

Industrial Development Authority Regular Meeting

April 14, 2026 | 7:30 a.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ
or [Webex](#) 1-602-666-0783

Meeting ID: 2660 929 6646 Password: TTV6RPKuQ59



Directors

President Shannon Wilson
Vice President John Lok
Secretary Anthony Yang
Treasurer Lee Kroll
Director Charles Ertl
Director Sunil Das
Director Francisca Benavides

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, April 14, 2026, 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 - April 14, 2026

Call to Order/Roll Call

Unscheduled/Scheduled 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 December 9, 2025 Regular Meeting**
Move the Industrial Development Authority to approve the minutes from the December 9, 2025 Regular Meeting

Briefing Items and Discussion

2. **Chandler 2026 General Plan: evolving the Chandler way Presentation - Ms. Schumann**
3. **Chandler Next Twenty Economic Vitality Report Presentation - Mr. Winer**
4. **Chandler Next Twenty Economic Vitality Report Grant - 2nd Quarter Report - Mr. Winer**
5. **Young Families and Professionals (YFP) Grant - 2nd Quarter Report - Ms. Smith**
6. **Chandler Career Center Grant - 2nd Quarter Report - Ms. Smith**
7. **November & December 2025, January & February 2026 Financials - Ms. Goucher**

Action Agenda

Member Comments/Announcements

Information Items

Calendar

8. **Next Meeting Date: May 12, 2026**

Adjourn



Industrial Development Authority Management Services

Date: 04/14/2026
To: Industrial Development Authority
Thru: Kristi Smith, Management Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: Minutes of the December 9, 2025 Regular Meeting

Proposed Motion:

Move the Industrial Development Authority to approve the minutes from the December 9, 2025 Regular Meeting

Attachments

Minutes

Meeting Minutes

Industrial Development Authority

Regular Meeting

December 9, 2025 | 7:30 a.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Vice President Shannon Wilson at 7:31 a.m.

Roll Call

Commission Attendance

President Shannon Wilson
Secretary Anthony Yang
Treasurer Lee Kroll
Director Charles Ertl
Director Sunil Das
Director Francis Benavides

Staff Attendance

Kristi Smith, Management Services Director
Julie Goucher, Accounting Senior Manager
Jenny Winkler, Assistant City Attorney
Karla Lange, Management Assistant
Chandler Escalante, Workforce Development Proj. Mgr.

Other Attendees

Zach Sakas, Bond Counsel, Greenberg Traurig, LLP

Absent

Treasurer John Lok

Scheduled and Unscheduled Public Appearances

None.

Approval of Minutes

1. Director Ertl moved to approve the August 12, 2025, Regular Meeting Minutes. Treasurer Kroll seconded the motion. Motion approved unanimously (6-0).

Briefing Items

2. **Welcome Newly Appointed IDA Board Member:** Ms. Smith introduced and welcomed Ms. Benavides as the newest Board Director appointed by the Mayor and City Council. Ms. Smith noted that Director Benavides is an engineering consultant, with a focus on energy. She continued that Director Benavides has worked across both private and public sectors, supporting infrastructure employment, stakeholder engagement and strategic planning.
3. **Chandler Career Center Update:** Mr. Escalante offered a PowerPoint presentation to the Board, providing an update on workforce development in Chandler, attached to these minutes at **Exhibit A**.

Responding to Secretary Yang, Mr. Escalante voiced that employers are not required to report back as to whether they secured an applicant.

Responding to Director Benavides, Mr. Escalante voiced that similar to employers, jobseekers are not required to report back as to whether they secured employment as a result of utilizing the Chandler Career Center dashboard. He conveyed that despite working closely 1:1 with many jobseekers and encouraging open communications, at times the individuals opt not to reach out and provide the desired follow-up.

Responding to Director Das, Mr. Escalante agreed that there is room for improvement from a marketing standpoint to ensure both area employers and jobseekers are aware of the platform. He noted that as part of the upcoming city budget process, it has been proposed to convert his position as Workforce Development Project Manager from temporary to a permanent position and also allocate additional funding that could be utilized for marketing. He voiced that marketing opportunities like the billboard and bus shelter signs are free or low-cost to the city as a result of various partnerships. In addition, the social media outreach to date has been organic, versus paid boosted social media posts, which is an area being explored for additional outreach.

Responding to Director Benavides, Mr. Escalante voiced that job seekers range in age from high school students to workers in their mid-60's who have retired and are opting to return to the workforce, with the majority of jobseekers being 20-40 years old.

Responding to Director Benavides, Mr. Escalante voiced that SRP is not one of employers participating in Chandler's platform, as the platform is specific to those located within the Chandler zip code. However, when these employers reach out, they are re-directed to the appropriate Pipeline Connect platform.

4. **Chandler Career Center Grant – 1st Quarter Report:** Ms. Smith voiced that the 1st Quarter Chandler Career Center Grant Report was provided to the Board in the agenda packet and reviewed as part of the presentation by Mr. Escalante. She noted that they are meeting or exceeding their benchmarks, with a total of 76 employers participating on the platform, 1,080 jobs posted, and 1,070 registers job seekers. In addition, as Mr. Escalante discussed, there was significant participation in outreach events.
5. **Chandler Next Twenty Economic Vitality Report Grant - 1st Quarter Report:** Ms. Smith voiced that the Project Manager, Mr. Winer, stated that the demographic analysis and economic snapshot portions of the report have been completed and stakeholder engagement has begun. The Thunderbird School of Global Management students have also begun work on the foreign direct investment section of the report. Ms. Smith concluded that \$41,000 of the \$150,000 award has been utilized.

Responding to Treasurer Kroll, Ms. Smith voiced that the grant amount of \$150,000 included \$145,000 for the actual report, and \$5,000 in mileage reimbursement for students participating in the report. The expected report completion is early 2026.

6. **Young Families and Professionals (YFP) Marketing Campaign Grant- 1st Quarter Report:** Ms. Smith conveyed that the Intergovernmental Agreements with the (4) participating education partners (Chandler Unified School District, Kyrene Elementary School, Mesa Public Schools and Tempe Union High School) have been completed. The team continues to work on the Request for Proposal (RFP) to solicit a qualified marketing agency to execute the campaign. The RFP will likely be posted in early 2026, with a project completion targeted in July, 2026.

Responding to Director Kroll, Ms. Smith voiced that she will have the Project Managers for the Chandler Next Twenty Report project and the Young Families and Professionals Marketing Campaign project provide an in-person update for their next quarterly report, since there are several new members on the Board.

7. **July, August, September and October 2025 Financials:** Ms. Goucher presented the Financials for July, August, September and October 2025, attached to these minutes as **Exhibit B**.

Ms. Goucher conveyed that the primary cash account activity included paying invoices related to the active grants. A transfer was recently made to replenish the balance in the cash account and will be reflected in the November financials. The annual invoice has been sent to Intel for their Administrative fees, which will be held in the cash account to draw down as the grant expenses occur.

8. **Arizona Corporation Commission Annual Report** – Ms. Goucher reported that the State of Arizona Corporation Commission annual report had been filed in a timely manner, with a cost of (\$10) dollars.
9. **IRS Form 990, Fiscal Year Ending June 30, 2025** – Ms. Goucher reported on the successful filing of the IRS Form 990.

Action Agenda

None.

Member Comments/Announcement

Ms. Lange provided the 2026 IDA meeting schedule to the board and noted the September, October and November 2026 meeting dates are all scheduled on adjacent days to observed holidays.

Calendar

The next regular meeting will be held on Tuesday, January 13, 2026, at 7:30 a.m.

Informational Items

None.

Adjourn

The meeting was adjourned at 8:14 a.m.

Exhibit A

DRAFT

Career Center Update 12/09/25



Slide 1

Program Development and Launch

July 2023

- City Council authorizes one-time funding to create a Workforce Development Project Manager position to focus on workforce development initiatives.

October 2023

- Economic Development Division awarded IDA Grant to contract with Pipeline AZ to design the Chandler Career Center Platform and 24-25 Maintenance/Support of platform.
- Economic Development Division hired a Workforce Development Project Manager position.

November 2023 – March 2024

- Pipeline AZ development of the Chandler Career Center platform.

April 2024

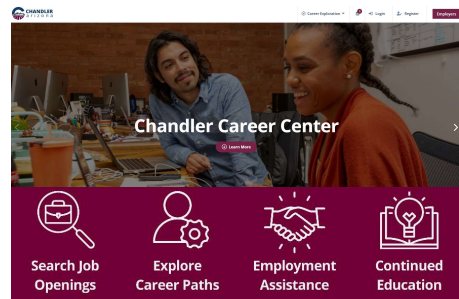
- Launch of the Chandler Career Center platform.

May 2024

- City of Chandler Advanced Manufacturing Career Expo takes place at Chandler-Gilbert Community College. Represents first event in which job seekers and companies utilized the Chandler Career Center.

October 2024 – November 2024

- Transferable Skills Workshop Series partnership with ASU occurs, offering upskilling opportunities for job seekers with virtual micro-credentials offered upon completion.



Virtual Micro-credential Badges



Slide 2

Program Development (continued)

February 2025

- Chandler Career Center bus shelter poster ads go live, boosting visibility of the platform throughout the city at 10 high-traffic bus stops.

March 2025

- Curiosity Cube event partnership occurred with EMD Electronics, MilliporeSigma, and CUSD at Shumway Leadership Academy, introducing eight different 4th and 6th grade classes to artificial intelligence experiments.
- Supported the Chandler Unified School District "Build 4 Tomorrow Career Expo" held at Perry HS

April and May 2025

- Outreach performed to four different CUSD high schools (Chandler HS, Basha HS, Hamilton HS, and Perry HS) to increase student awareness of the Chandler Career Center platform's capabilities.

July 2025

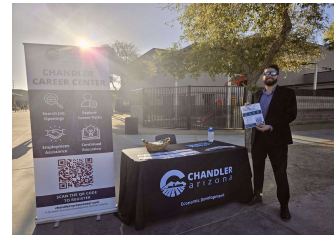
- Chandler Career Center electronic billboard on the corner of Arizona Avenue and Chandler Boulevard goes live, increasing visibility of the platform at a key intersection of downtown Chandler

October 2025

- Economic Development Division awarded the Arizona Association for Economic Development Golden Prospector award for the Chandler Career Center in the category of "Best Economic Development Program"



Curiosity Cube at Shumway Leadership Academy



Cha

5

3

Chandler Career Center

chandlercareercenter.com

Slide 3

Chandler Career Center Marketing



chandlercareercenter.com
A Chandler Economic Development Division Initiative

Chandler Career Center Bus Shelter Ad



Chandler Career Center Electronic Billboard



Chandler Career Center

chandlercareercenter.com

4

Slide 4

Chandler Career Center Marketing

Our Chandler Career Center marketing materials are designed to engage both employers and job seekers, encouraging registration and participation on the platform. These materials help increase our employer base while expanding access for job seekers to quality career opportunities. By supporting both ends of the talent supply chain, including employers (demand) and educational institutions/job seekers (supply), we serve as a vital connector in Chandler's workforce ecosystem, aligning industry needs with local talent development.



Chandler Career Center Employer Outreach Flyer



Chandler Career Center Job Seeker Outreach Flyer

Chandler Career Center

chandlercareercenter.com

Slide 5

Community Partnerships

\$25,000 Scholarship Fund with Chandler-Gilbert Community College (CGCC)

Quarterly Chandler 4 Workforce Meetings with CGCC, CUSD, and Chandler Chamber

Vensure Employer Solutions Hiring Event

Northrop Grumman Reduction in Workforce Support

Intel Reduction in Workforce Support



Chandler Career Center

chandlercareercenter.com

6

Slide 6

Community Partnerships (continued)

Downtown Library Job Center Service

IDIA at The Hive at San Marcos

The Curiosity Cube Event with EMD Electronics and MilliporeSigma

CUSD High School Outreach

MCCCD Summer 2024 + 2025 Manufacturing, Automation, and Robotics Career Event



Providing Chandler Career Center Assistance at the Downtown Chandler Public Library Job Center

Chandler Career Center

chandlercareercenter.com

Slide 7

Reporting Performance

Workforce Performance Metrics (as of 12/5/2025)

The following key performance indicators are used to evaluate the Chandler Career Center initiative and report on its success:

Chandler Career Center Metrics	Total Count
Chandler Companies Utilizing CCC	121
Chandler Companies CCC Manual Jobs Posted	1183
Job Seekers Utilizing CCC	1135
Partnered Workforce Development Events	28

Quarterly progress reports are provided to the Chandler Industrial Development Authority Board

Chandler Career Center

chandlercareercenter.com

8

Slide 8

Exhibit B

DRAFT

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY

STATEMENT OF NET POSITION

July 31, 2025

ASSETS

CURRENT ASSETS:

Cash in bank \$ 100,336

TOTAL CURRENT ASSETS \$ 100,336

OTHER ASSETS:

Investments 1,405,801

TOTAL OTHER ASSETS 1,405,801

TOTAL ASSETS \$ 1,506,137

LIABILITIES

CURRENT LIABILITIES:

Application deposits 3,000

TOTAL CURRENT LIABILITIES 3,000

TOTAL LIABILITIES 3,000

CAPITAL:

BEGINNING NET POSITION \$ 1,507,236

Year-to-date change in net position (4,099)

ENDING NET POSITION \$ 1,503,137

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
July 31, 2025

1 Month Ended
July 31, 2025

OPERATING REVENUES:	
Interest income	\$ 166
TOTAL INCOME	166
TOTAL OPERATING REVENUES	166
OPERATING EXPENSES:	
Grant payments	9,100
TOTAL OPERATING EXPENSES	9,100
OPERATING INCOME (LOSS)	(8,934)
NONOPERATING REVENUE:	
Investment income (loss)-Note 1	4,835
TOTAL NONOPERATING REVENUE	4,835
NET CHANGE IN NET POSITION	\$ (4,099)
Note 1 - Interest income (loss) is as follows:	
Realized interest to date	4,835

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
August 31, 2025

ASSETS

CURRENT ASSETS:

Cash in bank \$ 79,607

TOTAL CURRENT ASSETS \$ 79,607

OTHER ASSETS:

Investments 1,410,637

TOTAL OTHER ASSETS 1,410,637

TOTAL ASSETS \$ 1,490,244

LIABILITIES

CURRENT LIABILITIES:

Application deposits 3,000

TOTAL CURRENT LIABILITIES 3,000

TOTAL LIABILITIES 3,000

CAPITAL:

BEGINNING NET POSITION \$ 1,507,236

Year-to-date change in net position (19,992)

ENDING NET POSITION \$ 1,487,244

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
August 31, 2025

	August 31, 2025	2 Month Ended August 31, 2025
OPERATING REVENUES:		
Interest income	\$ 144	\$ 310
TOTAL INCOME	144	310
TOTAL OPERATING REVENUES	144	310
OPERATING EXPENSES:		
Miscellaneous (account analysis settlement bank charge, IRS filings)	159	159
Grant payments	20,714	29,814
TOTAL OPERATING EXPENSES	20,873	29,973
OPERATING INCOME (LOSS)	(20,729)	(29,663)
NONOPERATING REVENUE:		
Investment income (loss)-Note 1	4,836	9,671
TOTAL NONOPERATING REVENUE	4,836	9,671
NET CHANGE IN NET POSITION	\$ (15,893)	\$ (19,992)
Note 1 - Interest income (loss) is as follows:		
Realized interest to date	4,836	9,671

