# SPECIAL MEETING OF THE FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT

Tuesday, December 4, 2023 - 11:30 AM

The public and the board members may access the online meeting via Microsoft Teams Video Conference at:

Click Here to Join the Meeting Meeting ID: 872 3370 6392 Passcode: 587132

## AGENDA

## 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).

- Call to Order
- Roll Call
- 3. Approval of Minutes from Prior Board Meetings.
  - A. October 10, 2023
- 4. Consideration and Action on Request for District Renewal
- 5. Consideration and Action on IGA for Services with the City of Flagstaff
- 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.

7. Adjournment

CER	TIFICA	TE OF	POSTIN	IG OF	NOTICE

The undersigned hereby c	ertifies 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

# SPECIAL MEETING OF THE FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT

ITEM 3

Tuesday, October 10, 2023 – 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

Chairman Dave Stilley called the Special Meeting of June 20, 2023 to order at 10:01 a.m.

Roll Call

Chairman Dave Stilley (virtually)
Vice Chairman Steve Chatinsky (virtually)
Member Patricia Ginsberg (virtually)
Member Jerry McLaughlin - ABSENT
Member John VanLandingham (virtually)

Others present: District Attorney Ashley DeBoard; District Clerk Stacy Saltzburg

3. Approval of Minutes from Prior Board Meetings.

A. June 20, 2023

Member John VanLandingham moved to approve the minutes of June 20, 2023; seconded by Member Patty Ginsberg; passed unanimously.

4. Consideration and Approval of Payment of the Semi-annual Payment to the FDBA in the Amount of \$88,250.

Member Patty Ginsberg moved to approve the payment of the semi-annual payment to the FDBA in the amount of \$88,250; seconded by Member Steve Chatinsky; passed unanimously.

5. Discussion and Possible Direction on District Renewal

Ms. Saltzburg provided a brief update on the status of the process. She and Ms. DeBoard have been working to finalize all the materials for the City to review prior to submittal to the City Council.

Member VanLandingham stated that he and Ms. Madeksza continue to meet with City Councilmembers to bring them up to speed on the renewal. They are working on a pamphlet to share more specific details about the District, the benefits it provides, and the desire for renewal. They are also collecting letters of support that can be shared with the City Council.

Member Ginsberg asked if there are concerns that the Council would not be supportive of the renewal. Member VanLandingham stated that it is harder to say yes than it is to say no. The District has provided a lot of value to the city. That said, it would not surprise him if a few property owners come and talk about not wanting to pay the taxes. He stated that it would be a benefit to have the Board in attendance at the Council meeting to show support.

## 6. FDBA Director Report (if needed)

Ms. Madeksza reported that she attended the International Downtown Association Conference in Chicago. She was accompanied by Mayor Daggett, Vice Mayor Aslan, and Councilmember Sweet. It was great to provide exposure to the Council of the how and why Districts exist and the work that they do. There were more than 1,500 other downtown organizations represented at the conference and the Councilmembers got to have first-hand experience in talking to people and seeing the work of a professional industry. The hope is to build on that experience and find ways to harness and leverage their buy in of the Downtown.

Ms. Madeksza also reported that they are coming off the busiest summer season yet. They were looking over prior statistics and eight years ago when the work of the DBA started, they had 15 event days and Movies on the Square. This year they had over 160 event days in addition to Movies on the Square. DBA is not an event organization; they do not do big festivals but they are programing a public space in the downtown and that is bringing thousands of people into the city and into businesses to spend money.

They are busy preparing for the upcoming holiday season with programming for every single day in the month of December. The goal is to keep Downtown at the top of mind for residents and visitors.

Member Chatinsky noted that there were so many people downtown over the weekend; he had not seen that many people in a long time and it was great to see. There was a great vibe and the stores were busy.

Member VanLandingham stated added that it is ten years of work by all everyone and he hopes that people see that value. It will be important to share that with the City Council when seeking renewal of the District.

## 7. 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.

No members of the public were in attendance.

## 8. Adjournment

The Regular Meeting of the Flagstaff Downtown Business Improvement District of October 10, 2023 adjourned at 10:18 a.m.

Chairman			

ATTEST:	
Stacy Saltzburg, District Clerk	



10. A.

## **CITY OF FLAGSTAFF**

## **STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council

From: Stacy Saltzburg, City Clerk

**Date:** 11/30/2023

**Meeting Date:** 12/05/2023



## TITLE:

<u>Consideration and Adoption of Resolution No. 2023-63:</u> A resolution of the City Council of the City of Flagstaff, Arizona renewing the Special Taxing District of the "Flagstaff Downtown Business Improvement and Revitalization District" (FDBIRD)

<u>Consideration and Adoption of Resolution No. 2023-64:</u> A resolution of the City Council of the City of Flagstaff, Arizona, approving an Intergovernmental Agreement for services with the "Flagstaff Downtown Business Improvement and Revitalization District" (FDBIRD)

## STAFF RECOMMENDED ACTION:

- 1. Read Resolution No. 2023-63 by title only
- 2. City Clerk reads Resolution No. 2023-63 by title only (if approved above)
- 3. Adopt Resolution No. 2023-63
- 4. Read Resolution No. 2023-64 by title only
- 5. City Clerk reads Resolution No. 2023-64 by title only (if approved above)
- 6. Adopt Resolution No. 2023-64

## **Executive Summary:**

On February 4, 2014, the City of Flagstaff adopted Resolution 2014-06, forming the Flagstaff Downtown Business Improvement and Revitalization District.

Revitalization Districts are special taxing districts that have the authority to design, plan, improve, construct and maintain infrastructure improvements. The term "infrastructure" is defined by law, and includes a wide variety of improvements. The districts also have the authority to provide enhanced municipal services. The term "enhanced municipal services" is defined by law and means services that are in addition to or exceed the level of services provided outside the district. The district may engage in other activities permitted by law.

The district is governed by an elected board of five (5) directors. The district is responsible for managing its own finances and properties within the district are subject to the levy of taxes or assessments. The district may adopt fees and charges, may receive grants, and may enter into various kinds of agreements. A City, County, or Tribe may financially participate in the district.

Notable accomplishments of the district over the past 10 years include:

- Instrumental in helping to design and conceive the Comprehensive Parking Plan.
- Funded fabrication and installation of 10 custom Downtown Flagstaff bike racks designed and made by local artists.

- Implementation of a Clean Team Ambassador program providing public space maintenance and hospitality services. The team works daily to sweep sidewalks and alleys, remove graffiti and stickers, clean trash/recycle bin lids, assist with snow removal at crosswalk and berms, answer parking questions, provide business information and assist visitors.
- Partner with Flagstaff Police Department and support Downtown Walking Beat for added visibility and safety.
- Work with City staff to ensure City services and infrastructure are maintained, including tree wells, lighting, trash removal, snow operations
- Maintain a website and robust digital media presence to inform residents, business owners, and visitors of the latest downtown news and happenings.
- Played a key role throughout the COVID-19 pandemic: secured and administered micro-grants to help support small businesses created expansion of outdoor dining areas in partnership with the City of Flagstaff, served as a primary resource for guidance on closures and modified hours, kept downtown businesses top-of-mind with industry-leading marketing and social media messaging, and supported free parking and customer pick-up zones to help downtown businesses survive the pandemic.

The district has perpetual succession, except that the district must be dissolved ten (10) years after the date of formation unless the governing bodies of the participating municipalities (in this case the City of Flagstaff) by resolution extend the district by an additional period of ten years. Arizona Revised Statutes § 48-6809.

The district may elect to dissolve the district at any time, subject to the conditions set forth in Arizona Revised Statutes § 48-6819. The district has not elected to dissolve the district and there is general support for extending the district.

## **Financial Impact:**

The district is funded by a secondary property tax, not to exceed \$2.39 per \$100 of assessed valuation. The district has levied less than that maximum rate. The City owns real property located within the district. All governmental property is exempt from property tax, per the State Constitution. However, if the IGA is renewed, in consideration for district services, the City may pay an amount equal to the district-levied Ad Valorem Taxes that would be due if the City owned properties were privately held. (Currently \$10,256 per year).

## **Policy Impact:**

The renewal will continue the existing policy and maintain the benefits provided by the district.

