

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 552

Approved October 9, 1985

WHEREAS, Chapter 1983-23 of the Ordinances of the City of Providence provide for the exemption of realty when that realty is used for industrial purposes; and

WHEREAS, Excell Manufacturing Company has made application under and has satisfied each condition of the aforementioned Ordinance; and

WHEREAS, Excell Manufacturing Company has constructed additional facilities and employment opportunities in the City of Providence will increase; and

WHEREAS, it is in the interest of the residents of the City of Providence to grant such exemption,

NOW, THEREFORE, BE IT RESOLVED, That Excell Manufacturing Company, its successors and/or assignees, as lessees of that certain recent construction located at 200 Chestnut Street and designated as Lots 116, 117, 118 and 120, as set out and delineated on City Assessor's Plat 21, be granted an exemption from the assessed valuation for tax purposes from December 31, 1984, up to and including December 31, 1993, on said recently-constructed premises as provided in the above-mentioned Ordinance, in accordance with the following schedule:

	AMOUNT OF EXEMPTION FROM VALUATION
1st year @ 50% of "C" (12/31/84)	\$100,900
2nd year @ 45% of "C" (12/31/85)	*** 90,800
3rd year @ 40% of "C" (12/31/86)	80,700
4th year @ 35% of "C" (12/31/87)	70,600
5th year @ 30% of "C" (12/31/88)	60,500
6th year @ 25% of "C" (12/31/89)	50,500
7th year @ 20% of "C" (12/31/90)	40,400
8th year @ 15% of "C" (12/31/91)	30,300
9th year @ 10% of "C" (12/31/92)	20,200
10th year @ 5% of "C" (12/31/93)	10,100

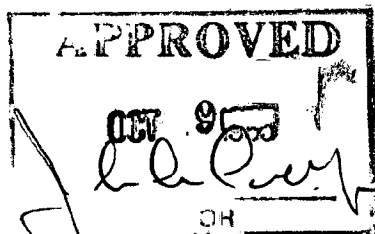
***list amount to be exempted.

IN CITY COUNCIL

OCT 3 1985

READ AND PASSED

Nicholas D. E. [Signature] PRES.
[Signature] CLERK



THE COMMITTEE ON
FINANCE

Recommends

Be Continued

Rose M. Mendonca
Clerk

July 24, 1985

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

as amended

Rose M. Mendonca
Chairman
Clerk

September 24, 1985

IN CITY COUNCIL
MAR 7 1985

FIRST READING
REFERRED TO COMMITTEE ON

FINANCE

Rose M. Mendonca
Clerk

THE COMMITTEE ON
FINANCE

Recommends

Be Continued

Rose M. Mendonca
Clerk

April 10, 1984

THE COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

Rose M. Mendonca
Clerk Chairman

April 23, 1985

IN CITY COUNCIL
MAY 2 1985

Second FIRST READING
REFERRED TO COMMITTEE ON

FINANCE

Back
Rose M. Mendonca
Clerk

Council President Pro Tempore Shavato (By Request)

THEODORE C. LITTLER
CITY ASSESSOR



JOSEPH R. PAOLINO, JR.
MAYOR

FINANCE DEPARTMENT
CITY ASSESSOR

January 15, 1985

The Honorable Louis Stravato
Acting President
Providence City Council
City Hall
Providence, Rhode Island

Re: Request for Tax Stabilization for Industrial Properties
By: Excell Manufacturing Company

Dear Councilman Stravato:

This office has completed a review of an application received requesting tax stabilization for industrial properties according to recently enacted legislation, Chapter 21 of the Code of Ordinances, As Amended.

Attached please find a copy of the application received, a copy of a letter from the President of the firm, a recent photo of the newly constructed premises, and a recapitulation showing the tax stabilization as it will effect the company and the City for the tax years 1985 through 1994.

