

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

RESOLUTION NO. 2021-03

A RESOLUTION OF THE DISTRICT BOARD OF THE FLAGSTAFF
DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION
DISTRICT OF FLAGSTAFF ADOPTING THE PROPERTY TAX
ASSESSMENTS FOR FISCAL YEAR 2021-2022

WHEREAS, by the provisions of State law, the resolution levying taxes for fiscal year 2021-2022 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").

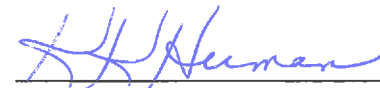
NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF THE FLAGSTAFF DOWNTOWN BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT OF FLAGSTAFF, ARIZONA AS FOLLOWS:

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 30th day of June, 2022.

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

Section 3. Effective Date. The tax levy imposed by this Resolution shall take effect August 1, 2021.

PASSED by the District Board of the Flagstaff Downtown Business Improvement and Revitalization District this 22nd day of June, 2021.



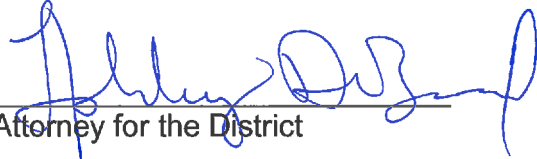
for Chairman

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;

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.



Expire: 8/31/15

Mogollon Engineering and Surveying, Inc.

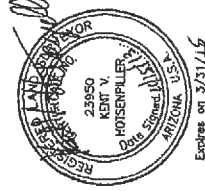
411 W. Santa Fe Ave. Flagstaff, AZ 86001- P.O.-Box 1952 Flagstaff, AZ 86002-mogollon99@aol.com- 928-214-0214

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

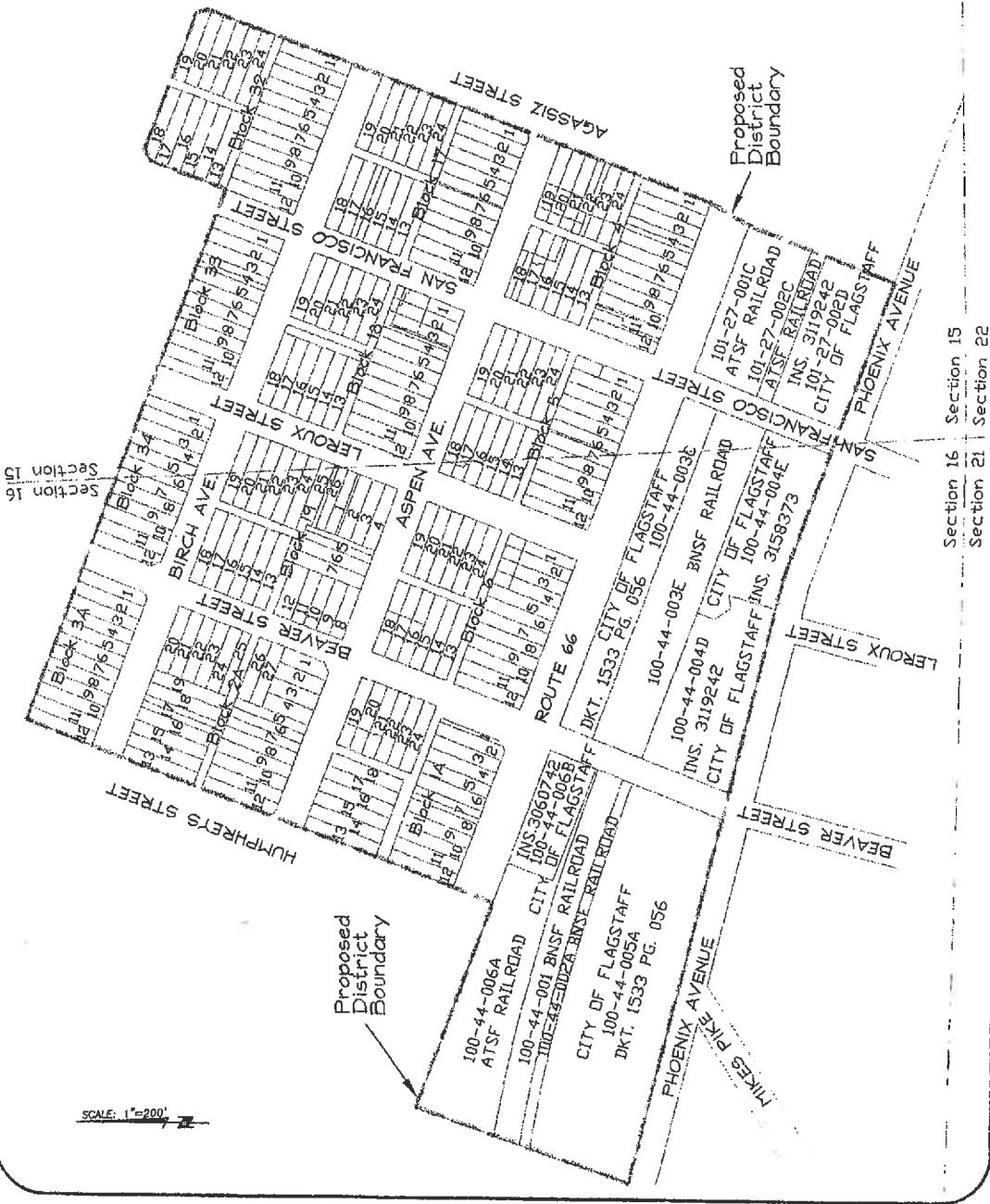
Including the Rights-of-Way as shown.

