

AGENDA ITEM

SUBJECT: 614 North Church Street

NAME OF OWNER: Michael P & Janice L Sampeck

NAME OF INTERESTED PARTIES:

OWNER'S ADDRESS: 614 North Church Street
McKinney, TX 75069-2737

LEGAL DESCRIPTION OF THE PROPERTY:

McKinney Outlots, Lot 678
Tax # R-0926-000-6780-1

GENERAL DESCRIPTION OF STRUCTURE: 2 story, wood frame

ZONING DISTRICT: "RD-30"

DATE STRUCTURE WAS PRESENTED A LETTER OF ELIGIBILITY FOR WORK WHICH QUALIFIES FOR HISTORIC TAX EXEMPTION February 29, 2016

SUPPORT DOCUMENTATION:

Staff Report
Copy of Letter of Eligibility
Receipts for Work Completed

STAFF RECOMMENDATION:

Staff is recommending final approval of the 50% tax exemption for 614 North Church Street under Level 2 of the Historic Neighborhood Improvement Zone Tax Exemption Program.

COMMENTS:

STAFF REPORT

DATE: February 29, 2017

FROM: Guy R. Giersch, Historic Preservation Officer

THROUGH: Matt Robinson, AICP, Planning Manager

SUBJECT: Request by Michael & Janice Sampeck for Final Approval of a Level 2 Historic Neighborhood Improvement Zone Tax Exemption for Rehabilitation Work to the House Located at 614 North Church Street.

STAFF RECOMMENDATION: Staff is recommending final approval of a Level 2 (50%) tax exemption for 614 North Church Street under the Historic Neighborhood Improvement Zone Tax Exemption Program.

ITEM SUMMARY: On February 29, 2016, Staff issued a Letter of Eligibility determining that the proposed improvements at 614 North Church Street would qualify for a Level 2 or Level 3 tax exemption.

On February 27, 2017, the applicant submitted paid receipts for the following:

- Repair front porch (exterior)
- Prep and paint house (exterior) Total \$15,760.56

The applicant has submitted the necessary documentation to qualify for a Level 2 (50%) tax exemption since the total money spent on verified exterior improvements exceeds \$10,000 and was completed within the allotted time period. The Historic Preservation Officer has confirmed the documentation and the work.

BACKGROUND: On February 6, 2007, the City Council passed Ordinance #2007-02-014, as amended by Ordinance #2015-12-105. The goal of the ordinance is to encourage preservation of McKinney's historic residential core by providing tax exemptions to owners of homes within a defined geographic area called the Historic Neighborhood Improvement Zone.

The ordinance establishes three levels under which owners of residential properties located in the Historic Neighborhood Improvement Zone may receive tax exemptions based on verified investments meeting specified criteria.

Under a Level 1 exemption, homes which receive a designation of the Historic Marker may receive a 100% exemption of the City's ad valorem taxes for a period of 7 years. Level 1 exemption (and its accompanying Historic Marker) is administered by the Historic Preservation Officer and the Historic Preservation Advisory Board.

Under Level 2, owners who make verified exterior improvements costing at least \$10,000 during any 12-month period may receive a 50% exemption of the City's ad valorem taxes for a period of 15 years.

Under Level 3, owners who make verified exterior and/or interior improvements costing at least \$5,000 during any 12-month period may receive a 30% exemption of the City's ad valorem taxes for a period of 15 years. If an owner submits plans for additional improvements under Level 2 or Level 3 during any period of exemption previously granted under Level 3, such owner, upon approval of the Building and Standards Commission, may receive an exemption of 50% of the ad valorem taxes for a period of 15 years from the date of such approval.

The application process for Level 2 and Level 3 requires owners to submit plans for proposed improvements to residential properties to the Historic Preservation Officer (and to the Building Permits Department, if a building permit is required). Owners then receive a Letter of Eligibility if the Historic Preservation Officer determines that the proposed improvements qualify for the tax exemption program. Upon completion of the improvements, owners are required to submit documentation to the Historic Preservation Officer acknowledging that the improvements have been made in accordance with the plans and verifying that the eligible costs have been incurred. After receiving the final documentation from the applicant, the HPO completes a field investigation of the property to confirm the documentation.

