



City of Flagstaff

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED, EMAIL

Howell Usher
P.O. Box 1057
Clarkdale, AZ 86324

February __, 2022

RE: Consideration of a donation of .29 acres of vacant land off N. Switzer Canyon Drive, APN 101-29-050 (Tract E) to the City of Flagstaff.

Dear Mr. Usher,

Thank you for contacting the City of Flagstaff to offer a donation of .29 acres of vacant land along the west side of N. Switzer Canyon Drive, Coconino County Assessor parcel no. (APN) 101-29-050 (Tract E) to the City for a public use.

A donation of the property to the City may have tax implications, therefore please consult with your accountant or a tax adviser.

Arizona law provides that a property owner has the right to an appraisal and payment of just compensation when property is taken for a public use. Therefore, in order for the City to accept a donation, the City will need to receive a Waiver of Compensation.

If you are willing to proceed with donation, please sign the enclosed Quit Claim Deed, Waiver of Compensation, and W-9 on the appropriate lines, and, where "Notary Certification" is indicated, have your signature(s) acknowledged before a notary public. Please make a copy for your files, and return all of them to me in the self-addressed envelope or drop them off at City Hall during regular visitor hours (8:00 a.m. to 1:00 p.m.)

City Staff is happy to meet with you (in compliance with any social distancing recommendations of the Center for Disease Control) to discuss your donation and answer questions you may have. If you would like to meet, please e-mail me at bryce.doty@flagstaffaz.gov to schedule an appointment.

We look forward to working with you on this transaction.

If you have any questions, please email me at Bryce.doty@flagstaffaz.gov. Thank you.

Sincerely,

Bryce Doty



Real Estate Manager

Attachments:

Envelope addressed to the City Real Estate Manager

Quit Claim Deed

W-9 (for property donation only)

Waiver of Compensation (for property donation only)