



# Kettle Point: a Model of Excellence in Plan Implementation

*A Win for the City of East Providence*

*Annual TIF Update  
September 2021*

# Kettle Point Before Remediation



Prior industrial property presented development challenges



Property was highly contaminated



Property had no access or public utilities



Capital investment needed to enable redevelopment

# Kettle Point Development Community Benefits

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Provides for public  
access to new  
recreational amenities

Urban Coastal  
Greenway public  
walkway  
Boardwalk & Fishing  
Pier in upper  
Narragansett Bay



Provides a new option of residential  
living space to the city's aging housing  
inventory



Attracts new residents to support local  
economy & civic groups



Improves housing values of  
surrounding neighborhoods

# Tax Increment Financing





Base value is set at pre-development assessed value



Development increases the assessed value (captured value)



Higher assessed value results in additional property tax revenues

These new revenues are the tax increment or captured revenues



City commits to reinvest a portion of the increase in property tax revenues to encourage desired development



City can leverage new revenues to issue TIF bonds to finance public improvements within the area

Structuring of debt service for TIF bonds to align with cash flow of incremental tax revenues is critical



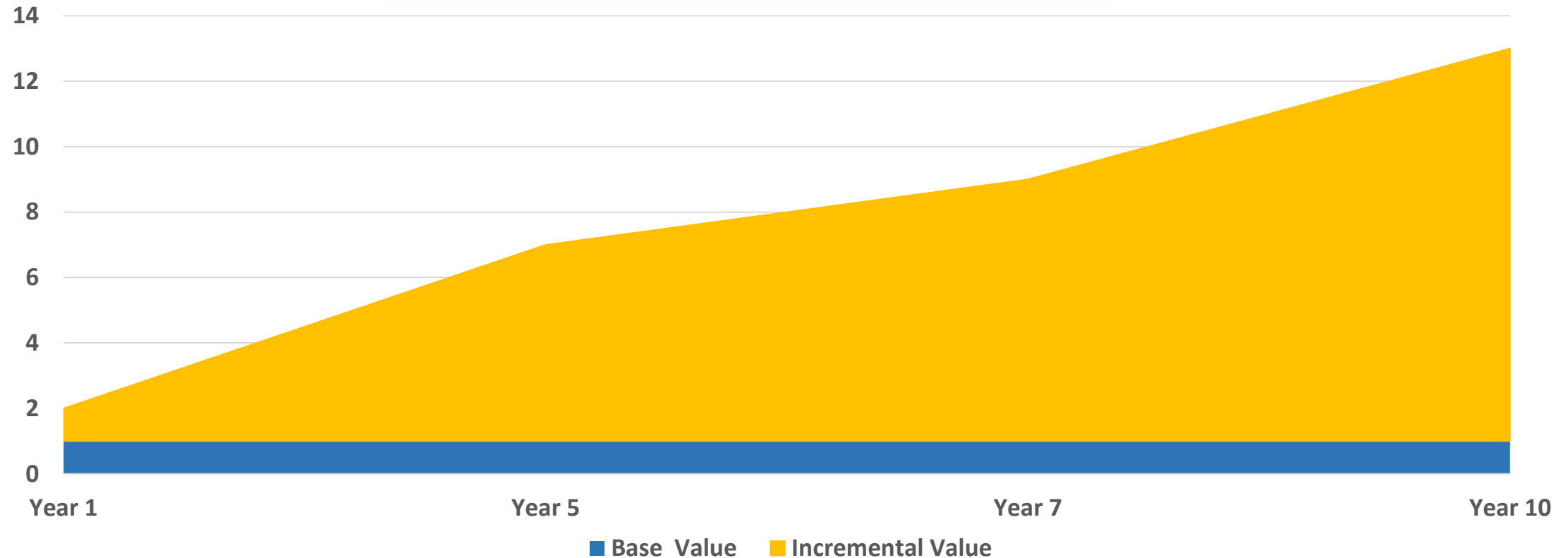
Bonds are non-recourse obligations and include a special assessment on property as a back stop. Bonds also rely on debt service reserve fund

