

AGREEMENT FOR HISTORIC PRESERVATION TAX CREDITS 2013

THIS AGREEMENT (the "Agreement"), is made as of the 10 day of March, 2025 (the "Effective Date"), by and between Walker Lotts LP (the "Applicant"), and the Rhode Island Department of Revenue, through its Division of Taxation (the "Tax Division") (collectively the "Parties").

WITNESSETH:

WHEREAS, pursuant to RIGL §44-33.6-4(e), the Tax Division is authorized to enter into contracts of guaranty, on behalf of the State of Rhode Island, with persons, firms, partnerships, trusts, estates, limited liability companies, corporations (whether for profit or non-profit) or other business entities who have incurred, or intend to incur, Qualified Rehabilitation Expenditures for the Substantial Rehabilitation of a Certified Historic Structure, or some identifiable portion thereof, to be Placed in Service after July 3, 2013.

WHEREAS, in accordance with Chapter 33.6 of Title 44 of the Rhode Island General Laws, as amended, and the Regulations adopted by the Rhode Island Historical Preservation and Heritage Commission (the "Commission") and the Tax Division, the Applicant desires to conduct Substantial Rehabilitation of a Certified Historic Structure or, an identifiable portion thereof, located in Rhode Island, and described in Exhibit A attached hereto (the "Project") and, as a consequence thereof, to receive Historic Preservation Tax Credits ("Tax Credits").

WHEREAS, a Determination of Historic Significance (a/k/a Part 1 Certification) and a Certification of a Rehabilitation Plan (a/k/a Part 2 Certification) have been issued by the Commission to the Applicant.

NOW, THEREFORE, the Applicant and the Tax Division agree as follows:

SECTION 1. Definitions. Unless otherwise defined in this Agreement, capitalized terms used herein shall have the meaning ascribed to them pursuant to Chapter 33.6 of Title 44 of the Rhode Island General Laws and the Regulations implementing same.

SECTION 2. Adequate Consideration. The Processing Fee payable by the Applicant, under Section 4(b) hereof and the Regulations, constitutes adequate consideration for the contractual obligation of the Tax Division to provide the Tax Credits described in Section 5(a) hereof in accordance with the terms hereof.

SECTION 3. Effective Date of Rhode Island Law. Unless otherwise indicated herein, all references herein to the Rhode Island General Laws and the Regulations shall refer to such statutes as in effect as of the date of enactment of Public Law 2013, Ch 144, Art. 22 by the Rhode Island General Assembly and to such regulations as promulgated by the Commission and/or the Tax Division to implement Public Law 2013, Ch 144, Art. 22.

SECTION 4. Duties of the Applicant.

(a) The Applicant shall fulfill the requirements for the Substantial Rehabilitation of the Project approved by the Commission and, in addition thereto, the Applicant specifically covenants that:

(1) *Full, Fair and Honest Disclosures Required.* The Applicant has made, and will make, full, fair and honest disclosure of all material facts to both the Commission and the Tax Division during the entire Application process set forth in the Regulations.

(2) *Rehabilitation Will be Consistent with Plan and Standards.* The Applicant shall insure that the Project, when finished, will be consistent with the proposed rehabilitation plan certified by the Commission and that all completed work will meet the criteria set forth in the Regulations and the *Standards of Rehabilitation* incorporated therein.

(3) *Documentation Required to Verify Costs Incurred.* The Applicant will furnish, on demand and in a complete and timely fashion, any additional and detailed documentation to verify that any final costs attributable to the Substantial Rehabilitation of a Certified Historic Structure were actually incurred and furthermore, meet the criteria of Qualified Rehabilitation Expenditures. Said documentation shall include, at the minimum, the items set forth in Tax Division Regulation CR 13-16.

(b) *Processing Fee.* The Applicant agrees to pay, in full, a Processing Fee equal to three percent (3%) of estimated Qualified Rehabilitation Expenditures to the Tax Division before or upon execution of the within Agreement. If full payment is not tendered to the Tax Division along with a proposed Agreement, the Agreement will not be signed and any partial payment remitted shall be returned to the Applicant. The failure to pay the Processing Fee, in full and within thirty (30) days from the Commission's Part 2 certification date, will result in the denial of Tax Credits and the Applicant's loss of place in the Queue for Tax Credits.

SECTION 5. Duties of the Tax Division.

(a) *Tax Credit.* The Tax Division shall allow a Tax Credit, as set forth in Exhibit B, calculated in accordance with RIGL §44-33.6-3(a), and equal to the lesser of: (i) the estimated Qualified Rehabilitation Expenditures as submitted with this Agreement multiplied by either twenty percent (20%) or twenty-five percent (25%), as elected by the Applicant, or (ii) the actual Qualified Rehabilitation Expenditures, incurred by the Applicant and verified by the Tax Division, for the Substantial Rehabilitation multiplied by either twenty percent (20%) or twenty-five percent (25%), as elected by the Applicant. Provided further that:

(1) *25% Tax Credit Requires Trade or Business Use.* If the Applicant elects twenty five percent (25%) of the Qualified Rehabilitation Expenditures as the Tax Credit, the Applicant acknowledges and agrees that: (i) at least twenty five (25%) percent of the total rentable area of the Certified Historic Structure will be made available for a Trade or Business, as defined in RIGL §44-33.6-2(17), or (ii) the entire rentable area located on the first floor of a Certified Historic Structure will be made available for a Trade or Business, as defined in RIGL §44-33.6-2(17).

(2) *Qualified Rehabilitation Expenses Incurred on or after July 3, 2013.* The Applicant acknowledges that the Qualified Rehabilitation Expenses upon which the Tax Credit is claimed must be incurred on or after July 3, 2013. Qualified Rehabilitation Expenses incurred prior to July 3, 2013 cannot be used for calculating Tax Credits under this program.

(3) *Maximum Tax Credit Allowed.* The Applicant acknowledges and agrees that the maximum amount of the Tax Credit allowed for any certified rehabilitation project, under Chapter 33.6 of Title 44 of the General Laws, is Five Million Dollars (\$5,000,000) and that this limitation applies regardless if the structure is to be completed in phases or in multiple projects.

