



## **SPECIAL COVENTRY TOWN COUNCIL - DOCKET**

**Wednesday, July 8, 2026 @ 6:00 PM**

John-Paul A. Verducci, President, Town Wide  
Frank M. Brown, Jr. Vice President, Town Wide  
Jonathan J. Pascua, District 1  
Alisa M. Capaldi, District 2  
Richard J. Houle, District 3  
Mia R. Iannotti, District 4  
Vacant, District 5

Meeting of the Town Council will be held **in the Town of Coventry Council Chambers, Coventry Town Hall located at 1670 Flat River Road in Coventry, Rhode Island**, for the purpose of considering the agenda items so stated on this Docket.

Remote participation is also available by using the logon information provided below as posted on the Town's website at [www.coventryri.gov](http://www.coventryri.gov) and Secretary of State's website at [www.sos.ri.gov](http://www.sos.ri.gov):

### ***Zoom Webinar – Remote Meeting Participation***

You are invited to a Zoom webinar.

When: Jul 8, 2026 06:00 PM Eastern Time (US and Canada)

Topic: Town of Coventry Town Council Meeting - July 8, 2026

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83687334250?pwd=UCuFS5RzZ2dlQtXz4m8tSdsFpzDVkF.1>

Passcode:158548

Phone one-tap:

+13092053325,,83687334250#,,,,\*158548# US

+13126266799,,83687334250#,,,,\*158548# US (Chicago)

Join via audio:

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

### ***YouTube Livestream – Viewing ONLY***

The meeting will be live streamed on YouTube. Click the link below to view the meeting. You will only be able to watch the proceedings.  
<https://www.youtube.com/playlist?list=PLyqD7ZZ7yy3k49iJKceeTHEJ0ICzMMVzV>

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## Agenda and Docketed Matters before the Council

- **Call to Order** by the Council President or presiding officer of the Council
- Council member attendance taken via **Roll Call**
- **Pledge of Allegiance**
- **Emergency Evacuation Plan**

Page

### **I. MEETING MINUTES FROM PRIOR MEETINGS (VOTE(S) MAY BE TAKEN)**

- A. March 24, 2026, April 7, 2026, April 14, 2026 & April 28, 2026 Open Session Minutes

### **II. PUBLIC COMMENT ON DOCKETED ITEMS**

*(This is an opportunity for members of the audience to provide comments on specific issues listed on the docket or being considered.)*

### **III. PUBLIC HEARINGS(VOTE(S) MAY BE TAKEN)**

*(This is an opportunity for members of the audience to provide testimony/comments on the specific issues being considered.)*

#### **Matters for Public Hearing:**

- 5 - 7 A. Public hearing of Ordinance No. 2026-20 - Amendment of the Town of Coventry Code of Ordinances, Part II - General Legislation, 2005  
[Ordinance No. 2026-20 - re RDA Plan adoption](#)
- 8 - 12 B. Public hearing continued to consider the designation of a redevelopment area that includes Johnson's Pond and surrounding areas; and to consider the adoption of the proposed "Johnson's Pond Redevelopment Plan," which has been prepared and submitted by the Coventry Redevelopment Agency."[https://www.johnsonpondrp.org/Johnsons Pond Eminent Domain Memo 7.01.26](https://www.johnsonpondrp.org/Johnsons_Pond_Eminent_Domain_Memo_7.01.26)  
[Ammended Conservation Commission RDA Response](#)
- 13 - 25 C. Public hearing on proposed Tax Stabilization Agreement presented by Star Capital LLC  
[Tax Stabilization Agreement 6.23.2026 4918-8939-6151.1](#)  
[Resolution for Tax Stabilization Agreement](#)  
[TSA analysis for the July 8 meeting](#)

**IV. LICENSES (VOTE(S) MAY BE TAKEN)**

- 26 - 27            A.    New Victualling License - Coventry Friends of Human Services dba Brewed by FRIENDS  
1675 Flat River Road - Room 110  
**All requirements have been met**  
as per Coventry Code 153-2, 153-3  
[New Victualling Brewed by FRIENDS](#)
- 28 - 29            B.    Application for Fireworks License on July 11th by Johnson's Pond Civic Association, (John Giusti) to be located at 3 Osprey Drive, July 11, 2026, 9:30 pm, rain date July 12, 2026  
**All requirements have been met**  
as per Coventry Code 169-5 (G)  
[Fireworks Display](#)

**V. ELECTION AND/OR APPOINTMENT OF TOWN OFFICIALS (VOTE(S) MAY BE TAKEN)**

- A.    Town Council Appointments
- Charter Review Committee
    - Scott Guthrie
    - Suzan Morris
    - Arthur Fillo, Jr.
    - Allison Albert
    - Bradford Inman
    - Ronald Flynn
    - David Tate
    - Andrew Perra
    - Jennifer Lamont
    - Cheryl Kane

**VI. RESOLUTIONS OF THE COUNCIL (VOTE(S) MAY BE TAKEN)**

- 30                A.    This item was continued from the June 23, 2026 Town Council Meeting and will be continued to the July 28, 2026 Town Council Meeting - Resolution 2026-71 - Approving the bid award to D'Ambra Construction in the amount of \$413,940 for the construction of the Hopkins Hill Road Traffic Signal  
[Resolution No. 2026-71 - Approve bid award to Dambra for HH traffic signal](#)
- 31                B.    Resolution 2026-72 - Awarding the purchase of a Dump Truck Body Fit-Out with Sander & Plow to Cives Corporation, dba Viking Cives  
[Resolution No. 2026-72 - for the Dump truck Body Fit-Out](#)
- 32                C.    Resolution 2026-73 - Approving the purchase of Drainage Pipes to Core and Main Company  
[Resolution No. 2026-73 - to award Drainage Pipes to Core and Main](#)

Company

- 33 D. Resolution 2026-74 - Awarding the purchase of Castings, Tubing & Erosion Controls to Warwick Winwater Company  
[Resolution No. 2026-74 - to award Castings Tubing Erosion Controls to Warwick Winwater](#)
- 34 E. Resolution 2026-75 - Awarding the purchase of Plumbing Services to David Parrillo Plumbing/Heating & Son, LLC  
[Resolution No. 2026-75 - to award Plumbing Services to David Parrillo Plumbing](#)
- 35 - 37 F. Resolution 2026-76 - Approving the use of Public Building Impact Fees in the amount of \$49,797.72 to replace 2 main condensers through our vendor ATC  
[Coventry Senior Center Condensers Proposal](#)  
[Resolution No. 2026-76 - Replace 2 HVAC condensers at Senior Center](#)

**VII. PUBLIC COMMENT FOR UN-DOCKETED ITEMS**

*(This is an opportunity for members of the audience to provide comments on specific issues not listed on the docket or being considered.)*

**ADJOURNMENT (VOTE WILL BE TAKEN)**

The Town Council's next regular monthly meeting will be held on July 28, 2026.

**Joanne Amitrano, Town Clerk**

**Agenda posted July 03, 2026**

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THE TOWN OF COVENTRY

**ORDINANCE OF THE TOWN COUNCIL**

IN AMENDMENT OF THE TOWN OF COVENTRY CODE OF ORDINANCES,  
PART II – GENERAL LEGISLATION, 2005

**Ordinance No. 2026-20**

**DESIGNATING THE JOHNSON’S POND REDEVELOPMENT AREA AND APPROVING  
AND ADOPTING THE JOHNSON’S POND REDEVELOPMENT PLAN**

**WHEREAS**, pursuant to the Rhode Island Redevelopment Act, R.I. Gen. Laws Chapters 45-31 through 45-33 (the “Act”), the Town Council of the Town of Coventry (“Town Council”) is vested with the authority to designate redevelopment areas and to approve and adopt redevelopment plans to address blighted and substandard conditions within the Town; and

**WHEREAS**, by Resolution No. 2024-98, the Town Council transferred redevelopment rights for Johnson’s Pond to the Coventry Redevelopment Agency (“Agency”) and directed the Agency to evaluate and develop a redevelopment plan; and

**WHEREAS**, the Agency has prepared and submitted to this Town Council a comprehensive plan entitled the “Johnson’s Pond Redevelopment Plan, dated May 2026” (the “Plan”), which delineates the boundaries for a proposed redevelopment area and a project area therein; and