The Ordinance states that: Owners may submit additional applications under Level 2 during any period of exemption. If such applications are approved, the exemption period shall be extended from the date of the last approval. In such event, the exemption periods run concurrently until the earliest approval expires and continues until the latter approval expires.

For the verification process to be completed under Level 2 or Level 3, tax exemptions require final determination by the Building and Standards Commission.

ATTACHMENTS:

- Letter of eligibility
- Paid receipt(s)



February 29, 2016

Jan & Michael Sampeck
614 North Church Street
McKinney, Texas 75069

RE: 2016-006HT Letter of Eligibility to Qualify the Residential Property Located at 614 North Church Street for a Level 2 or Level 3 Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption.

Dear Mr. & Ms. Sampeck:

This letter shall serve as your Letter of Eligibility for the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program. Your application for 614 North Church Street was received on February 25, 2016.

The following proposed improvement(s) are eligible:

- Foundation repair (exterior)
- Repair front porch (exterior)
- Prep and paint house (exterior)

Upon completion of the improvements, dated, paid, final receipts from the contractor must be submitted to this office for verification. Once copies of receipts are verified and the project is inspected, a Staff Report will be forwarded to the next meeting of the Building and Standards Commission for approval or denial of the tax exemption.

From the date of issuance of this Letter of Eligibility, you have 1 year to complete any or all of the proposed improvements listed above. Depending on the combination of verifiable costs of these exterior and interior improvements, you may qualify for a Level 2 or Level 3 exemption. If the total costs of eligible *exterior* improvements are in excess of \$10,000, you may receive an exemption of 50% of the City's ad valorem taxes for a period of 15 years (Level 2 of the Historic Neighborhood Improvement Zone Program). If the combined cost of eligible *interior or exterior* improvements is in excess of \$5,000, you may receive an exemption of 30% of the City's ad valorem taxes for a period of 15 years (Level 3 of the Historic Neighborhood Improvement Zone (HNIZ) Tax Exemption Program).

Please be advised that there is an aggregate cap of \$150,000 on the total amount of ad valorem taxes that can be exempted in any budget year under any or all of the levels set forth in the HNIZ Tax Exemption Program. Therefore, it is possible that the completion of eligible improvements may not result in a historic tax exemption should capacity not be available in the program. At this time, capacity is still available in the program.

If you have any questions about the approval of this item, please contact the Historic Preservation Officer at 972-547-7416.

Sincerely,

Guy R. Giersch, Historic Preservation Officer

Guy R. Giersch
Historic Preservation Officer

*"The Planning Department consistently strives to provide quality, professional customer service to our applicants. In an effort to evaluate and improve the service we provide, we ask that you complete this brief customer service survey. We sincerely appreciate your responses and opinions!"
. We sincerely appreciate your responses and opinions!"*



Printed from Chase Personal Online

Check

Front

MICHAEL P SAMPECK
JANICE L SAMPECK
614 NORTH CHURCH STREET
MCKINNEY, TX 75069
214-287-1083

5142
32-51/1110

6-10-16 Date

Pay to the Order of Scott Pratt \$ 2950.00

Two thousand nine hundred fifty and ⁰⁰/₁₀₀ Dollars

JPMorgan Chase Bank, N.A.

For Janice Sampeck

[Redacted Signature]

[Redacted Signature]

Security Features: Details on Back

Back

[Signature]