# Connection to PBB Priorities/Objectives, Carbon Neutrality Plan & Regional Plan: High Performing Governance

• Implement innovative local government programs, new ideas and best practices; be recognized as a model for others to follow

## **Livable Community**

- Create a welcoming community through partnerships, strong neighborhoods, civic engagement, and resident participation.
- Provide amenities and activities that support a healthy lifestyle

## **Robust Resilient Economy**

Embrace and invest in tourism opportunities to promote economic development

## Inclusive and Engaged Community

• Foster community pride and civic engagement

## Has There Been Previous Council Decision on This:

- 1. Resolution No. 2008-05: A Resolution Adopting the Downtown Flagstaff Management Plan.
- 2. Resolution No. 2014-03: A Resolution of the City Council of the City of Flagstaff, Arizona, declaring its Intention to Form the "Flagstaff Downtown Business Improvement and Revitalization District", a Special Taxing District; and Providing for a Public Hearing Prior to Formation of the District to Consider any Objections of Property Owners (Attached).
- 3. On January 7, 2014, the City Council authorized the City Manager to execute the petition(s) on behalf of City-owned properties seeking to initiate the District formation process.
- 4. Resolution No. 2014-06: A Resolution of the City Council of the City of Flagstaff, Arizona, Forming the "Flagstaff Downtown Business Improvement And Revitalization District", a Special Taxing District; and appointing the initial Board of Directors.
- 5. Resolution No. 2014-07: A Resolution of the City Council of the City of Flagstaff, Arizona, Approving an Intergovernmental Agreement for Services with the Flagstaff Downtown Business Improvement and Revitalization District.

## Background/History:

Like any other part of a city, downtowns need basic city services such as street maintenance, public safety, and other standard services. However, successful downtowns have more intense needs of those services and often require additional and/or specialized services. Downtowns are often the principal draw of a city and collect a significant portion of the taxes, especially when measured on a per square foot basis.

In looking at downtowns across America, and Arizona as well, the most successful are those that receive specialized services. Successful downtowns typically have district marketing, retail promotion, special event planning, downtown advocacy, downtown landscaping and beautification, environmental management (litter, graffiti, etc.), safety and security, business attraction, retention and expansion, business assistance, project planning and facilitation, and strategic planning.

There is one trait in common among successful downtowns: There is some form of self-governance organization that collectively manages the district and works toward the equitable provision of needed services.

Prior to the formation of the FDBIRD, the management of downtown Flagstaff had historically been on an intermittent and ad hoc basis with limited funding and other resources. There was a heavy reliance on volunteers and City staff to work on matters of concern to the downtown property owners.

Arizona Revised Statutes (ARS) provide for thirty-six special taxing district types. The FDBIRD is a "Business Improvement and Revitalization District," governed by A.R.S. §§ 48-6801 - 48-6819.

## **Key Considerations:**

- 1. Value to stakeholders (events, advocacy, promotion, services)
- 2. Value to the City of Flagstaff (management, collaboration, provision of services)
- 3. Financial value (sales tax revenue) derived from a thriving, successful downtown
- 4. A vote to renew the district would continue the success of the past 10 years of professional downtown management.
- 5. A vote against renewal would result in the elimination of professional downtown district management.

## **Community Benefits and Considerations:**

In itself, downtown is a significant component of the City's sales tax (7.5%), BBB Tax (15%), and property tax revenues. The total assessed value of downtown is approximately \$54 million, slightly less than all of Flagstaff's principal taxpayers combined. (Flagstaff's principal taxpayers include APS, W L Gore, Fidelity National Title Insurance, Qwest, Nestle-Purina, the Flagstaff Mall, Walgreens, Consolidated Investments, Hopi Tribe Economic Development Corp., and SACO Management.)

The economic impact of downtown is far greater than the taxes generated within the district itself. Downtown is the most-visited attraction in the city, visited by more than 70% of our four million visitors. These visitors visit other attractions, stay in hotels, eat in restaurants, and shop in other areas of the city as well, leveraging the impact of downtown on Flagstaff's economy.

The general economic vitality and the visitor experience of the district is best served by the renewal of the FDBIRD. Thus, while the district is a mechanism that improves the economic vitality of the district, it also benefits the entire city.

Attachments: 2024 FDBIRD Renewal Packet

Letters of Support Res. 2023-65

**Exhibit A Legal Description** 

**FDBIRD District Map** 

Res. 2023-64

**IGA** 

## **RESOLUTION NO. 2023-63**

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, RENEWING THE "FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT", A SPECIAL TAXING DISTRICT, FOR TEN YEARS, EFFECTIVE FEBRUARY 4, 2024

## **RECITALS:**

WHEREAS, Arizona laws permit formation of special taxing districts for purposes of revitalization including infrastructure and enhanced municipal services, as set forth in A.R.S. §§ 48-6801 – 48-6819; and

WHEREAS, the "Flagstaff Downtown Business Improvement and Revitalization District" (District) was formed on February 4, 2014; and

WHEREAS, Arizona Revised Statutes (A.R.S.) § 48-6809 provides that the district shall be dissolved ten years after the date of formation unless the governing bodies of the participating municipalities (in this case, the City of Flagstaff), by resolution, extend the district by an additional period of ten years; and

WHEREAS, a General Plan for the revitalization district is on file with the City Clerk; and

WHEREAS, the City Council finds that the District continues to provide infrastructure and enhanced municipal services securing the general economic vitality and visitor experience of the District and the continuance of such services serve the public convenience and necessity.

#### **ENACTMENTS:**

## NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. Public Convenience and Necessity

The City Council finds that the public convenience and necessity require the extension (renewal) of the "Flagstaff Downtown Business Improvement and Revitalization District" for an additional period of ten (10) years effective February 4, 2024.

SECTION 2. Consideration of Objections and Modifications.

As to any objections received as to renewal, the City Council has considered the objections, and any testimony in support or in opposition thereto, and has determined that all property designated in the General Plan will continue to benefit from the extension of the district for an additional tenyear period.

SECTION 3. Extension

The "Flagstaff Downtown Business Improvement and Revitalization District" is hereby extended

and shall be operated pursuant to A.R.S. §§ 48-6801-48-6819 as may be amended from time to time.

SECTION 4. Area or Areas to be Included in the District.

The area or areas to be included in the district has not changed since the District formation in 2014. The areas are generally described as the properties within the area bounded by the east/west alley between Birch and Cherry Streets to the North, Agassiz Street to the East, West Phoenix Avenue to the South, and Humphreys Street to the West, and are legally described in the document attached hereto as Exhibit A.

SECTION 5. Purposes for the District.

The purpose for the district is to implement the General Plan for the district, and to accomplish all other purposes permitted by law.

SECTION 6. General Plan for the District.

The 2014 approved General Plan for the district, is on file with the City Clerk. The General Plan sets out a general description of the improvements for which the district is formed and the areas to be improved. The General Plan may be modified from time to time by the board of directors for the district. A copy of the General Plan, including any modifications, shall at all times be kept on file with the City Clerk. The district clerk is responsible for submitting any modifications to the City Clerk.

SECTION 7. Governing Board.

The district will be governed by a board of directors chosen pursuant to A.R.S. §§ 48-6801-6819, and consists of real property owners in the district. Members of the board of directors are elected at large by the real property owners in the district as shown on the property tax assessment roll who are qualified to vote pursuant to A.R.S. § 48-6818, and each shall serve a term of four (4) years. This resolution shall not be construed to require the election of a new board.

SECTION 8. Powers of the District

The district will have all powers as permitted by law, including but not limited to those powers set forth in A.R.S. §§ 48-6801 - 48-6819, as may be amended from time to time.

The district is a special purpose district for purposes of Article IX, Section 19 of the Arizona Constitution; a tax levying public improvement district for purposes of Article XIII, Section 7 of the Arizona Constitution, and a municipal corporation for all purposes of Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5 (A.R.S. §§ 35-451 et seq., 35-465 et seq., 35-466 et seq., 35-471 et seq., and 35-491 et seq.) The district is a municipal corporation and political subdivision of this state, separate and apart from the municipality; provided, however, the district shall not have the power of eminent domain nor the power to enact zoning ordinances.

SECTION 9. Taxes or Assessments.