**WHEREAS**, this Town Council held a duly noticed public hearing on June 23, 2026, in accordance with the notice requirements of R.I. Gen. Laws §§ 45-32-4 and 45-32-11, to consider both the designation of a redevelopment area and the adoption of the Plan, and at which hearing it considered the Plan, the report of the Planning Commission, the recommendations of the Agency, and all public testimony and evidence presented; and

**WHEREAS**, this Town Council finds, based on the evidence presented in the Plan and at the public hearing, that the area described in the Plan requires redevelopment and is a “blighted and substandard area” as defined in R.I. Gen. Laws § 45-31-8, due to the existence of conditions including, but not limited to, environmental contamination, deterioration of critical dam and spillway infrastructure, impediments to public access, and a diversity of ownership that hinders coordinated improvement, all of which are detrimental to the public health, safety, and welfare of the Town; and

**WHEREAS**, having fully considered the matter, this Town Council hereby makes the following legislative determinations pursuant to R.I. Gen. Laws §§ 45-32-13 through 45-32-18 with respect to the Plan:

- a. The Plan is feasible;
- b. The Plan conforms to the Comprehensive Plan for the Town of Coventry;

- 49 c. The implementation of the Plan will promote the public health, safety, morals, and welfare of the
- 50 community;
- 51 d. The implementation of the Plan will effectuate the purposes of the Act;
- 52 e. The Plan contains adequate provisions for any expenditure of money by the Town;
- 53 f. The Plan contains adequate provisions for payment for any property that may be acquired;
- 54 g. Any federal and state financial aid provided for in the Plan is necessary to enable the land in the
- 55 Project Area to be redeveloped in accordance with the Plan; and
- 56 h. The Plan provides for the retention of controls and establishment of restrictions necessary to
- 57 effectuate the purposes of the Act.

58 **NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF COVENTRY HEREBY**  
59 **ORDAINS AS FOLLOWS:**

60  
61 **Section 1. Designation of Redevelopment Area.**

62 Pursuant to R.I. Gen. Laws § 45-32-4, the Town Council hereby designates the area whose  
63 boundaries are described and depicted in Figure 1 of Chapter 2 of the “Johnson’s Pond  
64 Redevelopment Plan, dated May 2026,” as the “Johnson’s Pond Redevelopment Area.” The Town  
65 Council further finds and declares that said area is a blighted and substandard area requiring  
66 redevelopment to protect and promote the public health, safety, and general welfare.

67  
68 **Section 2. Designation of Project.**

69 The redevelopment project described in the Plan is hereby designated as the “Johnson’s Pond  
70 Redevelopment Project.” The project area shall be the “Johnson’s Pond Redevelopment Project  
71 Area” as defined and depicted in Figure 1 of Chapter 2 of the Plan.

72  
73 **Section 3. Legislative Findings and Intent.**

74 The Town Council formally adopts the findings set forth in the “Whereas” clauses of this  
75 Ordinance. It is the purpose and intent of the Town Council, through the designation of the  
76 Redevelopment Area and the adoption and implementation of the Plan, to eliminate blighted and  
77 substandard conditions, protect and restore environmental quality, ensure the safety and integrity of  
78 the Johnson’s Pond Dam, enhance public recreational access, and promote the sound growth and  
79 general welfare of the Town of Coventry.

80  
81 **Section 4. Incorporation by Reference.**

82 The “Johnson’s Pond Redevelopment Plan, dated May 2026,” including all its chapters, figures,  
83 tables, and attachments, as submitted by the Coventry Redevelopment Agency and placed on file  
84 with the Town Clerk, is hereby incorporated by reference into this Ordinance as if fully set forth  
85 herein.

86  
87 **Section 5. Official Redevelopment Plan.**

88 The “Johnson’s Pond Redevelopment Plan, dated May 2026,” is hereby approved and adopted as  
89 the Official Redevelopment Plan for the Johnson’s Pond Redevelopment Project Area.

90  
91 **Section 6. Authorization for Implementation.**

92 Pursuant to R.I. Gen. Laws § 45-32-21, the responsibility for carrying out the Official  
93 Redevelopment Plan is hereby vested in the Coventry Redevelopment Agency, which is authorized  
94 to proceed with the implementation of the Plan in accordance with its terms and applicable law.

95

96 **Section 7. Severability.**

97 If any section, provision, or portion of this Ordinance is held to be invalid or unconstitutional by a  
98 court of competent jurisdiction, such holding shall not affect the validity of the remaining sections,  
99 provisions, or portions of this Ordinance, which shall remain in full force and effect.

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101 **Section 8. Effective Date.**

102 This Ordinance shall take effect upon its passage and final adoption.

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108 Introduced by/Pursuant to: Council \_\_\_\_\_

109

110 Referred to/for: First Reading of the Ordinance on June 23, 2026

111

112 Planning Commission for Recommendation \_\_\_\_\_, 2026

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114 Public Hearing before the Town Council July 28, 2026

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116 Passed or Denied on a vote of \_\_\_\_\_

117

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119 \_\_\_\_\_  
John-Paul A. Verducci-Town Council President

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121 Approved:

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124 \_\_\_\_\_  
Daniel O. Parrillo-Town Manager

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127 \_\_\_\_\_  
Certification Actions by the Town Clerk

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## MEMORANDUM

**TO:** Coventry Redevelopment Agency; Coventry Town Council  
**FROM:** Kevin Williams, AICP, PP; GZA GeoEnvironmental, Inc.  
**DATE:** July 1, 2026  
**FILE NO.:** 41.0163424.00  
**RE:** Eminent Domain and the Johnson’s Pond Redevelopment Plan - Effect of Inclusion Within the Redevelopment Area Boundary on Privately Owned Property

### Question Presented

At the first Town Council hearing on adoption of the Johnson’s Pond Redevelopment Plan (the “Plan”), Councilmember Iannotti asked whether the Plan (and specifically the inclusion of a privately owned parcel within the designated Redevelopment Boundary) would authorize the Coventry Redevelopment Agency (the “RDA”) or the Town to acquire that property by eminent domain solely because the property lies within the boundary.

### GZA Response

No. Adoption of the Plan does not authorize taking of any privately owned property, and the inclusion of a parcel within the Redevelopment Boundary, standing alone, does not subject an owner to condemnation. The Plan does not identify parcels for acquisition, does not propose a discretionary action affecting privately owned property, and does not contemplate displacement or relocation. Any future acquisition of private property would require separate, parcel-specific authorization with its own public process; it cannot occur as a byproduct of adopting the Plan.

### Statutory Framework

The Rhode Island Redevelopment Act (R.I.G.L. Chapters 45-31 through 45-33), which governs the Plan, does confer a power of eminent domain on a redevelopment agency. Under R.I.G.L. § 45-32-5(4) and § 45-32-24, an agency may acquire real property by eminent domain, but only within the redevelopment area and for the purposes of redevelopment to carry out the purposes of Chapters 31 through 33. Although redevelopment agencies have the legal authority to use eminent domain, it is not triggered by adoption of a plan or by a parcel’s inclusion within a boundary. Three statutory preconditions govern its exercise:

- 1. The plan must identify the property for acquisition.** R.I.G.L. § 45-32-8(8) requires a redevelopment plan to set forth the land, if any, to be acquired and any buildings or structures to be demolished or removed. Any taking must be grounded in the adopted plan.
- 2. A separate resolution of necessity is required for each specific parcel.** Even where a plan provides for acquisition, an actual taking requires a distinct, parcel-specific resolution of necessity under R.I.G.L. § 45-32-26, followed by the filing, deposit, notice, and vesting procedures set forth in §§ 45-32-27 through 45-32-32. Title does not pass until those steps are completed (§ 45-32-30).



- 3. **Adding any acquisition later requires a plan modification.** Introducing an acquisition not contained in the adopted Plan would require a formal modification under R.I.G.L. § 45-32-23, subject to its own review and approval requirements.

**What the Plan Provides**

The Plan resolves the content requirements of § 45-32-8 in a manner that forecloses the taking of private property:

**§ 45-32-8(8) — Land Acquisition and Demolition:** The Plan does not identify specific parcels for acquisition, nor does it propose the demolition or removal of buildings or structures within the project area at this time. It is focused on planning, coordination, and potential improvements on lands already owned by the Town of Coventry or otherwise available for public use or management. Any future consideration of land acquisition or demolition would require separate authorization by the appropriate municipal bodies, identification of funding sources, and compliance with applicable legal and procedural requirements.

