

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 2007-16

No. 27 **AN ORDINANCE** ESTABLISHING AND
GRANTING A TAX STABILIZATION PLAN FOR PROVIDENCE
PIERS, LLC, ON BEHALF OF TAX ASSESSOR'S LOT 630 OF PLAT
46, BEING DESIGNATED THE CONLEY WHARF PROJECT

Approved January 8, 2007

Be it ordained by the City of Providence:

WHEREAS, the City Council of the City of Providence, pursuant to the General Laws of the State of Rhode Island, as amended from time to time, and Sections 21-160 through 21-172 of the Code of Ordinances of the City of Providence, has the authority to exempt real and personal property used for manufacturing, commercial, and/or residential purposes from the payment of property taxes, or to stabilize said taxes, if the granting of the exemption or stabilization plan inures to the benefit of the City of Providence by reason of physical improvements within the City of Providence which will result in long-term economic benefit, and/or by reason of the willingness of a commercial enterprise to construct new buildings or to replace, reconstruct, renovate, convert, expand, retain or remodel existing buildings; and

WHEREAS, the City Council of the City of Providence enacted Section 21-169 of the Code of Ordinances of the City of Providence whereby eligible properties, upon application, may be granted tax stabilization by the Providence City Council upon finding that project will incur to the benefit of the citizens of the City of Providence (Section 21-169 property); and,

WHEREAS, the City Council of the City of Providence enacted Section 21-172 of the Code of Ordinances of the City of Providence whereby eligible properties, defined as properties designated on the landmark list as part of the mill restoration program and the arts and entertainment district in the City of Providence as approved by the City Council and certified by the building inspector of the City of Providence as in need of substantial rehabilitation, may be provided tax considerations, upon application, for a

No.

CHAPTER
AN ORDINANCE

IN CITY COUNCIL
NOV 16 2006
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE

Ann M. Steen CLERK

THE COMMITTEE ON

Finance
Recommends
Ann M. Steen
11-20-06 CLERK

Public Hearing

Public Hearing
Held 12-11-06

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Ordinance, As Amended

Lori L. Hayes
12-11-06 Clerk

Councilman Agonte

period beginning with the assessments of December 31, 2000 up to and including December 2011, so that the annual taxes on the eligible and approved land and buildings for this period shall equal the taxes based on the assessment date of December 31, 2000 for the tax year 2001, regardless of any increase in value attributable to the substantial rehabilitation undertaken, provided such rehabilitation commences prior to December 31, 2005, with any business or businesses located in such eligible and approved property or moving to such property from outside the City of Providence being considered, by application, for a tax program taxing their tangible personal property at the rate of \$33.44 per thousand dollars of assessed value for the same period as discussed above (Section 21-172 property)

WHEREAS, there is underdeveloped land and improvements in need of renovation located at 200 Allens Avenue, Providence, Rhode Island, more specifically described as Tax Assessor's Plat 46, Lot 630, a portion of which is Section 172 property and a portion is Section 21-169 property, the whole of which to be treated under Section 21-172; and

WHEREAS, Providence Piers, LLC (defined below as the "Project Owner"), as the property owner of said Lot 630 of Plat 46 has made application under Sections 21-169 and 21-172 of the Code of Ordinances of the City of Providence for tax stabilization, the whole to be treated under Section 21-172, and has satisfied each condition of said sections of the Code of Ordinances of the City of Providence in relation to its "Conley Wharf Project," more particularly described in its application to the City Council of the City of Providence for consideration of its request for tax stabilization as attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Project Owner has evidenced a willingness to renovate the existing improvements on the Project Site, as hereinafter defined, to create a mixed-use complex featuring a "banquet facility" consisting of approximately five thousand five hundred (5,500) square feet ("Patrick's Pier One"), a "meeting facility" of approximately three thousand five hundred (3,500) square feet for use by not-for-profit entities ("Conference Center"), upon request, for no fee, and approximately thirty-two thousand (32,000) square feet for artist studio space to be rented to Artists (defined below) at below market rates of \$6.00 per square feet for a term not less than five (5) years and a

second term of five (5) years for no more than \$9.00 per square foot ("Artist Studio Space"); and

WHEREAS, it is in the public interest to provide and attract new residential and retail/commercial/warehouse uses as envisioned in the Conley Wharf Project; and

WHEREAS, the Conley Wharf Project shall incorporate three (3) buildings to undergo substantial rehabilitation, as certified by the building inspector of the City of Providence, for commercial and artist studio space, with related parking, uses as located on Lot 630 of Tax Assessor's Plat 46; and

WHEREAS, the City Council of the City of Providence has determined that the Conley Wharf Project will assist the City of Providence in its mill restoration program by renovating buildings designated on its landmark list and contributing to the economic well-being of the City of Providence by renovating existing structures and providing below market rentals for artists, thereby increasing the tax base of the City of Providence, expenditures by guests and residents of the City of Providence and employment opportunities in the City of Providence; and

WHEREAS, the City Council of the City of Providence has determined it is in the interest of the residents of the City of Providence to grant such tax stabilization to the Conley Wharf Project so as to induce the renovation of mill buildings in the City of Providence, and such tax stabilization will inure to the long-term benefit of the City of Providence:

Be It Ordained by the City of Providence:

Section 1. That the findings set forth in the preceding recitals are hereby made and confirmed in their entirety.

Section 2. Definitions. The following terms shall have the meanings set forth herein:

(a) "Artists" means those individuals, working individually or collectively, in the categories of visual, performing and/or literary arts, architects and designers in conformance with the eligibility guidelines propounded by PCIS, amended from time to time, as attached herein and incorporated by reference.

(b) "Commencement Date" means the date of passage of this ordinance.

(c) "Personal Property" means any and all tangible personal property, including, but not limited to, all fixtures, equipment, furnishings and other personal property, now or hereafter located at the Project Site, as hereinafter defined.

(d) "Project" means and shall consist of the complete interior/exterior renovation of the Real Property, as hereinafter defined, so as to provide for a "banquet facility" consisting of approximately five thousand five hundred (5,500) square feet for use for the general public for a fee ("Patrick's Pier One"), a "meeting facility" of approximately three thousand five hundred (3,500) square feet for use by not-for-profit entities ("Conference Center"), upon application, for no fee, and approximately thirty-two thousand (32,000) square feet for use by Artists for working studio and/or gallery space at the Project Site ("Artist Studio Space") for not more than \$6.00 per square foot for a period not less than five (5) years from the date of passage of this ordinance (Initial Term) nor more than \$9.00 per square feet for the five (5) year period following the Initial Term (Second Term).

(e) "Project Owner" means Providence Piers, LLC, being a Rhode Island limited liability company, or any successor and/or assign permitted hereunder.

(f) "Project Site" means the land, as well as improvements found thereon, designated as Lot 630 of Assessor's Plat 46 located at 200 Allens Avenue, Providence, Rhode Island, more particularly described in the application made by Project Owner to the City Council of the City of Providence for consideration for tax stabilization as attached hereto and incorporated herein by reference as Exhibit A.

(g) "Project Taxable Properties" means, collectively, the Project Site, as proposed, the Real Property Improvements, as hereinafter defined, and the Personal Property, together constituting the Project.

(h) "Real Property Improvements" means all structures, buildings, renovations and improvements currently proposed to be located at the Project Site as identified in Exhibit A as attached hereto; provided, that it is understood that any material additional improvements, excluding customary repairs and renovations, shall require an amendment of this tax stabilization ordinance.

(i) "Stabilized Tax Payment(s)" means, with respect to the Project Taxable Properties, the amounts listed on the attached schedule found on Exhibit B, as prepared

by the tax assessor of the City of Providence and attached hereto and incorporated herein by reference.

(j) "Termination Date" means June 30 of the year in which Stabilized Tax Payment(s) based on the December 31, 2011 assessment date are to be paid in full.

