

Industrial Development Authority Regular Meeting

November 12, 2024 | 7:30 a.m.

Chandler City Council Chambers

88 E. Chicago St., Chandler, AZ

or [Webex](#): 1-415-655-0001

code: 2664 375 0604 password: Rtc6nUeHr33



Directors

President Charles Ertl
Vice President William Nolde
Secretary James Baglini Jr.
Treasurer John Lok
Director Lee Kroll
Director Shannon Wilson

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Industrial Development Authority and to the general public that the Industrial Development Authority will hold a REGULAR MEETING open to the public on Tuesday, November 12, 2024, at 7:30 a.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more Directors may be attending by telephone or via Webex.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at (480) 782-2181(711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Industrial Development Authority

Regular Meeting Agenda - November 12, 2024

Call to Order/Roll Call

Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Approval of Minutes

1. **Minutes of the August 13, 2024, Regular Meeting**

Move the Industrial Development Authority to approve the minutes from the August 13, 2024, Regular Meeting.

Briefing Items and Discussion

2. **Chandler Career Center Grant - 1st Quarter Report - Ms. McCall**

3. **2025 Annual Chandler Resident Survey - Ms. Lang**

4. **July, August and September 2024 Financials - Ms. Goucher**

5. **IRS Form 990 Fiscal Year Ending June 30, 2024 - Ms. Goucher**

6. **Arizona Corporation Commission Annual Report - Ms. Goucher**

7. **Discussion of Application for Financing by the Chandler Industrial Development Authority submitted by Brinshore Development, LLC, and its affiliates in an amount not to exceed \$55,000,000 for project expenditures pertaining to an affordable multifamily development consisting of approximately 250 units with community amenities for families and seniors - Ms. Lang**

Action Agenda

8. **Discuss and possible adoption of Resolution 2024-03, granting preliminary approval for and declaring the intention of the Authority to issue its multifamily housing revenue bonds in an amount not to exceed \$55,000,000 for Brinshore Development, LLC or its affiliates - Ms. Lang**
9. **2025 Industrial Development Authority Board Regular Meeting Schedule**

Member Comments/Announcements

Calendar

10. **Next Meeting Date: December 10, 2024**

Information Items

Adjourn



Industrial Development Authority Management Services

Date: 11/12/2024
To: Industrial Development Authority
Thru: Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: Minutes of the August 13, 2024, Regular Meeting

Proposed Motion:

Move the Industrial Development Authority to approve the minutes from the August 13, 2024, Regular Meeting.

Attachments

Minutes 8-13-24

Meeting Minutes

Industrial Development Authority

Regular Meeting

August 13, 2024 | 7:30 a.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by President Charles Ertl at 7:32 a.m.

Roll Call

Commission Attendance

President Charles Ertl
Secretary James Baglini, Jr.
Treasurer Jon Lok
Director Lee Kroll
Director Shannon Wilson

Staff Attendance

Kristi Smith, Financial Services Director
Tawn Kao, Assistant City Attorney
Matt Dunbar, Budget & Policy Director
Edyie McCall, Economic Development Sr. Prgm Manager
Chandler Escalante, Workforce Dev. Project Manager
Karla Lange, Management Assistant
Julie Goucher, Accounting Senior Manager

Other Attendees

Zach Sakas, Bond Counsel, Greenberg Traurig, LLP
Katie Belous, Vice President, Pipeline AZ
Angela Creedon, Arizona Public Affairs Manager Intel Corporation
Carly Wakefield, Vice President of Workforce Development, Chandler Chamber of Commerce

Absent

Vice President William Nolde

Scheduled and Unscheduled Public Appearances

None.

Approval of Minutes

1. Director Wilson moved to approve the May 14, 2024, Regular Meeting Minutes. Director Kroll seconded the motion. Motion approved unanimously (5-0).

Briefing Items

2. **Chandler Career Center Grant – 4th Quarter Report:** Edyie McCall, City of Chandler Economic Development Sr. Program Manager introduced Katie Belous, Vice President of Pipeline AZ, who provided a PowerPoint Presentation to the IDA Board Members (attached as Exhibit A) which highlighted the accomplishments related to the first installment of grant funding for the Chandler Career Center version of Pipeline AZ, approved by the Industrial Development Authority in November 2023.

The current solution is focused primarily on advanced manufacturing and healthcare specific to Chandler-area employers. Ms. Belous reviewed a customized landing page reflecting the city's brand standards. They have developed resources mainly focused on area employers, but also have a job seek function for users seeking local employment. She noted that one of the things that Pipeline AZ has done to curate the experience for Chandler employers is to restrict the job search to 10 Chandler zip codes. Additionally, they have implemented an automated process for company tagging, which means any Chandler employer, no matter where they do their on-boarding (i.e., any of the Maricopa Community Colleges) will received a tagged designation to Chandler, which will bring that employer into the flow for users to see within the system in the Chandler Career Center. Additionally, Ms. Belous continued, while some larger employers like Intel may designate "Phoenix" as a job location when they publish jobs to larger audiences, Pipeline AZ will override some of those decisions to ensure that these local employers appear inside of the Chandler Career Center solution.

Ms. Belous continued that while there is a "light" job board function within the program, the real emphasis is on career exploration, and that is Pipeline AZ's real value, as they take a user through a journey by assessing their interest, which helps them build a resume and points them in the direction for the experience, skills and education necessary for their preferred field. On the flip side, the companies can prioritize skills and rank importance for each position and see candidates that potentially match up to these criteria. Pipeline AZ also provides a nexus between the job seekers and potential

employers by allowing case managers to do a deeper dive on the analytics of the company dynamics and the workforce and talent needs currently and, in the future, as well as coalescing potential intern or apprenticeship opportunities and work-based experiences to build the future workforce.

Responding to Director Kroll, Ms. Belous conveyed that Pipeline AZ works directly with the Maricopa County School District but does not have insight to specific contacts at Mesa-Gilbert Community College. She noted that Chandler-Gilbert district has one of the highest activation totals, so across all of Maricopa County's District, the First-Year Experience is a course that is offered to incoming students. These students are invited to create a Maricopa Pipeline account as an initiation point into the system. This initiates a guided pathway, and they will receive assistance throughout their education to navigate to course completion. This could include work-based experience, job shadowing or an internship and when the student nears graduation, career services connections are more readily available.

In response to Director Kroll, Ms. Belous explained that they are in sync with the Department of Labor initiative and are now embarking on a project with the school of sustainability for a focus on green-energy and clean energy jobs, so Pipeline AZ is doing a deeper exploration and outreach to companies and finding ways that they can help to create better awareness, especially in the largest pool of learners. Most users in the system are K-12 students, and Pipeline AZ is approaching about 150,000 total K-12 users. One focus is on helping these users to understand what post-secondary pathways are available to them in Arizona. She noted that all degree program recommendation certifications are Arizona-specific. This is a talent development effort, as opposed to a "talent attraction" approach. She continued by adding they hope learners can see opportunities in Arizona to advance and pursue a career, get the experience they need, take the required courses and complete the degrees or certifications that they want in order to move forward and ultimately stay and work in Arizona.

Responding to Treasurer Lok, Ms. Belous affirmed that local healthcare employers are a primary focus area for Pipeline AZ. So far, they have worked directly with (Arizona Health Care Cost Containment System) AHCCCS through American Rescue Plan, with focus on workforce and healthcare. She noted that they onboarded over 500 provider agencies with supportive access over the last year. A large percentage of those are Maricopa County provider agencies, but in this upcoming effort, they will be supporting onboarding of hospital networks and some of the larger managed care organizations that they work closely with, including Banner, Mercy-Gilbert and all of those contracted Managed Care Organizations (MCOs) that are really great at helping us reach their contracted providers so surgical centers, hospitals and allied health will be one of the focuses for activation inside of Chandler.

Treasurer Lok noted that the zip code tagging specific to Chandler may not be as effective in healthcare, as employees work at locations across the Phoenix metropolitan area, so wanted to know how Pipeline AZ would handle this issue?

Ms. Belous conveyed that there is a vanity URL for the kind of entry point into the healthcare employment exploration. It is easyhealthcarecareers.org and is a deep dive into these career pathways. That initially started with access as an investment in home and community-based care. She noted that these were the jobs that AHCCCS was having a difficult time helping their provider agencies to find talent for and to keep filled. Pipeline AZ started with Pathways from Home and Community Based Services (HCBS) direct-care worker, direct support, and professional peer support. Since then, they have stair-stepped into figuring out how those roles related to becoming a registered nurse, a phlebotomist, or a radiation tech, and that's where AHCCCS really sees the opportunity. Ms. Belous conveyed that some of those occupations that require only a certification (versus a license) allow Pipeline AZ to show those pathways into additional kind of opportunities by helping to get people into the healthcare queue and remain in the industry.

Treasurer Lok asked how many interviews that Pipeline AZ has done with companies to see what they are looking for and what classes would help them connect the bridge to employment, specifically in advanced manufacturing? Ms. Belous reported that they have walked alongside the team at Arizona Advanced Manufacturing Institute over the last six years, really starting with the Boeing Boot Camp. They have also migrated the Intel Quick-Start program into the platform and appreciate the Community College being the convener for many of the larger area employers. She continued that Pipeline AZ works behind the scenes to make sure everything that they are queuing up for candidates, including describing what they have learned, the learning outcomes, the certifications that are accomplished, and additionally what the employers are hiring for, are inside of the platform.

Ms. Belous continued that Pipeline AZ has done more direct convening for healthcare, but Advanced Action and the work that the City of Chandler has done with hosting workshops and in-person sessions for employers have been the baseline for that. It has been a great opportunity knowing the time between what companies need now, in the moment, and what educators can provide for, training and short-term programs is a huge opportunity. She continued by noting there's a lot of work at the national level to create a registry called Credential Engine that takes all of the skills, certifications, alliance and potential pathways and micro pathways and makes that data available so that they also reference that in helping to create the kind of matching algorithm in our system.

Treasure Lok noted the Quarterly Report provide by Pipeline AZ stated that job placement was slightly below the expected goal, is there a plan to bridge that gap?

Ms. Belous conveyed that the reports of who has been hired come from three areas. The first report comes from the job seekers, who are asked within their profile in the system. Pipeline AZ verifies that the data is correct and then we add that to the cumulative total. Similarly, within the case manager user type can also use that same form link and enter the data related to a user that was hired on behalf of the job seeker. Lastly, employers can report on individuals that were hired. This is also the most challenging data to obtain, as finding an employer to actually tell you if they've hired someone a lot of times, with large companies, is difficult. There's a complete disconnect between the recruiters and human resources, making it difficult for recruiters, who may never actually know who's gone all the way through the hiring process. She added that they do ask companies for this data, and noted and there are linkages inside of the platform where we communicate with both parties about whether anyone was hired and what the experience was like.