The extension of the district may result in levy of taxes or assessments to pay for the operation and maintenance expenses of the district, including but not limited to infrastructure and enhanced

municipal services. On June 4, 2014, property owners within a district approved a maximum ad valorem tax rate of \$2.39 per \$100.00 of assessed valuation that may be levied for the operation and maintenance expenses of the district.

With approval of the qualified voters of the district, the district may choose to increase the maximum rate of ad valorem taxes against all taxable property in the district, and issue revenue bonds and special assessment lien bonds payable by any combination of revenues or special assessments as specified in the bonds and permitted by law.

SECTION 10. Annual Budget; Annual Statements and Estimates.

On or before July 15 each year, the treasurer of the district shall prepare a proposed budget for the ensuing fiscal year. At the conclusion of a budget hearing, the board of directors for the district shall adopt a budget before October 1 each year.

When levying an ad valorem tax, the board shall make annual statements and estimates of the operation and maintenance expenses of the district, and hearings shall be held prior to adoption of the budget and levy, as provided in A.R.S. § 48-6817.C.

SECTION 11. Dissolution.

Subject to conditions related to disposal of property and assumption of the obligations of the district, the district may be dissolved by the board of directors at any time, and shall be dissolved upon approval of the vote of the property owners or if the district has been inactive for at least five (5) consecutive years and has no future purpose, all as specified in A.R.S. § 48-6819.

SECTION 12. Notice of Renewal; Recordation.

The City Clerk is directed to record, a notice of extension of the district, along with a copy of this resolution, in the records of the Coconino County Recorder's Office within ten (10) days from the effective date of the resolution.

It is further ordered that the City Clerk deliver a copy of this resolution extending the district to the Coconino County Assessor, Coconino County Board of Supervisors, the Arizona Department of Revenue, and to the Flagstaff Downtown Business Improvement and Revitalization District within ten (10) days from the date of recording.

SECTION 13. Effective Date.

This resolution shall be effective thirty (30) days following adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 5th day of December, 2023.

MAYOR		

ATTEST:
CITY CLERK
APPROVED AS TO FORM:
CITY ATTORNEY

PAGE 4

**RESOLUTION NO. 2023-63** 

Exhibits:

Legal Description

## **RESOLUTION NO. 2023-64**

A RESOLUTION OF THE FLAGSTAFF CITY COUNCIL, APPROVING AN INTERGOVERNMENTAL AGREEMENT FOR SERVICES WITH THE "FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT"

## **RECITALS:**

WHEREAS, the City of Flagstaff desires to enter into an Intergovernmental Agreement for services with the "Flagstaff Downtown Business Improvement and Revitalization District", a revitalization district (special taxing district) formed pursuant to A.R.S. § 48-6801 et seq.; and

WHEREAS, the parties desire to enhance and improve Downtown Flagstaff; and

WHEREAS, the parties have authority to enter into an intergovernmental agreement pursuant to A.R.S. § 11-952 and A.R.S. § 48-6808.A.2 to contract for services related to providing enhanced municipal services and improvements within Flagstaff Downtown Business Improvement and Revitalization District; and

WHEREAS, the city owns land and public rights-of-way within the Flagstaff Downtown Business Improvement and Revitalization District and such property directly benefits from being part of the district.

## **ENACTMENTS:**

## NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FLAGSTAFF AS FOLLOWS:

SECTION 1. In General.

The Flagstaff City Council hereby authorizes the Mayor to execute the Intergovernmental Agreement between the Flagstaff Downtown Business Improvement and Revitalization District and the City of Flagstaff, Arizona, attached hereto as Exhibit A.

SECTION 2. Effective Date.

This resolution shall be immediately effective upon adoption.

PASSED AND ADOPTED by the City Council of the City of Flagstaff this 5th day of December, 2023.

MAYOR		

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**RESOLUTION NO. 2023-64** 

Exhibits: IGA

CITY ATTORNEY

## INTERGOVERNMENTAL AGREEMENT FOR SERVICES

This Intergovernmental Agreement for Services ("Agreement") is en	ntered into this day of
, 2024 ("Effective Date"), between the City of	Flagstaff ("CITY"), a politica
subdivision of the State of Arizona and the Flagstaff Downtown	Business Improvement and
Revitalization District, a special taxing district operating pursuant to	A.R.S. § 48-6801 et seq.
("DISTRICT").	

## **RECITALS**

WHEREAS, the parties desire to enhance and improve Downtown Flagstaff; and

WHEREAS, the parties have authority to enter into an intergovernmental agreement pursuant to A.R.S. § 11-952 and A.R.S. § 48-6808.A.2 to contract for services and jointly exercise powers related to providing enhanced municipal services and improvements within DISTRICT; and

WHEREAS, CITY owns land and public rights-of-way within DISTRICT and such property directly benefits from being part of DISTRICT.

Now therefore, in consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

## 1. Duration of Agreement

This Agreement shall become effective February 4, 2024, and shall continue for a term of ten (10) years, unless sooner terminated.

## 2. Purpose

The purpose of this Agreement is to enhance and improve Downtown Flagstaff (DISTRICT), and to provide consideration to DISTRICT for services directly benefiting CITY property within DISTRICT.

## 3. Ongoing Services and Annual Assessment

- 3.1 During the term of this Agreement, CITY will request the Coconino County Assessor to calculate an annual amount equivalent to the ad valorem taxes CITY would pay if it were a private property owner in DISTRICT ("Annual Payment"), based on CITY property ownership and assessed value. CITY will remit to DISTRICT the Annual Payment in consideration for the ongoing services to be rendered by DISTRICT to CITY as a property owner in DISTRICT. CITY will pay the Annual Payment consistent with payments of ad valorem taxes generally and may pass through its cost to tenants to the extent permitted by law. Nothing herein shall be construed to require or bind future CITY Councils to appropriate or remit funds annually. The parties understand CITY may acquire, improve, modify and/or dispose of CITY property within DISTRICT, resulting in an increase or decrease to the Annual Payment.
- 3.2 DISTRICT shall provide an annual report to the City Council in September. The annual report shall provide CITY with DISTRICT's adopted budget, and provide a detailed accounting describing services, maintenance of existing infrastructure (if any), and future public infrastructure improvements (if any) provided by DISTRICT which directly benefit CITY property within DISTRICT.

## 4. Termination

- 4.1 Either party shall have the right to terminate the Agreement upon one-hundred eighty (180) days written notice to the other party.
- 4.2 If CITY Council in its discretion determines to cease appropriating funds to pay the Annual Tax, CITY may terminate this Agreement by giving DISTRICT ninety (90) days' written notice. Termination of this Agreement will not relieve CITY of the obligation to pay DISTRICT the pro rata portion of the Annual Tax accrued before the termination date of the Agreement.
- 4.3 In the event DISTRICT ceases operations or fails to levy an annual ad valorem tax, CITY shall no longer have an obligation to remit the Annual Tax, and CITY may terminate this Agreement upon thirty (30) days written notice to DISTRICT.
- 4.4 Upon termination of this Agreement, any property acquired by DISTRICT in performance of this Agreement shall belong to DISTRICT, except as may be expressly provided for herein, and provided, however, that upon dissolution of DISTRICT all property of the DISTRICT will be conveyed to a municipality as provided for in A.R.S. § 48-6819.

