

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

RESOLUTION NO. 2022-03

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 2022-2023

**WHEREAS**, by the provisions of State law, the resolution levying taxes for fiscal year 2022-2023 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 2021 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, 2022.

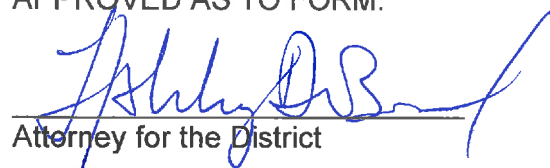
PASSED by the District Board of the Flagstaff Downtown Business Improvement and Revitalization District this 30th day of June, 2022.

  
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.



Expires: 2/01/15

**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

SCALE: 1"=200'



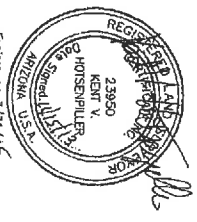
**FLAGSTAFF BUSINESS  
IMPROVEMENT AND  
REVITALIZATION DISTRICT  
LEGAL DESCRIPTION EXHIBIT**

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 **MEGOLLON** Engineering & Surveying, Inc.

DATE: 11/16/15	PROJECT NO: 18058	REVISIONS: 1/15/16 Add exclusion	<b>Megollon</b> ENGINEERING & SURVEYING 411 N. Santa Fe Ave., Flagstaff, Az. 86001 P.O. Box 182, Flagstaff, Az. 86002 Phone: 929-244-6214 • Fax: 929-10-005		<b>EXHIBIT B</b> FLAGSTAFF BUSINESS IMPROVEMENT AND REVITALIZATION DISTRICT ME#13058		11/15/13
DESIGNED BY: Rn exhibit-B.dwg	VERT SCALE:	CHECKED BY:	HCR SCALE: 1"=200'				

**Flagstaff Downtown Revitalization District  
Special Assessments**

20001 - FLAG DWTN REV DIST				2022	
Tax Year:				2022	
Budget:	\$			155,930	
Factor				1.496	
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
C0000058	99956795	198	3	CENTURYLINK COMMUNICATIONS LLC	
C0008407	99956729	529,591	7,923	QWEST CORPORATION	
C0030049	99954650	204,208	3,055	ARIZONA PUBLIC SERVICE COMPANY	
C0039313	99964650	116	2	ARIZONA PUBLIC SERVICE COMPANY (EPF)	
C0043457	99956789	82	1	T-MOBILE	
C0055218	99951701	22,123	331	BNSF RAILWAY COMPANY	
C0056344	99954660	23,251	348	UNISOURCE ENERGY CORPORATION	
C0056345	99964660	495	7	UNISOURCE ENERGY CORPORATIO (EPF)	
C0061761	99965650	309	5	ARIZONA PUBLIC SERVICE COMPANY (CWIP)	
C0224631	99965660	145	2	UNISOURCE ENERGY CORPORATION (CWIP)	
R0010378	10020018	124,988	1,870	FLEMING BROTHERS LLC	
R0010379	10020019A	45,262	677	SCHURING ML REVOCABLE LIVING TRUST DTD 08-12-04	
R0010380	10020021A	120,364	1,801	LOLAS KIDS LLC	
R0010381	10020023	97,026	1,452	MT JULIET PROPERTIES LLC	
R0010382	10020024	58,061	869	ODEGAARD VAN H	
R0010383	10020025	147,419	2,205	ORPHEUM HOLDINGS LLC	
R0010384	10020026	179,463	2,685	WEATHERFORD HOTEL INC	
R0011648	10118001	11,309	169	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011649	10118002	86,553	1,295	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011650	10118003C	119,610	1,789	DOWNRIVER ADVENTURES LLC	
R0011651	10118004	209,027	3,127	ARIZONA BANK	
R0011655	10118008A	400,912	5,998	HERMAN & KINNE LLC	
R0012364	10019007	147,978	2,214	GEILE MANAGEMENT LLC	
R0012365	10019008A	87,649	1,311	LEROUX RETAIL LLC	
R0016235	10121012	81,038	1,212	COAST & MOUNTAIN PROPERTIES	
R0016236	10121013A	138,965	2,079	COAST & MOUNTAIN PROPERTIES	
R0016237	10121016A	26,669	399	PUCHTECA INVESTMENT GROUP LLC	
R0016238	10121016B	33,653	503	FLAG RETAIL CENTER LLC	
R0016239	10121016C	35,939	538	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0016240	10121016D	53,792	805	DA VINCI INVESTMENTS LLC	
R0016241	10121016E	16,149	242	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0017152	10121017	36,747	550	TANN SANDRA	

\*Note: Salmon highlight indicates adjusted value calculated.

