

CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Development Department, Economic Development Division

AGENDA DATE: June 25, 2013

CONTACT PERSON/PHONE: Providencia Velázquez, (915) 541-4027, velazquezpx@elpasotexas.gov

DISTRICT(S) AFFECTED: 2

SUBJECT:

A resolution approving a tax exemption for the property located at 2731 Portland, located in the City of El Paso, El Paso, Texas, pursuant to section 3.04.035 and Title 20.20 of the El Paso City Code. **(District 2)**

BACKGROUND / DISCUSSION:

N/A

PRIOR COUNCIL ACTION:

On May 30, 2006, the City Council voted 5-2 to approve Ordinance No. 16370 amending Title 3 (Revenue and Finance), Chapter 3.04 (Property Taxes) of the El Paso City Code by adding Section 3.04.035 (Exemption – Historically Significant Sites), to provide an exemption from taxation of certain property taxes for renovations completed to historically significant properties and to encourage the preservation of such properties.

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) N/A

FINANCE: (if required) N/A

DEPARTMENT HEAD: Mathew S. McElroy
Deputy Director, City Development Department

APPROVED FOR AGENDA:

CITY MANAGER: _____

DATE: _____

**CITY DEVELOPMENT
ECONOMIC DEVELOPMENT DIVISION**

M E M O R A N D U M

DATE: June 10, 2013

TO: The Honorable Mayor and City Council
Joyce Wilson, City Manager

FROM: Providencia Velázquez, Historic Preservation Officer

SUBJECT: Historic Tax Exemption

On July 22, 2009 the applicant was approved for a Certificate of Appropriateness application for the rehabilitation of the structure located at 2731 Portland Avenue. The Historic Preservation Office determined that the site was a historically significant site in need of tax relief based on section 3.04.035 of the El Paso Municipal Code:

- Located in a historic district and designated by council under Section 20.20.040 of this code as a contributing property.

On October 21, 2010, the applicant submitted a signed and sealed Tax Exemption application to the Historic Preservation Office. Historic Preservation staff has reviewed the application, supporting documentation and on May 9, 2013, conducted a site visit to determine if the scope of work was in compliance with the application.

Staff has determined that the completed work is in compliance with the submitted Administrative Review and Tax Exemption applications and determined the value of the improvements is equal to 50% or more of the assessed value of the site prior to restoration. Therefore, the subject property is eligible to be exempted from payment of the City's portion of the assessed ad valorem taxes for a period of ten years beginning on January 1, 2014 and ending December 31, 2023.

Attachments: Staff Report



City of El Paso – Staff Report

Application Type: Historic Tax Exemption
Staff Planner: Providencia Velazquez, 915-541-4027, velazquezpx@elpasotexas.gov

Location: 2731 Portland
Legal Description: Lots 31 and 32, Block 39, Manhattan Heights addition, City of El Paso, El Paso County, Texas.
Acreage: 0.109 acre
Rep District: 2
Existing Use: Residential
Request: Historic Tax Exemption

Property Owner: El Paso Preservation Alliance
Representative: Ray Rutledge

APPLICATION DESCRIPTION

The property owner submitted a signed and sealed Tax Exemption application dated October 21, 2010. Historic Preservation staff has reviewed the application, supporting documentation, and conducted a site visit to determine if the proposal was compliant with the application. Staff has determined that the completed work is in compliance with the submitted Certificate of Appropriateness and Tax Exemption applications and determined the value of the improvements is equal to 50% or more of the assessed value of the site prior to restoration. Therefore, the subject property is eligible to be exempted from payment of the City's portion of the assessed ad valorem taxes for a period of ten years beginning on January 1, 2014 and ending December 31, 2023.

DEVELOPMENT SERVICES DEPARTMENT – HISTORIC PRESERVATION DIVISION **RECOMMENDATION**

The Historic Preservation Office recommends **APPROVAL** of the request.

Attachments

Attachment 1: Resolution
Attachment 2: Location Map
Attachment 3: Site Photos

RESOLUTION

**A RESOLUTION APPROVING A TAX EXEMPTION APPLICATION FOR 2731
PORTLAND AVENUE, LOCATED IN THE CITY OF EL PASO, EL PASO, TEXAS,
PURSUANT TO SECTION 3.04.035 AND TITLE 20.20 OF THE EL PASO CITY CODE.**

WHEREAS, a Certificate of Appropriateness application for the rehabilitation and restoration of the subject property was approved by the Historic Landmark Commission on July 22, 2009;

WHEREAS, the property owner submitted a signed and sealed tax exemption application dated October 21, 2010;

WHEREAS, staff reviewed the application, the supporting documentation, and conducted a site visit to determine if the proposal was compliant with the application,

WHEREAS, staff has determined that the work is substantially compliant with the Administrative Review application and the Tax Exemption application,

WHEREAS, staff has determined that the property owner is eligible for an exemption from the city's portion of the ad valorem taxes for a maximum of ten (10) years,

WHEREAS, the City Council finds that the Certificate of Appropriateness application and the Tax Exemption application meet all applicable requirements of the El Paso City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That pursuant to requirements imposed on the subject property described as Lots 31 and 32, Block 39, Manhattan Heights addition, City of El Paso, El Paso County, Texas, the City Council hereby approves the Tax Exemption and finds that the value of the improvements is equal to fifty percent or more of the assessed value of the site prior to preservation, the city's portion of the assessed ad valorem taxes shall not be increased for a period of ten years of the assessed value of the site prior to preservation, and therefore the subject property shall be exempt from payment of

the City's portion of the assessed ad valorem taxes for a period of ten years beginning on January 1, 2014 and ending December 31, 2023.

