



Council Communication

Office of the City Manager

Date

October 8, 2007

Agenda Item No. 13
Roll Call No. 07-
Communication No. 07-611
Submitted by: Larry Hulse, Community
Development Director

AGENDA HEADING:

Recommend approval of one tax abatement application for improvements completed in 2005 to property located at 4948 Streamside Circle, and denial of retroactive application.

SYNOPSIS:

Recommend approval of tax abatement, and denial of a retroactive application, for improvements to the property located at 4948 Streamside Circle. The applicant claims that an application was sent to the City soon after May 31, 2005. However, staff has no evidence that the application was received by the City by the deadline on February 1, 2006. The applicant does not have a date-stamped application or a confirmation number to indicate that the application was received by the City.

It appears from the abatement application that the form was sent somewhere other than the City by the builder, and that the location where the application was sent did not forward the application to the City for processing. 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, commencing with the taxes paid in fiscal year 2009/10.

FISCAL IMPACT:

Amount: \$299,994.50 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 \$299,944.50 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.