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY

STATEMENT OF NET POSITION

September 30, 2025

ASSETS

CURRENT ASSETS:

Cash in bank \$ 79,576

TOTAL CURRENT ASSETS \$ 79,576

OTHER ASSETS:

Investments 1,415,318

TOTAL OTHER ASSETS 1,415,318

TOTAL ASSETS \$ 1,494,894

LIABILITIES

CURRENT LIABILITIES:

Application deposits 3,000

TOTAL CURRENT LIABILITIES 3,000

TOTAL LIABILITIES 3,000

CAPITAL:

BEGINNING NET POSITION \$ 1,507,236

Year-to-date change in net position (15,342)

ENDING NET POSITION \$ 1,491,894

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
September 30, 2025

	September 30, 2025	3 Month Ended September 30, 2025
OPERATING REVENUES:		
Interest income	\$ 103	\$ 412
TOTAL INCOME	103	412
TOTAL OPERATING REVENUES	103	412
OPERATING EXPENSES:		
Miscellaneous (account analysis settlement bank charge, IRS filings)	134	293
Grant payments	-	29,814
TOTAL OPERATING EXPENSES	134	30,107
OPERATING INCOME (LOSS)	(31)	(29,695)
NONOPERATING REVENUE:		
Investment income (loss)-Note 1	4,681	14,352
TOTAL NONOPERATING REVENUE	4,681	14,352
NET CHANGE IN NET POSITION	\$ 4,650	\$ (15,342)
Note 1 - Interest income (loss) is as follows:		
Realized interest to date	4,681	14,352

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
October 31, 2025

ASSETS

CURRENT ASSETS:

Cash in bank \$ 58,587

TOTAL CURRENT ASSETS \$ 58,587

OTHER ASSETS:

Investments 1,420,161

TOTAL OTHER ASSETS 1,420,161

TOTAL ASSETS \$ 1,478,748

LIABILITIES

CURRENT LIABILITIES:

Application deposits 3,000

TOTAL CURRENT LIABILITIES 3,000

TOTAL LIABILITIES 3,000

CAPITAL:

BEGINNING NET POSITION \$ 1,507,236

Year-to-date change in net position (31,488)

ENDING NET POSITION \$ 1,475,748

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
October 31, 2025

	October 31, 2025	4 Month Ended October 31, 2025
OPERATING REVENUES:		
Interest income	\$ 51	\$ 464
TOTAL INCOME	51	464
TOTAL OPERATING REVENUES	51	464
OPERATING EXPENSES:		
Annual Corporation Report	10	10
Miscellaneous (account analysis settlement bank charge, IRS filings)	315	608
Grant payments	20,714	50,528
	-	
TOTAL OPERATING EXPENSES	21,039	51,146
OPERATING INCOME (LOSS)	(20,988)	(50,682)
NONOPERATING REVENUE:		
Investment income (loss)-Note 1	4,842	19,194
TOTAL NONOPERATING REVENUE	4,842	19,194
NET CHANGE IN NET POSITION	\$ (16,146)	\$ (31,488)
Note 1 - Interest income (loss) is as follows:		
Realized interest to date	4,842	19,194



Industrial Development Authority Management Services

Date: 04/14/2026
To: Industrial Development Authority
Thru: Kristi Smith, Management Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: Chandler 2026 General Plan: evolving the Chandler way Presentation

Attachments

General Plan



Chandler General Plan Update



CITY OF CHANDLER
**GENERAL
PLAN**
2026

evolving the Chandler way

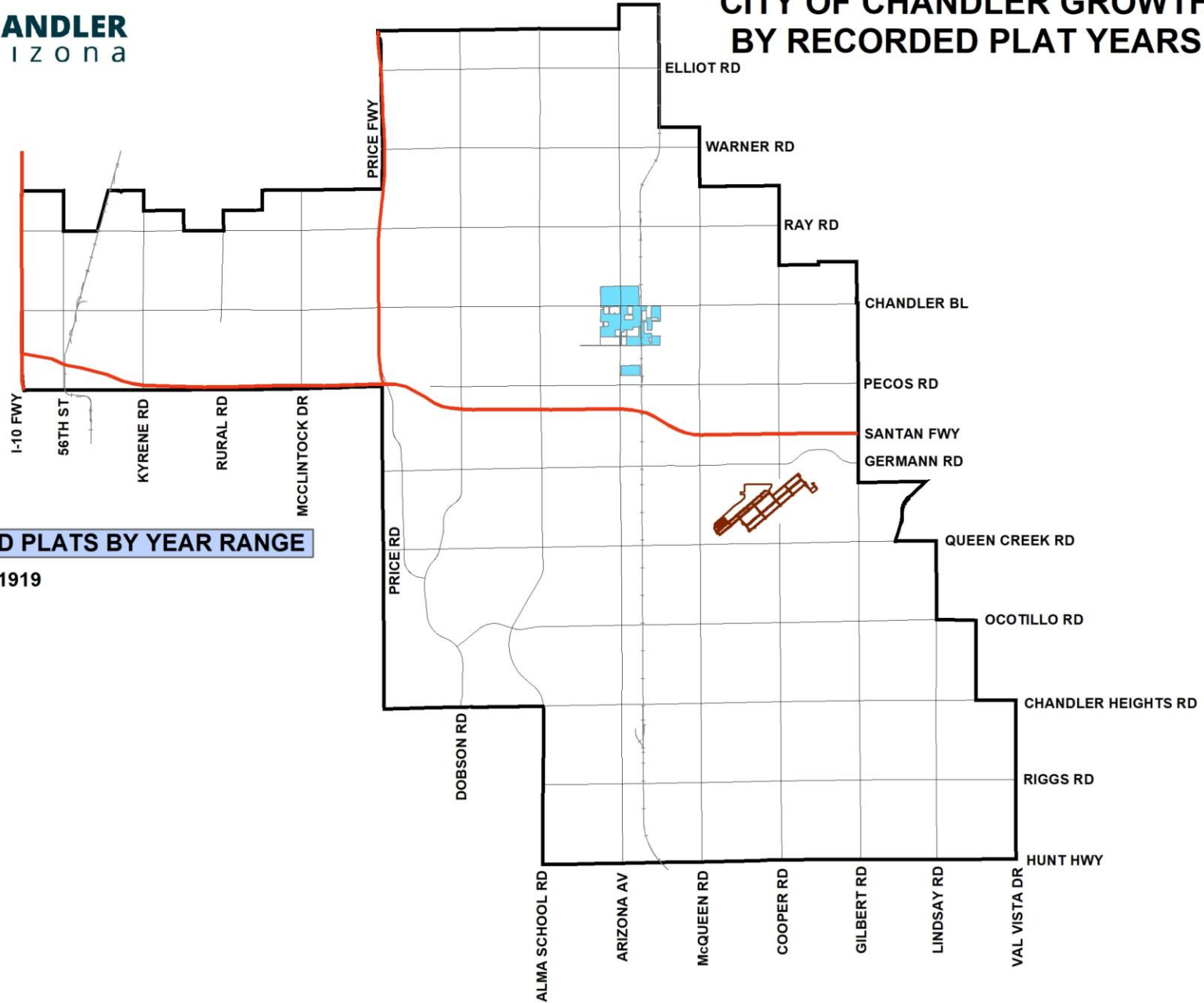
General Plan Update Overview

An aerial photograph of a city at sunset. The sky is a mix of orange, yellow, and light blue. In the foreground, a large, modern, multi-story building with a glass facade and a flat roof is prominent. It has several wings and is surrounded by parking lots filled with cars. To the left, a highway with multiple lanes curves through the city. In the background, a dense urban area stretches towards the horizon, with mountains visible in the distance under the twilight sky.

- What is it and why update it?
- Process
- Innovative Public Participation
- Revisions