**§ 45-32-8(9) — Disposal and Use Restrictions:** No disposal of publicly owned land is proposed at this time.

**§ 45-32-8(10) — Relocation:** The Plan does not anticipate or propose the relocation of residents, businesses, or other occupants within the Redevelopment Boundary. Accordingly, no displacement is expected and no relocation assistance is required or contemplated.

The Plan’s Land Use Analysis (Attachment G) reinforces this; the inclusion of a parcel in that analysis “does not constitute a recommendation for acquisition, condemnation, or any action affecting private property rights.” The constraints analysis is a planning inventory of existing conditions on parcels classified as vacant, farm/forest, municipal, and state. This analysis identifies opportunities for future study, not targets for acquisition.

**Constitutional Backstop**

Independent of the Act, any taking in Rhode Island must satisfy the public-use and just-compensation requirements of Article I, Section 16 of the Rhode Island Constitution and the Fifth and Fourteenth Amendments to the United States Constitution. These protections apply to every parcel, whether or not it lies within a redevelopment boundary.

**Effect of Boundary Inclusion**

Designation of the Redevelopment Boundary establishes the geographic area within which the RDA may plan and coordinate improvements. It does not, by itself, place any parcel in line for condemnation, alter any owner’s title or use rights, or shorten the multi-step statutory process that any future taking would require. With respect to this Plan, an owner inside the boundary stands in the same position as an owner outside it: the Plan authorizes no action against their property.

**The Pond and Dam Acquisition Distinguished**

For completeness, the Town’s June 2024 acquisition of Johnson’s Pond, the Dam, and associated structures from Soscia Holdings, LLC was a separate, specific condemnation undertaken by Town legislative action for environmental protection, public safety, and recreational access. It was not a product of this Plan and should not be read as authority or precedent for any future acquisition of other parcels under the Plan.

**Conclusion**

The Plan calls for no takings and no discretionary action affecting any privately owned property, and the mere inclusion of a parcel within the Redevelopment Boundary confers no acquisition authority over that parcel. Any



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Johnson's Pond Redevelopment Plan – Eminent Domain Memorandum  
41.0163424.00  
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future acquisition would require a plan modification, a parcel-specific resolution of necessity, separate funding authorization, and full compliance with the constitutional public-use and just-compensation requirements.

*This memorandum addresses the planning framework and the operative content of the adopted Plan. The precise legal characterization of the RDA's eminent domain authority, and any litigation-sensitive framing, should be confirmed by RDA Counsel (David E. Igliozzi, Esq., Moses Ryan Ltd.) before being relied upon as a formal legal position.*

Respectfully submitted,

**GZA GEOENVIRONMENTAL, INC.**

A handwritten signature in black ink, appearing to read 'Kevin Williams'.

Kevin Williams, AICP, PP  
Associate Principal / Vice President

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**To: Coventry Town Council**

**From: Coventry Conservation Commission**

**Date: July 01, 2026**

**Subject: Conservation Commission Response to Johnson's Pond Redevelopment Plan**

Coventry Town Council,

The Coventry Conservation Commission (ConsCom) has been asked by the Town Council to comment on the Johnson's Pond Redevelopment Plan and to submit its findings. The purpose of ConsCom is **to promote and develop the natural resources**, to protect the watershed resources, and to preserve natural aesthetic areas within the Town. Our review of the plan is through this lens.

## Opening:

Definition and Scope of Project: The definition of the plan is well defined and complete in scope.

Coordination with the Comprehensive Plan: The ConsCom is pleased to see, not only was the Comprehensive Plan used in the process, but the Comprehensive Plan was also enhanced in the process.

## Vision and Goals:

Goals Stated: The Near-Term, Medium-Term and Long-Term goals are well stated and are consistent with the Conservation Commission purpose for all waterbodies in the Town. **There needs to be a plan of action and timeline developed for each goal.**

## Existing Conditions:

Land Use: Tables in the document show the different and varied land uses within the boundary. The ConsCom would like to see included the %'s of each type of land use.

## Recommendations:

Recommendations: The recommendations in the document are complete and far-reaching. **The Town will need to be prepared for execution.**

Public Access: The ConsCom agrees with the two locations for public access. Both the Dam Property and Francis Sherman Park exceed expectations for public use, easy access ability and

varied recreational use. The weighted scoring of the 15 potential sites was thorough. Another site that may be considered is a location near the western end of Club House Rd., or the end of Peninsula Ct., to facilitate access for the Coventry School System.

Lake Management Plan: The document mentions an Invasive Species and Environmental Management Plan and a Lake Management Study. The ConsCom would like to see referenced an EPA approved 9-Point Lake Management Plan with a reference to this in the document. If there is no EPA approved plan, Nonpoint Source Implementation Grants (Section 319) funding will be difficult to get.

Town Budget: There are currently no budget items in the Town budget for managing lakes other than weed abatement. The Town will need to take a hard look at funding for the Johnson's Pond restoration plan. The Town should consider allocating a portion of the tax money paid by the properties abutting all lakes with public access towards the financial obligations of future lake management.

### Potential Grant Funding:

Grant Writing: The Town needs to staff up grant writing. The Associations, Town Commissions, Town Managers and Town Directors should not be the primary writers of grants. This reduces their effectiveness in the daily activities of the Town and their ability to get into the field.

Sincerely,

Coventry Conservation Commission

**TAX STABILIZATION AGREEMENT**

This Agreement ("Agreement") is made as of the \_\_\_ day of \_\_\_\_\_, 2026, by and among the TOWN OF COVENTRY, a Rhode Island municipal corporation ("Town"), and STARR RESOLUTE, LLC, a Rhode Island domestic limited liability company (together with its permitted successors and assigns "Developer").

**WITNESSETH:**

WHEREAS, the Coventry Town Council, pursuant to Section 44-3-9.13 of the General Laws of the State of Rhode Island, as amended, and Article VIII of the Coventry Code of Ordinances, as amended, has the authority to exempt property in the Town used for residential and commercial purposes from the payment of property tax if the granting of the exemption meets certain conditions set forth in said Section 44-3-9.13 of the General Laws of the State of Rhode Island and Article VIII of the Coventry Code of Ordinances; and

WHEREAS, Developer is a party under one or more court-approved purchase and sale agreements through which it will purchase and own real property in Coventry identified as Assessor’s Plat 14, Lot 1 and Assessor’s Plat 15, Lot 98 (collectively, the “Property” and/or “Project Site”); and

WHEREAS, Developer intends to improve the Property with residential dwelling units (the “Project”); and

WHEREAS, it is in the public interest to provide property tax incentives for owners of properties in order that there may be development of their properties yielding new residential dwelling units, particularly where, as here, low- and moderate-income housing is provided on a voluntary basis. It is also in the public interest to offer these incentives for a limited duration; and

WHEREAS, the Town and Developer desire to fix and stabilize the level of taxes to be paid with respect to the Property; and

WHEREAS, Developer has made application under and has satisfied each condition of the laws of the State of Rhode Island and the Code of Ordinances of the Town of Coventry with respect to stabilization of taxes; and

WHEREAS, the Town and Developer have agreed that Developer or any other Project Owner will make or cause to be made certain stabilized tax payments to the Town with respect to the Property; and

WHEREAS, this Agreement is in the public interest as it requires Developer to improve the Property, thereby significantly increasing the tax base of the Town and providing significant tax and other revenues, creating substantial employment opportunities in the Town and enhancing property values in the Town and the overall economic climate of the Town, as well as aesthetically and otherwise improving the Centre of New England development, which is important to the Town, and providing much-needed housing for current and future residents of the Town of Coventry; and

WHEREAS, the payments to be made pursuant to this Agreement are fair and equitable and acceptable to the Town and Developer.

WHEREAS, the Project constitutes a significant housing production initiative within the Town of Coventry and is expected to provide market-rate, workforce, senior-oriented, and low- and moderate-

income housing opportunities consistent with the goals of the Coventry Comprehensive Community Plan;

WHEREAS, the Project will substantially increase the Town's tax base while requiring limited municipal capital investment due to the existence of privately funded roadway, water, sewer, stormwater, and utility infrastructure serving the Centre of New England;

WHEREAS, the Town recognizes that escalating construction costs, financing costs, insurance costs, labor costs, and infrastructure costs have materially affected the feasibility of multifamily housing development throughout Rhode Island;

WHEREAS, neighboring municipalities, including the Town of West Greenwich, have adopted long-term Tax Stabilization Agreements to encourage multifamily housing production and economic development;

WHEREAS, the Town finds that approval of this Agreement is necessary to facilitate construction of new housing, expand the municipal tax base, and promote the public health, safety, and welfare of the residents of Coventry;

WHEREAS, absent a competitive tax stabilization structure, development of the Project may be materially delayed or may not occur.