**Flagstaff Downtown Revitalization District  
Special Assessments**

20001 - FLAG DWTN REV DIST					
Tax Year:		2022			
Budget:	\$	155,930			
Factor		1.496			
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
R0017153	10121018	38,281	573	POUENMUANG ARIN & CHENNAPHA	
R0017154	10121019	49,386	739	MCCORMICK DAVID	
R0017155	10121020	104,004	1,556	MCCORMICK DAVID	
R0017236	10127002C	11,584	173	BNSF RAILWAY COMPANY	
R0023890	10020017	133,091	1,991	2201 N 7TH LLC	
R0027573	10121007	102,501	1,533	STILLEY PETER B & MOLLY W	
R0027574	10121008	25,198	377	COAST & MOUNTAIN PROPERTIES	
R0027575	10121009	103,357	1,546	COAST & MOUNTAIN PROPERTIES	
R0027576	10121010	51,888	776	WONG FAMILY TRUST JA DTD 07-01-10	
R0027577	10121011	31,587	473	104 EAST ROUTE 66 FLAGSTAFF LLC	
R0027698	10121021A	76,540	1,145	COAST & MOUNTAIN PROPERTIES	
R0027699	10121022	10,044	150	STILLEY PETER B & MOLLY W	
R0028358	10019014B	143,953	2,154	MOAR PROPERTIES LLC	
R0028359	10019016	61,904	926	MATTINGLY ALBERT PAUL JR & PATSY S	
R0028360	10019017	73,656	1,102	KKHM PROPERTIES LLC	
R0028361	10019018	90,016	1,347	ABLE BUILDING LLC	
R0030400	10019001A	124,992	1,870	LEVITAN FAMILY TRUST DTD 10-15-98	
R0030401	10019001B	73,436	1,099	BABBITT JIM & HELENE REVOCABLE TRUST DTD 10-22-12	
R0033992	10138001	91,468	1,368	BABBITT FOUNDATION	
R0033993	10138002	61,331	918	107 CORPORATION	
R0033994	10138003	76,197	1,140	BABBITT FOUNDATION	
R0042526	10119002	21,267	318	121 EAST BIRCH LLC	
R0042527	10119003A	10,335	155	CRAVEN ENTERPRISES LLC	
R0042528	10119003B	10,635	159	121 EAST BIRCH LLC	
R0042529	10119004	10,932	164	CRAVEN ENTERPRISES LLC	
R0042530	10119005	250,814	3,752	CRAVEN ENTERPRISES LLC	
R0042531	10119006A	222,649	3,331	LIMBER PINE ENTERPRISES II LLC	
R0042532	10119007A	191,754	2,869	FLAGSTAFF LODGE NO 7 FREE & ACCEPTED MASONS	
R0043118	10044006A	14,944	224	BNSF RAILWAY COMPANY	
R0043119	10044006B	133,330	1,995	FLAGSTAFF CHAMBER OF COMMERCE	
R0046285	10020027	71,147	1,064	STILLEY PROPERTIES LLC	
R0046286	10020028	22,293	334	SCHEURING ML REVOCABLE LIVING TRUST DTD 08-12-04	

\*Note: Salmon highlight indicates adjusted value calculated.

**Flagstaff Downtown Revitalization District  
Special Assessments**

20001 - FLAG DWTN REV DIST			
<b>Tax Year:</b>	<b>2022</b>		
<b>Budget:</b>	\$ 155,930		
<b>Factor</b>	1.496		
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount
			Owner
R0046288	10021003A	86,758	1,298 SILO HOLDINGS LLC
R0046289	10021005	88,925	1,330 BERARDI INVESTMENTS NO 2 LLC
R0046290	10021006	91,679	1,372 TULSI 1 LLC
R0053276	10010001C	398,695	5,964 VALLEY NATIONAL BANK ARIZONA
R0055571	10119001A	43,244	647 121 EAST BIRCH LLC
R0056732	10019004A	331,197	4,955 M2M2 INVESTMENTS LLC
R0061631	10020001A	42,019	629 L & D BUILDING LLC
R0061632	10020001B	26,274	393 TIRAKUL SUCHADA
R0061633	10020002	46,383	694 PUCHTECA INVESTMENT GROUP LLC
R0061634	10020003	93,443	1,398 KRAISORN INVESTMENT LLC
R0061635	10020004A	128,945	1,929 PHX AV PROPERTIES LLC
R0061636	10020006A	49,421	739 RAMSEY'S PROPERTIES LLC
R0061637	10020007	28,892	432 RAMSEY'S PROPERTIES LLC
R0061638	10020008	35,153	526 ASPEN CONSOLIDATED INVESTMENTS LLC
R0061639	10020009	40,913	612 GEE BARBARA & LAU "PAUL" YIK PONG LIVING TRUST DTD 10-01-19
R0061640	10020010	85,475	1,279 LEROUX 66 LLC
R0061642	10020013	110,421	1,652 MERKLI VELASCO RENTALS LLC
R0061643	10020014	28,642	428 STILLEY PETER B & MOLLY W
R0061644	10020015	131,422	1,966 ASPEN GROVE LLC
R0061645	10020016	77,769	1,163 SWITZER BUILDING GROUP L L C
R0064323	10119008B	7,212	108 121 EAST BIRCH LLC
R0064324	10119008C	331,340	4,957 121 EAST BIRCH LLC
R0064325	10119009E	708,658	10,602 HOPI TRIBE ECONOMIC DEVELOPMENT CORPORATION
R0064326	10119012	424,364	6,348 VANLANDINGHAM PROPERTIES LLC
R0064327	10119013	562,373	8,413 RINK REALTY TRUST UDT DTD 8-1-78
R0352001	10019011C	831,468	12,439 FMH ENTERPRISES LLC
R0352002	10021007B	58,068	869 FMH ENTERPRISES LLC
		<b>10,422,758</b>	<b>\$155,930</b>
<b>90</b>			

\*Note: Salmon highlight indicates adjusted value calculated.