

**REGULAR MEETING OF THE  
FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT  
AND REVITALIZATION DISTRICT**

**Thursday, June 30, 2022 – 10:00 AM**

**The public and the board members may access the online meeting  
via Zoom Video Conference at:**

<https://us02web.zoom.us/j/88517392306?pwd=Q2FWz9bYXWNqc-zMTADVgXnU4e9Riv.1>

**Meeting ID: 885 1739 2306**

**Password: 953538**

**A G E N D A**

**NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the FDBIRD Board of Directors and to the general public that, at this meeting, the Board may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the District's attorney on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3).*

1. Call to Order
2. Roll Call
3. Approval of Minutes from the Regular Board Meeting of June 16, 2022.
4. Consideration and Adoption of Resolution No. 2022-03: A resolution of the District Board of the Flagstaff Downtown Business Improvement and Revitalization District (District) adopting the property tax assessments for fiscal year 2022-2023.
5. PUBLIC PARTICIPATION

*Public Participation enables the public to address the Board about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed.*

6. Adjournment

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m. in accordance with the statement filed by the Board with the District Clerk.

\_\_\_\_\_ Stacy Saltzburg, MMC, District Clerk

**REGULAR MEETING OF THE  
FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT  
AND REVITALIZATION DISTRICT**

**Thursday, June 16, 2022 – 10:00 AM**

**MINUTES**

**NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION**

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the FDBIRD Board of Directors and to the general public that, at this meeting, the Board may vote to go into executive session, which will not be open to the public, for legal advice and discussion with the District's attorney on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A) (3).*

1. Call to Order

Vice Chairman Steve Chatinsky called the Regular Meeting of April 12, 2022 to order at 10:03 a.m.

2. Roll Call

**MEMBERS PRESENT:**

Vice Chairman Steve Chatinsky (virtually)  
Member Jerry McLaughlin (virtually)  
Member John VanLandingham (virtually)

**MEMBERS ABSENT:**

Chairman Dave Stilley  
Member Karen Kinne-Herman

Others present: District Attorney Rose Winkler; District Treasurer Brandi Suda; District Clerk Stacy Saltzburg; FDBA Director Terry Madeksza

3. Approval of Minutes of the Regular Board Meeting of April 12, 2022 and June 2, 2022.

**Member John VanLandingham moved to approve the minutes of April 14, 2022 and June 2, 2022; seconded by Member Jerry McLaughlin; passed unanimously.**

4. Recess into Special Meeting

The Board recessed into a Special Meeting at 10:17 a.m.

5. Consideration and Adoption of Resolution No. 2022-02: A resolution of the District Board of the Flagstaff Downtown Business Improvement and Revitalization District (District) adopting the budget for fiscal year 2022-2023

Ms. Suda stated that the resolution under consideration is to adopt the final budget of the District. Adopting the resolutions will set the budget for the upcoming year. In two weeks, on June 30, 2022 the Board will meet again to adopt the property tax levy.

**Member Jerry McLaughlin moved to adopt Resolution No. 2022-02; seconded by Member John VanLandingham; passed unanimously.**

6. Reconvene Regular Meeting

The Board reconvened into the regular meeting at 10:20 a.m.

7. FDBA Director Report

No report given for this meeting.

8. PUBLIC PARTICIPATION

*Public Participation enables the public to address the Board about an item that is not on the agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed.*

There were no members of the public in attendance.

9. Adjournment

The Regular Meeting of the Flagstaff Downtown Business Improvement District of June 16, 2022 adjourned at 10:21 a.m.

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Chairman

ATTEST:

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Stacy Saltzburg, District Clerk

**FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT  
AND REVITALIZATION DISTRICT OF FLAGSTAFF, ARIZONA**

RESOLUTION NO. 2022-03

A RESOLUTION OF THE DISTRICT BOARD OF THE FLAGSTAFF  
DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION  
DISTRICT OF FLAGSTAFF ADOPTING THE PROPERTY TAX  
ASSESSMENTS FOR FISCAL YEAR 2022-2023

**WHEREAS**, by the provisions of State law, the resolution levying taxes for fiscal year 2022-2023 is required to be finally adopted not later than the third Monday in August, and

**WHEREAS**, the County of Coconino is the assessing and collecting authority for the Flagstaff Downtown Business Improvement and Revitalization District of Flagstaff, Arizona ("District").

**NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT OF FLAGSTAFF, ARIZONA AS FOLLOWS:**

Section 1. There is hereby levied a secondary property tax which is a sum certain based on the 2021 Tax Year assessed value of all real property within the boundaries of the Flagstaff Downtown Business Improvement and Revitalization District of Flagstaff, Arizona, except such property as may be by law exempt from taxation or is excluded from the District, which includes any story above the second floor, for the fiscal year ending on the 30th day of June, 2022.

Section 2. That the District Clerk is hereby directed to transmit a certified copy of this resolution to the County Assessor and the Board of Supervisors of the County of Coconino, Arizona.

Section 3. Effective Date. The tax levy imposed by this Resolution shall take effect August 1, 2022.

PASSED by the District Board of the Flagstaff Downtown Business Improvement and Revitalization District this 30th day of June, 2022.

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
District Clerk

APPROVED AS TO FORM:

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Attorney for the District

ATTACHMENTS:

Attachment A: Legal Description of District

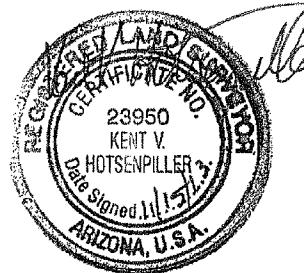
Attachment B: Assessment by Parcel within the District

EXHIBIT A

The following is a description of parcels of land as shown on the Flagstaff Plat as recorded in Book 1 of Maps, Page 16, Coconino County Records, situate in the SE¼ of section 15 and the SW¼ of section 16, Township 21 North, Range 7 East, G.& S.R.M., Flagstaff, Coconino County, Arizona being more particularly described as follows:

Lots 1 through 12, Block 3A of said plat;  
Lots 1 through 12, Block 34 of said plat;  
Lots 1 through 12, Block 33 of said plat;  
Lots 1 through 24, Block 32 of said plat;  
Lots 1 through 27, Block 2A of said plat;  
Lots 1 through 26, Block 19 of said plat;  
Lots 1 through 24, Block 18 of said plat;  
Lots 1 through 24, Block 17 of said plat;  
Lots 1 through 24, Block 1A of said plat;  
Lots 1 through 24, Block 6 of said plat;  
Lots 1 through 24, Block 5 of said plat;  
Lots 1 through 24, Block 4 of said plat;

Assessor Parcel 100-44-006A, ATSF Railroad;  
Assessor Parcel 100-44-001, BNSF Railroad;  
Assessor Parcel 100-44-002A, BNSF Railroad;  
Assessor Parcel 100-44-006B, Flagstaff Chamber of Commerce;  
Assessor Parcel 100-44-005A, City of Flagstaff;  
Assessor Parcel 100-44-004D, City of Flagstaff;  
Assessor Parcel 100-44-003E, BNSF Railroad;  
Assessor Parcel 100-44-003C, City of Flagstaff;  
Assessor Parcel 100-44-004E, City of Flagstaff;  
Assessor Parcel 101-27-002D, City of Flagstaff;  
Assessor Parcel 101-27-002C, ATSF Railroad;  
Assessor Parcel 101-27-001C, BNSF Railroad;



Expires: 8/31/15

Including the Rights-of-Way as shown.

Exclusions from District:

1. With respect to any multi-story building located in the district, any story above the second floor shall be excluded from the district. In the event a new building is constructed after formation of the district, the same rule shall apply. For district purposes, the property value of that portion of a multi-story building located within the district shall be determined by the Coconino County Assessor.
2. All personal property, as determined by the Coconino County Assessor.

Said parcels shown on the attached Exhibit B which by this reference is made a part hereof.

