

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

ORDIN: SUELLE

CHAPTER 1998-9

No. 57 **AN ORDINANCE** ESTABLISHING A TAX STABILIZATION PLAN FOR THE ELLIOTT GROUP ON BEHALF OF SU-ELLE COMPANY, AS AMENDED

Approved February 2, 1998

Be it ordained by the City of Providence:

WHEREAS, Section 21-169 of the Ordinance of the City of Providence grants authority to the City Council, pursuant to Section 44-3-9 of the General Laws of the State of Rhode Island, as amended, to exempt property used for industrial, commercial or residential purposes from the payment of property tax if the granting of the exemption meets certain conditions set forth in said Section of the Ordinance; and

WHEREAS, The Elliott Group on behalf of Su-elle Company has made application under, and has satisfied each condition of the above mentioned Ordinance;

WHEREAS, Su-elle Company is a commercial concern who intends to retain its facility in the City of Providence and agrees, as a condition of this tax treaty, to not reduce substantially its workforce in the City of Providence, on 111 Dupont Drive, in Providence, Rhode Island, on Assessor's Plat 50, Lot 728 and ("Project");

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

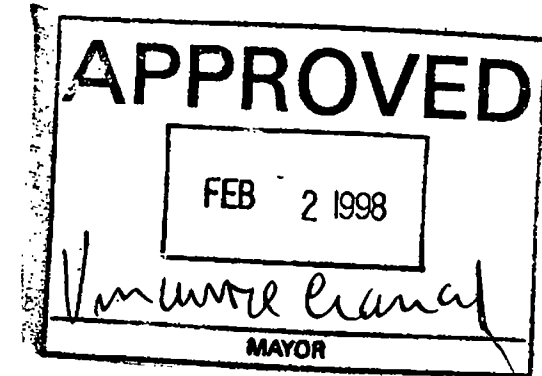
WHEREAS, it is in the interest of the residents of the City of Providence to grant such an exemption to induce the development and construction of the Project in the City, and such exemption will inure to the benefit of the City;

Be It Ordained by the City of Providence:

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

No.

CHAPTER
AN ORDINANCE



THE COMMITTEE ON
FINANCE
Approves Passage of
The Within Ordinance, as amended
Claire Bestwick
Nov. 24, 1997 Clerk

IN CITY COUNCIL
Dec. 18, 1997
And Referred Back
To The Committee on
Finance
Michael E. Clement CLERK

THE COMMITTEE ON
FINANCE
Approves Passage of
The Within Ordinance, as amended
Claire Bestwick
Jan. 5, 1998 Clerk

~~CLERK
FINANCE
REFERRED TO COMMITTEE ON
FIRST READING
IN CITY COUNCIL~~

IN CITY COUNCIL
Aug. 14, 1997
FIRST READING
REFERRED TO COMMITTEE ON
FINANCE
Jean M. Anglin CLERK

THE COMMITTEE ON
Finance
Recommends Be Continued
Claire Bestwick
Sept. 15, 1997 Clerk
Oct. 6, 1997

THE COMMITTEE ON
Finance
Recommends Public Hearing
Claire Bestwick
Oct. 6, 1997 Clerk

Councilman Allen (By Request)

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

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

SECTION 4. In making employment decisions for the facility located at 111 Dupont Drive, Su-elle Company shall give preferential consideration to qualified employees/applicants who reside in Providence. The parties agree that in addition to the current workforce employed by Su-elle Company, the lease with this company will generate a minimum of twenty (20) additional jobs in the City of Providence. Failure to generate these jobs within one year of the date of this treaty going into effect, shall render the treaty null and void, unless so waived by the City Council. The treaty being rendered null and void would require the owner of the property to pay all taxes and fees as due and owing as if no treaty had been entered.

SECTION 5. The schedule listed below is based upon information provided to the Tax Assessor by The Elliott Group on behalf of Su-elle Company including, but not limited, to estimated construction costs. In the event any of this information is inaccurate or proves to erroneous, this treaty shall be modified to reflect that accurate information.

SECTION 6. That the real property taxes payable to the City by the Project during the term of this Ordinance shall be based upon the real property tax rates in effect for the City's 1997 fiscal year. This treaty is conditioned upon the Elliott Group and Su-elle Company owing no back taxes to the City of Providence or remaining current on a payment plan approved by the Tax Collector. Failure to make said timely payments may render this treaty null and void at the sole discretion of the City of Providence. The treaty being rendered null and void would require the owner to pay all taxes and fees as due and owing as if no treaty had been approved.

