



Agenda Item:

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COUNCIL COMMUNICATION

City Manager's Office

GENERAL INFORMATION

Agenda Date: 05/17/04

Communication

No.: 04-235

Agenda Item Type: Resolution

Roll Call

No.:

Submitted by: Larry Hulse, Director, Community Development Department

SUBJECT—

Tax Abatement for improvements at 6200 SE 14th Street

SYNOPSIS—

Approval of the abatement application for a new Walgreen's that was filed on time, but was not included in the February 23, 2004 submittal package because the outside trash enclosure requirements did not meet the standards for this area. Changes have been made to the trash enclosure and the application now meets all area requirements to receive tax abatement on the property.

FISCAL IMPACT—

Taxes are generated in the first year from the land value, but the improvement value will be forthcoming when the new valuation comes on the tax rolls after abatement ends.

RECOMMENDATION—

Approval

BACKGROUND—

The abatement form for a new commercial structure was filed on January 5, 2004, well before the February 1, 2004 filing deadline, but could not be submitted to the City Council for approval on February 23, 2003, since the trash enclosure did not meet the area requirements. These requirements indicate that trash enclosures must be constructed of similar materials as the primary structure. With changes made to the trash enclosure materials, this project now meets all City requirements to receive tax abatement. Staff recommends approval of this application.