

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

RESOLUTION NO. 2020-03

A RESOLUTION OF THE DISTRICT BOARD OF THE FLAGSTAFF  
DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION  
DISTRICT OF FLAGSTAFF ADOPTING THE PROPERTY TAX  
ASSESSMENTS FOR FY2020-2021

**WHEREAS**, by the provisions of State law, the resolution levying taxes for fiscal year 2020-2021 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 2020 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, 2021.

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, 2020.

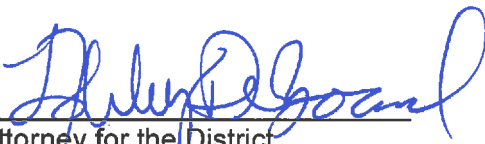
PASSED by the District Board of the Flagstaff Downtown Business Improvement and Revitalization District this 7th day of July, 2020.

ATTEST:

  
\_\_\_\_\_  
Chairman *Vice-Chairman*

  
\_\_\_\_\_  
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.

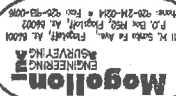
Exclusions from District:

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



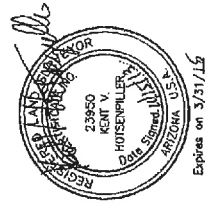
**FLAGSTAFF BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT LEGAL DESCRIPTION EXHIBIT**  
 FLAGSTAFF TOWNSHIP, BOOK 1 OF MAPS PAGE 16, COCONINO COUNTY RECORDS LOCATED IN THE SE1/4 SECTION 16 AND THE SW1/4 SECTION 15, T 21 N, R 7 E, FLAGSTAFF, COCONINO COUNTY, ARIZONA

Including the Rights-of-Way as shown.

**Exclusions from District**

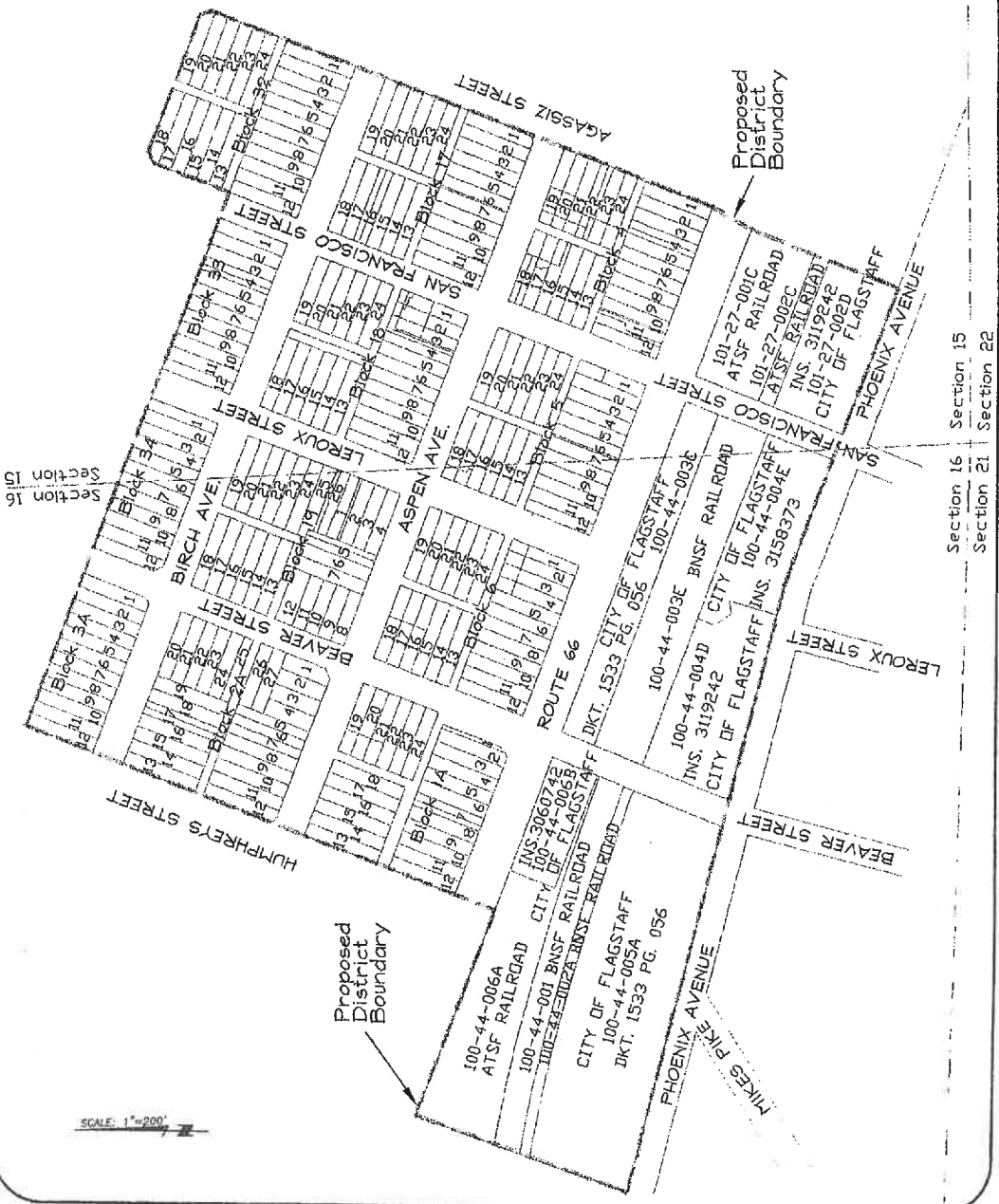
1. With respect to any multi-story building located in the district, any story above the second floor shall be excluded from the district. In the event a new building is constructed after formation of the district, the same rule shall apply. For district purposes, the property value of that portion of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