## 5. Notices

Unless otherwise specified in this Agreement, any notice or other communication required or permitted to be given shall be in writing and sent to the address given below for the party to be notified, or to such other address notice of which is given:

If to the CITY:

If to DISTRICT:

City Manager City of Flagstaff 211 W. Aspen Avenue Flagstaff, AZ 86001 District Clerk Attn: Stacy Saltzburg 211 W. Aspen Avenue Flagstaff, AZ 86001

Copy to: City Clerk City of Flagstaff 211 W. Aspen Avenue Flagstaff, AZ 86001 Copy to: Ashley DeBoard Flagstaff Law Group 702 N. Beaver Street Flagstaff, AZ 86001

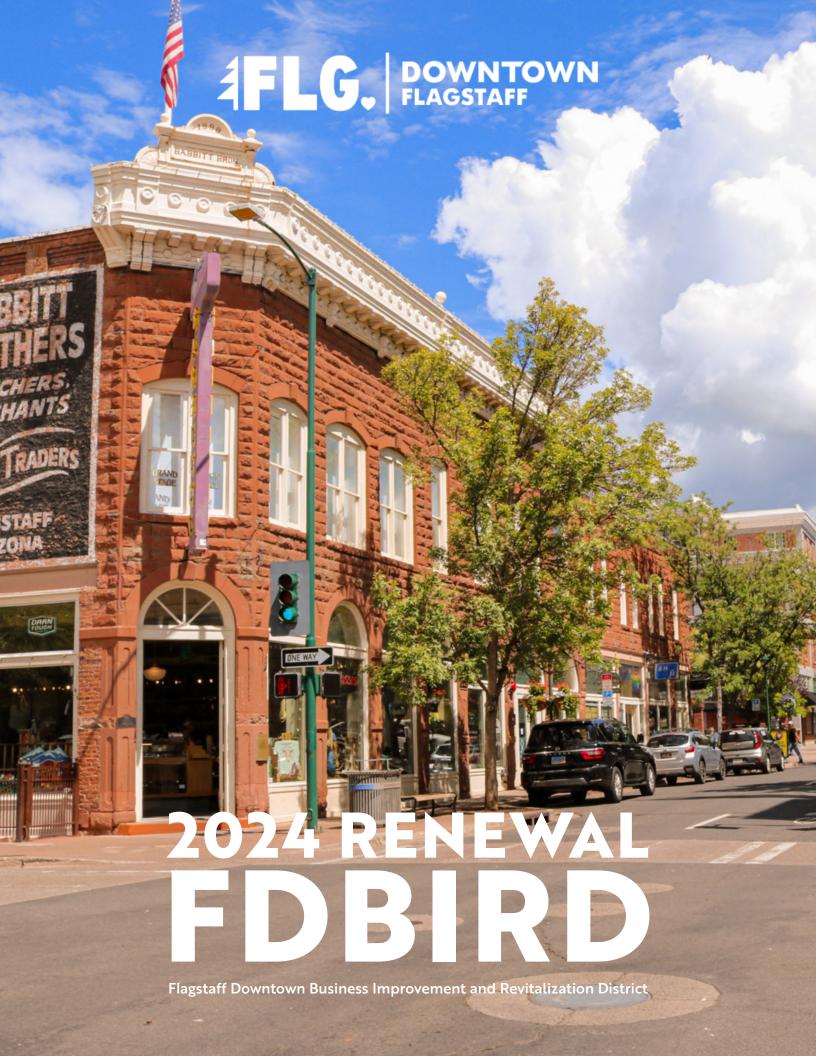
## 6. General Provisions

- 6.1 <u>Authority</u>. Each party represents and warrants that it has full power and authority to enter into this Agreement and perform its obligations under this Agreement and has taken all required acts or actions necessary to authorize the same.
- 6.2 <u>Entire Agreement</u>. Each party acknowledges and agrees that it has not relied upon any statements, representations, agreements or warranties, except as expressed in this Agreement, and that this Agreement constitutes the parties' entire agreement with respect to the matters addressed in this document. All prior or contemporaneous agreements and understandings, oral or written, with respect to such matters are superseded and merged in this Agreement.

- 6.3 <u>Amendment.</u> This Agreement may be modified or amended only by written agreement, signed by or for both parties, and any modification or amendment will become effective on the date so specified.
- 6.4 <u>Attorneys Fees</u>. The parties will meet in good faith and endeavor to resolve any dispute relating to this Agreement prior to engaging in litigation. In the event any action at law or in equity is instituted between the parties in connection with this Agreement, the prevailing party in the action will be entitled to its costs, including reasonable attorneys' fees and court costs from the non-prevailing party.
- 6.5 <u>Cancellation for Conflict of Interest</u>. Pursuant to A.R.S. § 38-511, either CITY or DISTRICT may cancel this Agreement without penalty or further obligation if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of a party is, at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of the other party of the Agreement in any capacity or as a consultant to the other party of the Agreement with respect to the subject matter of this Agreement.
- 6.6 <u>Waiver</u>. No failure to enforce any condition or covenant of this Agreement will imply or constitute a waiver of the right of a party to insist upon performance of the condition or covenant, or of any other provision of this Agreement, nor will any waiver by either party of any breach of any one or more conditions or covenants of this Agreement constitute a waiver of any succeeding or other breach under this Agreement.
- 6.7 <u>Force Majeure</u>. A party, and its agents, officials and employees, shall not be liable to the other party for failure to comply with any of the terms and conditions of this Agreement where any failure to comply is caused by an act of God, court order, government regulation or requirement, other than those imposed by the party, strike or labor difficulty, fire, flood, storm, power failure or any other similar cause beyond the reasonable control of the party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the Effective Date.

City of Flagstaff	Flagstaff Downtown Business Improvement and Revitalization District		
Mayor	Chairman of Board		
Attest:	Attest:		
City Clerk	Clerk of the Board		
Approved as to form:	Approved as to form:		
City Attorney	Legal Counsel for Board		



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## **ABOUT**

The Flagstaff Downtown Business Improvement and Revitalization District (FDBIRD) was formed in 2014 after years of research, planning and outreach. Prior to the formation of the FDBIRD, downtown management was made up of a small group of volunteers. While the efforts were great, the results were often deficient.

The FDBIRD was envisioned, and ultimately supported, on 3 basic platforms; **Management**, **Parking** and **Advocacy**. The district has and continues to deliver on each of these goals. Nine years later, the value provided by the district has expanded to include activation of public spaces with free and family-friendly events, robust successful marketing positioning downtown as a premier destination, and support to more than 150 businesses. The result is a vibrant downtown, with property owner investment and a storefront economy crucial to the overall wellbeing of the City and the long-term health of the region.

The FDBIRD is the only self-imposed business taxing district in the City of Flagstaff, demonstrating the commitment of property owners to "have skin in the game" and advance the economic vitality of downtown. Property owners, businesses, employees, visitors, residents and The City of Flagstaff all benefit from the enhancements and programs funded by the FDBIRD.







## **BACKGROUND**

Successful downtowns are generally considered a destination and generate a significant portion of sales tax revenue for a city. With this increased activity comes the need for and higher expectation of enhanced levels of services like public safety, maintenance, parking management, business attraction & retention, advocacy, beautification, strategic planning, marketing & business promotion, and planning & development.

There is one trait in common among successful downtowns: the formation of a taxing district that generates revenue and manages delivery of enhanced services in an equitable manner. Districts provide funding for professional staff, a unified voice advocating on behalf of downtown, and resources so downtown remains a priority.

The FDBIRD is governed by an elected board of five (5) property owners / directors, and is subject to open meeting and public records laws. The FDBIRD contracts with the Flagstaff Downtown Business Alliance (FDBA) to deliver services throughout the district. Per Arizona Revised Statute, the district has perpetual succession, except that after ten (10) years of the date of formation, the governing body (in this case the City of Flagstaff) may, by resolution, extend the district for an additional 10 years.

## WHAT IS THE FDBIRD

The FDBIRD is a 20-block taxing district petitioned by property owners, and formally adopted by City Council in 2014, as enabled by Arizona Revised Statute. The district is a legally defined municipal subdivision of the State of Arizona, funded by a property tax on all parcels within the established geographic boundary. The FDBIRD helps fund programs that provide enhanced services above and beyond general municipal services, including: cleanliness, public safety, hospitality, placemaking, events, advocacy, business support, marketing/communications, and parking and infrastructure influence.

Over the past 10 years, the FDBIRD has worked on behalf of property owners to create a welcoming, creative, safe, clean, vibrant and economically healthy destination that benefits downtown property owners, businesses, residents, visitors, investors and other constituents.

## DISTRICT MAP



## ASSESSMENT METHODOLOGY

Assessments are calculated based on property value as determined by the Coconino County Assessor, specifically: the maximum rate authorized by a vote of property owners within the district is to not exceed \$2.39 per hundred dollars of the assessed value for all real property in the district (excluding any story above the second floor). The actual tax rate is set annually by the FDBIRD board of directors, calculated by the County Assessor, and paid as part of the property tax bill for each property in the district.

