

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

**Tuesday, July 1, 2014 – 10:00 AM
Staff Conference Room – Second Floor
Flagstaff City Hall – 211 West Aspen, Flagstaff, Arizona**

1. Call to Order
2. Roll Call

One or more Board members may be in attendance telephonically or by other technological means.

- 3 Approval of Minutes: June 17, 2014, Regular Meeting
4. Consideration of Resolution No. 2014-09: A RESOLUTION OF THE DISTRICT BOARD OF THE FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT OF FLAGSTAFF ADOPTING THE PROPERTY TAX ASSESSMENTS FOR FY2014 – 2015
5. Approval of Agreement to Indemnify and Hold Harmless City and City staff in performance of their job functions as Clerk and Treasurer for the District.
6. Assignment of a responsible person to serve as administrative staff for the District Board and Officers.
7. Assignment of a responsible person to serve as the Single Point of Contact for the District and District members.
8. Update of IGA deliverables.
9. PUBLIC PARTICIATION

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.

10. Report of Board of Directors.
11. 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.

Dated this ____ day of _____, 2014.

Elizabeth A. Burke, MMC, District Clerk

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

**Tuesday, June 17, 2014 – 10:00 AM
Staff Conference Room – Second Floor
Flagstaff City Hall – 211 West Aspen, Flagstaff, Arizona**

MINUTES

1. Call to Order

Chairman VanLandingham called the meeting to order at 10:01 a.m.

2. Roll Call

Present:

Absent:

Chairman John VanLandingham
Member Antoinette Beiser

Member David Stilley

Others present: Dana Kjellgren, District Attorney; Barbara Goodrich, District Finance Director; Stacy Saltzburg, Deputy District Clerk; Mark Lamberson, Jim Harvel

3. Approval of Minutes: June 3, 2014, Regular Meeting

Member Beiser moved to approve the minutes of the June 3, 2014, Regular Meeting; seconded; passed unanimously.

4. Consideration of Resolution No. 2014-08: A RESOLUTION OF THE DISTRICT BOARD OF THE FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT DECLARING OFFICIAL AND ADOPTING THE RESULTS OF THE SPECIAL ELECTION HELD ON JUNE 4, 2014

Chairman VanLandingham moved to approve Resolution No. 2014-08; seconded; passed unanimously.

5. PUBLIC PARTICIATION

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.

Jim Harvel addressed the Board with concerns about the time of the meeting and suggested having a later meeting time. Ms. Kjellgren stated that the meeting time is set in the rules of procedure and would need to be changed by an action of the Board. There would also need to be consideration on the location as City Hall will not be available due to the Council meetings as well as the Clerk and Treasurer being involved in those meetings.

6. Report of Board of Directors.

Chairman VanLandingham stated that the July 1, 2014 meeting will deal with the tax levy. Ms. Kjellgren stated that the hiring of the District Manager will have to be a public procurement process under the State's procurement statutes and she will discuss with City staff if it may be possible to have assistance from the City's Procurement Director.

7. Adjournment

The Regular Meeting of the Board of the Directors of the Flagstaff Downtown Improvement and Revitalization District adjourned at 10:10 a.m.

John VanLandingham, Chairman of the Board

ATTEST:

Elizabeth A. Burke, District Clerk

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

RESOLUTION NO. 2014-09

A RESOLUTION OF THE DISTRICT BOARD OF THE FLAGSTAFF
DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION
DISTRICT OF FLAGSTAFF ADOPTING THE PROPERTY TAX
ASSESSMENTS FOR FY2014 - 2015

WHEREAS, by the provisions of State law, the resolution levying taxes for fiscal year 2014-2015 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 2014 Tax Year assessed value of all property, both real and personal 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, 2015.

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, 2014.

PASSED by the District Board of the Flagstaff Downtown Business Improvement and Revitalization District this 1st day of July, 2014.