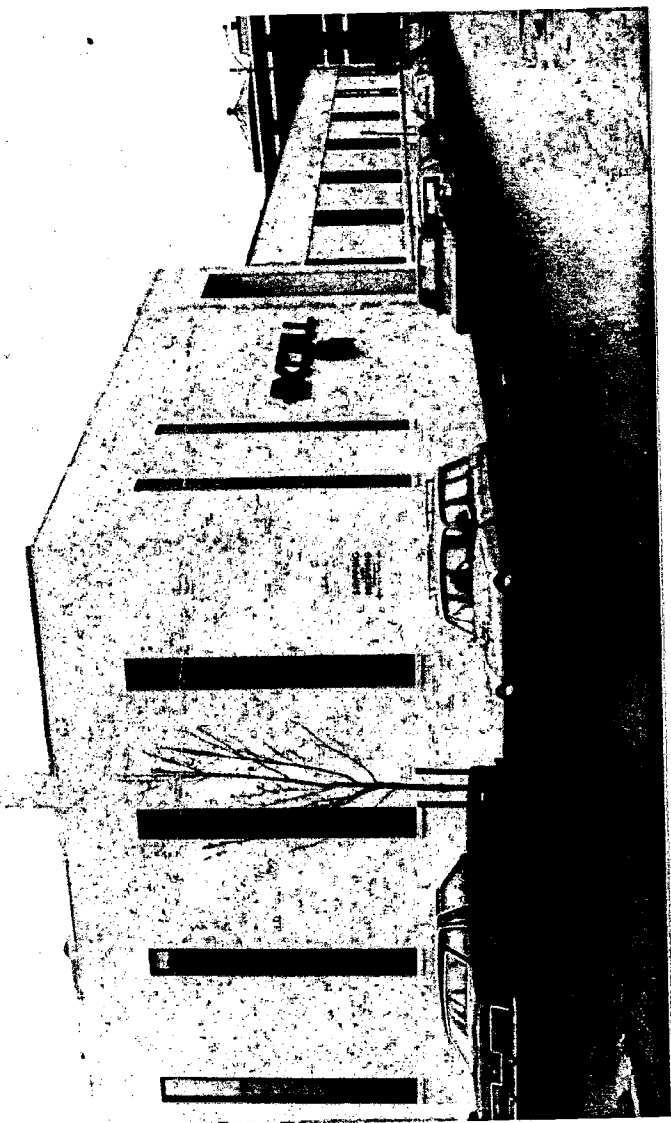
We will be pleased, as will representatives of the company, to provide any further information that may be required for the Council to make a determination as to the tax exemption request.

Your early consideration of this request will be sincerely appreciated.

Very truly yours,

A handwritten signature in cursive script that reads "Theodore C. Littler".
Theodore C. Littler
City Assessor

enclosures



REVIEW BY THE ASSESSOR
OF THE
APPLICATION FOR TAX STABILIZATION
FOR INDUSTRIAL PROPERTIES

1. Name & Address of Applicant Excell Manufacturing co.
200 Chestnut Street, Providence. R. I.
2. Location of Property same
3. List Plat/Lot(s) 21/120
4. Fee Paid Yes x No
5. Application Reviewed by Building Inspection & Approved No Violations Yes x No
6. Application Reviewed by Collector with No Outstanding Taxes Yes x No
7. Application is eligible for program on the basis of the following (check one)
a. Cause an industrial concern to locate in the city;
b. Cause an industrial concern to replace, reconstruct, or remodel existing building thereby increase tax base
c. x Cause an 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 industrial property Yes x No
9. Application has been filed with Assessor prior to obtaining building permit Yes x No
10. Improvements to be undertaken Construct a two (2) story addition at
left of existing building; remove existing
windows; install new. Ground area of new
building = 5,044 sq. ft.
11. Recommend that the project be approved for stabilization exemption program Yes x No

RECAPITULATION OF
EXEMPTION BREAKDOWN

Assessment date prior to Stabilization December 31, 1980

Assessment as of said date

A.	35,480	93,590	
	Land	Building	

Assessment date for projected full value December 31, 1984

Projected assessment for final
value:

B.	54,900	295,400	
	Land	Building	

Amount Eligible for Stabilization
Building only (B - A)

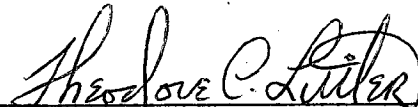
C. \$ 201,800 rounded

1st year @ 50% of "C" (12/31/ <u>84</u>)	\$ <u>100,900</u>

2nd year @ 45% of "C" (12/31/ <u>85</u>)	\$ <u>90,800</u>
3rd year @ 40% of "C" (12/31/ <u>86</u>)	\$ <u>80,700</u>
4th year @ 35% of "C" (12/31/ <u>87</u>)	\$ <u>70,600</u>
5th year @ 30% of "C" (12/31/ <u>88</u>)	\$ <u>60,500</u>
6th year @ 25% of "C" (12/31/ <u>89</u>)	\$ <u>50,500</u>
7th year @ 20% of "C" (12/31/ <u>90</u>)	\$ <u>40,400</u>
8th year @ 15% of "C" (12/31/ <u>91</u>)	\$ <u>30,300</u>
9th year @ 10% of "C" (12/31/ <u>92</u>)	\$ <u>20,200</u>
10th year @ 5% of "C" (12/31/ <u>93</u>)	\$ <u>10,100</u>