It is important to note that the FDBIRD board of directors have never elected to assess at the maximum amount. As a matter of fact, they have chosen to lower the actual tax rate 8 out of 10 years keeping the overall tax collection for the district mostly flat/level. The 2024 tax rate for the district is \$1.48 per hundred dollars of the assessed value, raising \$155,927 for the 2024 fiscal year. The assessments generated have resulted in a modest and mostly flat budget each year.

Although City and County participation in the tax assessment is not required by law, both have opted to participate and pay an amount equal to the assessment of the property they own within the district. This demonstrates the City's and County's commitment to and partnership in downtown.

## THE FDBIRD AT A GLANCE

- · Voted on and approved by downtown property owners and City Council in 2014.
- · The FDBIRD is the ONLY self-imposed business taxing district in the City of Flagstaff.
- Managed by a 5-member Board comprised of property owners.
- Provides stable funding to support downtown priorities including clean & safe programs, activation of public spaces, increased advocacy, and influence on parking management and future parking supply.
- Assessed tax rates have been flat or lower in 8 out of 10 years.
- · Contracts with the Flagstaff Downtown Business Alliance (FDBA) to deliver services.
- In 9 years, property owners have contributed more than \$1,293,000 towards downtown in the FDBIRD.







## **ACCOMPLISHMENTS**

## BEAUTIFICATION

As part of the infrastructure improvements required of revitalization districts in Arizona, FDBIRD funded facilitation and installation of 10 custom Downtown Flagstaff bike racks designed and built by local artists.

Other beautification improvements in Downtown, made possible by FDBA's advocacy and partnership with the City of Flagstaff, include seasonal efforts such as flower baskets and planters, a brick crosswalk on Aspen Avenue at a high pedestrian traffic location, Aspen Alley closure and activation, and electric box wraps.

## **CLEAN TEAM**

The implementation of a Clean Team Ambassador program provides public space maintenance and hospitality services, above and beyond services provided elsewhere throughout the City. The team works daily to sweep sidewalks and alleys, remove graffiti and stickers, clean trash & recycle bin lids, and assist with snow removal at crosswalks and berms. The Clean Team members also serve as Downtown Ambassadors, delivering exceptional customer service while helping downtown visitors with parking questions, directions and business information.

## **BEFORE**



## **AFTER**



## STAKEHOLDER RELATIONS

FDBA facilitates consistent communication with stakeholders, including monthly email updates and in-person meetings, ensures business and property owners remain informed about security, events, street closures, and other relevant updates. This regular, personalized outreach increases the level of engagement downtown stakeholders have with one another, events, promotions, and improvements within the taxing district.

## **ALLEY ACTIVATION**

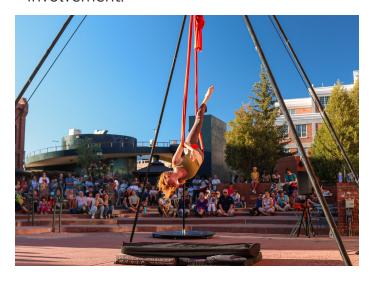
Efforts to increase public space activation include closing Aspen Alley, across from Heritage Square, to vehicle traffic during the summer months. This is intended to encourage pedestrian flow and visitation to additional businesses. Large planters with flowers are placed in the alley in a combination of beautification and functionality to block vehicle traffic. The FDBA works with adjoining businesses to encourage activity in the alley, and bistro tables and chairs are placed in the alley so patrons can sit, dine outdoors, and extend their stay downtown.





## **FIRST FRIDAY**

At the request of downtown gallery owners, the FDBA was asked to take a more active role in the planning and management of First Friday ArtWalk. The FDBA team worked closely with downtown businesses to build support, engagement and routine participation. Improvements to the event include increased communication, elevated design of printed maps and marketing efforts, and a structured sign-up process through the FDBA's website. As a result, the event is flourishing with greater business participation and attendance since our involvement.





## **SAFETY & SECURITY**

FDBA partners with the Flagstaff Police Department and supports the Downtown Walking Beat for added visibility and safety. Also, the FDBA created a closed security network connecting business owners, managers, police and FDBA staff to share real-time information.

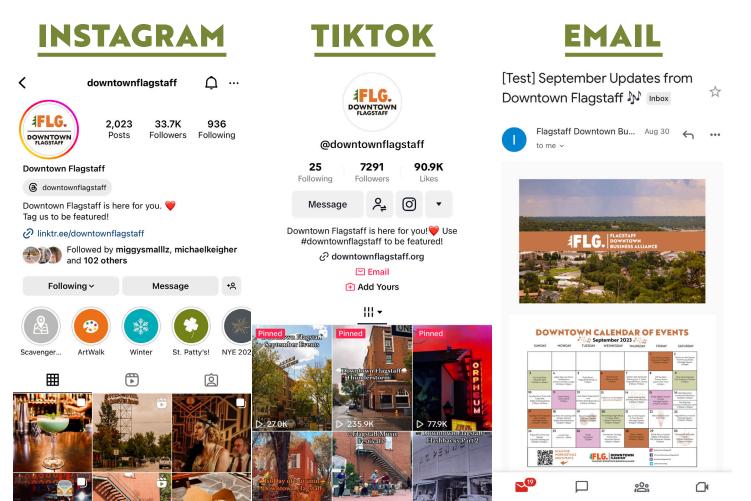
## **BRANDING & MARKETING**

The FDBA led a community-based effort to develop the FLG brand, which continues to be used to increase awareness and elevate downtown as a premier destination to visit, work, dine, shop and invest.

The teameveloped and maintains an interactive website promoting both the north and southside of downtown (www.downtownflagstaff.org).

The FDBA staff manages a comprehensive public-facing digital media effort to inform residents, business owners, and visitors of the latest downtown news and happenings. Communications include a monthly calendar, newsletter and robust social media messaging.





## **EVENTS**

FDBA creates events and activation of public spaces to attract visitors and residents into downtown, resulting in increased foot traffic and spending in downtown businesses.

In 2015 the only event put on by the Flagstaff Downtown Business Alliance was Movies on the Square; 8 years later the FDBA has added programming adding up to over 165 individual days of free, family friendly events, filling months that have previously been slow.

# **1000% INCREASE SINCE 2015**

- · Movies on the Square · Kids Squared · Music on the Square ·
- Halloween Trick or Treat Trail · Disco Bar Crawl · Shamrock Shuffle · Artwalk · Harry Potter Scavenger Hunt · Yoga on the Lawn · Spin on the Square ·
  - · Flagstaff Fitness Festival · Flagstaff Music Festival · NAU Family Weekend ·
- · NAU Homecoming · Shopping Passport · Slack Friday · Breakfast with Santa ·
  - · Winter Wonderland · 12 Bars of Christmas · Winter Movie Series ·
    - · Howlidays · Santa Sightings · Noon Years Eve ·

## **HOLIDAY PROGRAMMING & DECOR**

The FDBA dded holiday decor and events transforming downtown into Arizona's Winter Wonderland. FDBA led a coordinated effort to light street trees, building rooflines, decorate light poles, Wheeler Park, Heritage Square and more. In addition to decor, the FDBA has created events and activities almost every day in December resulting in tens of thousands of visitors, added vibrancy and increased spending in businesses.









## **PARKING**

The lack of adequate parking in downtown has been a consistent challenge for decades. For years, downtown residents and visitors reported they didn't spend time downtown because there was no place to park, frequently growing frustrated circling and ultimately leaving due to inconvenience. This pattern and recognition that downtown Flagstaff is woefully short on parking supply was one of the deciding factors to form a district.



Helped design, secure stakeholder support and unanimous Council approval, and implement Flagstaff's Comprehensive Parking Management Program in 2017, accomplishing the following key objectives:

- Manage limited on-street parking and preserve convenient parking for customers.
- Identify options for employee parking on the perimeter of downtown.
- Create residential zones, allowing residents in surrounding areas the ability to "opt in."
- Added 150 new parking spaces at two separate surface lots.

FDBA leadership helped secure passage of City ordinances that FOR THE FIRST TIME EVER creates a funding source for additional parking:

- Setting aside a minimum of 20% of ParkFlag revenue for use only in creating additional parking supply.
- Establishing a Special Revenue Fund requiring revenue earned from paid parking be used for parking related purposes only and kept separate from the General Fund.