(4) *Qualified Rehabilitation Expenditures Allowed by Certification after Audit.* The Applicant acknowledges that the Qualified Rehabilitation Expenditures are allowed only if certified by the Tax Division after audit and further acknowledges that the Tax Division is authorized to conduct said audits and issue such certifications. The within acknowledgement does not abrogate or hinder the Applicant's right to contest the denial, in whole or in part, of a request to certify Qualified Rehabilitation Expenditures.

(b) *Processing Fee is Non-Refundable.* The Applicant acknowledges and agrees that the Processing Fee paid pursuant to Section 4(b) of this Agreement is, pursuant to RIGL §44-33.6-4(d), non-refundable. Processing Fees will not be returned if the Applicant subsequently abandons the Project and no longer desires the Tax Credit nor will Processing Fees be returned, in part, if the Processing Fees paid with this Agreement exceed three percent (3%) of the actual Qualified Rehabilitation Expenditures incurred by the Project as certified by the Tax Division.

SECTION 6. Termination of Agreement

(a) *Grounds for Termination and Sanctions.* If information comes to the attention of either the Commission or the Tax Division, at any time up to and including the last day of the Holding Period, that is materially inconsistent with representations made by the Applicant herein or in an application or supporting documentation filed with the Commission or the Tax Division, the Tax Division may terminate this Agreement and the Commission or the Tax Division may deny requested certifications or rescind certifications previously issued. In either instance, any Processing Fees paid by the Applicant will be forfeited. Upon termination, any Tax Credits issued under this Agreement hereunder shall be null and void and subject to recapture. In addition, any proceeds received from the sale, transfer or assignment of Tax Credits will be subject to taxation. This Section of the Agreement shall be applied in a manner consistent with RIGL §44-33.6-4(h) and RIGL §44-33.6-3(f).

(b) *Holding Period Defined.* The term "Holding Period" as used within this Agreement shall mean twenty-four (24) months after the Commission issues a Certificate of Completed Work. In the case of a rehabilitation which may reasonably be expected to be completed in phases, as described in RIGL §44-33.6-2(16), "Holding Period" shall be extended to include a period of time beginning on the date of issuance of a Certificate of Completed Work for the first phase or phases for which a Certificate of Completed Work is issued and continuing until the expiration of twenty-four (24) months after the Certificate of Completed Work issued for the last phase.

SECTION 7. Assignment of Agreement.

(a) *Assignments Allowed and Consents Required.* The Applicant's right to assign this Agreement is limited and shall be governed by RIGL §44-33.6-4(g) with that section allowing such assignment only to:

(1) An Affiliate of the Applicant without the consent of the Tax Division, or

(2) A banking institution, as defined by RIGL §44-14-2(1), or a credit union, as defined by RIGL §44-15-1.1(1), without the consent of the Tax Division, or

(3) A person, firm, partnership, trust, estate, limited liability company, corporation (whether for profit or non-profit) or other business entity that incurs Qualified Rehabilitation Expenditures for the Substantial Rehabilitation of Certified Historic Structures or some identifiable portion thereof to be Placed in Service on or after July 3, 2013, with such assignment to be approved by the Tax Division and which approval shall not be unreasonably withheld, or

(4) A person, firm, partnership, trust, estate, limited liability company, corporation (whether for profit or non-profit) or other business entity that is approved by the Tax Division, and such assignment shall require the consent Tax Division.

(b) *Affiliate Defined.* The term "Affiliate" is defined in RIGL §44-33.6-4(g) as any entity controlling, controlled by or under common control with such person, firm, partnership, estate, trust, limited liability company, corporation (whether for profit or non-profit) or other business entity.

(c) *Notice of Assignments.* Prior written notice of any assignments of the Agreement, including those for which no consent is required, shall be given to the Tax Division pursuant to Section 13. Such notice shall include the name, tax identification number, the address, phone number, and contact person for both the assignor and the assignee and shall indicate the date of assignment.

SECTION 8. Timely Progress of Project Required.

(a) *Project Schedule Must Have Been Filed.* The Applicant covenants that it has submitted to the Commission, along with its Part 2 Application, a reasonably detailed project timeline setting forth a schedule whereby various identifiable aspects of the Project (e.g., rough plumbing & electrical, exterior siding, interior finish work on 1st floor) will be completed and the estimated amount of Qualified Rehabilitation Expenditures that will be expended on each such aspect of the Project (the "Project Schedule"). In the event that the Project is to be completed in phases, the Project Schedule should also reflect when it is anticipated that each phase will be completed and an estimate as to the amount of Qualified Rehabilitation Expenditures that will be incurred in each phase.

(b) *"Substantial Construction" Requirement.* The Applicant acknowledges and agrees that Substantial Construction on the Project must commence within twelve (12) months from the date on which the Applicant's Part 2 Application is approved by the Commission. Furthermore, upon commencing Substantial Construction, the Applicant shall file an affidavit with the Commission

attesting to the commencement of Substantial Construction together with evidence that the requirements of Substantial Construction have been satisfied.

(c) *Substantial Construction Defined.* The term “Substantial Construction” is defined to mean that (i) the owner of a Certified Historic Structure has entered into a contract with the Tax Division and paid the Processing Fee; (ii) the Commission has certified that the Certified Historic Structure’s rehabilitation will be consistent with standards set forth in Chapter 33.6 of Title 44; and (iii) the owner has, within five (5) years from the date this Agreement is executed, expended ten percent (10%) of the Qualified Rehabilitation Expenditures estimated in the contract entered into with the Tax Division for the Project or, if a phased project, for the first phase the Project. Substantial Construction does not occur until all three of the above requirements are fulfilled.

(d) *Project Shall Not “Remain Idle”.* The Applicant further covenants that within twelve (12) months from the date of Part 2 Certification, construction will commence and the Project shall not Remain Idle for any period of time exceeding six (6) months prior to the completion of the Project.

(e) *Remain Idle Defined.* The term “Remain Idle” is defined to mean that:

(1) Substantial work has ceased at the Project; or

(2) Work crews have been reduced by more than twenty-five percent (25%) for reasons unrelated to (i) scheduled completion of work in accordance with the Project’s schedule, (ii) reasonably unanticipated physical conditions, or (iii) an event of force majeure; or

(3) The Project Schedule that was originally submitted to the Applicant to the Commission has been extended for more than twelve (12) months for reasons unrelated to (i) reasonably unanticipated physical conditions or (ii) an event of force majeure.

