

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

RESOLUTION NO. 2019-07

A RESOLUTION OF THE DISTRICT BOARD OF THE FLAGSTAFF  
DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION  
DISTRICT OF FLAGSTAFF ADOPTING THE PROPERTY TAX  
ASSESSMENTS FOR FY2019-2020

**WHEREAS**, by the provisions of State law, the resolution levying taxes for fiscal year 2019-2020 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 2019 Tax Year assessed value of all real property within the boundaries of the Flagstaff Downtown Business Improvement and Revitalization District of Flagstaff, Arizona, except such property as may be by law exempt from taxation or is excluded from the District, which includes any story above the second floor, for the fiscal year ending on the 30<sup>th</sup> day of June, 2020.

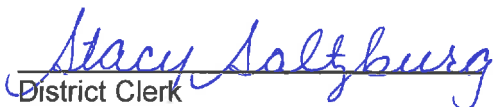
Section 2. That the District Clerk is hereby directed to transmit a certified copy of this resolution to the County Assessor and the Board of Supervisors of the County of Coconino, Arizona.

Section 3. Effective Date. The tax levy imposed by this Resolution shall take effect August 1, 2019.

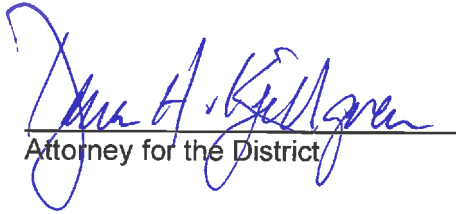
PASSED by the District Board of the Flagstaff Downtown Business Improvement and Revitalization District this 25th day of June, 2019.

  
Vice Chairman

ATTEST:

  
District Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
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: 2/24/15

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.

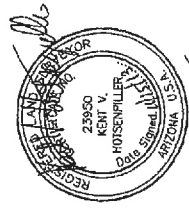
**Mogollon** Engineering and Surveying, Inc.

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

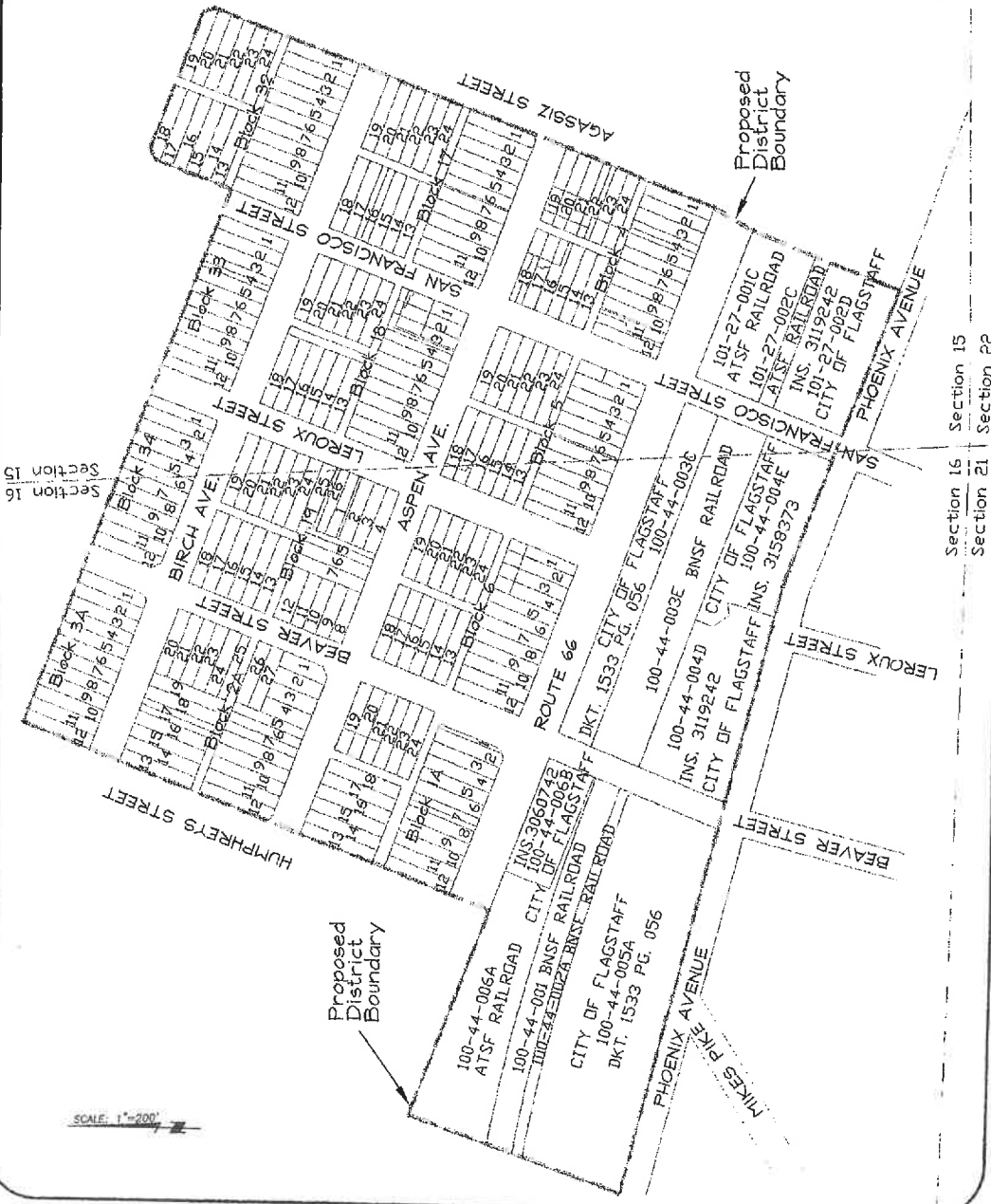
**FLAGSTAFF BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT LEGAL DESCRIPTION EXHIBIT**  
 FLAGSTAFF TOWNSITE, BOOK 1 OF MAPS PAGE 16, COCONINO COUNTY RECORDS LOCATED IN THE SE1/4 SECTION 16 AND THE SW1/4 SECTION 15, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY, ARIZONA