Section 3. Tax Stabilization. That the City of Providence hereby grants to the Project Owner for the Project Site the stabilized assessment at the stabilized tax rate in accordance with Exhibit B, as attached hereto, for the period commencing as of the December 31, 2005 assessment date through the dates shown on Exhibit B.

Section 4. Term. The term of the tax stabilization hereby granted shall be for a period commencing on the Commencement Date and terminating on the Termination Date, all as more particularly described on Exhibit B, as attached hereto, unless earlier terminated as provided herein.

Section 5. Stabilized Tax Payments. As long as Project Owner, or any permitted transferee, owns or operates the Project Site, it will continue to make the Stabilized Tax Payment(s) as set forth in Exhibit B as attached hereto, during the term of this tax stabilization plan. Project Owner, and any transferee permitted hereunder, agrees that the Project Site will be subject to taxation, without regard to any tax stabilization, as of the Termination Date and thereafter. Project Owner agrees not to transfer the Project Site, or any portion thereof, to any tax-exempt entity which does not waive in writing its exemption and right to assert any exemption from any real and/or personal property taxes assessed by the City of Providence ("Waiver") or to allow any transfer by any subsequent transferee to any tax-exempt entity which does not also provide such Waiver during the term of this plan to stabilize taxes. Project Owner is required as a condition precedent to this tax treaty to record notice in the Land Evidence Records of the City of Providence of the requirement that the subject property covered by this ordinance be transferred only to a tax paying entity or to a tax exempt entity which provides such Waiver as long as this agreement is in effect. In the event that the subject property covered by this ordinance is transferred to a tax-exempt entity without such Waiver, despite the prohibition against such transfer, whether by Project Owner or any subsequent transferee of such property, Project Owner will be responsible to make payments in lieu of taxes to the City of Providence equal to the amount of taxes as set

forth in Exhibit B, as attached hereto, which would have been paid to the City of Providence if such prohibition against transfer to a tax-exempt entity without a Waiver had not been violated. In the event that Project Owner shall divide the Project Site or convert all or any portion thereof into residential and/or commercial condominium or a cooperative, such residential and/or commercial condominium and/or cooperative so converted and sold as a condominium and/or cooperative unit shall, upon recording of the deed for transfer of such unit by the Project Owner to a third party purchaser, no longer be covered under this ordinance and shall be subject to taxation without regard to any tax stabilization agreement (the remaining portion of the Project to be prorated accordingly and the Tax Stabilized Payments scheduled hereunder will thereby be reduced accordingly), provided that Project Owner provides written notice of any such sale to the tax assessor of the City of Providence indicating the name(s) of the purchaser, the date of purchase and the purchase price of the unit sold, otherwise said unit shall remain as a part of the tax payments due from Project Owner.

Section 6. Payment of Taxes. The following shall pertain to the payment of taxes set forth herein:

(a) Project Owner shall make Stabilized Tax Payment(s) to the City of Providence as prescribed in the attached schedule set forth in Exhibit B in lieu of all other real property and personal property taxes and assessments of every kind and nature which would now or hereafter otherwise be levied upon the Project and the City of Providence agrees to accept the Stabilized Tax Payments in lieu of all such other real property and personal property taxes.

(b) Stabilized Tax Payment(s) due to the City of Providence, pursuant to the terms of this agreement, may be made in either a lump sum during the first quarter of the applicable tax year or in equal quarterly installments. If quarterly payments are to be made, they shall be due on the same dates that quarterly taxes are due for all other taxpayers in the City of Providence for property taxes and similarly subject to interest and late fee penalties if not timely made.

(c) It is understood by the parties that the Stabilized Tax Payment(s) made hereunder are tax payments; and, the Project Owner shall be entitled to all the rights, privileges, and obligations of a taxpayer in the City of Providence.

(d) The liability for the Stabilized Tax Payment(s) due and owing under this agreement shall constitute an obligation of Project Owner, and the City of Providence shall be granted by the Project Owner a lien on the Project Taxable Properties, which lien shall be of the same priority and entitle the City of Providence to the same foreclosure remedy as the lien and foreclosure remedy provided under applicable laws and ordinances with respect to real and personal property taxes, not subject to a tax treaty or this agreement.

Section 7. Satisfaction of Obligations. The City of Providence agrees that so long as the Stabilized Tax Payment(s) are made by the Project Owner in accordance with the terms of this agreement, the City of Providence shall, during the term of this agreement, accept said payments in full satisfaction of the obligations of the Project Owner as to the payment of any and all taxes and property assessments to the City of Providence which would otherwise be levied upon or with respect to the Project Taxable Properties, including future customary repairs and customary renovations of the Real Property Improvements and the Personal Property which may now exist or which may hereafter be placed or erected thereon or located thereat or used therein, but excluding material renovations or improvements beyond that contemplated in the Project.

Section 8. Minority and Local Contractors/Vendors. It shall be the goal of the Project Owner and the Project Owner shall use its best efforts to hire contractors and subcontractors and to purchase construction materials from entities which/who are situated in and/or are residents of the City of Providence. Further, the Project Owner shall use its best efforts to award 25% of the total dollar value of construction to Minority Business Enterprises ("MBEs") and Women Business Enterprises ("WBEs"), as defined and pursuant to Section 21-52 of the Code of City Ordinances, City of Providence, as certified by state agency or the Director of the Department of Planning and Development, City of Providence. The total fee and non-biddable "General Conditions" of the prime contractor will be deducted from this calculation. The Project Owner will use its best efforts to work with the prime contractor to reduce the size of bid packages where possible so as to maximize accessibility of contract work to small contractors from the community.

It is the intent of the parties that the participation of each element of minority and women business enterprise not fall below twelve and a half (12.5%) percent.

Section 9. First Source and Employment. Project Owner shall in all respects comply with the First Source Ordinance, so-called, and shall enter a contract with the City of Providence which contract shall set forth the obligations of the Project Owner. Further, Project Owner will include in all subcontracts an affirmative action and community hiring program in which the contractor commits to notify Project Owner of any job openings at the Project Site and to a willingness to interview candidates identified through said program. Project Owner has set a target minimum of ten (10%) percent of total hires as community hires over the course of the Project construction period. In addition, Project Owner agrees to provide training and/or apprenticeships for City of Providence residents hired on the Project. Such training and/or apprenticeship program shall be submitted in writing to the Director of the Department of Planning and Development, City of Providence, for his or her written approval, as a condition precedent to any tax stabilization as envisioned under this ordinance, which may include an apprenticeship created under Section 28-45-1, et seq., of the General Laws of Rhode Island, as amended.

Section 10. Purpose. The City of Providence has entered into this tax stabilization plan to renovate mill buildings and to provide commercial, not-for-profit meeting and artist studio space in the City of Providence and to increase its tax base as a result of such renovation. This plan shall be in effect during its term as long as the property is utilized primarily for the Project with the meeting space, so-called, to be made available for use by not-for-profit organizations for no fee upon request and the artist studio space to be rented for no more than \$6.00 per square foot during the Initial Term, as defined herein, and no more than \$9.00 per square foot during the Second Term, as defined herein, and failure to use the Project Site primarily for such purposes, under such terms, renders this tax stabilization plan null and void. It is understood that this ordinance does not extend to any building or buildings used as a "dormitory" or "apartment dormitory". The use of any building or portion of a building for "dormitory" or "apartment dormitory" purposes renders the treaty null and void. The tax stabilization plan being rendered null and void for any reason would require the Project Owner to pay

all taxes and fees as would have been due and owing as if no plan had been entered, *ab initio*.

Section 11. Basis of Calculation for Tax Payment(s). The schedule listed in Exhibit B, as attached hereto, is based, in part, upon information provided to the tax assessor of the City of Providence by Project Owner including, but not limited to, estimated construction costs. In the event any of this information is inaccurate or proves to be materially erroneous, this treaty shall be modified to reflect the accurate information. This tax treaty is conditioned upon commencement of construction by December 31, 2005. Failure to begin construction by December 31, 2005 renders the plan null and void and shall subject the Project Owner liable for the difference of the taxes due under Exhibit B and the taxes that would have been payable but for the tax treaty as if no treaty had been entered, all in accordance with Sections 169 and 172 of the Code of Ordinances of the City of Providence.