Treasurer Lok asked if they have utilized any type of incentive to obtain this data? For example, we'll send you a pen if you tell us what happened during your experience? Ms. Belous reported that they have done similar work in terms of employer incentives with the healthcare initiative. There was a differentiated adjusted payment program under AHCCCS where they provided reimbursement to the provider agency to tell us about their utilization of Pipeline AZ. She agreed that on the job seeker side, that is a way to get better responses. At in-person hiring events, they have utilized a person at the doors of the event. This person sees every employer walking out of the room and provides a survey.

Director Wilson suggested replacing that particular goal with other analytics like landing page views, which can be tracked more effectively, because without an incentive, tracking direct job placement is always going to be challenging.

Responding to Treasurer Lok, Ms. McCall conveyed that it has always been the intent of providing this tool to the employers and job-seekers specific to the Chandler boundaries. Pipeline AZ reports specifically on the data within the municipal boundaries of Chandler, as there are many platforms that report on areas outside of Chandler. Ms. Belous added that if job seekers were to go to the Pipeline AZ parent site, all jobs across Arizona are available to view, and as a user, they can narrow or expand their search radius to see matches utilizing key words.

3. **City Capital Project Funding/Bond Election Discussion:** Matt Dunbar, Budget and Policy Director outlined the details of a PowerPoint Presentation (attached as Exhibit B) related to Capital Project Funding and a potential future Bond Election. He reported that the city is potentially coming up to a possible bond election, and at the Mayor and Council's direction, he is reaching out to the various city board and commission members to get feedback and gauge interest in serving on a Bond Election Exploratory Committee. Mr. Dunbar relayed that Fire Station 2 was recently refurbished, and that

project included adding an additional bay, which allows another unit to run out of that station and noted that this project utilized bond funds. He conveyed that Fire Station 4 is slated next to be rebuilt, as it was built in the late 1980s, and costs continue to rise.

Mr. Dunbar reported that Mayor and Council have approved a 10-year Capital Plan for the City of Chandler and public review of the list of capital projects happens on an annual basis during the budget process. Each item on the program list is tied to a specific area within the Council's Strategic Framework. For the next 10 years, the total spend for the Capital Plan is approximately \$2.5 billion worth of projects. Bonds are an integral part of this plan, with 68% of all projects being bond-funded, with the remainder being funded by current revenues or fund balances, grants, and System Development Fees. The last bond authorization was approved by the voters in 2021 using 2019-20 project costs. He noted that there has been a significant inflationary impact since the last authorization over the past 3 fiscal years. He noted that the city sells bonds every other year, and authorization is being used up sooner than anticipated due to inflation. Based on this data, there is a need to discuss going back to the voters for bond authorization before the FY 2026-27 begins to bump up against these authorization thresholds. Given that FY 2026-27 is a heavy ballot for an election year, and a desire to not overwhelm the voters, discussions have centered around recommending a bond election to the voters in November 2025.

Mr. Dunbar conveyed that it has been practice to go to the voters every 3 to 4 years to increase authorization, with the exception of the 2007 election where \$451 million was authorized just prior to the Great Recession, which many projects were delayed due to the lack of appetite for a significant property tax hike and also due to the low property valuation during that time, which was a significant anomaly.

Responding to Director Wilson, Mr. Dunbar relayed that the city had recovered from that recession, and property valuations are back up. He noted that the \$451 million authorization lasted much longer than expected, and the city was able to go 14 years (until 2021) without requesting additional authorization. In 2021, \$270 million in authorization was approved, with a high percentage of voter support – around 70%. Prior to the 2021 bond election, the Mayor and Council appointed a Bond Exploratory Committee, with a number of sub-committees, focused on different proposed projects and programs. Its Steering Committee brought recommendations back to the Mayor and Council for their consideration. This was a beneficial process, because gaining resident buy-in on projects and to understand the process more fully, committee members were able to share this information with their friends, neighbors and circle of influence.

Mr. Dunbar noted that the Committee selection process for the Bond Exploratory Committee would kick-off in September, with committee meetings in October-

November 2024, with recommendations provided to the Mayor and Council in February-March 2025, resulting in a call for election no later than May 8, 2025.

He continued that most cities in Maricopa County are in the same boat as Chandler, related to the need for additional bond authorization. Some are considering GO Bond authorization, and some are considering a transaction privilege tax (TPT) increase, and through tourism, will have a dedicated revenue source for specific debt service. Chandler typically relies on secondary property tax for bond debt service and TPT for operations.

Responding to Director Kroll, Mr. Dunbar noted that the last time that Chandler increased its TPT rate was in 1990.

Mr. Dunbar reported that he was asked to report any feedback from the various boards and commissions and see if there are any volunteers to potentially serve on the Bond Exploratory Committee. The Mayor and Council will ultimately make the appointments to this committee, but he would be happy to convey if there is interest by any of the Industrial Development Authority Board Members.

Director Kroll pointed out that it is never a good time, but when you look at the data and the need for appropriation and the continuing need for road construction and repair, it is something that needs to happen, regardless of whether it is a good time or not.

Mr. Dunbar responded that the goal right now is to maintain the property tax rate at \$0.87 per \$100 of assessed value, and that is included as part of the 10-year plan. He continued that it is the right time to go to the voters and get authorization for additional appropriation to continue capital projects, while maintaining a flat property tax rate.

Responding to Director Kroll, Mr. Dunbar noted that in regard to potentially raising the TPT, one of the concerns shared with Mayor and Council is from an operating standpoint, the current five-year operating plan is balanced. But as costs keep increasing, in year 6-7, there may be some issues, and if operating issues arises, the TPT is a much better funding source operationally to fund those O&M costs.

Responding to President Ertl, Mr. Dunbar relayed that the TPT rate is set by the Mayor and Council, with public input.

Mr. Sakas added that the information Mr. Dunbar provided related to inflationary costs is very powerful because most cities in Arizona were very stable for a long time, and this planning was done back in the 2019-2020 timeframe, prior to the pandemic. There is a common narrative from citizens who attend council meetings that the "city doesn't

know what they are doing” – however, when you consider how far out these projections are, there was no way that when the bonds were authorized that they could have accounted for the extraordinary inflationary pressures, supply chain issues, labor costs, or the shortage of materials. It is a fact that everything costs more to build today. The cities in Arizona have identified their critical infrastructure needs and their potential delays or shortfalls based on what was authorized in the 2021 elections, with no idea about the long-term effects, based on historical predictions and estimates.

4. **April, May and June 2024 Financials:** Ms. Smith presented the April Statement of Net Position that explained Total Current Assets with Cash in Bank of \$228,521, Investments of \$1,089,828, providing Total Assets of \$1,318,349. Intel application deposit of \$3,000 was received and is recorded as a Current Liability. The Beginning Net Position is \$1,154,013 and a Year-to-Date Change in Net Position of \$161,336, providing an Ending Net Position of \$1,315,349. The Statement of Revenues, Expenditures, and Changes in Net Position for the month ended April 30, 2024, includes \$16,800 in Operating Expenses and Investment Income of \$3,994, providing a Net Change in Net Position of (\$12,806) for April.

Ms. Smith presented the May Statement of Net Position that explained Total Current Assets with Cash in Bank of \$228,521, \$2,000 in Accounts Receivable and Investments of \$1,093,989, providing Total Assets of \$1,324,510. Current Liabilities for the period are \$3,000. The Beginning Net Position is \$1,154,013 and a Year-to-Date Change in Net Position of \$167,497, providing an Ending Net Position of \$1,321,510. The Statement of Revenues, Expenditures, and Changes in Net Position for the month ended May 31, 2024, includes \$2,000 in Accounts Receivables in Operating Income, no Operating Expenses, and Investment Income of \$4,161, providing a Net Change in Net Position of \$6,161 for May.

Ms. Smith continued with the June Statement of Net Position that explained Total Current Assets with Cash in Bank of \$228,521, Accounts Receivable of \$2,000 and Investments of \$1,097,875, providing Total Assets of \$1,328,396. Current Liabilities for the period are \$3,000. The Beginning Net Position is \$1,154,013 and a Year-to-Date Change in Net Position of \$171,383, providing an Ending Net Position of \$1,325,396. The Statement of Revenues, Expenditures, and Changes in Net Position for the month ended June 30, 2024, includes no Operating Income or Operating Expenses, and Investment Income of \$3,886, providing a Net Change in Net Position of \$3,886 for June.

Action Agenda

5. **Discussion and possible approval of an extension of resolution granting preliminary approval for Intel Corporation Project**

Zach Sakas, Bond Counsel for the Industrial Development Authority, conveyed to the board of directors that Intel is requesting an extension of resolution granting preliminary approval that the Board approved on February 13, 2024, as Intel continues to identify project costs that will qualify for tax-exempt financing under state of Arizona and federal laws, and additionally, according to the Arizona Financial Authority, based on applications in process, as of July 1, 2024, there is no more 2024 volume cap allocation available and no more applications will be accepted until further notice. Due to these reasons, Intel requests to extend the preliminary approval for one year, through August 13, 2025. Intel also requests a waiver of the \$500 nonrefundable application fee, which has been the Board's practice in the past.

Mr. Sakas conveyed that the Board granted preliminary authorization to Intel to consider a potential bond issuance in the future. The authorization expires after a six-month period, under the IDA's standard policies and procedures. He relayed that Intel has submitted a request to extend that authorization for one year.

He continued that the type of bonds they're trying to sell is for their wastewater treatment plant and other improvements. In order to do this, Intel needs volume cap for the type of private activity bonds that they plan to sell. There is a restricted amount of volume cap allocated per state each year and Intel was hoping to apply for some within this calendar year, 2024, however, the volume cap for 2024 is already gone. This has been utilized for affordable multifamily housing or other types of projects. Intel will continue to pursue volume cap in 2025 and identify eligible project components of what they're building to eventually bond finance. Mr. Sakas conveyed that Ms. Creedon from Intel will provide an update on the project in Arizona. He noted that the action does not require a new resolution, the board will approve by motion to grant the extension of the preliminary approval for another one-year period. Additionally, Intel has requested to waive the \$500 fee, which staff supports.

