

**KETTLE POINT ASSESSMENT AREA
CITY OF EAST PROVIDENCE, RHODE ISLAND
EAST PROVIDENCE WATERFRONT
SPECIAL DEVELOPMENT DISTRICT COMMISSION**

**ANNUAL ASSESSMENT REPORT AND
AMENDMENT OF THE ASSESSMENT ROLL FOR
THE COLLECTION OF ASSESSMENTS
FOR THE 2020-2021 ASSESSMENT CYCLE**

August 13, 2020

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

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INTRODUCTION

The City of East Providence (the “City”) issued \$10,600,000 in special obligation tax increment bonds (the “Series 2016 Bonds”) for the acquisition and financing of land and improvements including roads, utilities and the development and improvement of recreational areas in the Kettle Point Tax Increment Area pursuant to Title 45, § 33.2 (the “Act”) of the State of Rhode Island General Laws, an Ordinance duly passed by the City Council and a Trust Indenture dated as of December 1, 2016 (the “Trust Indenture”) as supplemented by a Series Indenture dated as of December 1, 2016 (the “Series Indenture” and, together with the Trust Indenture, the “Indenture”), each by and between the City and U.S. National Bank Association, as trustee (the "Trustee"). Pursuant to the requirements of the Act, the City, by Ordinance No. 516, which was passed by the City Council on October 5, 2010 and on October 19, 2010, adopted the East Providence Waterfront Special Development District Plan (the “Redevelopment Plan”) and the City of East Providence Special Water Development District Tax Increment Financing (TIF) Project Plan (the “TIF Project Plan”) and, upon recommendation of the Commission (East Providence Waterfront Special Development District Commission) , approved Amendment No. 1 to the TIF Project Plan by Ordinance No 578 passed by the City Council on May 21, 2013 and June 4, 2013, Amendment No. 2 to the TIF Project Plan by Ordinance No. 609 passed by the City Council on June 17, 2014 and July 15, 2014 and Amendment No. 3 to the TIF Project Plan (as amended, the “Amended Project Plan”) by Ordinance 651 passed by the City on My 17, 2016 and June 7, 2016 (collectively, the “Redevelopment Ordinances”).

Pursuant to the Act, the Redevelopment Ordinances, the Indenture and the Amended Project Plan, the Series 2016 Bonds have been secured by pledged revenues consisting of the Annual Installment of Assessments and the Kettle Point Pledged Property Tax Revenues levied on each parcel of Assessed Property in the Assessment Area. The Assessments have been imposed on the Assessed Property within the Assessment Area through the application of the procedures set forth in the Assessment Plan and the Method of Imposing and Collecting the Assessments (the “MICA”). The Assessments are equal to the principal of the bonds, interest on the bonds until repaid, and the administrative expenses of the City and the Commission directly related to the administration of the Assessments on the bonds issued by the City. The Assessments are collected each Assessment Cycle as the Annual Installment of Assessments. An Annual Credit is to be applied to the Annual Installment for each Assessed Property equal to the estimated Pledged Property Tax Revenues to be collected during that Assessment Cycle from that parcel. The resulting sum is equal to the Adjusted Annual Assessment. The Annual

Installment of Assessments will be collected each Assessment Cycle in the same manner as regular property taxes as the Annual Payment.

The Assessment Roll is to be updated each Assessment Cycle by the Commission to reflect (i) the current parcels of Assessed Property, (ii) the Assessment allocated to each parcel, including any adjustments to the Assessments, (iii) the Principal Portion of the Assessments for each parcel, (iv) the estimated Equivalent Units of each parcel, (v) the Annual Assessment for each parcel for the current Assessment Cycle, (vi) the Annual Payment for each parcel for the current Assessment Cycle, (vii) the Assessments that have been prepaid, and (viii) the termination of the collection of Assessments.

This report has been prepared to explain the Annual Payment and updates to the Assessment Roll for the 2020-2021 Assessment Cycle as provided for in the MICA.

TRUSTEE ACCOUNTS

The trustee for the Series 2016 Bonds is U.S. Bank, National Association (the “Trustee”). The account balances as of June 30, 2019, investment income, additional proceeds, transfers, disbursements and account balances as of June 30, 2020 are shown in Table A below.

Table A
Trustee Accounts

Account/Fund	Balance as of 06/30/2019	Investment Income	Additional Proceeds	Transfers	Disburse- ments	Balance as of 06/30/2020
Pledged Tax Increment Account	\$0	\$3,579	\$1,232,158	(\$17,487)	\$391,025	\$827,225
Assessment Account of Revenue Fund	\$0	\$0	\$0	\$0	\$0	\$0
Principal Account of Bond Fund	\$0	\$0	\$0	\$0	\$0	\$0
Interest Account of Bond Fund	\$1,189	\$13	\$409,363	\$10	\$410,574	\$1
Capitalized Interest Account	\$17,004	\$158	\$0	(\$10)	\$17,151	\$1
Debt Service Reserve Fund	\$1,095,385	\$16,051	\$0	\$0	\$0	\$1,111,436
Project Fund	\$2,857	\$42	\$0	\$0	\$0	\$2,899
Administrative Expense Fund	\$20,622	\$107	\$0	\$17,487	\$37,715	\$501
Escrowed Assessment Account	\$209,576	\$3,058	\$0	\$0	\$100,000	\$112,634
Total	\$1,346,633	\$23,008	\$1,641,521	\$0	\$956,465	\$2,054,697