NOW THEREFORE, in consideration of the mutual agreements, understandings and obligations set forth herein, the Town and Developer agree as follows:

1. Confirmation of Findings. The findings set forth in the preceding WHEREAS clauses are hereby confirmed.
2. Definitions. The following terms shall have the meanings set herein:
  - a. "Building(s)" shall mean apartment building(s), single-family dwelling unit(s), or duplex, and multi-family residential building(s) to be located on the Project Site.
  - b. "Commencement Date" shall apply separately, on a per-lot basis, as to each one of the two (2) identified lots, and shall mean, in each instance, and be triggered upon, the date that the Developer acquires by purchase each such identified lot.
  - c. "Construction Completion Date" shall be the earlier of (i) that date on which the Town shall issue a certificate of occupancy ("CO") for a building or dwelling unit as described herein (with a temporary certificate of occupancy being sufficient for such purposes), or (ii) July 1, 2031 (unless extended, as set forth below). If there is more than one (1) Building to be located at the Project Site, then each building will be added to the tax rolls as provided in Exhibit A as certificates of occupancy for subsequently-completed buildings are issued.
  - d. "For Rent Units" shall mean dwelling units held by Developer or a permitted successor as investment and for rent to third party tenants.
  - e. Low- or Moderate-Income Housing ("LMI") shall have the same meaning as defined by R.I.G.L. § 45-53-3(9).

- f. Low- and Moderate-Income Housing Units” or “LMI Units” shall mean any dwelling units subject to deed restrictions, regulatory agreements, tax credit restrictions, affordability covenants, or other restrictions imposed pursuant to federal, state, or local affordable housing programs.
  - g. “Project Owner” means Developer or any successor permitted hereunder.
  - h. “Project Taxable Properties” means, collectively, the Project Site and the Property Improvements.
  - i. “Property Improvements” means all improvements to be located at the Project Site and made between the date hereof and the Termination Date, which improvements will include construction of the dwelling units and associated site improvements (including, without limitation, site work and demolition work) and buildout of all interior space for any tenant/owner occupancy (collectively, the “Improvements”).
  - j. “Stabilization Period” means that period commencing on the Commencement Date and continuing through the Termination Date.
  - k. “Current Baseline Taxes” means, with respect to the Project Taxable Properties, the current property tax payment, which shall serve as the baseline payment, to which incremental taxes shall be added during the stabilization period.
  - l. “Stabilized Tax Payment” or “Stabilized Taxes” means, with respect to the Project Taxable Properties, baseline taxes established by the value of the Project Taxable Properties as of 12/31/2025, as identified herein and those payments established in Exhibit A.
  - m. “Termination Date” shall mean that date which is the day prior to that date which is the fifteenth (15<sup>th</sup>) anniversary of the Construction Completion Date, unless extended pursuant to the terms of the Agreement.
3. Term. The Stabilization Period shall commence upon issuance of the first Certificate of Occupancy for any residential building within the Project and shall continue for fifteen (15) years thereafter. The benefits of this Agreement shall apply separately to buildings and dwelling units as Certificates of Occupancy are issued.
  4. Completion of Construction. The Developer shall construct the Improvements on or before the Construction Completion Date in accordance with all applicable building and fire codes. Issuance of a certificate of occupancy or temporary certificate of occupancy for the Improvements shall be evidence of this requirement having been satisfied. If there is more than one (1) Building anticipated, the completion of each Building shall be required to satisfy this requirement. In the event that the Developer does not complete construction of the Improvements on or before the Construction Completion Date, provided that the Developer is pursuing completion in good faith and with commercially reasonable efforts, the Developer shall be entitled to extend the Construction Completion Date by up to six (6) months by providing notice of such election to the Town (with no further action by the Developer or the Town being required to effectuate such extension).

In the event that the Developer has not completed construction of the Improvements as of the Construction Completion Date (as may be extended), then the Town shall provide Developer with a notice of its intention to terminate this Agreement (“Termination Notice”). Developer shall have

ninety (90) days following its receipt of a Termination Notice to complete the construction of the Improvements (the "Outside Termination Date"). In the event that the Developer fails to complete any construction of the Improvements on or before the Outside Termination date, then the Agreement shall be deemed terminated, and the Developer retroactively shall pay the difference between the actual stabilized tax payments and what the Developer would have paid if ineligible for the stabilized tax payments (unless a further extension of the Construction Completion Date is approved by a majority vote of the Town Council). However, if the Developer completes some of the Improvements, then the Agreement shall not terminate and stabilized payments set forth in Exhibit A shall be paid in conformance with the schedule.

Notwithstanding anything contained herein to the contrary, in no event shall Developer be liable for any delays in Developer's performance of its obligations hereunder, including, without limitation, completion of the Improvements on or before the Construction Completion Date or the Outside Termination Date, to the extent such delays arise out of or are caused, directly or indirectly, by circumstances beyond its reasonable control, including, without limitation, acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; epidemics; pandemics; riots; power failures; delays caused by or exacerbated by the Town, State, or Federal government (including any of their agencies); computer failure and any other such circumstances beyond its reasonable control as may cause interruption, loss or malfunction of utility, transportation, computer (hardware or software) or telephone communication service; accidents; labor disputes; acts of civil or military authority; governmental actions; or inability to obtain labor, material, equipment or transportation (any such event, a "Force Majeure Event"). In the event of a Force Majeure Event, the time for performance of any such obligation (and the timing of the Town's exercise of any available remedy available to it for Developer's failure to timely perform such obligation) shall be extended for a period equal to the time lost by reason of the delay, plus a reasonable amount of time to remobilize and/or provide such additional reasonable time as necessary to cure such failure to perform in light of the interruption caused by such Force Majeure Event.

5. Payment of Taxes.

- a. Developer shall make or cause to be made the incremental Stabilized Tax Payments to the Town as prescribed in the attached Exhibit A in lieu of all other real property taxes and assessments with respect to the Project Taxable Property during the Stabilization Period and the Town agrees to accept the Stabilized Tax Payments in lieu of all such other real property taxes and assessments on the Project Taxable Property during the Stabilization Period. Such payments shall constitute payment in full of all Town real estate taxes attributable to the Improvements during the Stabilization Period.
- b. LMI Units. Notwithstanding subparagraph (a) above, Developer shall pay the lesser of (i) the amounts due under subparagraph (a) above, or (ii) the taxes due under provisions of Rhode Island General Laws, whichever is less.
- c. Stabilized Tax Payments due to the Town during the Stabilization Period may be made at the option of Developer in either a lump sum during the first quarter of the applicable tax year or in equal quarterly installments. If quarterly payments are to be made, such payments shall be due on the same dates that quarterly tax payments are due for all other taxpayers in the Town.
- d. It is understood by the parties that Stabilized Tax Payments made hereunder are deemed by the Town to be real property tax payments, and the Project Owner shall be entitled to all the rights and privileges of a real property taxpayer in the Town,

including, without limitation, the right to contest any property tax assessment or valuation of the Project Taxable Property.

- e. **Reassessment Protection.** During the Stabilization Period, the Stabilized Tax Payments set forth in Exhibit A shall remain fixed and shall not be adjusted as a result of reassessment, revaluation, changes in municipal tax rates, changes in valuation methodology, increases in assessed value, or any other change in municipal taxation policy.
- f. The liability for Stabilized Tax Payments due and owing under this Agreement shall constitute an obligation of Developer, and the Town shall be granted by the Project Owner a lien on the Project Taxable Property, which lien shall be of the same priority and entitle the Town to the same foreclosure remedy as the lien and foreclosure remedy provided under applicable laws and ordinances with respect to real property taxes.

6. **Satisfaction of Obligations.** The Town agrees that so long as the Stabilized Tax Payments are made by or on behalf of the Project Owner in accordance with the terms of this Agreement, the Town shall, during the Stabilization Period, accept said payments in full satisfaction of the obligations of the Project Owner as to the payment of any and all real property taxes and assessments to the Town which would otherwise be levied upon or with respect to the Project Taxable Property during the Stabilization Period. To be clear, the Town shall accept any payments due hereunder that are made by a lender or tenant of Project Owner.

