



Agenda Item:

22A

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 02-23-04

Communication

No.: 04-074

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Larry Hulse
Community Development Department Director

SUBJECT—

Denial of Tax Abatement for Commercial Property not meeting requirements.(1435 East Madison Ave.)

SYNOPSIS—

The attached abatement application is for commercial property located in a commercial abatement area but does not meet the requirements of the area.

FISCAL IMPACT—

None

RECOMMENDATION—

Approval

BACKGROUND—

The property listed below is requesting tax abatement for improvements made to the property during 2003. However, the improvements did not meet the requirements for the area and are not eligible to receive tax abatement. This application for abatement must be denied.

The requirement for the area that the property does not meet is that 70% of the total floor space for the new building must be devoted to the display of merchandise for retail sales. This building is used, primarily, for vehicle detailing. Most of the area is used for pulling in cars and other vehicles for detailing with little area for retailing.

The name and address of the property is below:

1. Mark Anderson, Mark's Auto Detailing, 1435 East Madison Avenue