

# Mayor and Council Communication

**DATE:** 08/11/20

**M&C FILE NUMBER:** M&C 20-0524

**LOG NAME:** 19NEZ5529OLDHANDLEY

**SUBJECT**

(CD 5) Authorize Execution of a Five-Year Tax Abatement Agreement with Idania Montufar and Jose A. Gutierrez Anguiano for the Construction of a Single-Family Dwelling of Approximately 1,798 Square Feet and Having a Cost of at Least \$185,000.00 on Property Located at 5529 Old Handley Road Near the Handley Neighborhood and Within Neighborhood Empowerment Zone and Reinvestment Zone Area Six (Continued from a Previous Meeting)

**RECOMMENDATION:**

It is recommended that the City Council authorize the execution of a Five-Year Tax Abatement Agreement with Idania Montufar and Jose A. Gutierrez Anguiano for the construction of a single-family dwelling of approximately 1,798 square feet and having a cost of at least \$185,000.00 on property located at 5529 Old Handley Road near the Handley Neighborhood and within Neighborhood Empowerment Zone and Reinvestment Zone Area Six, in accordance with the Neighborhood Empowerment Zone Basic Incentives and Tax Abatement Policy.

**DISCUSSION:**

Idania Montufar and Jose A. Gutierrez Anguiano (Property Owners) are the owners of the property described as Lot G, Block B, R.J. Hutcherson of Lots 7, 8, and 9, Block B, Granda Vista Heights, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-F, Page 257, Plat Records, Tarrant County, Texas, at 5529 Old Handley Road, Fort Worth, Texas. The property is located near the Handley neighborhood and within Neighborhood Empowerment Zone (NEZ) Area Six.

The Property Owners plan to invest an estimated amount of \$185,000.00 to construct a single-family residence of approximately 1,798 square feet (Project). The Project will be used as the homeowner's primary residence.

The Neighborhood Services Department reviewed the application and certified that the Property Owners 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.

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 2021 at the estimated pre-improvement value as defined by the Tarrant Appraisal District (TAD) in July 2020 for the property as follows:

Pre-Improvement TAD Value of Improvements	\$ 0.00
Pre-Improvement Estimated Value of Land	\$5,000.00
<b>Total Pre-Improvement Estimated Value</b>	<b>\$5,000.00</b>

The municipal property tax on the improved value of the Project after construction is estimated in the amount of \$1,382.88 per year for a total amount of \$6,914.40 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.

In the event of a sale of this property, the Tax Abatement 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 5.

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 \$6,914.40 in property tax revenue may occur over the next 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

**Originating Business Unit Head:** Victor Turner 8187

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