



**Central Coventry Fire District  
Regular Board of Directors Meeting**

Westwood Estates Clubhouse, 1A Liena Rose Way, Coventry, RI 02816  
February 20, 2020 at 6:30 PM

**Board of Directors**

Fred Gralinski-President, Vice President Cynthia Fagan-Perry,  
Daniel Lantz, Jr., Richard Polselli, Ronald Flynn, Carl Mattson, James Kuipers

---

**Agenda**

Call to Order	Fred Gralinski, President
Pledge of Allegiance	Fred Gralinski, President
Roll Call – Quorum Determination	Fred Gralinski, President
Safety Instructions	Fred Gralinski, President

**APPROVAL OF MEETING MINUTES**

December 05, 2019.

**VOTE TO CONVENE INTO EXECUTIVE SESSION :**

1. Closed pursuant to RIGL 42-46-5 (a)(2), sessions pertaining to collective bargaining or litigation, specifically to discuss negotiations with Local 3372.

**RETURN TO OPEN SESSION**

Vote to seal the minutes of Executive Session under RIGL § 42-46-4 (b) and Disclosure of Votes, if Applicable taken during Executive Session.

**DEPARTMENT REPORTS:**

1. District Manager's Report.
2. Fire Chief's Report.
3. Finance Manager's Report.
4. District Administrator's Report

**NEW BUSINESS:**

1. Purchase of new rescue vehicle Discussion/Action
2. Amendment to MRP contract to include collection services for rescue recovery Discussion/Action
3. Abatements (7) Discussion/Action

**PUBLIC COMMENT**

**NEXT SCHEDULED MEETING**

- Next Regular Board of Directors Meeting, April 16, 2020.

**ADJOURNMENT**

President Fred Gralinski



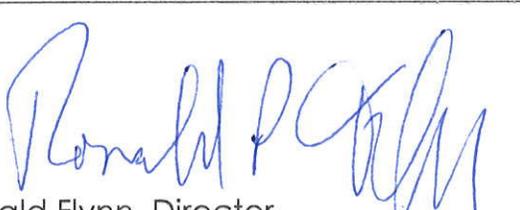
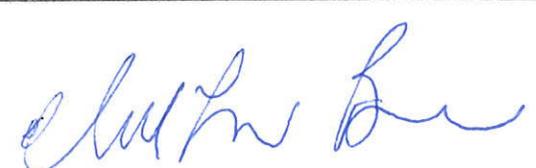
# Board of Directors Meeting

## Attendance Sign-In Sheet

February 20, 2020

### Board of Directors

### Fire District

 Fred Gralinski, President	 Gayle Corrigan, District Manager
 Cynthia Fagan-Perry, Vice President	 Linda Dykeman, Finance Manager
 Richard Polselli, Director	 David D'Agostino, Esq.
 Ronald Flynn, Director	 Frank Brown, Chief
 Daniel Lantz, Director	 Daniel Kaplan, District Administrator
 Carl L. Mattson, Director	
 James Kuipers, Director	

**CENTRAL COVENTRY FIRE DISTRICT**  
**Regular Meeting of the Board of Directors**  
**February 20, 2020 @ 6:30 PM**  
**Westwood Estates Clubhouse**

The meeting was called to order by President Gralinski at 6:30 PM. A quorum was present consisting of: President Fred Gralinski, Vice President Cindy Fagan-Perry, Ron Flynn, Dan Lantz and Carl Mattson. Board members Richard Polselli and James Kuipers were excused. District Manager Gayle Corrigan, Finance Manager Linda Dykeman, legal counsel David M. D'Agostino, Esq., of Gorham & Gorham, Inc., Chief Frank Brown and District Administrator Daniel Kaplan were also present. After the pledge, the President reviewed safety instructions for exiting the room.

A moment of silence was requested by Chief Brown in memory of 17<sup>th</sup> anniversary of the Station Night Club Fire.

A motion to move the Executive Session to the end of the Regular Session was made by Vice President Fagan-Perry, seconded by Director Flynn and unanimously approved.

A motion to approve the meeting minutes from December 5<sup>th</sup>, 2019 was made by Vice President Fagan-Perry, seconded by Director Lantz and unanimously approved.

The District Manager's Report was read by Ms. Corrigan. She reported that the FY2019 Audit was completed the first week in December 2019. There were no issues. A motion to approve the report was made by Vice President Fagan-Perry, seconded by Director Mattson and unanimously approved.

The Chief's report was read by Chief Brown. See the full report in the Chief's Report. A motion to approve the Chief's report was made by Director Flynn, seconded by Vice President Fagan-Perry and unanimously approved.

The Finance Manager's report was given by Finance Manager Dykeman, who reported on ongoing activities. See the full report in the Finance Manager's Report. The report was approved on a motion by Director Lantz, seconded by Director Mattson and unanimously approved.

Daniel Kaplan read the District Administrator's report. See the full report in the District Administrator's Report. A motion to approve the report was made by Vice President Fagan-Perry, seconded by Director Lantz and unanimously approved.

Under New Business, the purchase of a new rescue vehicle to replace Rescue 4 was discussed, using the funds from the sale of Station 3 to purchase the new vehicle. A motion to approve the purchase was made by Director Flynn, seconded by Vice President Fagan-Perry and unanimously approved.

An amendment to the MRP contract was discussed. MRP would collect Rescue run funds owed. A motion to approve the contract was made by Director Flynn, seconded by Vice President Fagan-Perry and unanimously approved.

A motion to approve abatements for seven properties was made by Director Lantz, seconded by Director Flynn and unanimously approved.

A motion to convene into Executive Session was made by Director Mattson, seconded by Vice President Fagan-Perry and unanimously approved. The Board convened into Executive Session pursuant to RIGL § 42-46-5 (a)(2), sessions pertaining to collective bargaining or litigation, to discuss with legal counsel issues pertaining to collective bargaining or litigation.

[Refer to Executive Session Minutes]

A motion to reconvene to open session and seal the minutes of the Executive Session and to keep them under seal pursuant to RIGL § 42-46-4 (b) was made by Vice President Fagan-Perry seconded by Director Flynn, and unanimously approved. The Open Session was reconvened at 7:55 PM

A motion to adjourn was made by Director Mattson, seconded by Director Flynn and unanimously approved. The meeting was adjourned at 8:00 PM.

Respectfully submitted,  
Daniel Kaplan,  
District Administrator



# ***CENTRAL COVENTRY***

## ***FIRE DISTRICT***

---

Chief Frank Brown  
240 Arnold Rd  
Coventry, RI 02816  
(401) 825-7800

**FIRE – RESCUE – EMS – FIRE PREVENTION**

**OFFICE of the CHIEF of DEPARTMENT**

February 20, 2020

Summary of Operation activities:

### **PERSONNEL**

Currently we have 27 members on staff. 2 members Injured on Duty (OJI),

TOTAL PERSONNEL – 29

\*Testing for the hiring eligibility list has been completed.  
32 Candidates have been ranked.

### **EMERGENCY INCIDENTS**

\*Total incidents year ending December 31, 2019 were 3824 for a call volume of 11 calls per day.

\* Incidents ending January 31, 2020 were 350 for a call volume of 12 calls per day.

### **APPARATUS**

\*All apparatus are operating properly at this time. Annual pump tests were completed with all pumps passing.

### **EQUIPMENT**

\*All portable equipment is up and running properly at this time.

### **STATIONS**

\*Two projects under review are the Station 4 boiler replacement and general lighting upgrade from RISE.



# **CENTRAL COVENTRY FIRE DISTRICT**

---

Chief Frank Brown  
240 Arnold Rd  
Coventry, RI 02816  
(401) 825-7800

**FIRE – RESCUE – EMS – FIRE PREVENTION**

**OFFICE of the CHIEF of DEPARTMENT**

## **FIRE MARSHAL'S OFFICE**

\*Department Fire Marshals continue to work countless hours on Smoke Detector Inspections, Plan Reviews, Fire Alarm Reviews, Fire Investigations and follow-up inspections on issued violations.

\*Town of Coventry annual business license inspections due for completion by December 1<sup>st</sup> were completed on February 7, 2020.

## **TRAINING**

\*All shifts completed Crowd Management Training from the State Fire Marshal's Office.

\*New members completed ice rescue training.

\*13 members completed (ACLS) Advanced Cardiac Life Support class.

\*All members completed CPR recertification.

\*All shifts are scheduled for training with our new body armor equipment and (RTF) Rescue Task Force procedures and deployment.

## **STATE GRANT**

I would like to thank Senator Raptakis for a \$2,000.00 legislative grant. These funds will go to offset the cost associated with the purchase of our body armor equipment.

Thank you to our personnel who continue to go above and beyond each and every day serving our community!

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Frank M. Brown".

