

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 447

Approved

September 8, 1988



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, Tri-Mar Industries has made application under and has satisfied each condition of the aforementioned Ordinance; and

WHEREAS, Tri-Mar Industries 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 Tri-Mar Industries, its successors and/or assignees, as lessees of that certain recent construction located at 175 Union Street and designated as Lot 795, as set out and delineated on City Assessor's Plat 37, 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" (12/31/85)		\$109,500
2nd year @ 45% of "C" (12/31/86)	***	98,550
3rd year @ 40% of "C" (12/31/87)		87,600
4th year @ 35% of "C" (12/31/88)		76,650
5th year @ 30% of "C" (12/31/89)		67,700
6th year @ 25% of "C" (12/31/90)		54,750
7th year @ 20% of "C" (12/31/91)		43,800
8th year @ 15% of "C" (12/31/92)		32,850
9th year @ 10% of "C" (12/31/93)		21,900
10th year @ 5% of "C" (12/31/94)		10,950

\*\*\*list amount to be exempted

IN CITY COUNCIL  
SEP 1 1988

READ AND PASSED

  
PRES.

  
CLERK

THE COMMITTEE ON  
FINANCE

Approves Passage of  
The Within Resolution

Robert M. Henderson  
Clerk Chairman  
August 22, 1985

Rose M. Mendonca  
City Clerk

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Clerk of Committees



Michael R. Clement  
First Deputy

Jean M. Angelone  
Second Deputy

DEPARTMENT OF CITY CLERK  
CITY HALL

September 19, 1988

Tri Mar Industries, Inc.  
34 Sassafras Road  
No. Kingston, R. I. 02852

Dear Sir:

Enclosed is certified copy of Resolution No. 447,  
passed by the City Council September 1, 1988 and approved  
by His Honor the Mayor on September 8, 1988.

Very truly yours,

Rose M. Mendonca  
City Clerk

RMM/bp

Enc.

RECAPITULATION OF  
EXEMPTION BREAKDOWN

Assessment date prior to Stabilization

\* 12-31-83 (SEE BELOW)

Assessment as of said date

A. 94,900      ---  
Land                      Building

Assessment date for projected full value

12/31/95

Projected assessment for final  
value:

B. 94,900 - 332,400  
Land                      Building

Amount Eligible for Stabilization  
Building only (B - A)

C. 332,400

\*\*\*\*\*

1st year @ 50% of "C" (12/31/ <u>85</u> )	\$ <u>166,200</u>
2nd year @ 45% of "C" (12/31/ <u>86</u> )	\$ <u>149,580</u>
3rd year @ 40% of "C" (12/31/ <u>87</u> )	\$ <u>132,960</u>
4th year @ 35% of "C" (12/31/ <u>88</u> )	\$ <u>116,340</u>
5th year @ 30% of "C" (12/31/ <u>89</u> )	\$ <u>99,720</u>
6th year @ 25% of "C" (12/31/ <u>90</u> )	\$ <u>83,100</u>
7th year @ 20% of "C" (12/31/ <u>91</u> )	\$ <u>66,480</u>
8th year @ 15% of "C" (12/31/ <u>92</u> )	\$ <u>49,860</u>
9th year @ 10% of "C" (12/31/ <u>93</u> )	\$ <u>33,240</u>
10th year @ 5% of "C" (12/31/ <u>94</u> )	\$ <u>16,620</u>

