

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

RESOLUTION NO. 2023-04

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 2023-2024

WHEREAS, by the provisions of State law, the resolution levying taxes for fiscal year 2023-2024 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 2023 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, 2023.

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, 2023.


PASSED by the District Board of the Flagstaff Downtown Business Improvement and Revitalization District this 20th day of June, 2023.


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;



Expire: 6/30/15

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

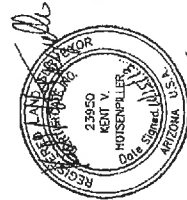
**FLAGSTAFF BUSINESS
IMPROVEMENT AND
REVITALIZATION DISTRICT
LEGAL DESCRIPTION EXHIBIT**

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

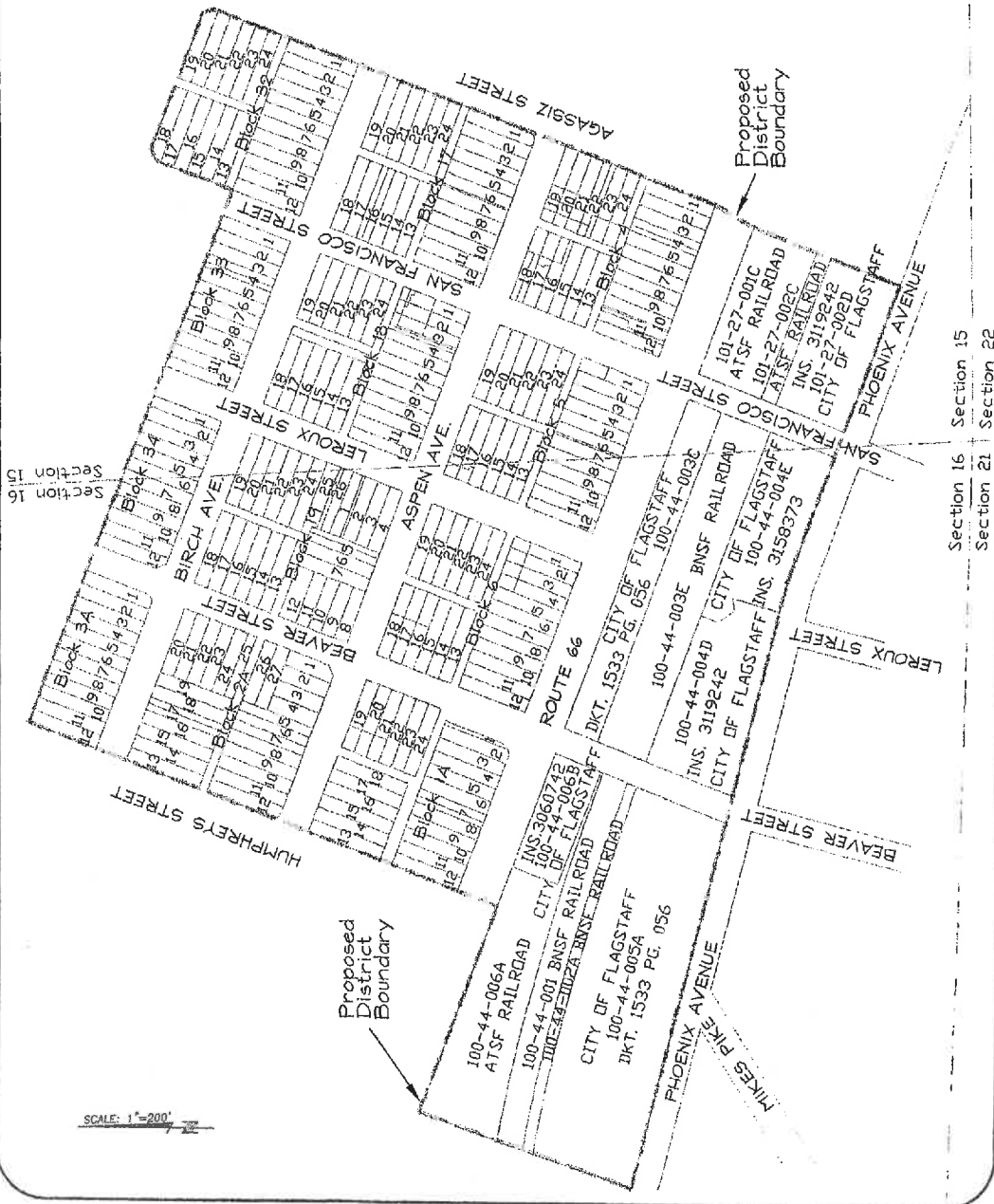
Including the Rights-of-Way as shown.