Post date	Check #	Check amount
Jun 14, 2016	5142	\$2,950.00



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Check

Front

MICHAEL P SAMPECK
JANICE L SAMPECK
614 NORTH CHURCH STREET
MCKINNEY, TX 75069
214-287-1093

5171
32-61/1110

9/1/2016 Date

Pay to the Order of Scotty Patt \$ 840.00

Eight hundred forty Dollars

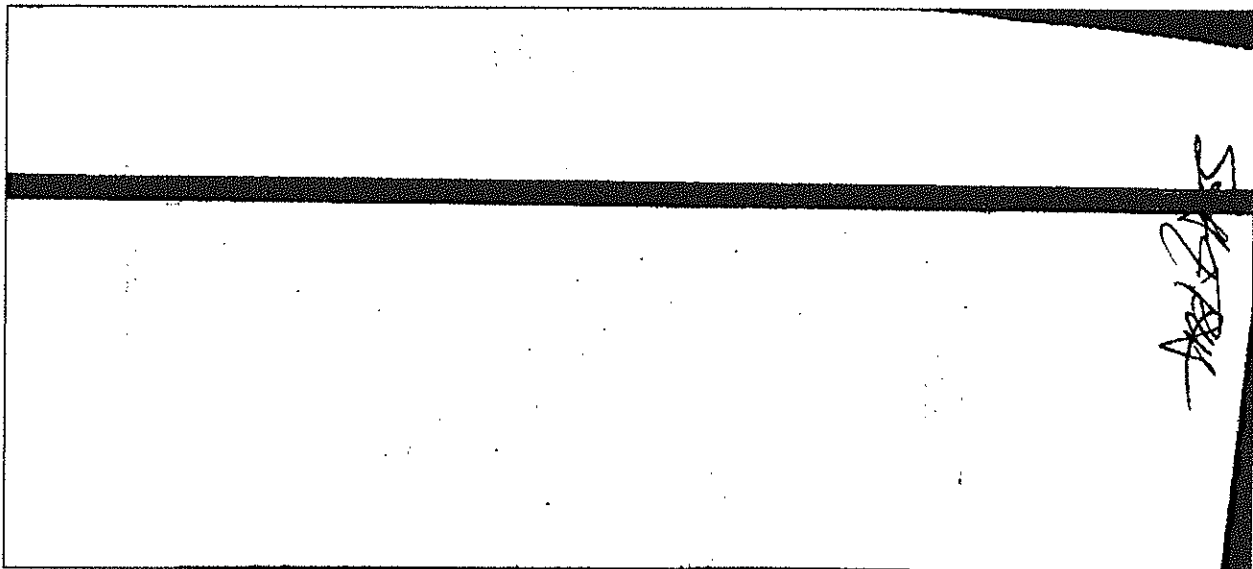
JPMorgan Chase Bank, N.A.

For [Redacted] [Redacted]

[Signature]

Security Features. Details on Back

Back



Post date	Check #	Check amount
Sep 1, 2016	5171	\$840.00

Bathke's Custom Painting

Patrick Bathke

8404 Warren Pkwy APT.518
Frisco, TX 75034

Cell Phone 2146064950

Email Address patrick_bathke@hotmail.com

BILL TO:

Jan Sampeck

Quotation Date:

614 N. Church St.
McKinney, TX 75069

Description	Supplies / Parts	Amount
1. Power wash loose paint around the house. metal skirting		
2. Prime and Paint same color.		
3. Power wash back deck and hand rails.		
4. Prime and paint deck and spindles, hand rails and steps.		
5. Replace roof on air condition unit, vent pipes.		
Total Labor		\$2,500.00

MATERIALS NOT INCLUDED

Total including
materials = 3361.79
See - next pages



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Check

Front

MICHAEL P SAMPECK
 JANICE L SAMPECK
 514 NORTH CHURCH STREET
 MCKINNEY, TX 75069
 214-287-1083

AM R21 C
 Pic Know ID

5167
 32-61/1110

8-22-16 Date

Pay to the Order of Bathkes Custom Painting \$ 500.00
Five Hundred and no/100 Dollars

JPMorgan Chase Bank, N.A.

For Materials Janice L. Sampeck MP

Back

[Redacted]

Patricia Battelle

Post date	Check #	Check amount
Aug 25, 2016	5167	\$500.00



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Check

Front

MICHAEL P SAMPECK
 JANICE L SAMPECK
 614 NORTH CHURCH STREET
 MCKINNEY, TX 75069
 214-287-1083

923 \$

5175
 32-61/1110

9-8-16 Date

Pay to the Order of Bathkes Custom Painting \$ 1,000.00

One thousand and — no/100 Dollars

JPMorgan Chase Bank, N.A.