Responding to Director Wilson, Mr. Sakas affirmed that there is typically a surplus of volume cap at the end of the year, however with the increase in interest rates, there are more projects who are finding the tax-exempt financing more appealing, and who are willing to go through the extra administrative and compliance process to secure this funding. Additionally, there is such a push for affordable housing, that this has consumed a large amount of the volume cap as well for these projects.

Responding to President Ertl, Mr. Sakas reported that it is Intel's plan to potentially seek volume cap in 2025, and that the plan was never to sell bonds immediately, as the project was still in the design phase.

Ms. Creedon reported that Intel has had a long, successful history in Arizona and that Intel plans for that to continue because Arizona remains an integral part of its long-term plans and that the expansion project continues to ramp up and targets coming online

in 2025. She continued that there has been a recent decline in Intel's stock and Intel also did not meet all of its earnings goals. Intel is taking some very decisive actions as a company, to accelerate the next phase of its transformation. As part of that work, Intel is becoming leaner, more agile, and very customer focused. This includes the broad-based cost reductions reported on by the media. She emphasized that Arizona is a key component of building a stronger future. The recent reduction in workforce is just part of the effort to execute on Intel's strategy to make them leaner and meaner. She added that there is continued focus on sustained investments to build a more resilient and sustainable workforce, a sustainable supply chain around the US and the world and a heavy focus on Intel's existing projects in Arizona. Ms. Creedon concluded it is a really important time for Intel, who is staying hyper-focused on making the right decisions.

Responding to Director Kroll, Ms. Creedon reported that Intel has approximately 3,000 trades onsite and with the new construction, that has ramped up to over 6,000, which is a dramatic increase when you are bringing up two new fabs. She noted they are on-track with Fab 52 and 62. She apologized for any inconvenience related to the increased traffic in the area but confirmed that this has been great for Chandler's economy, which is around \$8 billion right now.

Director Kroll reiterated that as a small business owner in Chandler, he appreciates the positive economic impact that Intel has had locally.

Responding to Treasurer Lok, Ms. Creedon related that she does not know yet how Intel's Arizona employees will be affected by layoffs. The plan will occur in phases, beginning with voluntary terminations (e.g., early retirements) and then would potentially move into involuntary, but does not know what that looks like right now for Arizona. She offered to provide an update at a future meeting.

Director Wilson motioned to approve the extension and waiver as proposed, and Director Kroll seconded the motion. Motion approved unanimously, (5-0).

Member Comments/Announcement

None.

Calendar

The next regular meeting will be held on Tuesday, September 10, 2024, at 7:30 a.m.

Informational Items

None.

Adjourn

The meeting was adjourned at 8:38 a.m.

Charles Ertl, President

Exhibit A

CITY OF CHANDLER PLATFORM: Chandler Career Center

City of Chandler Platform: Features

FEATURE	SOLUTION
CUSTOM LANDING PAGE	Front-end development with Pipeline AZ integration to registration, support assignment, and sub-pages
RESOURCE PAGE - EMPLOYER PAGE	Employers registering through this page will be tagged as Chandler employers
USER SUPPORT	For end-users - user guides, contact support page link. Training for City of Chandler staff and partners in admin and management modules
REPORTING & ANALYTICS	User registration data by user type. Platform analytics and marketing performance reporting
REGISTRATION TO CHANDLER PIPELINE	Registrations to Chandler Pipeline AZ enables enhanced user tracking and chandler curated content

City of Chandler Platform: Features

FEATURE	SOLUTION
CUSTOMIZED EDUCATION AND TRAINING INFORMATION	City-curated education and training options for career pathway content.
CASE MANAGEMENT	Case Management module for providers supporting Chandler students and job seekers
CONNECTION TO K12 & CHANDLER/GILBERT COMMUNITY COLLEGE	Option to offer Chandler-supported Case Management and/or connection to Pipeline AZ registered users
MAINTENANCE & SUPPORT	Monthly cost for ongoing enhancements, content updates, platform upgrades

CITY OF CHANDLER PLATFORM: Enhancements Post-Launch

IMPLEMENTATION REQUIREMENTS	Chandler Zip Codes: 85224, 85225, 85226, 85246, 85248, 85249, 85286
Limit Job Scrape to defined zip codes	Chandler provided a list of zip codes (received above). No opportunities outside of these zip codes (feed or manual) will match to Chandler users

IMPLEMENTATION REQUIREMENTS	
Automated Company Tagging	Auto select "Chandler Employer" tag at registration if an employer registers in one of the approved zip codes. The employer tag would still exist on the company page, and the company page list can be filtered by the tag.



Career Exploration



Login

Register

Employers

Opportunity Search

We want to match you to jobs in a desired career. Enter a career you are interested in.

Filter & Sort

assembler

City or Zip Code

Search Jobs

Search results for assembler

Field Service Technician

Kelly Service Chandler, AZ 85286

[Read Full Career Description](#)

Posted 1 day

production worker

Kelly Service Chandler, AZ 85286

[Read Full Career Description](#)

Posted 6 days

Registered and Authenticated Job Match

Test Account:

Email:

kbelous+hc0623@pipelineaz.com

Password: chandlerTEST1



Dashboard

Employment Tools ▾

Career Exploration ▾



Test ▾

Continue Exploring City of Chandler



Take Assessment



Explore Careers



Job Match Profile



Get More Help



Goals ⓘ

We've matched 163 jobs to you!

Search Radius: ▾

Display ▾

Registered Nurse RN PRN

Buena Vista Recovery, LLC

Chandler, AZ 85286

Posted 3 days ❤️ +

Registered Nurse RN Fulltime Night

Buena Vista Recovery, LLC

Chandler, AZ 85286

Posted 3 days ❤️ +

Registered Nurse RN Fulltime

Buena Vista Recovery, LLC

Chandler, AZ 85286

Posted 3 days ❤️ +

Automated Employer Tag by Zip Code


[Dashboard](#)
[Directory ▼](#)
[FAQs](#)
[Career Exploration ▼](#)


Intel Corporation

📍 Chandler, AZ 85226 or 85248 📄 3 Available Jobs

8 Company Users ❤️ +

Isola

📍 Chandler, AZ 85226

4 Company Users ❤️ +

JX Metals USA, Inc.

📍 Chandler, AZ 85224 📄 1 Available Job

4 Company Users ❤️ +

KO PACK

📍 Chandler, AZ 85286

1 Company User ❤️ +

Microchip Technology Inc

📍 Chandler, AZ 85224 📄 30 Available Jobs

6 Company Users ❤️ +

New Horizons Women's Care

📍 Chandler, AZ 85224

1 Company User ❤️ +

Northrop Grumman

📍 Chandler, AZ 85286 📄 1358 Available Jobs

1 Company User ❤️ +



**We aim to rise above
the rest. Always.**

Thank you!

For more information, reach out to
KBelous@PipelineAZ.com

To learn more as a job seeker, employer, partner or
community supporter, visit:
www.pipelineaz.com



Exhibit B



Capital Project Funding Bond Election Discussion



Agenda

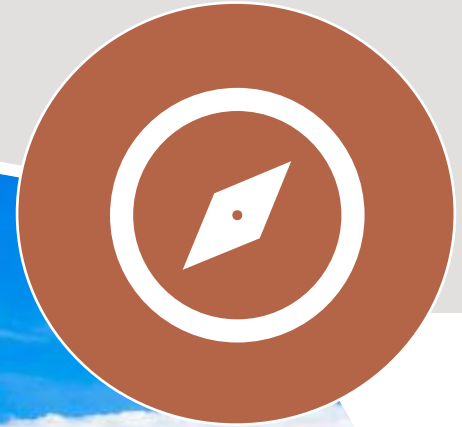
- “What is a Bond” Video from 2021 Bond Election
<https://youtu.be/x-gEyz6Y1wc?si=BRnpBsb8YRLO5ei->
- 2025-2034 Capital Improvement Plan (CIP)
- Capital Plan Inflation Impacts
- General Obligation (GO) Bond Authorization Status
- Bond Election History and Timelines
- Council Direction for Next Steps



Strategic Framework Capital Needs in All Areas

Focus Areas

- Economic Vitality
- Sustainability and Technology
- Connectivity
- Neighborhoods
- Quality of Life
- Community Safety



2025-2034 Capital Improvement Plan (CIP)

