



# Kettle Point Annual Assessment Report, 2024

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2021 Environmental Business  
Council Award



# Before

**25 Petroleum Storage Tanks 1930 -1985**

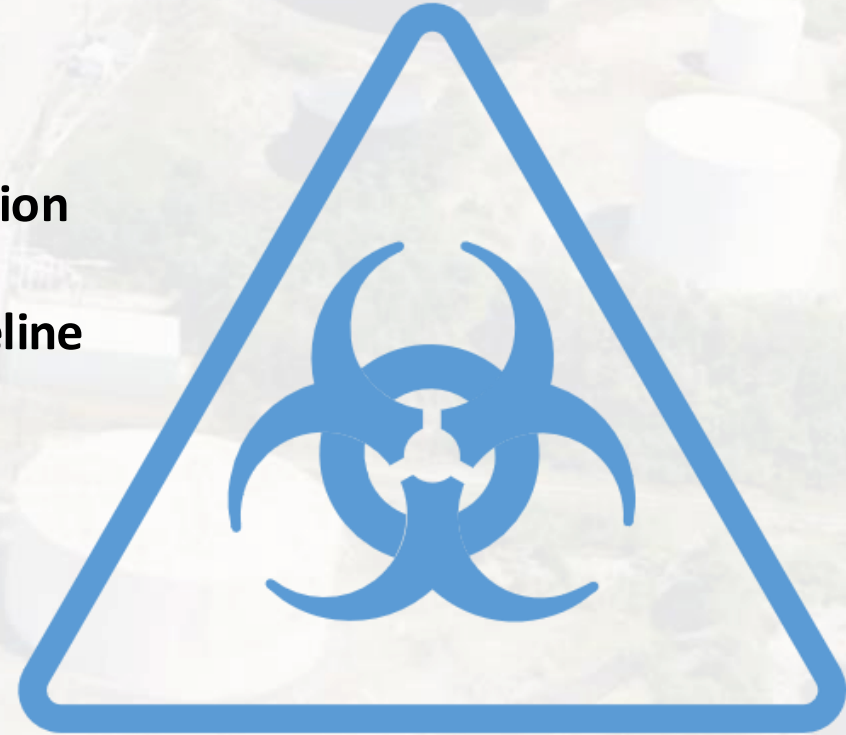
**Contaminated Soil unsuitable to support vegetation**

**Fenced off with no public access to area or shoreline**

**Environmental hazard to community**

**Property value was \$2,200,000**

**STATUS: Dormant**







Kettle Point Served as  
Petroleum Tank Farm  
1930 - 1985



# Kettle Point Post Tank Removal

Tanks removed but property deemed Brownfield due to soil & groundwater contaminants



# After

- ✓ Public Access & public parking to environmentally safe area
- ✓ New walking trails with access to East Bay Bike Path
- ✓ New City Park featuring 600 foot boardwalk & pier
- ✓ 62 new townhomes and 228 apartments
- ✓ New medical office building with 225 employees
- ✓ Property values over \$98,000,000

**STATUS:** ACTIVE



**Before**



**After**







# Kettle Point Now



# Now

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- Photo taken from Kettle Point Bike Path Parking area, 2019
- Site was made open to public in 2018
- Sunset appears nightly

