

Mayor and Council Communication

DATE: 11/14/23

M&C FILE NUMBER: M&C 23-0951

LOG NAME: 19NEZ2717STARK

SUBJECT

(CD 11) Authorize Execution of a Five-Year Tax Abatement Agreement with Michelle Dunn and Marcus Joseph Jacobson for the Remodel and Addition of Approximately 1,638 Square Feet to a Single-Family Dwelling and Having a Cost of at Least \$244,267.00 on Property Located at 2717 Stark Street, in the Handley Neighborhood and within Neighborhood Empowerment Zone and Reinvestment Zone Area Six

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a five-year Tax Abatement Agreement with Michelle Dunn and Marcus Joseph Jacobson for the remodel and addition of approximately 1,638 square feet to a single-family dwelling and having a cost of at least \$244,267.00 on property located at 2717 Stark Street, in the Handley neighborhood and within Neighborhood Empowerment Zone and Reinvestment Zone Area Six; and
2. Find that the terms of, and the property subject to, the Tax Abatement Agreement meet the criteria and guidelines set forth in the Neighborhood Empowerment Zone Program Basic Incentives and Tax Abatement Policy.

DISCUSSION:

Michelle Dunn and Marcus Joseph Jacobson , (Property Owners) are the owners of the property described as Lots 4 and 5, Slone Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof, recorded in Volume 1911, Page 219, Plat Records, Tarrant County, Texas, located at 2717 Stark Street, Fort Worth, Texas. The property is located in the Handley neighborhood and within Neighborhood Empowerment Zone (NEZ) Area Six.

The Property Owners plan to invest an estimated amount of \$244,267.00 to remodel and add an addition of approximately 1,638 square feet to a single-family residence (Project). The Project will be used as the homeowners primary residence.

The Neighborhood Services Department reviewed the application and certified that the Property Owner and Project met the eligibility criteria to receive a NEZ Municipal Property Tax Abatement. The NEZ Basic Incentives include a five-year Municipal Property Tax Abatement on the increased value of improvements to the qualified owner of any new construction or rehabilitation within the NEZ. Residential owner occupied tax abatements are capped at the annual median home value as reported by the National Association of Realtors for Tarrant County. This value is updated annually and is currently \$329,900.00.

Upon execution of the Tax Abatement Agreement (Agreement), the total assessed value of the improvements used for calculating municipal property tax will be frozen for a period of five years starting January 2025 at the estimated pre-improvement value as defined by the Tarrant Appraisal District (TAD) in October 2023 for the property as follows:

Pre-Improvement TAD Value of Improvements	\$ 82,325.00
Pre-Improvement Estimated Value of Land	\$41,700.00
Total Pre-Improvement Estimated Value	\$124,025.00

The municipal property tax on the improved value of the Project after completion based on the capped value, is estimated in the amount of \$2,218.58 per year, for a total amount of \$11,092.90 over the five-year period. However, this estimate may differ from the actual tax abatement value, which will be calculated based on the TAD appraised value of the property each year up to the capped value.

In the event of a sale of this property, the Agreement may be assigned to a new owner's first mortgage or a new owner as a primary residence. All other assignments must be approved by the City Council.

This property is located in COUNCIL DISTRICT 11.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon final approval of the Tax Abatement Agreement, a loss of an estimated \$11,092.90 in property tax revenue may occur over the five year period. This reduction in revenue will be incorporated into the long term financial forecast upon the Tax Abatement being officially granted.

Submitted for City Manager's Office by: Fernando Costa 6122

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