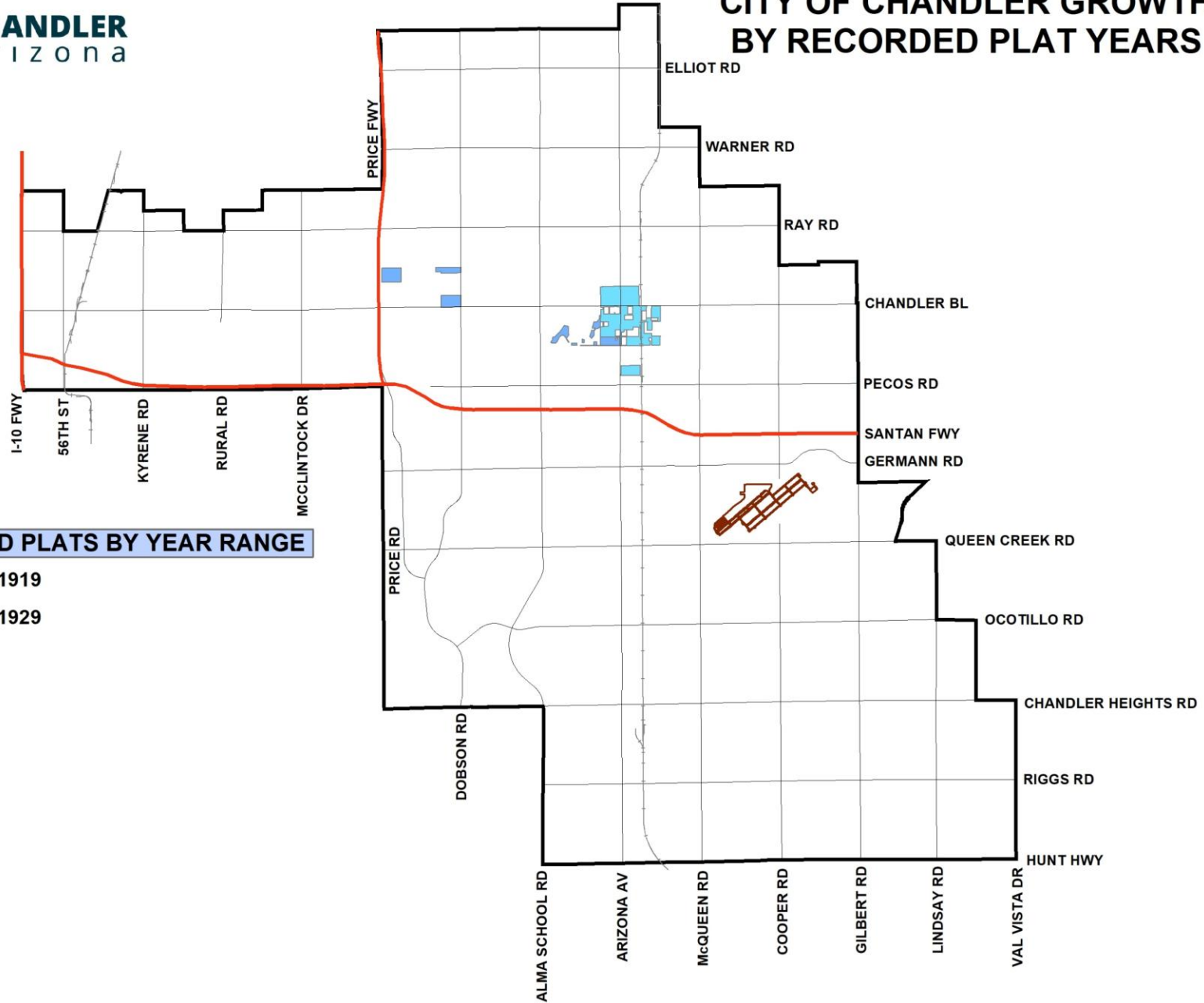


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



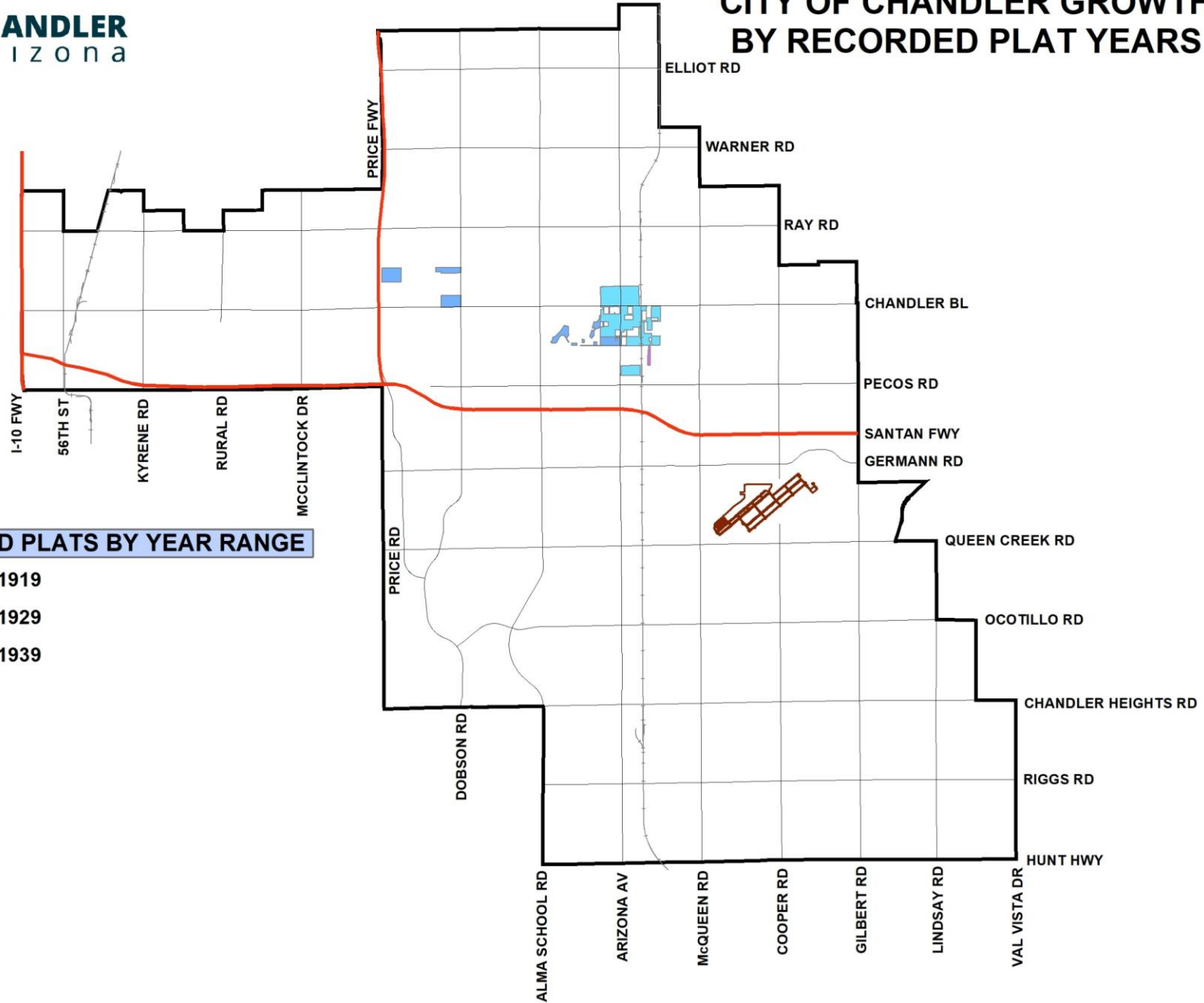


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS





CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



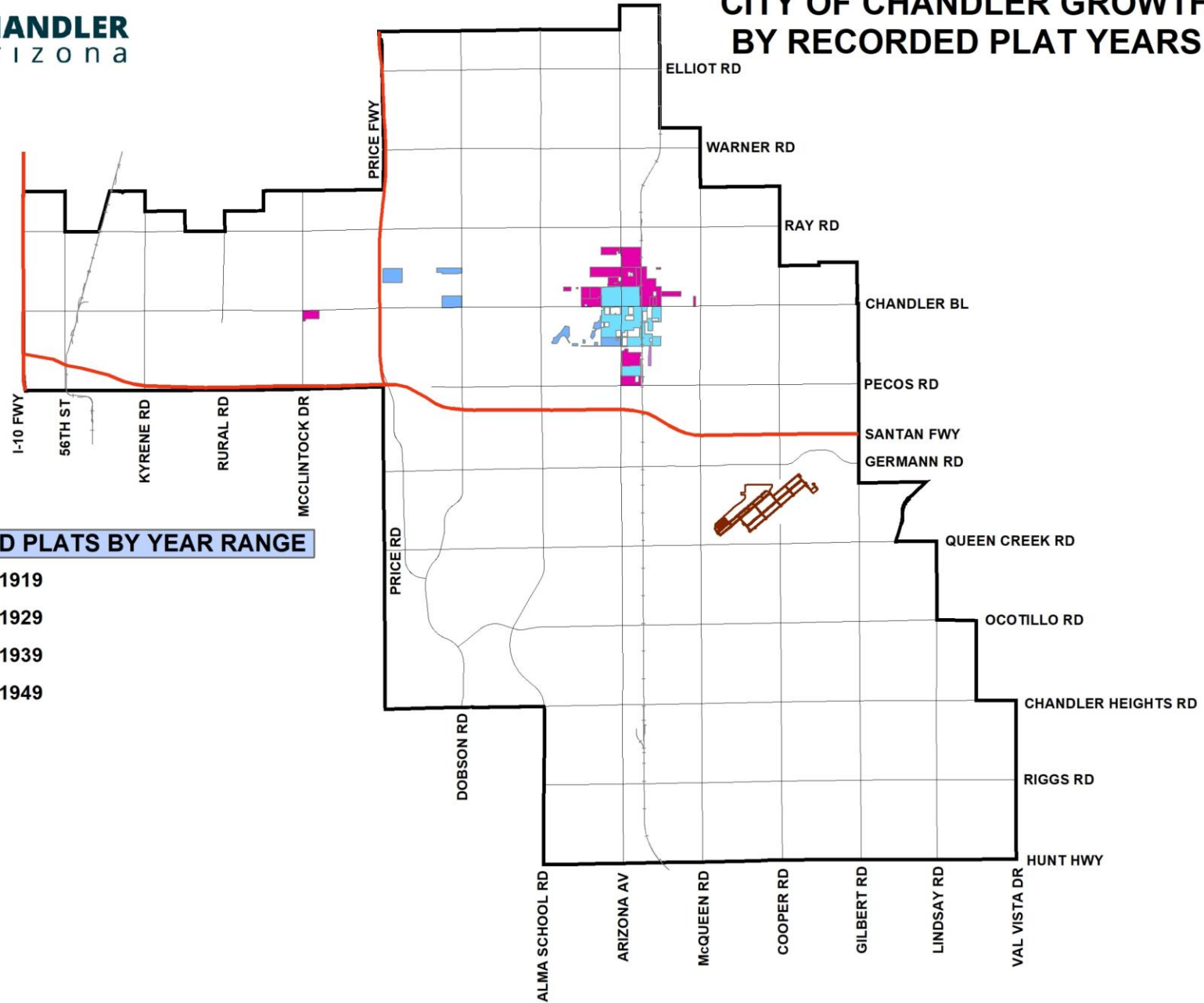


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949



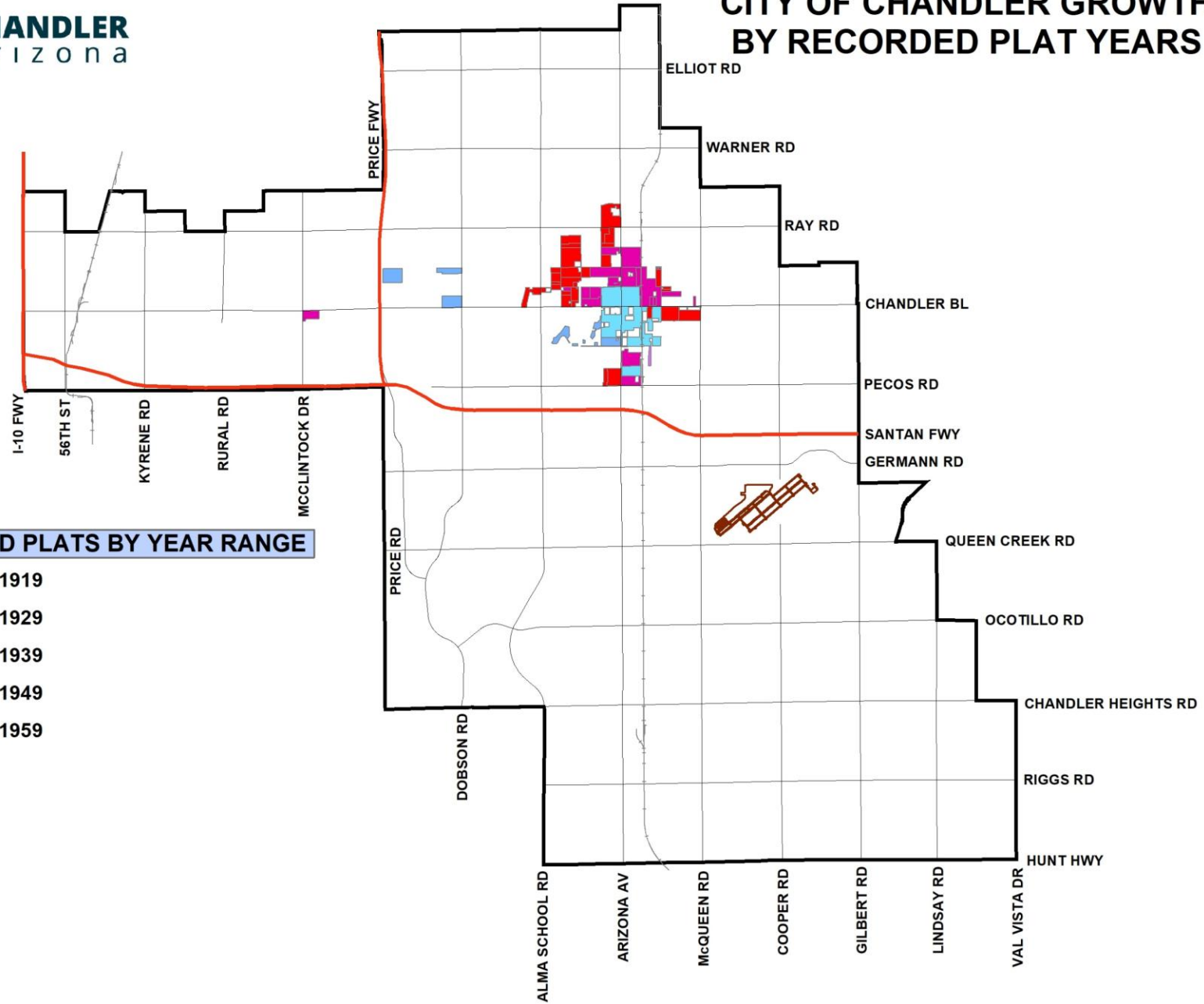


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



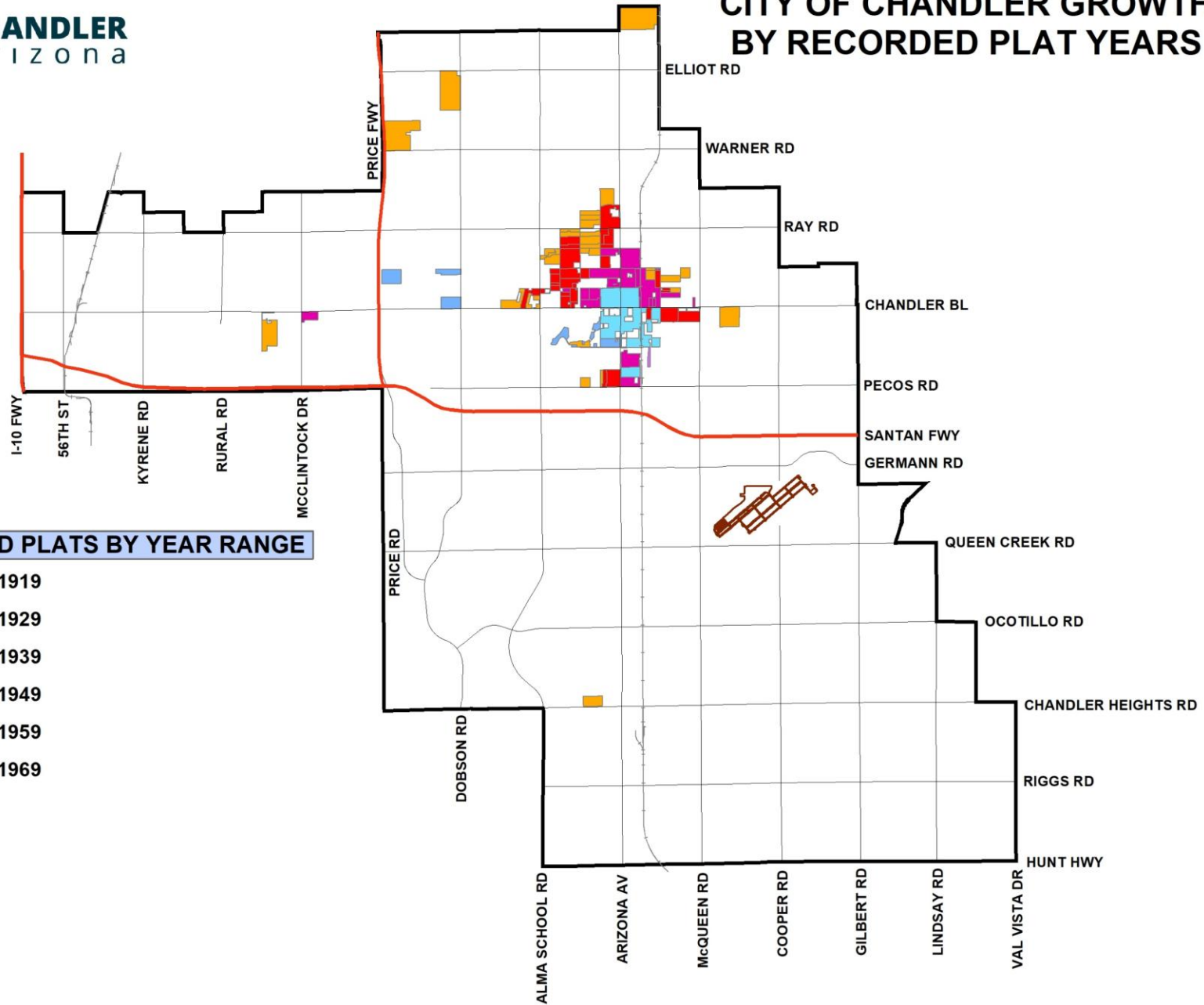
RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959





CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



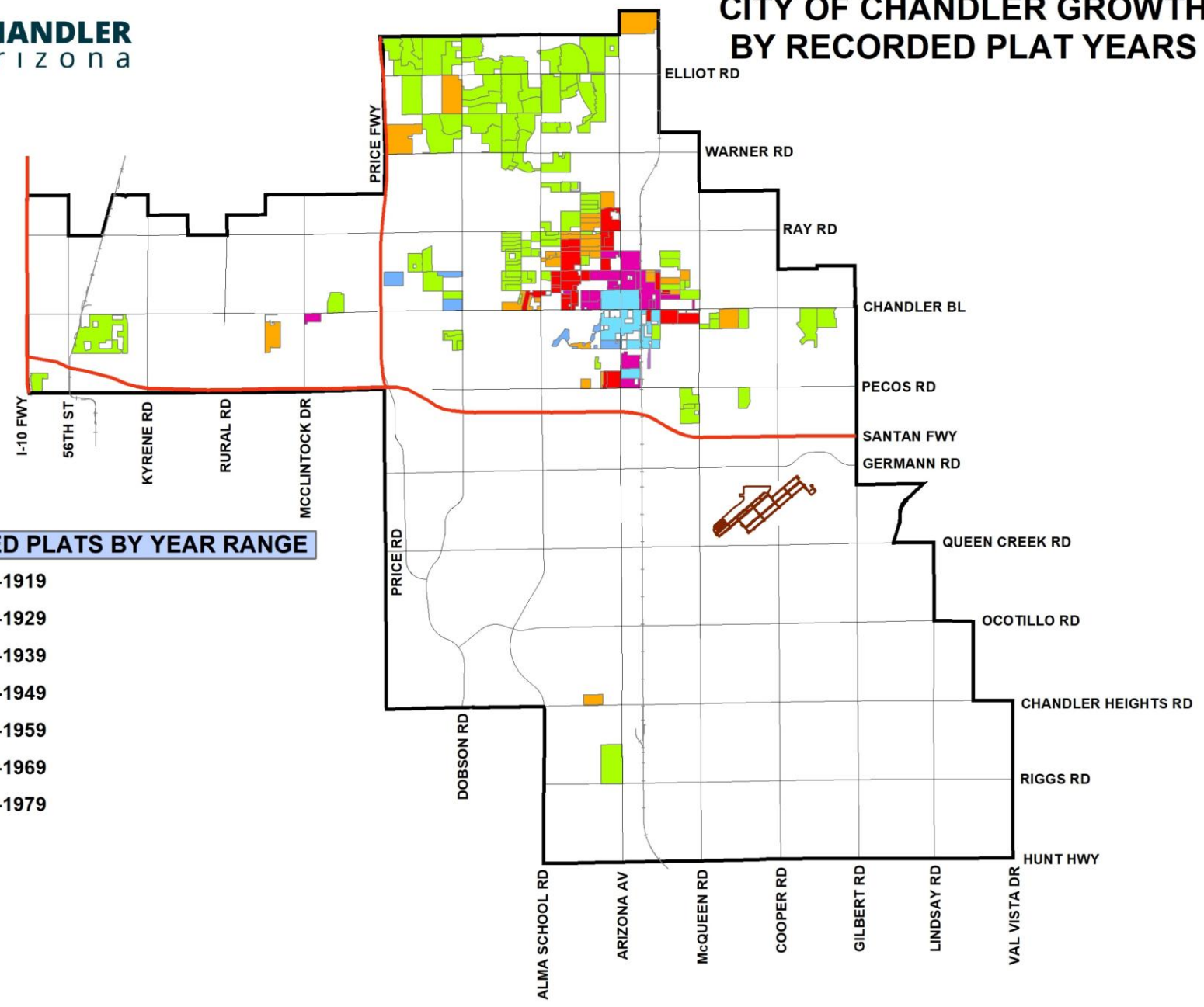


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979



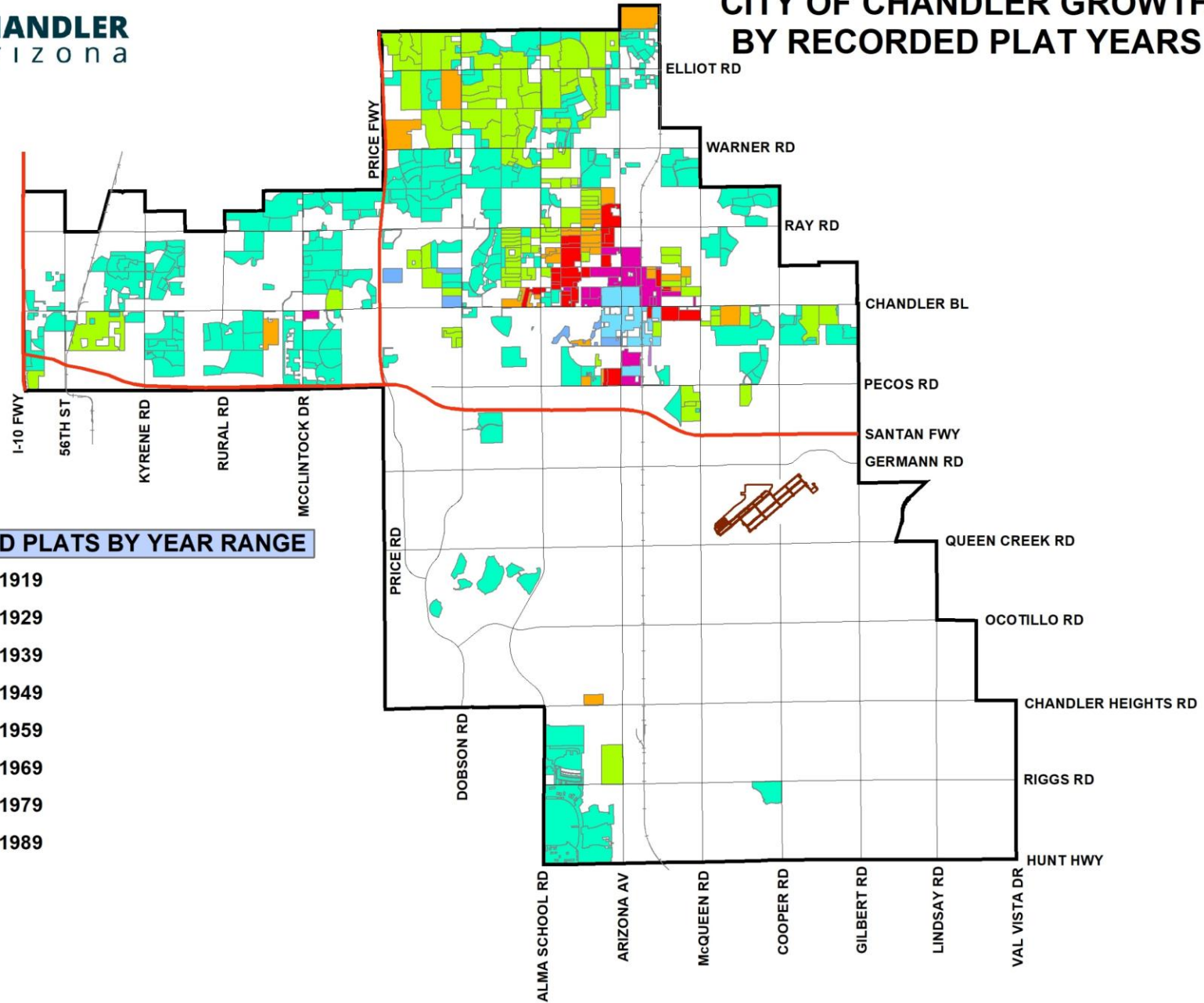


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



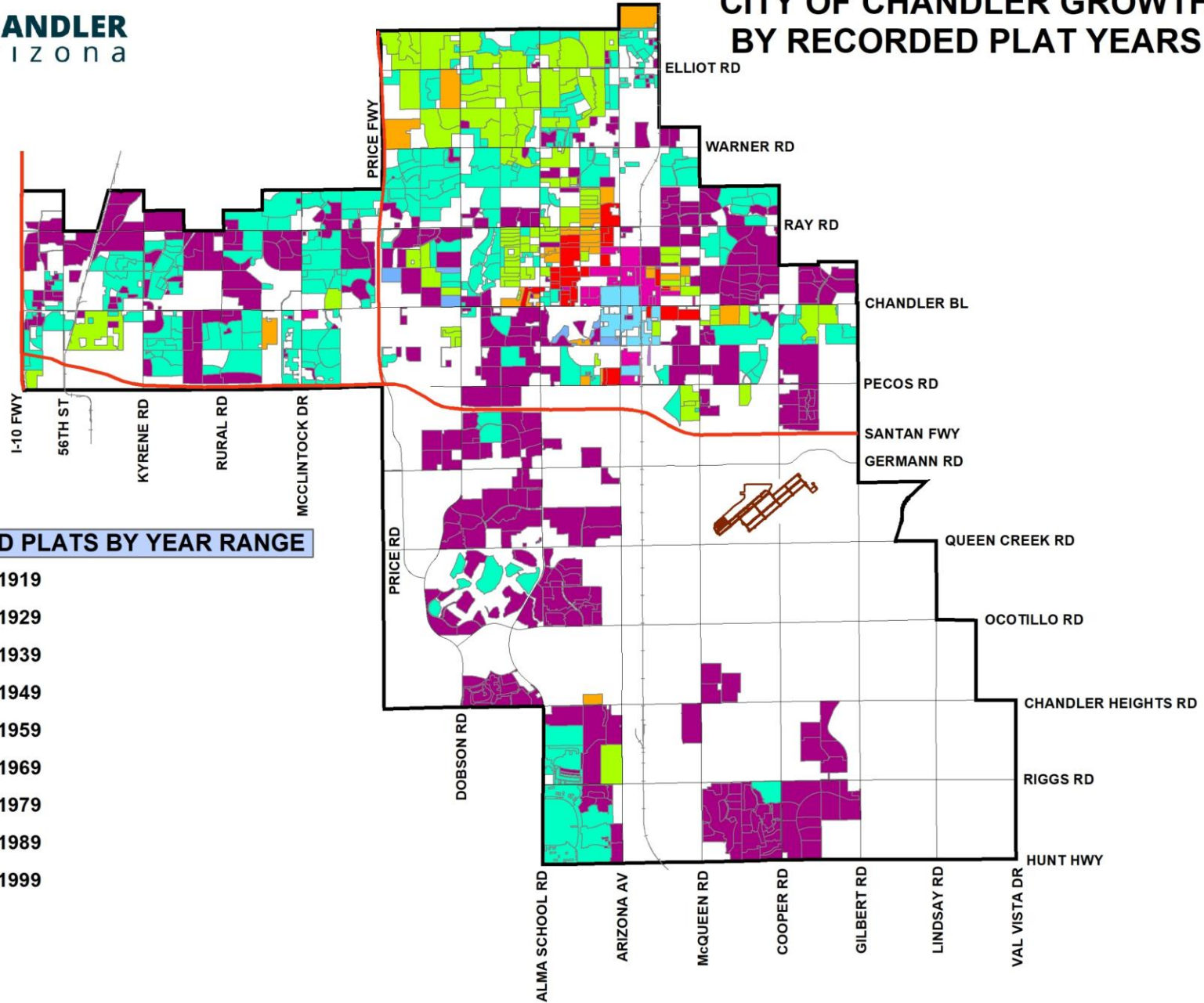
RECORDED PLATS BY YEAR RANGE

- 1912-1919
- 1920-1929
- 1930-1939
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989