Chairman

ATTEST:

District Clerk

APPROVED AS TO FORM:

Kjellgren & Speed, PLC
Dana H. Kjellgren

Attorney for the District

ATTACHMENTS:

Attachment A: Legal Description of District

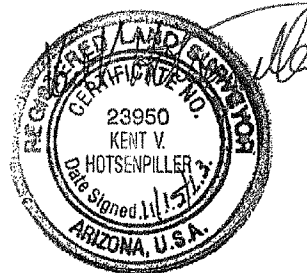
Attachment B: Assessment by Parcel within the District

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

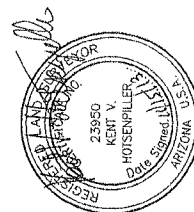
**FLAGSTAFF BUSINESS
IMPROVEMENT AND
REVITALIZATION DISTRICT
LEGAL DESCRIPTION EXHIBIT**

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

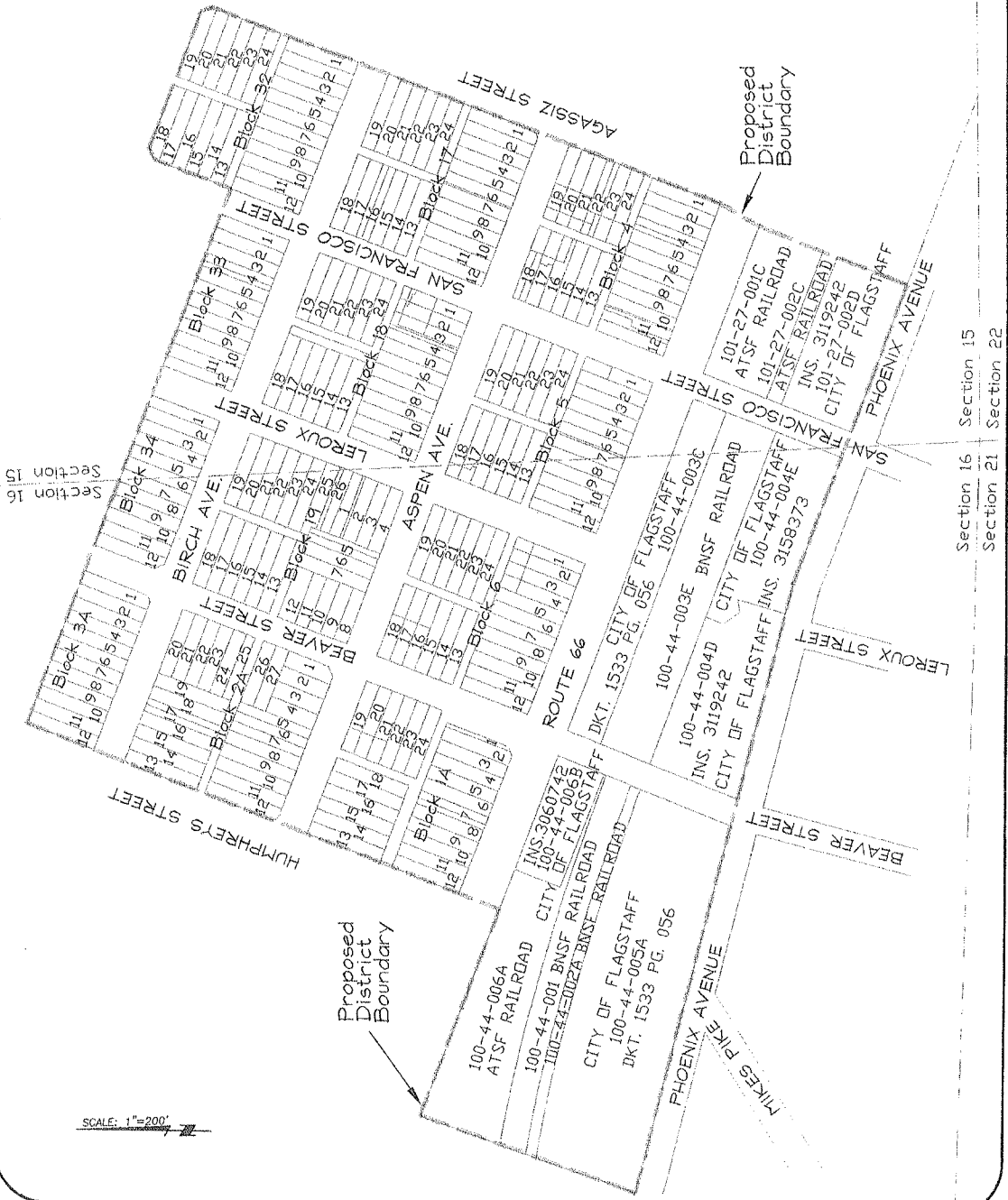
Including the Rights-of-Way as shown.