\*\*\*list amount to be exempted

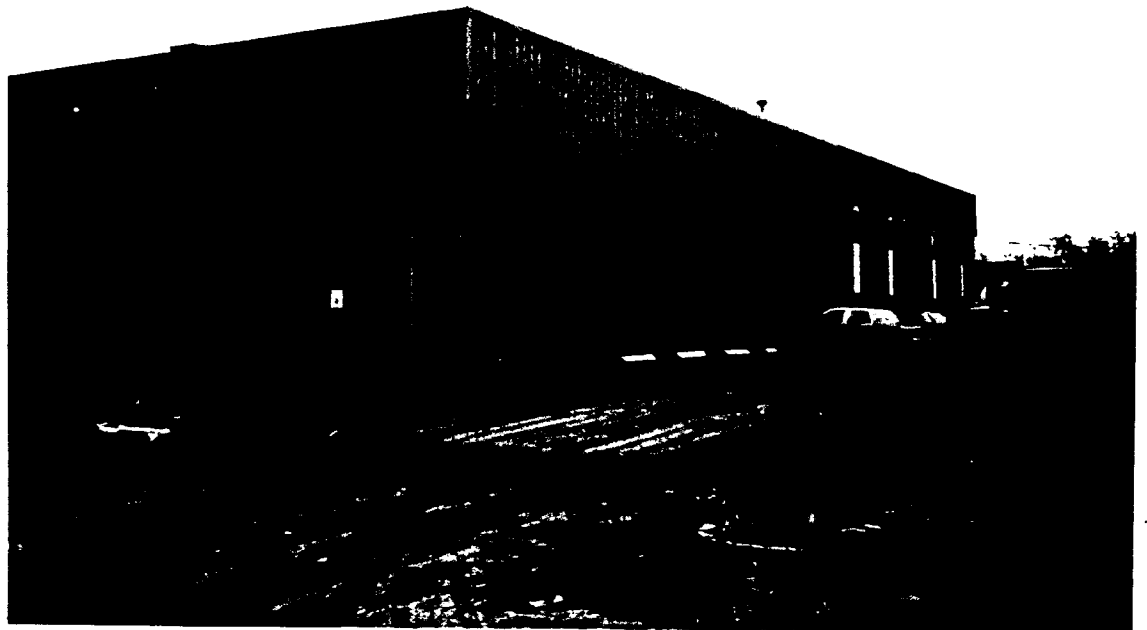
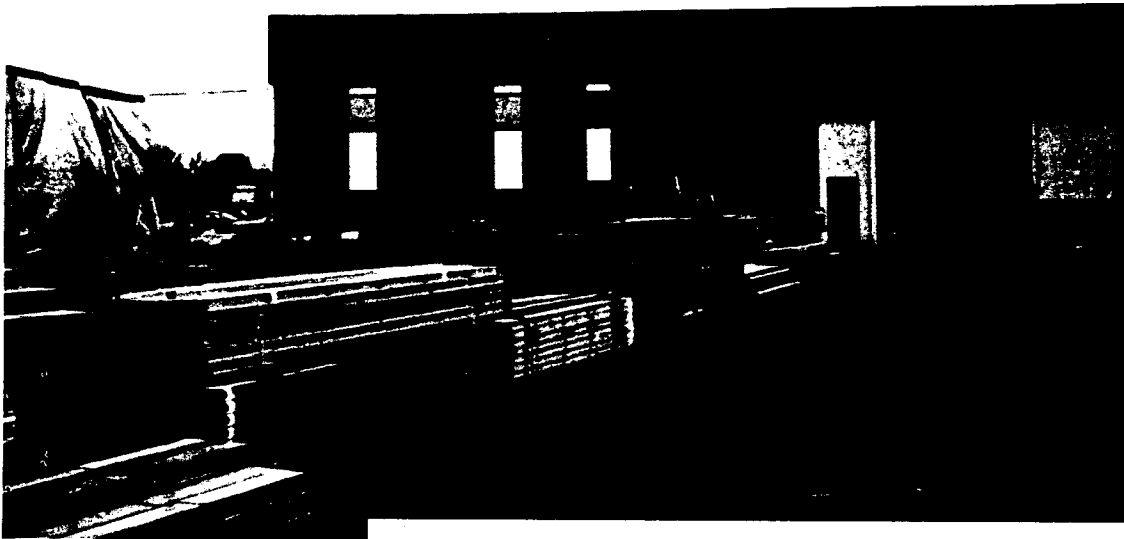
\* 12/31/83 = LAND ONLY 94,900 - 12/31/84 = 170,900 = UNF VALUE