**Mogollon** Engineering and Surveying, Inc.

411 W. Santa Fe Ave. Flagstaff, AZ 86001- P.O.-Box 1952 Flagstaff, AZ 86002-mogollon99@aol.com- 928-214-0214

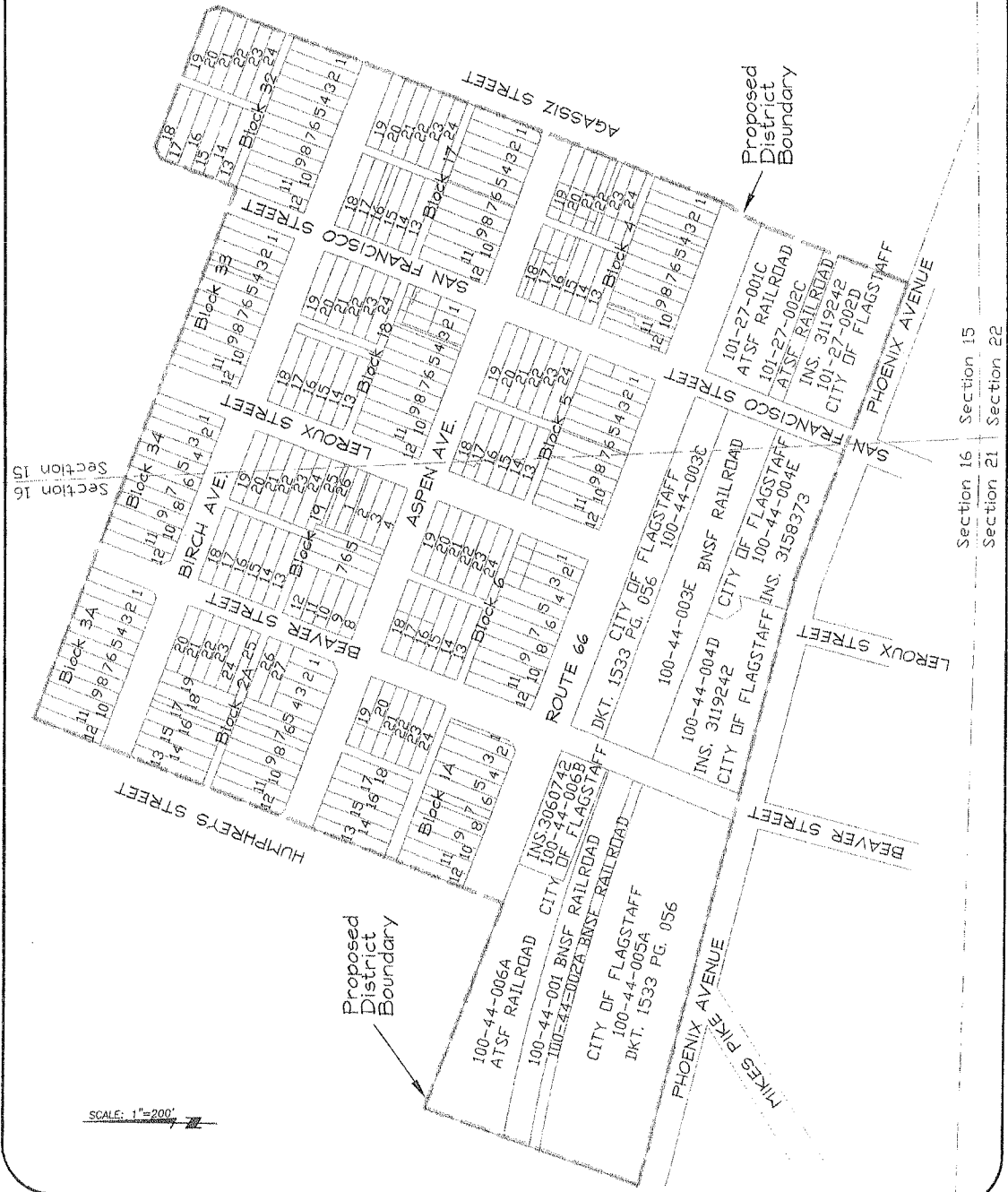
**FLAGSTAFF BUSINESS  
IMPROVEMENT AND  
REVITALIZATION DISTRICT  
LEGAL DESCRIPTION EXHIBIT**

FLAGSTAFF TOWNSITE, BOOK  
1 OF MAPS PAGE 16,  
COCONINO COUNTY RECORDS  
LOCATED IN THE SE1/4  
SECTION 16 AND THE SW1/4  
SECTION 15, T 21 N, R 7 E,  
FLAGSTAFF, COCONINO  
COUNTY, ARIZONA

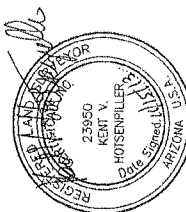
Including the Rights-of-Way as shown.

**Exclusions from District:**

1. With respect to any multi-story building located in the district, any story above the second floor shall be excluded from the district. In the event a new building is constructed after formation of the district, the same rule shall apply. For district purposes, the property value of that portion of a multi-story building located within the district shall be determined by the Coconino County Assessor.
2. All personal property, as determined by the Coconino County Assessor.



SCALE: 1"=200'



Expires on 3/31/12

Information shown hereon is from  
City of Flagstaff G.I.S. No field  
work was performed by **MOCOLLON**  
Engineering & Surveying, Inc.

