design, development and specification, and installation review and focussing. Our work would proceed as follows:

- *Schematic design:* We will develop and present a lighting concept scheme for your approval with preliminary types and locations of fixtures. Based on this we will provide a preliminary estimate of fixture costs.
- *Development and specification:* From the approved scheme we will develop the desired photometric performance, locations, and angles for fixtures, and work with fixture manufacturers to develop specifications and details necessary for ordering and installation.
- *Installation review and focussing:* We will review fixture submittals and shop drawings, review the installation, and work with the electrician for one nighttime focussing session.
- *Fee:* The above services will be performed for a fee of \$2,200.

Presentation to regulatory/review bodies and any necessary preparations will be billed at our hourly rates: \$90/hour principals, \$65/hour staff, \$45/hour draftsman. Photographic, reproduction, mock-up materials, and long distance telephone expenses will be reimbursable. The services of an electrical engineer and specification of control systems is not included in this proposal.

Payment schedule: 30% at commencement, 30% at completion of schematic design, 25% at delivery of specification package, with the remainder on completion of installation.

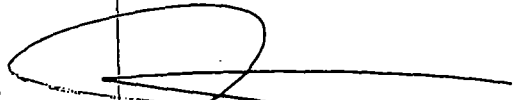
If this is acceptable to you, please sign and return a copy of this proposal to us. We look forward to working with you.

Sincerely,



Robert Hogan

Accepted: \_\_\_\_\_



Joseph DiBattista, Emanon Associates

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	150	0000	38 FOUNTAIN	49481	1

Assessed Owner EMANON ASSOCIATES LP

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	02501500000	REAL	202,082.80	151,562.07	50,520.73	0.00	EMANON ASSOCIATES
			=====	=====	=====	=====	
			202,082.80	151,562.07	50,520.73	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: XXX  
XXX  
XXX

\_\_\_\_\_  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

jrossi

CHARLES R. MANSOLILLO  
City Solicitor

VINCENT A. CIANCI, JR.  
Mayor



**Department of Law**

March 19, 2002

Michael Clement  
City Clerk  
City Hall  
Providence, RI 02903

Dear Mr. Clement:

City Solicitor Mansolillo requests that the enclosed Resolutions be placed on the docket for the next City Council meeting in the name of Councilman Jackson (by request). City Solicitor Mansolillo has received approval from Councilman Jackson.

If you have any questions, do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script that reads "Jennifer Hoopis D'Ambra".

Jennifer Hoopis D'Ambra  
Assistant City Solicitor

JHD:cmr  
Enclosures

EMANON ASSOCIATES L.P.  
PROVIDENCE, RHODE ISLAND 02903

3808

VENDOR ID: PROVTAX  
PAYEE: CITY OF PROVIDENCE

CHECK NO.: 3808

DATE: 09/18/01  
MEMO: APPL FEE ILLUMINATE PROV.

CHECK TOTAL: \*\*\*\*\*\$100.00

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER.

EMANON ASSOCIATES L.P.  
40 FOUNTAIN STREET  
PROVIDENCE, RHODE ISLAND 02903



3808

NUMBER

57-1/115

CHECK NO. 3808

PAY: ONE HUNDRED DOLLARS

DATE

AMOUNT

09/18/01

\*\*\*\*\*\$100.00

TO THE  
ORDER  
OF  
CITY OF PROVIDENCE  
PO BOX 203  
PROVIDENCE, RI 02901-0203

AUTHORIZED SIGNATURE

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

003808 0115000101555 31116

VENDOR ID: PROV TAX  
PAYEE: CITY OF PROVIDENCE

CHECK NO.: 3845

DATE: 10/23/01

MEMO: ILLUM PROV APPL FEE

*Replaced CK # 1808 9/19/01*

*Duplicate*

CHECK TOTAL: \$100.00

EMANON ASSOCIATES L.P.

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

ONE HUNDRED DOLLARS



CHECK NO. 3845  
NUMBER

3845

57-11/15

10/23/01

\*\*\*\*\*\$100.00

PAY

DATE

AMOUNT

CITY OF PROVIDENCE

PO BOX 203

PROVIDENCE, RI 02901-0203

TO THE

ORDER

OF

*[Signature]*

AUTHORIZED SIGNATURE

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.

VENDOR ID: PROV TAX

PAYEE: CITY OF PROVIDENCE

CHECK NO: 3845

DATE: 10/23/01

MEMO: ILLUM PROV APPL FEE

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
FEB 13 2002	25	150	0000	38 FOUNTAIN	48525	1

Assessed Owner EMANON ASSOCIATES LP

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	02501500000	REAL	202,082.80	151,562.07	50,520.73	0.00	EMANON ASSOCIATES
			202,082.80	151,562.07	50,520.73	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: TAX ASSESSOR  
25 DORRANCE STREET  
PROVIDENCE, RI 02903

  
ROBERT P. CEPRANO  
TAX COLLECTOR

MARC CASTALDI, DEPUTY.

rceprano