Section 12. Back Taxes. This treaty is conditioned upon Project Owner at all times owing no back taxes to the City of Providence and remaining current on all payments due under this tax stabilization plan. Failure to make timely payments renders this treaty null and void, *ab initio*.

Section 13. Assignment. Notwithstanding any thing to the contrary contained herein, this tax treaty is not assignable by Project Owner without the express written consent of the Director, Department of Planning and Development, City of Providence, which consent will be not be unreasonably withheld.

Section 14. Reporting and Monitoring. Project Owner shall, not less than sixty (60) days after the end of each fiscal year of the Project Owner, submit to the Director, Department of Planning and Development of the City of Providence, a report that will provide evidence of compliance with Sections 8, 9 and 10 hereof on forms provided by said director for said purpose. The director may require additional information to demonstrate compliance.

Section 15. Notices. All notices, certificates, requests, demands, consents, approvals, and other communications which may or are required to be served or given hereunder (for the purposes of this section, collectively called "Notices") shall be in writing and shall be sent by registered or certified mail, postage pre-paid, return receipt

requested and received overnight delivery by a recognized public or private carrier, or by facsimile, in either case as evidenced by a receipt or other evidence of delivery showing the date, time and, for facsimile, telephone number or receipt and addressed to the party to receive such Notice as identified below:

If to: City of Providence
City Hall
25 Dorrance Street
Providence, RI 02903
Attn: Mayor, City of Providence

Copies to: City Solicitor
City of Providence
275 Westminister Street, 2nd Fl.
Providence, RI 02903

Director, Department of Planning and Development
400 Westminister Street
Providence, RI 02903

If to: Providence Piers, LLC
1445 Wampanoag Trail
East Providence, RI 02915

Copy to: Patrick Conley, Esq.
1445 Wampanoag Trail
East Providence, RI 02915

Section 16. Penalties and Petition for Relief. In the event that Project Owner does not comply in all material respects with any and/or all of the material provisions of this ordinance, the Director of the Department of Planning and Development, City of Providence, or the City Council of the City of Providence by resolution, may provide written notice, mailed, postage-prepaid, to Project Owner at its/his/her last known address, setting forth the nature of the non-compliance and the date upon which the tax stabilization agreement shall be rendered null and void because of the non-compliance, unless said non-compliance is cured prior to said date ("Early Termination Date"). The full tax which would otherwise have been due and payable, if there had been no tax agreement, plus interest and penalties as provided by law ("Full Tax"), will become immediately due and payable on the Early Termination Date, with the calculation thereof being contained in the notice. However, the Early Termination Date shall be at least one hundred and twenty (120) days from the mailing of written notice. Project Owner may petition the City Council, City of Providence, for a hearing with respect to the issue of

non-compliance. The hearing shall be held within sixty (60) days of the receipt of the petition by the City Clerk, City of Providence. At the hearing Project Owner shall have an opportunity to present evidence of compliance and/or request relief. In the event that the City Council, City of Providence, does not act after a hearing of Project Owner prior to the Early Termination Date, the determination of the Director, Department of Planning and Development, City of Providence, shall be conclusive and Project Owner shall immediately make payment of the Full Tax to the City of Providence.

Section 17. Expiration Dates. That in accordance with the laws of the State of Rhode Island and the Code of Ordinances of the City of Providence, the City Council hereby approves the Project Owner's application for tax stabilization as set forth as Exhibit A and authorizes said tax stabilization as provided in this ordinance in accordance with it and with the schedule of payments set forth in Exhibit B as attached hereto.

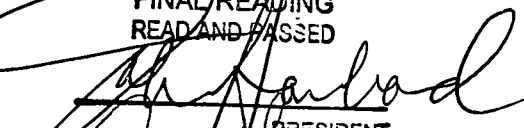
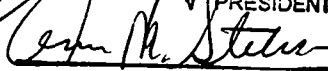
Section 18. Applicable Law. This agreement shall be construed under the laws of the State of Rhode Island.

Section 19. Effective Date. This ordinance shall take effect upon its passage.

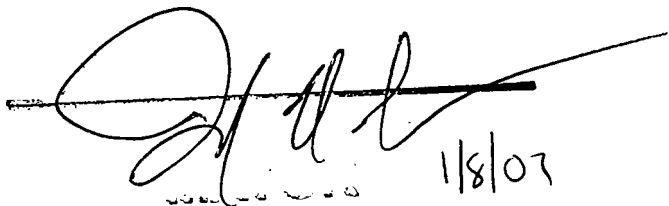
IN CITY COUNCIL
DEC 21 2006
FIRST READING
READ AND PASSED

 CLERK

IN CITY COUNCIL
DEC 28 2006
FINAL READING
READ AND PASSED


PRESIDENT
 CLERK

APPROVED

 1/8/07

PCIS Artist Definition

© PCIS, 2004

The artist definition includes and is not limited to individuals in the categories of visual, performing & literary arts, architects and designers. It is recognized that a majority of artists do not earn a living through sales of their artwork. "Professional" therefore refers to the nature of the artist's commitment to their work on a professional basis that is incorporated into their identity whether or not it is a means of making a living. Under no circumstances is the content or quality of the work within the application a consideration for eligibility.

Eligibility

The category of visual arts encompasses both two and three-dimensional artwork that can include one of a kind and production pieces.

Two-dimensional includes but is not limited to: drawing, illustration, painting, printing, etching, carving, photography, film and video, using any material whether original, traditional or digital.

Three-dimensional includes, but is not limited to: sculpture, installations, and crafts in all mediums including conceptual translations in model or the virtual format of digital media. Crafts are defined in the traditional areas of fiber & textiles (apparel incl.), clay, glass (stained glass incl.), metal (jewelry incl.), stone (lapidary incl.) and wood (furniture incl.). Installation art is a creative assemblage of objects that may be exhibited indoors or outdoors. **It is important to note that within these different media, hand fabrication is a crucial qualification, but casting and other industrial tools such as knitting machines can be used in a creative process or to produce production items.**

Production work is tolerated within the artist definition, but should be reviewed for creativity. For example, limited editions, frequent changes of new designs or lines of work and a balance between production and one-of-a-kind work are positive signs of a creative artist, designer or craftsman. The original design or creation of the production item must belong to the artist or craftsman in question. Replications of traditional designs of folk art are also allowed in the category of craft as long as there is no copyright infringement and the craftsman is carrying on a traditional line of folk art that transcends generations within a region or country.

The category of performing arts includes singers, musicians, actors, dancers, performing artists, choreographers, composers, stylists (photo & fashion incl.) and set designers. Actors and set designers may be working in the fields of theatre, television or screen film. Performance artists may work on the stage, street, or circus for example. In the same vein, performance artists may be clowns, jugglers or acrobats.

The category of literary art includes, but is not limited to; fiction writers, poets or playwrights. For example, a writer whose work is limited to journalism, biography, non-fiction or technical manuals would not qualify.

The category of architecture may only include architects or landscape architects who have received a college level degree in their respective fields. Those applicants who are currently unemployed or not teaching in their fields of architecture must show a continued commitment or practice in their field whether it be in the form of conceptual drawings or on the basis of consulting or volunteer work within their community.

The category of design includes, but is not limited to; graphic design, industrial design, interior design, set design, web design and animation. Interior decorators may be considered as interior designers provided they have an ASID certification. Other design forms within digital media may be considered under the category of web design.