**Mogollon Engineering & Surveying, Inc.**  
All N. Santa Fe Ave., Flagstaff, AZ 86002  
Phone: 929-24-0244 Fax: 929-49-0055

**Mogollon Engineering & Surveying, Inc.**  
PROJECT NO. 10508 REVISIONS: 11/16 Add exclutions  
DATE: 11/15/10  
DRAWN BY: KWH  
CHECKED BY: [Signature]  
HORIZ. SCALE: 1"=200'  
MESH#13058

**EXHIBIT B**  
FLAGSTAFF BUSINESS IMPROVEMENT  
11/15/13

**Flagstaff Downtown Revitalization District  
Special Assessments**

2001 - FLAG DWTN REV DIST					*Note: Salmon highlight indicates adjusted value calculated.
Tax Year:		2022			
Budget:	\$	155,930			
Factor		1.496			
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
C0000058	99956795	198	3	CENTURYLINK COMMUNICATIONS LLC	
C0008407	99956729	529,591	7,923	QWEST CORPORATION	
C0030049	99954650	204,208	3,055	ARIZONA PUBLIC SERVICE COMPANY	
C0039313	99964650	116	2	ARIZONA PUBLIC SERVICE COMPANY (EPF)	
C0043457	99956789	82	1	T-MOBILE	
C0055218	99951701	22,123	331	BNSF RAILWAY COMPANY	
C0056344	99954660	23,251	348	UNISOURCE ENERGY CORPORATION	
C0056345	99964660	495	7	UNISOURCE ENERGY CORPORATIO (EPF)	
C0061761	99965650	309	5	ARIZONA PUBLIC SERVICE COMPANY (CWIP)	
C0224631	99965660	145	2	UNISOURCE ENERGY CORPORATION (CWIP)	
R0010378	10020018	124,988	1,870	FLEMING BROTHERS LLC	
R0010379	10020019A	45,262	677	SCHURING ML REVOCABLE LIVING TRUST DTD 08-12-04	
R0010380	10020021A	120,364	1,801	LOLAS KIDS LLC	
R0010381	10020023	97,026	1,452	MT JULIET PROPERTIES LLC	
R0010382	10020024	58,061	869	ODEGAARD VAN H	
R0010383	10020025	147,419	2,205	ORPHEUM HOLDINGS LLC	
R0010384	10020026	179,463	2,685	WEATHERFORD HOTEL INC	
R0011648	10118001	11,309	169	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011649	10118002	86,553	1,295	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011650	10118003C	119,610	1,789	DOWNRIVER ADVENTURES LLC	
R0011651	10118004	209,027	3,127	ARIZONA BANK	
R0011655	10118008A	400,912	5,998	HERMAN & KINNE LLC	
R0012364	10019007	147,978	2,214	GEILE MANAGEMENT LLC	
R0012365	10019008A	87,649	1,311	LEROUX RETAIL LLC	
R0016235	10121012	81,038	1,212	COAST & MOUNTAIN PROPERTIES	
R0016236	10121013A	138,965	2,079	COAST & MOUNTAIN PROPERTIES	
R0016237	10121016A	26,669	399	PUCHTECA INVESTMENT GROUP LLC	
R0016238	10121016B	33,653	503	FLAG RETAIL CENTER LLC	
R0016239	10121016C	35,939	538	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0016240	10121016D	53,792	805	DA VINCI INVESTMENTS LLC	
R0016241	10121016E	16,149	242	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0017152	10121017	36,747	550	TANN SANDRA	