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 MEGOLLEN Engineering & Surveying, Inc.



**Flagstaff Downtown Revitalization District
Special Assessments**

20001 - FLAG DWTRN REV DIST		2021			*Note: Salmon highlight indicates adjusted value calculated.
Tax Year:		2021			
Budget:	\$	155,934			
Factor		1.529			
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
C0000058	99956795	41		1 CENTURYLINK COMMUNICATIONS LLC	
C0008407	99956729	575,598	8,801	QWEST CORPORATION	
C0030049	99954650	136,663	2,090	ARIZONA PUBLIC SERVICE COMPANY	
C0039313	99964650	124	2	ARIZONA PUBLIC SERVICE COMPANY (EPF)	
C0055218	99951701	19,878	304	UNISOURCE ENERGY CORPORATION	
C0056344	99954660	22,251	340	UNISOURCE ENERGY CORPORATION	
C0056345	99964660	474	7	ARIZONA PUBLIC SERVICE COMPANY (CWIP)	
C0061761	99965650	15,008	229	UNISOURCE ENERGY CORPORATION	
C0224631	99965660	112	2	FLEMING BROTHERS LLC	
R0010378	10020018	122,437	1,872	SCHURING ML REVOCABLE LIVING TRUST DTD 08-12-04	
R0010379	10020019A	44,339	678	LOLAS KIDS LLC	
R0010380	10020021A	117,993	1,803	MT JULIET PROPERTIES LLC	
R0010381	10020023	95,047	1,453	ODEGAARD VAN H	
R0010382	10020024	56,875	870	ORPHEUM HOLDINGS LLC	
R0010383	10020025	144,411	2,208	WEATHERFORD HOTEL INC	
R0010384	10020026	174,960	2,675	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011648	10118001	11,078	169	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011649	10118002	84,787	1,296	DOWNRIVER ADVENTURES LLC	
R0011650	10118003C	116,717	1,785	ARIZONA BANK	
R0011651	10118004	204,762	3,131	HERMAN & KINNE LLC	
R0011655	10118008A	392,730	6,005	GEILE MANAGEMENT LLC	
R0012364	10019007	144,958	2,216	LEROUX RETAIL LLC	
R0012365	10019008A	85,861	1,313	COAST & MOUNTAIN PROPERTIES	
R0016235	10121012	79,385	1,214	COAST & MOUNTAIN PROPERTIES	
R0016236	10121013A	136,129	2,081	PUCHTECA INVESTMENT GROUP LLC	
R0016237	10121016A	26,126	399	FLAG RETAIL CENTER LLC	
R0016238	10121016B	32,965	504	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0016239	10121016C	35,206	538	DA VINCI INVESTMENTS LLC	
R0016240	10121016D	52,695	806	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0016241	10121016E	15,380	235	TANN SANDRA	
R0017152	10121017	35,997	550	POUENMUANG ARIN & CHENNAPHA	
R0017153	10121018	37,501	573	MCCORMICK DAVID	
R0017154	10121019	46,122	705	MCCORMICK DAVID	
R0017155	10121020	101,882	1,558	BNSF RAILWAY COMPANY	
R0017236	10127002C	11,347	173	ASPEN CONSOLIDATED INVESTMENTS LLC	
R0023890	10020017	129,374	1,978	STILLEY PETER B & MOLLY W	

