



CITY OF PAWTUCKET
RHODE ISLAND

DEPARTMENT OF PLANNING AND REDEVELOPMENT

SANDRA C. CANO
COMMERCE DIRECTOR

BIANCA M. POLICASTRO
PLANNING DIRECTOR

DONALD R. GREBIEN
MAYOR

August 2, 2022

Pawtucket City Council
137 Roosevelt Avenue
Pawtucket, RI 02860

RE: TAX STABILIZATION AGREEMENT (TSA)
1 MOSHASSUCK STREET (AP 62; LOTS 295, 337 & 340)

RECEIVED
CITY CLERK'S OFFICE
2022 AUG -4 P 4:10

Dear Council President Moran,

The Pawtucket Department of Planning and Redevelopment has reviewed the Application for Tax Stabilization submitted by Blackstone Distribution Center LLC in association with proposed redevelopment of the above referenced properties. Please accept this letter as certificate of a complete application for consideration by the City Council.

In April of 2022, the applicant was granted final development plan approval for demolition of the former Microfibres facility, and new construction of a 159,562 square foot distribution facility. The estimated hard construction cost associated with this scope of redevelopment is approximately \$24 million. In accordance with Ordinance § 363-80.3, this level of investment is likely eligible for a Twenty-Year Tax Stabilization program as requested, pending confirmation by the Tax Assessors Office.

The reuse of this vacant industrial property will result in new job creation, tax revenue, and the elimination of a deteriorating structure located at a gateway entrance into Pawtucket. For these reasons, we are supportive of the applicant's request, and the terms of the 20-year agreement as drafted by the Tax Assessor.

Sincerely,

Sandra Cano, Director of Commerce

- cc. Mayor Donald R. Grebien
- Bob Burns, Tax Assessor
- Dylan Zelazo, Director of Administration
- Jordan Karlik, Blackstone Distribution Center, LLC