**Flagstaff Downtown Revitalization District  
Special Assessments**

20001 - FLAG DWTN REV DIST				*Note: Salmon highlight indicates adjusted value calculated.
Tax Year:		2022		
Budget:	\$	155,930		
Factor		1.496		
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner
R0017153	10121018	38,281	573	POUENMUANG ARIN & CHENNAPHA
R0017154	10121019	49,386	739	MCCORMICK DAVID
R0017155	10121020	104,004	1,556	MCCORMICK DAVID
R0017236	10127002C	11,584	173	BNSF RAILWAY COMPANY
R0023890	10020017	133,091	1,991	2201 N 7TH LLC
R0027573	10121007	102,501	1,533	STILLEY PETER B & MOLLY W
R0027574	10121008	25,198	377	COAST & MOUNTAIN PROPERTIES
R0027575	10121009	103,357	1,546	COAST & MOUNTAIN PROPERTIES
R0027576	10121010	51,888	776	WONG FAMILY TRUST UA DTD 07-01-10
R0027577	10121011	31,587	473	104 EAST ROUTE 66 FLAGSTAFF LLC
R0027698	10121021A	76,540	1,145	COAST & MOUNTAIN PROPERTIES
R0027699	10121022	10,044	150	STILLEY PETER B & MOLLY W
R0028358	10019014B	143,953	2,154	MOAR PROPERTIES LLC
R0028359	10019016	61,904	926	MATTINGLY ALBERT PAUL JR & PATSY S
R0028360	10019017	73,656	1,102	KKHMH PROPERTIES LLC
R0028361	10019018	90,016	1,347	ABLE BUILDING LLC
R0030400	10019001A	124,992	1,870	LEVITAN FAMILY TRUST DTD 10-15-98
R0030401	10019001B	73,436	1,099	BABBITT JIM & HELENE REVOCABLE TRUST DTD 10-22-12
R0033992	10138001	91,468	1,368	BABBITT FOUNDATION
R0033993	10138002	61,331	918	107 CORPORATION
R0033994	10138003	76,197	1,140	BABBITT FOUNDATION
R0042526	10119002	21,267	318	121 EAST BIRCH LLC
R0042527	10119003A	10,335	155	CRAVEN ENTERPRISES LLC
R0042528	10119003B	10,635	159	121 EAST BIRCH LLC
R0042529	10119004	10,932	164	CRAVEN ENTERPRISES LLC
R0042530	10119005	250,814	3,752	CRAVEN ENTERPRISES LLC
R0042531	10119006A	222,649	3,331	LIMBER PINE ENTERPRISES II LLC
R0042532	10119007A	191,754	2,869	FLAGSTAFF LODGE NO 7 FREE & ACCEPTED MASONS
R0043118	10044006A	14,944	224	BNSF RAILWAY COMPANY
R0043119	10044006B	133,330	1,995	FLAGSTAFF CHAMBER OF COMMERCE
R0046285	10020027	71,147	1,064	STILLEY PROPERTIES LLC
R0046286	10020028	22,293	334	SCHEURING ML REVOCABLE LIVING TRUST DTD 08-12-04

**Flagstaff Downtown Revitalization District  
Special Assessments**

20001 - FLAG DWTN REV DIST				*Note: Salmon highlight indicates adjusted value calculated.
Tax Year:		<b>2022</b>		
Budget:	\$	<b>155,930</b>		
Factor		<b>1.496</b>		
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner
R0046288	10021003A	86,758	1,298	SILO HOLDINGS LLC
R0046289	10021005	88,925	1,330	BERARDI INVESTMENTS NO 2 LLC
R0046290	10021006	91,679	1,372	TULSI 1 LLC
R0053276	10010001C	398,695	5,964	VALLEY NATIONAL BANK ARIZONA
R0055571	10119001A	43,244	647	121 EAST BIRCH LLC
R0056732	10019004A	331,197	4,955	M2M2 INVESTMENTS LLC
R0061631	10020001A	42,019	629	L & D BUILDING LLC
R0061632	10020001B	26,274	393	TIRAKUL SUCHADA
R0061633	10020002	46,383	694	PUCHTECA INVESTMENT GROUP LLC
R0061634	10020003	93,443	1,398	KRAISORN INVESTMENT LLC
R0061635	10020004A	128,945	1,929	PHX AV PROPERTIES LLC
R0061636	10020006A	49,421	739	RAMSEY'S PROPERTIES LLC
R0061637	10020007	28,892	432	RAMSEY'S PROPERTIES LLC
R0061638	10020008	35,153	526	ASPEN CONSOLIDATED INVESTMENTS LLC
R0061639	10020009	40,913	612	GEE BARBARA & LAU "PAUL" YIK PONG LIVING TRUST DTD 10-01-19
R0061640	10020010	85,475	1,279	LEROUX 66 LLC
R0061642	10020013	110,421	1,652	MERKLI VELASCO RENTALS LLC
R0061643	10020014	28,642	428	STILLEY PETER B & MOLLY W
R0061644	10020015	131,422	1,966	ASPEN GROVE LLC
R0061645	10020016	77,769	1,163	SWITZER BUILDING GROUP L L C
R0064323	10119008B	7,212	108	121 EAST BIRCH LLC
R0064324	10119008C	331,340	4,957	121 EAST BIRCH LLC
R0064325	10119009E	708,658	10,602	HOPi TRIBE ECONOMIC DEVELOPMENT CORPORATION
R0064326	10119012	424,364	6,348	VANLANDINGHAM PROPERTIES LLC
R0064327	10119013	562,373	8,413	RINK REALTY TRUST UDT DTD 8-1-78
R0352001	10019011C	831,468	12,439	FMH ENTERPRISES LLC
R0352002	10021007B	58,068	869	FMH ENTERPRISES LLC
<b>90</b>		<b>10,422,758</b>	<b>\$155,930</b>	