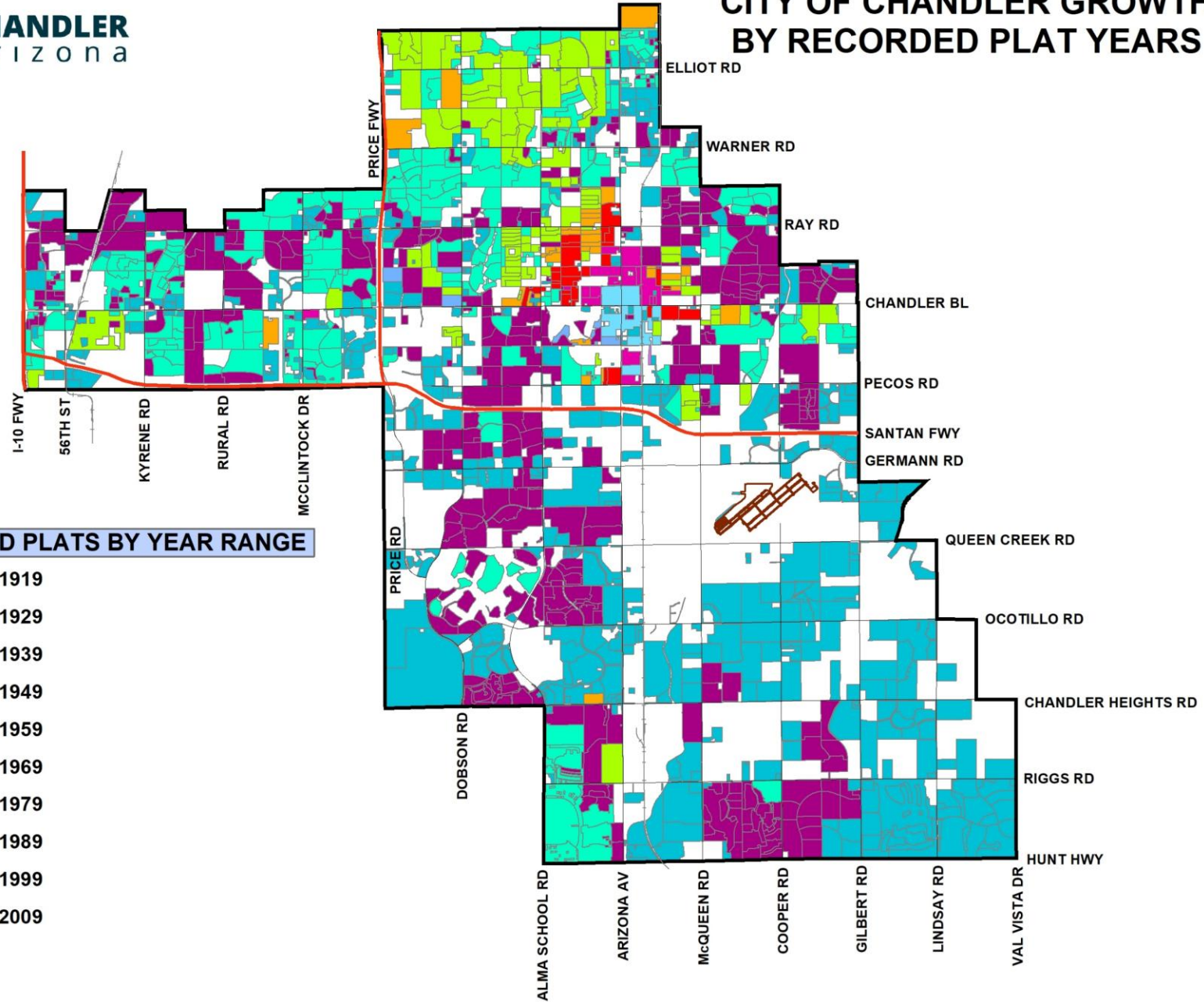


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



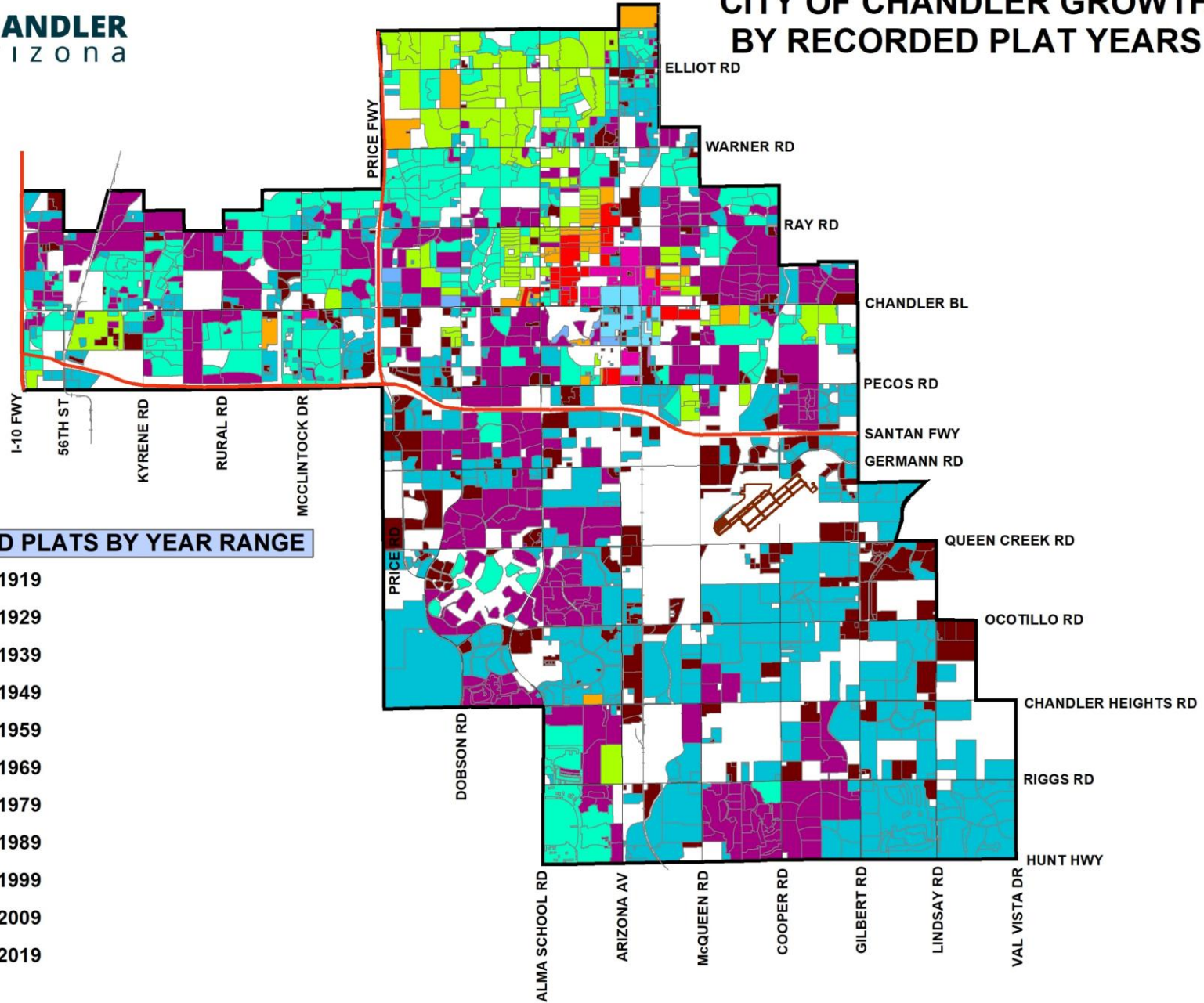


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



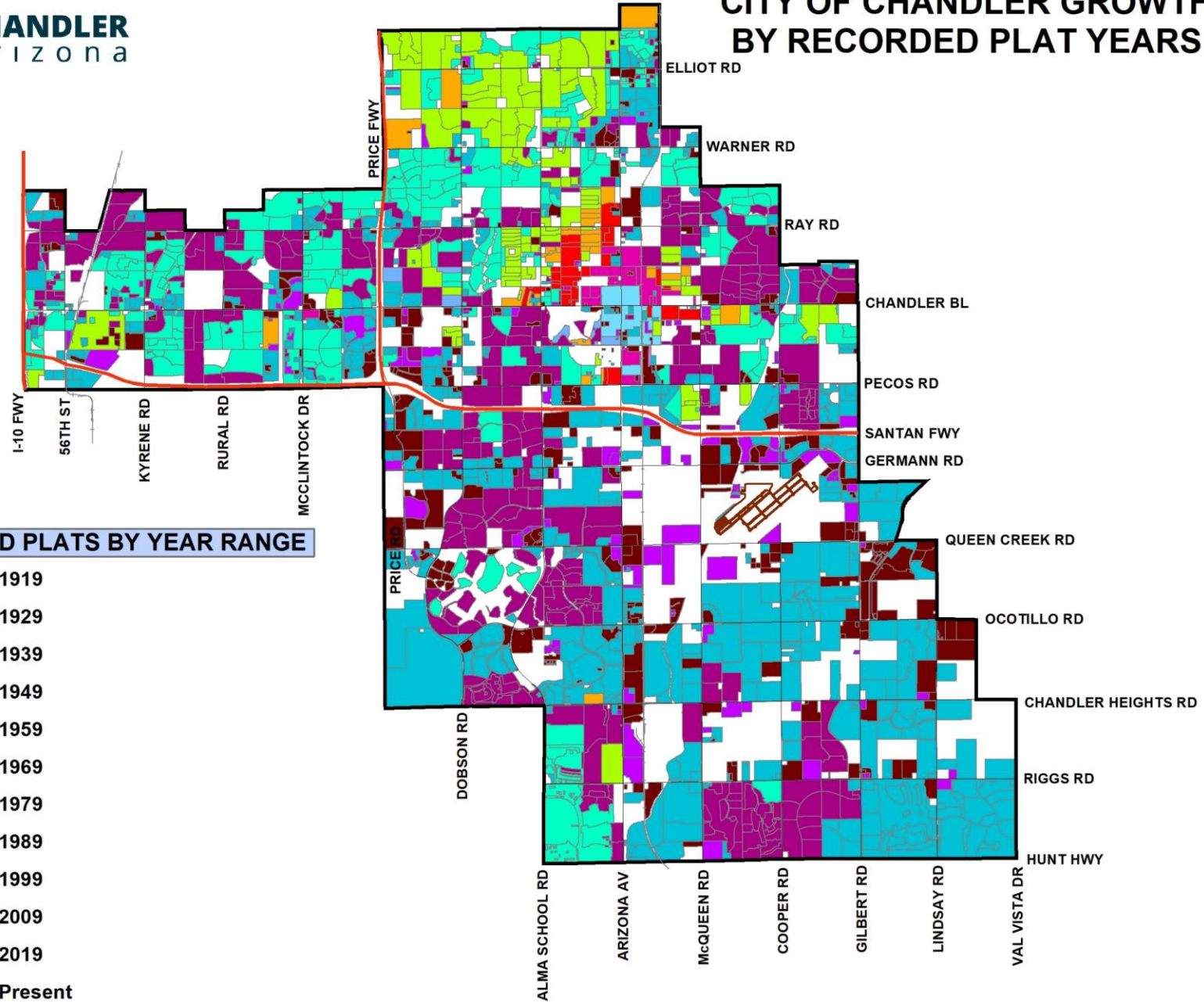


CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS





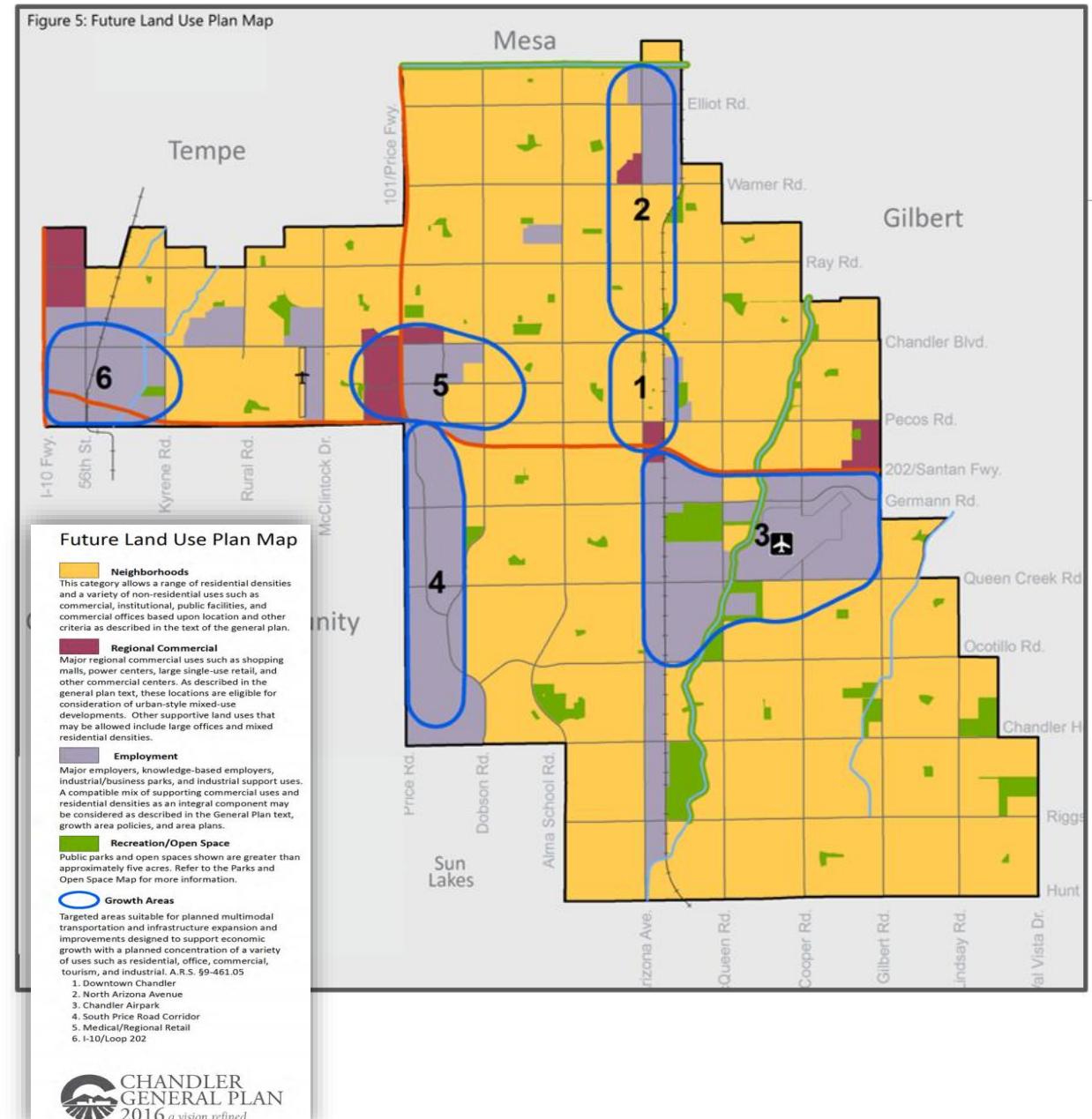
CITY OF CHANDLER GROWTH BY RECORDED PLAT YEARS



What's a General Plan

- Comprehensive set of broad policies used to guide development
- Vision for city's ultimate build-out
- Strategic plan; not parcel specific
- Community Goals
- 2016 approved by voters 85.8%; no amendments

Approved 2016 General Plan



What's a General Plan

REQUIRED FOR ALL MUNICIPALITIES:

Land Use
Circulation

Required for populations over 10,000:

- Open Space
- Growth Area
- Environmental Planning
- Cost of Development
- Water Resources

Required for populations over 50,000:

- Conservation
- Recreation
- Public Services and Facilities
- Public Buildings
- Housing
- Conservation, Rehabilitation, and Redevelopment
- Safety
- Bicycling
- Energy
- Neighborhood Preservation and Revitalization

ELECTED ELEMENT:

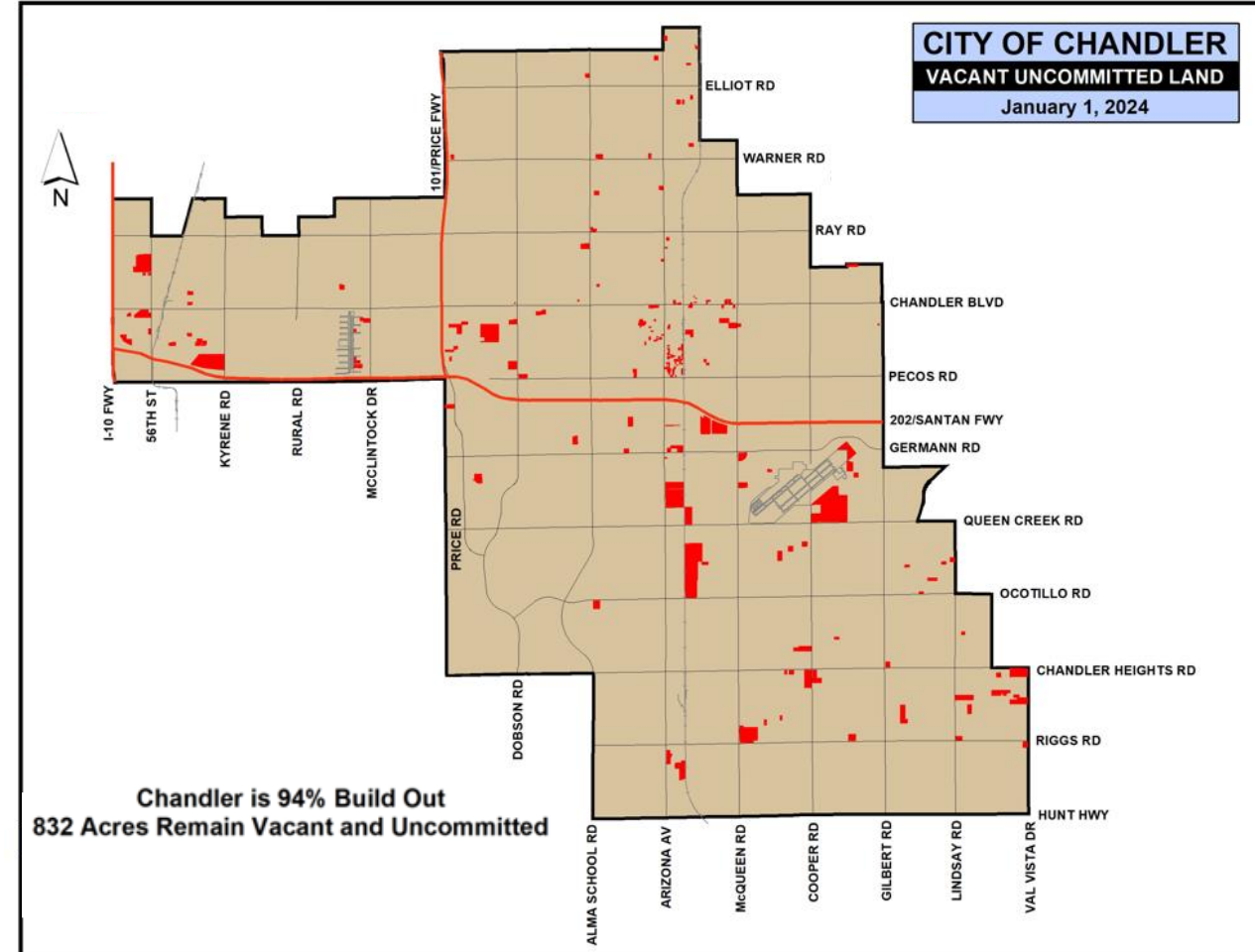
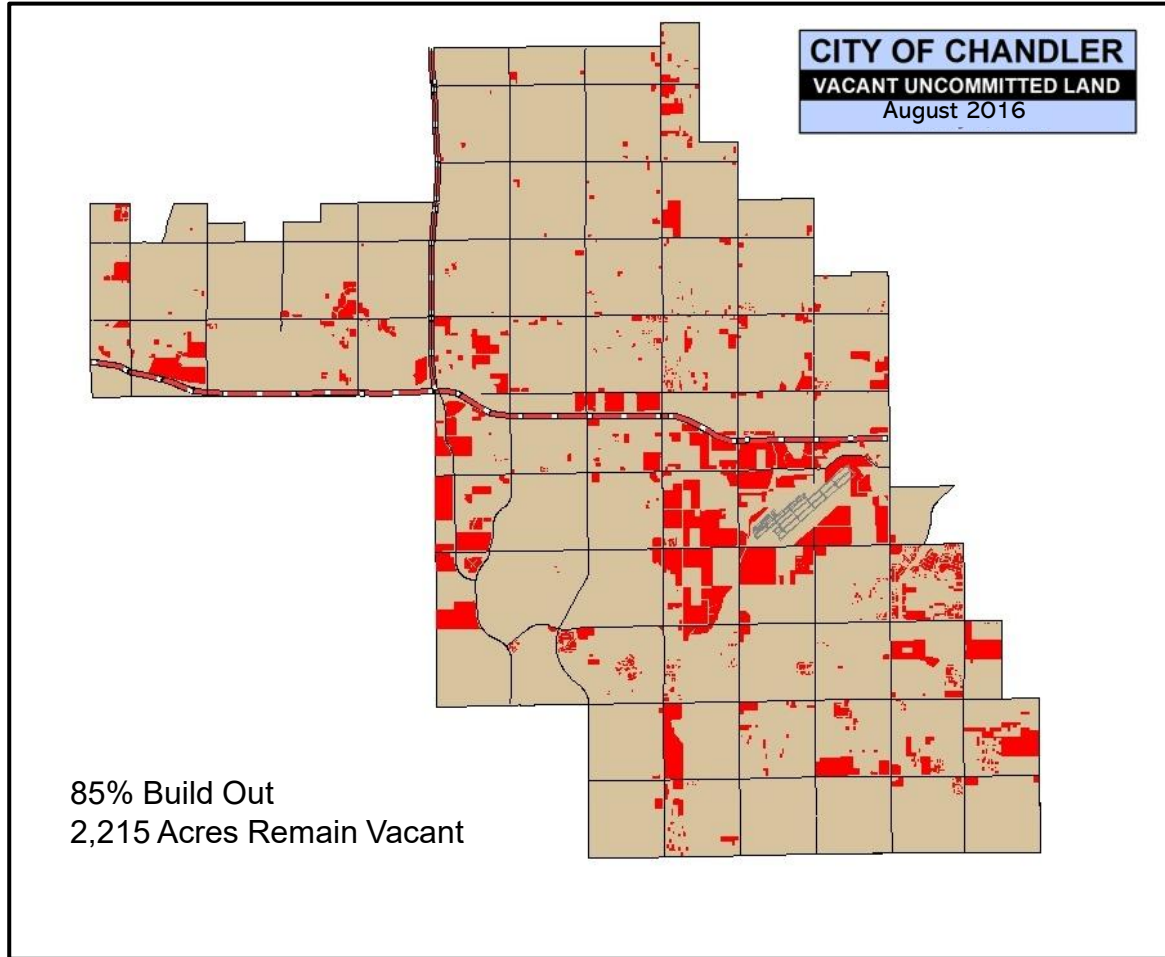
Economic Growth

Why Update the General Plan?