(Signatures continue on following page)

PASSED AND APPROVED this _____ day of _____, 2013.

THE CITY OF EL PASO

Oscar Leeser,
Mayor

ATTEST:

Richarda Duffy Momsen,
City Clerk

APPROVED AS TO FORM:

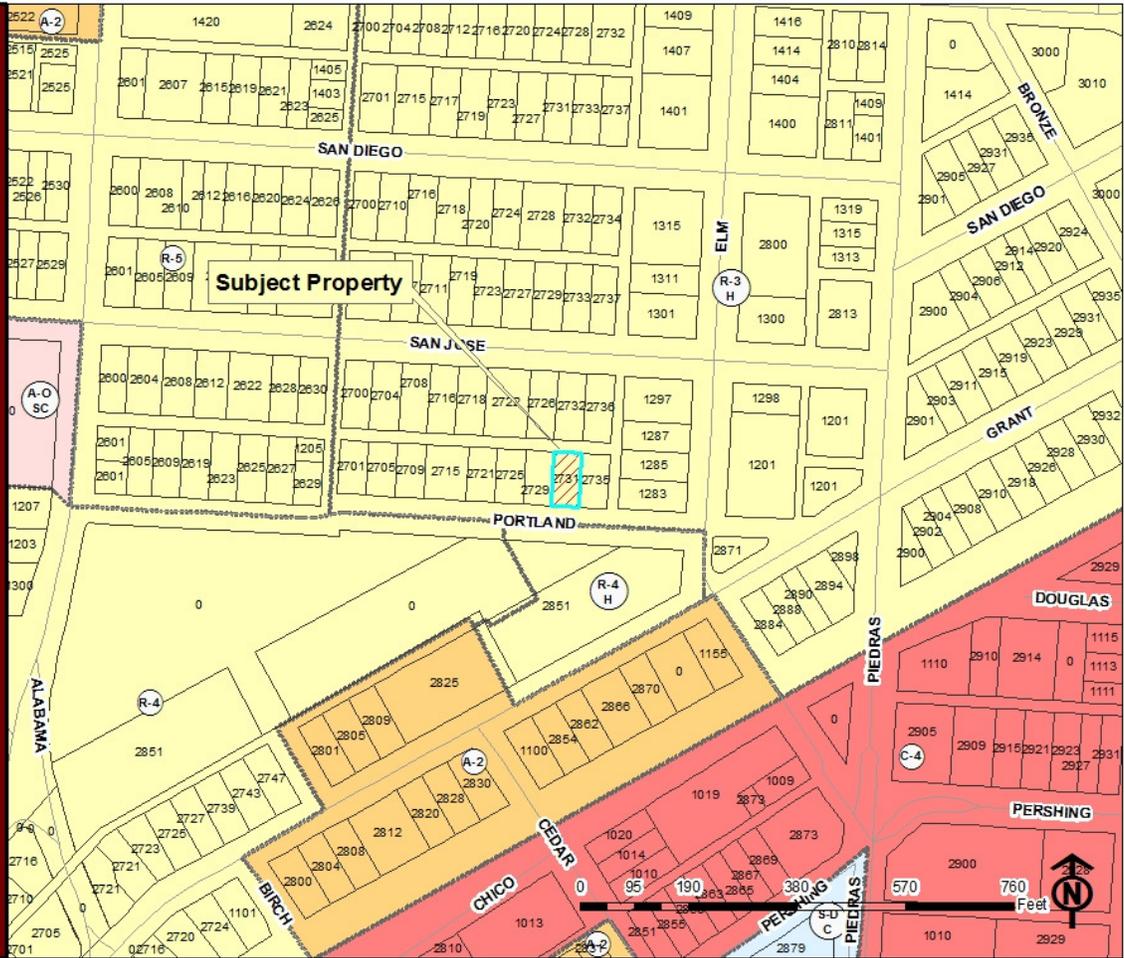


Kristen L. Hamilton
Assistant City Attorney

APPROVED AS TO CONTENT:

Mathew S. McElroy
Deputy Director
City Development Department

2731 Portland Avenue



Pre-Rehabilitation Photographs

2731 Portland
Comparison Photos
Front Facade

Original



Current



Post-Rehabilitation Photographs



Pre-Rehabilitation Photographs



Current



Post-Rehabilitation Photographs



Pre-Rehabilitation Photographs

2731 Portland
Comparison Photo
Rear Façade

Original



Current



Post-Rehabilitation Photographs