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 MOGOLLON Engineering & Surveying, Inc.



Flagstaff Downtown Revitalization District  
Special Assessments

20001 - FLAG DWTN REV DIST						
Tax Year:		2019				
Budget:	\$	155,934				
Factor:		1.6637				
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner		
C0000058	99956795	57		1 CENTURYLINK COMMUNICATIONS LLC		
C0008407	99956729	726,751	12,091	QWEST CORPORATION		
C0030049	99954650	88,127	1,466	ARIZONA PUBLIC SERVICE COMPANY		
C0039313	99964650	76	1	ARIZONA PUBLIC SERVICE COMPANY (EPF)		
C0055218	99951701	20,925	348	BNSF RAILWAY COMPANY		
C0056344	99954660	19,933	332	UNISOURCE ENERGY CORPORATION		
C0056345	99964660	446	7	UNISOURCE ENERGY CORPORATION (EPF)		
C0061761	99965650	5,462	91	ARIZONA PUBLIC SERVICE COMPANY (CWIP)		
C0224631	99965660	125	2	UNISOURCE ENERGY CORPORATION (CWIP)		
R0010378	10020018	111,053	1,848	FLEMING BROTHERS LLC		
R0010379	10020019A	40,216	669	SCHOURING ML REVOCABLE LIVING TRUST DTD 08-12-04		
R0010380	10020021A	106,946	1,779	LOLAS KIDS LLC		
R0010381	10020023	86,210	1,434	MT JULIET PROPERTIES LLC		
R0010382	10020024	51,588	858	ODEGAARD VAN H		
R0010383	10020025	130,985	2,179	ORPHEUM HOLDINGS LLC		
R0010384	10020026	158,988	2,645	WEATHERFORD HOTEL INC		
R0011648	10118001	10,048	167	BOYER RONALD C & PATTIE MCDANIEL FAMILY TRUST DTD 10/9/98		
R0011649	10118002	76,905	1,279	BOYER RC & PM FMLY TRUST DTD 10-19-98		
R0011650	10118003C	105,866	1,761	DOWNRIVER ADVENTURES LLC		
R0011651	10118004	190,562	3,170	ARIZONA BANK		
R0011655	10118008A	356,218	5,926	HERMAN & KINNE LLC		
R0012364	10019007	131,481	2,187	GEILE MANAGEMENT LLC		
R0012365	10019008A	77,878	1,296	LEROUX RETAIL LLC		
R0016235	10121012	72,005	1,198	COAST & MOUNTAIN PROPERTIES		
R0016236	10121013A	123,472	2,054	COAST & MOUNTAIN PROPERTIES		
R0016237	10121016A	23,697	394	PUCATECA INVESTMENT GROUP LLC		
R0016238	10121016B	29,901	497	FLAG RETAIL CENTER LLC		
R0016239	10121016C	31,932	531	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000		
R0016240	10121016D	47,796	795	DA VINCI INVESTMENTS LLC		
R0016241	10121016E	13,949	232	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000		
R0017152	10121017	32,651	543	TANN SANDRA		
R0017153	10121018	19,905	331	POUENMUANG ARIN & CHENNAIPA		
R0017154	10121019	42,351	705	MCCORMICK DAVID L & PATRICIA E		
R0017155	10121020	92,410	1,537	MCCORMICK DAVID L & PATRICIA E		
R0017236	10127002C	10,807	180	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLINGTON NORTHERN & SANTA FE RY CO		