The Project is deemed to Remain Idle if any one of the above three criteria are met.

(f) *Force Majeure Defined.* To be deemed an event of force majeure, the cause of the event must be (i) reasonably unforeseen, (ii) outside the control of the Applicant and (iii) could not be avoided by the Applicant’s exercise of due care. By way of example, and not in limitation, any delays, work stoppages, or work force reductions caused by financial difficulties, labor disputes or violation of the law shall be deemed to cause the Project to Remain Idle.

(g) *Penalties for Non-Compliance.* In the event that Substantial Construction is not commenced within twelve (12) months from the date on which the Applicant’s Part 2 Application is approved by the Commission or if the Project Remains Idle for a period of time exceeding six (6) months, the Applicant shall forfeit all Processing Fees paid prior to that date and this Agreement for Tax Credits shall be terminated and deemed null and void without further action or documentation.

(h) *Periodic Reports Required.* In order to demonstrate that the Project does not Remain Idle, the Applicant, or its successor in interest, is to submit quarterly reports, with supporting documentation, to the Tax Division on or before the fifth day of April, the fifth day of July, the fifth day of October and the

fifth day of January. Said reports shall briefly set forth the work or tasks accomplished and the number of individuals employed on the Project during the preceding quarter.

(i) *Reapplication after Forfeiture and Termination.* Upon forfeiture and termination, the Applicant, pursuant to RIGL §44-33.6-7, may re-apply for Tax Credits for the Project but the Applicant acknowledges that it will be placed at the end of queue of prior applicants then awaiting the availability of Tax Credits. To reapply and be placed at the bottom of the Queue, the Applicant must submit a new application for Rhode Island Historic Preservation Tax Credits 2013 (Form HTC-13) to the Tax Division. If and when Tax Credits become available, the Applicant acknowledges that reapplication is expressly conditioned and subject to the following:

(1) The Applicant shall submit to the Commission a new application for Part 2 Certification, an amended Project Schedule as described in Section 8(a), setting the new reasonably detailed project timeline;

(2) The Applicant shall submit evidence, along with its request for reapplication, establishing the reason for the delay in the commencing Substantial Construction of the Project or for the Project Remaining Idle, and shall further provide evidence, reasonably satisfactory to the Commission, that the condition or event, causing the delay in commencing the Project or causing the Project to Remain Idle, has been resolved and will not recur; and

(3) The Applicant will be required to remit a three percent (3%) non-refundable Processing Fee as described in Section 4(b). This Processing Fee shall be calculated in accordance with the re-application submitted to the Commission and the Tax Division.

SECTION 9. Restrictive Covenants Required.

(a) *Material Alterations.* The Applicant acknowledges and agrees that no Tax Credits shall be issued until the owner of the Certified Historic Structure grants to the Commission a restrictive covenant agreeing that, during the Holding Period as defined in Section 6(b), no material alterations will be made to the Certified Historic Structure (i) without the Commission's prior approval, and, if approved, (ii) such material alterations shall be consistent with the standards established by the Secretary of the United States Department of the Interior for the rehabilitation of historic structures.

(b) *Trade or Business Use.* In the event that application has been made for the twenty five percent (25%) Tax Credit under this Agreement, the owner of the Certified Historic Structure shall also grant to the Commission a restrictive covenant agreeing that, for a period of sixty (60) months commencing when the Certified Historic Structure, or an identifiable portion thereof, was Placed into Service, either (i) twenty five percent (25%) of the total rentable area of the Certified Historic Structure or (ii) the entire rentable area located on the first floor of the Certified Historic Structure will be made available for a Trade or Business, as defined below.

(1) *Trade or Business Defined.* Pursuant to RIGL §44-33.6-2(17), a Trade or Business means an activity carried on for the production of income from the sale or manufacture of goods or performance of services, *excluding residential rental activity.*

(2) *Made Available Defined.* For purposes of this Agreement, the rentable area of a Certified Historic Structure is “made available for a Trade or Business” if, during the sixty (60) months after the Certified Historic Structure, or an identifiable portion thereof, was Placed into Service, the owner of the Certified Historic Structure has:

(i) Consistently and repeatedly advertised and marketed the rentable area for immediate occupancy or use by means of electronic media, print media, commercial listings or directories and other channels of communication reasonably designed to reach businesses located throughout the State of Rhode Island and in communities in adjoining states; or

(ii) Has consistently and repeatedly rented or leased the rentable area to a Trade or Business as defined in Section 9(b)(1) above.

(3) *Documentation Required to Demonstrate Compliance.* The Tax Division may require rental agreements and/or sample advertising materials and invoices to document compliance with the provisions of RIGL §44-33.6-4 and RIGL §44-33.6-2(17).

(c) *Participation in Registered Apprenticeship Program.* The Applicant acknowledges and agrees that, under RIGL §44-33.6-8, if the Hard Construction Costs of the Project equal or exceed ten million dollars (\$10,000,000), Tax Credits will be allowed only if any contractor and subcontractor working on the Project has an apprenticeship program for all apprenticeable crafts that will be employed on the Project at the time of bid. Said apprenticeship programs must be registered and approved by the United States Dept. of Labor in conformity with federal regulations.

(1) *Hard Construction Costs Defined.* Hard Construction Costs shall mean direct contractor costs for labor, material, equipment, and services associated with the Project, contractors’ overhead and profit, and other direct construction costs. By way of example and not in limitation, Hard Construction Costs do not include architectural and engineering fees, the cost of surveying, legal and accounting expenses, insurance premiums or development costs. Hard Construction Costs are not necessarily costs that are allowable as QREs.

(2) *Minimum Employees Required.* The requirement to have a registered and approved apprenticeship program applies to any contractor and subcontractor working on the Project that has five (5) or more employees.

(3) *Review to Ascertain Non-Compliance.* The Applicant acknowledges that there are statutory sanctions for non-compliance with RIGL §44-33.6-8 and that the Department of Labor & Training, in conjunction with the Tax Division and other agencies, may review claims that a contractor or subcontractor was exempt from the apprenticeship program requirement due to insufficient employees.

SECTION 10. Jurisdiction and Venue. This Agreement shall be governed by the laws of the State of Rhode Island. Venue for all legal proceedings arising out of this Agreement, or the breach thereof, shall be located only in a court with competent jurisdiction in the State of Rhode Island.

