



Agenda Item:

19B

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 02-23-04

Communication

No.: 04-076

Agenda Item Type: Resolution,

Roll Call

No.:

Submitted by: Larry Hulse
Community Development Director

SUBJECT—

Tax Abatement approvals for 72 Applications for improvements and conversions of Park Fleur Condominiums.

SYNOPSIS—

The Park Fleur Apartments have been converted to residential condominiums. In this process, physical improvements were made to the common areas and to individual units. The attached 72 tax abatement applications are for the taxable value added by physical improvements made to the common areas and to the individual units. The increase in taxable value due to the conversion from apartments to condominiums is not eligible for tax abatement.

FISCAL IMPACT—

Taxes are generated in the first year from the land value, the original building value, and the value added by the conversion from apartments to condominiums. The taxes on the value added by the physical improvements will be forth coming when the new valuation comes on the tax rolls after abatement ends.

RECOMMENDATION—

Approval

BACKGROUND—

Seventy-two (72) applications for tax abatement are being submitted at this time with an estimated value by the applicants of \$1,500,000. All seventy-two (72) applications are for improvements to an existing structure (with an estimated value of \$1,500,000).

Seventy-two (72) applicants chose **Schedule 1**. Schedule 1 is for qualified residentially assessed property to receive an exemption from taxation on the actual value of improvements not to exceed \$20,000. The exemption period is 10 years and the exemption amount is 115% of actual value added by the improvements.

RUNNING TOTALS FOR 2003

Total Applications -	604
TOTAL VALUE -	\$79,500,000
Total New construction -	342
Value -	\$71,000,000
Total Additions -	262
Value -	\$8,500,000
Total Choosing Schedule 1 -	241
Value -	\$4,200,000
Total Choosing Schedule 2 -	6
Value -	\$5,000,000
TOTAL CHOOSING SCHEDULE 3 -	3
Value -	\$1,300,000
Total Choosing Schedule 4a -	20
Value -	\$4,000,000
Total Choosing Schedule 4b -	334
Value -	\$65,000,000