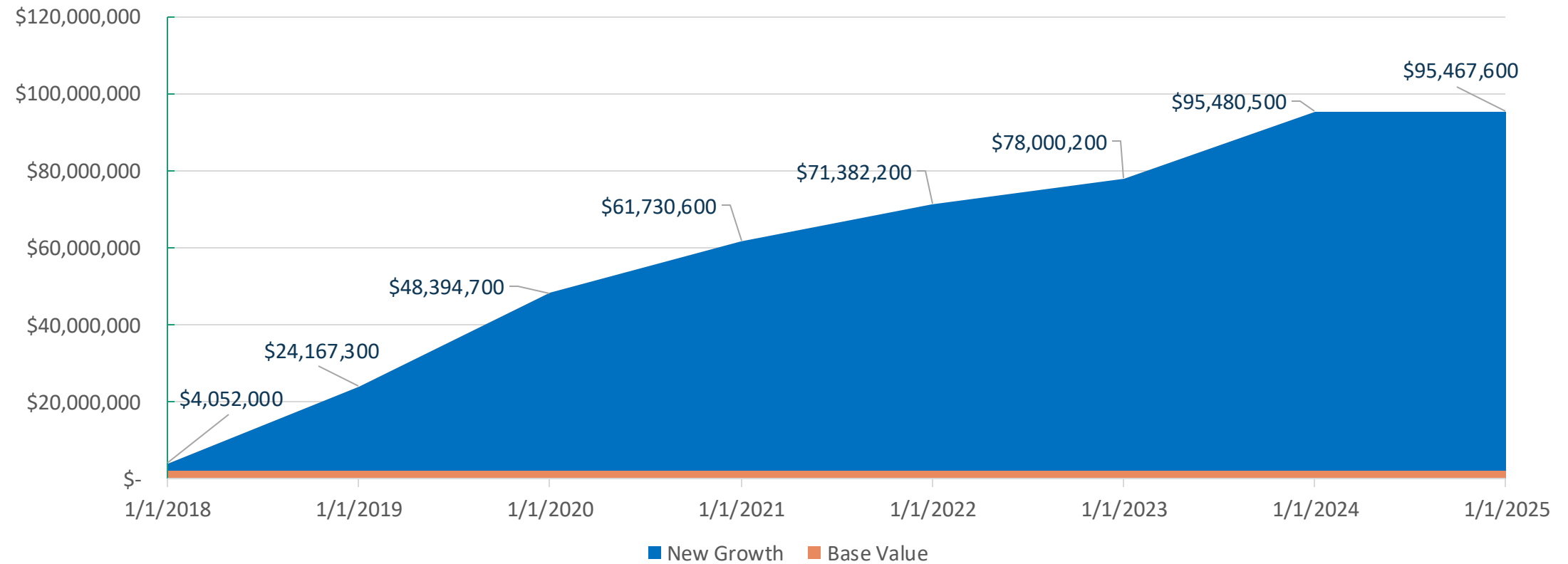




# Kettle Point Case Study

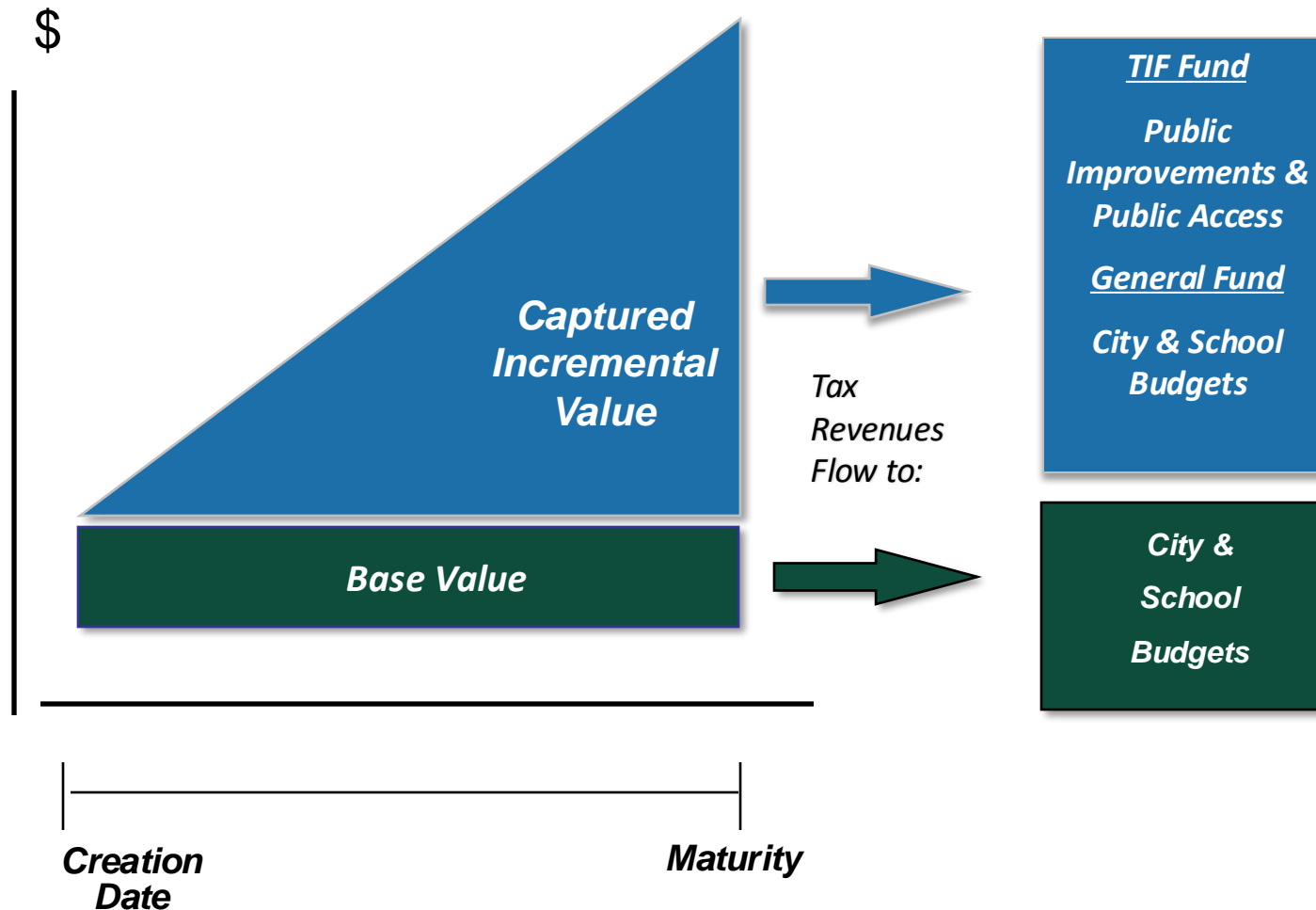


# Kettle Point New Growth in