Pledged Tax Increment Account:

- Additional proceeds to the Pledged Tax Increment Account represent Pledged Property Tax Revenues related to fiscal year 2018 of \$70,243.12, fiscal year 2019 of \$407,815.95, and fiscal year 2020 of \$754,099.41
- Transfers from the Pledged Tax Increment Account represent transfers of Pledged Property Tax Revenues to the Administrative Expense Fund.
- Disbursements from the Pledged Tax Increment Account represent the payment of debt service on the Series 2016 Bonds.

Interest Account of the Bond Fund:

- Additional proceeds to the Interest Account of the Bond Fund represent funds from the City’s General Fund that were incorrectly used for the payment of interest. This transaction will be reversed by transferring funds from the Pledged Tax Increment Account back to the City’s General Fund.
- Transfers to the Interest Account of the Bond Fund represent transfers of bond proceeds from the Capitalized Interest Account for the payment of debt service on the Series 2016 Bonds.
- Disbursements from the Interest Account of the Bond Fund represent the payment of interest on the Series 2016 Bonds.

Capitalized Interest Account of the Bond Fund:

- Transfers from the Capitalized Interest Account of the Bond Fund represent transfers of bond proceeds to the Interest Account of the Bond Fund for the payment of interest on the Series 2016 Bonds.
- Disbursements from the Capitalized Interest Account of the Bond Fund represent the payment of debt service on the Series 2016 Bonds.

Administrative Expense Fund:

- Disbursements from the Administrative Expense Fund represent the payment of administrative expenses.
- Transfers to the Administrative Expense Fund represent transfers of Pledged Property Tax Revenues from the Pledged Tax Increment Account.

Escrowed Assessments Account:

- The disbursement from the Escrowed Assessments Account represents the payment of the officer’s certificate to the investor pursuant to Section 5.03(b) of the Indenture.

Bond proceeds in the various accounts established by Article V of the Trust Indenture were invested in Class 1 shares of the Fidelity Government money market fund earning 0.05% per annum as of June 30, 2020. Table B below provides a listing of the funds and accounts and the approximate rates of returns as of June 30, 2020.

Table B
Rates of Return

Account	Rates of Return
Pledged Tax Increment Account	0.05%
Debt Service Reserve Fund	0.05%
Project Fund	0.05%
Administrative Expense Fund	0.05%
Escrowed Assessment Account	0.05%

According to Article V of the Trust Indenture dated as of December 1, 2016, investment income generated by the Interest Account and Capitalized Interest Account of the Bond Fund

will be retained therein. Investment income earned on the Project Fund and Administrative Expense Fund will be retained therein will be used for the purpose of the account. Investment earnings on amounts deposited in accounts in the Escrowed Assessment Account of the Revenue Fund shall be retained therein.

ANNUAL INSTALLMENT

Pursuant to the MICA, the Annual Installment is the scheduled payments of the Assessment as shown on the Assessment Roll. The total of the Annual Installment shown on the Assessment Roll attached hereto as Appendix A-1 for each Assessment Cycle may be changed by the Commission as long as the aggregate total of the Annual Installments for all Assessment Cycles does not exceed the Assessment for any parcel. The Annual Installment for the 2020-2021 Assessment Cycle is equal to \$851,222.96. The Annual Payment is the amount of the Annual Installment to be collected each Assessment Cycle.

ANNUAL REVENUE REQUIREMENT

An Annual Payment is to be collected from each parcel of Assessed Property within the Assessment Area (except those parcels for which the Principal Portion of the Assessment has been prepaid) each Assessment Cycle in an amount equal to the Annual Revenue Requirement. According to the MICA, the Annual Revenue Requirement, for any Assessment Cycle, is equal to the sum of the following:

- (a) Annual Obligations, less (b) the sum of the following: (1) estimated Pledged Property Tax Revenues that may be applied to the payment of the Annual Obligations for each Assessment Cycle and (2) any funds available pursuant to the Indenture to apply to Annual Obligations, such as capitalized interest and interest earnings on or principal from any account balances.

Annual Obligations

According to the MICA, Annual Obligations for any Assessment Cycle are the sum of the following:

- (1) regularly scheduled debt service on the bonds, (2) periodic costs associated with the bonds, including but not limited to rebate payments and credit enhancements on the bonds, (3) estimated administrative expenses for the current Assessment Cycle and any actual unpaid administrative expenses for any prior Assessment Cycle, and (4) any contingencies for the calculation of the Annual Obligations estimated by the Administrator and approved by the Commission.