***list amount to be exempted (rounded)

JANUARY 17, 1985
Date


Theodore C. Littler
City Assessor



MANUFACTURERS OF CHAIN, GALLERIES AND SCROLLS
200 Chestnut Street, Providence, RI 02903 401-421-5957

December 11, 1984

Mr. Theodore C. Littler
City Assessor
Finance Department
City Hall
Providence, R. I. 02901

Dear Mr. Littler:

It was a pleasure to have you stop in yesterday to see our new installation.

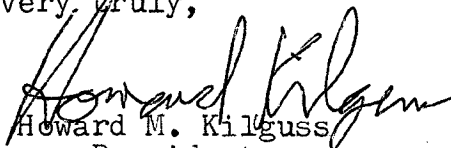
There are just a few remaining items to be finished in the new building and also on the outside but for practical purpose we are just about completed.

The new addition has already resulted in our adding five new employees.

We have installed several new pieces of equipment and have also installed a number of pieces of equipment which we acquired in the purchase of a competitor who was closing. We still have a good number of other pieces of equipment which we have not yet set up but expect to do so early next year. This too will entail the adding of a few more employees.

We have had a rather steady growth which we fully expect to continue and the new facility will enable us to handle it.

Yours very truly,


Howard M. Kilguss
President

HMK:S



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

CITY COLLECTOR

* * * * *
* PAYMENT OF NON-REFUNDABLE APPLICATION FEE *
* MUST ACCOMPANY APPLICATION ACCORDING TO *
* 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 June 27, 1983

1. Name & Address of Applicant Excell Manufacturing Co.
(If corporation/partnership, Howard M. Kilguss, President
give name & title of CEO 200 Chestnut Street
filing application) Providence, RI 02903
2. If Applicant is LESSEE, give
name and address of owner Frederick C. Kilguss Et. Al
and specific terms of lease 25 Firethorne Lane
Cranston, Rhode Island
Property is held in trust and leased
to the Corporation
3. Location of Property 200 Chestnut Street
4. Assessor's Plat/Lot # 021-0116, 021-0117, 021-0118, 021-0120
5. Date & Purchase Price of 6/75--\$145,000.00, 12/79--\$145,000.00
existing property
6. Cost and projected date of None
additional property to be
purchased for this
expansion project

7. Estimated cost of expansion/renovation. (Attach evidence supporting such figure: copy of bids, construction contract, architect's certification). Give \$531,000.00
10,000 ft. two story brick addition
details as to scope of project to be undertaken--# of stories, at 200 Chestnut Street for the purpose of increasing manufacturing capacity
type of construction, total sq. ft. etc.)

8. Describe existing facility:
of stories One
of sq. ft./floor 12,500
age of building(s) 50 years (approx.)
type of construction Brick
interior condition Excellant
exterior condition Excellant

9. Application is made under the provision of the Ordinance for the following reason(s) (check one or more)
x a. locate in City of Providence
 b. replace section of premises
 c. reconstruct facility
 d. expand building
 e. remodel facility
 f. construct new building(s)
 g. other (explain)

10. Will proposed construction/alteration increase the employment at your company Yes x No
16, one year after completion of the
If yes, give estimate as to project. Increased capacity will
new positions to be created increase sales and production (10 skilled
and justification for same mfg., 1 toolmaker, 2 office clerks, 1 secretary, 1 salesperson, 1 foreman)

11. Will the proposed alteration/construction cause any other facility to close? Yes No X
If yes, give date and location of such facility

12. Will construction/alteration require purchase of additional furniture/fixtures/equipment? Yes X No
If yes, give details as to number and type to be purchased

13. Construction shall begin _____
Anticipated that construction shall be completed _____
September 1983 or Sooner
December 1983
14. Are alterations/construction plans permitted under the present zoning; Yes X No
- : If no, please advise as to whether application has been or will be filed with Zoning Board of Review. _____

- Has Hearing been scheduled?

IT IS THE UNDERSTANDING OF THE APPLICANT(S) THAT THE EXEMPTION, IF APPROVED, IS APPLICABLE ONLY TO INDUSTRIAL CONCERNS WHO WISH TO LOCATE IN THE CITY, OR WHO WISH TO REPLACE, RECONSTRUCT, EXPAND OR REMODEL CURRENT FACILITIES; THAT THE APPLICATION IS NOT APPLICABLE TO THE LAND ASSESSMENT; THAT PLANS MUST 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).