Frank M. Brown  
Chief

CENTRAL COVENTRY FIRE DISTRICT

January, 2020

Notes

% YTD  
42%

Remaining

YTD

FA20 (Approved)

<b>39000 Tax Revenue</b>									
39100 Tax Levy - Current Year	4,080,522	2,025,193	2,055,329	50%	Will start to level out now. 2nd qtr due feb				
39201 Tax Levy - Prior Years	240,000	122,834	117,166	51%					
<b>Total 39000 Tax Revenue</b>	<b>4,320,522</b>	<b>2,148,027</b>	<b>2,172,495</b>	<b>50%</b>					
<b>39500 Department Revenue</b>									
39600 Rescue Run Recovery	675,000	287,672	387,328	43%					
39700 Fire Marshal Services	40,000	13,207	26,793	33%	work completed as staff is available				
39800 Detail Reimbursement	20,000	2,685	17,315	13%					
<b>Total 39500 Department Revenue</b>	<b>735,000</b>	<b>303,564</b>	<b>431,436</b>	<b>41%</b>					
<b>39900 Other Revenue</b>									
39930 Interest & Penalties on Taxes	130,000	35,652	94,348	27%					
39935 Bank Interest Income	20,000	9,082	10,918	45%					
39940 Asset Sales/Misc Revenue	1,000	258	742	26%					
<b>Total 39900 Other Revenue</b>	<b>151,000</b>	<b>44,992</b>	<b>106,008</b>	<b>30%</b>					
<b>TOTAL DISTRICT REVENUE</b>	<b>\$ 5,206,522</b>	<b>\$ 2,496,583</b>	<b>\$ 2,709,939</b>	<b>48%</b>					
<b>40000 Administrative</b>									
40100 Audit/CPA Services	15,750	11,375	4,375	0%					
40200 Board Meetings	1,500	1,854	(354)	124%	Annual meeting expenses				
40210 Board Member Stipends	14,000	7,000	7,000	50%					
40220 Finance Director/Treasurer	117,000	58,500	58,500	50%					
40230 Administrative Insurance and HR Initiatives	550	274	276	50%					
40300 Tax Collecting Expense	15,000	10,174	4,826	68%	Vision annual maintenance feel paid				
40400 Legal - General	44,500	11,220	33,280	25%					
40450 Legal - Labor Negotiations	15,000	325	14,675	2%					
40500 Office/Miscellaneous	500	525	(25)	105%					
40510 Bank Fees	150	467	(317)	311%	checks and supplies orders				
40600 Dues and Subscriptions	2,000	692	1,308	35%					
40700 Accounting and Payroll Costs	2,750	689	2,061	25%					
40800 Administrative Service Contracts	8,000	1,220	6,780	15%					
40850 Software and Hardware	15,000	5,604	9,396	37%					
<b>Total 40000 Administrative</b>	<b>251,700</b>	<b>109,919</b>	<b>141,781</b>	<b>44%</b>					

CENTRAL COVENTRY FIRE DISTRICT

FY20 (Approved) January, 2020 YTD

Remaining % YTD Notes

	FY20 (Approved)	January, 2020 YTD	Remaining	% YTD	Notes
<b>50000 Operations</b>					
50200 Rescue Recovery Fees	25,000	6,145	18,855	25%	
50250 Fuel	43,000	18,167	24,833	42%	
50300 Insurance - General Liability and Property	50,000	25,969	24,031	52%	
50720 Repairs and Maintenance - Station	25,000	17,560	7,440	70%	Board approved maintenance
50730 Repairs and Maintenance - Vehicles and Apparatus	75,000	24,182	50,818	32%	Received insurance chk for rescue repair
50810 Supplies - Fire and Gear	40,000	18,742	21,258	47%	
50830 Supplies - Rescue	27,500	10,940	16,560	40%	
50840 Supplies - Station	7,500	3,282	4,218	44%	
50845 Telecommunication System	2,500	2,500	-	100%	Annual Payment
50850 Telecommunications	10,000	4,586	5,414	46%	
50920 Electric - Stations	5,250	6,160	(910)	117%	
50930 Gas - Stations	3,500	1,065	2,435	30%	
50940 Oil - Stations	15,000	6,698	8,302	45%	
50960 Water - Stations	700	133	567	19%	
<b>Total 50000 Operations</b>	<b>329,950</b>	<b>146,129</b>	<b>183,821</b>	<b>44%</b>	
<b>60000 Personnel Costs-Union</b>					
60105 Salaries	1,862,424	744,197	1,118,227	40%	
60110 Collateral (Fire Marshal)	36,000	15,376	20,624	43%	
60120 Overtime	500,000	198,333	301,667	40%	
60130 Holiday	84,072	51,081	32,991	61%	
60150 Detail	20,000	3,400	16,600	17%	
60170 Out of Rank	2,500	2,927	(427)	117%	
60180 Clothing Allowance	18,900	7,000	11,900	37%	Payments made on the FF anniversary date
60190 Health Opt-out	20,000	700	19,300	4%	Payments made at the end of the fiscal year
60200 Payroll Tax	198,665	81,447	117,218	41%	
					Pension payments due by the 15th of the next month
60210 Municipal State Pension	564,162	167,819	396,343	30%	
61000 Medical Insurance - Union	297,056	140,107	156,949	47%	
61100 HRA Medical Costs	10,000	3,761	6,239	38%	
61200 Dental Insurance - Union	27,734	13,988	13,746	50%	
61300 HR/SA Account Fees	2,500	2,140	360	86%	
61400 Life Insurance	5,208	5,494	(286)	105%	Annual payment
61500 PEHP	35,335	-	35,335	0%	Payment made at end of fiscal year
62000 Injured On Duty Insurance	137,500	57,730	79,770	42%	Quarterly installments
63000 Training/Academy	15,000	7,591	7,409	51%	
63100 Promotional Exams	1,750	2,307	(557)	132%	
63200 Recruitment	1,500	-	1,500	0%	
<b>Total 60000 Personnel Costs-Union</b>	<b>3,840,306</b>	<b>1,505,398</b>	<b>2,334,908</b>	<b>39%</b>	

CENTRAL COVENTRY FIRE DISTRICT

January, 2020

Notes

FY20 (Approved)

YTD

% YTD

Remaining

	FY20 (Approved)	YTD	% YTD	Remaining	Notes
<b>70000 Personnel Costs - Administrative</b>					
70100 Administrative Salaries/Compensation	164,337	79,181	48%	85,156	
70200 Administrative Payroll Taxes	2,971	1,481	50%	1,490	
<b>Total 70000 Personnel Costs - Administrative</b>	<b>167,308</b>	<b>80,662</b>	<b>48%</b>	<b>86,646</b>	
<b>80000 Retirees/Separation Costs</b>					
80100 Medical Insurance - Retiree	99,404	50,235	51%	49,169	
80200 Dental Insurance - Retiree	6,747	3,670	54%	3,077	
80700 Separation Payouts	53,033	-	0%	53,033	
<b>Total 80000 Retirees/Separation Costs</b>	<b>159,184</b>	<b>53,905</b>	<b>34%</b>	<b>105,279</b>	
<b>90000 Other Expenditures</b>					
90100 Hydrants	270,914	135,457	50%	135,457	Quarterly bills
90200 Street Lights	102,265	-	0%	102,265	
91000 Capital Purchases	-	-	0%	-	Moved to separate fund
92000 Lease/Interest Payment	73,894	-	0%	73,894	Due at the end of the fiscal year
95000 Claim Payments/Other	11,000	11,000	100%	-	Due in January/February
<b>Total 90000 Other Expenditures</b>	<b>458,073</b>	<b>146,457</b>	<b>32%</b>	<b>311,616</b>	
	<b>\$ 5,206,522</b>	<b>\$ 2,042,470</b>	<b>39%</b>	<b>\$ 3,164,052</b>	

**SURPLUS/(DEFICIT)**

Adjustment Timing Tax Collection (42%)

Adusted Surplus/(Deficit)

\$	-	\$	454,113
\$	324,976		
	<u>179,326</u>		

## **FY2020 Central Coventry Fire District Capital Fund**

January, 2020

### **Revenue**

Initial funding	10,000
Sale of Rescue	5,000
Transfer approved by Board	75,000
Sale of Station 2	363,000
Interest	1,175
Refund of deposit	<u>(5,000)</u>

**Total Revenue 12/31/19**                      **449,175**

### **Expenditures**

Fire Marshall Vehicle	31,190
Engineering for septic system	2,031
Work on septic system	17,700
State permit for septic system	500
Software update	<u>11,200</u>

**Total Expenditures 12/31/19**                      **62,621**



Management Resource Partners, Inc.  
50 Paterson Avenue  
Warwick, RI 02886

February 18, 2020

Mr. Fred Gralinski  
President, Board of Directors, Central Coventry Fire  
District c/o Mr. David D'Agostino, Esq.  
Gorham & Gorham,  
Incorporated 25  
Danielson Pike  
North Scituate, RI 02857

Re: Engagement of Management Resource Partners, Inc.

Dear Mr. Gralinski:

The purpose of this letter is to outline the engagement ("Engagement") of Management Resource Partners, Inc., a Rhode Island corporation (the "Company"), by the Central Coventry Fire District (the "District"), acting by and through its Board of Directors (the "Board") who have been duly elected pursuant to R.I. Public Law, 2006, Chapter 492 (the "District Charter"), upon and subject to the terms and conditions set forth herein.

The purpose of the Engagement is to provide District Manager, Finance Manager, and Administrative services to the District as required by law, By-Laws, and as directed and/or requested by the Board.

1. Services to be Provided by the Company.

A. District Manager Position.

Services under this Engagement will be provided by a District Manager (Gayle A. Corrigan) assigned to the District by the Company, include, but are not limited

to the following:

- Develop and manage annual and multi-year budgets and forecasts
- Manage District assets including all aspects of acquisition, disposition, and insurance
- Develop, implement and maintain District purchasing policy, including annual vendor request for proposal (RFP) or request for quotation (RFQ) process
- Conduct research and analysis to support the Board in strategic decisions; review and rationalization of District services given revenue considerations; analysis, recommendations and implementation of cost saving measures, waste reduction and service-delivery enhancements; and implementation of revenue generating and capital initiatives as well as other programs requested by the Board
- Oversee all District contracts; review, negotiate and renegotiation, as requested by the Board and where applicable, labor contracts, third-party (vendor) agreements, including, without limitation, IT and communications, insurance and employee benefits programs
- Oversee all District health benefits
- Oversee routine legal matters such as employee claims, workers' compensation, contract disputes, and the like; and, providing recommendations to the Board regarding same

B. Finance Manager Position.

Services under this Engagement will be provided by a Finance Manager (Linda S. Dykeman) assigned to the District by the Company, include, but are not limited to the following:

- Develop, implement, and maintain internal controls
- Oversee cash management and credit card management
- Maintain integrity of all accounts and funds; review tax rolls to mitigate past due balances; oversee tax collection function including annual tax sale
- Perform internal and external financial reporting, including financial statement preparation
- Oversee annual audit; including OPEB monitoring and reporting
- Oversee weekly, monthly, and annual payroll liability payments, including but not limited to MERS, payroll taxes, and PEHP benefits; maintain integration and management of payroll software

C. Administrative Personnel.

In addition to the District Manager and Finance Manager personnel listed above, the Company will provide the following staff to the District: (1) full-time and (1) part-time staff and such additional part-time staff as needed to assist in administrative functions, including, but not limited to support of Tax Collection function, Clerk functions, Payroll and Bookkeeping functions, Human Resource functions and such other necessary functions as may be assigned by the District Manager, Finance Manager, or the Board.