For Janice Lynn Sampeck

Back

[Redacted Signature]

Bathkes Custom Painting

Post date

Check #

Check amount



Printed from Chase Personal Online

Check

Front

MICHAEL P SAMPECK
 JANICE L SAMPECK
 614 NORTH CHURCH STREET
 MCKINNEY, TX 75069
 214-287-1093

AM 13

5176
 32-6171110

9-9-16 Date

Pay to the Order of Patrick Bathke's Custom Painting \$ 150.00

One Hundred Fifty and no/100 Dollars

JPMorgan Chase Bank, N.A.

For Materials

Janice Lynn Sampeck

Back

Patrick Bathke

Post date

Check #

Check amount



Printed from Chase Personal Online

Check

Front

MICHAEL P SAMPECK
 JANICE L SAMPECK
 614 NORTH CHURCH STREET
 MCKINNEY, TX 75069
 214-287-1083

5178
 32-61/1110

4/12/13 / *9-13-16* Date

Pay to the Order of Patrick Bathles Painting \$ 150.00

One Hundred fifty and - no/100 Dollars

JPMorgan Chase Bank, N.A.

For Paint Janice Lynn Sampeck

[Redacted]

Back

[Redacted]

Patrick Bathles

Post date

Check #

Check amount



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Check

Front

MICHAEL P SAMPECK
JANICE L SAMPECK
614 NORTH CHURCH STREET
MCKINNEY, TX 75069
214-287-1083

5203
32-61/1110

9/21/2016 Date

Pay to the Order of FATRICK BATAKE \$ 1561.79

One thousand five hundred & 79/100

JPMorgan Chase Bank, N.A.

For HOUSE [Signature] MF

Security Features Details on Back

Back

[Redacted]

[Redacted]

Fatricle Batake

Post date	Check #	Check amount
Sep 21, 2016	5203	\$1,561.79

M.A. BROTHERS

HOME REPAIR & REMODELING
1701 Carol Stream Dr
Richardson TX 75081
972-302-4179(Office)

INVOICE

09-16-2014

PERFORMING WORK AT:

NAME _____
ADDRESS _____
CITY, ST, ZIP _____
PHONE _____

CONTRACTOR INFO

NAME RICARDO MARRUFO

WORK PERFORMANCE AT THE ABOVE ADDRESS ARE AS FOLLOWS:

THE PRICE FOR OUTSIDE THE HOUSE ARE AS FOLLOWS:

**INSTALLED VENTS AND FIX THE LAMINATED METALS, INSTALLED PLASTIC AND
DIRT IN FRONT FOR BOTH SIDES. TOTAL \$1,800.00**

INSTALLED GRASS AND BUILT CONCRETE SPACE TOTAL \$500.00

Total 2300.



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Check

Front

MICHAEL P SAMPECK
JANICE L SAMPECK
614 NORTH CHURCH STREET
MCKINNEY, TX 75069
214-287-1083

5177
32-61/1110

Pay to the Order of Ricardo Marrujo Date 9-10-16

Two thousand three hundred - no/ - \$ 2300.00
Dollars

JPMorgan Chase Bank, N.A.

For [Redacted] Janice Lynn Lupat

Back

[Redacted back of check with handwritten text 'Ricardo Marrujo' on the right side]

Post date	Check #	Check amount
Sep 12, 2016	5177	\$2,300.00

Final Details for Order #002-7241363-7233052

Print this page for your records.

Order Placed: June 24, 2016
Amazon.com order number: 002-7241363-7233052
Order Total: \$578.87

Shipped on June 24, 2016

Items Ordered

4 of: Durablow Stainless Steel Crawl Space Foundation Dual Fans Ventilator + Built-in Dehumidistat, 220 CFM (Model: MFB M2D) \$139.73

Sold by: PayandPack (seller profile) | Product question? Ask Seller

Condition: New
DURABLE, QUIET, & SAFE. 100% Stainless Steel 304 Grade panel & housing box. UL listed components. Youtube
Video: https://youtu.be/abtAAu2J6Ec

Shipping Address:

Mike Sampeck
614 N CHURCH ST
MCKINNEY, TX 75069-2737
United States

Item(s) Subtotal: \$558.92
Shipping & Handling: \$0.00
Total before tax: \$558.92
Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