7. **Transfers.** During the Stabilization Period, as long as Developer owns or operates the Project Taxable Properties, it will continue to pay the Stabilized Taxes on the Project Taxable Properties. Developer, its successors and assigns, agrees that the Project Taxable Properties will be subject to full taxation (i) until the Commencement Date, except to the extent that the Town has agreed or a court has or may order otherwise, and (ii) commencing after the Termination Date in the same manner as the assessed value of other real and personal property is from time to time determined by the Town. Except as set forth below, Developer also agrees not to transfer the Project Taxable Properties to a tax-exempt entity during the Term of this Agreement and to require any subsequent transferee to covenant not to transfer the Project Taxable Properties to a tax-exempt entity during the Term of this Agreement. Developer is also required as a condition precedent to this Agreement to record notice in the Land Evidence Records of the Town of Coventry of the requirement that the Project Taxable Properties be transferred only to a taxpaying entity, except as provided herein, during the Term. Furthermore, in the event that the Project Taxable Properties is transferred to a tax-exempt entity during the Term of this Agreement, whether by Developer or any subsequent Project Owner, then this Agreement shall be deemed terminated, and such Project Owner shall be responsible to pay to the Town all real property taxes and assessments at the full taxable value of the Project Taxable Properties for the period of time following such transfer and termination. Notwithstanding anything contained herein to the contrary, the benefits and burdens of this Agreement will run with the land, and this Agreement shall be fully transferrable to and run to the benefit of all successors in interest (including, without limitation, any lender taking ownership or control of the Project), other than as set forth above as to transfers to tax-exempt entities.

The benefits of this Agreement shall run with the land and may be assigned without Town Council approval to:

- (a) any affiliate of Developer;
- (b) any institutional owner or multifamily operator acquiring the Project;

(c) any lender acquiring title through foreclosure, deed in lieu, receivership, or similar proceedings; or

(d) any successor owner of all or a portion of the Project.

8. Audit Rights. Developer shall be required to maintain business records sufficient to establish compliance with Section 7 of this Agreement for a period of three (3) years from the date that any business enterprise or individual is hired by Developer to work at the Project Site during the Term of this Agreement. The Town shall have the right to audit the applicable books and records of Developer during the Term of this Agreement and for a period of three (3) years after the expiration or termination of this Agreement. No more than one (1) audit will be conducted in any year and such audit will be limited to the preceding three (3) year period. Such audit shall be conducted upon reasonable advance written notice to Developer or, at a time which will not interrupt the normal business hours and at the Town's sole cost and expense. The Town represents, warrants and covenants that it will not, during the term of this Agreement or any time thereafter, disclose any confidential or proprietary information obtained in connection with an audit.
  
9. Payment of Taxes. This Agreement is conditioned upon (a) Developer owing no back taxes to the Town with respect to the Project Taxable Properties, and (b) Project Owner remaining current in the payment of Stabilized Taxes due under the terms of this Agreement. Upon Project Owner's failure to make said timely payments of Stabilized Taxes within sixty (60) days following written notice to Developer by the Town of any delinquency in payment under this Agreement (unless a payment plan is under good-faith negotiation or has been approved by the Tax Collector of the Town), the Town may Terminate this Agreement, at the sole discretion of the Town, upon issuance of a notice of such termination to Project Owner. Upon this Agreement being terminated, Project Owner shall thereafter be responsible to pay all real property taxes and assessments at the full taxable value of the Project Taxable Properties for the period of time following such termination.
  
10. Estoppel Certificate. Within five (5) business days of request by Developer or any other Project Owner, the Town, through its Tax Collector, will execute and deliver an estoppel certificate confirming the terms of this Agreement and that Developer is in compliance with the terms of this Agreement or, if not in compliance, specifying the particulars of such non-compliance.
  
11. Entire Agreement & Severability. This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof. This Agreement may only be modified or amended in writing. No oral modification shall be enforceable or effective. To be clear, the Town Tax Collector can execute any administrative, corrective, and/or clarifying amendments to this Agreement on behalf of the Town without being required to seek approval of the Town Council. The sections of this Agreement are severable, and if any of its sections or subsections shall be held unenforceable by any court of competent jurisdiction, the decision of the court shall not affect or impair any of the remaining sections or subsections.
  
12. Notices. All notices, certificates, requests, demands, consents, approvals, and other communications which may or are required to be served or given hereunder (for the purposes of this section, collectively called "Notices") shall be in writing and shall be sent by registered or certified mail, postage prepaid, return receipt requested and received or overnight delivery by a recognized public or private carrier, or by facsimile, in either case as evidenced by a receipt or other evidence of delivery showing the date, time, and, for a facsimile, telephone number or receipt and addressed to the party to receive such Notice as set forth below:

If to the Town of Coventry: Town of Coventry  
 Tax Assessor's Office

Copies to: \_\_\_\_\_  
Town Solicitor  
c/o Town Clerk

If to Developer: \_\_\_\_\_  
Starr Capital, LLC

Copy to: \_\_\_\_\_  
DarrowEverett LLP  
One Turks Head Place  
12<sup>th</sup> Floor  
Providence, RI 02903  
Attn.: CRE Notices

- 13. Reports. Until the Construction Completion Date, the Developer, if requested in writing by the Town, will issue quarterly reports to the Coventry Town Council on the progress of the Project.
- 14. Effective Date. This Agreement shall take effect upon passage of this Ordinance by the Coventry Town Council.
- 15. Finding of Public Benefit. The Town hereby finds and determines that:
  - a. The Project provides substantial public benefit through the creation of new housing.
  - b. The Project expands the municipal tax base.
  - c. The Project supports workforce and senior housing objectives.
  - d. The Project leverages substantial privately funded infrastructure improvements.
  - e. The Project is consistent with the Coventry Comprehensive Community Plan.
  - f. The Project promotes economic development within the Town.
- 16. Optional Extension. No earlier than the thirteenth (13<sup>th</sup>) anniversary of the Stabilization Period, the parties may negotiate an extension of this Agreement. Any extension may include phased transition to full taxation, partial tax abatements, revised stabilized payment schedules, or such other provisions as may be approved by the Town Council.

[Remainder of Page Intentionally Left Blank]

**EXHIBIT A**

Market Rate Residential Development

- Year 1 ..... \$286/dwelling unit
- Year 2 ..... \$580/dwelling unit
- Year 3 ..... \$873/dwelling unit
- Year 4 ..... \$1,167/dwelling unit
- Year 5 ..... \$1,461/dwelling unit
- Year 6 ..... \$1,755/dwelling unit
- Year 7 ..... \$2,049/dwelling unit
- Year 8 ..... \$2,342/dwelling unit
- Year 9 ..... \$2,637/dwelling unit
- Year 10 ..... \$2,931/dwelling unit
- Year 11 ..... \$3,224/dwelling unit
- Year 12 ..... \$3,518/dwelling unit
- Year 13 ..... \$3,812/dwelling unit
- Year 14 ..... \$4,106/dwelling unit
- Year 15 ..... \$4,400/dwelling unit

Upon expiration of the Stabilization Period, the Property shall return to full taxation in accordance with applicable Rhode Island law.

The foregoing schedule applies only to market-rate residential units. LMI Units shall be taxed pursuant to Section 5(b) of this Agreement.

THE TOWN OF COVENTRY

RESOLUTION OF THE TOWN COUNCIL

Approve a Tax Stabilization Agreement for properties identified as Assessor’s Plat 14, Lots 1 and Assessor’s Plat 15, Lot 98

Resolution No. 2026-XX

Whereas, Starr Resolute, LLC has petitioned the Town Council under Article VIII of the Coventry Code of Ordinances entitled “Tax Exemptions Agreements and Tax Stabilization Agreements” to enact an ordinance approving a tax stabilization agreement for property identified as Assessor’s Plat 14, Lot 1 and Assessor’s Plat 15, Lot 98 (the “Properties”); and

Whereas, the Town Council of the Town of Coventry has found that the granting of a stabilization of taxes for the Properties will benefit the Town, among other things, by reason of (a) the willingness of the concern to locate in the Town and to provide rental opportunities to current and future residents of the Town; (b) the proposed improvements will result in a long-term economic benefit to the Town, by providing substantial additional taxes as well as other economic benefits related to the consumption of merchandise and services within the Town as a result of the residential development; and (c) the proposed construction of residential units will increase the available housing in the Town of Coventry; and

Whereas, the Town Council has reviewed the Petition submitted by Starr Resolute, LLC requesting that the attached Tax Stabilization Agreement be approved, and finds that the agreement is in the best interests of the Town for long-term economic benefit relating to tax revenue and other economic benefits to the Town.