Qualifying an applicant as a legitimate artist, crafts person, architect or designer involves an extensive review of their application form, supporting material, resume and artist statement or biography. The ability to show a commitment towards exhibiting, performing or working in one's category as a consistent part of the applicants life is the most important guideline. An applicant's ability to show community involvement through their work is also a quality of importance. If offered as proof of eligibility (except in the case of architecture where it is required) college transcripts or tax returns for respective categories should be requested. An applicant's education or employment may be noted as a way to help establish a commitment to their work, however, an applicant's lack of education or inability to make living in their field should in no way prevent their ability to qualify. In fact, a self-taught applicant who shows an equal commitment to his or her work compared to one who was educated by an institution, should be considered by the selection committee for their self motivation and commitment to their process.

Stabilization For: Sedona Assoc. LLC (Rhode Island State Location: 200 Allens Ave
Date of Application: April 12, 2005
Code of Ordinance City Providence 21-172 (Landmark Mill Restoration Program)
Building Name Providence Teaming Co.
Parcels (Plat/Lot): Plat 46 Lots 630 (NOTE: Project Includes former Plat 46 Lot 317 & 319 making it Eligible for Mill Stabilization Ordinance by recognition of the RI Historic Preservation C

Assessment Assumptions:

Assessment Date of December 31, 2000

Tax Rate : of (2001) \$34.07

REAL

ESTATE

ASSESS

MENT: \$681,600

TAX RATE PER \$1000: \$34.07

UNADJUSTED TAX CONCLUSIONS: \$23,222

Year #	Date	Assessment	% Abated	Assessment Abated	Stabilization Tax Payment	Taxes Abated	Stabilization Level Payments
1	12/31/2005	\$ 681,600	0%	\$ -	\$ 23,222	\$ -	\$ 23,222
2	12/31/2006	\$ 681,600	0%	\$ -	\$ 23,222	\$ -	\$ 23,222
3	12/31/2007	\$ 681,600	0%	\$ -	\$ 23,222	\$ -	\$ 23,222
4	12/31/2008	\$ 681,600	0%	\$ -	\$ 23,222	\$ -	\$ 23,222
5	12/31/2009	\$ 681,600	0%	\$ -	\$ 23,222	\$ -	\$ 23,222
6	12/31/2010	\$ 681,600	0%	\$ -	\$ 23,222	\$ -	\$ 23,222
7	12/31/2011	\$ 681,600	0%	\$ -	\$ 23,222	\$ -	\$ 23,222
Totals				\$ -	\$ 162,555	\$ -	\$ 162,555



INSTRUCTION FOR FILING

APPLICATION FOR TAX STABILIZATION

FOR COMMERCIAL/INDUSTRIAL & RESIDENTIAL PROPERTIES

PURPOSE: THE PURPOSE OF THE ORDINANCE IS TO GRANT A PROPERTY TAX EXEMPTION FOR PROPERTY USED FOR INDUSTRIAL PURPOSES IF THE GRANTING OF AN EXEMPTION WILL:

- * cause a commercial/industrial & residential concern to locate in the city;
- * cause a commercial/industrial & residential concern to replace, reconstruct,
- * expand or remodel existing buildings and facilities and thereby increase the tax base in the city.
- * cause a commercial/industrial & residential concern to construct new buildings or facilities and thereby increase employment opportunities

ELIGI-

BILITY: PROVISIONS OF THIS ORDINANCE SHALL APPLY TO COMMERCIAL / INDUSTRIAL & RESIDENTIAL PROPERTY DEFINED TO MEAN BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THERETO, THE PRIMARY PURPOSE AND USE OF WHICH IS THE MANUFACTURE OF GOODS AND MATERIALS, OFFICE USE, RETAIL USE, OR HOUSING.

Commercial/ Industrial property shall include facilities related to a manufacturing operation including but not limited to office, engine, research and development, warehousing or parts distribution facilities, but shall not include land.

PROCE-

DURE:

1. No person shall be entitled to any exemption without first filing an application with the Office of City Assessor.
2. No application shall be considered unless application is filed prior to the issuance of building permit with respect to the property.
3. No application shall be considered unless estimated cost of new construction exceeds 20 % of the assessed value of the commercial/ industrial property or \$100,000 whichever is less.
4. The Building Inspector shall review the application to determine any violations of the provisions of the building code with respect to the property of the applicant and any other property in the city owned by the applicant.

If violation(s) so exist, the Building Inspector shall forward a statement stating the nature and extent of such violations. No exemptions shall be granted until such violations have been cured.

CITY OF PROVIDENCE, RHODE ISLAND

APPLICATION REQUESTING

TAX STABILIZATION FOR COMMERCIAL / INDUSTRIAL & RESIDENTIAL
PROPERTIES

ACCORDING TO

CHAPTER 21 OF THE CODE ORDINANCES AS AMENDED

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

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

DATE 4/12/05

1. NAME & ADDRESS OF APPLICANT RHODE ISLAND STATE FIER PROPERTIES LLC
(IF CORPORATION/PARTNERSHIP,
GIVE NAME & TITLE OF CEO FILING Patrick J Conley Managing Member
APPLICATION).
2. IF APPLICANT IS LESSEE, GIVE
NAME AND ADDRESS OF OWNER N/A
AND SPECIFIC TERMS OF LEASE
3. LOCATION OF PROPERTY 200 ALLENS AVE F/R/A 206 and 230
4. ASSESSOR'S PLAT AND LOT PLAT 46 LOTS 317 and 319
5. DATE & PURCHASE PRICE OF
EXISTING PROPERTY 2001 BOUGHT AT TAX SALE
AFTER ABANDONMENT \$106,000
6. COST & PROJECTED DATE OF
ADDITIONAL PROPERTY TO BE
PURCHASED FOR THIS N/A
EXPANSION PROJECT

7. ESTIMATED COST OF EXPANSION/
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.)

5
3.1 MILLION
4 STORY FULL HISTORIC
REHAB 45,000 S.F.
ARCHITECT CERT TO FOLLOW

8. DESCRIBE EXISTING FACILITY:

OF STORIES
OF SQ. FT./ FLOOR
AGE OF BUILDING(S)
TYPE OF CONSTRUCTION
INTERIOR CONDITION
EXTERIOR CONDITION

4 STOREYS
16000 1st
8000 2nd
8000 3rd
8500 4th
BUILT 1899 FAR COND.

9. APPLICATION IS MADE UNDER THE
PROVISION OF THE ORDINANCE
FOR THE FOLLOWING REASON(S)
(CHECK ONE OR MORE)

- ☐ a. locate in City of Providence
☐ b. replace section of premises
☐ d. expand building
☒ e. remodel facility
☐ f. construct new building (s)
☐ g. computer/telephone
☐ h. other

10. WILL PROPOSED CONSTRUCTION/
ALTERATION INCREASE THE
EMPLOYMENT AT YOUR COMPANY

YES ☒ NO ☐

IF YES, GIVE ESTIMATE AS TO
NEW POSITIONS TO BE CREATED
AND JUSTIFICATION FOR SAME

41 ARTISTS / STUDIOS
ON 1st 3 FLOORS
30 RESTAURANT WORKERS

11. WILL THE PROPOSED ALTERATION/
CONSTRUCTION CAUSE ANY OTHER
FACILITY TO CLOSE?

YES ☐ NO ☒

12. WILL CONSTRUCTION/ALTERATION
REQUIRE PURCHASE OF ADDITIONAL
FURNITURE/FIXTURES/EQUIPMENT?
IF YES, GIVE DETAILS AS TO NUMBER
AND TYPE TO BE PURCHASED

YES ☒ NO ☐
FURNISHINGS FOR
CONFERENCE CENTER
AND RESTAURANT

13. CONSTRUCTION SHALL BEGIN
ANTICIPATED THAT CONSTRUCTION SHALL BE COMPLETED

Now
OCTOBER 2005

14. ARE ALTERATIONS/CONSTRUCTION
PLANS PERMITTED UNDER THE
PRESENT ZONING;

YES

NO

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

APPLICATION ON FILE
JUNE HEARING

HAS HEARING BEEN SCHEDULED?

YES ↑

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).