SECTION. 7. That the City, in accordance with Section 44-3-9 of the Rhode Island General Laws and Section 21-169 of the Code or Ordinances for the City of Providence, is hereby authorized to grant an exemption from the assessed valuation for tax purposes as of December 31, 1997 up to and including December 31, 2006 to The Elliott Group on behalf of Su-elle Company located on 111 Dupont Drive, Providence, Rhode Island, on a portion of Assessor's Plat 50, Lot 728 as provided in the above mentioned Ordinance, in accordance with the schedule in Exhibit A.

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

APPROVED
8001 S S JAL
CITY OF PROVIDENCE
CITY CLERK

AN ORDINANCE ESTABLISHING TAX
STABILIZATION PLAN FOR THE
ELLIOTT GROUP ON BEHALF OF SU-ELLE
COMPANY, AS AMENDED

Michael P. Clement
IN CITY COUNCIL
DEC 11, 1997
FIRST READING
READ AND PASSED
CLERK

William W. Targem
IN CITY COUNCIL
JAN 22, 1998
FINAL READING
READ AND PASSED
PRESIDENT
Michael P. Clement
CLERK

002249 000 0454

002249 000 0454

002249 000 0454

RECEIVED BY CITY ASSESSOR
PROVIDENCE RHODE ISLAND

8/15/97

DATE

APPLICATION FEE FORWARDED TO
COLLECTOR

\$ 150.00

AMOUNT

REVIEWED BY ASSESSOR WITH THE
FOLLOWING RECOMMENDATIONS

Passage recommended. This
will create more activity in
the area, along with jobs.

SIGNATURE/DATE/ASSESSOR

[Signature] 8/15/97

RECEIVED BY CITY COLLECTOR

APPLICANT OWES FOLLOWING TAXES

1997 YEAR 52,752.³¹

AMOUNT

TAXES ARE PAID IN FULL

ARRANGEMENTS HAVE BEEN MADE

YES

NO

SIGNATURE/DATE/COLLECTOR

[Signature]

8/15/97

RECEIVED BY BUILDING INSPECTOR
DATE 8/15/97

[Signature]

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

x- plans have not been submitted.

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

YES

NO

SIGNATURE/DATE/BUILDING INSPECTOR

[Signature] 8-15-97

CITY OF PROVIDENCE, RHODE ISLAND
APPLICATION REQUESTING
TAX STABILIZATION FOR COMMERCIAL / INDUSTRIAL PROPERTIES
ACCORDING TO
CHAPTER 21 OF THE CODE ORDINANCES AS AMENDED

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

\$150.00 FOR PERMIT UP TO - \$250,000
\$225.00 FOR PERMIT FROM \$251 - \$750,000
\$300.00 FOR PERMIT OVER - \$751,000

DATE July 25, 1997

1. NAME & ADDRESS OF APPLICANT Su-Ella Company
(IF CORPORATION/PARTNERSHIP,
GIVE NAME & TITLE OF CEO FILING Brad Aron, General Partner
APPLICATION).
2. IF APPLICANT IS LESSEE, GIVE
NAME AND ADDRESS OF OWNER The Elliott Group
AND SPECIFIC TERMS OF LEASE 1125 Main Street
Pawtucket, RI
5 year lease
5 year Option
3. LOCATION OF PROPERTY 111 Dupont Drive
4. ASSESSOR'S PLAT AND LOT Plat 50, Lot 728
5. DATE & PURCHASE PRICE OF
EXISTING PROPERTY NA
6. COST & PROJECTED DATE OF
ADDITIONAL PROPERTY TO BE
PURCHASED FOR THIS
EXPANSION PROJECT NA

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.) \$250,000.
New Offices 10,000 sq. ft.
10,000 sq. ft. Wood Working Shop
Dust Collection System

8. DESCRIBE EXISTING FACILITY:

OF STORIES One
OF SQ. FT./ FLOOR 76,795 sq. ft.
AGE OF BUILDING(S) 35 years old
TYPE OF CONSTRUCTION Cement Block/Brick
INTERIOR CONDITION Fair
EXTERIOR CONDITION Fair

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
☐ c. expand building
☒ d. remodel facility
☐ e. construct new building (s)
☐ f. other (explain):

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 25

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? YES ☒ NO ☐
IF YES, GIVE DETAILS AS TO NUMBER AND TYPE TO BE PURCHASED Dust Collection System
Screen Printing Equipment

Vacuum Forming Equipment

THIS CHECK IS DELIVERED IN
CONNECTION WITH THE FOLLOWING ACCOUNT (S)