\*Note: Salmon highlight indicates adjusted value calculated.

Flagstaff Downtown Revitalization District  
Special Assessments

20001 - FLAG DWTN REV DIST		2019								
Tax Year:		2019								
Budget:	\$	155,934								
Factor		1.6637								
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner						
R0023890	10020017	117,971	1,963	ASPEN CONSOLIDATED INVESTMENTS LLC						
R0027573	10121007	91,075	1,515	STILLEY PETER B & MOLLY W						
R0027574	10121008	22,388	372	COAST & MOUNTAIN PROPERTIES						
R0027575	10121009	91,834	1,528	COAST & MOUNTAIN PROPERTIES						
R0027576	10121010	46,103	767	WONG FAMILY TRUST UA DTD 07-01-10						
R0027577	10121011	28,066	467	104 E ROUTE 66 LLC						
R0027698	10121021A	68,007	1,131	COAST & MOUNTAIN PROPERTIES						
R0027699	10121022	8,925	148	STILLEY PETER B & MOLLY W						
R0028358	100190148	127,905	2,128	BIRCH STREET PROPERTIES L L C						
R0028359	10019016	55,003	915	MATTINGLY ALBERT PAUL JR & PATSY S						
R0028360	10019017	65,444	1,089	KKMH PROPERTIES LLC						
R0028361	10019018	83,991	1,397	ABLE BUILDING LLC						
R0030400	10019001A	111,588	1,856	LEVITAN FAMILY TRUST DTD 10-15-98						
R0030401	10019001B	65,249	1,086	BABBITT JIM & HELENE REVOCABLE TRUST DTD 10-22-12						
R0033992	10138001	81,271	1,352	BABBITT FOUNDATION						
R0033993	10138002	54,493	907	107 CORPORATION THE						
R0033994	10138003	67,702	1,126	BABBITT FOUNDATION						
R0042526	10119002	18,896	314	121 EAST BIRCH LLC						
R0042527	10119003A	9,183	153	CRAVEN ENTERPRISES LLC						
R0042528	10119003B	9,449	157	121 EAST BIRCH LLC						
R0042529	10119004	9,714	162	CRAVEN ENTERPRISES LLC						
R0042530	10119005	221,065	3,678	CRAVEN ENTERPRISES LLC						
R0042531	10119006A	197,828	3,291	RAVEN ROAD PROPERTIES LLC						
R0042532	10119007A	168,973	2,811	FLAGSTAFF LODGE NO 7 FREE & ACCEPTED MASONS						
R0043118	10044006A	13,554	225	ATCHISON TOPEKA & SANTA FE RY CO NKA ; BURLINGTON NORTHERN & SANTA FE RY CO						

\*Note: Salmon highlight indicates adjusted value calculated.