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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.



Mogollon Engineering & Surveying, Inc.
All H. Scales Pa. Reg. No. 10000
P.O. Box 188, Flagstaff, AZ 86002
Phone: 928-224-0244 Fax: 928-49-4002

DATE: 11/15/13
PROJECT NO: 10058
REVISIONS: 11/15 Add exclusions
DRAWN BY: M. B. Dugan
CHECKED BY: M. B. Dugan
HORIZONAL SCALE: 1"=200'
VERTICAL SCALE: 1"=20'

EXHIBIT B
FLAGSTAFF BUSINESS IMPROVEMENT
AND REVITALIZATION DISTRICT
ME#19058

**Flagstaff Downtown Revitalization District
Special Assessments**

20001 - FLAG DWTN REV DIST					
Tax Year:	2023				
Budget:	\$ 155,927				
Factor	1.4767				
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
C0000058	99956795	32	0	CENTURYLINK COMMUNICATIONS LLC	
C0008407	99956729	484,463	7,154	QWEST CORPORATION	
C0030049	99954650	208,408	3,078	ARIZONA PUBLIC SERVICE COMPANY	
C0039313	99964650	119	2	ARIZONA PUBLIC SERVICE COMPANY (EPF)	
C0055218	99951701	21,200	313	BNSF RAILWAY COMPANY	
C0056344	99954660	22,914	338	UNISOURCE ENERGY CORPORATION	
C0056345	99964660	481	7	UNISOURCE ENERGY CORPORATION (EPF)	
C0061761	99965650	1,213	18	ARIZONA PUBLIC SERVICE COMPANY (CWIP)	
C0224631	99965660	156	2	UNISOURCE ENERGY CORPORATION (CWIP)	
R0010378	10020018	127,487	1,883	FLEMING BROTHERS LLC	
R0010379	10020019A	46,168	682	ROSALES A & R FAMILY TRUST DTD 11-05-20	
R0010380	10020021A	122,771	1,813	LOLAS KIDS LLC	
R0010381	10020023	98,967	1,461	MT JULIET PROPERTIES LLC	
R0010382	10020024	59,222	875	ODEGAARD VAN H	
R0010383	10020025	150,368	2,220	ORPHEUM HOLDINGS LLC	
R0010384	10020026	181,902	2,686	WEATHERFORD HOTEL INC	
R0011648	10118001	11,535	170	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011649	10118002	88,284	1,304	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011650	10118003C	122,500	1,809	DOWNRIVER ADVENTURES LLC	
R0011651	10118004	213,208	3,148	ARIZONA BANK	
R0011655	10118008A	408,931	6,039	HERMAN & KINNE LLC	
R0012364	10019007	150,937	2,229	GEILE MANAGEMENT LLC	
R0012365	10019008A	89,402	1,320	LEROUX RETAIL LLC	
R0016235	10121012	82,660	1,221	COAST & MOUNTAIN PROPERTIES	
R0016236	10121013A	141,744	2,093	COAST & MOUNTAIN PROPERTIES	
R0016237	10121016A	27,203	402	PUCHTECA INVESTMENT GROUP LLC	
R0016238	10121016B	34,326	507	FLAG RETAIL CENTER LLC	
R0016239	10121016C	36,658	541	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0016240	10121016D	54,868	810	DA VINCI INVESTMENTS LLC	

*Note: Salmon highlight indicates adjusted value calculated.