SIGNATURE AND TITLE OF APPLICANT

WITNESS

ADDRESS

DATE

DATE _____

RECEIVED BY CITY ASSESSOR
PROVIDENCE RHODE ISLAND

ASSESSORS OFFICE

DATE

APPLICATION FEE FORWARDED TO
COLLECTOR

#225-78 1 41 PM '83 AMOUNT

REVIEWED BY ASSESSOR WITH THE
FOLLOWING RECOMMENDATIONS

SIGNATURE/DATE/ASSESSOR

RECEIVED BY CITY COLLECTOR

June 28, 1983 DATE

APPLICANT OWES FOLLOWING TAXES

YEAR AMOUNT

TAXES ARE PAID IN FULL

Taxes paid in full. This does not include
1983 taxes due July 1, 1983.

ARRANGEMENTS HAVE BEEN MADE
FOR PAYMENT OF OUTSTANDING TAX

SIGNATURE/DATE/COLLECTOR

YES

NO

Donald H. Davis City Collector
July 6, 1983

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

charles gaudet associates • ARCHITECT AIA

235 PROMENADE STREET
PROVIDENCE, R.I. 02908
401 - 421 - 1798

136 SWINBURNE ROW
NEWPORT, R.I. 02840
401 - 849 - 3581

June 14, 1983

Excell Manufacturing Co.
200 Chestnut Street
Providence, R.I. 02903

Re: Addition and Alterations to Existing Building

Gentlemen:

Based on our extensive experience in building construction and rehabilitation, and using the 1983 edition of Means Cost Data as a guide, we estimate that the contract costs for this project will be as follows:

New Addition

Office area - 4000 SF @ \$25.00 PSF	\$100,000.	
Manufacturing area - 6200 SF @ \$15.00 PSF	93,000.	
	<u>193,000.</u>	\$193,000.

Existing Building

Remodeling - 3000 SF @ \$15.00 PSF	45,000.	45,000.
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Alternates

No. 1 - Window walls 1725 SF @ \$18.50 PSF	32,000.	
No. 2 - Re-roofing 13500 SF @ \$2.60 PSF	35,000.	
	<u>67,000.</u>	67,000.

Separate Contracts

Heating, ventilating and air conditioning	35,000.	
Plumbing	20,000.	
Sprinkler system	10,000.	
Electrical work	25,000.	
Telephone system	10,000.	
Security alarm	5,000.	
	<u>105,000.</u>	105,000.

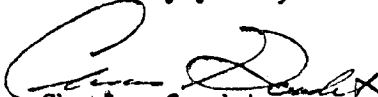
<u>Contingency</u> (10 percent)	41,000.	41,000.
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<u>Architectural Fee</u> (6 percent)	27,000.	27,000.
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By Owner

Carpet flooring - 350 SY @ \$20.00 PSY	7,000.	
Signs	2,000.	
Kitchen Unit	4,000.	
Furnishings	20,000.	
Relocation of machinery and equipment	20,000.	
	<u>53,000.</u>	53,000.
		<u>\$531,000.</u>

Sincerely yours,


Charles Gaudet

PLAT 21

105
29,572

106
1630
1956

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5089

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2714

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3668

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4398

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City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

*Telephone
2/11/85*

DATE: January 21, 1985
TO: City Solicitor Edward C. Clifton
SUBJECT: REQUEST TO CITY SOLICITOR TO DRAFT APPROPRIATE RESOLUTION
CONSIDERED BY: Rose M. Mendonca, City Clerk

DISPOSITION: Attached hereto is correspondence from Theodore C. Littler, City Assessor, together with related information, relative to Tax Stabilization for Industrial Properties.

Accompanying also is a copy of the Ordinance relative to the subject matter, which is also incorporated in the Code of Ordinances, Sec. 21-160.

Will you kindly prepare the appropriate Resolution for submission to the City Council at its next scheduled meeting.

I am also enclosing, for your information only, an Ordinance passed by the City Council relative to exemptions for off-street parking structures, together with a Resolution passed by the City Council, as a result of the authority for your review so that you will know the manner in which it was prepared.