By managing parking, we achieve the following community goals:

- Better manage our existing and limited parking supply.
- · Provide a dedicated funding source to acquire or build additional parking infrastructure
- Support Downtown Flagstaff as a viable economic center.
- Apply a comprehensive approach addressing parking for residents, employees, business owners, visitors and customers.
- Offer a more convenient and positive experience for visitors, residents & employees

 Provide multi-modal options, including additional bike racks and FREE Mountain Line pass for all downtown employees.

 Parking Aides serve as Ambassadors – by providing education on parking options and positive parking behavior.

The FDBA continues to Influence and leadership related to ParkFlag policies and programs.

The FDBA helped support passage of a City of Flagstaff bond #412 in 2016 that commits to delivering a minimum of 200 structured parking spaces.



## WHY IS MANAGED PARKING SO IMPORTANT

Adequate parking infrastructure and management is a fundamental need for a vibrant downtown. It supports the vibrancy and success of small businesses and future investment while providing a better experience for visitors and residents alike. Downtown is a premier destination and economic hub, yet the parking supply has not grown with demand, resulting in negative impacts to all stakeholders and visitors. ParkFlag provides a pathway to investment in additional parking supply and management of the existing limited supply for the benefit of all users.

## ADVOCACY

The FDBA serves as the collective voice and liaison for hundreds of property and business owners, including:

Provides consistent representation of downtown's interests with City and County leaders and staff ensuring downtown is a priority.

Leads the Downtown Vision effort, creating a unified vision for the future of downtown, which includes catalytic opportunities for mutual – and public – benefit.

Works with City staff to ensure City services and infrastructure are maintained, including tree wells, lighting, trash removal, snow operations.

Played a key role throughout the COVID-19 pandemic.

- The FDBA secured \$30,000 funding and administered microgrants to help support small businesses.
- Created expansion of outdoor dining areas along Aspen Ave., Heritage Square and Aspen Alley in partnership with the City of Flagstaff.
- · Served as a primary resource for guidance on closures, modified hours, reopenings.
- Kept downtown businesses top-of-mind with industry-leading marketing and social media messaging.

## MANAGEMENT + PARKING + ADVOCACY = VIBRANCY





## Why was the FDBIRD formed?

Property owners created a taxing district to fund services above and beyond what the City of Flagstaff provide and to create a unified voice advocating on behalf of downtown, and to leverage resources so downtown remains a priority.

## Will the boundaries of the FDBIRD change?

No, the boundaries will remain the same upon renewal. If property owners in other areas of downtown or the City are interested in forming a district, it will require a separate formation and approval process.

## How is the assessment calculated?

Assessments are calculated based on property value as determined by the County Assessor and included on the property tax bill.

## How does the FDBA work with other organizations?

The FDBA works hand-in-hand with City and County staff, and partner organizations to leverage resources, and foster good communications and partnerships. The focus of the FDBA is to provide leadership and services that are complementary and additional to those already provided. A sampling of the organizations involved with the FDBA include: Creative Flagstaff, NAU, Flagstaff Shelter Services, Greater Flagstaff Chamber of Commerce, and more.

## What is the difference between the FDBIRD and FDBA?

The FDBIRD (Flagstaff Downtown Business Improvement & Revitalization District) is a 20-block taxing district petitioned by and funded by property owners. It is the only self-imposed business taxing district in the City of Flagstaff and is focused on advancing the economic vitality of downtown. Specific goals include enhanced coordination and efforts around parking, management and advocacy. The FDBA (Flagstaff Downtown Business Alliance) is a non-profit 501(c)6 organization contracted by the FDBIRD to position downtown as a premier destination and delivers services such as public space maintenance, enhanced marketing and promotions, programming and activation, and small business support and communications.

## What specific services does the FDBIRD fund:

- Maintenance / Safety sidewalk and alley sweeping, assistance with snow clearing and operations, litter removal, graffiti removal, eyes and ears for Flagstaff Walking Beat, security network connecting business owners and managers with FDBA and Flagstaff Police.
- Marketing / Promotion brochures, flyers, social media, website with interactive business directory.
- Parking advocacy and coordination with ParkFlag.
- Events and Public Space Activation more than 160 free, family-friendly events to fill Heritage Square and drive traffic into downtown businesses.
- Holiday Decor and Activities coordinate decorated light poles, as well as lit trees and rooflines throughout downtown; and program signature events that bring tens of thousands into downtown.

## What if I don't want to pay the tax?

No one loves taxes but they are how we pay for shared and enhanced levels of services. All properties in downtown benefit from the work of the FDBIRD. This district allows the costs to be shared equitably.

## WHY SHOULD I SUPPORT RENEWAL?

## Downtown IS different.

Downtown Flagstaff is critical to the city's overall wellbeing. While less than 1% of the city's area, downtown has 11% of the city's employees, 18% of the city's restaurants, bars & shops, and 4% of the city's assessed property value. Downtown is a core attraction and is visited by millions annually. Downtown punches above its weight. FDBIRD is intrinsically tied to the vibrancy and economic health of our city's core.

## Renewal of the FDBIRD means:

- Clean Team services will continue ensuring downtown is welcoming for residents and visitors
- Activation at Heritage Square and other public spaces will continue bringing hundreds of thousands of people into the heart of downtown.
- Marketing efforts that position downtown as a premier destination will continue.
- Support of City divisions and their programs will continue, including Discover Flagstaff, Economic Vitality, PROSE, Sustainability, Public Works, Community Development and City leadership.
- Downtown businesses will continue to benefit from the efforts of the FDBA.
- These services are above and beyond what the City provides and will help meet the needs of a growing downtown.

## WHAT HAPPENS IF FDBIRD IS NOT RENEWED?

- · Clean Team daily maintenance of public spaces would stop.
- Movies on the Square and many other downtown events would disappear.
- · Marketing to position downtown as a premier destination would stop.
- · Downtown will lose professional staff, management and a unified voice.
- Downtown property and business owners would lose representation of important interests in front of City Council and County Board of Supervisors.
- Coordination & communication with downtown business and property owners would stop.
- Parking advocacy and influence on the need for additional parking inventory would stop.
- Coordination with Flagstaff Police and other City and County departments would disappear.
- The premier destination in Flagstaff would not have professionally managed programs and services.

## FDBIRD BOARD OF DIRECTORS

Dave Stilley, Chairman, Stilley Properties Steve Chatinsky, Peace Surplus Patricia Ginsberg, The Ginsberg Group Jerry McLaughlin, Aspen Consolidated John VanLandingham, Old Town Shops

Clerk: Stacy Saltzburg, clerk@downtownflagstaff.org Treasurer: Brandi Suda, treasurer@downtownflagstaff.org

## FDBA BOARD OF DIRECTORS

Kevin Heinonen (Chair); THAT Place Projects
Leslie Belsanti (Vice Chair); da Vinci Realty and Click Co + Work
Shane Shumway (Secretary); Marriott Residence Inn
Tim Dodt (Treasurer); Alliance Bank of Arizona
Rich Bowen; The GenTerra Group
Greg Clifton; City of Flagstaff, City Manager's Office
Whitney Cunningham; AWD Law
Maury Herman; Coast & Mountain Properties
Lisa Lamberson; Mountain Sports and Bright Side Bookshop
Steve Peru; Coconino County, County Manager's Office
David Stephens; Realty Executives
John VanLandingham; Old Town Shops
Dara Wong; Shift FLG and Oeno Wine Lounge

# FDBA STAFF & WAYS TO CONTACT

Terry Madeksza, Executive Director terry@downtownflagstaff.org

Manny Hernandez, Program Manager manny@downtownflagstaff.org

Faith Manion, Marketing & Communications Manager faith@downtownflagstaff.org

Brooke Phillips, Marketing & Events Intern

#### Office Address:

6 E. Aspen Ave. Suite 200 Flagstaff, Arizona 86001

## **Office Phone Number:**

928-275-2655

# **FDBA BY THE NUMBERS**

150,000+ 10,000
ATTENDEES AT DOWNTOWN EVENTS OF LIVE MUSIC

160+150+
FREE, FAMILY-FRIENDLY EVENTS
& PROMOTIONAL ACTIVITIES
BUSINESSES





# **CONNECT WITH US**

4FLG.

