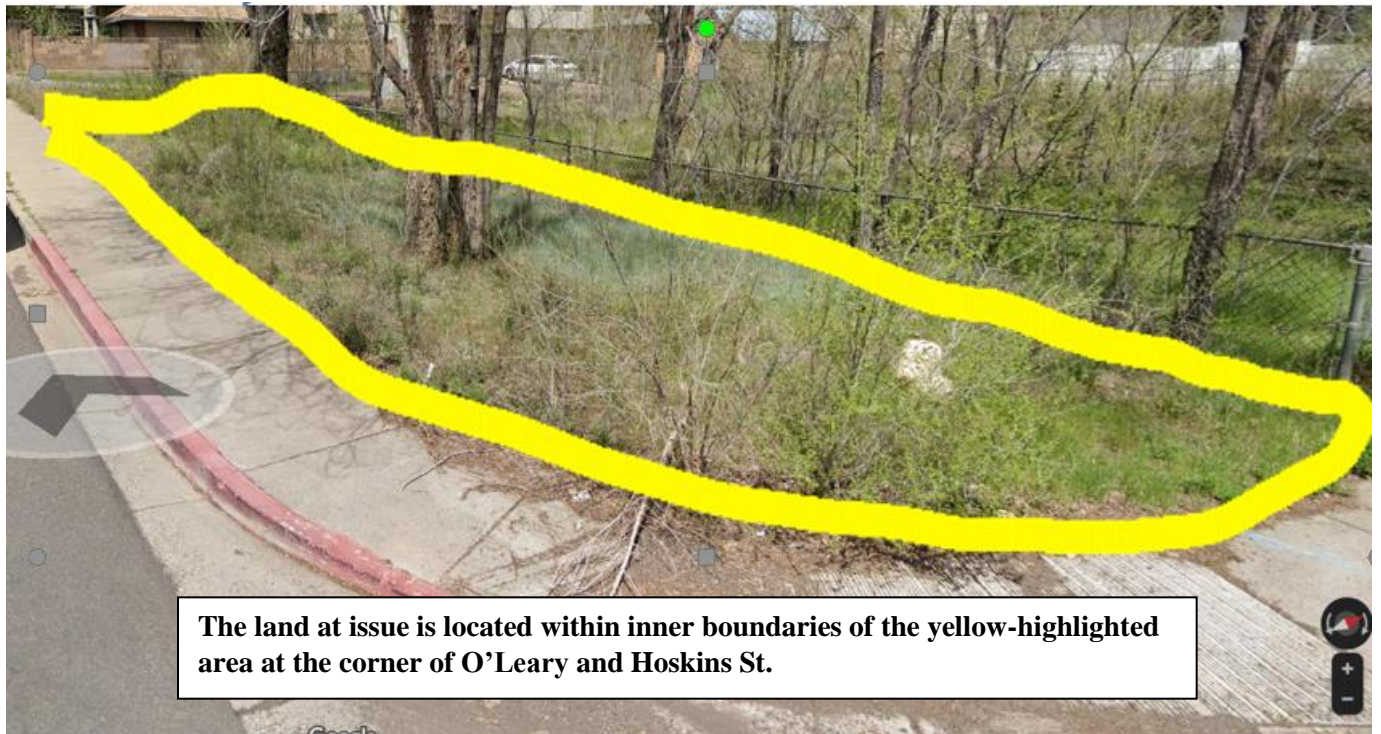


My name is Tommy Hernandez, and I am a fourth generation Flagstaff resident. My uncle, Wilfred Chavez, and I have formed AC Chavez, LLC and own the property at 709 S. O'Leary St. I am here today to ask the Flagstaff City Council to hear our request to acquire a small parcel of land from the City by either abandonment or purchase.