Individuals assigned to the District under this Engagement will be employees of the Company and not of the District, and will be subject to the Company's rules, regulations, employment policies, etc., at all times. The Company will be fully responsible for payment of the salaries, benefits, withholdings, worker's compensation insurance, etc. of Company-assigned personnel. The District will provide Company-assigned personnel with office space, office equipment and supplies as the same may be reasonably necessary to accomplish their functions under the terms of this Engagement.

D. Collection Services/Rescue Recovery Collections.

The Company will also provide collections services for rescue recovery activities at the rate of thirty percent (30%) per dollar recovered. The Company will execute an appropriate Business Associate Agreement for the protections of Personal Health Information ("PHI") as required by collection regulations.

Collections activities shall be aligned with District collection policies.

2. Contract Price and Payments.

(a) For all Company services rendered under Section 1 (A) and (B), the District shall make monthly payments in advance to the Company in the amount of \$9,250.00. All payments shall be due upon receipt of invoices by the Board. Payments more than thirty (30) days past due shall bear interest at the rate of 2.0% per month.

(b) For all Company services rendered under Section 1 (C), the District shall make monthly payments to the Company in the amount of \$7,125.00. All payments shall be due upon receipt of invoices by the Board. Payments more than thirty (30) days past due shall bear interest at the rate of 2.0% per month.

3. Term and Termination.

(a) The Engagement for services provided under Section 1 (A) (B) and (C) shall be effective May 1, 2019, subject to approval by the Board, and shall continue thereafter, month-to-month, until the Board determines it no longer requires the services, but subject to the liquidated damages subsection

below.

- (b) Liquidated Damages. If the Board terminates the services provided under Section 1 (A) (B) and (C), for any reason other breach of the terms of this Engagement by the Company, then the Board shall be liable to the Company for six (6) months of payments hereunder.
- (c) In the event that the Company desires to discontinue providing services hereunder, then for purposes of allowing an orderly transition of management and administrative responsibilities, the Company shall provide four (4) months advance notice to the Board.

4. Additional Services.

- (a) If additional services are required of the District Manager, such as collective bargaining work, including but not limited to, conducting labor negotiations, testifying at interest or grievance arbitration(s), preparing financial or comparative analyses for the same, or other arbitration-related matters, then the Board shall compensate the District Manger at the rate of \$150.00 per hour, to be billed by the Company under separate, itemized invoice(s).
- (b) In the event the District desires to solicit or offer employment with the to any Company-assigned personnel, they will first discuss the matter with the Company before doing so in an effort to work out suitable terms for such employment, including whether to pay a reasonable finder's fee to the Company.

5. Indemnification: Limitation of Liability.

The District shall indemnify, defend and hold harmless the Company, its directors, shareholders, employees, attorneys and agents, and their successors and assigns (all of the foregoing being referred to herein individually as an "Indemnified Party" and collectively as the "Indemnified Parties") from and against any losses, claims, damages or liabilities, joint or several, or actions in respect thereof to which any Indemnified Party may become subject (collectively, "Losses"), insofar as such Losses arise out of, or are based upon, (i) any breach by the District of the terms of this Engagement; (ii) any action taken or omission by an Indemnified Party on behalf of the District in connection with this Engagement, but in each case except for Losses directly and exclusively attributable to such Indemnified Party's fraud, gross negligence or willful misconduct. Each Indemnified Party shall be able to retain counsel of its choice, with the approval of the District, which approval shall not unreasonably be withheld or delayed. The District will promptly pay each Indemnified Party its reasonable expenses (including reasonable counsel fees and costs) as incurred, in connection with investigating, preparing and/or defending any such action or claim, whether in connection with pending or threatened litigation, in which such Indemnified Party is a

party.

The District covenants and agrees that no Indemnified Party shall have liability whatsoever (whether direct or indirect, in contract or tort or otherwise) to the District unless damage to the District alleged to have been caused by such Indemnified Party thereby resulted directly and exclusively from fraud, gross negligence or willful misconduct.

The rights accorded to Indemnified Parties hereunder shall be in addition to any rights that any Indemnified Party may have at law, in equity, by separate agreement, statute, municipal ordinance, municipal by-law or otherwise. The foregoing indemnity shall remain in full force and effect regardless of any investigation made by or on behalf of any Indemnified Party and shall survive the termination of this Engagement.

6. Insurance.

The Company and all Company-assigned personnel will be listed as additional insured on all District municipal and executive protection insurance policies. The District will promptly provide the Company with insurance certificates evidencing required coverage as aforesaid upon request.

The Company agrees to keep in full force and effect and to maintain the following policies of insurance during the entire duration of the work to be performed by personnel pursuant to this Engagement as follows:

- a. Workers' compensation and employers' liability insurance:
  - (i) Statutory workers' compensation including occupational disease in accordance with the laws of the states in which Company will be providing services for District;
  - (ii) Employers' liability insurance with minimum limits of \$1,000,000 each accident limit for bodily injury by accident, \$1,000,000 policy limit for bodily injury by disease;
- b. Commercial general liability insurance with limits of not less than \$1,000,000 each occurrence/\$2,000,000 aggregate and errors and omissions (E&O) insurance with limits of \$1,000,000 per claim/\$2,000,000 aggregate covering work performed by the Company under this Engagement. This coverage will be primary and non-contributory and will include contractual liability coverage. In addition, the District will be added as an additional insured.
- c. A crime policy protecting against employee dishonesty, theft, robbery, forgery and other dishonest acts on the part of Company

assigned personnel pursuant to this Engagement, with limits not less than \$500,000.

- d. An employment practices policy protecting against harassment, discrimination, wrongful termination and other employee claims, with limits not less than \$1,000,000 and a professional liability policy with limits not less than \$1,000,000.
- e. All coverage listed above will be written with a carrier licensed to do business in RI and will have an AM Best rating of at least A-, X or higher. The Company and its carriers will waive their rights of subrogation against the District, regardless of negligence. All carriers will notify the District thirty (30) days in advance of any cancellation, non-renewal or material change.

Furthermore, the Company shall remain solely responsible for all matters related to the payment or withholding of federal, state and local payroll and income taxes and other payroll deductions, social security contributions, workers' compensation insurance coverage, as required by state and federal laws, salaries, overtime compensation and fringe benefits, as required by state and federal laws, including the Affordable Care Act, for the personnel provided under this Engagement.

7. Assignment; Binding Affect.

This Engagement is binding on the parties hereto and their respective successors and assigns; provided, however, that the Company may not assign this Engagement without the prior written consent of the Board. References to "Company" herein shall include the Company and any permitted successors and assigns. References to the "Board" shall mean Fred Gralinski, President, Board of Directors, Central Coventry Fire District and any duly elected successor.

8. Entire Agreement; Governing Law.

This Agreement sets forth the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, arrangements and understandings, oral or written, between the parties. This Agreement shall be governed by and construed in accordance with the laws of the State of Rhode Island without regard to its choice of law provisions. In the event of any dispute arising from or related to this Agreement, each party irrevocably submits to and accepts the exclusive jurisdiction and venue of the state and federal courts located in the State of Rhode Island and waives any objection (including any objection to venue or any objection based upon the grounds of an inconvenient forum) which might be asserted against the bringing of any such action, suit or other legal proceeding in such courts.

9. Notices.

Any notices delivered pursuant to this Agreement shall be personally delivered, or sent by generally recognized overnight delivery service or by certified mail, return receipt requested, to the parties at the addresses set forth below:

*To the District and Board:* Mr. Fred Gralinski  
President, Board of Directors, Central Coventry Fire District  
c/o Mr. David D'Agostino, Esq.  
Gorham & Gorham, Inc.  
25 Danielson Pike  
North Scituate, RI 02857

*To the Company:* Ms. Gayle A. Corrigan, President  
Management Resource Partners, Inc.  
50 Paterson Avenue  
Warwick, RI 02886

Any party may change its address for purposes of this Engagement by notice given to the other parties as aforesaid.

10. Force Majeure.

Neither the District nor the Company shall be responsible for any delay or failure in performance at any time during the term of this Agreement, caused by flood, riot, insurrection, fire, earthquake, strike, explosion, war, act of God, the death of, or incapacitating illness or injury to, any Company-assigned personnel or any other force or cause beyond the control of the party claiming protection under this Section.

11. Miscellaneous Provisions.

No waiver shall be effective unless in a signed writing, and no waiver by either party of any violation of any provision of this Agreement shall be deemed to waive any other violation of the same or any other provision. If any provision of this Agreement is held invalid or unenforceable by any court of final jurisdiction, it is the intent of the parties that all other provisions of this Agreement be construed to remain fully valid, enforceable and binding on the parties. Any such invalid or unenforceable provisions shall, to the extent permitted by law, be deemed amended and given such interpretation as to achieve the economic intent of this Agreement. In the event of any litigation between the parties, the prevailing party shall be entitled to recover all costs and expenses thereof, including reasonable attorneys' fees and costs.

If the foregoing accurately reflects the understanding between us, please evidence your agreement by executing and returning to the undersigned the enclosed copy of this Engagement. We truly appreciate the confidence you have placed in our team, and look forward to working with you in moving Central Coventry Fire District forward.

Sincerely,

Gayle A. Corrigan  
Management Resource Partners, Inc.

Accepted and Agreed:

Central Coventry Fire District

---

Fred Gralinski, President  
Board of Directors

**As ratified by the Board of Directors at a duly called meeting on the 20<sup>th</sup> day of February, 2020.**

CENTRAL COVENTRY FIRE DISTRICT

240 ARNOLD ROAD

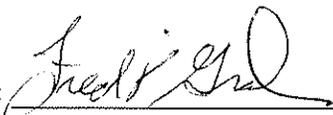
COVENTRY RI, 02816

The Tax Office is seeking the following abatements: October 30, 2019

Account Number	Amount	Reason
01-0614-11 Andrade	\$ 50.34	Town lowered assessment
Total	\$ 50.34	

Total Abatements: \$ 50.34

DATE: 2/27/2020

APPROVED: 



## Town of Coventry

---

FINANCE DEPARTMENT • OFFICE OF THE ASSESSOR  
Christopher Celeste • Tax Assessor  
1670 Flat River Road • Coventry, RI 02816  
401-822-9163 • cceleste@coventryri.org

August 29, 2019

ANDRADE DAVID & DEBORAH  
8 RAYMONDS POINT RD  
COVENTRY RI 02816

To Whom It May Concern:

Re: File 2019-33 for 0057-004.000:0008 at 8 RAYMONDS POINT RD

We are in receipt of your property value appeal application. The Assessor has given full consideration to your application and has proposed a reduction in assessed value from \$292,400 to \$269,200.