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.



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



BID Assessment Calculations

							EXCLUDING MUNICIPALITIES		
							0.19 ^^^		\$1.8057
Salmon shading represents "haircut" valuations of first 2 stories only of buildi									
APN	Title Name	Title Address	\$Full Cash Value	\$Limited Cash Value	Assessment Ratio	Total Assessed Value	FY2015 Tax Assessment per District Parcel		
10138002	107 CORPORATION THE	PO BOX 1237 FLAGSTAFF, AZ 86002	286,266	286,266	0.19	54,391	982		
10119001A	121 EAST BIRCH LLC	405 N BEAVER STE 7 FLAGSTAFF, AZ 86001	96,358	96,358	0.19	18,308	331		
10119002	121 EAST BIRCH LLC	405 N BEAVER STE 7 FLAGSTAFF, AZ 86001	95,109	95,109	0.19	18,071	326		
10119003B	121 EAST BIRCH LLC	405 N BEAVER STE 7 FLAGSTAFF, AZ 86001	47,834	47,834	0.19	9,088	164		
10119008B	121 EAST BIRCH LLC	405 N BEAVER STE 7 FLAGSTAFF, AZ 86001	32,622	32,622	0.19	6,198	112		
10119008C	121 EAST BIRCH LLC	405 N BEAVER STE 7 FLAGSTAFF, AZ 86001	2,143,450	1,608,950	0.19	305,701	5,520		
10019008A	ANDERSON ALVA EUGENE DECEDENTS TRUST ; DTD	1724 N SUNSET DR FLAGSTAFF, AZ 86001	392,001	392,001	0.19	74,480	1,345		
10118004	ARIZONA BANK	PO BOX 10566 BIRMINGHAM, AL 35296	914,179	914,179	0.19	173,694	3,136		
10020017	ASPEN CONSOLIDATED INVESTMENTS LLC	15 N SAN FRANCISCO ST FLAGSTAFF, AZ 86001	659,096	610,431	0.19	115,982	2,094		
10020015	ASPEN GROVE LLC	15 E CHERRY AVE FLAGSTAFF, AZ 86001	602,371	567,485	0.19	107,822	1,947		
10021007A	ASPEN LLC	PO BOX 789 FLAGSTAFF, AZ 86002	371,557	371,557	0.19	70,596	1,275		
10044006A	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLIN	PO BOX 961089 FORT WORTH, TX 76161	90,362	90,362	0.16	14,458	261		
10127002C	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLIN	PO BOX 961089 FORT WORTH, TX 76161	60,038	60,038	0.19	11,407	206		
10119013	AWD II LTD	123 N SAN FRANCISCO ST FLAGSTAFF, AZ 86001	3,289,988	2,613,745	0.19	496,612	8,967		
10138001	BABBITT FOUNDATION	12 E ASPEN AVE FLAGSTAFF, AZ 86001	408,352	408,352	0.19	77,587	1,401		
10138003	BABBITT FOUNDATION	12 E ASPEN AVE FLAGSTAFF, AZ 86001	570,124	546,605	0.19	103,855	1,875		
10019001B	BABBITT JIM & HELENE RVCBL TRUST TDT 10/22/12	211 E ELM AVE FLAGSTAFF, AZ 86001	303,398	284,024	0.19	53,965	974		
10121011	BARNETT P & M TRUST DTD 11-13-08	10869 MANZANITA TRL DEWEY, AZ 86327	129,400	122,167	0.19	23,212	419		