Rose M. Mendonca
City Clerk

CITY OF PROVIDENCE, RHODE ISLAND
APPLICATION REQUESTING
TAX STABILIZATION FOR INDUSTRIAL PROPERTIES
ACCORDING TO

CHAPTER 21 OF THE CODE OF ORDINANCES AS AMENDED

* * * * *

* PAYMENT OF NON-REFUNDABLE APPLICATION FEE	*
* MUST ACCOMPANY APPLICATION ACCORDING TO	*
* 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 June 27, 1983

- | | |
|---|--|
| 1. Name & Address of Applicant
(If corporation/partnership,
give name & title of CEO
filing application) | <u>Excell Manufacturing Co.</u>
<u>Howard M. Kilguss, President</u>
<u>200 Chestnut Street</u>
<u>Providence, RI 02903</u> |
| 2. If Applicant is LESSEE, give
name and address of owner
and specific terms of lease | <u>Frederick C. Kilguss Et. Al</u>
<u>25 Firethorne Lane</u>
<u>Cranston, Rhode Island</u>
<u>Property is held in trust and leased</u>
<u>to the Corporation</u> |
| 3. Location of Property | <u>200 Chestnut Street</u> |
| 4. Assessor's Plat/Lot # | <u>* 021-0116, 021-0117, 021-0118, 021-0120</u> |
| 5. Date & Purchase Price of
existing property | <u>6/75--\$145,000.00, 12/79--\$145,000.00</u> |
| 6. Cost and projected date of
additional property to be
purchased for this
expansion project | <u>None</u> |

* LOTS 116-117-118-DROP INTO
LOT 120

7. Estimated cost of expansion/ renovation. (Attach evidence supporting such figure: copy 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.)
- \$531,000.00
- 10,000 ft. two story brick addition
- at 200 Chestnut Street for the purpose of increasing manufacturing capacity

8. Describe existing facility:

# of stories	<u>One</u>
# of sq. ft./floor	<u>12,500</u>
age of building(s)	<u>50 years (approx.)</u>
type of construction	<u>Brick</u>
interior condition	<u>Excellent</u>
exterior condition	<u>Excellent</u>

9. Application is made under the provision of the Ordinance for the following reason(s) (check one or more)

<u>_____</u>	a. locate in City of Providence
<u>_____</u>	b. replace section of premises
<u>_____</u>	c. reconstruct facility
<u>x</u>	d. expand building
<u>_____</u>	e. remodel facility
<u>_____</u>	f. construct new building(s)
<u>_____</u>	g. other (explain) _____

10. Will proposed construction/ alteration increase the employment at your company

Yes x No _____

16, one year after completion of the

If yes, give estimate as to new positions to be created and justification for same

project. Increased capacity will

increase sales and production (10 skilled

mfg., 1 toolmaker, 2 office clerks, 1 secretary, 1 salesperson, 1 foreman)

11. Will the proposed alteration/ construction cause any other facility to close?
If yes, give date and location of such facility

Yes _____ No x

12. Will construction/alteration require purchase of additional furniture/fixtures/equipment?
If yes, give details as to number and type to be purchased

Yes x No _____

13. Construction shall begin
Anticipated that construction shall be completed

September 1983 or Sooner

December 1983

14. Are alterations/construction plans permitted under the present zoning;

Yes X

No

If no, please advise as to whether application has been or will be filed with Zoning Board of Review.

Has Hearing been scheduled?

IT IS THE UNDERSTANDING OF THE APPLICANT(S) THAT THE EXEMPTION, IF APPROVED, IS APPLICABLE ONLY TO INDUSTRIAL CONCERNS WHO WISH TO LOCATE IN THE CITY, OR WHO WISH TO REPLACE, RECONSTRUCT, EXPAND OR REMODEL CURRENT FACILITIES; THAT THE APPLICATION IS NOT APPLICABLE TO THE LAND ASSESSMENT; THAT PLANS MUST 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).

C. Miller
WITNESS

6/27/83
DATE

Howard M. Kilgus, President
SIGNATURE AND TITLE OF APPLICANT

200 Chestnut St Prov, R.I. 02903
ADDRESS

June 27, 1983
DATE

Rose M. Mendonca
City Clerk

—
Clerk of Council

—
Clerk of Committees



Michael R. Clement
First Deputy

—
Grace Nobrega
Second Deputy

DEPARTMENT OF CITY CLERK
CITY HALL

October 17, 1985

Excell Manufacturing Co.
200 Chestnut Street
Providence, RI 02903

Dear Sir:

Enclosed is a copy of Resolution No. 552, approved
October 9, 1985, for your information.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jma

Enc.