NOW THEREFORE BE IT RESOLVED THAT, the Honorable Town Council:

Approves the attached Tax Stabilization Agreement and authorizes the Town Manager to execute the Agreement on behalf of the Town.

Passed or Denied on July 8, 2026 on a vote of \_\_\_\_\_

\_\_\_\_\_  
John-Paul Verducci, Town Council President

Certification by Town Clerk by:

\_\_\_\_\_  
Joanne Amitrano-Town Clerk



**TOWN OF COVENTRY**  
**1670 Flat River Road**  
**Coventry, RI 02816**

*Robert J. Civetti, CPA*  
*Finance Director*  
*401-822-9130*  
*FinanceDirector@CoventryRI.Gov*

May 15, 2026

Mr. Daniel O. Parrillo, Jr.  
Town Manager  
Town of Coventry, RI

Dan,

Please find attached an analysis based on the most recent proposal provided by Mr. Eden (also attached) and our Zoom meeting with him this afternoon. I will try to summarize it briefly below.

1. Mr. Eden is proposing a 15 years TSA with the following assumptions and provisions:
  - a. Tax rate on the property is set at \$22/\$1,000. Rate does not change during 15-year term.
  - b. Valuation set at \$70,000,000 commencing in year 4 (after construction) and remains unchanged for 15 years.
  - c. He has provided set amounts which he wants to pay in taxes annually over the 15-year period which totals \$12,300,001.
  - d. His proposed annual taxes are at his frozen tax rate of \$22 and frozen assessment of \$70,000,000 plus you can see the additional discount that he wants on the annual assessed value. This % was backed into based on the rate of \$22, value of \$70Million and the tax he is proposing to pay.
  - e. These additional saving just based on his rates and numbers is savings of \$6,788,571 over what he would have paid if we gave him the frozen rate and the frozen discounted assessment. Note that this probably a little understated as we do not know what the value would be the first three years while under construction.
  - f. Lastly, Mr. Eden is looking for the Council to approve a \$3,500/bedroom fee for combined sewer assessment and impact fee. He told us that he estimates that 40% of the 350 units will be single bed; 40% will be double bed; and 20% will be three bed. At these figures his proposed combined sewer assessment and impact fees would be \$2,205,000 which is approximately \$6,656,650 than what our fees would be at the current full rate.
  
2. The right side of the table is where I try to project what the Town could be getting at full value. The following assumptions are made in my projection:
  - a. I assume for the first three year we continue to charge tax at the current property value. No adjustment made for construction in progress etc. If he gets some units done early he would benefit greatly.
  - b. Starting in year three I estimate an assessed value of \$100,000,000. I believe this is somewhat conservative as he thinks he will be spending in excess of \$115 Million. Ms. Martini ran some numbers with a colleague and they believe (based on what Mr. Eden provided) that the value will probably be between \$95million and \$110 million.
  - c. I did not freeze the rate. Rather I estimated an annual rate increase of 2% and adjusting that downward every third year for revaluations and slight adjustment in assessed values.

Daniel O. Parrillo, Jr.  
Town Manger  
May 15, 2026  
Page 2

- d. Valuations are projected to increase by .3% every three years based on statistical reval and another full reval in 9 years. Remember in theory the higher the values go the more the rate would drop. Also, if we have an influx of commercial the rate would drop further.

Based on the analysis, I am estimating that over the 15-year term the Town could be getting \$29,498,700 if taxing at full value and full rate as opposed to Mr. Eden's proposal of \$12,300,001. Therefore, in my opinion he is looking for a tax savings of about \$17.2 million. In addition, Mr. Eden is looking for reduction in impact fees and sewer assessment totaling \$6,656,650. As a result, if the TSA as proposed were accepted the savings to Mr. Eden and his investors would be approximately \$23.9 million over the next 15 years.

One thing to remember when reviewing and assessing this agreement is that currently the Town is getting about \$18,000 per year in taxes from this property. So, over the next 15 years if the property is left undeveloped we could estimate that the Town would collect about \$309,000. Under Mr. Eden's proposal under that same time period the Town would get \$14,505,000 from this property. There are many ways of looking at the TSA and what the Town has to gain or what the Town has to lose if it does nothing. Will someone else come in and develop the property without a TSA? What will Mr. Eden do if he does not get a TSA? There are unknowns at this time and unfortunately decisions like this sometimes need to be made with future uncertainties and a lot of what ifs.

I hope the above helps to clarify some of the information on the attached documents. Please feel free to contact me if you have any questions or would like to review the information in more detail. As always, I am willing to meet with members of the Town Council to explain the details and answer any questions they may have.

Sincerely,  
Town of Coventry



Robert J. Civetti, CPA  
Finance Director

Attachments

Cc: Kerrin Martini, Tax Assessor

TAX STABILIZATION AGREEMENT - PARCEL 4  
PROPOSAL FROM DEVELOPER

Robert Civetti 5-15-2026

Year	Proposed Value	% of Value Taxed	Tax Rate Proposed by Developer	Proposed Total Tax	Payments at Full Taxation - Dev. Proposed Value
1	\$	flat - frozen	\$ 22,000	\$ 100,000.00	\$ -
2	\$	flat - frozen	\$ 22,000	\$ 202,857.00	\$ -
3	\$	flat - frozen	\$ 22,000	\$ 305,715.00	\$ -
4	\$ 70,000,000	27%	\$ 22,000	\$ 408,571.00	\$ 1,540,000.00
5	\$ 70,000,000	33%	\$ 22,000	\$ 511,429.00	\$ 1,540,000.00
6	\$ 70,000,000	40%	\$ 22,000	\$ 614,286.00	\$ 1,540,000.00
7	\$ 70,000,000	47%	\$ 22,000	\$ 717,143.00	\$ 1,540,000.00
8	\$ 70,000,000	53%	\$ 22,000	\$ 820,000.00	\$ 1,540,000.00
9	\$ 70,000,000	60%	\$ 22,000	\$ 922,857.00	\$ 1,540,000.00
10	\$ 70,000,000	67%	\$ 22,000	\$ 1,025,714.00	\$ 1,540,000.00
11	\$ 70,000,000	73%	\$ 22,000	\$ 1,128,571.00	\$ 1,540,000.00
12	\$ 70,000,000	80%	\$ 22,000	\$ 1,231,429.00	\$ 1,540,000.00
13	\$ 70,000,000	87%	\$ 22,000	\$ 1,334,286.00	\$ 1,540,000.00
14	\$ 70,000,000	93%	\$ 22,000	\$ 1,437,143.00	\$ 1,540,000.00
15	\$ 70,000,000	100%	\$ 22,000	\$ 1,540,000.00	\$ 1,540,000.00
				\$ 12,300,001.00	

Impact Fees Units 350 full assessment \$ 6,878.00 \$ 2,407,300.00  
 Sewer Assessments: GPD calculation per developer's figures \$ 6,454,350.00  
 Combined Sewer Assessment and Impact Fees \$ 8,861,650.00

Combined Sewer Assessment and Impact Fees if in accordance with Consent Agreement  
 Estimated # of Single Bed Units \$ 9,950.50 per unit. Per Mr. Eden this consent order expired. He would like to see \$3,500 per bedroom  
 Estimated # of Two Bed Units \$ 490,000.00  
 Estimated # of Three Bed Units \$ 980,000.00  
 Total proposed by Tim Eden 5/15/2026 for sewer assessment and impact fees \$ 735,000.00  
 Savings to Developer - impact & sewer assessment \$ 2,205,000.00

Total estimated savings to developer \$ 23,853,349.52  
 Developer assumes year 4 - Town will utilize a value of \$200,000 per unit for the next 12 years  
 Town assumes 2% tax rate increase per year and tax at actual rates for commercial property  
 Town valuation is estimated at this time to be between \$95M and \$115M when completed in year 4 so used conservative estimate of \$100M in year 4.  
 Town Tax rates for year 4 and subsequent years are estimated at this time. Actual rate unknown.