10020002	BEISER STEPHEN & ANTOINETTE CPWROS	3910 HIDDEN HOLLOW RD FLAGSTAFF, AZ 86001	190,335	179,395	0.19	34,085	615		
10121016A	BEISER STEPHEN B & ANTOINETTE S CPWROS	20 N SAN FRANCISCO ST FLAGSTAFF, AZ 86001	104,309	104,309	0.19	19,819	358		
10118001	BENNETT FRANKIE KATHERINE	2195 SW PATTULO WAY WEST LINN, OR 97068	51,067	51,067	0.19	9,703	175		
10021005	BERARDI INVESTMENTS NO 2 LLC	8439 N 83 AVE PEORIA, AZ 85345	358,201	343,932	0.19	65,347	1,180		
10019014B	BIRCH STREET PROPERTIES L L C	3567 E SUNRISE DR STE 225 TUCSON, AZ 85718	653,520	653,520	0.19	124,169	2,242		
10044001	BNSF RAILWAY COMPANY	P O BOX 961089 FORT WORTH, TX 76161-0089	77,632	77,632	0.15	11,645	210		
10044002A	BNSF RAILWAY COMPANY	P O BOX 961089 FORT WORTH, TX 76161-0089	18,539	18,539	0.15	2,781	50		
10044003E	BNSF RAILWAY COMPANY	P O BOX 961089 FORT WORTH, TX 76161-0089	78,201	78,201	0.15	11,730	212		
10118002	BOYER RC & PM FMLY TRUST DTD 10-19-98	6090 W FORT VALLEY RNCH RD FLAGSTAFF, AZ 86001	336,497	336,497	0.19	63,934	1,154		
10021003A	BUS STATION LLC	PO BOX 789 FLAGSTAFF, AZ 86002	361,698	361,698	0.19	68,723	1,241		
10019018	TULLOSS REVOCABLE LIVING TRUST (Formerly Canyc	3760 S PARK AVE STE A TUCSON, AZ 85713	404,932	391,270	0.19	74,341	1,342		
10121008	COAST & MOUNTAIN PROPERTIES	3 N LEROUX ST STE 201 FLAGSTAFF, AZ 86001	112,432	112,432	0.19	21,362	386		
10121009	COAST & MOUNTAIN PROPERTIES	3 N LEROUX ST STE 201 FLAGSTAFF, AZ 86001	484,442	484,442	0.19	92,044	1,662		
10121012	COAST & MOUNTAIN PROPERTIES	3 N LEROUX ST STE 201 FLAGSTAFF, AZ 86001	335,096	313,429	0.19	59,552	1,075		
10121013A	COAST & MOUNTAIN PROPERTIES	3 N LEROUX ST STE 201 FLAGSTAFF, AZ 86001	569,525	537,468	0.19	102,119	1,844		
10121021A	COAST & MOUNTAIN PROPERTIES	3 N LEROUX ST STE 201 FLAGSTAFF, AZ 86001	311,630	296,029	0.19	56,246	1,016		
10119003A	CRAVEN ENTERPRISES L L C	100 N SAN FRANCISCO FLAGSTAFF, AZ 86001	46,686	46,686	0.19	8,870	160		
10119004	CRAVEN ENTERPRISES L L C	100 N SAN FRANCISCO FLAGSTAFF, AZ 86001	49,334	49,334	0.19	9,373	169		
10119005	CRAVEN ENTERPRISES L L C	100 N SAN FRANCISCO ST FLAGSTAFF, AZ 86001	1,009,495	1,009,495	0.19	191,804	3,463		
10020003	DENUNE LIVING TRUST DTD 10/25/00	20 E ROUTE 66 FLAGSTAFF, AZ 86001	210,238	193,283	0.19	36,724	663		
10044006B	FLAGSTAFF CHAMBER OF COMMERCE	101 W ROUTE 66 FLAGSTAFF, AZ 86001	415,665	415,665	0.19	78,976	1,426		
10119007A	FLAGSTAFF LODGE NO 7 F & A MASONS	107 E BIRCH AVE FLAGSTAFF, AZ 86001	803,370	803,370	0.16	128,539	2,321		