Linda M. Miller
WITNESS

4/12/05
DATE

Pat V. Conley
SIGNATURE OF APPLICANT

180 Allens Ave Providence RI 02903
ADDRESS

4/12/05
DATE

RECEIVED BY CITY ASSESSOR
PROVIDENCE RHODE ISLAND

4/12/05 DATE

APPLICATION FEE FORWARDED TO
COLLECTOR

4/14/05 AMOUNT

REVIEWED BY ASSESSOR WITH THE
FOLLOWING RECOMMENDATIONS

only one building + lot on
historic Mill List

SIGNATURE/DATE/ASSESSOR

John G. Letic

RECEIVED BY CITY COLLECTOR

4/14/05

APPLICANT OWES FOLLOWING TAXES _____ YEAR _____ AMOUNT

TAXES ARE PAID IN FULL

X

ARRANGEMENTS HAVE BEEN MADE

YES

NO

SIGNATURE/DATE/COLLECTOR

Robert R. Quinn 3/17/05

RECEIVED BY BUILDING INSPECTOR
DATE

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

REVIEW BY THE ASSESSOR

OF THE

APPLICATION FOR TAX STABILIZATION
FOR COMMERCIAL/INDUSTRIAL & RESIDENTIAL PROPERTY

1. Name & Address of Applicant _____

2. Location of Property _____

3. List Plat/Lot(s) _____
4. Fee Paid Yes _____ No _____
5. Application Reviewed by Building Inspection & Approved Yes _____ No _____
No Violations
6. Application reviewed by Collector Yes _____ No _____
with no outstanding taxes
7. Application is eligible for program on the basis of the following (check one)
- | | |
|----------|---|
| a. _____ | Cause a commercial/industrial concern to locate in the city; |
| b. _____ | Cause a commercial/industrial concern to replace, expand, reconstruct, or remodel existing building thereby increase tax base |
| c. _____ | Cause a commercial/industrial concern to construct new buildings/facilities and thereby increase employment |
8. Property is eligible for stabilization program in that it meets the criteria as commercial/industrial property Yes _____ No _____
9. Application has been filed with Assessor prior to obtaining building permit Yes _____ No _____
10. Improvements to be undertaken _____

11. Recommend that the project be approved for stabilization exemption program Yes _____ No _____

**RECAPITULATION OF
EXEMPTION BREAKDOWN**

Assessment date prior to Stabilization _____

INSTRUCTION FOR FILING

APPLICATION FOR TAX STABILIZATION

FOR COMMERCIAL/INDUSTRIAL & RESIDENTIAL PROPERTIES

PURPOSE: THE PURPOSE OF THE ORDINANCE IS TO GRANT A PROPERTY TAX EXEMPTION FOR PROPERTY USED FOR INDUSTRIAL PURPOSES IF THE GRANTING OF AN EXEMPTION WILL:


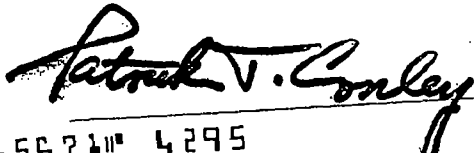
- * cause a commercial/industrial & residential concern to locate in the city;
- * cause a commercial/industrial & residential concern to replace, reconstruct, expand or remodel existing buildings and facilities and thereby increase the tax base in the city.
- * cause a commercial/industrial & residential concern to construct new buildings or facilities and thereby increase employment opportunities

ELIGIBILITY: PROVISIONS OF THIS ORDINANCE SHALL APPLY TO COMMERCIAL / INDUSTRIAL & RESIDENTIAL PROPERTY DEFINED TO MEAN BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THERETO, THE PRIMARY PURPOSE AND USE OF WHICH IS THE MANUFACTURE OF GOODS AND MATERIALS, OFFICE USE, RETAIL USE, OR HOUSING.

Commercial/ Industrial property shall include facilities related to a manufacturing operation including but not limited to office, engine, research and development, warehousing or parts distribution facilities, but shall not include land.

PROCEDURE:

1. No person shall be entitled to any exemption without first filing an application with the Office of City Assessor.
2. No application shall be considered unless application is filed prior to the issuance of building permit with respect to the property.
3. No application shall be considered unless estimated cost of new construction exceeds 20 % of the assessed value of the commercial/ industrial property or \$100,000 whichever is less.
4. The Building Inspector shall review the application to determine any violations of the provisions of the building code with respect to the property of the applicant and any other property in the city owned by the applicant.

PATRICK T. CONLEY DBA PHOENIX REALTY 1445 WAMPANOAG TRAIL, SUITE 203 EAST PROVIDENCE, RI 02915		57-1/115 0135515671	4295
DATE <u>4-25-05</u>			
PAY TO THE ORDER OF <u>City Collector - Resident</u>		<u>\$ 300.00</u>	
<u>Three Hundred & 00/100</u>		DOLLARS	
 Fleet Small Business Services smallbiz.fleet.com Providence, RI			
MEMO <u>Tax Stabilization</u>		156711 4295	
010115000101		01355 156711 4295	

City of Providence

Duplicate Bill

Sedona Associates LLC
1445 Wampanoag Trl
Riverside, RI 02915-1000



ACCOUNT NO: 90034435002
LENDER

2004 TAX DUE:	
2004 INTEREST DUE:	
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00
TOTAL AMOUNT DUE:	\$0.00

DESCRIPTION

REAL ESTATE

<u>YR</u>	<u>PLAT/LOT</u>	<u>PROPERTY LOC.</u>	<u>TOTAL A.</u>	<u>ORIG. DUE</u>	<u>ADJ./AB.</u>	<u>CHARGES.</u>	<u>INT.</u>	<u>REVERS.</u>	<u>REFUND</u>	<u>PAYMENTS</u>	<u>TOT. DUE</u>
2004	046-0319-0000	230 Allens Ave	\$326,800.00	\$12,091.60		\$0.00	1,209.16			\$13,300.76	

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
May 17, 2005	046	0319	0000	230 Allens Ave	35,336	1

ASSESSED Sedona Associates LLC
OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
04	RE	\$12,091.60	\$0.00	\$0.00	\$12,091.60	\$0.00	\$0.00	\$0.00	Sedona Associates LLC
		<u>\$12,091.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$12,091.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	

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

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

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

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

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

MAILED TO: Sedona Associates, LLC

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI
DEPUTY COLLECTOR

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
May 17, 2005	046	0319	0000	230 Allens Ave	35,336	1

ASSESSED Sedona Associates LLC
OWNER

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
04	RE	\$12,091.60	\$0.00	\$0.00	\$12,091.60	\$0.00	\$0.00	\$0.00	Sedona Associates LL
		<u>\$12,091.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$12,091.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	

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1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO: Sedona Associates,LLC

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI
DEPUTY COLLECTOR

City of Providence

Duplicate Bill

Sedona Associates
1445 Wampanoag Trl
Riverside, RI 02915-1000



ACCOUNT NO: 90032763001
LENDER

2004 TAX DUE:	
2004 INTEREST DUE:	
PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	\$0.00
TOTAL AMOUNT DUE:	\$0.00

DESCRIPTION

REAL ESTATE

YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES.	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2004	046-0317-0000	206 Allens Ave	\$490,500.00	\$18,148.52		\$0.00	1,814.85			\$19,963.37	
			REAL ESTATE TOTAL: \$19,963.37			\$0.00	1,814.85	Interest as of date:			\$0.00
											\$19,963.37

	PRIOR YEARS	CURRENT YEAR	QTR1	QTR2	QTR3	QTR4
REAL ESTATE TAX:						
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	7,609.56	1,814.85	1,814.85	0.00	0.00	0.00
PENALTY/CHARGES:	\$350.00					
SUB TOTAL:	\$7,959.56	\$1,814.85	\$1,814.85			
TOTAL CREDITS:						
TOTAL PAYMENTS:	\$193,085.14	\$19,963.37	\$6,351.98	\$4,537.13	\$4,537.13	\$4,537.13

TOTAL AMOUNT DUE :

COLLECTOR'S STAMP

2001 Assessment \$418,400

Taxes \$ 14,404.89

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
May 17, 2005	046	0317	0000	206 Allens Ave	35,337	1

ASSESSED Sedona Associates
OWNER

Thomas Wilson Dorr Associates

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
04	RE	\$18,148.52	\$0.00	\$0.00	\$18,148.52	\$0.00	\$0.00	\$0.00	Sedona Associates
		<u>\$18,148.52</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,148.52</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	

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

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

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

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

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BEING GIVEN IN ACCORDANCE WITH 44-7-11 OF THE GENERAL LAWS OF RHODE ISLAND
1956, AS OF THE DATE PRINTED ABOVE.