Projected Savings to Developer at Developer Rates	Estimated Full Value	Estimated Tax Rate	Payments at Full Taxation - 100% value	Projected Savings to Developer using 100% value
\$ unknown	\$ 863,000	\$ 20.70	\$ 17,864.10	\$ (82,135.90)
\$ unknown	\$ 863,000	\$ 21.11	\$ 18,221.38	\$ (184,635.62)
\$ unknown	\$ 863,000	\$ 21.54	\$ 18,585.81	\$ (287,129.19)
\$ 1,131,429.00	\$ 100,000,000	\$ 21.97	\$ 2,196,700.560	\$ 1,788,129.56
\$ 1,028,571.00	\$ 100,000,000	\$ 22.41	\$ 2,240,634.571	\$ 1,729,205.57
\$ 923,714.00	\$ 100,000,000	\$ 22.85	\$ 2,285,447.263	\$ 1,671,161.26
\$ 822,857.00	\$ 103,000,000	\$ 22.64	\$ 2,331,459.238	\$ 1,614,316.26
\$ 720,000.00	\$ 103,000,000	\$ 23.09	\$ 2,378,088.443	\$ 1,558,088.44
\$ 617,143.00	\$ 103,000,000	\$ 23.55	\$ 2,425,650.212	\$ 1,502,793.21
\$ 514,286.00	\$ 106,090,000	\$ 23.30	\$ 2,471,936.470	\$ 1,446,222.47
\$ 411,429.00	\$ 106,090,000	\$ 23.77	\$ 2,521,375.199	\$ 1,392,804.20
\$ 308,571.00	\$ 106,090,000	\$ 24.24	\$ 2,571,802.703	\$ 1,340,373.70
\$ 205,714.00	\$ 109,272,700	\$ 23.98	\$ 2,620,877.842	\$ 1,286,591.84
\$ 102,857.00	\$ 109,272,700	\$ 24.46	\$ 2,673,295.399	\$ 1,236,152.40
\$ -	\$ 109,272,700	\$ 24.95	\$ 2,726,761.307	\$ 1,186,761.31
\$ 6,788,571.00			\$ 29,498,700.52	\$ 17,198,699.52



New Victualling License

Coventry Friends of Human Services dba Brewed by FRIENDS

1675 Flat River Road

- Police have no concerns with the issuance of this license. (6/29/26)
- Contingent on a positive recommendation from the Director of Planning and Development.

**Coventry Code Chapter 153-2, 153-3**

**R.I. Gen. Laws § 5-24-1.**

STATE OF RHODE ISLAND  
TOWN OF COVENTRY, RI

APPLICATION FOR: VICTUALLING

Check One: (X) Corporation ( ) Sole Proprietorship

Coventry Friends of Human Services DBA/ Brewed By FRIENDS

Corporation Name and DBA Name

50 Wood Street Coventry, Rhode Island 02816

Corporation Address

Town of Coventry 1670 Flat River Road Coventry, Rhode Island 02816

Proprietor's Name

Home Address

Telephone Number

Date of Birth

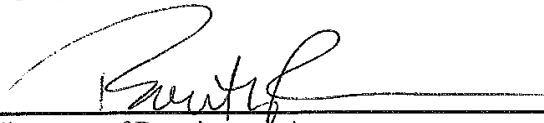
1675 Flat River Road, Room 110, Coventry, Rhode Island 02816

Location of Business

Telephone Number

Town of Coventry

Property Owner Name



\*Signature of Proprietor or Agent

Date Filed: 06/24/2026

License Fee: \$50.00

Advertising Fee: n/a

\* BY SIGNING THIS APPLICATION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS.

**Application by Johnson's Pond Civic Association**

Fireworks Display  
License

- Fire Marshal has approved application.
- Applicant has applied with the State Fire Marshal's Office.
- Display location is 3 Osprey Dr., 7/11/26 9:00pm, rain date 7/12/26

All requirements have been met.

Coventry Code Chapter 169-5 (G)

**R.I. Gen. Laws § 23-28.11-3**

STATE OF RHODE ISLAND  
TOWN OF COVENTRY, RI

6/23/26  
approved

APPLICATION FOR: FIREWORKS

July 11, 2026 9:00pm  
Raindate July 12, 2026

Check One: ( ) Corporation ( ) Sole Proprietorship

Johnsons Pond Civic Ass.

Corporation Name and DBA Name

P.O. Box 2 Coventry RI

Corporation Address

3 Osprey Dr Cov John Giusti

Proprietor's Name

Home Address

401-241-4567

Telephone Number

8/11/72

Date of Birth

American Fireworks Display

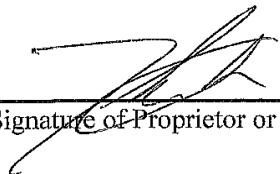
Location of Business

241-4567

Telephone Number

P.O. Box 980 Oxford NY

Property Owner Name

  
\*Signature of Proprietor or Agent

Date Filed: JUN - 1 2026

License Fee: \$5.00

Advertising Fee: N/A

\* BY SIGNING THIS APPLICATION, I CONSENT TO EXAMINATION AND RELEASE OF RECORDS AND INFORMATION REGARDING MY BACKGROUND, INCLUDING POLICE RECORDS.

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THE TOWN OF COVENTRY

**RESOLUTION OF THE TOWN COUNCIL**

Approve the bid award to D'Ambra Construction in the amount of \$413,940 for the construction of the Hopkins Hill Rd Traffic Signal

**Resolution No. 2026-71**

**WHEREAS**, the design and engineering for the long-awaited Hopkins Hill Rd traffic signal has been completed by Crossman Engineering and the Town put out an RFP for the construction; and

**WHEREAS**, on June 9 sealed bids for the project were received and opened. One bid was from D'Ambra Construction for \$413,940 the other from RICON Construction for \$481,175; and

**WHEREAS**, based on D'Ambra being the lowest qualified bidder and based on a review and recommendation by the Town Engineer the Town is awarding the contract to D'Ambra Construction; and

**WHEREAS**, due to the long delay in materials for the project the estimated completion date is June 1, 2027.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Honorable Town Council:

Approves the contract of D'Ambra Construction for the construction of the Hopkins Hill Rd Traffic signal in the amount of \$413,940. The funding will be \$100k from the Centre of NE receivership with the balance coming from the Town's Fund Balance.

Passed or Denied on July 8, 2026 on a vote of \_\_\_\_\_

\_\_\_\_\_  
John-Paul A. Verducci- President

Certification by Town Clerk by:

\_\_\_\_\_  
Joanne Amitrano-Town Clerk

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THE TOWN OF COVENTRY

**RESOLUTION OF THE TOWN COUNCIL**

“Dump Truck Body Fit-Out with Sander & Plow”

**Resolution No. 2026-72**

WHEREAS, in the Town of Coventry,

- The Department of Public Works is hereby requesting that the Coventry Town Council authorize the Town Manager to approve the purchase of an 11’ 6-8cy Dump Body, a 6.7cy Sander, and a 11’ Snowplow for the outfit the new cab & chassis that was purchased partially with a state DERA, Diesel Emission Reduction Act Grant, and the 2026/2027 Capital Improvement Plan funds. Solicitation is through the Sourcewell Cooperative Purchasing Agreement, Contract #062222-VCM.

NOW THEREFORE, BE IT RESOLVED THAT the Honorable Town Council:

1. Authorizes the Town Manager to award the purchase of an 11’ 6-8cy Dump Truck Body, a 6.7cy Sander, and a 11’ Snowplow to Cives Corporation, dba Viking Cives USA of 14331 Mill Street Harrisville, NY 13648 in the amount of \$ 107,577.00. Funding for this resolution is included in the 2026/2027 Capital Improvement Plan funds.
2. This resolution shall take effect upon passage.

Passed or Denied on a vote of \_\_\_\_\_  
John Paul Verducci – Town Council President

Certification by Town Clerk by: \_\_\_\_\_  
Joanne Amitrano- Town Clerk

PASSED AND ADOPTED THIS 8<sup>th</sup> DAY OF JULY 2026

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THE TOWN OF COVENTRY

**RESOLUTION OF THE TOWN COUNCIL**

“Resolution for the Purchase of Drainage Pipes”

**Resolution No. 2026-73**

**WHEREAS**, in the Town of Coventry,

The Department of Public Works is hereby requesting that the Coventry Town Council authorizes the Town Manager to purchase Drainage Pipes as part of the annual contract services for the needs of the Town for Drainage Pipes.