Expires on 3/31/15



**Flagstaff Downtown Revitalization District  
Special Assessments**

20001 - FLAG DWTN REV DIST		2020			
Tax Year:					
Budget:	\$	155,934			
Factor		1.5795			
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
C0000058	99956795	46	1.00	CENTURYLINK COMMUNICATIONS LLC	
C0008407	99956729	716,381	11,315.00	QWEST CORPORATION	
C0030049	99954650	129,205	2,041.00	ARIZONA PUBLIC SERVICE COMPANY	
C0039313	99964650	132	2.00	ARIZONA PUBLIC SERVICE COMPANY (EPF)	
C0043457	99956789	22	-	T-MOBILE	
C0055218	99951701	20,402	322.00	BNSF RAILWAY COMPANY	
C0056344	99954660	20,349	321.00	UNISOURCE ENERGY CORPORATION	
C0056345	99964660	442	7.00	UNISOURCE ENERGY CORPORATIO (EPF)	
C0061761	99965650	6,573	104.00	ARIZONA PUBLIC SERVICE COMPANY (CWIP)	
C0224631	99965660	55	1.00	UNISOURCE ENERGY CORPORATION (CWIP)	
R0010378	10020018	116,606	1,842.00	FLEMING BROTHERS LLC	
R0010379	10020019A	42,227	667.00	SCHOURING ML REVOCABLE LIVING TRUST DTD 08-12-04	
R0010380	10020021A	112,293	1,774.00	LOLAS KIDS LLC	
R0010381	10020023	90,521	1,430.00	MT JULIET PROPERTIES LLC	
R0010382	10020024	54,168	856.00	ODEGAARD VAN H	
R0010383	10020025	137,534	2,172.00	ORPHEUM HOLDINGS LLC	
R0010384	10020026	166,302	2,627.00	WEATHERFORD HOTEL INC	
R0011648	10118001	10,551	167.00	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011649	10118002	80,750	1,275.00	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011650	10118003C	111,160	1,756.00	DOWNRIVER ADVENTURES LLC	
R0011651	10118004	199,533	3,152.00	ARIZONA BANK	
R0011655	10118008A	374,028	5,908.00	HERMAN & KINNE LLC	
R0012364	10019007	138,055	2,181.00	GEILE MANAGEMENT LLC	
R0012365	10019008A	81,771	1,292.00	LEROUX RETAIL LLC	
R0016235	10121012	75,604	1,194.00	COAST & MOUNTAIN PROPERTIES	
R0016236	10121013A	129,647	2,048.00	COAST & MOUNTAIN PROPERTIES	
R0016237	10121016A	24,882	393.00	PUCHTECA INVESTMENT GROUP LLC	
R0016238	10121016B	31,396	496.00	FLAG RETAIL CENTER LLC	
R0016239	10121016C	33,529	536.00	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0016240	10121016D	50,185	793.00	DA VINCI INVESTMENTS LLC	
R0016241	10121016E	14,647	231.00	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0017152	10121017	34,283	541.00	TANN SANDRA	
R0017153	10121018	35,715	564.00	POUENMUANG ARIN & CHENNAPHA	
R0017154	10121019	44,571	704.00	MCCORMICK DAVID	
R0017155	10121020	97,031	1,533.00	MCCORMICK DAVID	
R0017236	10127002C	10,807	171.00	BNSF RAILWAY COMPANY	
R0023890	10020017	123,077	1,944.00	ASPEN CONSOLIDATED INVESTMENTS LLC	

\*Note: Salmon highlight indicates adjusted value calculated.