MAILED TO: Sedona Associates,LLC

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI
DEPUTY COLLECTOR

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
May 17, 2005	046	0317	0000	206 Allens Ave	35,337	1
ASSESSED OWNER		Sedona Associates		Thomas Wilson Dorr Associates		

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
04	RE	\$18,148.52	\$0.00	\$0.00	\$18,148.52	\$0.00	\$0.00	\$0.00	Sedona Associates
		<u>\$18,148.52</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,148.52</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	

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

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

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

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

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

MAILED TO: Sedona Associates,LLC

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI
DEPUTY COLLECTOR

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
November 15, 2006	046	0630	0000	200 Allens Ave	49,930	1
ASSESSED OWNER Rhode Island State Pier Properties				C/O Patrick T Conley		

STATUS OF REAL ESTATE BILL AS OF DATE PRINTED

YR	TYPE	ORIGINAL TAX	CHARGE	ADJUSTMENT ABATEMENT	PAID	BALANCE DUE	INTEREST	TOTAL DUE	BILL NAME
06	RE	\$74,753.52	\$0.00	\$0.00	\$18,688.38	\$56,065.14	\$0.00	\$56,065.14	Rhode Island State Pie
		<u>\$74,753.52</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,688.38</u>	<u>\$56,065.14</u>	<u>\$0.00</u>	<u>\$56,065.14</u>	

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

Note:

- Please be aware that unpaid taxes may be subject to tax sale.
- Please contact the Water Supply Board at 521-6300.
- Please contact the Narragansett Bay Commission at 461-8828
- Property within designated City plat maps known as 19, 20, 24, 25, and 26 may be subject to assessment by the Downtown Providence District Management authority (aka: Downtown Improvement District). Please call (401)421-4450 for payment information.

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

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

MAILED TO: City Council
City of Providence

ROBERT P. CEPRANO
TAX COLLECTOR

MARC CASTALDI
DEPUTY COLLECTOR

City of Providence

Duplicate Bill

Rhode Island State Pier Properties
C/O Patrick T Conley
180 Allens Ave
Providence, RI 02903



ACCOUNT NO: 9208632001
LENDER

2006 TAX DUE:	\$56,065.14
2006 INTEREST DUE:	

PRIOR YEARS TAXES DUE:	
PRIOR YEARS INTEREST DUE:	

TOTAL AMOUNT DUE:	\$56,065.14
-------------------	-------------

DESCRIPTION

REAL ESTATE

YR	PLAT/LOT	PROPERTY LOC.	TOTAL A.	ORIG. DUE	ADJ./AB.	CHARGES	INT.	REVERS.	REFUND	PAYMENTS	TOT. DUE
2006	046-0630-0000	200 Allens Ave	\$1,981,800.00	\$74,753.52		\$0.00	\$0.00			\$18,688.38	\$56,065.14
Interest as of date:											\$0.00
REAL ESTATE TOTAL:						\$74,753.52	\$0.00	\$0.00		\$18,688.38	\$56,065.14

	<u>PRIOR YEARS</u>	<u>CURRENT YEAR</u>	<u>QTR1</u>	<u>QTR2</u>	<u>QTR3</u>	<u>QTR4</u>
REAL ESTATE TAX:		\$56,065.14		\$18,688.38	\$18,688.38	\$18,688.38
TANGIBLE TAX:						
EXCISE TAX:						
INTEREST:	0.00	0.00	0.00	0.00	0.00	0.00
PENALTY/CHARGES:						
SUB TOTAL:						
TOTAL CREDITS:						
TOTAL PAYMENTS:		\$18,688.38	\$18,688.38			

TOTAL AMOUNT DUE :	\$56,065.14	\$18,688.38	\$18,688.38	\$18,688.38
--------------------	-------------	-------------	-------------	-------------

COLLECTOR'S STAMP

Summary

Detail

Notes

Payment Plan

Access

- ☒ Tax Map # 046-0630-0030
☐ Linked to Tax Map # 046-0630-0030

- ☐ Parcels Linked to Tax Map # 046-0630-0000

Filters

Year

☐ Active A/R☐ Hide zero balance

Sub System

Late Charges

As of Date

☒ Display☒ Keep Setting

Sub System	Bill #	Billed	Paid	Balance	Late Charges	Total Due	1st Due	2nd Due	3rd Due	4th Due	Bar Code
Real Estate	1886401	\$74,753.52	\$18,688.38	\$56,065.14	\$0.00	\$56,065.14	\$0.00	\$18,688.38	\$18,688.38	\$18,688.38	18783940

		\$74,753.52	\$18,688.38	\$56,065.14	\$0.00	\$56,065.14	\$0.00	\$18,688.38	\$18,688.38	\$18,688.38	
--	--	-------------	-------------	-------------	--------	-------------	--------	-------------	-------------	-------------	--

Query

Search

Bill (F/L)

Bill (Acct)

Dup Bill

Record Card

Exit

**PROJECT BUDGET: CONLEY'S WHARF
200 ALLENS AVENUE, PROVIDENCE, RHODE ISLAND**

	Trade	Current Requisition	TOTAL COST TO DATE
1	Electrical	\$0.00	\$535,989.00
2	Landscaping	\$0.00	\$50,038.00
3	Drywall/Plaster	\$0.00	\$85,899.00
4	Plumbing	\$0.00	\$331,760.00
5	Carpentry	\$0.00	\$312,938.00
6	Framing	\$0.00	\$220,985.00
7	Demolition	\$0.00	\$318,313.00
8	Asphalt/paving/gravel	\$0.00	\$252,643.00
9	Concrete/Brick	\$0.00	\$90,320.00
10	Metal/Steel	\$0.00	\$133,809.00
11	Flooring	\$0.00	\$578.00
12	Air Conditioning	\$0.00	\$0.00
13	Masonry	\$0.00	\$755,893.00
14	Staging/Scaffolding	\$0.00	\$107,601.00
15	Signage	\$0.00	\$17,144.00
16	Disposal/dumpster	\$0.00	\$52,098.00
17	Windows/Glass	\$0.00	\$248,825.00
18	Doors	\$0.00	\$82,606.00
19	Built-In Cabinates	\$0.00	\$0.00
20	Tile/flooring	\$0.00	\$51,496.00
21	Appliances	\$0.00	\$28,424.00
22	Roofing	\$0.00	\$134,863.00
23	Welding	\$0.00	\$248,585.00
24	Glass	\$0.00	\$5,003.00
25	Elevator	\$0.00	\$113,301.00
26	Paint/Fireproof/Brick Sealant	\$0.00	\$299,726.00
27	Counters	\$0.00	\$5,306.00
28	Fixtures	\$0.00	\$3,189.00
29	Equipment Rental	\$0.00	\$105,515.00
30	Materials	\$0.00	\$164,319.00
31	Labor/Misc.	\$0.00	\$22,353.00
32	Earthwork	\$0.00	\$153,611.00
33	HVAC Systems	\$0.00	\$183,000.00
34	Survey	\$0.00	\$2,300.00
35	Engineering	\$0.00	\$98,393.00
36	Architect	\$0.00	\$299,469.00
37	Sprinkler	\$0.00	\$15,157.00
38	Con. Management (Maple)	\$0.00	\$14,500.00
39	Fuel to Run Equipment	\$0.00	\$30,217.00
40	Sheet Metal/Duck Work	\$0.00	\$57,725.00
41	Fire Alarm/Fire Proofing	\$0.00	\$209,347.00
42	Land Remediation	\$0.00	\$1,612.00
43	Cleaning	\$0.00	\$35,980.00
44	Misc:	\$0.00	\$37,804.00
46	CM, OH and Profit (Denmark)	\$0.00	\$492,000.00
46	Audio Visual	\$0.00	\$49,388.00
47	Total	\$0.00	\$6,440,000.00

RECEIVED

JUN 30 2006

ARCHITECTURA, INC.