\$2,488,884,031

Total 10-year CIP is funded as follows

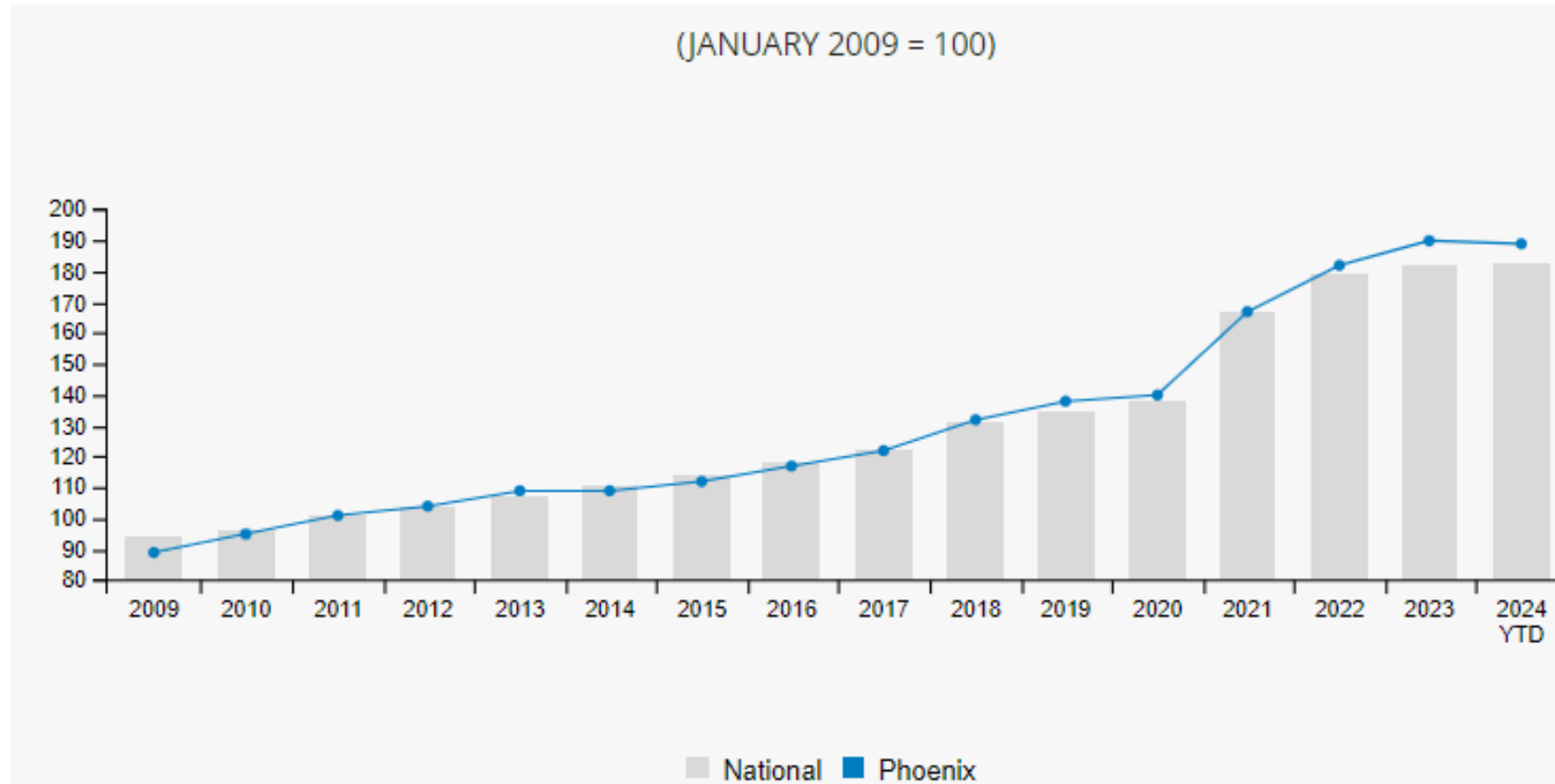
**68.4%
Bond
Funded**

**22%
Current
Revenues/
Fund Balance**

**7%
Grants**

**1.9%
System
Development
Fees**

Capital Plan Inflation Impacts



**Construction
Price Index's
new normal**

**Construction
Costs continue
to go up, just
not as fast**

Data source: The Mortenson Construction Cost Index is calculated quarterly by pricing a representative non-residential construction project in geographies throughout the country.

GO Bond Authorization

GO Bonds cannot be issued without residents authorizing this first

Type of Voter Approved Debt	Available Authorization After 2021 & 2023 Bond Sales	Fall 2025 Bond Sale	Remaining Authorization	Fall 2027 Bond Sale	Remaining Authorization
Parks/Recreation/Museum/Arts	\$ 52,130,000	\$ (40,930,000)	\$ 11,200,000	\$ (54,825,000)	\$ (43,625,000)
Streets	98,681,000	(72,725,000)	\$ 25,956,000	(75,625,000)	\$ (49,669,000)
Public Safety- Police	55,340,000	(55,340,000)	\$ -	(17,000,000)	\$ (17,000,000)
Public Safety- Fire	15,181,000	-	\$ 15,181,000	(3,300,000)	\$ 11,881,000
Airport	494,000	-	\$ 494,000	-	\$ 494,000
Public Buildings (Facilities)	31,050,000	(7,100,000)	\$ 23,950,000	(9,000,000)	\$ 14,950,000
Stormwater	624,000	-	\$ 624,000	(300,000)	\$ 324,000
Library	3,680,000	-	\$ 3,680,000	-	\$ 3,680,000
Subtotal	\$ 257,180,000	\$ (176,095,000)	\$ 81,085,000	\$ (160,050,000)	\$ (78,965,000)
Landfill	4,935,000	-	\$ 4,935,000	-	\$ 4,935,000
Public Buildings	9,960,000	(6,000,000)	\$ 3,960,000	-	\$ 3,960,000
Water/Wastewater	-	-	\$ -	-	\$ -
Total	\$ 272,075,000	\$ (182,095,000)	\$ 89,980,000	\$ (160,050,000)	\$ (70,070,000)

Bond Authorization usage higher than anticipated and will be exhausted by FY 2025-26 for Police, 2026-27 for Streets and Parks, and FY 2028-29 for Fire. Additional Bond Authorization needed to continue capital program in these areas.

GO Bond 10-Year CIP Projects

Refer to Handout

GO Bond Funded Projects (\$626M) and Related Bond Authorization

- Summarized by bond category (navy blue lines)
- Projects not highlighted will use existing bond authorization
- Projects highlighted in yellow need additional bond authorization to complete (\$395M)
- Supports new and existing infrastructure

Bond Election History

Bond Category	2000 Election	2004 Election	2007 Election	2021 Election
Parks and Recreation	\$34,935,000	\$40,600,000	\$81,350,000	\$72,985,000
Fire	\$4,655,000	\$4,580,000	\$14,265,000	\$25,160,000
Police	\$3,800,000	\$4,360,000	\$15,745,000	\$55,190,000
Art Center			\$4,200,000	
Museum		\$8,500,000	\$4,500,000	
Streets	\$23,795,000	\$59,095,000	\$202,310,000	\$85,780,000
Effluent Reuse	\$24,410,000			
Water and Sewer	\$29,745,000	\$36,580,000	\$107,850,000	
Public Buildings			\$9,960,000	\$33,570,000
Library			\$11,255,000	
Total	\$121,340,000	\$153,715,000	\$451,435,000	\$272,685,000

The City of Chandler has had great success with residents voting to approve bond authorization to support the capital plan. Since 2000 the City has held 4 bond elections. All with significant education/outreach.

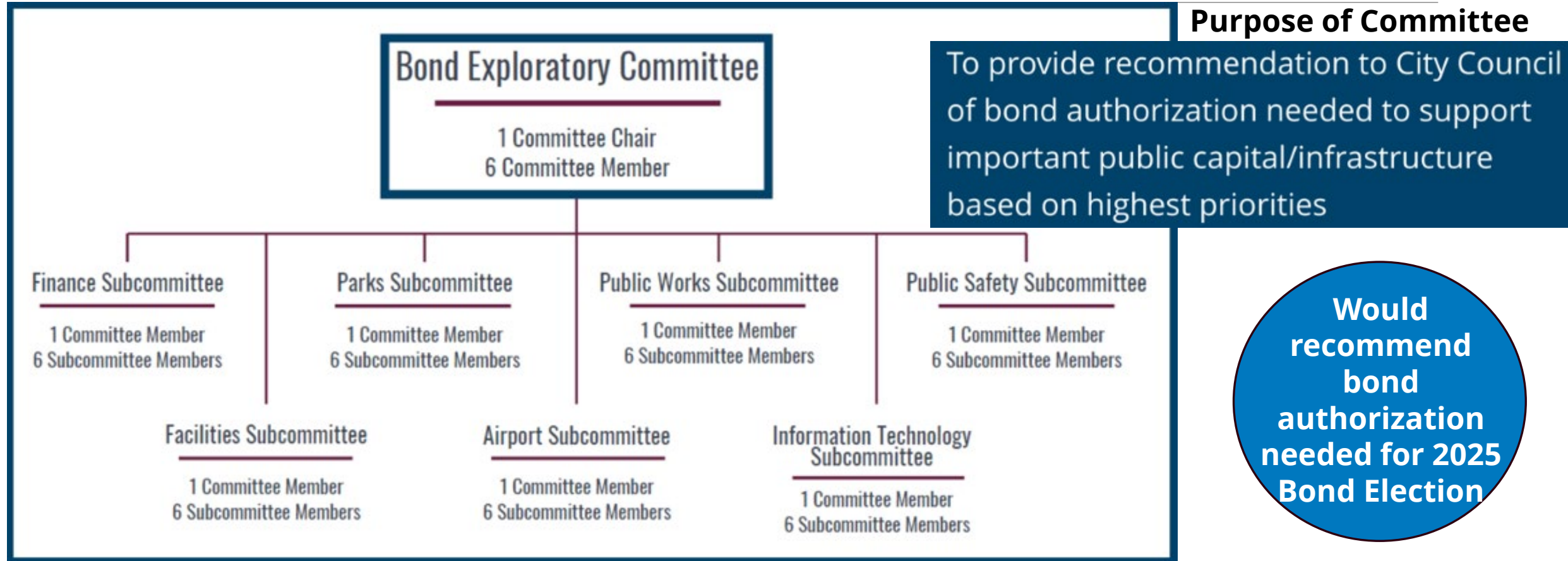
The table shows the bond authorization amounts approved in each category since 2000.

Previous 2021 Bond Election Results



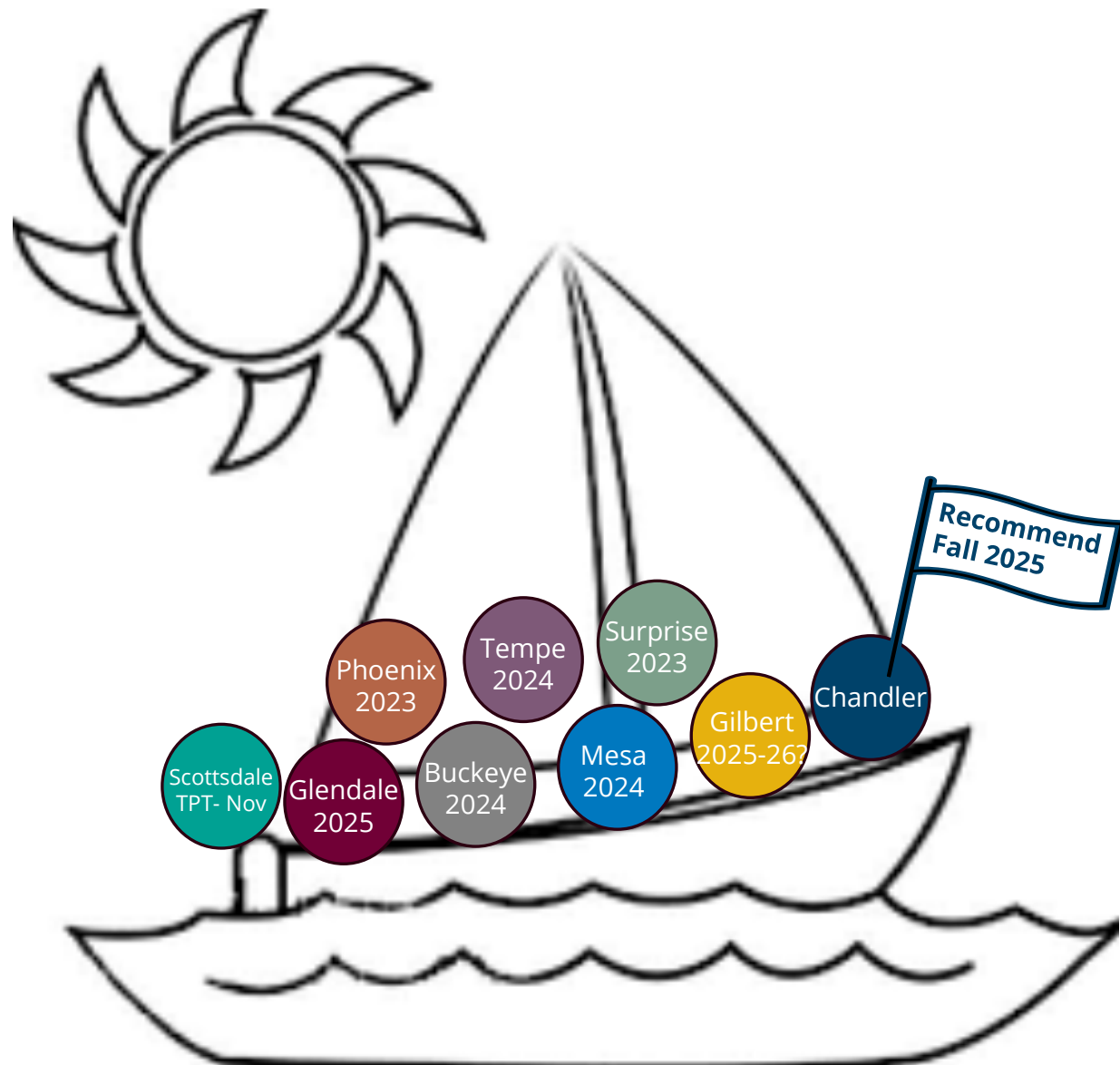
Council
direction was to
not increase
secondary
property tax
rate