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

1. Name & Address of Applicant TRI MAR INDUSTRIES, INC.  
34 SASSAFRAS RD - N. KINGSTON
2. Location of Property 175 UNION ST.
3. List Plat/Lot(s) 37/795
4. Fee Paid Yes \_\_\_\_\_ No \_\_\_\_\_
5. Application Reviewed by Building Inspection & Approved No Violations Yes \_\_\_\_\_ No \_\_\_\_\_
6. Application Reviewed by Collector with No Outstanding Taxes Yes \_\_\_\_\_ 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. \_\_\_\_\_ 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 \_\_\_\_\_ No \_\_\_\_\_
9. Application has been filed with Assessor prior to obtaining building permit Yes \_\_\_\_\_ No \_\_\_\_\_
10. Improvements to be undertaken ERECT NEW OFFICE & WAREHOUSE  
161 x 151 = 24,311 sq ft
11. Recommend that the project be approved for stabilization exemption program Yes \_\_\_\_\_ No \_\_\_\_\_

**INDUSTRIAL STABILIZATION PROGRAM  
BY ORDINANCE #371  
APPROVED MAY 3, 1983**

**PHOTOGRAPHS TAKEN BY  
THEODORE C. LITTLER  
CITY ASSESSOR  
APRIL 7, 1986  
RE  
TRI-MAR INDUSTRIES  
175 UNION STREET  
Plat 37, lot 795**



RECEIVED BY CITY ASSESSOR  
PROVIDENCE RHODE ISLAND

APPLICATION FEE FORWARDED TO  
COLLECTOR

REVIEWED BY ASSESSOR WITH THE  
FOLLOWING RECOMMENDATIONS

DATE

AMOUNT

SIGNATURE/DATE/ASSESSOR

\*\*\*

RECEIVED BY CITY COLLECTOR

APPLICANT OWES FOLLOWING TAXES

\*\*\*

\*\*\*

DATE

YEAR

AMOUNT

TAXES ARE PAID IN FULL

ARRANGEMENTS HAVE BEEN MADE  
FOR PAYMENT OF OUTSTANDING TAX

SIGNATURE/DATE/COLLECTOR

\*\*\*

\*\*\*

\*\*\*

RECEIVED BY BUILDING INSPECTOR

PLANS AS REVIEWED MEET ALL CUR-  
RENT CODES/STATUTES OF CITY

NO VIOLATIONS EXIST ON THIS OR  
OTHER PROPERTIES OWNED BY  
APPLICANT

\*VIOLATIONS EXIST AS FOLLOWS

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

SIGNATURE/DATE/BUILDING INSPECTOR

DATE

YES

NO

YES

NO\*

YES

NO





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

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\* \* \* \* \*

\* 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 11-7-85

1. Name & Address of Applicant (If corporation/partnership, give name & title of CEO filing application)  
TRI MAR INDUSTRIES  
175 Union Ave.  
Providence, R.I. 02909  
Peter E. Fitzpatrick, President
2. If Applicant is LESSEE, give name and address of owner and specific terms of lease  
None
3. Location of Property  
175 Union Ave., Prov., R.I. 02909
4. Assessor's Plat/Lot #  
Plat #37, Lot #795
5. Date & Purchase Price of existing property  
\$200,000.00
6. Cost and projected date of additional property to be purchased for this expansion project

*Note: Permit estimated cost \$325,000 / month*

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.) \$500,000.00 (approx.)

8. Describe existing facility:  
 # of stories (2)  
 # of sq. ft./floor 1st 25,000 SF., 2nd 6,000 SF.  
 age of building(s) 7 months  
 type of construction Bricks/Metal  
 interior condition Excellent  
 exterior condition Excellent

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

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

10. Will proposed construction/alteration increase the employment at your company? Yes X No \_\_\_\_\_  
Additional Sales Men & Truck Drivers  
 If yes, give estimate as to new positions to be created and justification for same Approximately 40

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 \_\_\_\_\_  
Trucks, Office Equipment  
 If yes, give details as to number and type to be purchased \_\_\_\_\_

13. Construction shall begin  
Anticipated that construc-  
tion shall be completed

\_\_\_\_\_  
\_\_\_\_\_

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).

Michael J. Murphy

WITNESS

DATE

John P. Fitzpatrick  
SIGNATURE AND TITLE OF APPLICANT

125 Union Road, Paramaribo

ADDRESS

11/14/85

DATE