The estimated Pledged Property Tax Revenues and Series 2016 Bond proceeds deposited in the Capitalized Interest Account and the Administrative Expense Fund will be sufficient to

pay debt service and administrative expenses for the 2020-2021 Assessment Cycle. As a result, and as shown in Table C below, the Annual Revenue Requirement is equal to zero. As a result, Assessments are not required to be collected from the parcels of Assessed Property in the Assessment Area for the 2020-2021 Assessment Cycle.

Table C
Annual Revenue Requirement – 2020-2021 Assessment Cycle

Annual Obligations:	
<i>Debt service:</i>	
Interest payment due on November 15, 2020	\$409,375
Interest payment due on May 15, 2021	\$409,375
Principal payment due on May 15, 2021	\$0
<i>Sub-total debt service</i>	<i>\$818,750</i>
Administrative expenses	\$31,191
Contingency for delinquencies, AV appeals or extraordinary events	\$20,754
Total Annual Obligations	\$870,695
Available Funds:	
Estimated FY2021 Pledged Property Tax Revenues	(\$1,020,627)
Estimated Reserve Fund investment income through April 1, 2021	(\$706)
Surplus from prior year	(\$465,906)
Total available funds	(\$1,487,240)
Annual Revenue Requirement	\$0

Debt Service

Debt service includes the semi-annual interest payments in the amount of \$409,375.00 each payable on November 15, 2020 and May 15, 2021. The semi-annual interest payments are equal to interest for six months on the following term Series 2016 Bonds:

Table D
Interest Payments

Term 2027 Bonds of \$950,000 at 10%	\$47,500
Term 2041 Bonds of \$9,650,000 at 7.5%	\$361,875
Total	\$409,375

There are no principal payments due on the Series 2016 Bonds until May 15, 2022. Accordingly, aggregate debt service on the Series 2016 Bonds is equal to \$818,750.00 (\$409,375.00 + \$409,375.00 = \$818,750.00) for Assessment Cycle 2020-2021.

Administrative Expenses

The estimated administrative expenses for the 2020-2021 Assessment Cycle are equal to \$31,191.28.

Available Funds

Pledged Property Tax Revenues

The Assessment Division for the City of East Providence reports that the aggregate assessed value of the taxable property within the Kettle Point Tax Increment Area as of December 31, 2019 was \$64,453,000.00. The assessed value for the base year of December 31, 2009 was \$2,722,400.00. As a result, the incremental value is equal to \$61,730,600.00. As shown in Exhibit A, attached hereto and Table E below, based on the 2020 commercial property tax rate of \$25.33 per \$1,000.00 of assessed value, the 2020 residential property tax rate \$20.59 per \$1,000.00 of assessed value and the incremental value of \$61,730,600.00, tax increment revenues are estimated to be \$1,458,039.24 for the 2020-2021 Assessment Cycle.

Table E
Pledged Property Tax Revenues

	Commercial	Residential	Total
Real Property tax rates	\$25.33	\$20.59	\$45.92
Assessed value as of December 31, 2019	\$41,192,700	\$23,260,300	\$64,453,000
Base Year assessed value	\$1,739,919	\$982,481	\$2,722,400
Incremental assessed value	\$39,452,781	\$22,277,819	\$61,730,600
Estimated tax increment revenues	\$999,339	\$458,700	\$1,458,039
<i>Percent of Property Tax Revenues Pledged to Series 2016 Bonds</i>	70%	70%	70%
Total Pledged Property Tax Revenues	\$699,537	\$321,090	\$1,020,628

Pledged Property Tax Revenues are equal to seventy percent of the aggregate tax increment revenues. As a result, Pledged Property Tax Revenues for the 2020-2021 Assessment Cycle are estimated to be \$1,020,627.46 ($\$1,458,039.24 \times 70\% = \$1,020,627.46$).

Surplus from Prior Year

The estimated surplus from Assessment Cycle 2019-2020 is \$465,906.13, as shown in Table F on the following page.

Table F
Surplus from Prior Year

Remaining Annual Obligations:	
Estimated administrative expenses for Assessment Cycle 2019-2020	(\$9,000)
Total remaining Annual Obligations	(\$9,000)
Available Funds as of June 30, 2019:	
Fiscal Year 2019-2020 TIF Revenues transferred	\$5,105
Available Pledged Tax Increment Account balance	\$417,863
Available Interest Account of the Bond Fund balance	\$1
Available Principal Account of the Bond Fund balance	\$0
Available Capitalized Interest Fund at June balance	\$0
Available Reserve Fund Investment Income balance	\$51,436
Available Administrative Expense Fund balance	\$501
Total available funds	\$474,906
Surplus from prior year	\$465,906

The remaining Annual Obligations for Assessment Cycle 2019-2020 includes administrative expenses in the amount of \$9,000.00. Available funds to pay these expenses include the available balances on deposit in the Pledged Tax Increment Account, Interest Account of the Bond Fund and Administrative Expense Fund of \$417,862.74, \$1.27 and \$501.16, respectively, as of June 30, 2020.

