

Mayor and Council Communication

DATE: 11/14/23

M&C FILE NUMBER: M&C 23-0949

LOG NAME: 19NEZ1300THRALL

SUBJECT

(CD 8) Authorize Execution of a Five-Year Tax Abatement Agreement with Adam Dietrich for the Rehabilitation of a Commercial Building for Use as Office Space, with a Total of Approximately 3,100 Square Feet, Having a Cost of at Least \$177,845.00 on Property Located at 1300 Thrall Street in the Polytechnic Heights Neighborhood and 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 Adam Dietrich for the rehabilitation of a commercial building for use as office space, with a total of approximately 3,100 square feet, having a cost of at least \$177,845.00 on property located at 1300 Thrall Street in the Polytechnic Heights neighborhood and 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 Neighborhood Empowerment Zone Tax Abatement Policy and Basic Incentives.

DISCUSSION:

Adam Dietrich (Property Owner) is the owner of the property described as Block 9, South 60 Feet of Lots 10 and 11, Boaz and Dillow Addition, an Addition to the City of Fort Worth, Tarrant County, Texas according to the map or plat recorded in Volume 204, Page 32, Plat Records, Tarrant County, Texas at 1300 Thrall Street, Fort Worth, Texas. The property is located within the Polytechnic Heights neighborhood and Neighborhood Empowerment Zone Area Six (NEZ).

The Property Owner plans to invest an estimated amount of \$177,845.00 for the rehabilitation of a commercial building with approximately 3,100 square feet total for use as office space for a film company (Project). 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. All Multi-Family, commercial, industrial, community facilities and mixed use tax abatements are capped at 150 percent of the Capital Investment. The capped value for this tax abatement will be \$266,767.50.

Upon execution of the 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, as follows:

Pre-Improvement TAD Value of Improvements	\$111,002.00
Pre-Improvement Estimated Value of Land	\$26,000.00
Total Pre-Improvement Estimated Value	\$137,002.00

The municipal property tax on the improved value of the Project after completion based on the capped value, is estimated to be \$1,794.01 per year for a total amount of \$8,970.05 over the five-year period. However, this estimate may differ from the actual tax abatement value, which will be calculated based on the Tarrant Appraisal District appraised value of the property.

The Tax Abatement Agreement may be assigned to an affiliate of the property owner without the consent of the City Council. If the property is sold to a new owner, other than an affiliate, the Agreement may be assigned only with City Council approval and provided that the new owner meets all of the eligibility criteria as stated in the NEZ Tax Abatement Policy and Basic Incentives.

This property is located in COUNCIL DISTRICT 8.

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 approval of the Tax Abatement Agreement, a loss of an estimated \$8,970.05 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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