



PJY INVESTMENTS, LLC - TAX ABATEMENT APPLICATION REQUEST

RS-18-041

June 5, 2018

PROJECT FINDINGS

- ❑ The City has established guidelines and criteria governing tax abatement in North Killeen. The North Killeen Guidelines And Criteria for Tax Abatement are effective as of 12 June 2018.
- ❑ The registered agent, Paul Yazbeck of 1302 HARRIS KILLEEN-PJY INVESTMENTS, LLC filed an Application for Tax Abatement with the City.
- ❑ The property is a multifamily residential property with forty-six (46) units and a management office within six (6) buildings.
- ❑ Mr. Yazbeck has shown that he intends to invest \$197,971 for property improvements to include electrical, plumbing, HVAC, Façade beautification, signage, and other interior and exterior renovations.
- ❑ There are plans to add a pocket park and community garden on the vacant one (1) acre portion of the property.
- ❑ The project is anticipated to retain two (2) full time jobs and is expected to create five (5) jobs during the first year directly related to the renovation of the property.

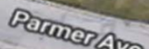
REQUESTED TAX ABATEMENT

- ❑ The assessed value of the real property was \$614,880 in 2017
- ❑ Anticipated property value with \$197,971 renovation and installation of pocket park and community garden is \$1,100,000.
- ❑ The total annual abatement could potentially be \$3,637.13 for year one with a projected abatement of \$18,187.15 for a period of five (5) years.
- ❑ Established criteria for approval show a possible score of twenty-one (21) points for this project and shows that it meets the requirements for 100% City tax abatement over five (5) years.

ESTABLISHED CRITERIA

Category I. Objective Criterion - - Dollar Value of Improvements		
<i>\$25,000 - \$74,999</i>	<i>3 points</i>	
<i>\$75,000 - \$149,999</i>	<i>6 points</i>	
<i>> \$150,000</i>	<i>9 points</i>	
Category II. Objective Criterion - - Number of Jobs Created or Retained (that would not otherwise be created or retained.)		
<i>1 – 5 jobs</i>	<i>3 points</i>	
<i>> 5 jobs</i>	<i>6 points</i>	
Category III. Subjective Criterion - - Positive Impact on Community		
<i>No significant Positive Impact</i>	<i>0 points</i>	
<i>Desirable Positive Impact</i>	<i>6 points</i>	
<i>Exceptional Positive Impact</i>	<i>9 points</i>	
SCHEDULE		
<i>Sum of Points</i>	<i>Years of Abatement</i>	<i>% Abatement</i>
<i>< 6</i>	<i>-</i>	<i>-</i>
<i>6 – 9</i>	<i>5</i>	<i>50%</i>
<i>10 – 17</i>	<i>5</i>	<i>75%</i>
<i>> 17</i>	<i>5</i>	<i>100%</i>

Response	Percentage
Yes, the U.S. should take action to address climate change	95%
No, the U.S. should not take action to address climate change	5%



1302 HARRIS



STAFF RECOMMENDATION



- Staff recommends that the City Council approve a resolution approving the application for North Killeen tax abatement for 1302 Harris Killeen-PJY Investments, LLC located at 1302 Harris Avenue and authorize the City Manager to enter into the agreement and sign on the City's behalf.