On July 31, 2020, the City confirmed the receipt of the delinquent fiscal year 2019-2020 real property tax revenues related to parcel 209/03/001/70/13 in the amount of \$7,680.94. The base tax related to this property for fiscal year 2019-2020 was \$388.00, resulting in incremental real property taxes of \$7,292.24. Of this amount, 70%, or \$5,105.06 is pledged to the Bonds. Accordingly, it is anticipated that the City will transfer an additional \$5,105.06 in Pledged Property Taxes to the Pledged Property Tax Account. This amount will be available to pay the remaining Annual Obligations for the 2020-2021 Assessment Cycle.

As of June 30, 2020, the balance in the Debt Service Reserve Fund was \$1,111,435.90, which includes the reserve requirement of \$1,060,000.00 and investment income in excess of the reserve requirement of \$51,435.90. The investment income in excess of the reserve requirement will be available to pay the remaining expenses for Assessment Cycle 2019-2020 and a portion of the Annual Obligations for Assessment Cycle 2020-2021.

The total remaining Annual Obligations for Assessment Cycle 2019-2020 are equal to \$9,000.00 and the total available funds to pay these expenses are equal to \$474,906.13 ($\$5,105.06 + \$417,862.74 + \$1.27 + \$51,435.90 + \$501.16 = \$474,906.13$). As a result, there is a prior year surplus of \$465,906.13 ($\$474,906.13 - \$9,000.00 = \$465,906.13$) available to pay Annual Obligations in Assessment Cycle 2020-2021.

Summary of the Annual Revenue Requirement

The available funds of \$1,487,240.26 for the 2020-2021 Assessment Cycle exceed the Annual Obligations of \$870,695.06 by \$616,545.20. As a result, the Annual Revenue Requirement is zero for the 2020-2021 Assessment Cycle.

ADJUSTED ANNUAL INSTALLMENT

The Adjusted Annual Installment for a parcel shall equal the Annual Installment for such parcel less the Annual Credit for the parcel. The Adjusted Annual Installment shall not be less than zero.

Annual Installment of Each Parcel

The Annual Installment for each parcel shall be calculated pursuant to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meaning:

- A = the Annual Installment for a parcel;
- B = the Annual Installment for all parcels for the current Assessment Cycle;
- C = the Assessment for the parcel; and
- D = the Assessment for all parcels.

The Annual Installment for each parcel, the Assessment for each parcel and the Principal Portion of the Assessment for all parcels is shown in Appendix A-2 attached hereto.

Annual Credit

The Annual Credit for each parcel for each Assessment Cycle shall be an amount calculated pursuant to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meaning:

- A = the Annual Credit for a parcel;
- B = the Pledged Property Tax Revenues for the Assessment Cycle;
- C = the real property taxes to be collected from the parcel as included in the calculation of the Pledged Property Tax Revenues for the Assessment Cycle;
- D = the real property taxes to be collected from all parcels as included in the calculation of the Pledged Property Tax Revenues for the Assessment Cycle.

In all cases, the Annual Credit for a parcel shall not be less than zero. The calculation of

the Annual Credit for each parcel is shown in Appendix A-2, attached hereto. As shown in Appendix A-2, the total Annual Credit for all parcels is equal to \$1,020,627.46.

Summary of the Adjusted Annual Installment

The Annual Installment for Assessment Cycle 2020-2021 is equal to \$851,222.96 and the aggregate Annual Credit is equal to \$1,020,627.46. Accordingly, the Adjusted Annual Installment is equal to \$169,404.50.

The actual Adjusted Annual Installment as shown in Appendix A-2 is \$154,449.38, as the Annual Credit exceeds the Annual Installment for some parcels and the Adjusted Annual Installment for a parcel cannot be an amount less than zero.

METHOD OF DETERMINING THE ANNUAL PAYMENT

The Annual Installment is payable each Assessment Cycle as the Annual Payment. The Annual Payment is to be allocated to Undeveloped Property and Developed Property based on the provisions of Section E.1 of the MICA.

According to the MICA, Developed Property means Assessed Property for which a building permit for vertical development has been issued and Undeveloped Property means Assessed Property not classified as Developed Property. As of July 30, 2020, the City confirmed that there are 55 parcels classified as Assessed Property. According to the City, of these 55 parcels, building permits have been issued for 42. Accordingly, for Assessment Cycle 2020-2021 there are 13 parcels classified as Undeveloped Property and 42 parcel classified as Developed Property.

Undeveloped Property

According to the MICA, the Annual Payment for each Assessment Cycle for any parcel of Undeveloped Property for which the Assessment has not been paid in full is an amount equal to the lesser of (i) the Adjusted Annual Installment for the parcel, and (ii) and amount calculated pursuant to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meaning:

A = the Annual Payment for a parcel of Undeveloped Property;

B = the Annual Revenue Requirement for the Assessment Cycle for which the Annual Payment is being calculated;

C = the Adjusted Annual Installment for the parcel; and

D = the sum of the Adjusted Annual Installment for all parcels of Undeveloped Property.

Appendix A-2 shows the Undeveloped Parcels as of the Assessment Date, the Adjusted Annual Installment for the Undeveloped Parcels and the Annual Payment for the Undeveloped Parcels. The Annual Payment allocated to Undeveloped Parcels for the Assessment Cycle 2020-

2021 is equal to zero as shown in Appendix A-2.