BID Assessment Calculations

Salmon shading represents "haircut" valuations of first 2 stories only of buildi

EXCLUDING MUNICIPALITIES

0.19 ^^^

\$1.8057

APN	Title Name	Title Address	\$Full Cash Value	\$Limited Cash Value	Assessment Ratio	Total Assessed Value	FY2015 Tax Assessment per District Parcel
10020018	FLEMING BROTHERS LLC	5620 N 69TH PL PARADISE VALLEY, AZ 85253	561,076	528,344	0.19	100,385	1,813
10020009	GEE ROBERT & LILY TRUSTEES	1713 FORT VALLEY RD FLAGSTAFF, AZ 86001	161,256	161,256	0.19	30,639	553
10019007	GEILE MANAGEMENT LLC	PO BOX 30278 FLAGSTAFF, AZ 86003	677,391	677,391	0.19	128,704	2,324
10118008A	HERMAN & KINNE LLC	3 N LEROUX ST STE 201 FLAGSTAFF, AZ 86001	1,975,809	1,975,809	0.19	375,404	6,779
10119009E	HOPI TRIBE ECONOMIC DEVELOPMENT CORP	PO BOX 30217 FLAGSTAFF, AZ 86003	2,607,698	2,410,912	0.19	458,073	8,271
10020008	KIRSCHNICK RON	1 EAST ASPEN AVE FLAGSTAFF, AZ 86001	141,934	135,955	0.19	25,831	466
10019017	KKHMH PROPERTIES LLC	3 N LEROUX ST SUITE 201 FLAGSTAFF, AZ 86001	292,250	292,250	0.19	55,528	1,003
10020001A	L & D BUILDING LLC	2978 W 89 A SEDONA, AZ 86336	154,924	144,357	0.17	24,541	443
10020010	LEROUX/66 LLC	2 N LEROUX ST FLAGSTAFF, AZ 86001	350,886	330,587	0.19	62,812	1,134
10019001A	LEVITAN BARRY M & ARLETTE	525 E MT ELDEN LOOKOUT RD FLAGSTAFF, AZ 86001	663,797	612,702	0.19	116,413	2,102
10119006A	LIMBER PINE ENTERPRISES LLC	114 N SAN FRANCISCO SUITE 11 FLAGSTAFF, AZ 86001	923,298	923,298	0.19	175,427	3,168
10020021A	LOLA'S KIDS LLC ; CHATINSKY AM & LW FMLY TRUST	2702 CAMINO PRINCIPAL TUCSON, AZ 85715	480,528	465,527	0.19	88,450	1,597
10019004A	M2M2 INVESTMENTS LLC	508 N HUMPHREYS FLAGSTAFF, AZ 86001	1,372,667	1,372,667	0.19	260,807	4,709
10019016	MATTINGLY ALBERT PAUL JR & PATSY S JT ; MATTIN	PO BOX 40428 MESA, AZ 85274	242,557	239,421	0.19	45,490	821
10121019	MCCORMICK DAVID L & PATRICIA E	15 E CHERRY AVE FLAGSTAFF, AZ 86001	199,047	199,047	0.19	37,819	683
10121020	MCCORMICK DAVID L & PATRICIA E	15 E CHERRY AVE FLAGSTAFF, AZ 86001	495,800	495,800	0.19	94,202	1,701
10020013	MERKLI EDWARD A & MARTHA M REVOCABLE LIVIN	7 E ASPEN AVE STE 13 FLAGSTAFF, AZ 86001	517,957	517,957	0.19	98,412	1,777
10020023	MT JULIET PROPERTIES LLC	415 SCHOONER LN MT JULIET, TN 37122	394,901	394,901	0.19	75,031	1,355
10020024	ODEGAARD VAN H	2109 N 4TH ST STE 3 FLAGSTAFF, AZ 86004	231,815	226,344	0.19	43,005	777
10121018	O'HARA FAMILY TRUST U/A DTD 5/20/10	1987 FRESH AIRE FLAGSTAFF, AZ 86001	90,901	86,645	0.19	16,463	297
10020004A	PHX AV PROPERTIES LLC	113 E PHOENIX AVE STE 2 FLAGSTAFF, AZ 86001	528,810	528,810	0.19	100,474	1,814
10121016B	PORTER CURTIS A & EMILY A CPWROS	54 PINE DEL DR FLAGSTAFF, AZ 86001	134,150	134,150	0.19	25,489	460