If you wish to appeal the Assessor's decision, you may do so in accordance with RI General Law §44-5-26, which requires the taxpayer to file an application with the Board of Assessment Review within 30 days of the date of this letter. You may request that your original application be forwarded to the Board of Assessment Review by signing the bottom this letter and returning it to the Assessor's Office. If you choose to appeal the Assessor's decision, you will receive notification by mail of the date and time of your hearing. If you do not appeal this decision, you will receive a corrective bill by mail in approximately 60 days.

The filing of this application does not stay the collection of your tax. To avoid the addition of interest and other charges, the tax must be paid as assessed.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Celeste".

Christopher Celeste  
Tax Assessor

I wish to have my application forwarded to the Board of Assessment Review.

Signature of Applicant: \_\_\_\_\_

Detail Receivable Summary  
 Receivable Group: ALL  
 Printed on 10/30/2019 at 03:56:42 PM

CENTRAL COVENTRY FIRE DISTRICT  
 240 ARNOLD ROAD  
 Coventry, RI 02816  
 401-825-7860

To: ANDRADE DAVID & DEBORAH  
 8 RAYMOND'S POINT RD  
 COVENTRY RI 02816

Account : 01-0614-11  
 Penalty as of: 10/30/2019

Description	Detail	AdjBill	Prin Due	Penalty Due	Tot Due
<b>2019 Tax Roll</b>					
Q1:	158.65	Q2:	158.62	Q3:	158.62
Q1Bal:	158.65	Q2Bal:	158.62	Q3Bal:	158.62
	0057-004.000:0008 at 8 RAYMONDS POINT RD	634.51	634.51	0.00	634.51
	Land Value:	0			
	Building Value:	292400			
	Total Value:	292400			
	Tax Amount:	634.51			
	Sub Districts:	FD:7			
	Statecode:	23			
	Bankcode:	00			
<i>New value \$269,200 abate \$50.34</i>					
<b>2018 Tax Roll</b>					
Q1:	39.56	Q2:	39.53	Q3:	39.53
Q1Bal:	0.00	Q2Bal:	0.00	Q3Bal:	0.00
	0057-004.000:0008 at 8 RAYMOND'S POINT RD	158.15	0.00	0.00	0.00
	Land Value:	0			
	Building Value:	74600			
	Total Value:	74600			
	Tax Amount:	158.15			
	Sub Districts:	FD:7			
	Statecode:	23			
	Bankcode:	00			
<b>2017 Tax Roll</b>					
Q1:	64.14	Q2:	64.11	Q3:	64.11
Q1Bal:	0.00	Q2Bal:	0.00	Q3Bal:	0.00
	0057-004.000:0008 at 8 RAYMOND'S POINT RD	256.47	0.00	0.00	0.00
	Land Value:	0			
	Building Value:	124500			
	Total Value:	124500			
	Tax Amount:	256.47			
	Sub Districts:	FD:7			
	Statecode:	23			
	Bankcode:	00			
<b>2016 Tax Roll</b>					
Q1:	66.96	Q2:	66.95	Q3:	66.95
Q1Bal:	0.00	Q2Bal:	0.00	Q3Bal:	0.00
	0057-004.000:0008 at 8 RAYMOND'S POINT RD	267.81	0.00	0.00	0.00
	Land Value:	0			

CENTRAL COVENTRY FIRE DISTRICT

240 ARNOLD ROAD

COVENTRY RI, 02816

The Tax Office is seeking the following abatements:

February 20, 2020

Account Number	Amount	Reason
23-0398-00 Wells Fargo 2017	\$ 556.23	Incorrect value
23-0398-00 Wells Fargo 2018	\$ 40.05	Incorrect Value
23-0398-00 Wells Fargo 2019	\$ 15.79	Incorrect value
<b>Total</b>	<b>\$ 612.07</b>	

Total Abatements: \$ 612.07

DATE: 2/20/2020

APPROVED: 

2019

Company Name	State	Assessor	Asset #	Lease	Site Code	Reported Cost	Assessor's AV	Fire District
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	3933359	440-9811014-001	RI-3354141-47.	59,920.00	41,944.00	Central Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2305952	603-0122782-001	RI-3372488-47.	30,222.44	15,111.00	Central Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2485448	603-0126416-000	RI-3353828-47.	4,736.84	3,316.00	Central Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2660885	603-0175158-000	RI-3372390-47.	9,263.89	8,338.00	Central Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2689745	603-0183586-000	RI-3353826-47.	9,172.25	8,714.00	Central Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2693448	603-0184869-000	RI-3515815-603.	5,000.00	4,750.00	Central Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2745668	603-0194592-000	RI-3515890-603.	9,783.32	9,294.00	Central Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2745670	603-0194592-000	RI-3515890-603.	1,726.47	1,640.00	Central Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2701695	603-0187275-000	RI-3515835-603.	12,876.27	12,232.00	Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2701696	603-0187275-000	RI-3515835-603.	500	475	Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2701697	603-0187275-000	RI-3515835-603.	500	475	Coventry
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2670748	603-0177895-000	RI-3372250-47.	3,475.00	3,128.00	Hopkins Hill
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2670749	603-0177895-000	RI-3372250-47.	4,600.26	4,140.00	Hopkins Hill

s/b central coventry per Rob at coventry  
s/b central coventry per Rob at coventry  
s/b central coventry per Rob at coventry

pd 10/30/19  
pd 10/30/19

106,381.00

MSG  
2019

Company Name	State	Assessor	Asset #	Lease	Site Code	Reported Cost	Assessor's AV	Fire District
Wells Fargo Bank NA	RI	Coventry N	2480777	301-6026007-004	RI-3377564-000.	106,316.00	74,421.00	Central Coventry

Assessor Account	13-0512-62
Assessor	13-0512-62

2018

Company Name	State	Assessor	Asset #	Lease	Site Code	Reported Cost	Assessor's AV	Fire District	Acquisition Date
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2670748	603-017-395-000	RI-3372250-47.	3,475.00	3,501.00	Hopkins Hill	12/4/2017
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2670749	603-017-395-000	RI-3372250-47.	4,600.26	3,370.00	Hopkins Hill	12/4/2017
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	97857970020095	97857970020095	RI-3354142-47.	5,671.43	3,970.00	Hopkins Hill	12/30/2014
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2484533	603-0126148-000	RI-3353826-47.	7,748.03	6,198.00	Central Coventry	5/12/2015
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	9.81101E+13	440-9811014-001	RI-3354141-47.	59,920.00	47,936.00	Central Coventry	5/15/2015
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2305952	603-0122782-001	RI-3372488-47.	30,222.44	18,133.00	Central Coventry	3/15/2013
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2485448	603-0126416-000	RI-3353828-47.	4,736.84	3,789.00	Central Coventry	5/15/2015
Wells Fargo Financial Leasing, Inc.	RI	Coventry N	2660885	603-0175158-000	RI-3372390-47.	9,263.89	8,801.00	Central Coventry	10/12/2017

\$ 54,851

Company Name	State	Assessor	Asset #	Lease	Reported Cost	Assessor's AV	Fire District	Site City	Assessor Account
Vellis Fargo Financial Leasing, Inc.	RI	Coventry Municipal Assessor	2305952	603-0122782-001	30,222.44	21,156.00	Central Coventry	Coventry	23-0398-00
Vellis Fargo Financial Leasing, Inc.	RI	Coventry Municipal Assessor	2484533	603-0126148-000	7,748.03	6,973.00	Central Coventry	Coventry	23-0398-00
Vellis Fargo Financial Leasing, Inc.	RI	Coventry Municipal Assessor	2485448	603-0126416-000	4,736.84	4,283.00	Central Coventry	Coventry	23-0398-00
Vellis Fargo Financial Leasing, Inc.	RI	Coventry Municipal Assessor	2534134	603-0137425-000	37,990.00	36,090.00	Central Coventry	Fiskeville	23-0398-00
Vellis Fargo Financial Leasing, Inc.	RI	Coventry Municipal Assessor	98110140010001	440-9811014-001	59,920.00	53,928.00	Central Coventry	Coventry	23-0398-00
Vellis Fargo Financial Leasing, Inc.	RI	Coventry Municipal Assessor	97857970020095	9.7858E+13	5,671.43	4,537.00	Hopkins Hill	Coventry	23-0398-00

\$ 122,410

TOWN OF COVENTRY, RI  
 Account Level History  
 Receivable Group: ALL  
 Printed on 01/16/2020 at 02:43:09 PM

COVENTRY TAX COLLECTOR  
 1670 Flat River Rd.  
 Coventry, RI 02816

822-9167

To: WELLS FARGO FINANCIAL LEASING INC  
 800 WALNUT ST F0005-041  
 DES MOINES IA 50309

Account : 23-0398-00  
 Penalty as of: 01/16/2020  
**\*23039800\***

Receivable	Principal	Penalty	Date	Batch	Trans#	Pay Method	Comments
2019 RP Tng Tax Roll	2525.46						
Payment	-2525.46	0.00	07/18/2019	99-071819	1004711	Check #: 170459	
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2018 RP Tng Tax Roll	3923.22						
Payment	-3923.22	0.00	08/09/2018	99-080918	951095	Check #: 153361	
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2017 RP Tng Tax Roll	14405.64						
Payment	-2775.57	-416.34	07/24/2018	99-072418	936465	Check #: 152820	
Abatement	-11630.07	0.00	07/13/2018		0		18-85 personall property lease
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2016 RP Tng Tax Roll	2060.27						
Payment	-2060.27	0.00	08/12/2016	B7323-0816	811554	Check #: 106463	
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2015 RP/Tng Tax Roll	2560.33						
Payment	-2560.33	0.00	08/03/2015	B6908-0815	731700	Check #: 100770770	
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						
2014 RP/Tng Tax Roll	3044.36						
Payment	-3044.36	0.00	08/04/2014	99-080414	663575	Check #: 1006896164	wf
Balance	0.00						
Penalty Due	0.00						
Total Due	0.00						