THE ELLIOTT GROUP, INC. 9/91
1125 MAIN STREET
PAWTUCKET, RI 02860

5615

57-168/115 003


PAY TO THE
ORDER OF

August 7 19 97

City of Providence
One Hundred & fifty & 1/4

\$ 150.00

DOLLARS

 Security features
included
Details on back

BANKRI
BANK RHODE ISLAND

FOR

⑈005615⑈ ⑆011501682⑆

501054291⑈

MP

YEAR#	%ABATED	DATE	TAXES PD.	ASSESSMENT ABATED	TAXES ABATED
1	90%	12/31/97	\$8,066	2,269,350	\$72,577
2	80%	12/31/98	\$16,133	2,017,200	\$64,530
3	70%	12/31/99	\$24,199	1,765,050	\$56,464
4	60%	12/31/00	\$32,265	1,512,900	\$48,398
5	50%	12/31/01	\$40,331	1,260,750	\$40,331
6	40%	12/31/02	\$48,398	1,008,600	\$32,265
7	30%	12/31/03	\$56,464	756,450	\$24,199
8	20%	12/31/04	\$64,530	504,300	\$16,133
9	10%	12/31/05	\$72,597	252,150	\$8,066
10	0%	12/31/06	\$80,663	0	\$ -0-
TOTALS			\$443,646	11,346,750	\$362,963
TOTAL ASSESSMENT			\$ 2,521,500		
STABLIZATION: CITY ORDINANCE # OWNER: SUE ELLIE REALTY 12 BYRD STREET JOHNSTON, R I 02919 PROPERTY ADDRESS 115 DUPONT DRIVE PLAT 50 LOT 728					
		PROJECT ASSESSMENT=	LAND	\$488,700	
			IMPROVEMENTS	\$2,032,800	
			TOTAL ASSESSMENT	\$2,521,500	

TAX CERTIFICATEApplicant: Sue Elle RealtyOwner: Sue Elle RealtyAddress: 115 DuPont Drive, Providence, Rhode IslandPlat 50 Lot 728

Are any and all taxes current on this property?

☒ Yes☐ No

Are any and all taxes due and owing on any other property owned by applicant?

☐ Yes☐ No☒ N/A

If not, is the applicant on a payment plan approved by the Collector?

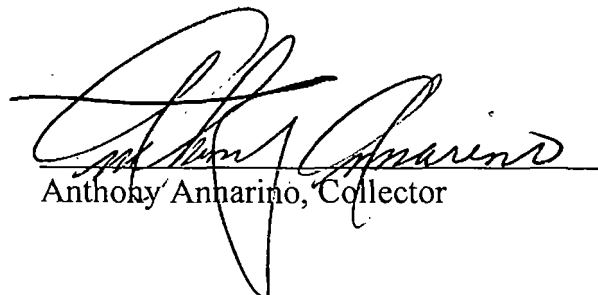
☐ Yes☐ No☒ N/A

If Yes, is applicant current on payment plan?

☐ Yes☐ No☒ N/A

Comments: _____

I certify the above information is true and correct.


Anthony Annarino, Collector

Attachments:

- Municipal lien certificate
- Terms and conditions of payment plan

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
JAN 20 1998	50	728	0000	115 DUPONT DR	13509	1

Assessed Owner SUE ELLE REALTY

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
97	05007280000	REAL	70,336.41	35,168.20	35,168.21	0.00	SUE ELLE REALTY
			70,336.41	35,168.20	35,168.21	0.00	

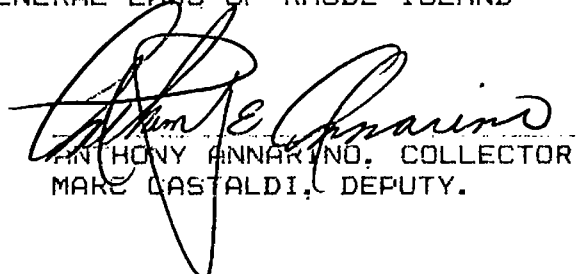
OTHER OUTSTANDING ITEMS:

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: AA
AA
AA


ANTHONY ANNARINO, COLLECTOR
MARK CASTALDI, DEPUTY.

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
JAN 20 1998	50	728	0000	115 DUPONT DR	13589	1

Assessed Owner: SUE ELLE REALTY

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
97	05007280000	REAL	70,336.41	35,168.20	35,168.21	0.00	SUE ELLE REALTY
			70,336.41	35,168.20	35,168.21	0.00	

OTHER OUTSTANDING ITEMS:

PLEASE CONTACT THE WATER SUPPLY BOARD AT 331-6300
PLEASE CONTACT THE NARRAGANSETT BAY COMMISSION AT 277-6665

CERTIFICATION

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: AA
AA
AA

ANTHONY ANNARINO, COLLECTOR
MARG CASTALDI, DEPUTY.