



CITY OF PAWTUCKET

CITY HALL
137 ROOSEVELT AVENUE
PAWTUCKET, RHODE ISLAND 02860
TAX ASSESSING DIVISION

DONALD R. GREBIEN
MAYOR

ROBERT W. BURNS
TAX ASSESSOR

July 20, 2022

David P. Moran, Council President
Members of the Finance Committee

RE: Blackstone Distribution Center LLC
1 Moshassuck St Pawtucket RI

RECEIVED
CITY CLERK'S OFFICE
2022 AUG - 3 P 3:20

Dear Council President Moran,

Blackstone Distribution Center LLC has submitted an application for a 20-year Tax Stabilization Agreement. With this application they submitted plans to demolish the Microfibers building and construct a large scale trucking and distribution center.

Their estimated cost of construction is \$20,000,000 to be phased in over a period of 20 years. The property is Plat 62 lots 295, 337 & 340. These parcels are currently assessed at \$3,041,600 so the total value when complete would be \$23,041,600.

This request conforms to the ordinance governing tax treaties and has the support of the Tax Assessor's Office

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W. Burns".

Robert W Burns
Tax Assessor

Cc: Mayor Grebien
Dylan Zelazo
Joanna L'Heureux
Sandra Cano

CITY OF PAWTUCKET, RHODE ISLAND
APPLICATION FOR TAX STABILIZATION

Note: This application for tax stabilization is subject to review as described under the requirements of the Revised Ordinances of the City of Pawtucket. The applicant hereunder agrees to comply with the following specifications: to submit three (3) sets of detailed design plans showing all improvements to existing and proposed structures, which are drawn to scale and with the sufficient clarity and detailed dimensions to show the nature and character of the work to be performed.

File with the Department of Planning & Redevelopment, 137 Roosevelt Avenue, Pawtucket, RI 02860

1. Applicant Name: Blackstone Distribution Center LLC
2. Applicant Address: 2 Seneca Blvd., Suite 203, Port Washington NY 11050
3. Map, block, parcel(s) of property: Plat. 62 Lots: 0295, 0337, 0340
4. Zoning District: M0, Industrial Open
5. Please attach a detailed description of the proposed improvements.
6. Will the proposed improvements or construction require a zoning variance? No, already received
7. Name, address and telephone/email of the architect or engineer involved with this project? Sheryl Guglielmo, DiProte Engineering, 781-326-0021, Sguglielmo@di-prote-eng
8. City of Pawtucket Municipal Lien Certificate (please attached to this application).
9. State of RI Certificate of Good Standing (please attach to this application).
10. Project Budget (please attach to this application) *See City Ordinance 40-107 to know if your project meets the requirements for including public art
11. Design plans required: (attach three [3] sets of complete design plans to this application).
12. Five (5) Year Non-Refundable Application Fee: \$100.00
 Ten (10) Year Non-Refundable Application Fee: \$200.00
 Fifteen (15) Year Non-Refundable Application Fee: \$200.00
 Twenty (20) Year Non-Refundable Application Fee: \$200.00

Applicant Name (print): Jordan Korlet Email: jordan@jkeguter.com
Applicant's Signature: [Signature] Date: 4/1/22 Phone No: 516 622 7800

THE INFORMATION BELOW SHOULD BE FILLED OUT BY CITY STAFF ONLY

I. CERTIFICATION OF COMPLETENESS

Application deemed complete: _____ Date: _____
Director of Planning & Redevelopment Signature

II. PRE-CONSTRUCTION PROPERTY VALUE

Pre-construction value of property - land value 1,108,100 building value (if applicable) 1,933,500

I certify that the above taxable value, as it relates to the value of tangible business property, is accurate and that the applicant is eligible for tax stabilization as stipulated under the Ordinances of the City of Pawtucket.

Tax Assessor [Signature]

Date: 6/3/22

III. TAXABLE VALUE DETERMINATION (The figure below represents the portion of the property to be stabilized)

Taxable value of proposed improvements: 20,000,000

I certify that the above taxable value, as it relates to the proposed improvements, is accurate and that the applicant is eligible for tax stabilization as stipulated under the Revised Ordinances of the City of Pawtucket.

Application eligible to proceed under this program: [Signature] Date: 6/3/22
Tax Assessor

Applicable ineligible to proceed for the following reason(s):

BLACKSTONE DISTRIBUTION CENTER LLC 20 YEAR TAX STABILIZATION AGREEMENT

YEAR	ASSESSMENT	TAX
2023	\$3,041,600	\$88,267
2024	\$4,041,600	\$117,287
2025	\$5,041,600	\$146,307
2026	\$6,041,600	\$175,327
2027	\$7,041,600	\$204,347
2028	\$8,041,600	\$233,367
2029	\$9,041,600	\$262,387
2030	\$10,041,600	\$291,407
2031	\$11,041,600	\$320,427
2032	\$12,041,600	\$349,447
2033	\$13,041,600	\$378,699
2034	\$14,041,600	\$407,487
2035	\$15,041,600	\$436,507
2036	\$16,041,600	\$465,527
2037	\$17,041,600	\$494,547
2038	\$18,041,600	\$523,567
2039	\$19,041,600	\$552,587
2040	\$20,041,600	\$581,607
2041	\$21,041,600	\$610,627
2042	\$22,041,600	\$639,427
2043	\$23,041,600	\$668,667