

August 1, 2025

Steven Contente
Town Administrator
Town of Bristol
10 Court Street
Bristol, RI 02809

**Re: Request for Tax Abatement under Section 8 of the Tax Stabilization Agreement –
Parcel 135-0012-000**

Dear Town Administrator Contente:

On behalf of The Pokanoket Management Group, trustee of the Pokanoket Tribe Land Trust, I respectfully submit this letter pursuant to Section 8 of the Tax Stabilization Agreement for Real Property (“TSA”), effective December 31, 2024, between the Town of Bristol and The Pokanoket Management Group (“PMG”). We request a discretionary abatement of real property taxes attributable to Parcel 135-0012-000, which contains a multi-family residence used exclusively to support the historic preservation and land stewardship obligations outlined in the TSA.

As you are aware, Section 8 of the TSA expressly permits the Town to “voluntarily choose to grant abatements of some part or all of the Annual Payments” where such abatements are in the public interest, including for Parcel 135-0012-000, “upon submission of sufficient evidence by the Owner that such parcel is being used only in full support of the preservation and maintenance of the historic values of the Property and is not providing any unrelated income to the Owner.”

To this end, we submit that both criteria are satisfied and that abatement of the portion of the Annual Payment associated with this parcel is warranted.

Use of Parcel for Stewardship – Not for Income

The residence on Parcel 135-0012-000 is occupied under a Caretaker Lease Agreement by individuals whose tenancy is conditioned on their performance of defined preservation responsibilities. These include maintaining trails, protecting cultural and ecological features, monitoring for unauthorized use, coastline restoration and maintenance, agricultural and ecological restoration and production, and maintaining the integrity the property (above and beyond the parcel itself) in alignment with the Tribe’s ancestral stewardship obligations. The lease prohibits any commercial or unrelated activity, and no net income is derived from this arrangement. Any payments by the caretakers go solely toward utility expenses and upkeep and are not treated as rent or profit.

Public Interest and Compliance with R.I. Gen. Laws § 44-3-9(a)

The parcel is an integral part of the historic and environmental conservation purpose recognized under R.I. Gen. Laws § 44-3-9(a), the statutory authority supporting the TSA. The Pokanoket Tribe’s use of this property aligns with the Town’s shared interest in preservation of

cultural heritage, coastal ecology, and open space. Continued caretaker presence is necessary to fulfill this public interest role.

Supporting Evidence

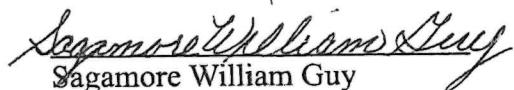
We enclose the following documentation in support of this request:

- A copy of the Caretaker Lease Agreements for Parcel 135-0012-000;
- an Affidavit from Sagamore William Guy, Executive Director of PMG, affirming the parcel's use and non-income-generating nature; and
- a summary, including visuals, of caretaker responsibilities and activities performed in support of land preservation.

Accordingly, we respectfully request that the Town exercise its discretion under Section 8 of the TSA to grant an abatement of the portion of the Annual Payment attributable to Parcel 135-0012-000 for the term of the current agreement. We are prepared to meet with you or present additional documentation as needed to facilitate this request.

Thank you for your consideration of this matter and for your continued collaboration in supporting the preservation and cultural vitality of this land.

Respectfully,



Sagamore William Guy
Executive Director
Pokanoket Management Group

Enclosures:

1. Caretaker Lease Agreement
2. Affidavit of Sagamore William Guy
3. Summary of Preservation Activities

cc:

Taino Palermo, Esq. (via E-mail)
Andy Teitz, Esq. (via E-mail)