Previous 49 Member Bond Exploratory Election Committee



Bond Exploratory Sample Committee Timeline





Who is in
“The Same
Boat” with
Chandler?



Council Direction

- ✓ Begin outreach prior to formulation of a Citizen Bond Exploratory Committee
- ✓ Report back any feedback prior to Council decision on forming a Citizen Bond Exploratory Committee

Questions





Industrial Development Authority Management Services

Date: 11/12/2024
To: Industrial Development Authority
Thru: Dawn Lang, Deputy City Manager|CFO
Kristi Smith, Financial Services Director
From: Karla Lange, Management Assistant
Subject: **Chandler Career Center Grant - 1st Quarter Report - Ms. McCall**

Attachments

Grant Report



IDA Grant Report 2: Chandler Career Center FY2024-25 Q1

SUBMITTED TO:
CHANDLER IDA BOARD

RECIPIENT:
CITY OF CHANDLER ECONOMIC
DEVELOPMENT



Chandler Career Center

As part of our ongoing commitment to enhancing Chandler's local economy through workforce development, this report provides an update on the Chandler Career Center initiatives and performance metrics for Q1 of FY 2024-25.

The data below illustrates our performance in relation to our FY 2024-25 goals:

Performance Measure	Performance from 07/01/24 - 09/30/24	Running Total	FY 2025 Goal
Chandler Companies Utilizing Chandler Career Center	14 -AboutCare -Arizona Nutritional Supplements -Avnet -Chandler-Gilbert Arc -Dignity Health East Valley Rehab Hospital -Gummi World -IntraEdge -It Takes A Village -Laser Components NewVivaMD -Oasis Behavioral Health Hospital -The SPEAK Center -Valleywise Community Health -Walgreens	22 -AboutCare -Arizona Nutritional Supplements -Avnet -Axus Technology -AZ Liver Health -Bestway Corp -Chandler-Gilbert Arc -Dignity Health East Valley Rehab Hospital -Gummi World -Intel -IntraEdge -It Takes A Village -X Metals USA -Laser Components -Microchip -NewVivaMD -NXP Semiconductors -Oasis Behavioral Health Hospital -The SPEAK Center -Valleywise Community Health -VIAVI Solutions -Walgreens	45
Chandler Companies Job Postings on Chandler Career Center	115	186	200
Job Seekers Utilizing Chandler Career Center	126	381	200
Workforce Development Event Presentations/Partnered Trainings	3 -Vensure Employer Solutions Job Fair -Lunch and Learn #2 -Northrup Grumman Hiring Event	8 -Vensure Employer Solutions Job Fair -Lunch and Learn #2 -Northrup Grumman Hiring Event -Downtown Library Job Center -Lunch and Learn #1 -Maricopa Community College Advanced Manufacturing Career Event -City of Chandler Advanced Manufacturing Career Expo -Chandler-Gilbert Community College Semiconductor Technician Bootcamp	6

FY2024-25 Q1 Highlights

During the first quarter of Fiscal Year 2024-25, the Chandler Career Center has significantly advanced its mission to connect Chandler employers with local job seekers, solidifying its role as a key component of Chandler's workforce and economic development strategy. This period marked the successful onboarding of 14 new employers, increasing the total count to 22. Additionally, there was a significant rise in job seeker registrations, with the platform reaching a total of 381 active job seekers by the end of FY24-25 Q1. Notable additions include Oasis Behavioral Health Hospital, IntraEdge, Laser Components, Gummi World, and Arizona Nutritional Supplements. In response to a growing demand in the healthcare sector, we strategically expanded our focus beyond our initial emphasis on manufacturing, thereby supporting a wider range of employment needs, with a plan to include employers from outside of these industry clusters on a case-by-case basis. Looking ahead, our next "Lunch and Learn" event scheduled for October is poised to onboard a significant new cohort of employers, which will further increase the amount of Chandler-based positions on the Chandler Career Center.



Vensure Employer Solutions
Job Fair



Lunch and Learn:
Chandler Career Center



Industrial Development Authority Management Services

Date: 11/12/2024
To: Industrial Development Authority
Thru: Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: 2025 Annual Chandler Resident Survey - Ms. Lang

Attachments

2025 Annual Chandler Resident Survey Information

2025 Annual Chandler Resident Survey

It's that time of year again! The City of Chandler is starting its budget process and encourages residents to provide their thoughts about the community and its future.

Starting Monday, November 25, Chandler residents will be able to find the budget survey at:

<https://www.chandleraz.gov/government/budget-and-capital-improvement-program/planning>

and will be available through Friday, January 10, 2025.

City Staff asks residents to answer at the first six general questions of the survey which should take two minutes. The remaining questions allow you to provide funding priorities as well as feedback on the Council Strategic Focus Areas. You can share thoughts and ideas on any or all of the topics including open text boxes for comments.

The budget survey results are shared with the Mayor, City Council Members, City Manager and staff to assist in the formulation of the city's financial plan. Please take this opportunity to let us know what is going well, and what could use some additional attention during the next Budget Year.

In addition to the online survey, paper copies will also be available in English, Spanish and Mandarin Chinese, and may be picked up at various city facilities, including libraries, community centers and the lobby of City Hall.



Industrial Development Authority Management Services

Date: 11/12/2024
To: Industrial Development Authority
Thru: Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: July, August and September 2024 Financials - Ms. Goucher

Attachments

JUL-SEP 2024 Financials

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
JULY 31, 2024

ASSETS

CURRENT ASSETS:

Cash in bank	\$ 228,521	
Accounts receivable	<u>2,000</u>	

TOTAL CURRENT ASSETS		<u>\$ 230,521</u>
----------------------	--	-------------------

OTHER ASSETS:

Investments	<u>1,102,125</u>	
-------------	------------------	--

TOTAL OTHER ASSETS		<u>1,102,125</u>
--------------------	--	------------------

TOTAL ASSETS		<u>\$ 1,332,646</u>
--------------	--	---------------------

LIABILITIES

CURRENT LIABILITIES:

Application depositis	<u>3,000</u>	
-----------------------	--------------	--

TOTAL CURRENT LIABILITIES		<u>3,000</u>
---------------------------	--	--------------

TOTAL LIABILITIES		3,000
-------------------	--	-------

CAPITAL:

BEGINNING NET POSITION	\$ 1,325,396	
------------------------	--------------	--

Year-to-date change in net position	<u>4,250</u>	
-------------------------------------	--------------	--

ENDING NET POSITION		<u><u>\$ 1,329,646</u></u>
---------------------	--	----------------------------

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
July 31, 2024

	1 Month Ended July 31, 2024
OPERATING REVENUES:	
Annual Admin Fees (Tri-City Babtist Church)	\$ -
Annual Admin Fees (Intel)	-
Other Revenue	-
	<hr/>
TOTAL INCOME	-
	<hr/>
TOTAL OPERATING REVENUES	-
	<hr/>
OPERATING EXPENSES:	
Miscellaneous (Account Analysis	
Settlement Bank Charge, IRS Filings)	-
Grant Payment	-
	<hr/>
TOTAL OPERATING EXPENSES	
	<hr/>
OPERATING INCOME (LOSS)	-
	<hr/>
NONOPERATING REVENUE:	
Investment Income (LOSS)-Note 1	4,250
	<hr/>
TOTAL NONOPERATING REVENUE	4,250
	<hr/>
NET CHANGE IN NET POSITION	\$ 4,250
	<hr/> <hr/>

Note 1 - Interest Income (Loss) is as follows:

Realized interest to date	4,250
Effect of recording investments at amortized cost	-

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
AUGUST 31, 2024

ASSETS

CURRENT ASSETS:

Cash in bank	\$ 230,521	
--------------	------------	--

TOTAL CURRENT ASSETS		\$ 230,521
----------------------	--	------------

OTHER ASSETS:

Investments	1,106,192	
-------------	-----------	--

TOTAL OTHER ASSETS		1,106,192
--------------------	--	-----------

TOTAL ASSETS		\$ 1,336,713
--------------	--	--------------

LIABILITIES

CURRENT LIABILITIES:

Application depositis	3,000	
-----------------------	-------	--

TOTAL CURRENT LIABILITIES		3,000
---------------------------	--	-------

TOTAL LIABILITIES		3,000
-------------------	--	-------

CAPITAL:

BEGINNING NET POSITION	\$ 1,325,396	
------------------------	--------------	--

Year-to-date change in net position	8,317	
-------------------------------------	-------	--