2013 RP/Tng Tax Roll	2793.22				
Payment	-2793.22	0.00	08/01/2013	B6004-0813	594727 Check #: 1005886845
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				
2012 RP/Tng Tax Roll	2837.02				
Payment	-2837.02	0.00	08/04/2012	99-080212	527036 Check #: 92144
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				
2011 RP/Tng Tax Roll	3588.21				
Payment	-3588.21	0.00	07/29/2011	B5069-0711	459556 Check #: 1003594442
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				
2010 RP/Tng Tax Roll	1843.22				
Payment	-1843.22	0.00	08/07/2010	B4645-0810	405941 Check #: 1002291482
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				
2009 RP/Tng Tax Roll	2799.50				
Payment	-2146.13	0.00	08/07/2009	99-08079	345032 Check #: 1000955410
Abatement	-653.37	0.00	07/23/2009	0	09-376 AMENDED FILING
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				
2008 RP/Tng Tax Roll	3110.61				
Payment	-3110.61	0.00	07/29/2008	B3256-0708	296411 Check #: B3256-0708
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				
2007 RP/Tng Tax Roll	3697.59				
Payment	-3697.59	0.00	08/03/2007	B2638-0807	259523 Check #: B2638-0807
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				
2006 RP/Tng Tax Roll	3220.61				
Payment	-3217.47	0.00	07/29/2006	99-072906	224146 Check #: 12-321551
Abatement	-3.14	0.00	07/14/2006	0	06-212 ERROR
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				
2005 RP/Tng Tax Roll	5685.27				
Payment	-5685.27	0.00	09/16/2005	B1724-0905	195329 Check #: B1724
Balance	0.00				
Penalty Due	0.00				
Total Due	0.00				

2004 RP/Tng Tax Roll	11388.43					
Payment	-10987.32	0.00	08/16/2004	B1247 0804	165095	Check #: B1247
Abatement	-401.11	0.00	08/16/2004		0	
						04-292 AMENDED RETURN
Balance	<u>0.00</u>					
Penalty Due	<u>0.00</u>					
Total Due	<u>0.00</u>					
2003 RP/Tng Tax Roll	10518.33					
Payment	-10518.33	0.00	07/23/2003	B806-0703	126647	Check #: B806
Balance	<u>0.00</u>					
Penalty Due	<u>0.00</u>					
Total Due	<u>0.00</u>					
2002 Rp/Tng Tax Roll	328.99					
Payment	-328.99	0.00	07/22/2002	B425-0702	97921	Check #: B425
Balance	<u>0.00</u>					
Penalty Due	<u>0.00</u>					
Total Due	<u>0.00</u>					
2001 RP/Tng Tax Roll	155.46					
Payment	-155.46	0.00	08/09/2001	B177-0801	68032	Check #: b177
Balance	<u>0.00</u>					
Penalty Due	<u>0.00</u>					
Total Due	<u>0.00</u>					
<b>Total Principal Due</b>	<b>0.00</b>					
<b>Total Penalty Due</b>	<b>0.00</b>					
<b>Total Due on Account</b>	<b>0.00</b>					

Note 1:

08/19/19-Called Joe at MCA. When I reported July payments, I was not aware of the huge abatement. Let the collection agency know that this account for 2017 is paid in full.-meh

Detail Receivable Summary  
 Receivable Group: ALL  
 Printed on 02/19/2020 at 10:49:21 AM

CENTRAL COVENTRY FIRE DISTRICT  
 240 ARNOLD ROAD  
 Coventry, RI 02816  
 401-825-7860

To: WELLS FARGO FINANCIAL LEASING INC  
 800 WALNUT ST F0005-041  
 DES MOINES IA 50309

Account : 23-0398-00  
 Penalty as of: 02/19/2020

Description	Detail	AdjBill	Prin Due	Penalty Due	Tot Due
<b>2019 Tax Roll</b>					
Q1:	61.61   Q2:	61.60   Q3:	61.60   Q4:	61.60	
Q1Bal:	61.61   Q2Bal:	61.60   Q3Bal:	61.60   Q4Bal:	61.60	
	WELLS FARGO FINANCIAL LEASING INC	246.41	246.41	11.09	257.50
	Parcel ID: 0400-000.000				
	Location: VARIOUS LOCATIONS				
	DBA: WELLS FARGO FINANCIAL LEASING INC				
	Taxable Value: 113557				
	Tax: 246.41				
					Value \$ 106,289 Abate \$ 15.79
<b>2018 Tax Roll</b>					
Q1:	54.99   Q2:	54.98   Q3:	54.98   Q4:	54.98	
Q1Bal:	54.99   Q2Bal:	54.98   Q3Bal:	54.98   Q4Bal:	54.98	
	WELLS FARGO FINANCIAL LEASING INC	116.90	116.90	26.30	143.20
	Parcel ID: 0400-000.000				
	Location: VARIOUS LOCATIONS				
	DBA: WELLS FARGO FINANCIAL LEASING INC				
	Taxable Value: 55142				
	Tax: 116.90				
					Value 84,857
	MANUFACTURER SERVICES/WELLS FARGO	103.03	103.03	23.18	126.21
	Parcel ID: 0051-008.000				
	Location: 11 INDUSTRIAL DR				
	DBA: MANUFACTURER SERVICES/WELLS FARGO				
	Taxable Value: 48600				
	Tax: 103.03				
					Abate 40.05
<b>2017 Tax Roll</b>					
Q1:	202.12   Q2:	202.09   Q3:	202.09   Q4:	202.09	
Q1Bal:	202.12   Q2Bal:	202.09   Q3Bal:	202.09   Q4Bal:	202.09	
	WELLS FARGO FINANCIAL LEASING INC	808.39	808.39	327.40	1135.79
	Parcel ID: 0400-000.000				
	Location: VARIOUS LOCATIONS				
	DBA: WELLS FARGO FINANCIAL LEASING INC				
	Taxable Value: 392419				
	Tax: 808.39				
					Value 122,410 Abate \$ 556.23
<b>2016 Tax Roll</b>					
Q1:	57.02   Q2:	57.01   Q3:	57.01   Q4:	57.01	
Q1Bal:	0.00   Q2Bal:	0.00   Q3Bal:	0.00   Q4Bal:	0.00	
	WELLS FARGO FINANCIAL LEASING INC	228.05	0.00	0.00	0.00

Parcel ID: 0400-000.000  
Location: VARIOUS LOCATIONS  
DBA: WELLS FARGO FINANCIAL LEASING INC  
Taxable Value: 96225  
Tax: 228.05

---

<b>Totals</b>	<b>1274.73</b>	<b>387.97</b>	<b>1662.70</b>
---------------	----------------	---------------	----------------

CENTRAL COVENTRY FIRE DISTRICT

240 ARNOLD ROAD

COVENTRY RI, 02816

The Tax Office is seeking the following abatements:

February 20, 2020

Account Number	Amount	Reason
09-0161-41 Ironwood Land	\$ 275.37	Lot is a retention pond
09-0161-42 Ironwood Land	\$ 174.47	Lot is a retention pond
09-0161-43 Ironwood Land	\$ 49.48	Lot is a retention pond
09-0161-44 Ironwood Land	\$ 0.00	Lot is a retention pond
<b>Total</b>	<b>\$ 499.32</b>	

Total Abatements: \$ 499.32

DATE: 2/22/2020

APPROVED: \_\_\_\_\_



CENTRAL COVENTRY FIRE DISTRICT

240 ARNOLD ROAD

COVENTRY RI, 02816

The Tax Office is seeking the following abatements:

February 20, 2020

Account Number	Amount	Reason
03-2908-00 Coventry Land Co	\$ 189.88	Land is a retention pond
<b>Total</b>	<b>\$ 189.88</b>	

Total Abatements: \$ 189.88

DATE: 2/20/2020

APPROVED: 

Coventry Land Co  
Ironwood Land Co  
109 Airport Road  
Warwick, RI 02889  
401-738-7833

Re: the following plat and lots

0076-161

0076-162

0076-163

0076-164

0075-005

We had a hearing in regards to the values placed on the above mentioned lots. At the Tax Board of Assessment Review the board came to a conclusion that the value of the lots should be \$0.00. Each of these lots are retention ponds.

Could you please make the necessary adjustments to the bills that you have on these lots?

If you have any questions please feel free to contact me.

Thank you in advance

Wendy Kinsella  
Bookkeeper

Detail Receivable Summary  
 Receivable Group: ALL  
 Printed on 01/28/2020 at 09:03:01 AM

CENTRAL COVENTRY FIRE DISTRICT  
 240 ARNOLD ROAD  
 Coventry, RI 02816  
 401-825-7860

To: IRONWOOD LAND COMPANY  
 109 AIRPORT RD  
 WARWICK RI 02889

Account : 09-0161-41  
 Penalty as of: 01/28/2020

Description	Detail	AdjBill	Prin Due	Penalty Due	Tot Due
2019 Tax Roll					
Q1:	68.85   Q2:	68.84   Q3:	68.84   Q4:	68.84	
Q1Bal:	68.85   Q2Bal:	68.84   Q3Bal:	68.84   Q4Bal:	68.84	
	0076-161.000 at IRONWOOD DR	275.37	275.37	8.26	283.63
	Land Value:	126900			
	Building Value:	0			
	Total Value:	126900			
	Tax Amount:	275.37			
	Sub Districts:	FD:7			
	Statecode:	13			
	Bankcode:	00			
<b>Totals</b>			<b>275.37</b>	<b>8.26</b>	<b>283.63</b>

*abate*



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW

John MacVittie, Chairman • Chris Anderson  
Lisa Avedisian • Mary Lyons • Joseph P. Spada  
1670 Flat River Road • Coventry, RI 02816

### NOTICE OF HEARING

January 8, 2020

IRONWOOD LAND CO  
109 AIRPORT RD  
WARWICK RI 02889

To Whom It May Concern:

Re: File 2019-11 for 0076-161.000 at IRONWOOD DR

Please be advised that an appointment has been scheduled for you to appeal your property tax assessment with the Board of Assessment Review. The guidelines for the appeal procedure are attached. Please review prior to the hearing and feel free to contact us if you have any questions.