CRAWL SPACE
House Vents

Total for This Shipment: \$558.92

Shipped on June 24, 2016

Items Ordered

1 of: S14 Bulbs by Deneve, 11 Watts, Clear Glass S14 Incandescent Light Bulbs for E26, E27 Sockets, 25 Pack \$19.95

Sold by: Deneve (seller profile) | Product question? Ask Seller

Condition: New
Brand-New in Retail Packaging! Backed by 1 Year 100% Guarantee, only when purchased from Deneve! Fast
Shipping for Prime Members Today! Free Super-Saver Shipping over \$49! Ships from Amazon warehouses in the
USA. Net Proceeds from your Purchase supports Charity- only when purchased from Deneve!

Shipping Address:

Mike Sampeck
614 N CHURCH ST
MCKINNEY, TX 75069-2737
United States

Item(s) Subtotal: \$19.95
Shipping & Handling: \$0.00
Total before tax: \$19.95
Sales Tax: \$0.00

Shipping Speed:
Two-Day Shipping

Total for This Shipment: \$19.95

Payment information

Payment Method:

Visa | Last digits: 1889

Item(s) Subtotal: \$578.87
Shipping & Handling: \$0.00

Billing address

Jan Sampeck

Total before tax: \$578.87

ESTIMATE

PERFORMING WORK AT:

NAME _____
ADDRESS _____
CITY, ST, ZIP _____
PHONE _____

CONTRACTOR INFO:

NAME RICKY MARRUFO
ADDRESS 1701 CAROL STREAM DR
CITY, ST, ZIP RICHARDSON TX 75081
PHONE 972-302-4179

THE WORK TO BE PERFORM AT THE ABOVE ADDRESS ARE AS FOLLOWS:

10/02/2015

PRICE FOR LEVELING:

CHANGE WOOD SHIMS TO NEW METAL SHIMS
AND NEED TO INSTALLED 2 MORE PIERS.

THIS PRICE INCLUDES FIXING THE CRACKS IN THE HOUSE AND PAINT INSIDE THE HOUSE.

LABOR AND MATERIAL \$7,600.00

We required a 30% deposit to start this job.

Adjusted total
\$5,700.

LAST MINUTE ADDITIONAL WORK _____

See attached

APPROVED



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Check

Front

MICHAEL P SAMPECK
 JANICE L SAMPECK
 614 NORTH CHURCH STREET
 MCKINNEY, TX 75069
 214-287-1063

5226
 32-61/1110

11-15-16 Date

Pay to the Order of Ruby Marrero \$ 200.00

Two Hundred and no/100 Dollars

JPMorgan Chase Bank, N.A.

For Paint Repair Janice Sampeck

Back

Ruby Marrero

Post date

Check #

Check amount



Jan Sampeck <mjsampeck@gmail.com>

Estimate for restoring front decking

1 message

patrick bathke <patrick_bathke@hotmail.com>
To: "mjsampeck@gmail.com" <mjsampeck@gmail.com>

Mon, Dec 26, 2016 at 4:37 PM

To: Jan Sampeck Estimate for repalce front decking

Adress; 614 North Church St.
Mc Kinney Tx 75069

This is an invoice for work done on the front of house front porch.

1. Remove all front Wood Decking
2. Replace all fornt with wood Decking
3. Stain and Seal all wood after Installation

Total Laboronly \$3,800

Extra things done to reinforce joices in the wood floor.
Install 3/4 round shoe molding
We used 16 footers 2/6s and 3 inch screws through out the job.