- State statutes requires update every 10 years
- Any rezonings must be consistent with the General Plan
- Address new development trends/ factors facing Chandler
- Community vision & values remain relevant
- Approaching build-out



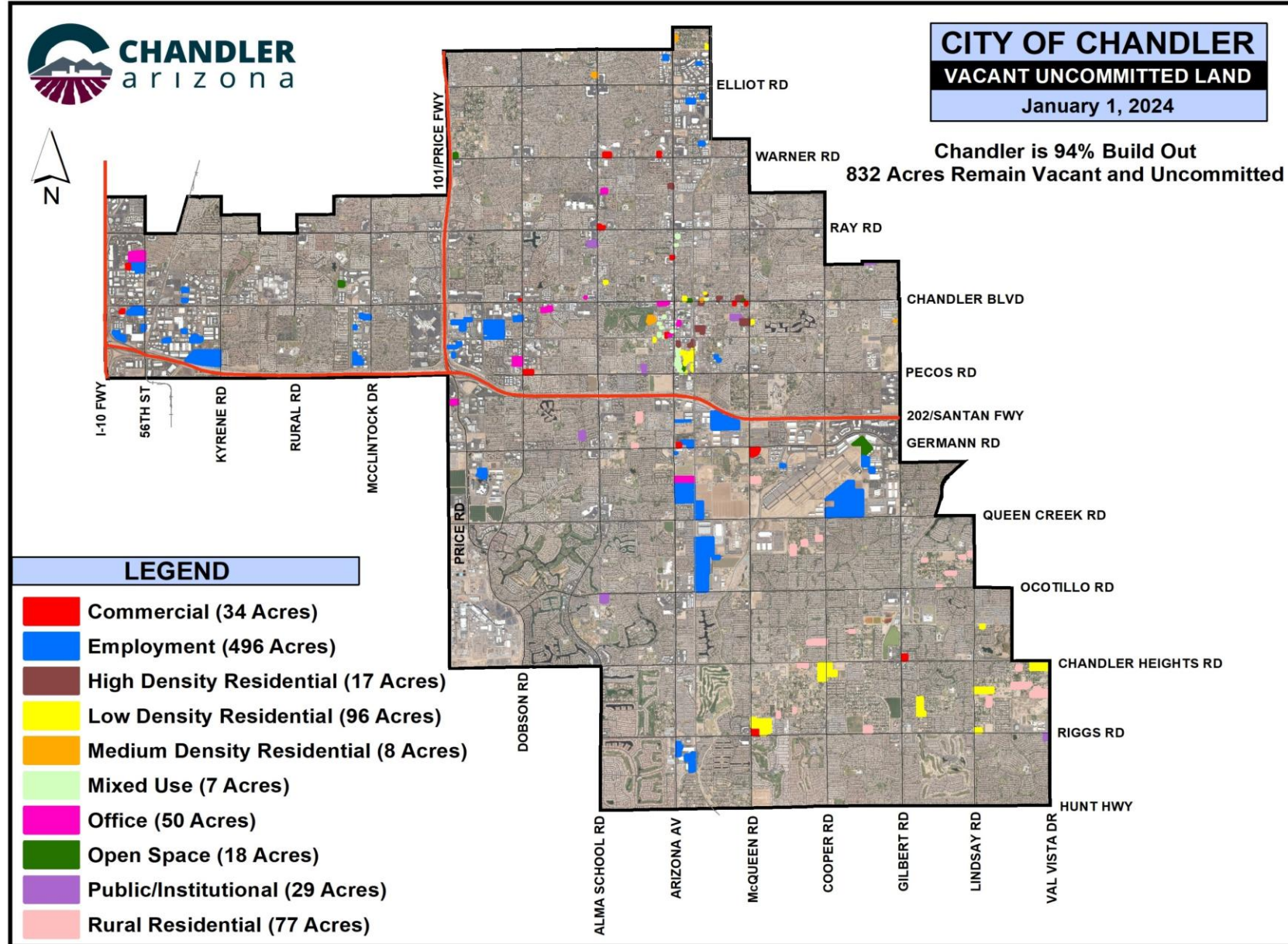
Changes since 2016



Approaching Build Out

Changes since 2016

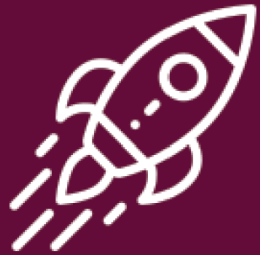
- Approximately 70% remaining land planned for non-residential uses
- Housing 2016- Jan 2025 11,956 units built
- Finite water resources; plan accordingly



CITY OF CHANDLER
GENERAL PLAN
2026

evolving the Chandler way

General Plan Process and Timeline



Oct – Feb
2024 2025

Launch

- Project Website
- Kickoff Meetings
- Online Questionnaire 1
- Informational Brochures
- Community Conversations

Vision

- RAC Meetings
- Online Questionnaire 2 & 3
- Speaker Panel Event
- Drop-In Events
- Visioning & Scenario Workshops
- Immersion Lab
- Boards/Commissions Sessions

Jan – Sep
2025 2025



Feb – Oct
2025 2025

Draft

- TAC Meetings
- Boards/Commissions Sessions
- 60-Day Public Review
- ❖ CHP Completed

Adopt

- P&Z Commission Hearings
- City Council Hearing
- Ratification

Jan – Aug
2026 2026



Public Engagement Overview



Nearly 4,500
Community
Members
Engaged

 **7** Drop In Events
 **12** Public Meetings
581 Engaged

**Residential Advisory
COMMITTEE**
21 Members **7** Meetings



 **54** (1 on 1 Interviews)
Community
Listening Sessions

 **2,845**
Webpage Views
190 Web Subscribers

 **4** **ChandlerListens**
Workshop Sessions
105 Engaged

 **21** **Technical Advisory
Committee**
Members

3 Questionnaires
673
Responses



2 **ChandlerTalks**
Community Conversations
135 Attendees



Mobile Immersion Lab
OPEN HOUSE | 200 Attendees



What's Different?

MINOR HOUSEKEEPING CHANGES

- Changed the plan structure
- Updated policies
- Updated demographics
- Updated historic timeline
- Updated reference plans
- Updated glossary
- Updated graphics/photos
- Summarized public participation
- Vision Statement

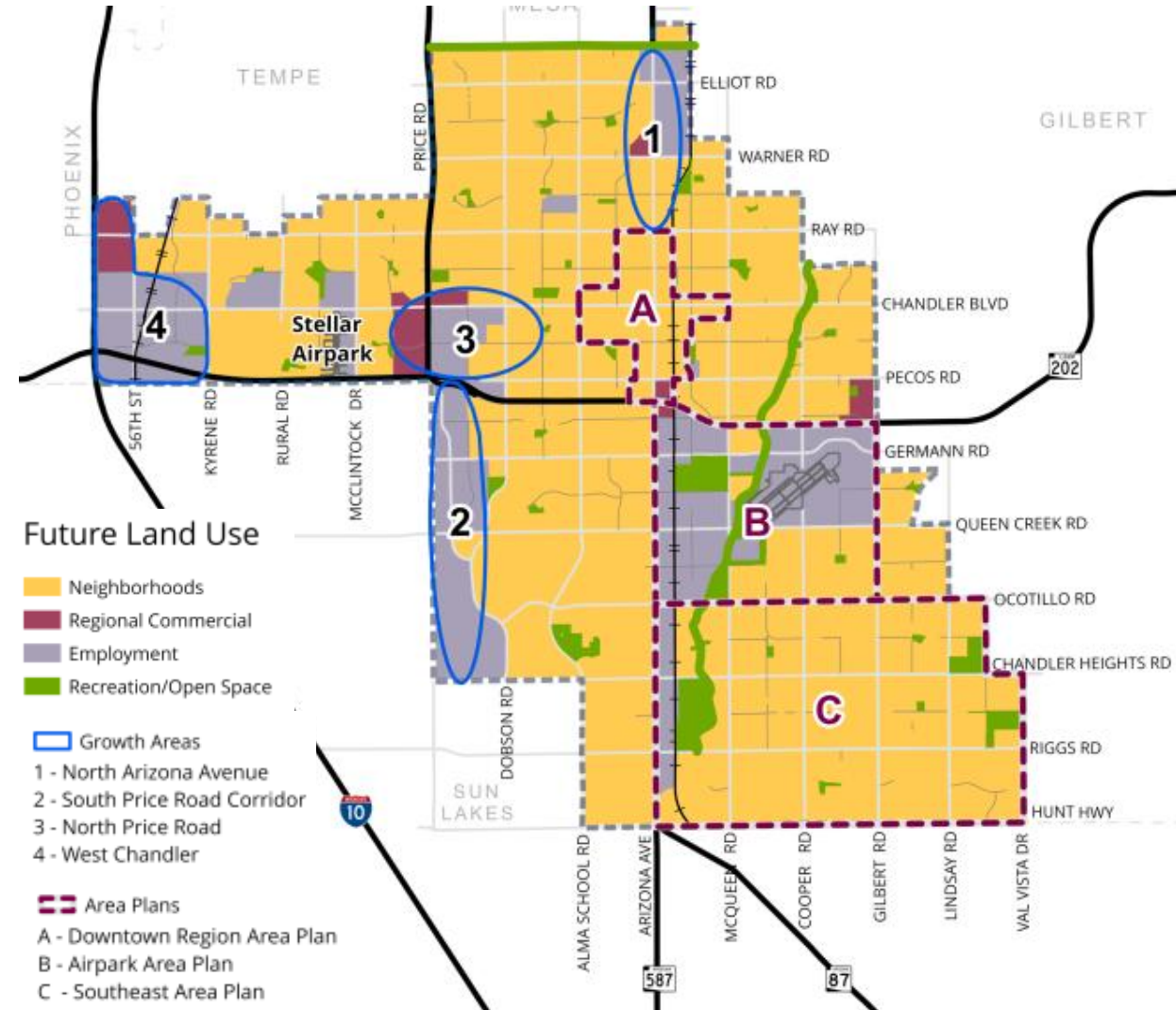
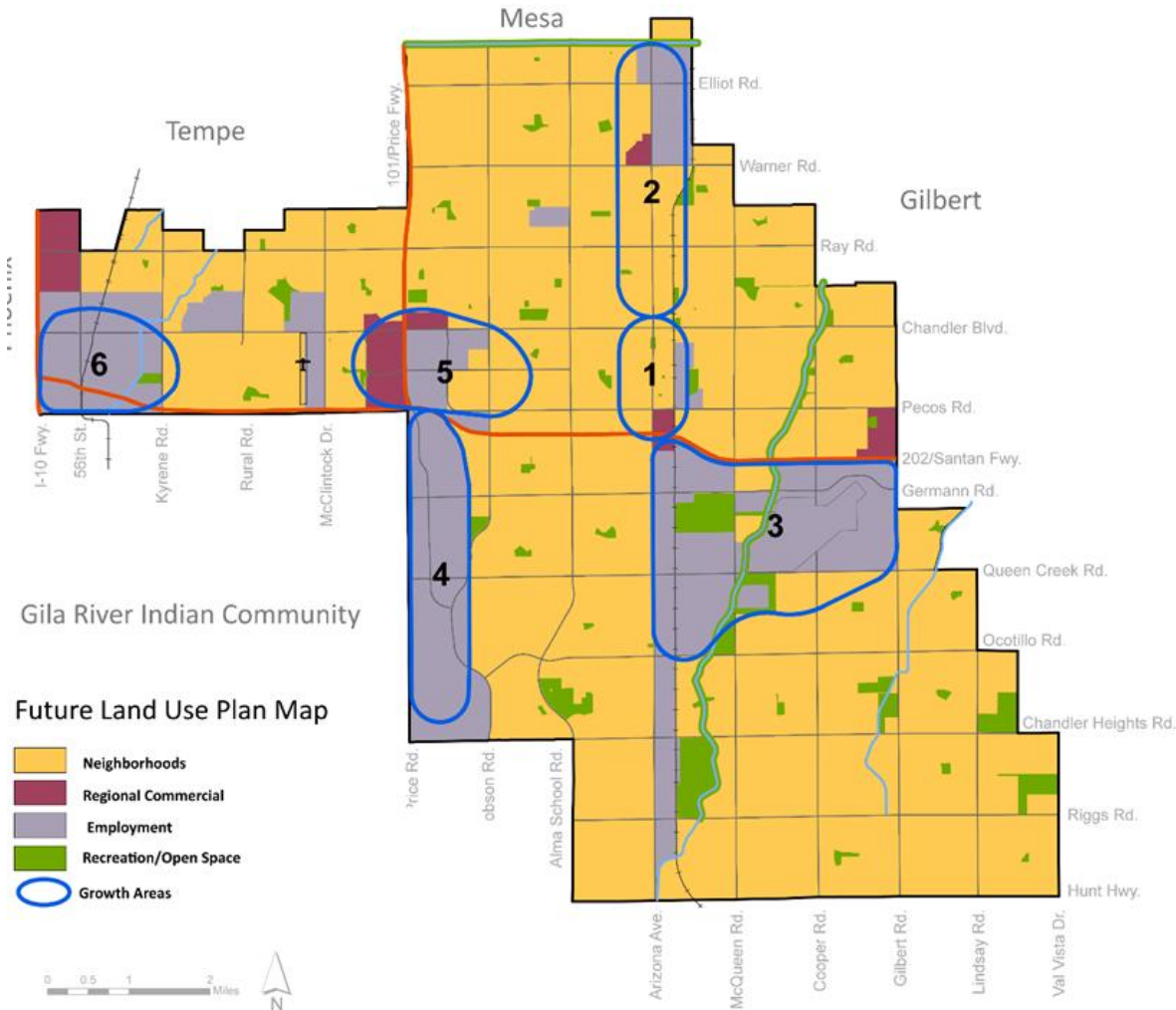
MORE SIGNIFICANT CHANGES

- Future Land Use Map
 - Category mapping revisions
 - Growth Area revisions
 - Illustration of Area Plans
- Future Land Use Categories
 - Revisions and refinements
- Added Arts
- Added Urban Forestry
- Implementation Action Table

Future Land Use Map (FLUM)

2016

2026



2026 Neighborhood Category

2016

The predominant land use in this category is residential, however; a variety of other uses are allowed based on location and other compatibility criteria described below. The following residential densities and non-residential land use are allowed in the Neighborhoods category subject to the following criteria:

- *High-density residential* (12-18 dwelling units per acre) ...
- *Urban residential* (densities exceeding 18 dwelling units per acre) ...

2026

The predominant land use in this category is residential; however, a variety of other uses are allowed based on location and other compatibility criteria described below. The following residential densities and non-residential land use are allowed in the Neighborhoods category, subject to the following criteria:

- *High-density residential* (**13-25 dwelling units per acre**) ...
- *Urban residential* (**26+ dwelling units per acre**) ...