Assessed Value





# TIF District Property Tax Revenues

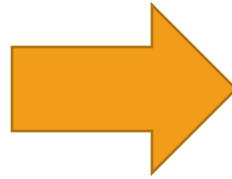
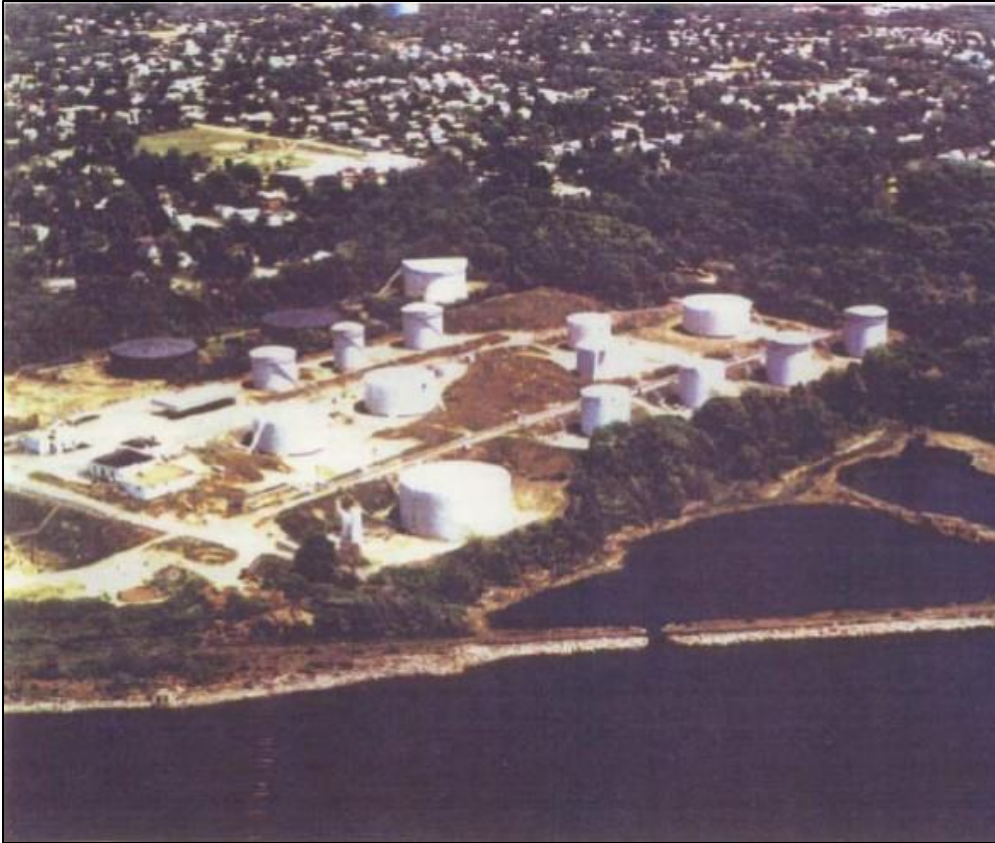