# How East Providence TIFS Work

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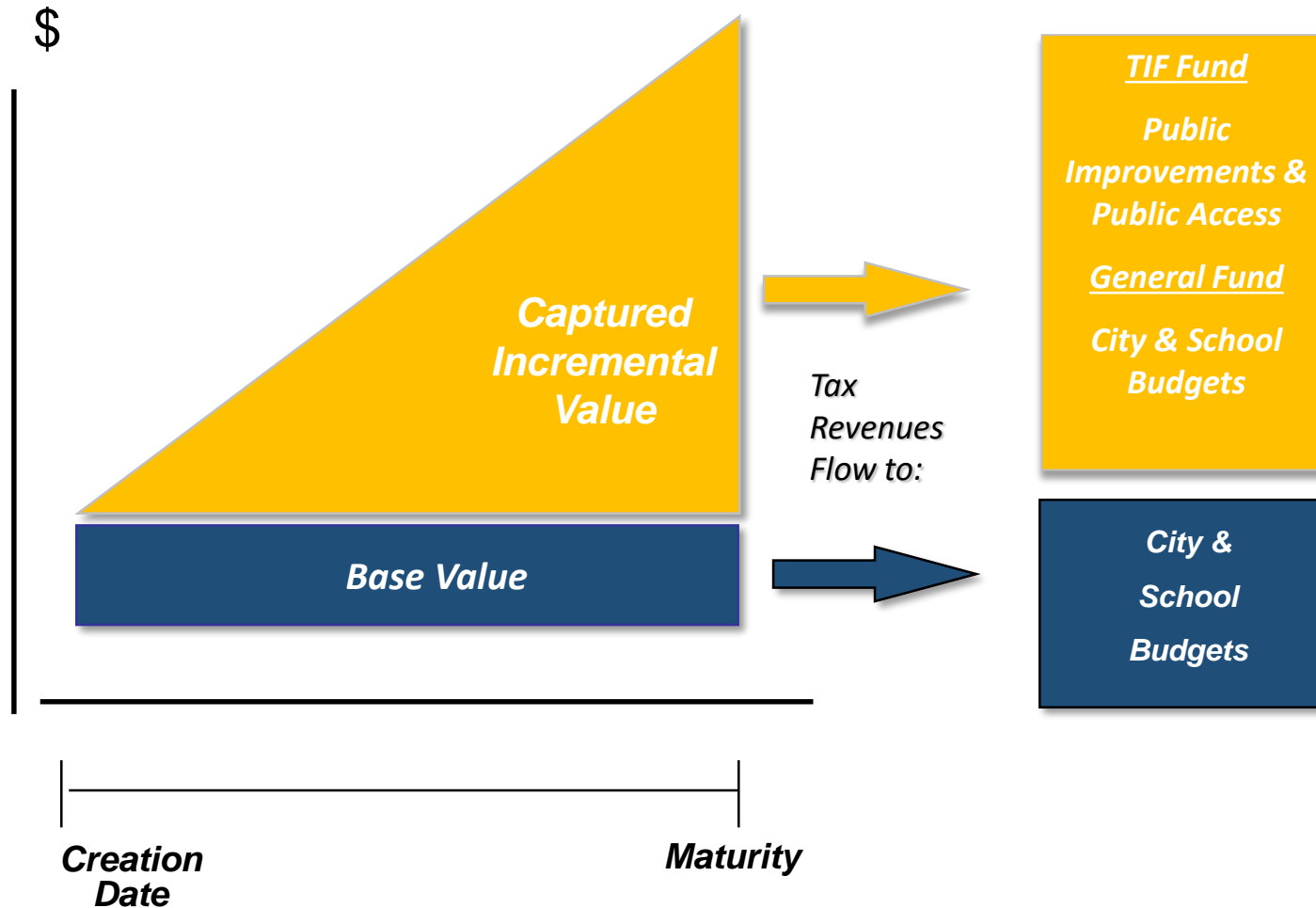
# As improvements to property are made both the assessed values & tax revenues increase