SECTION 11. Entire Agreement. This Agreement contains the entire understanding between the Parties. For purposes of this Section, the Exhibits attached hereto are integral to the Agreement and made a part of the Agreement. The Agreement may not be changed orally but only by agreement in writing signed by the Parties.

SECTION 12. Severability. If one or more of the provisions of this Agreement should become legally invalid, the validity of the remaining provisions shall not be affected thereby. However, in such case, the Parties shall immediately agree on some other contractual arrangement which secures, as far as possible, the intended economic effect of the invalid provision(s).

SECTION 13. Notices. All demands, notices and communications hereunder shall be in writing and shall be deemed to have been duly given, if mailed by registered or certified mail, return receipt requested, or, if transmitted by other means, when received by the other Party at the address set forth herein, or such other address as may hereafter be furnished to the other Party by like notice.

(a) It is the responsibility of the Applicant or its successor and assignees to timely notify the Tax Division of any changes in contact information, and in particular, to notify the Tax Division of any change in address to which written notices should be sent.

(b) Notice or communication hereunder shall be deemed to have been received on the date delivered to or received at the premises of the addressee. In the case of receipt by registered or certified mail, notice or communication hereunder shall be deemed to have been received by the date noted on the return receipt. Any notice required or permitted to be given under this Agreement shall be sufficient if in writing, and if sent by registered or certified mail or delivered, postage prepaid, to the addresses below:

If to the Applicant:

Walker Lofts LP
30 S 15th Street Suite 301
Philadelphia, PA 19102

If to the Tax Division:

Tax Administrator
 RI Division of Taxation
 One Capitol Hill, 1st floor
 Providence, RI 02908-5800

SECTION 14. Guarantee, Binding Effect and Enforceability.

(a) *Guarantee of Delivery of Tax Credits*. If this Agreement is not terminated pursuant to Section 6 or Section 8(f) and the Applicant has secured a Certification of Completed Rehabilitation from the Commission, the Tax Division guarantees delivery of one hundred percent (100%) of the amount of the Tax Credit, subject to audit and confirmation, to (1) the Applicant pursuant to RIGL §44-33.6-3(b)(1) as the party that incurred Qualified Rehabilitation Expenditures for the Substantial Rehabilitation

of a Certified Historic Structure or an identifiable portion thereof, as specified in the Agreement, and Placed in Service on or after July 3, 2013, or (ii) to the Assignee(s) of the Applicant pursuant to RIGL §44-33.6-3(f) and the Regulations.

(b) If this Agreement is not terminated pursuant to Section 6 or Section 8(f) and the Applicant has secured a Certification of Completed Rehabilitation from the Commission, the Tax Division guarantees that the Tax Credit, subject to audit and certification, shall be allowed pursuant to RIGL §44-33.6-3(b) and §44-33.6-3(e) for the taxable year in which a Certified Historic Structure or an identifiable portion thereof, as specified in the Agreement, is Placed in Service; Provided that the Substantial Rehabilitation test is met for such taxable year and provided further that the Certified Historic Structure, or an identifiable portion thereof, is Placed into Service on or after August 1, 2013.

(c) "Substantial Rehabilitation" means that the Qualified Rehabilitation Expenditures incurred with respect to the Certified Historic Structure during the twenty-four (24) month period selected by the Applicant ending with or within the taxable year, in which the Certified Historic Structure is Placed in Service, exceed the Adjusted Basis in such building and its structural components as of the beginning of such period. In the case of any Rehabilitation which may reasonably be expected to be completed in phases, the above definition shall be applied by substituting "sixty (60) month period" for "twenty-four (24) month period".

(d) This Agreement constitutes a binding and enforceable agreement between the Applicant and the Tax Division. This Agreement and the rights granted hereunder shall be enforceable by the Parties through all remedies available at law and in equity.

SECTION 15. Limitations.

(a) *Applicability of Agreement.* This Agreement applies only to a Rehabilitation of a Certified Historic Structure or some identifiable portion thereof, that: (i) is Placed in Service on or after August 1, 2013; (ii) for which an Application for Certification of a Rehabilitation Plan (a/k/a Part 2 Certification) and an Application for Determination as a Historic Structure (a/k/a Part 1 Certification) have been issued by the Commission after August 1, 2013; and (iii) for which Qualified Rehabilitation Expenses have been incurred on or after July 3, 2013.

(b) *Election of Tax Credit Program.* The Applicant and/or its Assignees who elect and qualify for Tax Credits for the Substantial Rehabilitation of a Certified Historic Structure under Chapter 33.6 of Title 44 are ineligible to claim Tax Credits for Rehabilitation of that particular Certified Historic Structure under Chapter 33.1 of Title 44, Chapter 64.7 of Title 42 or Chapter 31 of Title 44. Applicants and/or their assignees must waive, in writing, any claims to tax credits under the aforementioned chapters prior to entering into this Agreement.

SECTION 16. Further Assurances. Each of the Parties hereto shall promptly execute and deliver all such documents, instruments and assurances and do or cause to be done all such acts and things as are necessary or advisable fully to perform and carry out the provisions and intent of this Agreement.

SECTION 17. Captions. Titles or captions of Sections contained in this Agreement are inserted only as a matter of convenience and for reference, and in no way define, limit, extend, or describe the scope of this Agreement or the intent of any provision hereof.

SECTION 18. No Waiver. The failure of any Party to insist upon strict performance of a covenant hereunder or of any obligation hereunder, irrespective of the length of time for which such failure continues, shall not be a waiver of such Party's right to demand strict compliance in the future. No consent or waiver, express or implied, to or of any breach or default in the performance of any obligation hereunder, shall constitute a consent or waiver to or of any other breach or default in the performance of the same or any other obligation hereunder. No term or provision of the Agreement may be waived unless such waiver is in writing and signed by the Parties.

SECTION 19. Executed in Counterparts. For the purpose of facilitating proving this Agreement, and for other purposes, this Agreement may be executed simultaneously in any number of counterparts. Each counterpart shall be deemed to be an original, and all such counterparts shall constitute one and the same instrument.

SECTION 20. Warranties.

