

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

RESOLUTION NO. 2024-04

**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 2024-2025**

WHEREAS, by the provisions of State law, the resolution levying taxes for fiscal year 2024-2025 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 2024 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, 2024.

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, 2024.

PASSED by the District Board of the Flagstaff Downtown Business Improvement and Revitalization District this 18th day of June, 2024.


Chairman

ATTEST:


District Clerk

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "John D. Smith", written over a horizontal line.

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 #701-3-19A-12;
Assessor Parcel 100-44-001, BNSF Railroad #701-3-19A-8;
Assessor Parcel 100-44-002A, BNSF Railroad #701-3-19A-11;
Assessor Parcel 100-44-006B, Flagstaff Chamber of Commerce Instrument 3060742;
Assessor Parcel 100-44-005A, City of Flagstaff Docket 1533 Page 056;
Assessor Parcel 100-44-004D, City of Flagstaff Instrument 3119242;
Assessor Parcel 100-44-003E, BNSF Railroad #701-3-19B-1;
Assessor Parcel 100-44-003C, City of Flagstaff Docket 1533 Page 056;
Assessor Parcel 100-44-004E, City of Flagstaff Instrument 3158373;
Assessor Parcel 101-27-002D, City of Flagstaff Instrument 3119242;
Assessor Parcel 101-27-002C, ATSF Railroad #701-19BA-25;

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.

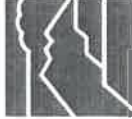
Mogollon Engineering and Surveying, Inc.

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**

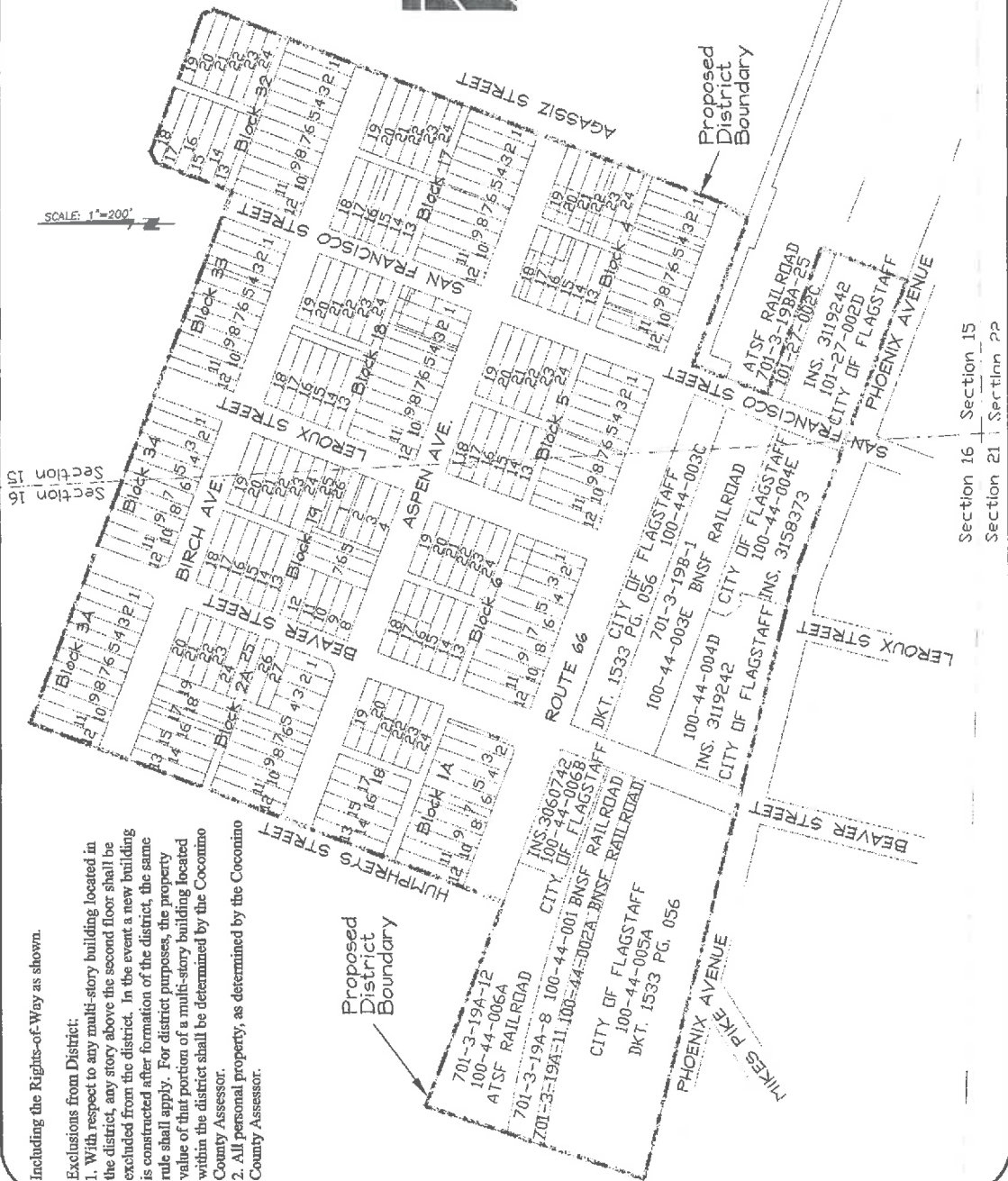
FLAGSTAFF TOWNSITE, BOOK
 1 OF MAPS PAGE 16,
 COCONINO COUNTY RECORDS
 LOCATED IN THE SW1/4
 SECTION 16 AND THE SW1/4
 SECTION 15, T 21 N, R 7 E,
 FLAGSTAFF, COCONINO
 COUNTY, ARIZONA