The scheduled date of your hearing is **January 21, 2020** at Coventry Town hall in the Town Manager's Conference Room. The meeting will start at **5:00PM**. Appeals will be heard in the order as shown on the attached agenda. A maximum of fifteen (15) minutes will be allowed for each hearing.

Please be advised that the Board will only discuss matters regarding assessments, and **cannot address any issues regarding the tax rate or tax dollar increases**. Should you decide not to appeal your assessment or are unable to attend at this time, please notify the Assessor's office at (401) 822-9162, as soon as possible, to cancel or reschedule your appointment. Failure to notify the Assessor's office of a cancellation one week prior to your hearing, or failure to appear for your scheduled hearing, may result in the forfeiture of your right to appeal your assessment.

Please remember that your appeal does not affect the payment of your taxes. Taxes must be paid when due. A credit or refund will follow should an assessment reduction be granted by the Board.

Sincerely,

Board of Assessment Review



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW

John MacVittie, Chairman • Lisa Avedisian

Christopher Anderson • Joseph P. Spada

1670 Flat River Road • Coventry, RI 02816

January 22, 2020

Ironwood Land Co.  
109 Airport Rd.  
Warwick, RI 02889

2019-09 - 0076-162  
2019-11 - 0076-161  
2019-12 - 0076-163  
2019-13 - 0076-164

To Whom It May Concern:

Re: Files: 2019-09, 2019-11, 2019-12, 2019-13 at Ironwood Dr.

The Tax Board of Assessment Review has reviewed the subject's appeal that was heard on January 21, 2020. It is the recommendation of this Board to adjust the December 31, 2018 assessment. The new assessment for these properties is **\$0**.

A corrective bill for the subject property based on the new value will be issued upon Town Council approval, which is typically within 60 days.

In accordance with the relevant provisions of RIGL § 44-5-26, you may appeal this decision in Kent County Superior Court within 30 days of the date of this letter.

Sincerely,

Board of Assessment Review



# CENTRAL COVENTRY FIRE DISTRICT

# 2019 TAX BILL

**Payments can be made at:**

Central Coventry Fire District  
240 Arnold Road  
Coventry, RI 02816



IRONWOOD LAND COMPANY  
109 AIRPORT RD  
WARWICK RI 02889

Tax Office Hours - Mon - Thurs : 9am - 4pm  
Drop Box Available - No Cash  
401-825-7860

Check or Money Orders - Payable to CCFD  
\$25.00 Return Check Fee  
Board Meetings 3rd Thursday of the month 6:30pm

Tax Rate History			
	2017	2018	2019
Residential	2.06	2.12	2.17
Commercial	3.08	3.16	3.25

**Late charge assessed for payments received or postmarked after the due date.**



Check your balance and pay on-line at : [www.RIEgov.com](http://www.RIEgov.com)  
Your Account number is : **09-0161-41**  
The PIN # to access your account is : **PTX-DBC**

IF A RECEIPT IS DESIRED, ENCLOSE A STAMPED SELF ADDRESSED ENVELOPE.  
PLEASE DETACH AND RETURN STUB WITH YOUR PAYMENT

DESCRIPTION	Notice of Tax Assessed	VALUATION	ANNUAL TAX
0076-161.000 at IRONWOOD DR	12/31/2018	\$126,900	\$275.37
<i>open space behind lots 17-30</i>			
<b>PAST DUE TAX BILLS</b>			<b>TOTAL TAX</b>
			<b>\$275.37</b>

Description      Original Bill    -    Adjustments    -    Payments    =    Balance Due    +    Interest    =    Amount Due

This account has no past due bills.

CENTRAL COVENTRY FIRE	3rd PAYMENT	2019	CENTRAL COVENTRY FIRE	4th PAYMENT	2019
Account Number: 09-0161-41		<b>3</b>	Account Number: 09-0161-41		<b>4</b>
Owner: IRONWOOD LAND COMPANY Payment Due Date: 05/15/2020			Owner: IRONWOOD LAND COMPANY Payment Due Date: 08/15/2020		
3rd Quarterly Payment:	\$68.84		4th Quarterly Payment:	\$68.84	
Annual Tax:	\$275.37		Annual Tax:	\$275.37	
CENTRAL COVENTRY FIRE	1st PAYMENT	2019	CENTRAL COVENTRY FIRE	2nd PAYMENT	2019
Account Number: 09-0161-41		<b>1</b>	Account Number: 09-0161-41		<b>2</b>
Owner: IRONWOOD LAND COMPANY Payment Due Date: 11/15/2019			Owner: IRONWOOD LAND COMPANY Payment Due Date: 02/15/2020		
1st Quarterly Payment:	\$68.85		2nd Quarterly Payment:	\$68.84	
Annual Tax:	\$275.37		Annual Tax:	\$275.37	



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW  
John MacVittie, Chairman • Lisa Avedisian  
Christopher Anderson • Joseph P. Spada  
1670 Flat River Road • Coventry, RI 02816

January 22, 2020

Ironwood Land Co.  
109 Airport Rd.  
Warwick, RI 02889

2019-09 - 0076-162  
2019-11 - 0076-161  
2019-12 - 0076-163  
2019-13 - 0076-164

To Whom It May Concern:

Re: Files: 2019-09, 2019-11, 2019-12, 2019-13 at Ironwood Dr.

The Tax Board of Assessment Review has reviewed the subject's appeal that was heard on January 21, 2020. It is the recommendation of this Board to adjust the December 31, 2018 assessment. The new assessment for these properties is \$0.

A corrective bill for the subject property based on the new value will be issued upon Town Council approval, which is typically within 60 days.

In accordance with the relevant provisions of RIGL § 44-5-26, you may appeal this decision in Kent County Superior Court within 30 days of the date of this letter.

Sincerely,

Board of Assessment Review



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW  
John MacVittie, Chairman • Chris Anderson  
Lisa Avedisian • Mary Lyons • Joseph P. Spada  
1670 Flat River Road • Coventry, RI 02816

### NOTICE OF HEARING

January 8, 2020

IRONWOOD LAND CO  
109 AIRPORT RD  
WARWICK RI 02889

To Whom It May Concern:

Re: File 2019-9 for 0076-162.000 at IRONWOOD DR

Please be advised that an appointment has been scheduled for you to appeal your property tax assessment with the Board of Assessment Review. The guidelines for the appeal procedure are attached. Please review prior to the hearing and feel free to contact us if you have any questions.

The scheduled date of your hearing is **January 21, 2020** at Coventry Town hall in the Town Manager's Conference Room. The meeting will start at **5:00PM**. Appeals will be heard in the order as shown on the attached agenda. A maximum of fifteen (15) minutes will be allowed for each hearing.

Please be advised that the Board will only discuss matters regarding assessments, and **cannot address any issues regarding the tax rate or tax dollar increases**. Should you decide not to appeal your assessment or are unable to attend at this time, please notify the Assessor's office at (401) 822-9162, as soon as possible, to cancel or reschedule your appointment. Failure to notify the Assessor's office of a cancellation one week prior to your hearing, or failure to appear for your scheduled hearing, may result in the forfeiture of your right to appeal your assessment.

Please remember that your appeal does not affect the payment of your taxes. Taxes must be paid when due. A credit or refund will follow should an assessment reduction be granted by the Board.

Sincerely,

Board of Assessment Review

Detail Receivable Summary Receivable Group: ALL Printed on 01/28/2020 at 09:24:12 AM	CENTRAL COVENTRY FIRE DISTRICT 240 ARNOLD ROAD Coventry, RI 02816 401-825-7860
--	---

To: IRONWOOD LAND COMPANY  
 109 AIRPORT RD  
 WARWICK RI 02889

Account : 09-0161-42  
 Penalty as of: 01/28/2020

Description	Detail	AdjBill	Prin Due	Penalty Due	Tot Due
2019 Tax Roll					
Q1:	43.64   Q2:	43.61   Q3:	43.61   Q4:	43.61	
Q1Bal:	43.64   Q2Bal:	43.61   Q3Bal:	43.61   Q4Bal:	43.61	
	0076-162.000 at IRONWOOD DR	174.47	174.47	5.23	179.70
	Land Value:	80400			
	Building Value:	0			
	Total Value:	80400			
	Tax Amount:	174.47			
	Sub Districts:	FD:7			
	Statecode:	13			
	Bankcode:	00			
<b>Totals</b>			<b>174.47</b>	<b>5.23</b>	<b>179.70</b>

*Abate*



# CENTRAL COVENTRY FIRE DISTRICT

# 2019 TAX BILL

**Payments can be made at:**

Central Coventry Fire District  
240 Arnold Road  
Coventry, RI 02816



IRONWOOD LAND COMPANY  
109 AIRPORT RD  
WARWICK RI 02889

Tax Office Hours - Mon - Thurs : 9am - 4pm  
Drop Box Available - No Cash  
401-825-7860

Check or Money Orders - Payable to CCFD  
\$25.00 Return Check Fee  
Board Meetings 3rd Thursday of the month 6:30pm

**Tax Rate History**

	2017	2018	2019
Residential	2.06	2.12	2.17
Commercial	3.08	3.16	3.25

**Late charge assessed for payments received or postmarked after the due date.**



Check your balance and pay on-line at : [www.RIEgov.com](http://www.RIEgov.com)

Your Account number is : **09-0161-42**

The PIN # to access your account is : **BZL-SPK**

IF A RECEIPT IS DESIRED, ENCLOSE A STAMPED SELF ADDRESSED ENVELOPE.  
PLEASE DETACH AND RETURN STUB WITH YOUR PAYMENT

DESCRIPTION	Notice of Tax Assessed : 12/31/2018	VALUATION	ANNUAL TAX
0076-162.000 at IRONWOOD DR		\$80,400	\$174.47
<i>open space behind 16-13</i>			
		<b>TOTAL TAX</b>	<b>\$174.47</b>

PAST DUE TAX BILLS		TOTAL TAX	\$174.47
Description	Original Bill - Adjustments - Payments = Balance Due + Interest = Amount Due		
This account has no past due bills.			

