



Council Communication

Office of the City Manager

Date	May 7, 2007
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Agenda Item No.	68
Roll Call No.	07-
Communication No.	07-263
Submitted by:	Larry Hulse, Community Development Director

AGENDA HEADING:

Approving tax abatement application for additional value added by improvements completed in 2006, and denying retroactive application for 2473 SW 7th Street.

SYNOPSIS:

Recommend denial of a retroactive application for tax abatement for the property located at 2473 SW 7th Street. The applicant claims that she dated and mailed the application on January 10, 2007. However, staff has no evidence that the application was received by the city by the deadline on February 1, 2007. The applicant does not have a date-stamped application with a confirmation number to indicate that her application was received by the city. The application will be treated as timely-filed for the next round of tax abatements, so the applicant will still receive the full term of abatement.

FISCAL IMPACT:

Amount: \$50,000 in forthcoming taxable value.

Funding Source: Taxes are generated in the first year from the land value, but the improvement value will be forthcoming when the \$50,000 comes on the tax rolls after abatement ends.

ADDITIONAL INFORMATION:

The applicants chose **Schedule 4B**. **Schedule 4B** is for qualified real estate in all areas of the city not included in other tax abatement schedules. The abatement lasts for five years. Qualified real estate assessed as residential, or assessed as commercial and consisting of three or more living quarters with at least 75% of the space used residentially, is eligible to receive an exemption from taxation on the actual value added by improvements. The exemption amount is 100% of the actual value added by the improvements.

PREVIOUS COUNCIL ACTION(S):

Date: April 23, 2007

Roll Call Number: 07-739

Action: [Approving](#) Tax Abatement application for the additional value added by improvements at 4411 SE 14th Street. ([Council Communication No. 07-241](#)) Moved by Hensley to adopt, with the tax abatement to be applied prospectively. Motion Carried 7-0.

Date: February 26, 2007

Roll Call Number: 07-335

Action: [Approving](#) Tax Abatement applications (711) for additional value added by improvements made during 2006. ([Council Communication No. 07-096](#)) Moved by Hensley to adopt. Motion Carried 6-1.

Date: December 18, 2006

Roll Call Number: 06-2451

Action: [Approving](#) Tax Abatement applications (194) for additional value added by improvements made during 2006. ([Council Communication No. 06-777](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The tax abatement program on new improvements currently ends on December 31, 2008, unless the City Council extends the program beyond that date. Any application received by February 1, 2009 and approved by the City Council will receive abatement for the number of years eligible and for which an application was submitted. It is anticipated that there will be numerous submittals of tax abatement applications on a yearly basis until the program ends.