Instrument #
 Recorded at the Request of
 Date:
 Records of Coconino County
 Patty Hansen, County Recorder



Expires on 3/31/15

Information shown hereon is from
 City of Flagstaff G.I.S. No field
 work was performed by **MOGOLLON**
 Engineering & Surveying, Inc.



- 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.

Section 16 Section 15
 Section 21 Section 22

**Flagstaff Downtown Revitalization District
Special Assessments**

20001 - FLAG DWTN REV DIST				*Note: Salmon highlight indicates adjusted value calculated.	
Tax Year:	2024				
Budget:	155,820				
Factor	1.47670				
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner	
C0000058	99956795	29	0	CENTURYLINK COMMUNICATIONS LLC	
C0008407	99956729	431,536	6,372	QWEST CORPORATION	
C0030049	99954650	99,324	1,467	ARIZONA PUBLIC SERVICE COMPANY (EPF)	
C0039313	99964650	137	2	ARIZONA PUBLIC SERVICE COMPANY (EPF)	
C0055218	99951701	43,793	647	BNSF RAILWAY COMPANY	
C0056344	99954660	22,976	339	UNISOURCE ENERGY CORPORATION	
C0056345	99964660	476	7	UNISOURCE ENERGY CORPORATIO (EPF)	
C0061761	99965650	2,925	43	ARIZONA PUBLIC SERVICE COMPANY (CWIP)	
C0224631	99965660	154	2	UNISOURCE ENERGY CORPORATION (CWIP)	
R0010378	10020018	129,924	1,919	FLEMING BROTHERS LLC	
R0010379	10020019A	47,050	695	ROSALES A & R FAMILY TRUST DTD 11-05-20	
R0010380	10020021A	125,118	1,848	LOLAS KIDS LLC	
R0010381	10020023	100,859	1,489	MT JULIET PROPERTIES LLC	
R0010382	10020024	60,354	891	ODEGAARD VAN H	
R0010383	10020025	153,242	2,263	ORPHEUM HOLDINGS LLC	
R0010384	10020026	185,272	2,736	WEATHERFORD HOTEL INC	
R0011648	10118001	11,756	174	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011649	10118002	89,972	1,329	BOYER RONALD C & PATTIE M TRUST DTD 10-09-98	
R0011650	10118003C	125,381	1,852	DOWNRIVER ADVENTURES LLC	
R0011651	10118004	217,283	3,209	ARIZONA BANK	
R0011655	10118008A	416,748	6,154	HERMAN & KINNE LLC	
R0012364	10019007	153,823	2,272	GEILE MANAGEMENT LLC	
R0012365	10019008A	91,111	1,345	LEROUX RETAIL LLC	
R0016235	10121012	84,240	1,244	FLAGSTAFF HISTORIC PROPERTIES INC	
R0016236	10121013A	144,454	2,133	FLAGSTAFF HISTORIC PROPERTIES INC	
R0016237	10121016A	27,723	409	PUCHTECA INVESTMENT GROUP LLC	
R0016238	10121016B	34,981	517	FLAG RETAIL CENTER LLC	
R0016239	10121016C	37,359	552	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000	
R0016240	10121016D	55,917	826	DA VINCI INVESTMENTS LLC	