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Budget:	\$	155,927				
Factor		1.4767				
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner		
R0016241	10121016E	16,956	250	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000		
R0017152	10121017	37,482	553	TANN SANDRA		
R0017153	10121018	39,047	577	POUENMUANG ARIN & CHENNAPHA		
R0017154	10121019	50,329	743	MCCORMICK DAVID		
R0017155	10121020	106,085	1,567	MCCORMICK DAVID		
R0017236	10127002C	11,815	174	BNSF RAILWAY COMPANY		
R0023890	10020017	136,364	2,014	15 N SAN FRANCISCO ST INVESTMENT LLC		
R0027573	10121007	104,552	1,544	STILLEY PETER B & MOLLY W		
R0027574	10121008	25,701	380	COAST & MOUNTAIN PROPERTIES		
R0027575	10121009	105,424	1,557	COAST & MOUNTAIN PROPERTIES		
R0027576	10121010	52,925	782	WONG FAMILY TRUST UA DTD 07-01-10		
R0027577	10121011	32,219	476	104 EAST ROUTE 66 FLAGSTAFF LLC		
R0027698	10121021A	78,071	1,153	COAST & MOUNTAIN PROPERTIES		
R0027699	10121022	10,245	151	STILLEY PETER B & MOLLY W		
R0028358	10019014B	146,832	2,168	MOAR PROPERTIES LLC		
R0028359	10019016	63,142	932	MATTINGLY ALBERT PAUL JR & PATSY S		
R0028360	10019017	75,129	1,109	KKHMH PROPERTIES LLC		
R0028361	10019018	92,247	1,362	ABLE BUILDING LLC		
R0030400	10019001A	129,169	1,907	LEVITAN FAMILY TRUST DTD 10-15-98		
R0030401	10019001B	74,905	1,106	ASPEN GROVE LLC		
R0033992	10138001	93,297	1,378	BABBITT FOUNDATION		
R0033993	10138002	62,557	924	107 CORPORATION		
R0033994	10138003	77,720	1,148	BABBITT FOUNDATION		
R0042526	10119002	21,693	320	121 EAST BIRCH LLC		
R0042527	10119003A	10,542	156	CRAVEN ENTERPRISES LLC		
R0042528	10119003B	10,846	160	121 EAST BIRCH LLC		
R0042529	10119004	11,151	165	CRAVEN ENTERPRISES LLC		
R0042530	10119005	253,920	3,750	CRAVEN ENTERPRISES LLC		
R0042531	10119006A	227,102	3,354	LIMBER PINE ENTERPRISES II LLC		

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Budget:	\$ 155,927				
Factor	1.4767				
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
R0042532	10119007A	197,296	2,913	FLAGSTAFF LODGE NO 7 FREE & ACCEPTED MASONS	
R0043118	10044006A	15,691	232	BNSF RAILWAY COMPANY	
R0043119	10044006B	135,997	2,008	FLAGSTAFF CHAMBER OF COMMERCE	
R0046285	10020027	72,725	1,074	STILLEY PROPERTIES LLC	
R0046286	10020028	22,739	336	ROSALES A & R FAMILY TRUST DTD 11-05-20	
R0046288	10021003A	88,493	1,307	SIL0 HOLDINGS LLC	
R0046289	10021005	90,704	1,339	BERARDI INVESTMENTS NO 2 LLC	
R0046290	10021006	93,513	1,381	TULSI 1 LLC	
R0053276	10010001C	406,669	6,005	VALLEY NATIONAL BANK ARIZONA	
R0055571	10119001A	44,108	651	121 EAST BIRCH LLC	
R0056732	10019004A	337,821	4,989	M2M2 INVESTMENTS LLC	
R0061631	10020001A	42,860	633	L & D BUILDING LLC	
R0061632	10020001B	26,800	396	TIRAKUL SUCHADA	
R0061633	10020002	47,311	699	PUCHTECA INVESTMENT GROUP LLC	
R0061634	10020003	95,312	1,407	KRAISORN INVESTMENT LLC	
R0061635	10020004A	131,523	1,942	PHX AV PROPERTIES LLC	
R0061636	10020006A	50,410	744	RAMSEY'S PROPERTIES LLC	
R0061637	10020007	29,471	435	RAMSEY'S PROPERTIES LLC	
R0061638	10020008	35,855	529	ASPEN CONSOLIDATED INVESTMENTS LLC	
R0061639	10020009	41,730	616	GEE BARBARA & LAU "PAUL" YIK PONG LIVING TRUST DTD 10-01-19	
R0061640	10020010	87,184	1,287	LEROUX 66 LLC	
R0061642	10020013	113,381	1,674	MERKLI VELASCO RENTALS LLC	
R0061643	10020014	29,215	431	STILLEY PETER B & MOLLY W	
R0061644	10020015	134,050	1,980	ASPEN GROVE LLC	
R0061645	10020016	79,042	1,167	SWITZER BUILDING GROUP L LC	
R0064323	10119008B	7,356	109	121 EAST BIRCH LLC	
R0064324	10119008C	333,394	4,923	121 EAST BIRCH LLC	
R0064325	10119009E	722,831	10,674	HOP1 TRIBE ECONOMIC DEVELOPMENT CORPORATION	
R0064326	10119012	432,851	6,392	VANLANDINGHAM PROPERTIES LLC	

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Factor		1.4767							
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner					
R0064327	10119013	570,561	8,425	RINK REALTY TRUST UDT DTD 8-1-78					
R0352001	10019011C	837,578	12,369	FMH ENTERPRISES LLC					
R0352002	10021007B	59,229	875	FMH ENTERPRISES LLC					
89		10,559,294	\$155,927						