Flagstaff Downtown Revitalization District  
Special Assessments

20001 - FLAG DWMTN REV DIST				2019	
Tax Year:					
Budget:	\$		155,934		
Factor:			1.6637		
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
R0043119	10044006B	118,466	1,971	FLAGSTAFF CHAMBER OF COMMERCE	
R0046285	10020027	63,088	1,050	STILLEY PROPERTIES LLC	
R0046286	10020028	19,808	330	SCHOURING ML REVOCABLE LIVING TRUST DTD 08-12-04	
R0046288	10021003A	77,086	1,282	BUS STATION LLC	
R0046289	10021005	79,011	1,315	BERARDI INVESTMENTS NO 2 LLC	
R0046290	10021006	81,459	1,355	TULSI 1 LLC	
R0053276	10010001C	354,248	5,894	VALLEY NATIONAL BANK ARIZONA NA NKA	
R0055571	10119001A	19,351	322	121 EAST BIRCH LLC	
R0056732	10019004A	294,274	4,896	M2M2 INVESTMENTS LLC	
R0061631	10020001A	37,336	621	L & D BUILDING LLC	
R0061632	10020001B	23,345	388	TIRAKUL SUCHADA	
R0061633	10020002	41,212	686	PUCHTECA INVESTMENT GROUP LLC	
R0061634	10020003	66,347	1,104	DENUNE LIVING TRUST DTD 10/25/00	
R0061635	10020004A	114,570	1,906	PHX AV PROPERTIES LLC	
R0061636	10020006A	43,911	731	RAMSEY'S PROPERTIES LLC	
R0061637	10020007	25,672	427	RAMSEY'S PROPERTIES LLC	
R0061638	10020008	31,233	520	ASPEN CONSOLIDATED INVESTMENTS LLC	
R0061639	10020009	36,386	605	GEE BARBARA	
R0061640	10020010	75,946	1,264	LEROUX/66 LLC	
R0061642	10020013	97,501	1,622	MERKLI EDWARD A & MARTHA M REVOCABLE LIVING TRUST DTD 7-20-09	
R0061643	10020014	25,449	423	STILLEY PETER B & MOLLY W	
R0061644	10020015	116,770	1,943	ASPEN GROVE LLC	
R0061645	10020016	68,003	1,131	SWITZER BUILDING GROUP L L C	
R0064323	10119008B	6,408	107	121 EAST BIRCH LLC	
R0064324	10119008C	296,991	4,941	121 EAST BIRCH LLC	
R0064325	10119009E	629,655	10,476	HOPKI TRIBE ECONOMIC DEVELOPMENT CORP	
R0064326	10119012	377,055	6,273	VANLANDINGHAM PROPERTIES LLC	
R0064327	10119013	492,206	8,189	RINK REALTY TRUST UDT DTD 8-1-78	
R0352001	10019011C	735,250	12,232	FMH ENTERPRISES LLC	
R0352002	10021007B	51,595	858	FMH ENTERPRISES LLC	
89		9,373,031	\$155,934		

\*Note: Salmon highlight indicates adjusted value calculated.

20001 - FLAG DWTN REV DIST						
Tax Year:	2019					
Budget:	\$	35,617				
Factor	1.6637					
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner		
R0010075	10021009A	36,940	615	FLAGSTAFF CITY OF		
R0010076	10021009B	12,865	214	FLAGSTAFF CITY OF		
R0010077	10021011	20,360	339	FLAGSTAFF CITY OF		
R0011646	10117010D	1,546,065	25,722	COCONINO COUNTY		
R0012502	10044003C	84,089	1,399	FLAGSTAFF CITY OF		
R0017237	10127002D	53,184	885	FLAGSTAFF CITY OF		
R0043116	10044004D	94,400	1,571	FLAGSTAFF CITY OF		
R0043117	10044005A	168,236	2,799	FLAGSTAFF CITY OF		
R0046287	10021001B	22,068	367	FLAGSTAFF CITY OF		
R0061641	10020011A	13,978	233	FLAGSTAFF CITY OF		
R0071306	10044004E	88,512	1,473	FLAGSTAFF CITY OF		
11		2,140,697	35,617			