(a) *Warranty of Legal Existence.* The Applicant warrants that it is duly organized, chartered or formed under the laws of its State of domicile and that it has the lawful power to engage in the business it is presently conducting or will conduct in the future. The Applicant is duly licensed or qualified and in good standing in each jurisdiction, including Rhode Island, wherein the nature of the business it transacts makes such licensing or qualification necessary.

(b) *Warranty of Authority to Execute.* The Applicant and the signatory of this Agreement for the Applicant both warrant that they have the power and authority to negotiate and execute this Agreement and to perform the obligations thereunder and all such acts have been duly authorized by the necessary proceedings.

(c) *Warranty of No Outstanding Delinquencies or Deficiencies.* The Applicant further warrants that it does not have any outstanding delinquencies or deficiencies for taxes or regulatory fees owed to the State of Rhode Island.

SECTION 21. Disclosure and Dissemination of Reported Information. The Applicant acknowledges and agrees that RIGL § 44-33.6-9 imposes certain reporting requirements for the Applicant's participation in this tax credit program and that the information reported shall be specific, definite, and attributable to an identifiable person. In addition, such specific information, including this Agreement and its terms and exhibits, pursuant to RIGL § 44-33.6-9, shall be:

(a) Shared with or disseminated among other instrumentalities of the State, including but not limited to, the Commission, the Economic Development Corporation, designated members of both houses of the General Assembly, the governor, and the Department of Labor and Training; and

(b) A public document made available to the public for inspection by any person and published by the Tax Administrator on the Tax Division website.

This section shall also apply to any contract voided under the provisions of this Program.


IN WITNESS WHEREOF, the parties have caused this contract to be duly executed intending to be bound thereby:

**STATE OF RHODE ISLAND
DEPARTMENT OF REVENUE, by
its DIVISION OF TAXATION**

By: 

Date: 3.19.25

APPLICANT NAME

By: 

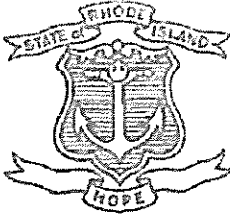
Philip Balderston
PRINT NAME

Title: General Partner

Date: March 10, 2025

Exhibit A: Determination of Historic Significance

[Attach a copy of the Determination of Historic Significance (Part 1 Certification) issued by the RI Historical Preservation & Heritage Commission]



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

HISTORIC PRESERVATION INVESTMENT TAX CREDIT
Part 1 -- Certification of Historical Significance

RI Project Number 13-169

Property Name Sayles Company Dye House

Property Address 10 Moshassuck Rd, Lincoln, Rhode Island

This Part 1 evaluation of significance has been reviewed by Jeffrey Emidy
who meets Historic Preservation Professional Qualification Standards.

REASON FOR CERTIFICATION OF HISTORICAL SIGNIFICANCE

(See page 2 for a brief description of the property and its significance.)

- Property is individually listed in the National Register of Historic Places (Or determined to be eligible by the US Department of Interior).
- Property contributes to the significance of t Saylesville Historic District

- Property has been designated as a historic property by Ordinance in the City/Town of _____, in accordance with RIGL 45-24.1 and
 - it is more than fifty (50) years old, and
 - it is related to a broad theme of the community's history or is a good example of a type, style, or method of construction, and
 - it possesses sufficient integrity of location, design, setting, materials, workmanship, feeling and association to convey its historical significance.

- THIS IS ONLY A PRELIMINARY DETERMINATION. The property appears to meet the criteria indicated, but it has not been formally listed or designated. In order to claim a RI Historic Preservation Investment Tax Credit the property must receive FINAL Certification of Significance before the rehabilitation work is completed and before the building is placed in service.

Feb, 19, 2025

Date

Virginia Hesse (for)

Executive Director
Historical Preservation and Heritage Commission

HISTORIC PRESERVATION INVESTMENT TAX CREDIT
Part 1 -- Certification of Historical Significance
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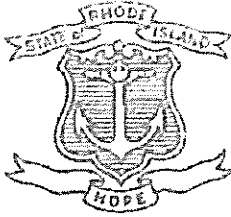
AREAS OF SIGNIFICANCE

Property is a good example of a type, style, method of construction (specify):

Property is associated with one of the broad themes of the community's history (specify):

Exhibit B: Certified Rehabilitation Plan

[Attach a copy of the Certification of a Rehabilitation Plan (Part 2 Certification) issued by the RI Historical Preservation & Heritage Commission and a complete copy of the detailed project timeline (including costs and dates of rehabilitation) submitted to the Commission as part of the Applicant's Part 2 Application]



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

**HISTORIC PRESERVATION INVESTMENT TAX CREDIT
Certification -- Part 2**

RI Project Number 13-169

Property Name Sayles Company Dye House

Property Address 10 Moshassuck Rd, Lincoln, Rhode Island

Certified Historic Structure? yes pending

Type of Request Part 2

Amended Part 2

CERTIFICATION

This application was reviewed by virginia Hesse who meets Historic Preservation Professional Qualification Standards.

The project:

- meets the Standards for Historic Preservation Projects and is approved.
- meets the Standards only if the conditions stated on page 2 are met.
Approval is
- does not meet Standard number(s) for the reasons stated on page 2.
The project is not approved.
- does not provide sufficient information. The project is not approved.

Feb. 19, 2025

Date

Virginia Hesse

Executive Director
Historic Preservation and Heritage Commission

HISTORIC PRESERVATION INVESTMENT TAX CREDIT

Certification -- Part 2

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ISSUES

- Additions, including rooftop additions.
- Alteration of significant exterior features or surfaces.
- Alteration, removal, or covering of significant interior finishes or features.
- Adjacent new construction, extensive site work, or demolition of related structures.
- Changes to significant interior spaces or plan.
- Window replacements on any major elevation that do not match historic.
- Damaging or inadequately specified masonry treatments.
- Other (explain)

EVALUATION OF PROJECT AND CONCERNS

(Basis for decision to approve or deny the project.)

This application describes the rehabilitation of the Sayles Dye House into an apartment development. The Sayles Mill Complex is vast and comprised of many interconnected buildings. Over time the complex has been subdivided into many different ownership parcels, including within interconnected buildings. The Dye House at Sayles Mill is one of those rambling buildings made up of a series of buildings that were added onto over many years c. 1854-1933, several of which are in different ownership. The buildings are vacant and will be rehabilitated to accommodate 126 apartments.