ENDING NET POSITION		\$ 1,333,713
---------------------	--	--------------

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
August 31, 2024

	August 31, 2024	2 Month Ended August 31, 2024
OPERATING REVENUES:		
Annual Admin Fees (Tri-City Baptist Church)	\$ -	\$ -
Annual Admin Fees (Intel)	-	-
Other Revenue	-	-
	<hr/>	<hr/>
TOTAL INCOME	-	-
	<hr/>	<hr/>
TOTAL OPERATING REVENUES	-	-
	<hr/>	<hr/>
OPERATING EXPENSES:		
Miscellaneous (Account Analysis		
Settlement Bank Charge, IRS Filings)	-	-
Grant Payment	-	-
	<hr/>	<hr/>
TOTAL OPERATING EXPENSES	-	-
	<hr/>	<hr/>
OPERATING INCOME (LOSS)	-	-
	<hr/>	<hr/>
NONOPERATING REVENUE:		
Investment Income (LOSS)-Note 1	4,068	8,317
	<hr/>	<hr/>
TOTAL NONOPERATING REVENUE	4,068	8,317
	<hr/>	<hr/>
NET CHANGE IN NET POSITION	\$ 4,068	\$ 8,317
	<hr/> <hr/>	<hr/> <hr/>

Note 1 - Interest Income (Loss) is as follows:

Realized interest to date	4,068	8,317
Effect of recording investments at amortized cost	-	-

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

ASSETS

CURRENT ASSETS:

Cash in bank	\$ 230,521	
--------------	------------	--

TOTAL CURRENT ASSETS		\$ 230,521
----------------------	--	------------

OTHER ASSETS:

Investments	1,110,208	
-------------	-----------	--

TOTAL OTHER ASSETS		1,110,208
--------------------	--	-----------

TOTAL ASSETS		\$ 1,340,729
--------------	--	--------------

LIABILITIES

CURRENT LIABILITIES:

Application depositis	3,000	
-----------------------	-------	--

TOTAL CURRENT LIABILITIES		3,000
---------------------------	--	-------

TOTAL LIABILITIES		3,000
-------------------	--	-------

CAPITAL:

BEGINNING NET POSITION	\$ 1,325,396	
------------------------	--------------	--

Year-to-date change in net position	12,333	
-------------------------------------	--------	--

ENDING NET POSITION		1,337,729
---------------------	--	-----------

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
September 30, 2024

	September 30, 2024	3 Month Ended September 30, 2024
OPERATING REVENUES:		
Annual Admin Fees (Tri-City Baptist Church)	\$ -	\$ -
Annual Admin Fees (Intel)	-	-
Other Revenue	-	-
	<hr/>	<hr/>
TOTAL INCOME	-	-
	<hr/>	<hr/>
TOTAL OPERATING REVENUES	-	-
	<hr/>	<hr/>
OPERATING EXPENSES:		
Miscellaneous (Account Analysis		
Settlement Bank Charge, IRS Filings)	-	-
Grant Payment	-	-
	<hr/>	<hr/>
TOTAL OPERATING EXPENSES	-	-
	<hr/>	<hr/>
OPERATING INCOME (LOSS)	-	-
	<hr/>	<hr/>
NONOPERATING REVENUE:		
Investment Income (LOSS)-Note 1	4,015	12,333
	<hr/>	<hr/>
TOTAL NONOPERATING REVENUE	4,015	12,333
	<hr/>	<hr/>
NET CHANGE IN NET POSITION	\$ 4,015	\$ 12,333
	<hr/> <hr/>	<hr/> <hr/>
Note 1 - Interest Income (Loss) is as follows:		
Realized interest to date	4,015	12,333
Effect of recording investments at amortized cost	-	-



Industrial Development Authority Management Services

Date: 11/12/2024
To: Industrial Development Authority
Thru: Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: IRS Form 990 Fiscal Year Ending June 30, 2024 - Ms. Goucher

Attachments

IRS Form 990 - Filed

Taxpayer Copy

TIN: 94-2781837

Form 990

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

Do not enter social security numbers on this form as it may be made public.

Go to www.irs.gov/Form990 for instructions and the latest information.

OMB No. 1545-0047

2023

Open to Public Inspection

A For the 2023 calendar year, or tax year beginning 07-01-2023 , and ending 06-30-2024

B Check if applicable:

☐ Address change

☐ Name change

☐ Initial return

☐ Final return/terminated

☐ Amended return

☐ Application pending

C Name of organization

INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF CHANDLER

Doing business as

Number and street (or P.O. box if mail is not delivered to street address)

Room/suite

PO BOX 4008

City or town, state or province, country, and ZIP or foreign postal code

CHANDLER, AZ 852444008

F Name and address of principal officer:

Charles Ertl

PO Box 4008

MS 702

Chandler, AZ 852444008

H(a) Is this a group return for subordinates?

☐ Yes ☒ No

H(b) Are all subordinates included?

☐ Yes ☐ No

If "No," attach a list. See instructions.

H(c) Group exemption number

I Tax-exempt status:

☐ 501(c)(3) ☒ 501(c) (6) (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website:

http://www.chandleraz.gov/default.aspx?pageid=633

K Form of organization:

☒ Corporation ☐ Trust ☐ Association ☐ Other

L Year of formation:

1979

M State of legal domicile:

AZ

Part I

Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities:

To enhance employment opportunities and improve Chandler's tax base by focusing on industrial, office and retail revitalization and tourism development.

2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)

7

4 Number of independent voting members of the governing body (Part VI, line 1b)

7

5 Total number of individuals employed in calendar year 2023 (Part V, line 2a)

0

6 Total number of volunteers (estimate if necessary)

0

7a Total unrelated business revenue from Part VIII, column (C), line 12

0

7b Net unrelated business taxable income from Form 990-T, Part I, line 11

0

Revenue

8 Contributions and grants (Part VIII, line 1h)

0

9 Program service revenue (Part VIII, line 2g)

142,540

10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)

23,917

11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)

0

12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)

166,457

190,696

Expenses

13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)

1,606

16,800

14 Benefits paid to or for members (Part IX, column (A), line 4)

0

0

15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)

0

0

16a Professional fundraising fees (Part IX, column (A), line 11e)

0

0

b Total fundraising expenses (Part IX, column (D), line 25)

0

17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)

17

251

18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)

1,623

17,051

19 Revenue less expenses. Subtract line 18 from line 12

164,834

173,645

Net Assets or Fund Balances

20 Total assets (Part X, line 16)

1,147,228

1,323,873

21 Total liabilities (Part X, line 26)

0

3,000

23 Net assets or fund balances. Subtract line 21 from line 20

1,147,228

1,320,873

Part II

Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer

Charles Ertl President

Type or print name and title

2024-08-29

Date

Paid Preparer Use Only

Print/Type preparer's name

Preparer's signature

Date

Check ☐ if self-employed

PTIN

Firm's name

Firm's EIN

Firm's address

Phone no.

May the IRS discuss this return with the preparer shown above? See Instructions.

☐ Yes ☐ No

For Paperwork Reduction Act Notice, see the separate instructions.

Cat. No. 11282Y

Form 990 (2023)

Part III

Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III

1

Briefly describe the organization's mission:
To enhance employment opportunities and improve Chandler's tax base by focusing on industrial office and retail revitalization and tourism development.

2

Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

Yes

☒No

If "Yes," describe these new services on Schedule O.

3

Did the organization cease conducting, or make significant changes in how it conducts, any program services?

Yes

☒No

If "Yes," describe these changes on Schedule O.

4

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a

(Code:) (Expenses \$ 17,051 including grants of \$ 16,800) (Revenue \$ 142,540)
To enhance employment opportunities and improve Chandler's tax base by focusing on industrial office and retail revitalization and tourism development.

4b

(Code:) (Expenses \$ including grants of \$) (Revenue \$)

4c

(Code:) (Expenses \$ including grants of \$) (Revenue \$)

4d

Other program services (Describe in Schedule O.)
(Expenses \$ including grants of \$) (Revenue \$)

4e

Total program service expenses ▶ 17,051

Form 990 (2023)

Part IV Checklist of Required Schedules				Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	1			No
2	Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> ? See instructions.	2			No
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3			No
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	4			
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? <i>If "Yes," complete Schedule C, Part III</i>	5			No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	6			No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	7			No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	8			No
9	Did the organization report an amount in Part X, line 21 for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	9			No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi endowments? <i>If "Yes," complete Schedule D, Part V</i>	10			No
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.				
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI.</i>	11a			No
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	11b			No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	11c			No
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	11d			No
e	Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	11e			No
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	11f			No
12a	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	12a			No
b	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	12b			No
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13			No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a			No
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	14b			No
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	15			No
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>	16			No
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I.</i> See instructions.	17			No
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18			No
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19			No
20a	Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H</i>	20a			No
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b			
21	Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21	Yes		

Part IV		Checklist of Required Schedules (continued)	
		Yes	No
22	Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22	No
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	23	No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a	24a	No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a	Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I	25a	
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	25b	
26	Did the organization report any amount on Part X, line 5 or 22 for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part II	26	No
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? If "Yes," complete Schedule L, Part III	27	No
28	Was the organization a party to a business transaction with one of the following parties (see the Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? If "Yes," complete Schedule L, Part IV	28a	No
b	A family member of any individual described in line 28a? If "Yes," complete Schedule L, Part IV	28b	No
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? If "Yes," complete Schedule L, Part IV	28c	No
29	Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M	29	No
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30	No
31	Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31	No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	32	No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I	33	No
34	Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1	34	No
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a	No
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35b	
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2	36	No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI	37	No
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? Note. All Form 990 filers are required to complete Schedule O.	38	No
Part V		Statements Regarding Other IRS Filings and Tax Compliance	
Check if Schedule O contains a response or note to any line in this Part V		<input type="checkbox"/>	
		Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	0
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	Yes