CENTRAL COVENTRY FIRE 3rd PAYMENT 2019	CENTRAL COVENTRY FIRE 4th PAYMENT 2019
Account Number: 09-0161-42 Owner: IRONWOOD LAND COMPANY Payment Due Date: 05/15/2020 <b>3</b> 3rd Quarterly Payment: \$43.61 Annual Tax: \$174.47 	Account Number: 09-0161-42 Owner: IRONWOOD LAND COMPANY Payment Due Date: 08/15/2020 <b>4</b> 4th Quarterly Payment: \$43.61 Annual Tax: \$174.47 
CENTRAL COVENTRY FIRE 1st PAYMENT 2019	CENTRAL COVENTRY FIRE 2nd PAYMENT 2019
Account Number: 09-0161-42 Owner: IRONWOOD LAND COMPANY Payment Due Date: 11/15/2019 <b>1</b> 1st Quarterly Payment: \$43.64 Annual Tax: \$174.47 	Account Number: 09-0161-42 Owner: IRONWOOD LAND COMPANY Payment Due Date: 02/15/2020 <b>2</b> 2nd Quarterly Payment: \$43.61 Annual Tax: \$174.47 



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW

John MacVittie, Chairman • Chris Anderson  
Lisa Avedisian • Mary Lyons • Joseph P. Spada  
1670 Flat River Road • Coventry, RI 02816

### NOTICE OF HEARING

January 8, 2020

IRONWOOD LAND CO  
109 AIRPORT RD  
WARWICK RI 02889

To Whom It May Concern:

Re: File 2019-12 for 0076-163.000 at IRONWOOD DR

Please be advised that an appointment has been scheduled for you to appeal your property tax assessment with the Board of Assessment Review. The guidelines for the appeal procedure are attached. Please review prior to the hearing and feel free to contact us if you have any questions.

The scheduled date of your hearing is **January 21, 2020** at Coventry Town hall in the Town Manager's Conference Room. The meeting will start at **5:00PM**. Appeals will be heard in the order as shown on the attached agenda. A maximum of fifteen (15) minutes will be allowed for each hearing.

Please be advised that the Board will only discuss matters regarding assessments, and **cannot address any issues regarding the tax rate or tax dollar increases**. Should you decide not to appeal your assessment or are unable to attend at this time, please notify the Assessor's office at (401) 822-9162, as soon as possible, to cancel or reschedule your appointment. Failure to notify the Assessor's office of a cancellation one week prior to your hearing, or failure to appear for your scheduled hearing, may result in the forfeiture of your right to appeal your assessment.

Please remember that your appeal does not affect the payment of your taxes. Taxes must be paid when due. A credit or refund will follow should an assessment reduction be granted by the Board.

Sincerely,

Board of Assessment Review



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW  
John MacVittie, Chairman • Lisa Avedisian  
Christopher Anderson • Joseph P. Spada  
1670 Flat River Road • Coventry, RI 02816

January 22, 2020

Ironwood Land Co.  
109 Airport Rd.  
Warwick, RI 02889

2019-09 - 0076-162  
2019-11 - 0076-161  
2019-12 - 0076-163  
2019-13 - 0076-164

To Whom It May Concern:

Re: Files: 2019-09, 2019-11, 2019-12, 2019-13 at Ironwood Dr.

The Tax Board of Assessment Review has reviewed the subject's appeal that was heard on January 21, 2020. It is the recommendation of this Board to adjust the December 31, 2018 assessment. The new assessment for these properties is \$0.

A corrective bill for the subject property based on the new value will be issued upon Town Council approval, which is typically within 60 days.

In accordance with the relevant provisions of RIGL § 44-5-26, you may appeal this decision in Kent County Superior Court within 30 days of the date of this letter.

Sincerely,

Board of Assessment Review

Detail Receivable Summary  
 Receivable Group: ALL  
 Printed on 01/28/2020 at 09:28:57 AM

CENTRAL COVENTRY FIRE DISTRICT  
 240 ARNOLD ROAD  
 Coventry, RI 02816  
 401-825-7860

To: IRONWOOD LAND COMPANY  
 109 AIRPORT RD  
 WARWICK RI 02889

Account : 09-0161-43  
 Penalty as of: 01/28/2020

Description	Detail	AdjBill	Prin Due	Penalty Due	Tot Due
2019 Tax Roll					
Q1:	49.48	Q2:	0.00	Q3:	0.00
Q1Bal:	49.48	Q2Bal:	0.00	Q3Bal:	0.00
	0076-163.000 at IRONWOOD DR		49.48		50.96
	Land Value:		22800		
	Building Value:		0		
	Total Value:		22800		
	Tax Amount:		49.48		
	Sub Districts:		FD:7		
	Statecode:		13		
	Bankcode:		00		
<b>Totals</b>			<b>49.48</b>	<b>1.48</b>	<b>50.96</b>

*Abate*



# CENTRAL COVENTRY FIRE DISTRICT

# 2019 TAX BILL

Payments can be made at:

Central Coventry Fire District  
240 Arnold Road  
Coventry, RI 02816



IRONWOOD LAND COMPANY  
109 AIRPORT RD  
WARWICK RI 02889

Tax Office Hours - Mon - Thurs : 9am - 4pm  
Drop Box Available - No Cash  
401-825-7860

Check or Money Orders - Payable to CCFD  
\$25.00 Return Check Fee  
Board Meetings 3rd Thursday of the month 6:30pm

	Tax Rate History		
	2017	2018	2019
Residential	2.06	2.12	2.17
Commercial	3.08	3.16	3.25

**Late charge assessed for payments received or postmarked after the due date.**



Check your balance and pay on-line at : [www.RIEgov.com](http://www.RIEgov.com)  
Your Account number is : **09-0161-43**  
The PIN # to access your account is : **DPF-NYB**

IF A RECEIPT IS DESIRED, ENCLOSE A STAMPED SELF ADDRESSED ENVELOPE.  
PLEASE DETACH AND RETURN STUB WITH YOUR PAYMENT

DESCRIPTION	Notice of Tax Assessed: 12/31/2018	VALUATION	ANNUAL TAX
0076-163.000 at IRONWOOD DR		\$22,800	\$49.48
<i>Open space behind lots 1-7</i>			
<b>PAST DUE TAX BILLS</b>		<b>TOTAL TAX</b>	<b>\$49.48</b>

Description      Original Bill      -      Adjustments      -      Payments      =      Balance Due      +      Interest      =      Amount Due

This account has no past due bills.

CENTRAL COVENTRY FIRE      3rd PAYMENT      2019	CENTRAL COVENTRY FIRE      4th PAYMENT      2019
Account Number: 09-0161-43 Owner: IRONWOOD LAND COMPANY Payment Due Date: 05/15/20 <b>3</b> 3rd Quarterly Payment: <b>X</b> \$0.00 Annual Tax: <b>X</b> \$49.48 	Account Number: 09-0161-43 Owner: IRONWOOD LAND COMPANY Payment Due Date: 08/15/20 <b>4</b> 4th Quarterly Payment: <b>X</b> \$0.00 Annual Tax: <b>X</b> \$49.48 
CENTRAL COVENTRY FIRE      1st PAYMENT      2019	CENTRAL COVENTRY FIRE      2nd PAYMENT      2019
Account Number: 09-0161-43 Owner: IRONWOOD LAND COMPANY Payment Due Date: 11/15/2019 <b>1</b> 1st Quarterly Payment: \$49.48 Annual Tax: \$49.48 	Account Number: 09-0161-43 Owner: IRONWOOD LAND COMPANY Payment Due Date: 02/15/20 <b>2</b> 2nd Quarterly Payment: <b>X</b> \$0.00 Annual Tax: <b>X</b> \$49.48 



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW  
John MacVittie, Chairman • Chris Anderson  
Lisa Avedisian • Mary Lyons • Joseph P. Spada  
1670 Flat River Road • Coventry, RI 02816

### NOTICE OF HEARING

January 8, 2020

IRONWOOD LAND CO  
109 AIRPORT RD  
WARWICK RI 02889

To Whom It May Concern:

Re: File 2019-13 for 0076-164.000 at IRONWOOD DR

Please be advised that an appointment has been scheduled for you to appeal your property tax assessment with the Board of Assessment Review. The guidelines for the appeal procedure are attached. Please review prior to the hearing and feel free to contact us if you have any questions.

The scheduled date of your hearing is **January 21, 2020** at Coventry Town hall in the Town Manager's Conference Room. The meeting will start at **5:00PM**. Appeals will be heard in the order as shown on the attached agenda. A maximum of fifteen (15) minutes will be allowed for each hearing.

Please be advised that the Board will only discuss matters regarding assessments, and **cannot address any issues regarding the tax rate or tax dollar increases**. Should you decide not to appeal your assessment or are unable to attend at this time, please notify the Assessor's office at (401) 822-9162, as soon as possible, to cancel or reschedule your appointment. Failure to notify the Assessor's office of a cancellation one week prior to your hearing, or failure to appear for your scheduled hearing, may result in the forfeiture of your right to appeal your assessment.

Please remember that your appeal does not affect the payment of your taxes. Taxes must be paid when due. A credit or refund will follow should an assessment reduction be granted by the Board.

Sincerely,

Board of Assessment Review



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW  
John MacVittie, Chairman • Lisa Avedisian  
Christopher Anderson • Joseph P. Spada  
1670 Flat River Road • Coventry, RI 02816

January 22, 2020

Ironwood Land Co.  
109 Airport Rd.  
Warwick, RI 02889

2019-09 - 0076-162  
2019-11 - 0076-161  
2019-12 - 0076-163  
2019-13 - 0076-164

To Whom It May Concern:

Re: Files: 2019-09, 2019-11, 2019-12, 2019-13 at Ironwood Dr.

The Tax Board of Assessment Review has reviewed the subject's appeal that was heard on January 21, 2020. It is the recommendation of this Board to adjust the December 31, 2018 assessment. The new assessment for these properties is \$0.

A corrective bill for the subject property based on the new value will be issued upon Town Council approval, which is typically within 60 days.