DEPARTMENT OF INSPECTION & STANDARDS

Date 2-15-06 Permit No. ADD TO 103-05
 Location 200 Allens Ave.
 Ward 11 Plat 46 Lot 317-319
 Owner Sedona Assoc. LLC
 Architect
 Builder Denmark Corp.
 Material 3A
 Nature of Work Erect corridor & common area partitions-1st, 2nd, & 3rd
 No. of Bldgs. floors. Implement fire stopping/proofing plan. Prep
 No. of Stories 4 --for elevator & interior stairtower.
 To Be Used For Vacant tire sales & storage
 No. of Families
 Fire District

300,000

DEPARTMENT OF INSPECTION & STANDARDS

Date - 7/13/2005 Permit No. 103
 Location - 200 Allens Ave
 Ward Plat - 46 Lot 317,319
 Owner - Sedona Associates, LLC
 Architect - Paul V. Saths Jeff Caplin, Archt. Tom Grafe, Eng.
 Builder - Denmark Corp.
 Material - 3A Rehab Code (Fully Sprinklered)
 Nature of Work- Foundations, southerly stair tower (4 sty) &
 No. of Bldgs. connector, interior toilets & lobby improve-
 No. of Stories ~~4~~ 1/-mounts cutting & patching for map to vacant
 To Be Used For - vacant tire sale & storage /tire sale & storag
 No. of Families
 Fire District

\$700,000.00

DS# 20051409107

REHAB C70C REVIEW BOARD DECISION R-050004/10-6-05
 RESTAURANT CANNOT BE CONVERTED TO A NIGHTCLUB
 RESTAURANT CANNOT BE EXPANDED
 PLUS OTHER CONDITIONS

DEPARTMENT OF BUILDING INSPECTION

Date 6/30/04 Permit No. 2885
 Location 206 Allens Ave
 Ward 10 Plat 46 Lot 317,319,323
 Owner Cedone & Assoc
 Architect
 Builder Chaffee Ind. Roofing
 Material 3b
 Nature of Work Install rubber roof EPDM, ISO, insulation,
 No. of Bldgs. adhered
 No. of Stories
 To Be Used For Vacant Bldg
 No. of Families
 Fire District

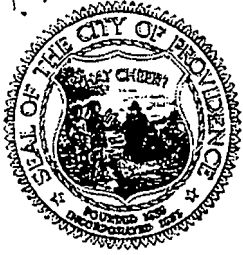
\$ 72,000.00

DEPARTMENT OF BUILDING INSPECTION

Date - 6/1/2004 Permit No. 2539
 Location - 206 Allens Ave
 Ward Plat -46 Lot - 317,319,323
 Owner - Cedone and Assoc.
 Architect
 Builder Paul Belhumeur, DENMARK BUILDERS, ^{AL} PAUL BEAUPELANT
 Material - 3B
 Nature of Work- non structural demo only
 No. of Bldgs.
 No. of Stories-
 To Be Used For - tires sales & services center
 No. of Families
 Fire District

\$10,000.00

Date 11/1/06	# of pages 1
From Jeff C.	
Co. Architectura	
Phone #	
Fax #	
Post-It Fax Note 7671	
To Al Bar Mike N.	
Co/Dept	
Phone #	
Fax # 461-1776	



FIRST SOURCE AGREEMENT

WHEREAS, the City of Providence (the "City") has enacted an ordinance presently codified at Article III/2, Sections 21-91 through 21-96 of the City's Code of Ordinances (the "Ordinance"), which is designed to encourage the retention in the City of working, home-owning families and to help to assure employers located in the City that a trained and motivated workforce will be in place to fill their requirements; and

WHEREAS, the Ordinance applies to all businesses employing more than four (4) employees who receive aid in cash or in-kind from the City above and beyond the normal services provided to all businesses and residents of the City; and

WHEREAS, PCIS, (tenant) (the "Employer") hereby acknowledges that it has received such aid from the City and that the Ordinance is applicable to it for as long as it receives such aid, but in no event for less than three (3) years nor more than ten (10) years;

THEREFORE, Employer hereby contracts and agrees to abide by the Ordinance, which shall include compliance with the following provisions:

1. Whenever Employer shall have a vacancy in any non-supervisory position created as a result of an internal promotion, termination, and/or expansion of the Employer's workforce that is not filled by internal promotion from within the Employer's local workforce (a "Position"), Employer shall attempt to recruit and hire with respect to the Position from the so-called First Source List, a/k/a the Providence Connects List (the "List") maintained by the City's Department of Planning and Development and/or its agent (collectively, "D.O.P.D.").

2. Employer shall notify D.O.P.D. at least ten (10) days before filling a Position, and in the event that Employer is unable to find an acceptable candidate to fill a Position from the List, Employer shall then notify D.O.P.D. that it wishes to seek to fill the Position from outside the List.

3. If, after a conference, D.O.P.D. agrees that Employer is unable to find an acceptable candidate on the List to fill a Position, the Employer shall be free to seek candidates from other sources. If, on the other hand, D.O.P.D. believes that there is an acceptable candidate or candidates who reside in Providence on the List or otherwise available, D.O.P.D. shall be given an additional thirty (30) days to recruit said candidate or candidates. In the event that D.O.P.D. is unable to present a suitable candidate within said thirty (30) day period, Employer shall then be free to hire from other sources.

4. Employer shall comply with the Federal Equal Employment Opportunity Policy on non-discrimination for those with prison records. Whenever Employer is in

receipt of information which is part of an employment applicant's or employee's criminal history record information file, Employer may use that information for the purpose of deciding whether or not to hire the applicant or fire the employee, only in the manner set forth below, unless such denial of employment or termination is required by municipal, state or federal law:

(a) Convictions will only be considered by Employer to the extent that they relate to the applicant's suitability for employment in the position for which they have applied or in which they are in, that is, where there is a justified business necessity. In determining whether a justified business necessity exists, Employer shall consider:

- (i) The gravity of the offense or offenses;
- (ii) The time that has passed since the conviction and/or completion of the sentence; and
- (iii) The nature of the job held or sought.

(b) In the case when an individual is being denied employment as a result of a business necessity as described above, Employer shall give written notification to the individual being denied or fired, explaining the reasons why he/she was denied employment and informing him/her of the right to appeal to the D.O.P.D..

IN WITNESS WHEREOF, _____ has caused this Agreement to be executed by a duly authorized individual on the ____ day of _____, 2006.

By: _____

Name: ERIK BRIGHT

Title: DIRECTOR, PCIS (Partnership for Creative Industrial Space)

Dated: 11/14/06

Accepted: _____ Dated: _____
Thomas E. Deller, Director

* subject to Tax abatement 2 (property) final approval.



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WHEREAS, the Ordinance applies to all businesses employing more than four (4) employees who receive aid in cash or in-kind from the City above and beyond the normal services provided to all businesses and residents of the City; and

WHEREAS, PROVIDENCE PIERES LLC *aka PARKER'S PIER ONE LLC* (the "Employer") hereby acknowledges that it has received such aid from the City and that the Ordinance is applicable to it for as long as it receives such aid, but in no event for less than three (3) years nor more than ten (10) years;

THEREFORE, Employer hereby contracts and agrees to abide by the Ordinance, which shall include compliance with the following provisions:

1. Whenever Employer shall have a vacancy in any non-supervisory position created as a result of an internal promotion, termination, and/or expansion of the Employer's workforce that is not filled by internal promotion from within the Employer's local workforce (a "Position"), Employer shall attempt to recruit and hire with respect to the Position from the so-called First Source List, a/k/a the Providence Connects List (the "List") maintained by the City's Department of Planning and Development and/or its agent (collectively, "D.O.P.D.").