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Tax Year:	2024					
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Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner		
R0016241	10121016E	17,804	263	WESTBROOK FAMILY TRUST U/D/T DTD 2-24-2000		
R0017152	10121017	38,199	564	TANN SANDRA		
R0017153	10121018	39,793	588	POUENMUANG ARIN & CHENNAPHA		
R0017154	10121019	51,147	755	MCCORMICK DAVID		
R0017155	10121020	108,112	1,596	MCCORMICK DAVID		
R0017236	10127002C	11,473	169	BNSF RAILWAY COMPANY		
R0023890	10020017	140,134	2,069	STAY EAGAR LLC		
R0027573	10121007	106,550	1,573	STILLEY PETER B & MOLLY W		
R0027574	10121008	26,193	387	FLAGSTAFF HISTORIC PROPERTIES INC		
R0027575	10121009	107,439	1,587	FLAGSTAFF HISTORIC PROPERTIES INC		
R0027576	10121010	53,937	796	WONG FAMILY TRUST UA DTD 07-01-10		
R0027577	10121011	32,834	485	104 EAST ROUTE 66 FLAGSTAFF LLC		
R0027698	10121021A	79,563	1,175	FLAGSTAFF HISTORIC PROPERTIES INC		
R0027699	10121022	10,441	154	STILLEY PETER B & MOLLY W		
R0028358	10019014B	149,639	2,210	MOAR PROPERTIES LLC		
R0028359	10019016	64,349	950	MATTINGLY ALBERT PAUL JR & PATSY S		
R0028360	10019017	76,566	1,131	KKHMH PROPERTIES LLC		
R0028361	10019018	94,479	1,395	ABLE BUILDING LLC		
R0030400	10019001A	131,840	1,947	LEVITAN FAMILY TRUST DTD 10-15-98		
R0030401	10019001B	76,337	1,127	ASPEN GROVE LLC		
R0033992	10138001	95,080	1,404	BABBITT FOUNDATION		
R0033993	10138002	63,753	941	107 CORPORATION		
R0033994	10138003	79,206	1,170	BABBITT FOUNDATION		
R0042526	10119002	22,107	326	121 EAST BIRCH LLC		
R0042527	10119003A	10,743	159	CRAVEN ENTERPRISES LLC		
R0042528	10119003B	11,055	163	121 EAST BIRCH LLC		
R0042529	10119004	11,364	168	CRAVEN ENTERPRISES LLC		
R0042530	10119005	258,683	3,820	CRAVEN ENTERPRISES LLC		
R0042531	10119006A	231,444	3,418	LIMBER PINE ENTERPRISES II LLC		

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Special Assessments**

20001 - FLAG DWTN REV DIST		2024				
Tax Year:						
Budget:		155,820				
Factor		1.47670				
Account Number	Parcel Number	Primary Net Assessed	Assessment Amount	Owner		
R0042532	10119007A	202,914	2,996	FLAGSTAFF LODGE NO 7 FREE & ACCEPTED MASONS		
R0043118	10044006A	15,699	232	BNSF RAILWAY COMPANY		
R0043119	10044006B	138,597	2,047	FLAGSTAFF CHAMBER OF COMMERCE		
R0046285	10020027	74,281	1,097	STILLEY PROPERTIES LLC		
R0046286	10020028	23,174	342	ROSALES A & R FAMILY TRUST DTD 11-05-20		
R0046288	10021003A	90,185	1,332	SIL0 HOLDINGS LLC		
R0046289	10021005	92,438	1,365	BERARDI INVESTMENTS NO 2 LLC		
R0046290	10021006	95,300	1,407	TULSI 1 LLC		
R0046414	10044004D	210,586	3,110	GM FLAGSTAFF PROPERTIES LLC		
R0053276	10010001C	414,443	6,120	VALLEY NATIONAL BANK ARIZONA		
R0055571	10119001A	44,952	664	121 EAST BIRCH LLC		
R0056732	10019004A	344,278	5,084	M2M2 INVESTMENTS LLC		
R0061631	10020001A	43,679	645	L & D BUILDING LLC		
R0061632	10020001B	27,312	403	TIRAKUL SUCHADA		
R0061633	10020002	48,216	712	PUCHECA INVESTMENT GROUP LLC		
R0061634	10020003	97,134	1,434	KRAISORN INVESTMENT LLC		
R0061635	10020004A	134,038	1,979	PHX AV PROPERTIES LLC		
R0061636	10020006A	51,374	759	RAMSEY'S PROPERTIES LLC		
R0061637	10020007	30,034	444	RAMSEY'S PROPERTIES LLC		
R0061638	10020008	36,541	540	ASPEN CONSOLIDATED INVESTMENTS LLC		
R0061639	10020009	42,529	628	GEE BARBARA & LAU "PAUL" YIK PONG LIVING TRUST DTD 10-01-19		
R0061640	10020010	88,851	1,312	LEROUX 66 LLC		
R0061642	10020013	116,367	1,718	MERKLI VELASCO RENTALS LLC		
R0061643	10020014	29,774	440	STILLEY PETER B & MOLLY W		
R0061644	10020015	136,612	2,017	ASPEN GROVE LLC		
R0061645	10020016	80,221	1,185	SWITZER BUILDING GROUP L L C		
R0064323	10119008B	7,497	111	121 EAST BIRCH LLC		
R0064324	10119008C	334,314	4,937	121 EAST BIRCH LLC		
R0064325	10119009E	736,649	10,878	HOPI TRIBE ECONOMIC DEVELOPMENT CORPORATION		

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R0064326	10119012	441,126	6,514	VANLANDINGHAM PROPERTIES LLC	
R0064327	10119013	576,242	8,509	RINK REALTY TRUST UDT 8-1-78	
R0064670	10127002D	64,429	951	HOWLING DOG ENTERPRISES LLC	
R0352001	10019011C	847,408	12,514	FMH ENTERPRISES LLC	
R0352002	10021007B	60,362	891	FMH ENTERPRISES LLC	
R1455697	10044004E	203,995	3,012	BEAVER STREET BREWING COMPANY INC	
92		10,871,737	\$160,543		