# Kettle Point TIF Revenues Remain Strong

- Dec 31, 2023, Assessed Values, (AV) in the TIF District = **\$98,190,000**
  - (Increase from only \$2,272,400 in base year of 2009 & generated \$67,000 in taxes)
- This represents an increase in the incremental AV of **\$95,467,600**
- When applying a 98.5% collection rate this AV generates **\$1,774,639** in annual available property taxes
  - The pledged revenues to the TIF fund are \$1,242,247, (70%), and the general fund receives \$532,392, (30%.)
  - TIF revenues exceed the FY 24 debt service obligation of \$956,250
- Surplus revenue to be transferred to city's general fund for FYE 10/31/24 is **\$251,410** which is in **addition** to the **\$532,392** (30%) general fund share already noted.



## Kettle Point Transformation



# Kettle Point Development Community Benefits



Provides for public access to  
new recreational amenities

Urban Coastal Greenway  
public walkway & pier



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 by eliminating pollution hazard



No adverse impact to city utilities or public safety  
services



# Tax Increment Financing

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# How East Providence TIFS Work



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

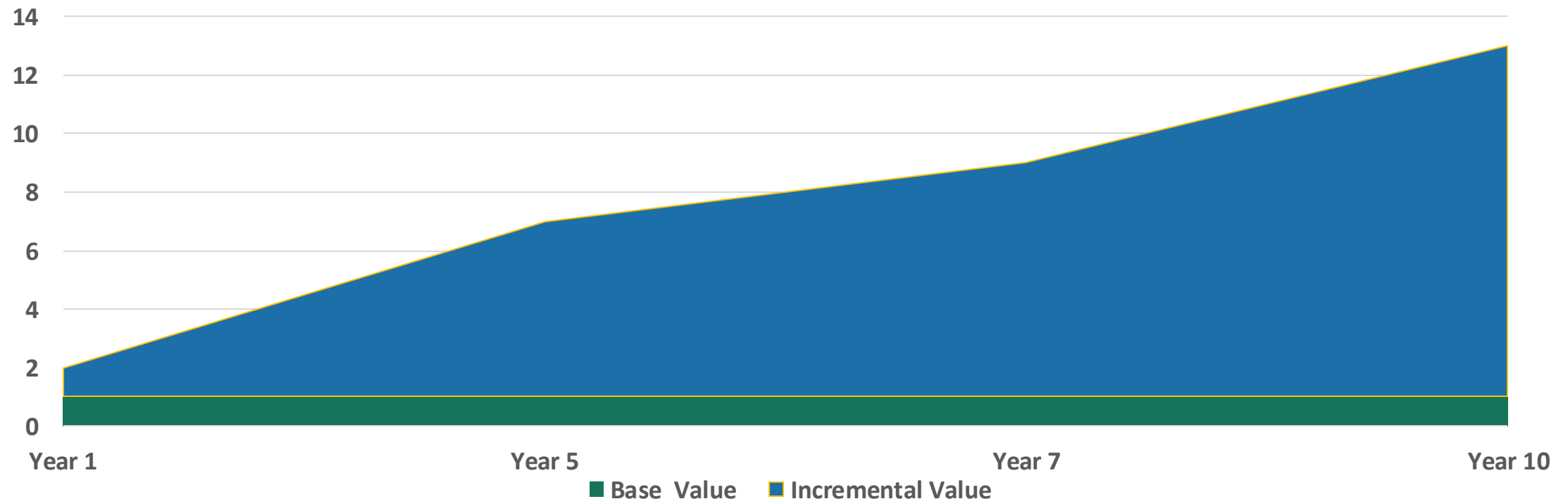
Structuring of debt service for TIF bonds to align with cash flow of incremental tax revenues is critical



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

# 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





# Built in Safeguards Protect City Finances

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

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

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

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Establish development milestones outlined to trigger a TIF bond issuance

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Bonds are sized based only a portion of the incremental revenues

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Annual Reporting & Monitoring of TIF revenues and payments