2. Employer shall notify D.O.P.D. at least ten (10) days before filling a Position, and in the event that Employer is unable to find an acceptable candidate to fill a Position from the List, Employer shall then notify D.O.P.D. that it wishes to seek to fill the Position from outside the List.

3. If, after a conference, D.O.P.D. agrees that Employer is unable to find an acceptable candidate on the List to fill a Position, the Employer shall be free to seek candidates from other sources. If, on the other hand, D.O.P.D. believes that there is an acceptable candidate or candidates who reside in Providence on the List or otherwise available, D.O.P.D. shall be given an additional thirty (30) days to recruit said candidate or candidates. In the event that D.O.P.D. is unable to present a suitable candidate within said thirty (30) day period, Employer shall then be free to hire from other sources.

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- (i) The gravity of the offense or offenses;
- (ii) The time that has passed since the conviction and/or completion of the sentence; and
- (iii) The nature of the job held or sought.

(b) In the case when an individual is being denied employment as a result of a business necessity as described above, Employer shall give written notification to the individual being denied or fired, explaining the reasons why he/she was denied employment and informing him/her of the right to appeal to the D.O.P.D..

IN WITNESS WHEREOF, _____ has caused this Agreement to be executed by a duly authorized individual on the ____ day of _____, 2006.

By: PROVIDENCE PIERS LLC d/b/a PATRICK'S PIER ONE, LLC
Name: Patrol & Conley
Title: Managing Member
Dated: 11/14/06

Accepted: _____ Dated: _____
Thomas E. Deller, Director

* subject to tax abatement final approval

PCIS LETTER OF INTENT – CONLEY’S WHARF (200 ALLENS AVENUE)

Partnership for Creative Industrial Space (PCIS) is a non-profit organization with the mission to facilitate artistic and small business growth through real access of space in the city of Providence. We work to preserve and provide affordable and sustainable commercial space in the Mill District. PCIS was formed to counteract the ongoing displacement of these groups throughout our city.

In December 2005, PCIS signed a five-year master lease on approximately 31,000 square feet of fully renovated, code compliant, commercial space at an affordable rate of \$6 per square foot. This lease provides an option to renew for an additional 5 years at \$9 a sq. ft., which will allow the project to sustain itself for 10 years. This rate is being passed on directly to tenants over a spread of \$5-\$8 sq. ft. for the first five years and will increase to a spread of \$8-\$11 sq ft. from the 6th to the 10th year without an increase for profit. Under the contract, this space, located at 200 Allens Avenue, is to be subleased to artists and small industrial & commercial businesses. By agreeing to take on the master entire lease, PCIS negotiated this low rate in order to provide accessible space for this group, a criteria that is directly in line with our mission. With the average rate of commercial space costing \$15-\$20 per square foot in Providence, we are excited to have this unprecedented opportunity – safe, legitimate and long-term work space for artists & small commercial businesses at a rate they can afford.

In the past few years, Providence has seen an increase in adaptive re-use projects throughout the Mill District. The automatic live/work variance given to the industrial buildings on the ICDB list, coupled with eligibility for State Historic Tax Credits and a real estate tax abatement program provided (by) through the Urban Mill Initiative have spurred the rapid development of buildings in the Mill District into residential condos. We are currently watching this happen at alarming speed due to the housing demand in Providence. As much as this is good for city revenue, the creation of jobs and especially the preservation of our historic mills, these developments are displacing the industrial and creative sector of Providence. This rapid development jeopardizes the fabric of our city, its community and its attraction as a destination.

A cross-section mill survey conducted by PCIS through a mini grant from your organization found approximately 1,261 businesses and 15,672 employees and artists are located in the buildings of the ICBD (totaling 250). At the end of this summer, a building located at 25 Eagle Street in Providence will displace 14 businesses, 142 employees, 3 non-profits and over 21 artists to a

condo conversion of the mill. With (five) Seven (Rising, Mono, Eagle, Procaccianti, Foundry, Fastner, Dike,) (known Eliminate) adaptive reuse projects currently underway (currently) in the Mill District, the trend towards this type of preservation has gained momentum. The results of the survey support our argument that we are losing a significant population of the creative and industrial sector to residential mill conversions.

To offset these displacements, PCIS has positioned ourselves to be a resource for both artists and small-scale industrial businesses and owners of buildings within the Mill District. As 'brokers' of space, we serve as a buffer between owner and tenants. We negotiate the relationship terms, consult on the redevelopment of space for use from these creative sectors, secure the space for a long-term period, and enforce owner responsibilities. With a history of owner/tenant issues in these mills, we see this as a direct benefit to the artist and small-scale industrial business constituency. For owners, we are helping them fill their buildings and assuring the tenants will honor the code and zoning criteria. And for the city, we are assuring economic vitality (through) by keeping these sectors alive in our city and cultivating their growth for long-term success.

With this in mind, we ask that the Finance Committee approve the tax stabilization for Conley's Wharf contingent upon the occupancy of PCIS. The lowered taxes will allow us to reduce the association fees on the tenants and ensure that we are able to maintain affordable commercial space in the building.

Rental Budget

Conley's Wharf

6/14/06

	Sq. Ft. Unit	Sq. Ft. Common Space	Total Sq. Ft. (Incl. Unit & Common Space	\$ Per Sq. Ft.	Monthly Rent per Unit	Monthly Assoc. Fee for entire Studio	Total Monthly Rent (incl. Unit & Assoc. Fee)	Max. Tenant Leases	Suggested cost per tenant (Unit & Assoc. Fee)
Gallery	1440								
Studio #1	840	77.5	917.5	\$7	\$535	\$35	\$571	1	\$ 571
Studio #2	1354	124.5	1478.5	\$6	\$739	\$57	\$796	2	\$ 398
Studio #3	1763	162	1925	\$6	\$963	\$74	\$1,037	3	\$ 346
Studio #4A	1704	156	1860	\$7	\$994	\$72	\$1,066	3	\$ 355
Studio #4B	1485	137	1622	\$6	\$811	\$63	\$874	3	\$ 291
Studio #5A	3575	329	3904	\$6	\$1,952	\$151	\$2,103	6	\$ 350
Studio #5B	733	68	801	\$5	\$334	\$31	\$365	1	\$ 365
Studio #5C	963	88.5	1051.5	\$5	\$438	\$41	\$479	1	\$ 479
Studio #5D	923	83	1006	\$7	\$587	\$39	\$626	2	\$ 313
Studio #5E	1711	157.5	1868.5	\$7	\$1,090	\$72	\$1,162	3	\$ 387
Studio #6	2867	872.5	3739.5	\$8	\$2,493	\$121	\$2,614	5	\$ 523
Studio #7A	773	240	1013	\$8	\$675	\$33	\$708	1	\$ 708
Studio #7B	3438	1068.5	4506.5	\$8	\$3,004	\$145	\$3,149	6	\$ 525
Studio #8	2867	943.5	3810.5	\$9	\$2,858	\$121	\$2,979	5	\$ 596
Studio #9	3438	1130.5	4568.5	\$9	\$3,426	\$145	\$3,571	6	\$ 595
TOTAL/AVERAGES	29874	5638	34072	\$7.43 Annual	\$20,900 \$250,795	\$1,200 \$14,399	\$22,099 \$265,193	48	

ANNUAL ASSOC. BUDGET :

\$1,500	Wireless Internet
\$2,500	Janitorial
\$2,500	Liability Insurance
\$1,500	Gallery and Event Insurance
\$3,600	Gallery and Common Space Utilities
\$2,800	ADT Security System

TOTAL \$ 14,400