**Flagstaff Downtown Revitalization District
Special Assessments**

20001 - FLAG DWITN REV DIST		2021		
Tax Year:		2021		
Budget:	\$	155,934		
Factor		1.529		
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner
R0027573	10121007	100,409	1,535	COAST & MOUNTAIN PROPERTIES
R0027574	10121008	24,683	377	COAST & MOUNTAIN PROPERTIES
R0027575	10121009	101,247	1,548	WONG FAMILY TRUST UA DTD 07-01-10
R0027576	10121010	50,829	777	104 E ROUTE 66 LLC
R0027577	10121011	30,942	473	COAST & MOUNTAIN PROPERTIES
R0027698	10121021A	74,978	1,146	STILLEY PETER B & MOLLY W
R0027699	10121022	9,839	150	BIRCH STREET PROPERTIES LLC
R0028358	10019014B	141,016	2,156	MATTINGLY ALBERT PAUL JR & PATSY S
R0028359	10019016	60,640	927	KKMH PROPERTIES LLC
R0028360	10019017	72,152	1,103	ABLE BUILDING LLC
R0028361	10019018	92,602	1,416	LEVITAN FAMILY TRUST DTD 10-15-98
R0030400	10019001A	115,581	1,767	BABBITT JIM & HELENE REVOCABLE TRUST DTD 10-22-12
R0030401	100190018	71,937	1,100	BABBITT FOUNDATION
R0033992	10138001	89,601	1,370	107 CORPORATION
R0033993	10138002	60,079	919	BABBITT FOUNDATION
R0033994	10138003	74,641	1,141	121 EAST BIRCH LLC
R0042526	10119002	20,833	319	GRAVEN ENTERPRISES LLC
R0042527	10119003A	10,124	155	121 EAST BIRCH LLC
R0042528	10119003B	10,417	159	GRAVEN ENTERPRISES LLC
R0042529	10119004	10,709	164	GRAVEN ENTERPRISES LLC
R0042530	10119005	242,906	3,714	LIMBER PINE ENTERPRISES II LLC
R0042531	10119006A	218,105	3,335	FLAGSTAFF LODGE NO 7 FREE & ACCEPTED MASONS
R0042532	10119007A	186,292	2,848	BNSF RAILWAY COMPANY
R0043118	10044006A	14,232	218	FLAGSTAFF CHAMBER OF COMMERCE
R0043119	10044006B	130,609	1,997	STILLEY PROPERTIES LLC
R0046285	10020027	69,555	1,063	SCHEURING ML REVOCABLE LIVING TRUST DTD 08-12-04
R0046286	10020028	21,838	334	SILO HOLDINGS LLC
R0046288	10021003A	84,988	1,299	BERARDI INVESTMENTS NO 2 LLC
R0046289	10021005	87,110	1,332	TULSI 1 LLC
R0046290	10021006	89,808	1,373	VALLEY NATIONAL BANK ARIZONA
R0053276	10010001C	390,558	5,972	121 EAST BIRCH LLC
R0055571	10019001A	42,362	648	M2M2 INVESTMENTS LLC
R0056732	10019004A	324,437	4,961	L & D BUILDING LLC
R0061631	10020001A	41,162	629	TIRAKUL SUCHADA
R0061632	10020001B	25,738	394	PUCORTECA INVESTMENT GROUP LLC
R0061633	10020002	45,437	695	KRAISORN INVESTMENT LLC

*Note: Salmon highlight indicates adjusted value calculated.

Flagstaff Downtown Revitalization District
Special Assessments

20001 - FLAG DWTM REV DIST				
Tax Year:	2021			
Budget:	\$ 155,934			
Factor	1.529			
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner
R0061634	10020003	91,536	1,400	PHX AV PROPERTIES LLC
R0061635	10020004A	126,313	1,931	RAMSEY'S PROPERTIES LLC
R0061636	10020006A	48,413	740	RAMSEY'S PROPERTIES LLC
R0061637	10020007	28,303	433	ASPEN CONSOLIDATED INVESTMENTS LLC
R0061638	10020008	34,434	526	GEE BARBARA & LAU "PAUL" YIK PONG LIVING TRUST DTD 10-01-19
R0061639	10020009	40,077	613	LEROUX 66 LLC
R0061640	10020010	83,731	1,280	MERKLI VELASCO RENTALS LLC
R0061642	10020013	107,488	1,643	STILLEY PETER B & MOLLY W
R0061643	10020014	28,057	429	ASPEN GROVE LLC
R0061644	10020015	128,740	1,968	SWITZER BUILDING GROUP L L C
R0061645	10020016	75,487	1,154	121 EAST BIRCH LLC
R0064323	10119008B	7,065	108	121 EAST BIRCH LLC
R0064324	10119008C	326,369	4,990	HOPI TRIBE ECONOMIC DEVELOPMENT CORPORATION
R0064325	10119009E	694,195	10,614	VANLANDINGHAM PROPERTIES LLC
R0064326	10119012	415,704	6,356	RINK REALTY TRUST UDT DTD 8-1-78
R0064327	10119013	552,316	8,445	FMH ENTERPRISES LLC
R0352001	10019011C	807,820	12,352	FMH ENTERPRISES LLC
R0352002	10021007B	56,883	870	
		10,198,456	\$155,930	
89				

*Note: Salmon highlight indicates adjusted value calculated.