Developed Property

According to the MICA, the Annual Payment for each Assessment Cycle on any parcel of Developed Property for which the Assessment has not been paid in full in an amount equal to the lesser of (i) the Adjusted Annual Installment for the parcel, and (ii) an amount calculated pursuant to the following formula:

$$A = (B - C) \times (D \div E)$$

Where the terms have the following meaning:

- A = the Annual Payment for a parcel of Developed Property;
- B = the Annual Revenue Requirement for the Assessment Cycle for which the Annual Payment is being calculated;
- C = the total of the Annual Payments to be collected from all parcels of Undeveloped Property;
- D = the Adjusted Annual Installment for the parcel; and
- E = the sum of the Adjusted Annual Installment for all parcels of Developed Property.

As described in Table A of this report, the Annual Revenue Requirement for the 2020-2021 Assessment Cycle is equal to zero. The Annual Payment to be collected from all parcels of Undeveloped Property is equal to zero, as shown in Appendix A-2. Accordingly, the Annual Payment to be allocated to each parcel of Developed Property is equal to zero. This amount is to be allocated to each Developed Property pro-rata based on the parcels Adjusted Annual Installment. Appendix A-2, shows the Adjusted Annual Installment for each parcel of Developed Property and the Annual Payment for each parcel of Developed Property for Assessment Cycle 2020-2021.

UPDATES TO THE ASSESSMENT ROLL

According to the MICA, the Assessment Roll is to be updated each Assessment Cycle by the Commission to reflect (i) the current parcels of Assessed Property, (ii) the Assessment allocated to each parcel, including any adjustments to the Assessments, (iii) the Principal Portion of the Assessments for each parcel, (iv) the estimated Equivalent Units of each parcel, (v) the Annual Assessment for each parcel for the current Assessment Cycle, (vi) the Annual Payment for each parcel for the current Assessment Cycle, (vii) the Assessments that have been prepaid, and (viii) the termination of the collection of Assessments.

Reallocation of the Assessment Upon the Subdivision of a Parcel

According to the MICA, upon the subdivision of a parcel, the Assessment for the parcel prior to the subdivision shall be allocated to each new parcel in proportion to the Equivalent Units of each parcel and the Assessment shall be made pursuant to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment of the new parcel;

B = the Assessment of the parcel or parcels prior to the subdivision;

C = the Equivalent Units of the new parcel; and

D = the sum of the Equivalent Units for all of the new parcels that result from the subdivision.

In all cases, the sum of the Assessments after the subdivision of a parcel shall equal the total of the Assessments prior to the subdivision of the parcel.

According to the Assessor's Office, parcel 209/03/001/60 fully subdivided into six residential condominium units. Accordingly, the Assessment for these parcels has been reapportioned to the new parcels pursuant to the MICA. Exhibit B attached hereto shows the land use class, equivalent units, Assessment, and Principal Portion of Assessment reapportioned to each new parcel.

Prepayment of Assessments

The Assessment and Principal Portion of the Assessment applicable to any parcel shall be reduced (or eliminated) as the result on any optional or mandatory prepayment of Assessments for the parcel. As of the date of this report, no parcel has prepaid the Assessment and Principal Portion of Assessments.

SUMMARY

The updated Assessment Roll is attached hereto as Appendix A-1 and A-2. The Assessment Roll reflects the current parcels of Assessed Property, the Assessment allocated to each parcel, including any adjustments to the Assessments, the Principal Portion of the Assessments for each parcel, the estimated Equivalent Units of each parcel, the Annual Assessment for each parcel for the current Assessment Cycle, the Annual Payment for each parcel for the current Assessment Cycle, the Assessments that have been prepaid, and the termination of the collection of Assessments.

Kettle Point
City of East Providence, Rhode Island
East Providence Waterfront Special Service District Commission