10019002	QWEST CORPORATION	1801 CALIFORNIA STREET SUITE 2500 DENVER, CO 8020	117,485	117,485	0.19	22,322	403
10019020	QWEST CORPORATION	1801 CALIFORNIA STREET SUITE 2500 DENVER, CO 8020	156,646	156,646	0.19	29,763	537
10021006	RAMADADA INVESTMENTS INC	122 W ROUTE 66 FLAGSTAFF, AZ 86001	117,485	117,485	0.19	22,322	403
10020006A	RAMSEY'S PROPERTIES LLC	8290 E ARROYO TRL FLAGSTAFF, AZ 86004	223,627	223,627	0.19	42,489	767
10020007	RAMSEY'S PROPERTIES LLC	8290 E ARROYO TRL FLAGSTAFF, AZ 86004	114,655	111,747	0.19	21,232	383
10020019A	SCHEURING MARY L TRUSTEE ; SCHEURING ML RVCE	2315 W SOLANO DR PHOENIX, AZ 85015	186,101	175,058	0.19	33,261	601
10020028	SCHEURING MARY L TRUSTEE ; SCHEURING ML RVCE	2315 W SOLANO DR PHOENIX, AZ 85015	88,718	88,011	0.19	16,722	302
10020014	STILLEY MOLLY W	17 N LEROUX STE 205 FLAGSTAFF, AZ 86001	119,330	110,776	0.19	21,047	380
10020027	STILLEY PROPERTIES LLC	17 N LEROUX ST NO 205 FLAGSTAFF, AZ 86001	303,926	290,092	0.19	55,117	995
10118003C	STILLEY PROPERTIES LLC	17 N LEROUX ST NO 205 FLAGSTAFF, AZ 86001	552,679	552,679	0.19	105,009	1,896
10121007	STILLEY PROPERTIES LLC	17 N LEROUX ST NO 205 FLAGSTAFF, AZ 86001	403,898	399,303	0.19	75,868	1,370
10121022	STILLEY PROPERTIES LLC	17 N LEROUX ST NO 205 FLAGSTAFF, AZ 86001	43,550	43,550	0.19	8,275	149
10121016D	STUDIO 111 LLC	PO BOX 1237 FLAGSTAFF, AZ 86002	214,890	214,890	0.19	40,829	737
10020016	SWITZER BUILDING GROUP L L C	7889 LION DEN CANYON WAY LAS CRUCES, NM 88011	400,150	366,480	0.19	69,631	1,257
10121017	TANN SANDRA	113 E ASPEN AVE FLAGSTAFF, AZ 86001	150,134	150,134	0.19	28,525	515
10019012	THOMPSON FLOYD W & DOROTHY J	749 N BERTRAND ST FLAGSTAFF, AZ 86001	650,329	564,058	0.19	107,171	1,935
10019011A	THOMPSON FLOYD W & DOROTHY J CPWROS	PO BOX 756 FLAGSTAFF, AZ 86002	144,684	144,684	0.19	27,490	496
10019013A	THOMPSON FLOYD W & DOROTHY J CPWROS	749 N BERTRAND ST FLAGSTAFF, AZ 86001	213,695	213,695	0.19	40,602	733
10019019	THOMPSON FLOYD W & DOROTHY J CPWROS	PO BOX 756 FLAGSTAFF, AZ 86002	126,483	126,483	0.19	24,032	434
10020001B	TIRAKUL SUCHADA	5975 E ABBEY ROAD FLAGSTAFF, AZ 86004	107,435	101,618	0.19	19,307	349
10010001C	VALLEY NATIONAL BANK ARIZONA NA NKA	PO BOX 8265 WICHITA FALLS, TX 76307	1,652,516	1,652,516	0.19	313,978	5,670
10119012	VANLANDINGHAM PROPERTIES LLC	120 N LEROUX FLAGSTAFF, AZ 86001	1,575,969	1,509,085	0.19	286,726	5,177
10020026	WEATHERFORD HOTEL INC	23 N LEROUX ST FLAGSTAFF, AZ 86001	695,220	695,220	0.18	125,140	2,260
10121016C	WESTBROOK JAMES L & SHIRLEY R	PO BOX 1472 PHOENIX, AZ 85001	143,740	143,740	0.19	27,311	493
10121016E	WESTBROOK JAMES L & SHIRLEY R	PO BOX 1472 PHOENIX, AZ 85001	118,912	118,912	0.10	11,891	215
10121010	WONG FAMILY TRUST U/A DTD 7/1/10	1438 ROCKRIDGE RD FLAGSTAFF, AZ 86001	214,689	200,682	0.19	38,130	689

