



Council Communication

Office of the City Manager

Date	February 22, 2010
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Agenda Item No.	19
Roll Call No.	<u>10-</u>
Communication No.	<u>10-086</u>
Submitted by:	Larry Hulse, Community Development Director

AGENDA HEADING:

Approval of 141 tax abatement applications for improvements to property completed in 2009.

SYNOPSIS:

Recommend approval of 141 tax abatement applications with an estimated value by the applicants of \$100,437,301.77. There were 42 applications for the construction of new single family homes, apartments, and new businesses with an estimated value of \$52,705,725.00 and 99 applications for improvements to existing structures with an estimated value of \$47,731,576.77.

FISCAL IMPACT:

Amount: Tax abatement upon property with a claimed value of \$100,437,301.77.

Funding Source: Taxes will only be generated from the land value while tax abatement is in effect. Taxes on the \$100,437,301.77 improvement value will be forth coming when the improvement value comes on the tax rolls after abatement ends.

ADDITIONAL INFORMATION:

A total of 140 tax abatement applications are being submitted at this time with an estimated value by the applicants of \$100,437,301.77. There were 42 applications for the construction of new single-family homes, apartments, and new businesses with an estimated value of \$52,705,725.00 and 99 applications for improvements to existing structures with an estimated value of \$47,731,576.77.

A total of 53 applicants chose **Schedule 1** with an estimated value of \$976,311.77. **Schedule 1** is for qualified residential property. Applicants receive an exemption from the taxation on the actual value of improvements not to exceed \$20,000. The exemption period is ten years and the exemption amount is 115% of the actual value added by improvements.

A total of 3 applicants chose **Schedule 2** with an estimated value of \$4,405,000.00. **Schedule 2** is for all qualified real estate and will receive a partial exemption for ten years. The exemption schedule is a declining schedule and starts with the first year at 80% and ends in year ten at 20%.

A total of 4 applicants chose **Schedule 3** with an estimated value of \$33,500,000.00. All qualified real estate is eligible to receive an exemption from taxation on the actual value added by the improvements for three years. This schedule also applies to commercial and industrial property in specific areas.

A total of 24 applicants chose **Schedule 4A** with an estimated value of \$27,195,775.00. **Schedule 4A** is for qualified real estate in specific areas generally located downtown and near the downtown area. The exemption period is ten years and the exemption amount is 100% of the actual value added by improvements. Qualified real estate assessed as residential or assessed as commercial consisting of three or more living quarters with at least 75% of the space used residentially is eligible to receive an exemption from taxation and the actual value added by the improvements.

A total of 57 applicants chose **Schedule 4B** with an estimated value of \$34,360,215.00. **Schedule 4B** is for qualified real estate for the remainder of the City for a period of five years. Qualified real estate assessed as residential or 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.

In order to receive tax abatement on a property, the applicant must increase the value of residential property at least 5% for residential or 15% for commercial and industrial property.

Cumulative Totals for 2009

<u>Schedule</u>	<u>Count & Value</u>	
1	176	\$3,110,329.13
2	4	\$4,630,000.00
3	9	\$38,093,332.00
4a	79	\$38,736,057.34
4b	204	\$61,638,323.65
Total	471	\$146,208,042.12

Cumulative Totals for 2008

<u>Schedule</u>	<u>Count & Value</u>	
1	292	\$5,586,021.11
2	15	\$53,772,109.00
3	17	\$30,608,592.00
4a	237	\$48,499,058.26
4b	294	\$59,686,387.81
Total	855	\$198,152,168.18

Cumulative Totals for 2007

<u>Schedule</u>	<u>Count & Value</u>	
1	286	\$5,360,236.05
2	9	\$14,141,403.00
3	12	\$27,649,173.00
4a	117	\$73,004,443.50
4b	399	\$88,220,793.43
Total	823	\$208,376,038.98

Cumulative Totals for 2006

<u>Schedule</u>	<u>Count & Value</u>	
1	315	\$15,336,930.62

2	13	\$13,564,515.00
3	9	\$10,533,840.00
4a	370	\$60,956,657.00
4b	381	\$67,910,209.67
Total	1,088	\$168,302,152.29

Cumulative Totals for 2005

<u>Schedule</u>	<u>Count & Value</u>	
1	377	\$6,255,451.00
2	29	\$25,394,060.00
3	14	\$11,736,718.00
4a	124	\$37,034,450.81
4b	598	\$112,310,205.80
Total	1,141	\$192,605,885.61

Cumulative Totals for 2004

<u>Schedule</u>	<u>Count & Value</u>	
1	364	\$7,000,000.00
2	25	\$8,000,000.00
3	9	\$2,000,000.00
4a	94	\$61,000,000.00
4b	680	\$194,000,000.00
Total	1,172	\$272,000,000.00

The City approved tax abatement to stimulate growth and expansion in the City and level the playing field with areas outside the City. Developers have identified tax abatement as a primary reason for attracting buyers to their units. The abatement program has also aided in upgrading deteriorating property in the city by providing an incentive to maintain and upgrade property.

PREVIOUS COUNCIL ACTION(S):

Date: January 25, 2010

Roll Call Number: 10-103

Action: Approving Tax Abatement applications for additional value added by improvements completed during 2009 (92 applications). (Council Communication No. 10-031) Moved by Mahaffey to adopt. Motion Carried 7-0.

Date: December 21, 2009

Roll Call Number: 09-2266

Action: Approving Tax Abatement Applications (69) for additional value added by improvements made during 2009. (Council Communication No. 09-887) Moved by Hensley to adopt. Motion Carried 7-0.

Date: November 8, 2009

Roll Call Number: 09-2500

Action: Approving 80 Tax Abatement Applications for the additional value added by improvements completed during 2009. (Council Communication No. 09-779) Moved by Hensley to adopt. Motion Carried 6-1.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

The tax abatement program on new improvements currently ends on December 31, 2011, unless the City Council extends the program beyond that date. Any application received by February 1, 2012, and approved by the City Council will receive abatement for the number of years applied for. It is anticipated that there will be numerous submittals of tax abatement applications on a yearly basis until the program ends.

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