Exhibit A
Estimated Pledged Property Tax Revenues

Tax Parcel Number	Parcel Land		Assessed Value		Estimated Tax		Pledged Property Tax Revenues
	Area (in Acres)	Assessed Value as of 12/31/19	Base Year Assessed Value	Incremental Value	Increment Payments		
109/01/002/30	15.89	\$119,200.00	\$5,034.83	\$114,165.17	\$2,891.80	\$2,024.26	
109/01/002/20	4.78	\$13,688,000.00	\$578,161.00	\$13,109,839.00	\$332,072.22	\$232,450.56	
109/01/002/00	3.22	\$67,800.00	\$2,863.77	\$64,936.23	\$1,644.83	\$1,151.38	
108/02/001/00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
109/01/001/00	2.90	\$61,500.00	\$2,597.67	\$58,902.33	\$1,492.00	\$1,044.40	
109/01/003/00	0.52	\$10,400.00	\$439.28	\$9,960.72	\$252.31	\$176.61	
209/03/001/00	5.90	\$18,740,700.00	\$791,579.63	\$17,949,120.37	\$454,651.22	\$318,255.85	
209/03/001/60/73	0.51	\$343,700.00	\$14,517.38	\$329,182.62	\$6,777.87	\$4,744.51	
209/03/001/60/71	0.51	\$343,700.00	\$14,517.38	\$329,182.62	\$6,777.87	\$4,744.51	
209/03/001/60/69	0.51	\$343,700.00	\$14,517.38	\$329,182.62	\$6,777.87	\$4,744.51	
209/03/001/60/67	0.51	\$343,700.00	\$14,517.38	\$329,182.62	\$6,777.87	\$4,744.51	
209/03/001/60/65	0.51	\$61,300.00	\$2,589.22	\$58,710.78	\$1,208.85	\$846.20	
209/03/001/60/63	0.51	\$61,300.00	\$2,589.22	\$58,710.78	\$1,208.85	\$846.20	
209/03/001/10	1.99	\$1,502,000.00	\$63,442.27	\$1,438,557.73	\$36,438.67	\$25,507.07	
209/03/001/20	2.20	\$6,369,900.00	\$269,055.21	\$6,100,844.79	\$154,534.40	\$108,174.08	
209/03/001/30	0.71	\$633,200.00	\$26,745.44	\$606,454.56	\$15,361.49	\$10,753.05	
209/03/001/40/40	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
209/03/001/40/42	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
209/03/001/40/44	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
209/03/001/40/46	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
209/03/001/40/48	0.06	\$420,800.00	\$17,773.97	\$403,026.03	\$8,298.31	\$5,808.81	
209/03/001/40/50	0.06	\$491,300.00	\$20,751.79	\$470,548.21	\$9,688.59	\$6,782.01	
209/03/001/40/52	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
209/03/001/40/54	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
209/03/001/60/51	0.09	\$549,200.00	\$23,197.40	\$526,002.60	\$10,830.39	\$7,581.28	
209/03/001/60/53	0.10	\$593,300.00	\$25,060.12	\$568,239.88	\$11,700.06	\$8,190.04	
209/03/001/60/35	0.11	\$638,500.00	\$26,969.30	\$611,530.70	\$12,591.42	\$8,813.99	
209/03/001/60/37	0.10	\$568,100.00	\$23,995.71	\$544,104.29	\$11,203.11	\$7,842.18	
209/03/001/60/39	0.10	\$619,700.00	\$26,175.22	\$593,524.78	\$12,220.68	\$8,554.47	
209/03/001/60/41	0.10	\$621,900.00	\$26,268.14	\$595,631.86	\$12,264.06	\$8,584.84	
209/03/001/60/43	0.10	\$610,100.00	\$25,769.73	\$584,330.27	\$12,031.36	\$8,421.95	
209/03/001/60/45	0.10	\$608,200.00	\$25,689.47	\$582,510.53	\$11,993.89	\$8,395.72	
209/03/001/60/47	0.10	\$600,200.00	\$25,351.57	\$574,848.43	\$11,836.13	\$8,285.29	
209/03/001/60/49	0.10	\$608,800.00	\$25,714.82	\$583,085.18	\$12,005.72	\$8,404.01	
209/03/001/60/55	0.09	\$580,000.00	\$24,498.35	\$555,501.65	\$11,437.78	\$8,006.45	
209/03/001/60/59	0.11	\$675,600.00	\$28,536.35	\$647,063.65	\$13,323.04	\$9,326.13	
209/03/001/60/57	0.10	\$635,300.00	\$26,834.14	\$608,465.86	\$12,528.31	\$8,769.82	
209/03/001/60/61	0.00	\$623,100.00	\$26,318.83	\$596,781.17	\$12,287.72	\$8,601.41	
209/03/001/70/15	0.10	\$637,200.00	\$26,914.39	\$610,285.61	\$12,565.78	\$8,796.05	
209/03/001/70/17	0.10	\$589,200.00	\$24,886.94	\$564,313.06	\$11,619.21	\$8,133.44	
209/03/001/70/19	0.10	\$589,200.00	\$24,886.94	\$564,313.06	\$11,619.21	\$8,133.44	
209/03/001/70/21	0.10	\$636,700.00	\$26,893.27	\$609,806.73	\$12,555.92	\$8,789.14	
209/03/001/70/23	0.10	\$637,200.00	\$26,914.39	\$610,285.61	\$12,565.78	\$8,796.05	
209/03/001/70/25	0.10	\$589,200.00	\$24,886.94	\$564,313.06	\$11,619.21	\$8,133.44	
209/03/001/70/27	0.11	\$590,500.00	\$24,941.85	\$565,558.15	\$11,644.84	\$8,151.39	
209/03/001/70/29	0.11	\$592,200.00	\$25,013.66	\$567,186.34	\$11,678.37	\$8,174.86	
209/03/001/70/31	0.10	\$590,900.00	\$24,958.75	\$565,941.25	\$11,652.73	\$8,156.91	
209/03/001/70/33	0.09	\$601,500.00	\$25,406.48	\$576,093.52	\$11,861.77	\$8,303.24	
209/03/001/40/01	0.05	\$412,800.00	\$17,436.07	\$395,363.93	\$8,140.54	\$5,698.38	
209/03/001/40/02	0.05	\$412,800.00	\$17,436.07	\$395,363.93	\$8,140.54	\$5,698.38	
209/03/001/40/03	0.05	\$412,800.00	\$17,436.07	\$395,363.93	\$8,140.54	\$5,698.38	
209/03/001/40/04	0.05	\$412,800.00	\$17,436.07	\$395,363.93	\$8,140.54	\$5,698.38	
209/03/001/40/05	0.05	\$407,800.00	\$17,224.87	\$390,575.13	\$8,041.94	\$5,629.36	
209/03/001/40/06	0.05	\$407,800.00	\$17,224.87	\$390,575.13	\$8,041.94	\$5,629.36	
209/03/001/70/11	0.10	\$591,100.00	\$24,967.20	\$566,132.80	\$11,656.67	\$8,159.67	
209/03/001/70/13	0.11	\$687,200.00	\$29,026.32	\$658,173.68	\$13,551.80	\$9,486.26	
209/03/001/70/3	0.00	\$693,700.00	\$29,300.87	\$664,399.13	\$13,679.98	\$9,575.98	
209/03/001/70/5	0.00	\$600,000.00	\$25,343.12	\$574,656.88	\$11,832.19	\$8,282.53	
209/03/001/70/7	0.10	\$636,100.00	\$26,867.93	\$609,232.07	\$12,544.09	\$8,780.86	
209/03/001/70/9	0.10	\$590,100.00	\$24,924.96	\$565,175.04	\$11,636.95	\$8,145.87	
108/02/002	51.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
209/03/004	28.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total	43.57	\$64,453,000.00	\$2,722,400.00	\$61,730,600.00	\$1,458,039.24	\$1,020,627.46	