**WHEREAS**, the Town of Coventry Department of Public Works included the purchase of Drainage Pipes in the approved 2026-2027 Operating Budget.

**WHEREAS**, the Town advertised to solicit bids from firms for the Pipes, Castings and Erosion Controls needs of the Town.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Honorable Town Council: Hereby authorizes the Town Manager to award the purchase of Drainage Pipes to Core and Main Company of 167 Putnam Pike Johnston, RI, in the amount of, see attached bid prices.

This resolution shall take effect upon passage.

Passed or Denied on a vote of \_\_\_\_\_  
John Paul Verducci- Town Council President

Certification by Town Clerk: \_\_\_\_\_  
Joanne Amitrano- Town Clerk

PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF JULY 2026

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THE TOWN OF COVENTRY

**RESOLUTION OF THE TOWN COUNCIL**

“Resolution for the Purchase of Castings, Tubing & Erosion Controls”

**Resolution No. 2026-74**

**WHEREAS**, in the Town of Coventry,

The Department of Public Works is hereby requesting that the Coventry Town Council authorizes the Town Manager to purchase Castings, Tubing & Erosion Controls as part of the annual contract services for the needs of the Town for Castings, Tubing & Erosion Controls.

**WHEREAS**, the Town of Coventry Department of Public Works included the purchase of Castings, Tubing & Erosion Controls in the approved 2026-2027 Operating Budget.

**WHEREAS**, the Town advertised to solicit bids from firms for the Pipes, Castings and Erosion Controls needs of the Town.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Honorable Town Council: Hereby authorizes the Town Manager to award the purchase of Castings, Tubing & Erosion Controls to Warwick Winwater Company of 62 Wyoming Avenue Warwick, RI 02888, in the amount of, see attached bid prices.

This resolution shall take effect upon passage.

Passed or Denied on a vote of \_\_\_\_\_  
John Paul Verducci- Town Council President

Certification by Town Clerk: \_\_\_\_\_  
Joanne Amitrano- Town Clerk

PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF JULY 2026

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THE TOWN OF COVENTRY

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**RESOLUTION OF THE TOWN COUNCIL**

**“Resolution for the Purchase of Plumbing Services”**

**Resolution No. 2023-75**

*Passed:*

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**Hillary V. Lima, Council President**

**WHEREAS**, the Department of Public Works requests to purchase Plumbing Services as part of the annual service needs of the Department for Plumbing Services for the Town Municipal Facilities.

**WHEREAS**, the Town of Coventry Department of Public Works included the purchase of Plumbing Services in the approved 2023-2024 Operating Budget Expenditures.

**WHEREAS**, the firm selected has provided the Plumbing Services needs of the Municipal Facilities for the past several years.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Honorable Town Council:  
Hereby awards the purchase of Plumbing Services to David Parrillo Plumbing/Heating & Son, LLC. of P.O. Box 396 Hope, RI 02831 in the amount of \$ 80.00 per hour standard rate for the 2023-2024 and 2024-2025 seasons, with a Material Markup of 12%.

PASSED AND ADOPTED THIS 8<sup>TH</sup> DAY OF AUGUST 2023

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*Automatic Temperature Controls, Inc. d/b/a C.H.A.C.*

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95 Connecticut Street Cranston RI, 02920  
Phone: (401) 946-5780 Fax: (401) 946-5795  
E-mail: [rmurphy@autotempcontrols.com](mailto:rmurphy@autotempcontrols.com)  
An Equal Opportunity Employer

07/02/2026

Kevin McGee  
50 Wood Street  
Coventry RI 02816

RE: Replace Condensers at the Senior Center

Dear Kevin,

Thank you for the opportunity to propose replacing 2 condensers at 50 Wood Street. We are pleased to present the following proposal for your review and consideration, based upon our sites visits and discussions. ATC is an approved vendor through the State of Rhode Island MPA#508 / CR# 75 – Energy Efficiency Services – Solicitation# 7596717 and an approved vendor through the State of Rhode Island MPA#136 / CR# 62 – Heating, Ventilation, and Air Conditioning – Solicitation# OEV21000403 and an approved vendor through the State of Rhode Island MPA#199 / Steamfitter Services – Solicitation# OEV22000722

#### **SCOPE OF WORK**

*Automatic Temperature Controls, Inc.* will supply the below mentioned labor, materials and equipment for your project.

***Reclaim gas from system***  
***Remove old condensers***  
***Install new condensers***  
***Flush system with nitrogen and acid away***  
***Vacuum system down***  
***Recharge system***  
***Start system up***  
***Test functions***

The following items are also included in your project.

- Work hours from 7:00 AM-3:30 PM, Mondays through Fridays; excluding weekends, nights and holidays.
- Our installation will conform to applicable codes in force at the time of this proposal.
- *Automatic Temperature Controls, Inc.* will only use licensed, in-house HVAC Technicians or properly licensed subcontractors.
- Permits from and inspections by the local inspector(s) and corresponding permit fee(s).

Our proposal does not include the following items.

- Asbestos Containing Material (ACM) related work.

Page 1

Any work deemed outside of this proposal's *Scope of Work* will be immediately presented to you, along with a corresponding recommendation and associated fee or credit for the recommended work, before commencing.

**SCHEDULE**

The major equipment required for this project is in stock , and will require approximately 3 to 5 days to receive. At the present time, we are able to commence work on this project immediately after receipt of equipment, your Task Order number and permission to proceed. Please note, that our schedule is a "best effort" one and may change before or during the project's installation. We will communicate changes in the initial installation schedule with as much advanced notice as possible.

**FEE**

Based upon the above *Scope of Work* and *Schedule*, our *Fee* for this project is...

\$2,100 Diagnose issue  
\$47,697.72 Replace condensers  
\$49,797.72 Total

Our proposal is valid for 30 days from the above date. After 30 days, we will be happy to resubmit our proposal. We will submit one (1) invoice upon completion of the installation and beneficial use of the system. Invoice payments are due 30 calendar days after submittal. Late payments will be assessed a 1.5% fee per month, equal to an annual percentage of 18.0%.

**WARRANTY**

We will provide a warranty service to repair or replace defects associated with labor, materials, and major equipment on the systems we install for a period of one (1) year from our startup date. All Original Equipment Manufacturers' (OEM) warranties extending beyond one (1) year will be transferred to you, when our warranty period ends. During our warranty period, you will be able to contact us 24 hours per day and 7 days per week to report any problems with your new system. There is not any charge for our warranty calls during this period, regardless of the day or time. However, it is important to note our warranty service *does not* cover events due to misuse, poor or no preventive maintenance, lack or misunderstanding of system operation, work performed on the system by anyone other than *Automatic Temperature Controls* and similar situations. These types of situations will be billed at our applicable hourly rate.

If you have any questions concerning our proposal, please do not hesitate to call me at the office at 946-5780. Thank you

Cordially,

*Dickie Murphy*  
*Asst. Service Coordinator/ Sales*  
*Automatic Temperature Controls*  
*95 Connecticut Street, Cranston. RI*  
Office 401-946-5780  
Cell 401-910-8276

Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_ Purchase Order Number \_\_\_\_\_

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THE TOWN OF COVENTRY

**RESOLUTION OF THE TOWN COUNCIL**

**“Approve the use of Public Building Impact Fees in the amount of \$49,797.72 to replace 2 main condensers through our vendor ATC”**

**Resolution No. 2026-76**

**WHEREAS**, the Resource and Senior Center is a warming and cooling center for our EMA Operations and serves approximately 70-80 people for lunch each day along with various health, wellness, and supportive programming; and

**WHEREAS**, there have been HVAC issues for years since they took over the building in 2019 that have become worse more recently to the point of having to use space heaters and portable air conditioners in between repairs; and

**WHEREAS**, there is a need to have 2 new condensers installed with all of the associated parts and processes in order for the day to day operations of the Center to continue uninterrupted.

**NOW, THEREFORE BE IT RESOLVED THAT**, the Honorable Town Council:

Approves the use of Public Buildings Impact Fees in the total amount of \$49,797.72. That account currently has \$101k.

Passed or Denied on July 8, 2026 on a vote of \_\_\_\_\_

\_\_\_\_\_  
John-Paul A. Verducci- President

Certification by Town Clerk by:

\_\_\_\_\_  
Joanne P. Amitrano-Town Clerk