# DOWNTOWN FLAGSTAFF

Flagstaff Downtown Business Alliance



**@downtownflagstaff** 



@downtownflagstaffaz



@downtownflagstaff



downtownflagstaff.org



# the **OLD TOWN SHOPS**

www.oldtownshops.com

a collection of locally owned shops & restaurants ...in the heart of historic downtown flagstaff 120 north leroux flagstaff arizona 86001

November 7, 2023

RE: FDBIRD Renewal

Mayor Daggett and Members of City Council,

Downtown is important to our community. The FDBIRD is funded by the property owners of the district to provide resources to benefit the economic health and vitality of our downtown. It is a demonstration of cooperation amongst the property owners of the district to tax themselves to create better outcomes. I was proud to support the formation of the FDBIRD in 2014 to invest in management, marketing and advocacy for our downtown and I fully support its renewal now.

The vitality and economic health of downtown is important to the overall well-being of our community. Downtown is the number one attraction (COF CVB) in our tourist based economy. The FDBIRD provides downtown with professional management and advocacy.

I encourage you to support renewal.

Sincerely,

John VanLandingham



## **FDBIRD Renewal and letters of support**

DAVID STILLEY <riverswine@aol.com>

Wed, May 3, 2023 at 6:23 AM

To: John Vanlandingham <john@sagebrushtraders.com> Cc: mike@stdbg.com

Dear Mayor and Council,

My name is Dave Stilley and it has been my privilege to serve as the chairman of the board for the FDBIRD for the last several years. I am happy to report that my expectations for the success of this endeavor have been greatly exceeded. Working cohesively with the DBA, I believe that we have achieved our goal of revitalizing and energizing our downtown, and in the process have turned it in to one of the top destinations in Arizona. The corresponding benefits to the community and the city are obvious. As a lifelong resident of our wonderful city, I am deeply gratified by the energy and vitality that our downtown now presents, and I am hopeful that you agree that we should continue our efforts in this regard. Thank you for your kind consideration. Best, Dave Stilley

Sent from my iPad

On Apr 11, 2023, at 10:54 AM, John Vanlandingham <john@sagebrushtraders.com> wrote:

[Quoted text hidden]





October 17, 2023

Email delivery through FDBA

RE: Flagstaff Downtown Business and Revitalization District "FDBIRD" Renewal

Dear Mayor and City Council Members,

Please let this letter serve as our support for the renewal of the FDBIRD agreement.

As property owners of 111 E Aspen Ave and two local businesses downtown, we have seen how the additional tax has helped create a resource to improve the economic vitality by way of beautification, cleanliness, and vibrancy of our special and quaint downtown through the actions of the Flagstaff Downtown Business Alliance (FDBA).

The FDBA has been an integral part of the outreach to locals and tourists alike; drawing people from all over to downtown. As a result, money is spent and tax dollars earned for the City of Flagstaff.

We feel, as paying property owners contributing through FDBIRD, this iis something we can do to give back to the community to ensure our historic downtown is continually supported and resourced to ensure what we all want; an inviting and vibrant downtown for locals and visitors alike.

We appreciate your commitment to our city and downtown and hope you will consider supporting the renewal of the FDBIRD agreement so that FDBA can continue to further their goals to benefit the downtown we all love.

Sincerely,

Mark and Leslie Belsanti, Owners 111 E Aspen Ave da Vinci Realty Click Co+Work

## FMH ENTERPRISES, LLC

100 N Humphreys St • Flagstaff Arizona • 86001

March 7, 2023

City of Flagstaff City Council c/o Greg Clifton 211 W. Aspen Ave. Flagstaff, AZ 86001

Re: Support for the Flagstaff Downtown Business Improvement and Revitalization District.

Dear Mayor Daggett and Council Members,

We would like to voice our support for the Flagstaff Downtown Business Improvement and Revitalization District (FDBIRD). We are a business owner in downtown Flagstaff and have operated the Marriott Residence Inn adjacent to Flagstaff City Hall for the last seven years. We are also proud members of the Flagstaff Downtown Business Alliance.

Maintaining the vitality of downtown Flagstaff is important for the success of our business, the great associates who work with us, and the individuals who visit downtown. The FDBIRD plays an important role in achieving and maintaining this vitality and we are grateful for the organization, direction, and outreach that the FDBIRD provides. It is therefore our hope that the City continues to support the FDBIRD and renews its capacity as a taxing district. This renewal will allow the FDBIRD to continue to do the important work it engages in.

Sincerely,

Shane Shumway



### Patrice M. Horstman

District 1 Chair

March 27, 2023

Mayor Daggett and Council 219 West Aspen Ave Flagstaff, Az 86001

Dear Mayor and Council,

I am writing in support of the Flagstaff City Council re-approving the Flagstaff Downtown Business Improvement Revitalization District "FDBIRD". As a former downtown property owner and as a former board member of the Flagstaff Downtown Business Alliance "FDBA" I fully support the continuation of this important district that has enhanced and revitalized our Flagstaff downtown. In addition to cleaning up the Flagstaff downtown area and making it more inviting for residents and visitors alike, through FDBIRD, the Board has been able to hire an executive director to manage our downtown and provide year-round events that attract visitors and spur economic activity for our downtown merchants. From the holiday tree lighting ceremony, Breakfast with Santa, Pinecone Drop, St Paddy's Day Pub crawl, Movies on the Square, Music on the Square, First Friday Art Walk and so much more, FDBIRD and FDBA has brought thousand to our downtown to enjoy free family fun.

The FDBA Board even tackled one of our city's thorniest issues, pay for parking. Which created a parking fund in excess of \$1 million dollars that will be used to provide more convenient parking options for our community and visitors.

FDBIRD and the FDBA are an essential part of our downtown and it is important that we continue to invest in our downtown and provide the advocacy and benefits that our downtown vendors, businesses and property owners both deserve and need. The downtown experience has been totally revitalized and re-invigorated due to the investment in FDBIRD and it's FDBA board. I urge you to continue to promote and advocate for our beautiful downtown and to continue making the heart of our town a vibrant and fun experience.

Please reach out with any questions.

Potrice Horstman

Sincerely,

Patrice Horstman

Chair, District 1 Supervisor

Coconino County Board of Supervisors



October 13, 2023

Dear Mayor Daggett and City Council:

As property owners in downtown Flagstaff, we urge to continue to support Flagstaff Downtown Business Improvement and Revitalization District and the Downtown Business Alliance.

We believe they play a vital role in keeping our downtown area clean and vital. Their clean team and extensive calendar of events keeps residents and visitors downtown supporting and enjoying local businesses. They also encourage and facilitate relationships between the downtown business owners, enhancing our sense of community.

We believe the extra taxes we pay are well worth it to have a downtown we can be proud of and that our clients can feel comfortable visiting.

Thank you for time and consideration on this matter.

Sincerely,

Allen + Ginsburg Patty Ginsburg

Allen and Patty Ginsberg
The Ginsberg Group @ RE/MAX Fine Properties
123 N. San Francisco
Flagstaff, AZ 86001

# Ramsey Properties

Colby Ramsey 12 E Rte 66 Suite 104 Flagstaff, Az. 86001 (928)699-3836

Re: Support for the Flagstaff Downtown Business Improvement and Revitalization District

Dear Mayor Daggett and Council Members,

I fully support the Flagstaff Downtown Business Improvement and Revitalization District (FDBIRD). I am a partner in Bigfoot BBQ, in business for over 20 years now. I am also fortunate enough to own property in our downtown that house popular local businesses like Rainbows End and Sosoba.

Flagstaff a wonderful and unique place and its character and history is centered in our downtown. The special district puts a focus on keeping that district orderly, clean cared for. This in turn keeps our downtown an appealing destination for locals and tourist alike, which is critical in maintaining a healthy business environment. It is my hope that the City of Flagstaff continues to support its downtown by supporting FDBIRD and renews its capacity as a taxing district. Actions and investments like this will keep our downtown healthy for future generations to enjoy and prosper in.

Thank you,

Colby Ramsey

04 May 2023

Dear City of Flagstaff Mayor and Council,

My wife and I are downtown City of Flagstaff property and business owners. Kelly is a third-generation resident of Flagstaff, local high school and NAU Alumni.

We continue to be proud supporters and participants of FDBIRD. The revitalization of the downtown district can only be attributed to the dedicated attention and focus received by such a well-organized and funded, organization. The district feels like the destination area we hoped it would for locals residents, students and guests. We hope Council sees fit to continue the relationship with FDBIRD.