Flagstaff Downtown Revitalization District

Special Assessments

20001 - FLAG DWTN REV DIST		2020	*Note: Salomon highlight indicates adjusted value calculated.	
Tax Year:				
Budget:	\$	155,934		
Factor		1.5795		
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner
R0027573	10121007	95,628	1,510.00	STILLEY PETER B & MOLLY W
R0027574	10121008	23,508	371.00	COAST & MOUNTAIN PROPERTIES
R0027575	10121009	96,426	1,523.00	COAST & MOUNTAIN PROPERTIES
R0027576	10121010	48,408	755.00	WONG FAMILY TRUST UA DTD 07-01-10
R0027577	10121011	29,469	465.00	104 E ROUTE 66 LLC
R0027698	10121021A	71,407	1,128.00	COAST & MOUNTAIN PROPERTIES
R0027699	10121022	9,371	148.00	STILLEY PETER B & MOLLY W
R0028358	10019014B	134,300	2,121.00	BIRCH STREET PROPERTIES LLC
R0028359	10019016	57,753	912.00	MATTINGLY ALBERT PAUL JR & PATSY S
R0028360	10019017	68,717	1,085.00	KKMH PROPERTIES LLC
R0028361	10019018	88,192	1,393.00	ABLE BUILDING LLC
R0030400	10019001A	115,662	1,827.00	LEVITAN FAMILY TRUST DTD 10-15-98
R0030401	10019001B	68,511	1,082.00	BABBITT JIM & HELENE REVOCABLE TRUST DTD 10-22-12
R0033992	10138001	85,335	1,348.00	BABBITT FOUNDATION
R0033993	10138002	57,218	904.00	107 CORPORATION THE
R0033994	10138003	71,088	1,123.00	BABBITT FOUNDATION
R0042526	10119002	19,841	313.00	121 EAST BIRCH LLC
R0042527	10119003A	9,642	152.00	CRAVEN ENTERPRISES LLC
R0042528	10119003B	9,921	157.00	121 EAST BIRCH LLC
R0042529	10119004	10,199	161.00	CRAVEN ENTERPRISES LLC
R0042530	10119005	230,960	3,648.00	CRAVEN ENTERPRISES LLC
R0042531	10119006A	207,720	3,281.00	RAVEN ROAD PROPERTIES LLC
R0042532	10119007A	177,420	2,802.00	FLAGSTAFF LODGE NO 7 FREE & ACCEPTED MASONS
R0043118	10044006A	13,554	214.00	BNSF RAILWAY COMPANY
R0043119	10044006B	124,389	1,965.00	FLAGSTAFF CHAMBER OF COMMERCE
R0046285	10020027	66,243	1,046.00	STILLEY PROPERTIES LLC
R0046286	10020028	20,798	328.00	SCHOURING ML REVOCABLE LIVING TRUST DTD 08-12-04
R0046288	10021003A	80,940	1,278.00	BUS STATION LLC
R0046289	10021005	82,963	1,310.00	BERARDI INVESTMENTS NO 2 LLC
R0046290	10021006	85,532	1,351.00	TULSI 1 LLC
R0053276	10010001C	371,960	5,875.00	VALLEY NATIONAL BANK ARIZONA NA
R0055571	10119001A	40,344	637.00	121 EAST BIRCH LLC
R0056732	10019004A	308,988	4,880.00	M2M2 INVESTMENTS LLC
R0061631	10020001A	39,202	619.00	L & D BUILDING LLC
R0061632	10020001B	24,513	387.00	TIRAKUL SUCHADA
R0061633	10020002	43,273	683.00	PUCHTECA INVESTMENT GROUP LLC
R0061634	10020003	87,177	1,377.00	KRAISORN INVESTMENT LLC

**Flagstaff Downtown Revitalization District  
Special Assessments**

20001 - FLAG DWTN REV DIST		2020		
Tax Year:		2020		
Budget:	\$	155,934		
Factor		1.5795		
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner
R0061635	10020004A	120,298	1,900.00	PHX AV PROPERTIES LLC
R0061636	10020006A	45,107	728.00	RAMSEY'S PROPERTIES LLC
R0061637	10020007	26,955	426.00	RAMSEY'S PROPERTIES LLC
R0061638	10020008	32,795	518.00	ASPEN CONSOLIDATED INVESTMENTS LLC
R0061639	10020009	38,169	603.00	GEE BARBARA & LAU "PAUL" YIK PONG LIVING TRUST DTD 10-01-19
R0061640	10020010	79,743	1,260.00	LEROUX/66 LLC
R0061642	10020013	102,373	1,617.00	MERKLI VELASCO RENTALS LLC
R0061643	10020014	26,721	422.00	STILLEY PETER B & MOLLY W
R0061644	10020015	122,609	1,937.00	ASPEN GROVE LLC
R0061645	10020016	71,716	1,133.00	SWITZER BUILDING GROUP L L C
R0064323	10119008B	6,728	106.00	121 EAST BIRCH LLC
R0064324	10119008C	306,517	4,841.00	121 EAST BIRCH LLC
R0064325	10119009E	661,139	10,443.00	HOPI TRIBE ECONOMIC DEVELOPMENT CORP
R0064326	10119012	395,908	6,253.00	VANLANDINGHAM PROPERTIES LLC
R0064327	10119013	523,179	8,263.00	RINK REALTY TRUST UDT DTD 8-1-78
R0352001	10019011C	766,349	12,104.00	FMH ENTERPRISES LLC
R0352002	10021007B	54,174	856.00	FMH ENTERPRISES LLC
<b>90</b>		<b>9,872,532</b>	<b>\$155,934</b>	

<sup>12</sup>Note: Salimon highlight indicates adjusted value calculated.