2026 Regional Commercial Category

2016

- This category includes major regional commercial developments such as malls, power centers, large single-use retail, and other major commercial centers. Regional commercial locations are shown on the Future Land Use Plan Map and are also eligible for consideration of urban-style mixed-use developments, large office users, and a compatible mix of residential densities.

2026

- This category includes major regional commercial developments such as malls, power centers, large single-use retail, and other major commercial centers. Regional commercial locations are shown on the FLUM and are also **eligible for consideration of urban residential and large office users.**
- **The maximum allowable density for urban residential (26+ dwelling units per acre) will be determined at the time of development plan approval by the city and based on such considerations as existing and planned capacities for water and sewer infrastructure, adequate transportation facilities, compatibility with adjoining land uses, ability to transition to adjacent existing lower-density residential if applicable, and other factors.**

2026 Employment Category

2016

- The Future Land Use Plan Map focuses attention on strengthening the community's economic base by expanding the growth areas and identifying a variety of employment areas for future growth. Major employers, knowledge-based industries, and industrial/business parks are allowed within Employment. A compatible mix of industrial support uses and residential densities as an integral component may be considered.
- Light industrial business parks may be considered in campus-like settings containing knowledge-based employers, corporate offices, manufacturing, and warehouse and distribution. A compatible mix of industrial support uses and residential densities may also be considered as an integral component of a planned mixed-use development.

2026

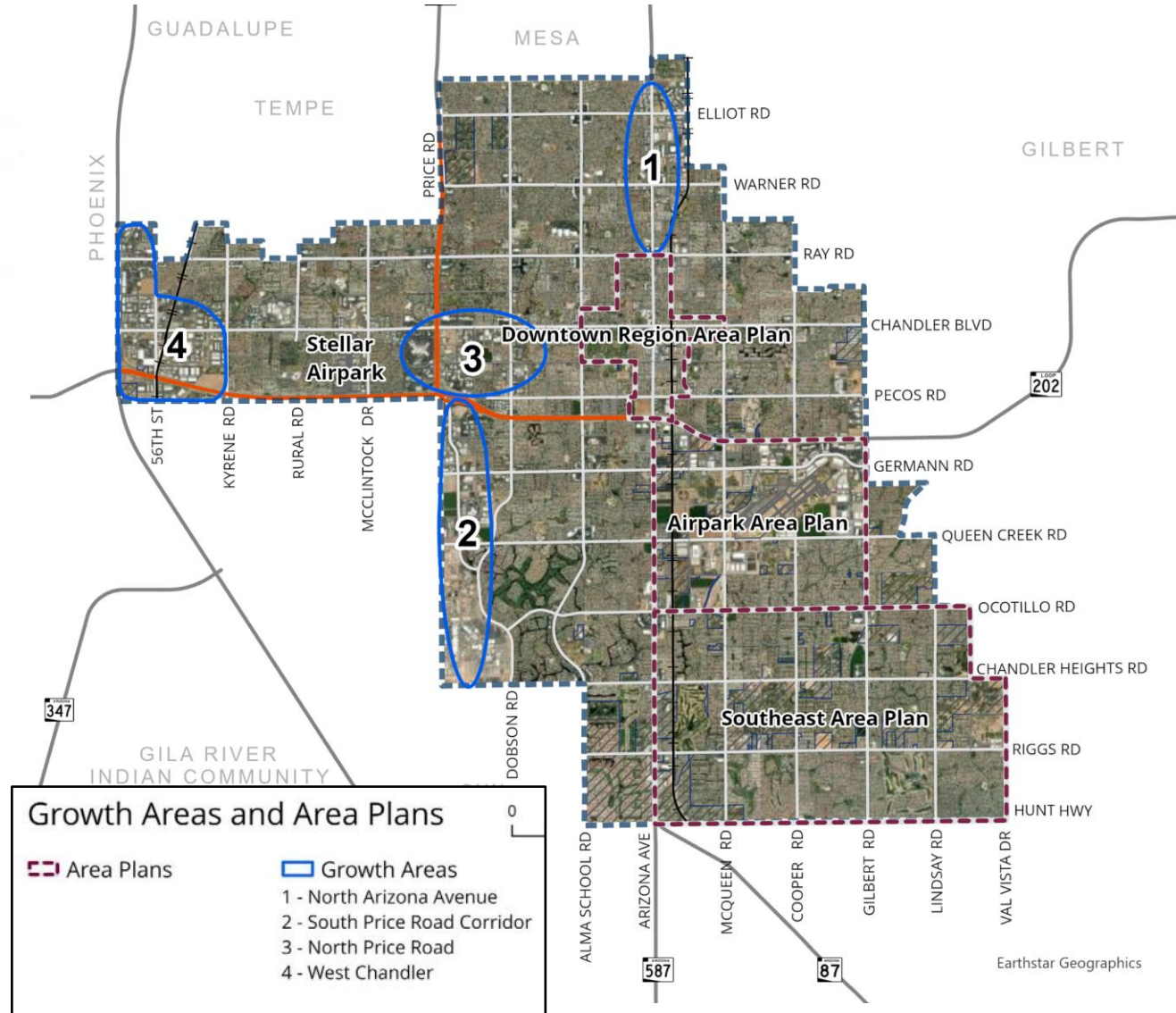
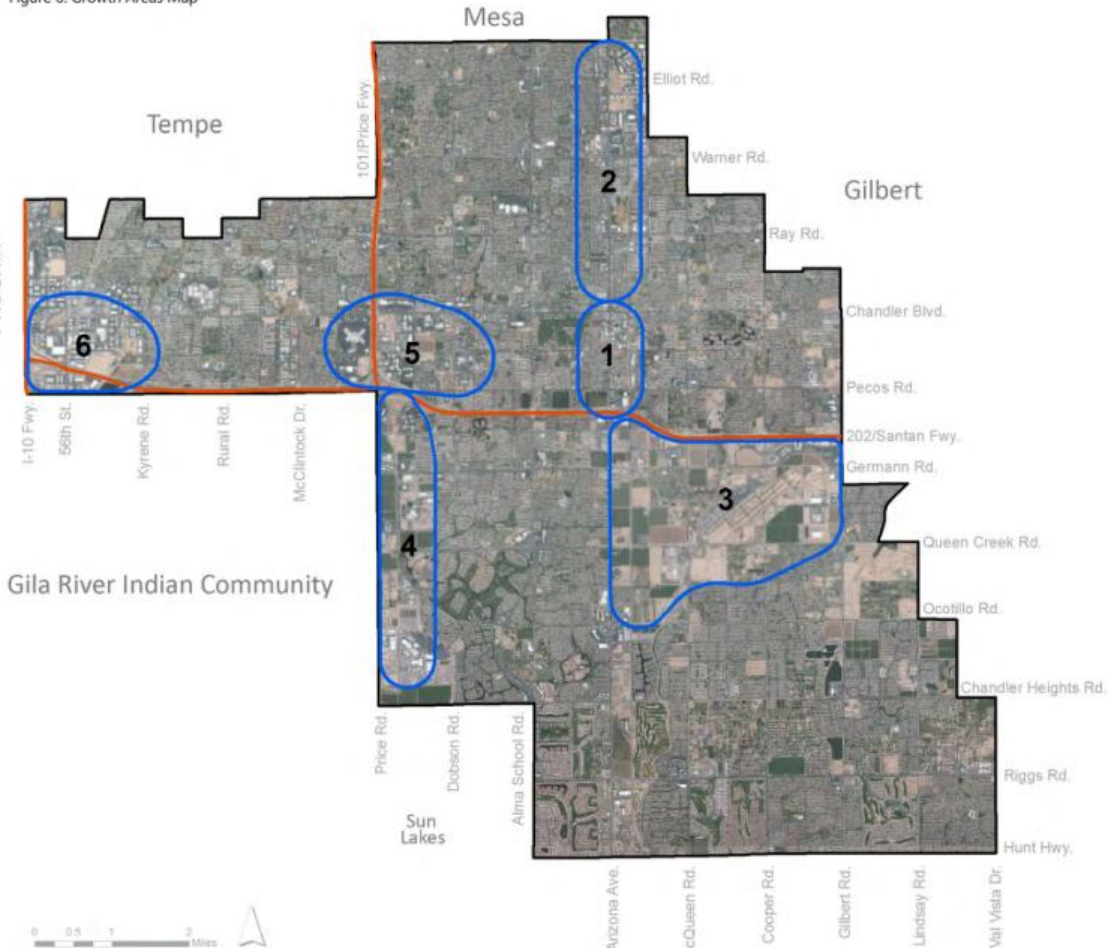
- The FLUM focuses attention on strengthening the community's economic base by identifying a variety of employment areas for future growth. **As Chandler approaches build-out, most of the available land is designated for employment; therefore, it is imperative to target key industries for healthy growth of the city. For more than 50 years, Chandler has welcomed high-tech manufacturing, pioneering research, and emerging technologies that have shaped our community. We will continue to prioritize employment uses of advanced manufacturing, knowledge-based industries, advanced business services, next-generation software engineering, and healthcare services.**
- **Light industrial business parks are also permitted, prioritizing manufacturing, research and development, and emerging technologies. Corporate and large office developments are allowed uses within employment designation.**
- **Residential can be considered with employment if designed as part of an integral component to the campus, see growth area polices and area plans for additional criteria. The maximum allowable density for urban residential (26+ dwelling units per acre) will be determined at the time of development plan approval by the city and based on such considerations as existing and planned capacities for water and sewer infrastructure, adequate transportation facilities, compatibility with adjoining land uses, ability to transition to adjacent existing lower-density residential if applicable, and other factors.**

Growth Areas/Area Plans Map

2016

2026

Figure 6: Growth Areas Map



0 0.5 1 2 Miles

Earthstar Geographics

South Price Road Corridor Growth Area

Growth Area Policies

South Price Road Corridor: Strategic infrastructure investment and proactive planning have resulted in a significant regional employment corridor along Price Road south of the SanTan 202 Freeway. The corridor has become a first-class, high-technology area attracting employers and industry leaders. Advanced business services, aerospace, high-technology, and research and development/manufacturing are some of the industries along the corridor. The *South Price Road Corridor* will continue to be reserved for high-wage jobs in knowledge-based industries and advanced business services.



SOUTH PRICE ROAD CORRIDOR GROWTH AREA POLICIES (SPRCGA)

SPRCGA 1. Actively preserve and enhance the high-value employment reputation of the corridor by giving priority to single users in campus-like settings.

SPRCGA 2. Reserve the corridor for knowledge-based employers and ancillary support nonresidential uses, except that urban residential may be considered as identified within the policies of this growth area.

SPRCGA 3. Maintain and expand the campus environment on South Price Road.

SPRCGA 4. Encourage more diverse knowledge-based industries.

SPRCGA 5. Develop the corridor with mid-rise developments, concentrating building intensities along Price Road and transitioning down to existing neighborhoods on the east side of Price Road to further the intensive utilization of properties with high-value employment.

SPRCGA 6. Preserve and enhance corridor aesthetics with high-quality building architecture and landscaping.

SPRCGA 7. Enhance the campus-like environment by supporting development that includes true vertical mixed uses, allowing for employee and residential uses centered on a common design theme. Urban residential (26+ dwelling units per acre) with vertically integrated uses may be considered when ground floor uses include non-residential uses that directly support residents and employees (e.g., retail, restaurants, co-working space, or business services) and it is part of a larger employment campus that offers shared amenities and enhanced pedestrian connections.

SPRCGA 8. Provide flexibility for remnant parcels, remnant portions of completed projects, or vacated parcels, provided the tenants reflect the types of business use appropriate for the corridor.

SPRCGA 9. Provide pedestrian, bicycle, vehicle, and transit connections to adjacent residential and commercial uses and regional transit to support businesses and employees in the corridor.

NAVIGATE



ENVISIONS



REIMAGINES



CONNECTS



SUSTAINS



HONORS



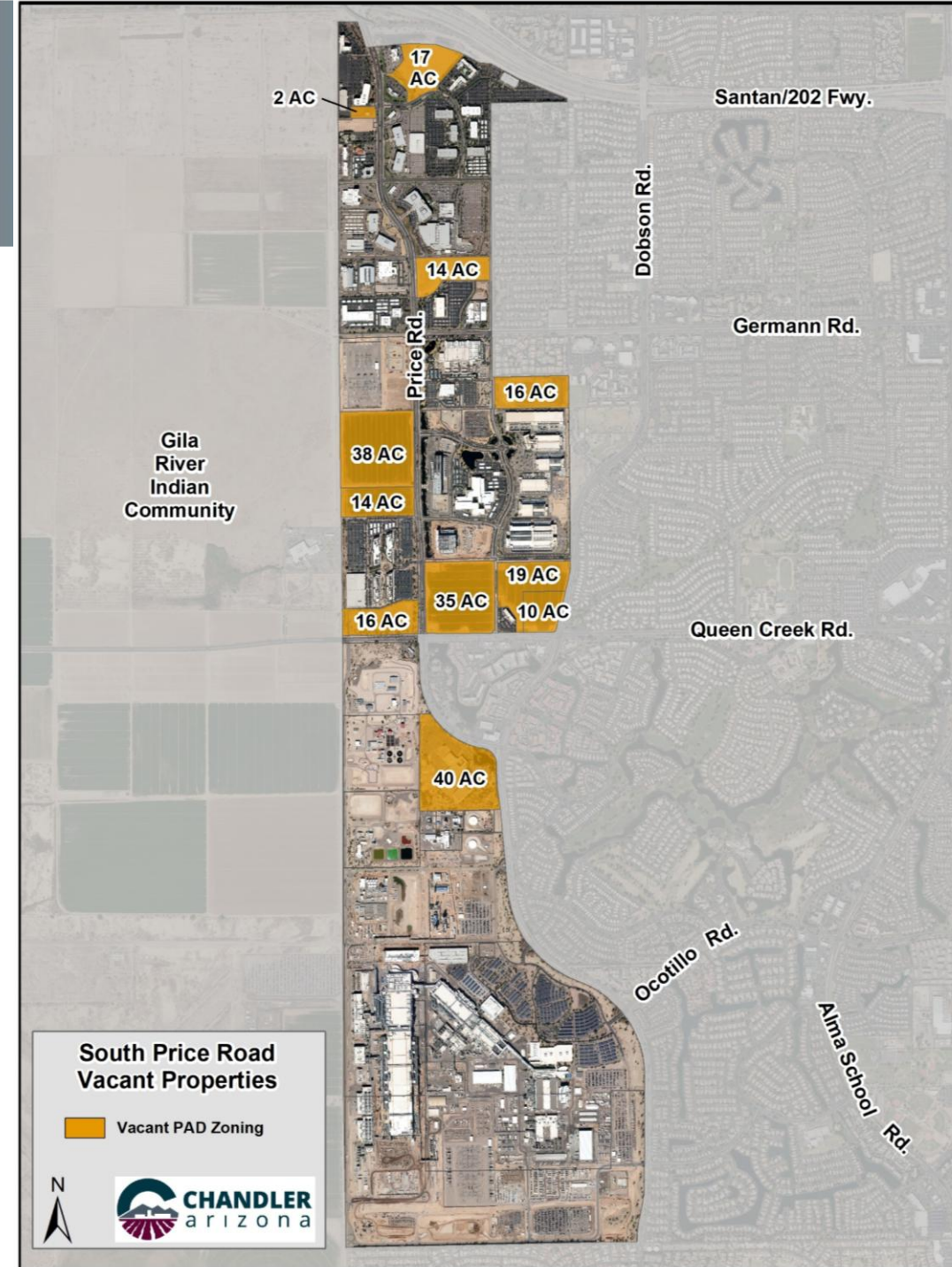
APPENDICES

South Price Road Corridor Growth Area

New Policy:

Enhance the campus-like environment by supporting development that includes true vertical mixed uses, allowing for employee and **ancillary** residential uses **which are subordinate to the primary employment use**, centered on a common design theme.