In accordance with the relevant provisions of RIGL § 44-5-26, you may appeal this decision in Kent County Superior Court within 30 days of the date of this letter.

Sincerely,

Board of Assessment Review

NO BILL WAS ISSUED

Detail Receivable Summary		CENTRAL COVENTRY FIRE DISTRICT			
Receivable Group: ALL		240 ARNOLD ROAD			
Printed on 01/28/2020 at 09:34:03 AM		Coventry, RI 02816			
		401-825-7860			
<p>To: IRONWOOD LAND COMPANY 109 AIRPORT RD WARWICK RI 02889</p>		<p>Account : 09-0161-44 Penalty as of: 01/28/2020</p>			
Description	Detail	AdjBill	Prin Due	Penalty Due	Tot Due
2019 Tax Roll					
Q1:	0.00	Q2:	0.00	Q3:	0.00
Q4:	0.00	Q1Bal:	0.00	Q2Bal:	0.00
		Q3Bal:	0.00	Q4Bal:	0.00
	0076-164.000 at IRONWOOD DR	0.00	0.00	0.00	0.00
	Land Value:	1300			
	Building Value:	0			
	Total Value:	1300			
	Tax Amount:	2.82			
	Sub Districts:	FD:7			
	Statecode:	13			
	Bankcode:	00			
			<p>No bill value 1300</p>		
<b>Totals</b>			0.00	0.00	0.00



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW  
John MacVittie, Chairman • Chris Anderson  
Lisa Avedisian • Mary Lyons • Joseph P. Spada  
1670 Flat River Road • Coventry, RI 02816

### NOTICE OF HEARING

January 8, 2020

COVENTRY LAND CO  
109 AIRPORT RD  
WARWICK RI 02889

To Whom It May Concern:

Re: File 2019-10 for 0075-005.000 at JOHN FRANKLIN RD

Please be advised that an appointment has been scheduled for you to appeal your property tax assessment with the Board of Assessment Review. The guidelines for the appeal procedure are attached. Please review prior to the hearing and feel free to contact us if you have any questions.

The scheduled date of your hearing is **January 21, 2020** at Coventry Town hall in the Town Manager's Conference Room. The meeting will start at **5:00PM**. Appeals will be heard in the order as shown on the attached agenda. A maximum of fifteen (15) minutes will be allowed for each hearing.

Please be advised that the Board will only discuss matters regarding assessments, and **cannot address any issues regarding the tax rate or tax dollar increases**. Should you decide not to appeal your assessment or are unable to attend at this time, please notify the Assessor's office at (401) 822-9162, as soon as possible, to cancel or reschedule your appointment. Failure to notify the Assessor's office of a cancellation one week prior to your hearing, or failure to appear for your scheduled hearing, may result in the forfeiture of your right to appeal your assessment.

Please remember that your appeal does not affect the payment of your taxes. Taxes must be paid when due. A credit or refund will follow should an assessment reduction be granted by the Board.

Sincerely,

Board of Assessment Review



## Town of Coventry

---

FINANCE DEPARTMENT • BOARD OF ASSESSMENT REVIEW

John MacVittie, Chairman • Lisa Avedisian

Christopher Anderson • Joseph P. Spada

1670 Flat River Road • Coventry, RI 02816

January 22, 2020

Coventry Land Co.  
109 Airport Rd.  
Warwick, RI 02889

2019-10 - 0075,005

To Whom It May Concern:

Re: File 2019-10 at John Franklin Rd.

The Tax Board of Assessment Review has reviewed the subject's appeal that was heard on January 21, 2020. It is the recommendation of this Board to adjust the December 31, 2018 assessment. The new assessment for the subject property is **\$0**.

A corrective bill for the subject property based on the new value will be issued upon Town Council approval, which is typically within 60 days.

In accordance with the relevant provisions of RIGL § 44-5-26, you may appeal this decision in Kent County Superior Court within 30 days of the date of this letter.

Sincerely,

Board of Assessment Review

Detail Receivable Summary  
 Receivable Group: ALL  
 Printed on 01/28/2020 at 09:42:30 AM

CENTRAL COVENTRY FIRE DISTRICT  
 240 ARNOLD ROAD  
 Coventry, RI 02816  
 401-825-7860

To: COVENTRY LAND COMPANY LLC  
 109 AIRPORT RD  
 WARWICK RI 02889

Account : 03-2908-00  
 Penalty as of: 01/28/2020

Description	Detail	AdjBill	Prin Due	Penalty Due	Tot Due
<b>2019 Tax Roll</b>					
Q1:	47.47	Q2:	47.47	Q3:	47.47
Q4:	47.47	Q1Bal:	47.47	Q2Bal:	47.47
Q3Bal:	47.47	Q4Bal:	47.47		
0075-005.000 at JOHN FRANKLIN RD		189.88	189.88	5.70	195.58
Land Value:	87500				
Building Value:	0				
Total Value:	87500				
Tax Amount:	189.88				
Sub Districts:	FD:7				
Statecode:	13				
Bankcode:	00				
<b>2018 Tax Roll</b>					
Q1:	46.39	Q2:	46.37	Q3:	46.37
Q4:	46.37	Q1Bal:	0.00	Q2Bal:	0.00
Q3Bal:	0.00	Q4Bal:	0.00		
0075-005.000 at JOHN FRANKLIN RD		185.50	0.00	0.00	0.00
Land Value:	87500				
Building Value:	0				
Total Value:	87500				
Tax Amount:	185.50				
Sub Districts:	FD:3				
Statecode:	13				
Bankcode:	00				
<b>2017 Tax Roll</b>					
Q1:	45.07	Q2:	45.06	Q3:	45.06
Q4:	45.06	Q1Bal:	0.00	Q2Bal:	0.00
Q3Bal:	0.00	Q4Bal:	0.00		
0075-005.000 at JOHN FRANKLIN RD		180.25	0.00	0.00	0.00
Land Value:	87500				
Building Value:	0				
Total Value:	87500				
Tax Amount:	180.25				
Sub Districts:	FD:3				
Statecode:	13				
Bankcode:	00				
<b>2016 Tax Roll</b>					
Q1:	0.00	Q2:	0.00	Q3:	0.00
Q4:	0.00	Q1Bal:	0.00	Q2Bal:	0.00
Q3Bal:	0.00	Q4Bal:	0.00		
0075-005.000 at JOHN FRANKLIN RD		0.00	0.00	0.00	0.00
Land Value:	0				

*abate*

Building Value:	0				
Total Value:	0				
Tax Amount:	0.00				
Sub Districts:	FD:3				
Statecode:	13				
Bankcode:	00				
<b>2015 Tax Roll 2</b>					
Q1:	0.00		Q2:	0.00	
Q1Bal:	0.00		Q2Bal:	0.00	
0075-005.000 at JOHN FRANKLIN RD				0.00	0.00
Land Value:	0				
Building Value:	0				
Total Value:	0				
Tax Amount:	0.00				
Sub Districts:	FD:3				
Statecode:	13				
Bankcode:	00				
<b>2015 Tax Roll</b>					
Q1:	0.00		Q2:	0.00	
Q1Bal:	0.00		Q2Bal:	0.00	
0075-005.000 at JOHN FRANKLIN RD				0.00	0.00
Land Value:	0				
Building Value:	0				
Total Value:	0				
Tax Amount:	0.00				
Sub Districts:	FD:3				
Statecode:	13				
Bankcode:	00				
<b>Totals</b>				<b>189.88</b>	<b>5.70</b>
					<b>195.58</b>



# CENTRAL COVENTRY FIRE DISTRICT

# 2019 TAX BILL

**Payments can be made at:**

Central Coventry Fire District  
240 Arnold Road  
Coventry, RI 02816



COVENTRY LAND COMPANY LLC  
109 AIRPORT RD  
WARWICK RI 02889

Tax Office Hours - Mon - Thurs : 9am - 4pm  
Drop Box Available - No Cash  
401-825-7860

Check or Money Orders - Payable to CCFD  
\$25.00 Return Check Fee  
Board Meetings 3rd Thursday of the month 6:30pm

Tax Rate History			
	2017	2018	2019
Residential	2.06	2.12	2.17
Commercial	3.08	3.16	3.25

**Late charge assessed for payments received or postmarked after the due date.**



Check your balance and pay on-line at : [www.RIEgov.com](http://www.RIEgov.com)  
Your Account number is : **03-2908-00**  
The PIN # to access your account is : **YQD-MVX**

IF A RECEIPT IS DESIRED, ENCLOSE A STAMPED SELF ADDRESSED ENVELOPE.  
PLEASE DETACH AND RETURN STUB WITH YOUR PAYMENT

DESCRIPTION	Notice of Tax Assessed: 12/31/2018	VALUATION	ANNUAL TAX
0075-005.000 at JOHN FRANKLIN RD		\$87,500	\$189.88
<i>Balance of late</i>			

PAST DUE TAX BILLS	TOTAL TAX	\$189.88
--------------------	-----------	----------

Description	Original Bill	- Adjustments	- Payments	= Balance Due	+ Interest	= Amount Due
This account has no past due bills.						

**CENTRAL COVENTRY FIRE 3rd PAYMENT 2019**

Account Number: 03-2908-00 **3**  
Owner: COVENTRY LAND COMPANY LLC  
Payment Due Date: 05/15/2020

3rd Quarterly Payment: \$47.47  
Annual Tax: \$189.88

**CENTRAL COVENTRY FIRE 4th PAYMENT 2019**

Account Number: 03-2908-00 **4**  
Owner: COVENTRY LAND COMPANY LLC  
Payment Due Date: 08/15/2020

4th Quarterly Payment: \$47.47  
Annual Tax: \$189.88

**CENTRAL COVENTRY FIRE 1st PAYMENT 2019**

Account Number: 03-2908-00 **1**  
Owner: COVENTRY LAND COMPANY LLC  
Payment Due Date: 11/15/2019

1st Quarterly Payment: \$47.47  
Annual Tax: \$189.88

**CENTRAL COVENTRY FIRE 2nd PAYMENT 2019**

Account Number: 03-2908-00 **2**  
Owner: COVENTRY LAND COMPANY LLC  
Payment Due Date: 02/15/2020

2nd Quarterly Payment: \$47.47  
Annual Tax: \$189.88