Part V					Statements Regarding Other IRS Filings and Tax Compliance (continued)							
2a Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return					2a		0					
b If at least one is reported on line 2a, did the organization file all required federal employment tax returns?									2b			
3a Did the organization have unrelated business gross income of \$1,000 or more during the year?									3a		No	
b If "Yes," has it filed a Form 990-T for this year? <i>If "No" to line 3b, provide an explanation in Schedule O</i>									3b			
4a At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?									4a		No	
b If "Yes," enter the name of the foreign country: ▶_____ See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).												
5a Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?									5a		No	
b Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?									5b		No	
c If "Yes," to line 5a or 5b, did the organization file Form 8886-T?									5c			
6a Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?									6a		No	
b If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?									6b			
7 Organizations that may receive deductible contributions under section 170(c).												
a Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?									7a			
b If "Yes," did the organization notify the donor of the value of the goods or services provided?									7b			
c Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?									7c			
d If "Yes," indicate the number of Forms 8282 filed during the year					7d							
e Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?									7e			
f Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?									7f			
g If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?									7g			
h If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?									7h			
8 Sponsoring organizations maintaining donor advised funds. Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?									8			
9 Sponsoring organizations maintaining donor advised funds.												
a Did the sponsoring organization make any taxable distributions under section 4966?									9a			
b Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?									9b			
10 Section 501(c)(7) organizations. Enter:												
a Initiation fees and capital contributions included on Part VIII, line 12					10a							
b Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities					10b							
11 Section 501(c)(12) organizations. Enter:												
a Gross income from members or shareholders					11a							
b Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)					11b							
12a Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?									12a			
b If "Yes," enter the amount of tax-exempt interest received or accrued during the year.					12b							
13 Section 501(c)(29) qualified nonprofit health insurance issuers.												
a Is the organization licensed to issue qualified health plans in more than one state? Note. See the instructions for additional information the organization must report on Schedule O.									13a			
b Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans					13b							
c Enter the amount of reserves on hand					13c							
14a Did the organization receive any payments for indoor tanning services during the tax year?									14a		No	
b If "Yes," has it filed a Form 720 to report these payments? <i>If "No," provide an explanation in Schedule O</i>									14b			
15 Is the organization subject to the section 4960 tax on payment(s) of more than \$1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see the instructions and file Form 4720, Schedule N.									15		No	
16 Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.									16		No	
17 Section 501(c)(21) organizations. Did the trust, or any disqualified or other person engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.									17			

Part VI

Governance, Management, and Disclosure. For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.
Check if Schedule O contains a response or note to any line in this Part VI

☒

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.		
1b	Enter the number of voting members included in line 1a, above, who are independent		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?		No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		No
6	Did the organization have members or stockholders?		No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		No
7b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
8a	The governing body?	Yes	
8b	Each committee with authority to act on behalf of the governing body?	Yes	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		No

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?		No
10b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?		No
11b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13		No
12b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?		
12c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe on Schedule O how this was done		
13	Did the organization have a written whistleblower policy?		No
14	Did the organization have a written document retention and destruction policy?		No
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
15a	The organization's CEO, Executive Director, or top management official		No
15b	Other officers or key employees of the organization		No
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		No
16b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filedAZ

18 Section 6104 requires an organization to make its Form 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.
☐ Own website ☐ Another's website ☒ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records:
City of Chandler Accounting 175 South Arizona Avenue Chandler, AZ 85225 (480) 782-2333

Part VII

Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See the instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC/1099-NEC)	(E) Reportable compensation from related organizations (W-2/1099-MISC/1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) Charles Ertl President	0.02	X		X				0	0	0
(2) William Nolde Vice President	0.02	X		X				0	0	0
(3) James Baglini Jr Secretary	0.02	X		X				0	0	0
(4) John Lok Treasurer	0.02	X		X				0	0	0
(5) Lee Kroll Director	0.02	X						0	0	0
(6) Shannon Wilson Director	0.02	X						0	0	0
(7) Ed Salanga Director	0.02	X						0	0	0

Part VIII		Statement of Revenue		Check if Schedule O contains a response or note to any line in this Part VIII		<input type="checkbox"/>	
				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512 - 514
Contributions, gifts, grants, and other similar amounts	1a Federated campaigns . .		1a				
	b Membership dues . .		1b				
	c Fundraising events . .		1c				
	d Related organizations		1d				
	e Government grants (contributions)		1e				
	f All other contributions, gifts, grants, and similar amounts not included above		1f				
	g Noncash contributions included in lines 1a - 1f:\$		1g				
	h Total. Add lines 1a-1f						
Program Service Revenue	2a Annual Administrative Fees		Business Code 561000	142,540	142,540		
	b						
	c						
	d						
	e						
	f All other program service revenue.						
	g Total. Add lines 2a-2f.		142,540				
	Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)		48,156		48,156	
4 Income from investment of tax-exempt bond proceeds							
5 Royalties							
		(i) Real	(ii) Personal				
6a Gross rents		6a					
b Less: rental expenses		6b					
c Rental income or (loss)		6c					
d Net rental income or (loss)		0		0	0		
		(i) Securities	(ii) Other				
7a Gross amount from sales of assets other than inventory		7a					
b Less: cost or other basis and sales expenses		7b					
c Gain or (loss)		7c					
d Net gain or (loss)		0		0			
8a Gross income from fundraising events (not including \$ of contributions reported on line 1c). See Part IV, line 18		8a					
b Less: direct expenses		8b					
c Net income or (loss) from fundraising events . .		0		0	0		
9a Gross income from gaming activities. See Part IV, line 19		9a					
b Less: direct expenses		9b					
c Net income or (loss) from gaming activities . .							
10aGross sales of inventory, less returns and allowances . .		10a					
b Less: cost of goods sold . .		10b					
c Net income or (loss) from sales of inventory . .							
Other Revenue	11a		Business Code				
	b						
	c						
	d All other revenue						
	e Total. Add lines 11a-11d						
	12 Total revenue. See instructions		190,696		190,696	0	0

Part IX				
Statement of Functional Expenses				
Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).				
Check if Schedule O contains a response or note to any line in this Part IX <input type="checkbox"/>				
Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21	16,800	16,800		
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16.				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages				
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes				
11 Fees for services (non-employees):				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	251	251		
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization				
23 Insurance				
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a				
b				
c				
d				
e All other expenses				
25 Total functional expenses. Add lines 1 through 24e	17,051	17,051	0	0
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720).				

Part X

Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X

		(A) Beginning of year		(B) End of year	
Assets	1	Cash—non-interest-bearing	100,033	1	228,521
	2	Savings and temporary cash investments	8,661	2	24,656
	3	Pledges and grants receivable, net	2,000	3	2,000
	4	Accounts receivable, net	0	4	0
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)		6	
	7	Notes and loans receivable, net		7	
	8	Inventories for sale or use		8	
	9	Prepaid expenses and deferred charges		9	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a		
	b	Less: accumulated depreciation	10b	10c	
	11	Investments—publicly traded securities	1,036,534	11	1,068,696
	12	Investments—other securities. See Part IV, line 11		12	
	13	Investments—program-related. See Part IV, line 11		13	
	14	Intangible assets		14	
	15	Other assets. See Part IV, line 11		15	
16	Total assets. Add lines 1 through 15 (must equal line 33)	1,147,228	16	1,323,873	
Liabilities	17	Accounts payable and accrued expenses		17	3,000
	18	Grants payable		18	
	19	Deferred revenue		19	
	20	Tax-exempt bond liabilities		20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons		22	
	23	Secured mortgages and notes payable to unrelated third parties		23	
	24	Unsecured notes and loans payable to unrelated third parties		24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17 - 24). Complete Part X of Schedule D		25	
	26	Total liabilities. Add lines 17 through 25	0	26	3,000
Net Assets or Fund Balances	Organizations that follow FASB ASC 958, check here and complete lines 27, 28, 32, and 33.				
	27	Net assets without donor restrictions		27	
	28	Net assets with donor restrictions		28	
	Organizations that do not follow FASB ASC 958, check here and complete lines 29 through 33.				
	29	Capital stock or trust principal, or current funds		29	
	30	Paid-in or capital surplus, or land, building or equipment fund		30	
	31	Retained earnings, endowment, accumulated income, or other funds	1,147,228	31	1,320,873
	32	Total net assets or fund balances	1,147,228	32	1,320,873
	33	Total liabilities and net assets/fund balances	1,147,228	33	1,323,873

Part XIReconcillation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	190,696
2	Total expenses (must equal Part IX, column (A), line 25)	2	17,051
3	Revenue less expenses. Subtract line 2 from line 1	3	173,645
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	1,147,228
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	1,320,873

Part XIIFinancial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII

1	Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.		Yes	No
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	2a		No
b	Were the organization's financial statements audited by an independent accountant? If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	2b		No
c	If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.	2c		
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a		No
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.	3b		

Note: To capture the full content of this document, please select landscape mode (11" x 8.5") when printing.

**Schedule I
(Form 990)**

**Grants and Other Assistance to Organizations,
Governments and Individuals in the United States**
Complete if the organization answered "Yes," on Form 990, Part IV, line 21 or 22.
▶ Attach to Form 990.
▶ Go to www.irs.gov/Form990 for the latest information.

OMB No. 1545-0047

2023Open to Public
InspectionDepartment of the
Treasury
Internal Revenue ServiceName of the organization
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF CHANDLEREmployer identification number
94-2781837**Part I General Information on Grants and Assistance**

- 1** Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? ☒ **Yes** ☐ **No**
- 2** Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments. Complete if the organization answered "Yes" on Form 990, Part IV, line 21, for any recipient that received more than \$5,000. Part II can be duplicated if additional space is needed.

(a) Name and address of organization or government	(b) EIN	(c) IRC section (if applicable)	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of noncash assistance	(h) Purpose of grant or assistance
(1) Pipeline AZ 2055 East Warner Rd Tempe, AZ 85284	88-3797648	501(c)(3)	16,800				Workforce Development Software

- 2** Enter total number of section 501(c)(3) and government organizations listed in the line 1 table **1**
- 3** Enter total number of other organizations listed in the line 1 table **0**

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat. No. 50055P

Schedule I (Form 990) 2023

Part III Grants and Other Assistance to Domestic Individuals. Complete if the organization answered "Yes" on Form 990, Part IV, line 22.

Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					
(7)					

Part IV Supplemental Information. Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

Return Reference	Explanation
Part I, Line 1	City will receive quarterly reporting to monitor the platform's implementation and success.

<div>Taxpayer Copy</div>		<div>TIN: 94-2781837</div>			
<div><div>SCHEDULE O</div><div>(Form 990)</div><div>Department of the Treasury</div><div>Internal Revenue Service</div></div>		<div><div>Supplemental Information to Form 990 or 990-EZ</div><div>Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.</div><div>▶ Attach to Form 990 or 990-EZ.</div><div>▶ Go to www.irs.gov/Form990 for the latest information.</div></div>		<div>OMB No. 1545-0047</div> <div>2023</div> <div>Open to Public Inspection</div>	

Name of the organization INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF CHANDLER		Employer identification number 94-2781837
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Return Reference	Explanation
Form 990, Part IV, Section B Line 11b	This is reviewed by the President or Vice President prior to filing. The signed and approved Form 990 is provided to the board members at the next meeting following the filing.
Part VI, Line 19	Current and past agendas and respective results are available to the public via the City of Chandler website, http://www.chandleraz.gov/default.aspx?pageid=633 . Meeting Minutes are provided upon request.