**Kettle Point
City of East Providence, Rhode Island**

**Exhibit B
Assessment Cycle 2020-2021 Subdivisions**

Table A: Subdivision of Parcel 209-03-001-60:

Parent Parcel	Assessment	Principal	New Parcels	Land Use	Number			Total		
					Number of Units	EU Factor	EU	Assessment	Principal	
209-03-001-60:	\$975,757	\$390,088	209/03/001/60/63	For Sale B Residential Property	1	1	1	\$162,626	\$65,015	
			209/03/001/60/65	For Sale B Residential Property	1	1	1	\$162,626	\$65,015	
			209/03/001/60/67	For Sale B Residential Property	1	1	1	\$162,626	\$65,015	
			209/03/001/60/69	For Sale B Residential Property	1	1	1	\$162,626	\$65,015	
			209/03/001/60/71	For Sale B Residential Property	1	1	1	\$162,626	\$65,015	
			209/03/001/60/73	For Sale B Residential Property	1	1	1	\$162,626	\$65,015	
Total							6	\$975,757	\$390,088	

Kettle Point
City of East Providence, Rhode Island
East Providence Waterfront Special Service District Commission

Appendix A-1
Assessment Roll

Assessment Cycle Ending	Principal	Interest	Administrative Expenses	Total Assessments
2017	\$0	\$295,660	\$30,000	\$325,660
2018	\$0	\$818,750	\$30,600	\$849,350
2019	\$0	\$818,750	\$31,212	\$849,962
2020	\$0	\$818,750	\$31,836	\$850,586
2021	\$0	\$818,750	\$32,473	\$851,223.0
2022	\$80,000	\$818,750	\$33,122	\$931,872
2023	\$110,000	\$810,750	\$33,785	\$954,535
2024	\$135,000	\$799,750	\$34,461	\$969,211
2025	\$170,000	\$786,250	\$35,150	\$991,400
2026	\$205,000	\$769,250	\$35,853	\$1,010,103
2027	\$250,000	\$748,750	\$36,570	\$1,035,320
2028	\$290,000	\$723,750	\$37,301	\$1,051,051
2029	\$335,000	\$702,000	\$38,047	\$1,075,047
2030	\$380,000	\$676,875	\$38,808	\$1,095,683
2031	\$430,000	\$648,375	\$39,584	\$1,117,959
2032	\$490,000	\$616,125	\$40,376	\$1,146,501
2033	\$545,000	\$579,375	\$41,184	\$1,165,559
2034	\$610,000	\$538,500	\$42,007	\$1,190,507
2035	\$680,000	\$492,750	\$42,847	\$1,215,597
2036	\$755,000	\$441,750	\$43,704	\$1,240,454
2037	\$835,000	\$385,125	\$44,578	\$1,264,703
2038	\$925,000	\$322,500	\$45,470	\$1,292,970
2039	\$1,020,000	\$253,125	\$46,379	\$1,319,504
2040	\$1,120,000	\$176,625	\$47,307	\$1,343,932
2041	\$1,235,000	\$92,625	\$48,253	\$1,375,878
Total	\$10,600,000	\$14,953,660	\$960,909	\$26,514,569

Kettle Point
City of East Providence, Rhode Island
East Providence Waterfront Special Service District Commission