Total Labor for Extra work done \$900

All work done by Patrick Bathke
Cell phone number 214-606-4950

Total with supplies see attached:
5549.85



Printed from Chase Personal Online

Check

Front

MICHAEL P SAMPECK
 JANICE L SAMPECK
 514 NORTH CHURCH STREET
 MCKINNEY, TX 75069
 214-287-1083

5230
 32-61/1110

11-27-16 Date

Pay to the Order of Patrick Bathkes Painting | \$ 300.00

Three Hundred and no/100 26 FOREIGN CHECK CASHED -DDA
 437524 4873 Dollars

JPMorgan Chase Bank, N.A. TR# 82 14:29:02 11/29/2016 ON

For Bath-Dow/Supplies Cash In .00 Out 300.00
 Checks Janice Sampeck

Back

Patrick Bathkes



Printed from Chase Personal Online

Check

Front

MICHAEL P SAMPECK
JANICE L SAMPECK
614 NORTH CHURCH STREET
MCKINNEY, TX 75069
214-287-1083

5232
32-61/1110

12-2-14 Date

Pay to the Order of Patrick Pothke \$ 1500.00

One thousand five hundred and 00/100 Dollars

JPMorgan Chase Bank, N.A.

For Front (Installment) Patrick Pothke
Poth Replacement Janice L Sampeck

[Redacted MICR line]

Back

[Redacted MICR line]

[Redacted MICR line]

Patrick Pothke

Post date

Check #

Check amount



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Check

Front

MICHAEL P SAMPECK
JANICE L SAMPECK
814 NORTH CHURCH STREET
MCKINNEY, TX 75069
214-287-1083

5233
32-61/1110

AKS

12-6-16 Date

Pay to the Order of Bathkes Custom Painting \$ 190.00

One Hundred Ninety and ^{no}/₁₀₀ Dollars

JPMorgan Chase Bank, N.A.

For *stair / Sealer / Wood* *Janice Sampeck* MP

[Redacted]

Back

[Redacted]

Bathkes



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Check

Front

MICHAEL P SAMPECK
 JANICE L SAMPECK
 614 NORTH CHURCH STREET
 MCKINNEY, TX 75069
 214-287-1083

TN/RS CALL No How

106235
32471110

Pay to the Order of *Bathles Painting & Remodeling* \$ *2300.00* *12-8-16* Date

Two thousand three hundred ¹⁰/₁₀₀ Dollars

JPMorgan Chase Bank, N.A.

For *Deck Replacement* *Janice Sampeck*

Back

Patricia Bathles



Printed from Chase Personal Online

Check

Front

KH/rs

MICHAEL P SAMPECK
 JANICE L SAMPECK
 614 NORTH CHURCH STREET
 MCKINNEY, TX 75069
 214-287-1083

AR35667 5237
 32-61/1110

12-11-16 Date

Pay to the Order of Bathkes Painting + Remodeling \$ 1095.85

One thousand ninety five and 85/100 Dollars

JPMorgan Chase Bank, N.A.

For Front Porch Final Pay Janice Sampeck

Back

[Redacted]

Patricia H. Bathkes



3510 Sam Rayburn Highway
Melissa, TX 75454

McKINNEY LUMBER COMPANY
3510 SAM RAYBURN HWY 121
MELISSA, TX 75454
972 338 4100

Sale

CASH INVOICE

Invoice # 50079248

Merchant Id: 942929686756095
 Total Id: 1800167293
 Date: 12/07/2016 10:13 AM
 Batch: 02, Inv #: 000003
 MasterCard, Entry Method: C
 Seq #: 0003, Item Code: 98550F

Time: 10:14:03
 Ship Date: 12/07/16
 Invoice Date: 12/07/16
 Sold By: Johnny Wahrmond

Total: \$ 178.45

Ship To: **CASH SALES**
3510 SAM RAYBURN HWY
MELISSA, TX 75454

(972) 838-4100

T 262
 CASH
 popmckny

APPROVED

MasterCard
 810 6000000041010
 151 1800
 198 000000000

Customer Copy

THANK YOU!

PO: Order By: Ship Via: Our Truck

Item Description	Price	Extension
PC 1X4-16 D YELLOW PINE FLOORING CUT IN 1/2	2060.64	164.85

M	178.45	Weight: 176 lbs. TBF: 80 2522	SALES TOTAL	\$164.85
		TAXABLE	164.85	MISC + FRGT
		NON-TAXABLE	0.00	
		TAX #		SALES TAX
				13.60

TOTAL: \$178.45

All returns must be accompanied with sales receipt.
 No returns after 30 days.

Total applied: 178.45

Rec'd By _____ Loaded By _____

1

Customer Copy