The collection of structures historically known as the "Dye House" is approximately 200' by 600' and is made up of as many as 15 different structures. Many of these "structures" consist of a roofed area between two distinct buildings with no walls of its own, or only an end wall. Some structures are additions to existing buildings. Some exterior walls, or bays between piers have been removed when the original building was expanded. Approximately half of these structures toward the south and east are under separate ownership. In order to get light, egress and emergency access to the center of this vast collection of structures – described in aggregate as the Dye House – a number of interior structures have been proposed to be demolished, as well as two on the western front on Moshassuck Road (aka Industrial Circle).

The Part 1 describes the three primary structures as Buildings 1, 2 and 3. This Part 2 renames them Building A (1 in Part 1), B & D (2 in Part 1), and C (3 in Part 1). Buildings that have been acquired since the Part 1 application, and which have been determined to be structurally deteriorated in an engineer's report (attached), are proposed for demolition. In addition, some small sections of existing structures, specifically a section of Building 2 (now B & D) will be removed to provide egress.

Another feature of the site, which adds to the complexity of the development, is the steep slope in grade that rises from the south to the north approximately three stories, as illustrated most clearly in drawing 3 & 4 on sheet BA2.0 and SA3.0. This adds to the challenge of providing emergency access to rescue and fire vehicles, and access to the exterior of the site from all floor levels. And one last bit adding to the challenges of this complex is that the elevation of Walker Street, onto which Buildings A, D and C front, has been raised approximately one story so that the front (northwest) façade of Building C which was originally two-stories high, is now only one story high, with most of the original ground floor being below grade.

The rehabilitation begins with the demolition of many of the interior structures which were in extremely deteriorated condition. I had visited the site several years ago prior to the submission of the Part 1, and more recently in the Fall of 2021 while demolition was underway. I can confirm that many of the interior structures were extremely deteriorated, in part due to the vast interconnected system of roofs which had no direct drainage to the exterior, but through interior roof drains which failed over time, as well as general lack of maintenance of vacant structures. Following demolition, the fill along Walker Street will be excavated to reveal the original two-story façade of Building C. This will be held back from the northwest façade with a retaining wall. It appears that the exterior grade will be more or less level in front of Building C, between Buildings C, D and B and the parking area which will occupy the site of the demolished Building X, both for emergency egress, access and handicap accessibility throughout the site.

Some of the original exterior walls between buildings will be reconstructed (partial northeast façade of Building C), and new exterior walls where none previously existed will be constructed (facing walls of Building B & D). The infill is proposed to be Hardi-board and Hardi panels to differentiate the infill areas from the original masonry walls above. Exterior walls which had become internal and may have been painted, will be cleaned of paint where they will be restored to exterior walls.

The original windows in the Dye House buildings have been previously replaced with an inconsistent mix of not-historically-correct vinyl replacement windows. Two original windows are visible in photograph 13 (Building 3/C). The full paired double-hung wood window had a 12/12 light with a segmental arched top sash. The replacement windows are generally paired 9/9 lights with a segmental arched transom in some openings, and with 9/9 sash with solid-infill arched panels in other openings. None of the windows have exterior applied grids, only internal sandwiched grids. The proposed plan is to retain most of the replacement windows. Previously infilled window openings that will be reopened, or which will be exposed to the exterior with the demolition of infill buildings, and enlarged window openings, will receive new aluminum windows to match the historic configuration, and in some cases will match the existing non-historic configuration, though new aluminum windows will have exterior applied grids. Some existing door openings and some new door openings will have new paired wood paneled and half glass doors with glass divided light transoms above.

The interiors are all open mill floors, some with newer partitions. Ground floors are concrete, and upper floors are wood. Masonry walls are a mix of bare sandblasted brick and painted brick. Non-original partitions will be removed, and the mill floors will be partitioned with

apartment units along a double-loaded corridor. Bare brick walls and wood framing will remain exposed, and painted brick and timber framing will be repainted. Concrete first floors will be removed for the installation of below slab plumbing, and repoured and polished. Wood floors will be retained and refinished where found in good condition, or patched/replaced in kind. Ceilings will be exposed within units and hallways, except over bathroom/kitchens within units. Spiral ducts will be exposed but will be held well-back from windows.

There are a couple of original or older staircases, though none that are architecturally distinguished. Older staircases will be retained, while newer or discontinuous staircases will be removed. New egress stairs will be added as required, including some exterior covered staircases.

The Electric utility company is requiring that all meters be installed on an easily accessible exterior location. Unfortunately, despite attempts to be allowed to locate them in an accessible interior room to avoid a visual eyesore, or the need to physically attach them to the masonry, this option was not allowed. Therefore, there are several locations, indicated in plan, where large banks of meters will be attached to the exterior of the building. Locations have been kept to interior courtyards to minimize their visibility.

Mechanical units that are 42" tall, one for each apartment, will be located on rooftops and will be held back a minimum of 15' from roof edges. Roof vents will similarly exit the roof and should also be held back – preferably behind the mechanical units – to minimize roof clutter.

The rehabilitation of the Sayles Dye House is challenging to the extent that buildings have been interconnected over time, resulting in a great deal of undesirable internal windowless spaces that have deteriorated, and which limit the potential to rehabilitate the original and intact earlier buildings fully. Though we do regret the loss of the two story section of Building X, which would have screened much of the interior demolition from Industrial Circle/Moshassuck Road, we understand that structural deterioration of the second floor, and emergency vehicle access to the interior of the complex made this unachievable. In addition, our initial concern regarding the separation of building D from Building B (originally identified as a single Building 2 in the Part 1), was somewhat alleviated when a site visit revealed that the section proposed for removal is perhaps an infill, as it is two stories in height, while the rest of Building B is three stories in height, and the roof of Building D is higher than the roof of the section being removed. The proposed retention of the lower three feet of wall between masonry openings will provide archaeological evidence of the connector structure. The remainder of Building X was entirely internal to the site and its loss does not result in the loss of historic character of the remaining buildings. With few exceptions, the proposed demolition will expose walls that were originally exterior masonry walls and will be restored as such. We do not object to the proposed demolition.

We recommend approval of the Part 2 with conditions.