No taxes are deferred or abated but rather are channeled to fund public improvements that support private investment



# TIF District Property Tax Revenues

(Does not include Tangible or MV taxes)



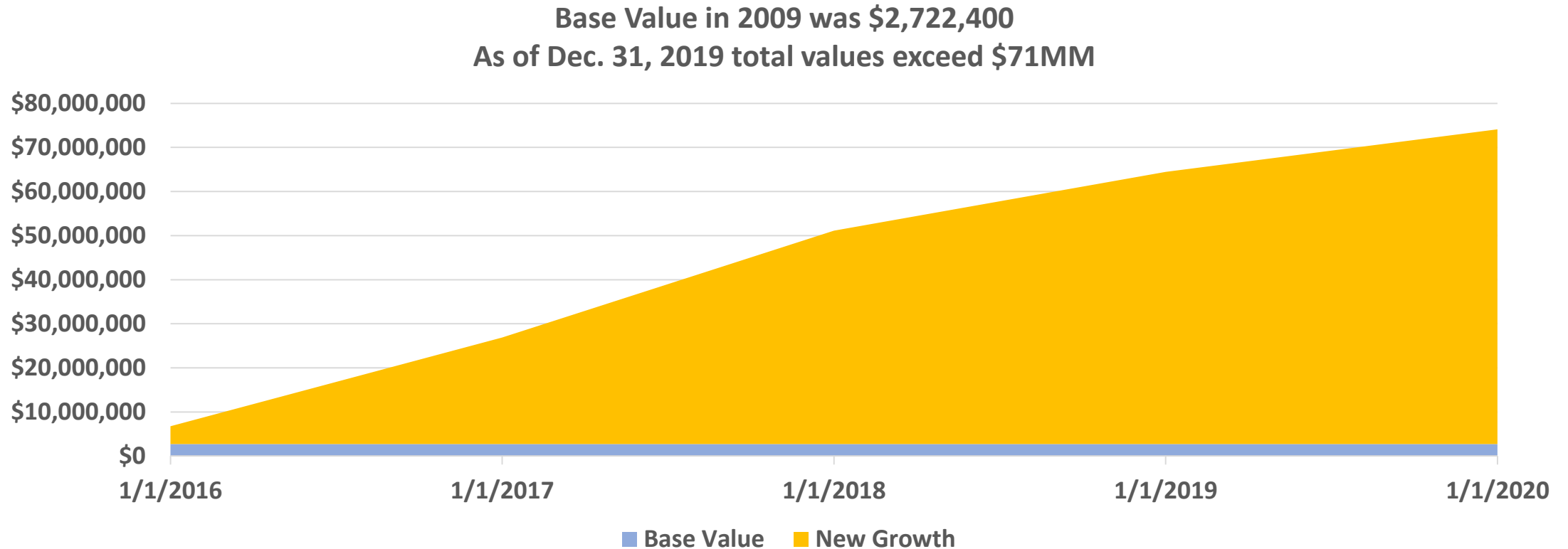
# Kettle Point Case Study

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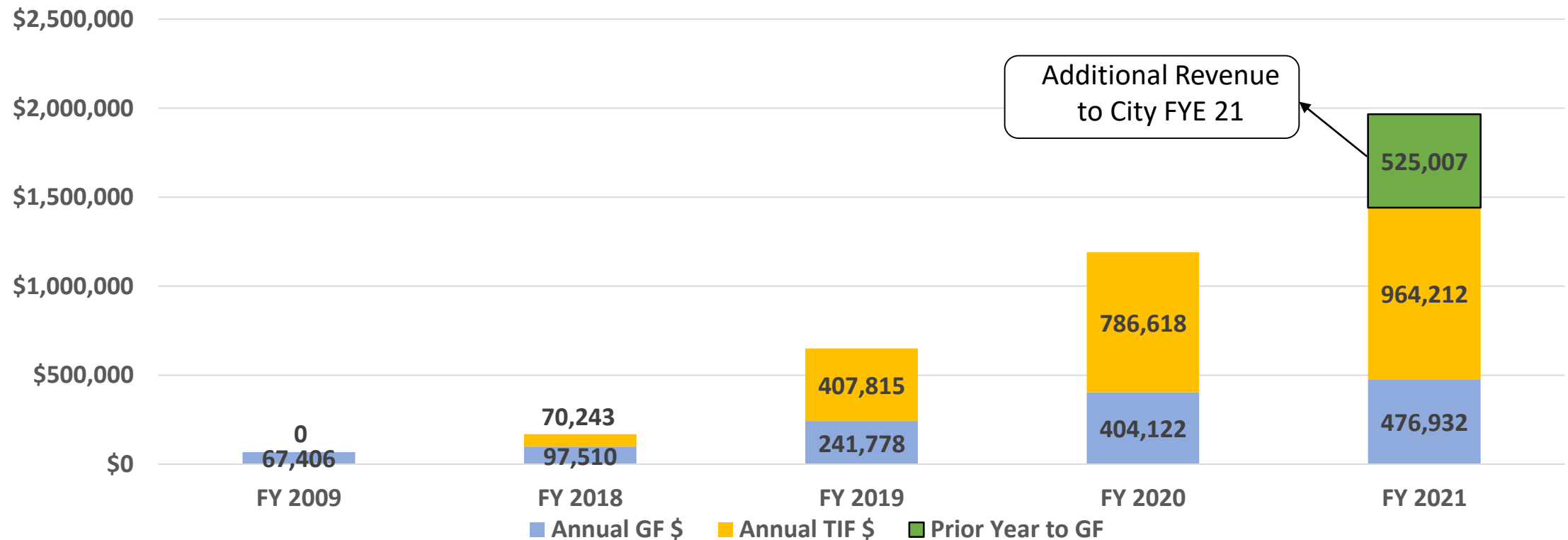


# Kettle Point TIF District Trend of Assessed Property Values



# Kettle Point TIF District Total Tax Revenues

In 2009 the property generated \$67,406 in annual property taxes. As of December 31, 2020 over \$1.7MM in total annual property taxes will stem from the project



*Does not include tangible tax revenues  
FY 21 tangible taxes to city = \$84K*

# TIF Revenues FYE October 31, 2021

<b>Available Funds:</b>	
Reserve Fund investment income as of 6/30/2021	\$46,832.77
FY21 Pledged Property Tax Revenues collected as of 9/9/2021	\$873,577.58
Surplus FY20 Pledged Property Taxes	\$533,438.55
<b>Total Available Funds</b>	<b>\$1,453,848.90</b>
<b>Transfers Required Pursuant to Section 5.03(a) of the Indenture :</b>	
1. <b>Administrative Expense Fund:</b> Administrative Expenses coming due	(\$30,091.00)
2. <b>Interest Account:</b> Amount to fund interest payments due through May 15, 2022	(\$818,750.00)
3. <b>Principal Account:</b> Amount to fund principal due on May 15, 2022	(\$80,000.00)
4. <b>Debt Service Reserve Fund:</b> Amount to fund Reserve Requirement	\$0.00
5. <b>Issuer's General Fund:</b> Surplus after transfer required under 1-4 (October 31, 2021)	(\$525,007.90)

# Built in Safeguards Protect City Finances



Non-recourse, limited tax obligations with a special assessment as a backstop and require debt service reserve fund



Require a Development Agreement with a minimum private investment amount enough to cover debt service payments



Aim for a high multiplier of private investment relative to public investment



Establish development milestones outlined to trigger a TIF bond issuance

Bonds are sized based only a portion of the incremental revenues



Annual Reporting & Monitoring of TIF revenues and payments



# 2021 Project of the Year Video of Kettle Point's Remediation