Appendix A-2
Assessment Roll

Tax Parcel Number	Equivalent Units	Assessment	Principal Portion	Annual Installment	Annual Credit	Adjusted Annual Installment	Developed Annual Payment	Undeveloped Annual Payment	Percentage of Equivalent Units
109/01/002/30	0.00	\$0.00	\$0.00	\$0.00	(\$2,024.26)	\$0.00	\$0.00	\$0.00	0.00%
109/01/002/20	48.60	\$7,903,631.25	\$3,159,715.41	\$253,737.95	(\$232,450.56)	\$21,287.40	\$0.00	\$0.00	29.81%
109/01/002/00	0.00	\$0.00	\$0.00	\$0.00	(\$1,151.38)	\$0.00	\$0.00	\$0.00	0.00%
108/02/001/00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
109/01/001/00	0.00	\$0.00	\$0.00	\$0.00	(\$1,044.40)	\$0.00	\$0.00	\$0.00	0.00%
109/01/003/00	0.00	\$0.00	\$0.00	\$0.00	(\$176.61)	\$0.00	\$0.00	\$0.00	0.00%
209/03/001/00	31.74	\$5,161,754.24	\$2,063,567.22	\$165,712.81	(\$318,255.85)	\$0.00	\$0.00	\$0.00	19.47%
209/03/001/60/73	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$4,744.51)	\$476.44	\$0.00	\$0.00	0.61%
209/03/001/60/71	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$4,744.51)	\$476.44	\$0.00	\$0.00	0.61%
209/03/001/60/69	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$4,744.51)	\$476.44	\$0.00	\$0.00	0.61%
209/03/001/60/67	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$4,744.51)	\$476.44	\$0.00	\$0.00	0.61%
209/03/001/60/65	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$846.20)	\$4,374.75	\$0.00	\$0.00	0.61%
209/03/001/10	10.35	\$1,683,180.73	\$672,902.36	\$54,036.79	(\$25,507.07)	\$28,529.72	\$0.00	\$0.00	6.35%
209/03/001/20	10.35	\$1,683,180.73	\$672,902.36	\$54,036.79	(\$108,174.08)	\$0.00	\$0.00	\$0.00	6.35%
209/03/001/30	0.00	\$0.00	\$0.00	\$0.00	(\$10,753.05)	\$0.00	\$0.00	\$0.00	0.00%
209/03/001/50	12.00	\$1,951,513.89	\$780,176.64	\$62,651.35	\$0.00	\$62,651.35	\$0.00	\$0.00	7.36%
209/03/001/60/63	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$846.20)	\$4,374.75	\$0.00	\$0.00	0.61%
209/03/001/40/40	1.00	\$162,626.16	\$65,014.72	\$5,220.95	\$0.00	\$5,220.95	\$0.00	\$0.00	0.61%
209/03/001/40/42	1.00	\$162,626.16	\$65,014.72	\$5,220.95	\$0.00	\$5,220.95	\$0.00	\$0.00	0.61%
209/03/001/40/44	1.00	\$162,626.16	\$65,014.72	\$5,220.95	\$0.00	\$5,220.95	\$0.00	\$0.00	0.61%
209/03/001/40/46	1.00	\$162,626.16	\$65,014.72	\$5,220.95	\$0.00	\$5,220.95	\$0.00	\$0.00	0.61%
209/03/001/40/48	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$5,808.81)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/40/50	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$6,782.01)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/40/52	1.00	\$162,626.16	\$65,014.72	\$5,220.95	\$0.00	\$5,220.95	\$0.00	\$0.00	0.61%
209/03/001/40/54	1.00	\$162,626.16	\$65,014.72	\$5,220.95	\$0.00	\$5,220.95	\$0.00	\$0.00	0.61%
209/03/001/60/51	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$7,581.28)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/53	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,190.04)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/35	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,813.99)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/37	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$7,842.18)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/39	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,554.47)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/41	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,584.84)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/43	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,421.95)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/45	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,395.72)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/47	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,285.29)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/49	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,404.01)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/55	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,006.45)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/59	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$9,326.13)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/57	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,769.82)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/60/61	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,601.41)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/15	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,796.05)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/17	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,133.44)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/19	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,133.44)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/21	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,789.14)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/23	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,796.05)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/25	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,133.44)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/27	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,151.39)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/29	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,174.86)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/31	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,156.91)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/33	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,303.24)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/40/01	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$5,698.38)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/40/02	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$5,698.38)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/40/03	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$5,698.38)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/40/04	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$5,698.38)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/40/05	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$5,629.36)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/40/06	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$5,629.36)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/11	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,159.67)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/13	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$9,486.26)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/3	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$9,575.98)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/5	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,282.53)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/7	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,780.86)	\$0.00	\$0.00	\$0.00	0.61%
209/03/001/70/9	1.00	\$162,626.16	\$65,014.72	\$5,220.95	(\$8,145.87)	\$0.00	\$0.00	\$0.00	0.61%
108/02/002	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
209/03/004	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
Total	163.04	\$26,514,568.71	\$10,600,000.00	\$851,222.96	(\$1,020,627.46)	\$154,449.38	\$0.00	\$0.00	100.00%