CONDITIONS THAT MUST BE MET FOR APPROVAL

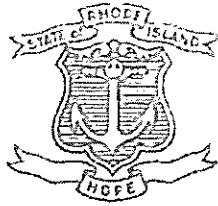
Replacement Windows. The fact that existing replacement windows do not replicate the

historic window configuration should not in any way relieve the developer from installing historically correct replacement windows in openings where poor replacement windows do not already exist, such as in infilled openings that will be reopened, or where existing windows are being altered or replaced. Where doors are being added, transoms must be multi-light segmental arched units, not solid infill (noting in particular the proposed Walker Street façade showing solid infill). The surviving 12/12 wood window shown in photo 13 must be measured and documented including brick mold and sill profile, sash and glass dimensions and drawn in elevation and section at a minimum of 1"= 1'-0". Proposed aluminum replacement windows should be shown in the same scale in elevation and section with dimensions of the same features of the existing window. Trapezoidal muntins must be applied to the exterior of the glass as well as sandwiched between the panes. Proposed window drawings must be reviewed and approved by the RIHPHC staff prior to construction.

•Masonry Cleaning and Repointing. Cleaning samples of paint or stain removal from exterior masonry must be reviewed and approved prior to construction. Repointing mortar must match the color and texture of the historic mortar and care must be taken not to enlarge mortar joints during the process of removing existing mortar prior to repointing. Samples of repointing mortar must be prepared for review and approval by RIHPHC staff prior to construction.

•New Site Features. Provide details, elevations and sections of proposed new site features such as guard railings – especially at new retaining wall on Walker Street, and new exterior staircases, and paving materials.

•Interior Common Areas. We recommend that all interior common spaces, such as lobbies, corridors and community rooms be painted as they would have been historically – including existing sandblasted bare walls. Interior masonry which is unpainted and has not been sandblasted may remain unpainted.



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION
Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

2013 Rhode Island Historic Preservation Tax Credit ESTIMATED PROJECT TIME-LINE

Instructions

The regulations for the 2013 Rhode Island Historic Preservation Tax Credit require that applications include a reasonably detailed project time-line with the Part 2 Application: Proposed Historic Rehabilitation. The time-line must provide sufficient detail to establish dates when various project elements are estimated to be completed and to set project cost projections associated with those dates. The information included in the time-line will be based on the Applicant's best estimates; actual dates when project elements are completed and actual project costs associated with those dates may vary from the Part 2 estimates. In accordance with the 2013 Rhode Island Historic Preservation Tax Credit regulations, Applicants will be asked to report to the Division of Taxation and the Historical Preservation & Heritage Commission on the actual progress of the project.

The Estimated Project Time-line should show project costs, not only projected Qualified Rehabilitation Expenses associated with major construction targets and projected dates that these work items will be completed. Include work items and major milestones such as: architectural & engineering drawings/construction document completion; application for permits, bidding/construction award; construction start date; major work items through certificate of occupancy. Provide additional information as appropriate.

A simple bar graph without associated costs is not sufficient, nor is an estimated project budget without estimated dates for work benchmarks with the associated project costs.

Complete the attached form and return it to the Rhode Island Historical Preservation & Heritage Commission.

ESTIMATED PROJECT TIME-LINE

Project Name: Walker Lofts

Project Address: 40 Walker Street

Item No.	Description of Work	Estimated Cost	Estimated Completion Date
1	Architectural & Engineering Completed	\$450,000	Completed July 2023, Updated October 2024
2	Construction Contract Awarded	-	Contractor Selected August 2023, Contract Issued December 2024
3	Contractor Authorization to Proceed	-	Anticipated April 2025
4	Building Permit Application Filed	\$310,000	November 2024
6	Exterior Envelope Rehabilitation	-	
a.	Demolition/Structural Repairs	\$700,000	Anticipated Start April/May 2025
b.	Masonry/Carpentry Repairs	\$2,350,000	Anticipated Start August 2025
c.	Roof	\$1,325,000	Anticipated Start August 2025
d.	Windows	\$850,000	Anticipated Start October 2025
7	Interior Rehabilitation Completed	-	
b.	Rough Framing	\$2,705,000	Anticipated Start December 2025
c.	Plumbing, Mechanical, Electrical, Sprinklers	\$9,500,000	Anticipated Start March 2026
d.	Interior Finishes	\$5,500,000	Anticipated Start October 2026
8	Final Site Work/Landscaping	\$900,000	Anticipated Start February 2027
10	Project Completed and Certificate of Occupancy	-	Anticipated July/August 2027

Exhibit C: Tax Credit Methodology Election and Fee Payment

[Attach Original of Form HTC-V -2013: "Rhode Island Historic Structures-Tax Credit-Processing Fee Form"]

State of Rhode Island and Providence Plantations
Form HTC-V-2013
 Historic Structures Tax Credit Processing Fee Form



13130399990101

Name Walker Lofts LP		Federal employer identification number	
Address 30 S 15th Street Suite 301			
Address 2			
City, town or post office Philadelphia	State PA	ZIP code 19102	E-mail address

Part A - Project Information

1 Project name: Walker Lofts

2 Project location: 40 Walker Street Lincoln, RI 02865

3 Project number: #13-169

Part B - Processing Fee Calculation Complete lines 1, 2, 3 and 7. If you wish to revise the amounts from your Form HTC-13, complete lines 1 through 7. NOTE: You cannot receive more Historic Preservation Tax Credits 2013 than what you initially applied for. If line 6 is more than line 3, you must change line 4 or 5, or both.

1 Estimated Qualified Rehabilitation Expenditures from 2013 application - Form HTC-13.....	1	30,537,000
2 Credit Percentage Elected - 20% or 25% from 2013 application - Form HTC-13.....	2	20 %
3 Estimated Historic Preservation Tax Credits 2013 from 2013 application - Form HTC-13.....	3	5,000,000
4 Revised Estimated Qualified Rehabilitation Expenditures.....	4	
5 Revised Credit Percentage Elected - 20% or 25%.....	5	%
6 Revised Estimated Historic Preservation Tax Credits 2013 amount.. CANNOT BE MORE THAN LINE 3 CREDIT AMOUNT	6	
7 Total processing fee due. Multiply line 1 or line 4, whichever is applicable, by 3% (0.0300)..	7	750,000

Make cashier's check or money order payable to the RI Division of Taxation. This fee is non-refundable. Pursuant to R.I.G.L. 44-33.6, Historic Preservation Tax Credits 2013, applicants are required to pay a non-refundable processing fee equal to 3% of Qualified Rehabilitation Expenditures as estimated on their Application for Rhode Island Historic Preservation Tax Credits 2013.