Best,

Mike and Kelly Tulloss

October 16, 2023

### Flagstaff Mayor and City Council

In 1976, my father and I purchased our building and started our business, Peace Surplus, Inc. in downtown Flagstaff. Throughout the last 47 years, I have seen great growth and improvements in our historic downtown area. In the last 10 years, thanks to the committed work of the FDBIRD committee and their great accomplishments, our historic downtown area has flourished. The FDBIRD funds have supported increased marketing to support events, beautification projects, encourage community members and visitors to partake of the services, businesses, and beauty of our historic downtown, and has assisted in attracting new businesses who see the potential of success.

As a property owner in downtown Flagstaff, I highly recommend and encourage the continued support and renewal of the FDBIRD so we can continue to see growth and prosperity throughout our downtown community and all of Flagstaff.

Thank you,

Steven W. Chatinsky Lola's Kids, LLC 602-999-5661



October 17, 2023

#### Flagstaff Mayor and City Council,

I am writing to express my support for the renewal of the Flagstaff Downtown Business Improvement & Revitalization District, FDBIRD agreement.

As the ONLY self-taxing business district in Flagstaff, the FDBIRD is a demonstration of property owners' commitment to the continued success and importance of downtown. Downtown is critical to the overall wellbeing of the City. The FDBIRD is funded by the property owners of the district to provide resources that support the economic health and vitality of downtown. It is a demonstration of cooperation amongst the property owners to tax themselves to create enhanced outcomes.

The FDBIRD helps fund a professional team that works on behalf of property owners and businesses as an advocate and champion, keeping downtown top of mind with City and County leadership and elected officials. This has value for all stakeholders. With the FDBA providing advocacy, management, Clean Team and stakeholder outreach, our downtown as a whole and our locally owned small businesses are able to succeed.

We appreciate the numerous free, family friendly events that create vibrancy downtown. Heritage Square programming has increased from 15 event days to more than 160 event days since the FDBIRD's formation, bringing tens of thousands of visitors and residents into downtown and into businesses. This is a direct result of the FDBIRD and the FDBA.

With the FDBIRD we have taken strides towards a more successful downtown. Without it we would move backwards. I encourage you to support the renewal of the FDBIRD. The FDBIRD has helped ensure parking management and future parking supply remain priorities through passage of the Comprehensive Parking Management Program and implementation of ParkFlag.

From the holiday tree lighting ceremony, Breakfast with Santa, Noon Years Eve, Movies on the Square, Music on the Square, First Friday Artwalk and so much more, FDBIRD and FDBA bring tens of thousands into our downtown to enjoy free, family fun and support our collection of locally owned businesses.

The FDBIRD is THE ONLY taxing district in the entire city, demonstrating property owners' investment and commitment to downtown's vitality. More than \$1.2 million has been invested into downtown's economic health and vibrancy in the past 10 years. Let's continue to build on that success by renewing the FDBIRD.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC

Whitney Cunningham WC/jh

awdlaw.com

ASPEY WATKINS & DIESELPLLC



A division of Western Alliance Bank, Member FDIC.

October 18, 2023

Flagstaff City Council 211 W Aspen Ave Flagstaff, AZ 86001

RE: Flagstaff Downtown Business Improvement & Revitalization District

Dear Members of the Flagstaff City Council:

I am writing to express our strong support for the continuation of the Flagstaff Downtown Business Improvement & Revitalization District tax, FDBIRD, for business owners in the downtown area of Flagstaff, Arizona. Renewing this tax district will continue funding for the advocacy of the downtown area provided by the Flagstaff Downtown Business Alliance ("FDBA").

The FDBA has served our community well by being an advocate and champion for our historic downtown area. I feel they were instrumental in supporting and returning vitality to our downtown following the COVID pandemic and always working year-round to promote tourism and business growth in the downtown area which helps our entire community. The renewal of the taxing district is critical to further their successes in supporting the economic health and vitality of downtown.

I encourage you to support the renewal of the FDBIRD.

Sincerely

Timothy A. Dodt Senior Director

N. AZ Commercial Banking Manager

(602) 509-5566 Cell

tdodt@alliancebankofarizona.com

Flagstaff Mayor and City Council,

I am writing to you to express my support for the renewal of the Flagstaff Downtown Business Improvement & Revitalization District, FDBIRD agreement.

Ten years ago when the FDBIRD was developed our downtown was in need of enhanced and coordinated services. At that time, the Flagstaff Downtown property owners voted to assess themselves for the FDBIRD through a Coconino County property tax assessment. This self taxing of property owners has allowed the downtown to flourish.

The tax that the property owners have taken on has been passed through to business tenants like Mountain Sports Flagstaff. Our family business is more than happy to contribute our share to the FDBIRD tax. The benefits to our business and downtown have been wonderful.

Thank you for continuing to support Downtown Flagstaff with the renewal of the taxing authority. This will allow our community downtown to continue to build successful activities and events for all the citizens and travelers that enjoy our Historic Downtown Flagstaff.

Sincerely, Mark Lamberson Mountain Sports Flagstaff





Dear Mayor Daggett and City Council Members,

This letter is to inform the city council of the importance of renewing the FDBIRD. Our downtown is the heart of Flagstaff and one of the main attractions for tourists and locals alike. The beauty and vitality of this historic district is in everyone's interest. Without the FDBIRD, the upkeep of downtown would not be possible. The events hosted by the Downtown Business Alliance attract visitors to the downtown and in turn bring business to the downtown shops and restaurants. Terry Madeksza and her team are pertinent to the success of the downtown success and their positions would not be possible without the renewal of the FDBIRD.

Sincerely, Dara Wong Oeno LLC Shift Flagstaff LLC Flagstaff City Council 211 W Aspen Ave Flagstaff, AZ 86001

Subject: Support for Continuing the Revitalization Tax for Downtown Flagstaff Businesses

Dear Members of the Flagstaff City Council,

We are writing to express our strong support for the continuation of the Flagstaff Downtown Business Improvement & Revitalization District tax, FDBIRD, for business owners in the downtown area of Flagstaff, Arizona. As residents of this wonderful city, we believe that investing in the improvement and revitalization of our downtown is crucial for our community's continued growth and prosperity.

Downtown Flagstaff holds a special place in the hearts of both residents and visitors alike. Its unique charm, historical significance, and cultural attractions make it the heart and soul of our city. However, like any urban area, it faces challenges that need to be addressed in order to maintain its vitality.

The FDBIRD has already shown promising results by contributing to the beautification and enhancement of our downtown area. It has helped to attract new businesses, create jobs, and improve the overall quality of life for residents. This tax has not only preserved our rich heritage but also positioned Flagstaff as a desirable destination for tourists, which in turn benefits our local economy.

Renewing this tax program will allow us to sustain the momentum we have achieved thus far and continue making our downtown a vibrant and thriving place for everyone. I believe that this investment in our community is essential for the long-term well-being of Flagstaff, and we urge you to support its continuation.

We trust that you will carefully consider the positive impact that this has had on our downtown area and its potential to bring even greater benefits in the future. Please know that you have our full support in this endeavor and are confident that your decision will align with the best interests of our beloved Flagstaff.

Thank you for your dedication to our city and for your tireless efforts to make Flagstaff an even better place to live, work, and visit. We look forward to witnessing the continued growth and revitalization of our downtown area under your leadership.

Kazi and Erin Ahmed



Flagstaff Mayor and City Council,

I am writing to express my support for the renewal of the Flagstaff Downtown Business Improvement and Revitalization District, which funds the work of the Flagstaff Downtown Business Alliance.

As the Manager of Late for the Train, I see how the work of the FDBA directly impacts our business in a positive way. The services provided by the Clean Team make a vast difference in the presentation of downtown to our visitors. The events produced by the FDBA team help to increase foot traffic and sales in our business.

The events and beautification efforts lead to increased vibrancy, furthering downtown's reputation as a destination for Flagstaff visitors.

I encourage you to support the renewal of the taxing district, as it is critical to the continuation of the FDBA's work.

Thank you,

**Jason Murray** 

Late for the Train 928.773.0100 - 19A E Aspen Ave