709 S. O'Leary St. is much more than just property. My grandparents, Aurelio and Carmen Chavez, purchased this property in 1948. Once my grandfather returned from WWII, he began employment at the Saginaw Lumber Company, which was located on Butler Ave where the Sawmill Shopping Center currently is. He worked there loyally for almost four decades, with several lost fingers to show for it.



Granting our request will allow us to honor Southside families with similar stories to ours. We are not out of town investor; we are a local family that has passed up on numerous offers for our property so we can develop and continue building our family legacy in the community we love. Granting our request will help us do this in a way that adds value to the City without any undue burden. When the City of Flagstaff constructed Hoskins Avenue in 1943, they left an easement on the north end of the street. This is what the easement looks like today.



**The land at issue is located within inner boundaries of the yellow-highlighted area at the corner of O’Leary and Hoskins St.**

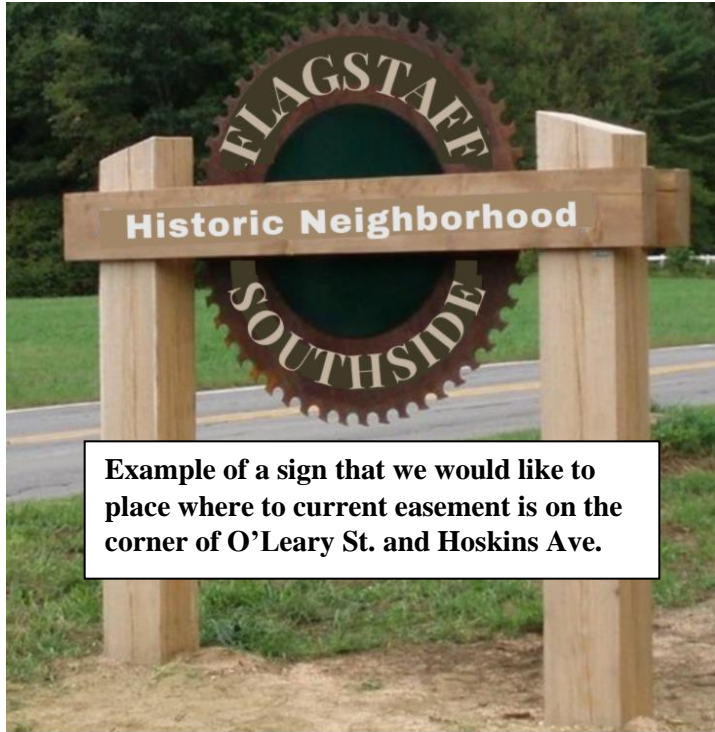


**This brick wall was built on the easement approximately 25 years ago on adjacent property.**



**At the end of Hoskins St. there is this driveway with a brick wall behind it.**

Our project and the acquisition of the easement will provide value to the Southside in several ways. The plans include cleaning and landscaping the area of the easement, designing a custom sign that will help recognize the deep history of the Southside and increasing our property value will result in more property tax paid to the City of Flagstaff. Our plans also align with the goals



**Example of a sign that we would like to place where to current easement is on the corner of O’Leary St. and Hoskins Ave.**

of the [Southside Community Specific Plan](#) that was devised by the Southside Association and the City of Flagstaff. We are designing an apartment complex to help address the shortage of single-family units in Flagstaff. If we acquire this easement, we will also designate one of our units as low income to help address Flagstaff’s extreme shortage of affordable housing

units.

Furthermore, granting our request would not place any undue burden or cost on the City of Flagstaff. The City has never spent any time or resources maintaining this small piece of land. Without expending any of its resources, the City can benefit from the beautification of this area and recognize the history of the African American and Mexican American families that once lived in this vibrant neighborhood. Due to gentrification, the Southside will never be the same but allowing us to help recognize its history is priceless.

I appreciate the care and attention of the City Council in this manner and thank the City Manager and City staff members for giving us the opportunity to discuss and share our plans.

Thank you for your time and consideration in hearing my request to acquire this small parcel of land from the city either by abandonment or purchase.