If you are revising the amount of Estimated Qualified Rehabilitation Expenditures for which you initially applied on your Application for Rhode Island Historic Preservation Tax Credits 2013, you acknowledge and agree that you waive all rights, claims and entitlements to Historic Preservation Tax Credits associated with the difference between the amount initially applied for (line 3) and the revised amount noted on line 6 above.

This 3% non-refundable processing fee must be paid prior to entering into a contract with the RI Division of Taxation under this program. Qualified applicants have 30 days from the date of Part 2 certification from the RI Historical Preservation & Heritage Commission to pay this non-refundable fee, and enter into a contract with the RI Division of Taxation.

Under penalties of perjury, I declare that I have examined this form and to the best of my knowledge and belief, it is true, accurate and complete.

Applicant signature 	Print name Philip Balderston	Date 03/10/2025	Telephone number
Applicant address 30 S 15th Street Suite 301	City, town or post office Philadelphia	State PA	ZIP Code 19102

AGREEMENT ADDENDUM

RHODE ISLAND DEPARTMENT OF REVENUE, through its DIVISION OF TAXATION

PREVAILING WAGE REQUIREMENTS (R.I. Gen. Laws § 37-13-1 *et seq.*)

Per R.I. Gen. Laws § 44-33.6-3, Historic Preservation Tax Credits 2013 projects in excess of \$10,000,000 are subject to the prevailing wage requirements beginning January 1, 2023. Projects in excess of \$10,000,000 are those projects whose estimated qualified rehabilitation expenses as reported in the Historic Preservation Tax Credits 2013 agreement are greater than \$10,000,000 or whose actual qualified rehabilitation expenses expended are greater than ten million dollars \$10,000,000. The prevailing wage requirements are generally set forth in R.I. Gen. Laws § 37-13-1 *et seq.* These requirements refer to the prevailing rate of pay for regular, holiday, and overtime wages to be paid to construction workers as defined in R.I. Gen. Laws § 44-33.6-2(5).

As of the date of this Agreement Addendum, all contractors and subcontractors engaged in a Historic Preservation Tax Credits 2013 project in excess of \$10,000,000 are required to:


1. Submit to the Division of Taxation a list of the contractor's subcontractors for any part or all of the prevailing wage work in accordance with R.I. Gen. Laws § 37-13-4;
2. Pay all prevailing wage employees at least once per week and in accordance with R.I. Gen. Laws § 37-13-7;
3. Post the prevailing wage rate scale and the Department of Labor and Training's prevailing wage poster in a prominent and easily accessible place on the work site in accordance with R.I. Gen. Laws § 37-13-11; posters may be downloaded at <https://dlt.ri.gov/requiredposters/> or obtained from the Department of Labor and Training, Center General Complex, 1511 Pontiac Avenue, Cranston, Rhode Island;
4. Access the Department of Labor and Training website at <https://dlt.ri.gov> on or before July 1st of each year, until such time as the project is completed, to ascertain the current prevailing wage rates and the amount of payment or contributions for each covered prevailing wage employee and make any necessary adjustments to the covered employee's prevailing wage rates effective July 1st of each year in compliance with R.I. Gen. Laws § 37-13-8;

5. Attach a copy of this Agreement Addendum and its attachments as a binding obligation to any and all contracts between the contractor and any subcontractors and their assignees for prevailing wage work performed pursuant to this contract;
6. Provide for the payment of overtime for prevailing wage employees who work in excess of eight (8) hours in any one day or forty (40) hours in any one week as provided by R.I. Gen. Laws § 37-13-10;
7. Maintain accurate prevailing wage employee payroll records on a Rhode Island Certified Weekly Payroll form available for download at <https://dlt.ri.gov/wrs/prevailingwage/> as required by R.I. Gen. Laws § 37-13-13, and make those records available to the Department of Labor and Training upon request;
8. Furnish the fully executed Rhode Island Certified Weekly Payroll Form to the Division of Taxation on a monthly basis for all work completed in the preceding month.
9. Maintain on the work site a fully executed Rhode Island Certified Prevailing Wage Daily Log listing the employees of each contractor, subcontractor, and their assignees employed each day on the project site; the Rhode Island Certified Prevailing Wage Daily Log shall be available for inspection on the project site at all times. Where applicable, furnish both the Rhode Island Certified Prevailing Wage Daily Log together with the Rhode Island Weekly Certified Payroll to the Division of Taxation.
10. Any violation of the requirements under R.I. Gen. Laws § 37-13-13 for Rhode Island Certified Weekly Payroll Forms and Daily Logs will result in the Department of Labor and Training imposing a penalty on the contractor, subcontractor, and/or assignee of a minimum of one hundred dollars (\$100) for each calendar day of noncompliance.
11. Assure that all covered prevailing wage employees on construction projects have an OSHA ten (10) hour construction safety certification in compliance with R.I. Gen. Laws § 37-23-1;
12. Employ apprentices for the performance of the awarded contract and comply with the apprentice to journey-person ratio for each trade approved by the apprenticeship council of the Department of Labor and Training in compliance with R.I. Gen. Laws §37-13-3.1;
13. Assure that all prevailing wage employees who perform work which requires a Rhode Island trade license possess the appropriate Rhode Island trade license in compliance with Rhode Island law; and
14. Comply with all applicable provisions of R.I. Gen. Laws §37-13-1, *et seq.*


Any questions or concerns regarding this Agreement Addendum should be addressed to the attorney of the contractor, subcontractor, or assignee. Additional Prevailing Wage information may be obtained from the Department of Labor and Training at <https://dlt.ri.gov/wrs/prevailingwage/>.

CERTIFICATION

I hereby certify that I have reviewed this Agreement Addendum and understand my obligations as stated above.

By:  _____
Title: General Partner _____

Subscribed and sworn before me this 10 day of Mar., 2025

 _____
Notary Public
My commission expires: 4/3/28

Commonwealth Of Pennsylvania - Notary Seal
Richy Hu, Notary Public
Philadelphia County
My Commission Expires April 3, 2028
Commission Number 1445328