Industrial Development Authority Management Services

Date: 11/12/2024
To: Industrial Development Authority
Thru: Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: Arizona Corporation Commission Annual Report - Ms. Goucher

Attachments

ACC Annual Filing



Corporations Division

COMMISSIONERS

Jim O'Connor - Chairman
Lea Márquez Peterson
Anna Tovar
Kevin Thompson
Nick Myers

Date: 8/20/2024

Delivered via: Email

Karla Lange

RE: Entity Name: THE INDUSTRIAL DEVELOPMENT AUTHORITY OF
THE CITY OF CHANDLER
ACC File Number: 01275004
ACC Order Number: 202408202775903
Document Received 08/20/2024
Date:

We are pleased to notify you that the Annual Report submitted for the above-referenced entity have or has been APPROVED for filing.

The Corporations Division strongly recommends that you periodically monitor the corporation's public record, which can be viewed at ecorp.azcc.gov. If you have questions or for further information, contact Customer Service at 602-542-3026, or, within Arizona only, 800-345-5819.

Division Director Tanya Gibson
1300 W.Washington Street, Phoenix, AZ 85007 | 602-542-3026 | azcc.gov



Industrial Development Authority Management Services

Date: 11/12/2024

To: Industrial Development Authority

Thru: Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager

From: Karla Lange, Management Assistant

Subject: Discussion of Application for Financing by the Chandler Industrial Development Authority submitted by Brinshore Development, LLC, and its affiliates in an amount not to exceed \$55,000,000 for project expenditures pertaining to an affordable multifamily development consisting of approximately 250 units with community amenities for families and seniors - Ms. Lang



Industrial Development Authority Management Services

Date: 11/12/2024
To: Industrial Development Authority
Thru: Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: Discuss and possible adoption of Resolution 2024-03, granting preliminary approval for and declaring the intention of the Authority to issue its multifamily housing revenue bonds in an amount not to exceed \$55,000,000 for Brinshore Development, LLC or its affiliates - Ms. Lang

Attachments

Resolution IDA 2024-03

RESOLUTION NO. 2024-03

RESOLUTION OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF CHANDLER, ARIZONA, GRANTING PRELIMINARY APPROVAL FOR AND DECLARING THE INTENTION OF THE AUTHORITY TO ISSUE ITS MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$55,000,000 TO FINANCE AN AFFORDABLE HOUSING PROJECT.

WHEREAS, The Industrial Development Authority of the City of Chandler, Arizona (the "Authority"), is a corporation organized and existing under the laws of the State of Arizona, is designated by law as a political subdivision of the State of Arizona and is authorized and empowered by the provisions of Title 35, Chapter 5, of the Arizona Revised Statutes, as amended (the "Act"), to issue multifamily housing revenue bonds for the purpose of assisting in financing the acquisition, construction, improving and equipping of one or more "projects" as defined in the Act, including the acquisition, construction, improving and equipping of land, buildings and other improvements, and all real and personal property, whether or not now in existence or under construction, which are suitable for residential real property for dwelling units located within the municipality approving the formation of the corporation; and

WHEREAS, Brinshore Development, L.L.C. (the "Borrower"), or its affiliates, desires to finance or refinance, as applicable, the acquisition, construction, improvement, equipping and/or operation of a multifamily residential rental housing project and functionally related facilities consisting of approximately 250 units within at least two buildings (the "Facilities") situated on certain real property located at 73 South Hamilton Street in the City of Chandler, Arizona (the "City"); and

WHEREAS, the Authority has received an application from the Borrower for the issuance of multifamily housing revenue bonds of the Authority in one or more tax-exempt and/or taxable series (the "Bonds") in an aggregate principal amount not to exceed \$55,000,000 and the loan of the proceeds of the Bonds to the Borrower or to an affiliate of the Borrower to assist in (a) financing or refinancing part or all of the capital costs relating to the Facilities, (b) funding any required reserve funds, (c) to pay capitalized interest on the Bonds, if any, and (d) to pay costs and expenses incurred in connection with the issuance of such Bonds (collectively, the "Project"), all in accordance with the Act; and

WHEREAS, United States Treasury Regulations §1.150-2 (the "Reimbursement Regulations") prescribe conditions under which proceeds of the Bonds that are used to reimburse advances made for capital and certain other expenditures ("Original Expenditures") paid before the issuance of such Bonds will be deemed to be expended (or properly allocated to expenditures) for purposes of Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended (the "Code"), so that upon such reimbursement the proceeds so used will no longer be subject to certain requirements or restrictions under those sections of the Code; and

WHEREAS, certain provisions of the Reimbursement Regulations require that there be an official intent (a "Declaration of Official Intent") not later than 60 days following payment of the Original Expenditures expected to be reimbursed from proceeds of Bonds, and that the reimbursement occur within certain prescribed time periods after an Original Expenditure is paid or after the property resulting from that Original Expenditure is placed in service; and

WHEREAS, this Board of Directors wishes to take steps to comply with the Reimbursement Regulations in connection with the Project through the adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of The Industrial Development Authority of the City of Chandler, Arizona, that:

Section 1. The Authority grants preliminary approval for and declares its intention to issue the Bonds in one or more series, in the aggregate principal amount agreed to by the Authority and the Borrower not to exceed \$55,000,000. The Authority finds and determines that the issuance of the Bonds pursuant to the Act and the loan of the proceeds thereof to the Borrower to assist in financing the Project will be in the public interest and will serve the purposes of the Authority and the Act.

Section 2. This resolution constitutes the Declaration of Official Intent of the Authority under the Reimbursement Regulations to permit proceeds of the Bonds in the maximum amount set forth in Section 1 above to be used to reimburse Original Expenditures made by the Borrower (or related party thereof) for the Project.

Section 3. This preliminary approval is hereby granted subject to and conditioned upon the following items, unless waived by the Authority:

Section 3.1. The loan documentation shall include indemnification for the Authority by the Borrower.


Section 3.2. The review and approval by the Authority's legal counsel of the Borrower's documentation for the financing.

Section 3.3. The Bonds being ratable investment grade or better which may be by reason of credit enhancement through insurance, a letter of credit or similar means or the Bonds being sold through an appropriate private placement not involving a public offering; provided, however, that the provisions of this Section may be waived by the Authority in its sole discretion prior to the issuance of the Bonds.

Section 3.4. An agreement between the Authority and the Borrower regarding any initial or annual fees or expenses of the Authority in connection with the issuance of the Bonds.

Section 3.5. Unless waived, the Borrower must comply with all applicable provisions of the Authority's Procedural Pamphlet.

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- Section 4. The Bonds shall be in one or more series, each of which shall bear such dates, mature at such time or times, bear interest at such rate or rates and contain such other terms and provisions as shall be authorized by subsequent action of the Authority and shall be agreed to by the Borrower.
- Section 5. The Authority and the Borrower will enter into one or more agreements the terms of which will provide that the Borrower will be obligated to make or to guarantee payments sufficient to pay the principal of and interest and any other amounts on the Bonds as and when the same become due and payable and all other costs as may be incurred by the Authority in connection with the issuance of the Bonds and the financing of the Project.
- Section 6. Nothing contained in this Resolution nor in any other instrument may be considered as obligating the Authority or the City to any pecuniary liability or charge upon the general credit of the Authority or the City.
- Section 7. This Resolution is an affirmation of official action of the Authority toward the issuance of the Bonds and declares the intention of the Authority to issue the Bonds.
- Section 8. The Authority through its authorized representatives shall notify the Attorney General of the State of Arizona of the Authority's intention to issue the Bonds and shall describe in the notice the Project to be financed.
- Section 9. The Mayor and City Council of the City must approve the issuance of the Bonds as a condition precedent to the Bonds being issued.
- Section 10. The appropriate officers and other representatives of the Authority are authorized and directed to take such action as may be necessary or proper to implement each of the provisions of this Resolution including, without limitation, arranging and conducting any hearings required by the Code in connection with the Bonds and any actions or documentation deemed necessary or advisable to assist the Borrower in obtaining volume cap required for the Bonds to bear tax-exempt interest. Specifically, the Authority's legal counsel is also authorized and directed to prepare, or to assist bond counsel and counsel to the Borrower in the preparation of, such documents as may be necessary or advisable in connection with the authorization, issuance and sale of the Bonds and the loan of the proceeds thereof to the Borrower.
- Section 11. If any section, paragraph, clause or provision of this Resolution is for any reason held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision does not affect any of the remaining provisions of this Resolution.
- Section 12. This Resolution shall take effect immediately and, unless repealed by the Authority, shall remain in effect until the Authority has been notified in writing by the Borrower that it no longer intends to issue the Bonds.
- 

PASSED AND ADOPTED by the Board of Directors of The Industrial Development Authority of the City of Chandler, Arizona, this 12th day of November, 2024.

Charles Ertl, President

APPROVED AS TO FORM:



Greenberg Traurig, LLP, Counsel to the Authority

*[Signature Page to Preliminary Resolution –Multifamily
Housing Revenue Bonds (Hamilton Street Project)]*

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Industrial Development Authority Management Services

Date: 11/12/2024
To: Industrial Development Authority
Thru: Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: 2025 Industrial Development Authority Board Regular Meeting Schedule

Background/Discussion

The Industrial Development Authority typically holds their meetings on the 2nd Tuesday of every month. In 2025, the Veterans Day holiday is observed on November 11, 2025, and city offices will be closed. Staff proposes that the November regular meeting be held on Wednesday, November 12, 2025.

Attachments

2025 IDA Meeting Schedule



2025
Meeting Schedule
Industrial Development Authority
Staff Liaison Contact Name Dawn Lang, Ext:2255

Day of Month	Date	Time	Location: Bldg. Name/Conf. Room Name/Street Address	Type of Mtg: Study/Regular/ Retreat
2 nd Tuesday	01/14/25	7:30 a.m.	Council Chamber Conference Room, 88 E. Chicago St.	Regular
2 nd Tuesday	02/11/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	03/11/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	04/08/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	05/13/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	06/10/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	07/08/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	08/12/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	09/09/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	10/14/25	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Wednesday	11/12/25**	7:30 a.m.	Council Chamber Conference Room	Regular
2 nd Tuesday	12/09/25	7:30 a.m.	Council Chamber Conference Room	Regular

Notes/Additional Information:

****November IDA Meeting to be held on Wednesday, 11/12/25, to accommodate Veterans Day Holiday closure on 11/11/2025.**

****Annual MPC Regular Meeting Scheduled on 12/09/25, immediately following IDA Regular Meeting.**