BID Assessment Calculations

Salmon shading represents "haircut" valuations of first 2 stories only of buildi

EXCLUDING MUNICIPALITIES

0.19 ^^^

\$1.8057

APN	Title Name	Title Address	\$Full Cash Value	\$Limited Cash Value	Assessment Ratio	Total Assessed Value	FY2015 Tax Assessment per District Parcel
			53,913,678	51,640,432		7,060,899	127,499

INDEMNIFICATION

Contract No. _____

The Downtown Flagstaff Business Improvement and Revitalization District, an Arizona special taxing district ("District"), hereby agrees as follows:

1. District shall indemnify, defend and hold harmless the City of Flagstaff, a political subdivision of the State of Arizona ("City", its City Clerk and City Treasurer (also known as the Management Services Director) from all losses, claims, suits, payments and judgments, demands, expenses, attorney's fees or actions of any kind arising from the City Clerk and City Treasurer's performance of their services and functions as the Clerk and Treasurer for the District from and after January 7, 2014.
2. This indemnification is made in consideration for the mutual promises and consideration set forth in the Intergovernmental Agreement for Services ("IGA") entered into by and between District and the City dated _____, 2014 (City Resolution No. 2014-16), and in conformance with the IGA Exhibit 1, Section I.c.
3. This indemnification shall survive termination or expiration of the IGA. This indemnification shall survive appointment of a new Clerk and new Treasurer by the Board; provided, however, the indemnification is limited to acts or omissions prior to the date of said replacement appointments.

IN WITNESS WHEREOF, the District has caused this Indemnification to be executed as of the Effective Date.

**Flagstaff Downtown Business
Improvement and Revitalization
District**

Chairman of Board

Attest:

Clerk of the Board

Approved as to form:

Legal Counsel for Board

APPROVED AND ACCEPTED BY:

City of Flagstaff

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney

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