Urban residential (26+ dwelling units per acre) with vertically integrated uses may be considered when ground floor uses include non-residential uses that directly support **employees and residents** (e.g., retail, restaurants, coworking space, or business services) and **it is ancillary to and a subordinate part of a larger employment campus** that offers shared amenities and enhanced pedestrian connections.



Arts and Culture

Arts, Parks, & Recreation Policies

ARTS, PARKS, & RECREATION POLICIES

APR 1. Chandler will prioritize arts and culture as core components of quality of life, alongside parks and recreation, by supporting facilities and programs that strengthen economic prosperity, workforce development, education, and community vitality.

APR 2. Improve athletic field conditions within parks through sound management sustainable landscape practices, while expanding the number of lighted fields.

APR 3. Enhance and expand the existing system of linked open space and trails connecting activity centers and recreational amenities/facilities within Chandler and to regional open space through rights of way.

APR 4. Maximize and promote the recreational, environmental, and connectivity potential of the canal system.

APR 5. Focus on renovation and redevelopment of parks, recreation, and library facilities.

APR 6. Expand recreation facilities and wellness programs (both active and passive) and unique local offerings that address amenity gaps and changing demographics.

APR 7. Continue to partner with school districts to provide recreational services, facilities, and space for other neighborhood activities.

APR 8. Pursue partnerships/collaborations with private recreational facilities and/or public/private partnerships.

APR 9. Encourage partnerships with hospitals and medical providers to serve and educate residents and promote health and wellness.

APR 10. Implement shade amenities, a higher density of urban forestry, maintain urban forest tree inventories, mile markers, wayfinding, health tips, and other amenities to recreational areas, trails, canals, and pathways to encourage walking and outdoor activities.

APR 11. Prioritize urban tree canopy expansion as a natural cooling strategy alongside built shade, coordinating with public and private partners to achieve continuous shade corridors

APR 12. Continue public education on water safety, learn-to-swim programs, water-based fitness and athletics.



ARTS, PARKS, & RECREATION

This section covers the elective element of arts and the required elements of recreation and open space. Figures 25 and 26 illustrate parks and recreation in Chandler.

Chandler has prioritized quality of life for its residents through the development and maintenance of an exceptional parks and recreation network and by prioritizing art in the community. Chandler prioritizes arts and culture as core components of quality of life, alongside parks and recreation, by supporting facilities and programs that strengthen economic prosperity, workforce development, education, and community vitality. The city's investment in community art, parks, trails, and recreational amenities holistically supports community well-being, fosters a sense of place, and bolsters the local economy. Chandler's park system includes 70 sites which range from neighborhood and community parks to large regional parks. Together, these locations contribute over 1,300 acres of parkland for residents to enjoy.

NAVIGATE



Implementation Action Plan

ACTION NUMBER	IMPLEMENTATION ACTION DESCRIPTION	TIMEFRAME (SHORT, MID, LONG, ONGOING)	COMPLETION
---------------	-----------------------------------	---------------------------------------	------------

CHANDLER REIMAGINES

Land Use and Growth Areas			
R1	Explore other incentives for projects to promote infill and residential developments with integrated uses in appropriate growth or targeted areas of the city.	Short	
R2	Develop and apply a compatibility review checklist for infill development, including criteria for land use, scale, design, and infrastructure adequacy.	Short	
R3	Review site design checklists to ensure residential, commercial, and employment buildings are encouraged to orient towards and promote alternatives modes of travel.	Short	
R4	Revise the <i>Residential Conversion Policy</i> .	Short	

CHAPTER 5 – CHANDLER HONORS

The purpose of this chapter is to honor the community's vision for Chandler by articulating a systematic action plan. The 73 actions below are organized by chapter theme and topic areas and are meant to be implemented within short- (1–5 years), mid- (5–10 years), or long- (10 or more years) term timeframes and on an ongoing basis. These actions and timeframes will assist the city in complying with the statutory general plan reporting requirements detailed in ARS §9-461.07. More importantly, these actions are a guide and roadmap forward to help the city realize the community's vision; however, they remain flexible and subject to staffing and financial resources.

60 Day Public Review Period

October 1, 2025 – December 1, 2025

Type of Comment	Comment Count	Unique Participants	Revisions
Konveio Comments	88	19	50
Staff Comments	33	1	33
Consultant Comments	6	1	6
Total	127	21	89

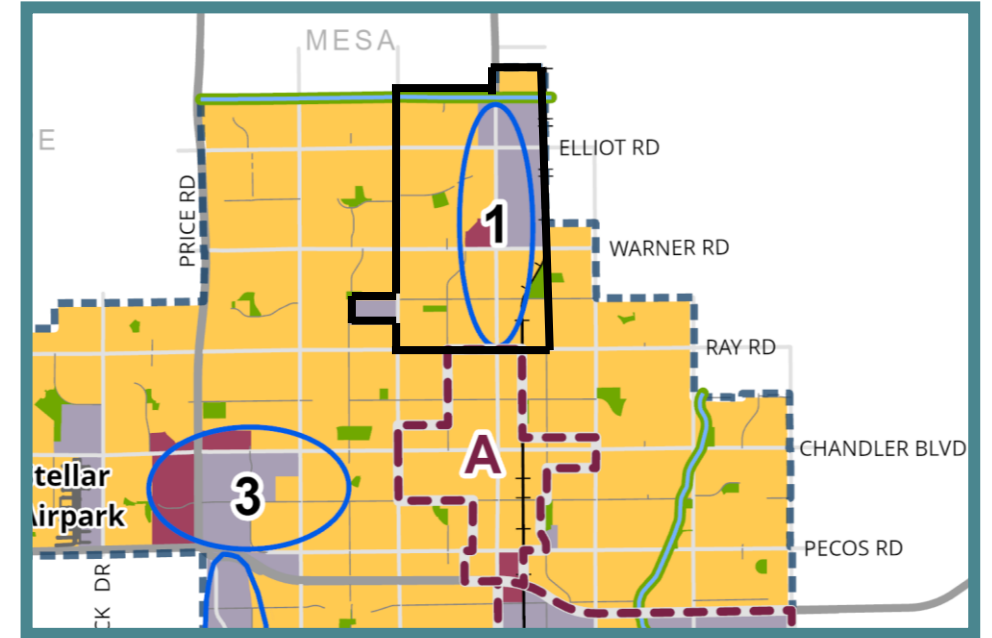


RAC Review & Recommendation

- 21 Member Committee appointed by the Mayor
- 7 meetings total; Final meeting December 9, 2025

Review changes made from public comments

- Committee Members made the following edits:
 - Renamed Growth Area 1 from Uptown Chandler back to North Arizona Avenue
 - Removed all text containing future light rail
- RAC unanimously recommended approval



Two Planning and Zoning Commission meetings

January 7, 2026 Informal Meeting

January 21, 2026 Recommend approval to City Council 7-0

February 23, 2026 Public Hearing & City Council Vote

Next Steps:

- Primary Ballot for Ratification
July 21, 2026



CITY OF CHANDLER
**GENERAL
PLAN**
2026

evolving the Chandler way

Questions?



Industrial Development Authority Management Services

Date: 04/14/2026
To: Industrial Development Authority
Thru: Kristi Smith, Management Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: Chandler Next Twenty Economic Vitality Report Presentation

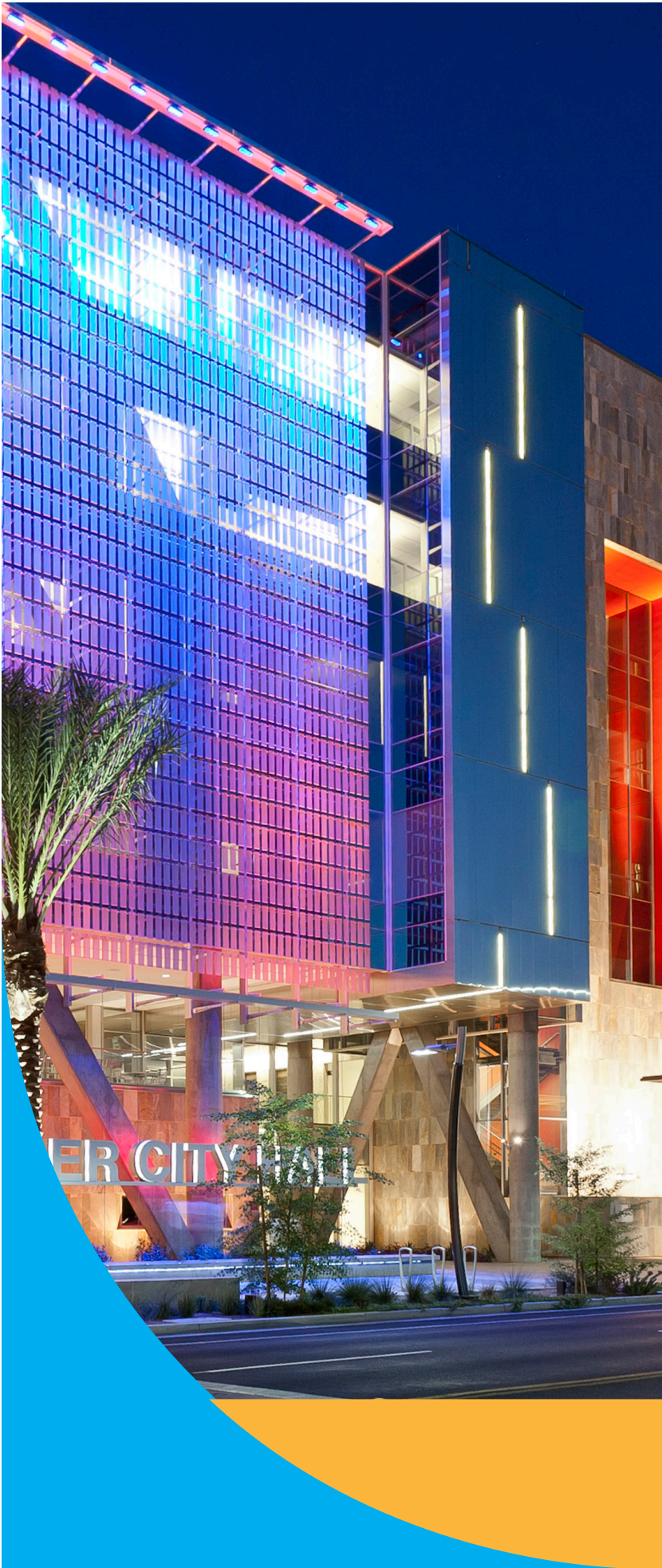


Industrial Development Authority Management Services

Date: 04/14/2026
To: Industrial Development Authority
Thru: Kristi Smith, Management Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: Chandler Next Twenty Economic Vitality Report Grant - 2nd Quarter Report

Attachments

Quarterly Report



IDA Grant Quarterly Update 3

Chandler
Next Twenty
Economic
Vitality Report

SUBMITTED TO:
CHANDLER IDA BOARD
JANUARY 31, 2026

GRANT AWARDEE:
CITY OF CHANDLER
ECONOMIC DEVELOPMENT



Project Update

Next Twenty Economic Vitality Report

The City of Chandler's Economic Development Division was awarded \$150,000 in grant funding to engage Arizona State University (ASU) to prepare a twenty-year economic vitality plan for the city. The Next Twenty report will address multiple topics critical to the city's future economic prosperity and will complement long-term planning efforts being undertaken for the city's 2026 General Plan Update.

This is the third quarterly update to the Chandler IDA Board and covers the period of November 2025 through January 2026. The following steps have been taken to advance the project over the past quarter:

- The ASU Seidman Research Institute team completed a first draft of the Next Twenty report in mid-January, which is being reviewed by city staff. The final version will be presented to the IDA Board during its meeting on April 14, 2026.
- Stakeholder engagement has been completed with the ASU Seidman team conducting in-depth interviews with key industry corporate executives, entrepreneurs, civic leaders, and other community stakeholders identified by city staff. Two resident focus group sessions were held on Dec. 9 and Dec. 11 with graduates from the city's CIVIC program participating.
- A progress presentation was given to the Economic Development Advisory Board during its meeting on Dec. 10.
- The Thunderbird School of Global Management students completed their work for the Foreign Direct Investment (FDI) section of the report in early December. As a reminder, the city applied for Thunderbird's Global Challenge Lab, which simulates a real-world consulting project for its graduate students. A team of five students was assigned to the project and their final deliverable is attached.

Project Timeline

The final report was originally scheduled to be completed in February. It will now be due in March to provide more time for city review and edits by the ASU team.

	Apr.	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
IDA Grant Awarded	█											
Contract Preparation	█	█										
City Council Approval			█									
Seidman Work				█	█	█	█	█	█	█	█	█
Thunderbird GCL							█	█	█			
Draft Report Due										█		
Final Report Due												█

Project Funding

To date, \$104,156.88 in grant funding has been spent. Of the \$150,000 awarded, most (\$145,000) was allocated to the contract with ASU Seidman Research Institute. Payment is made in monthly installments with each being one-seventh of the total contract amount (\$20,714). Five payments have been made to ASU Seidman. The remaining \$5,000 of the grant award was allocated to transportation reimbursements for Thunderbird students working on the FDI piece. They commuted from Thunderbird’s campus in Phoenix to Chandler City Hall for onsite work and submitted a total of \$586.88 in mileage reimbursements.

Questions?

We appreciate the Chandler IDA Board’s support for this project.

Please contact us if you have questions about the information provided in this quarterly update.



Micah Miranda
ECONOMIC DEVELOPMENT
DIRECTOR



Michael Winer
ECONOMIC DEVELOPMENT
PROJECT MANAGER



Industrial Development Authority Management Services

Date: 04/14/2026
To: Industrial Development Authority
Thru: Kristi Smith, Management Services Director
Julie Goucher, Senior Accounting Manager
From: Karla Lange, Management Assistant
Subject: Young Families and Professionals (YFP) Grant - 2nd Quarter Report

Attachments

Quarterly Report



IDA Grant Quarterly Update 3

Young
Families and
Professionals
(YFP)
Marketing
Campaign

SUBMITTED TO:
CHANDLER IDA BOARD
FEBRUARY 3, 2026

PREPARED BY:
CITY OF CHANDLER
ECONOMIC DEVELOPMENT



Q3 Project Update

YFP Community Attraction Campaign

This is the third quarterly update to the Chandler IDA Board and covers the period of November 2025 through January 2026. The following steps have been taken to advance the project over the past quarter:

- The Request for Proposals (RFP) was issued on Tuesday, January 13 and a Pre-Proposal Conference was held on Wednesday, January 28 to answer questions from those interested in responding. The RFP due date is scheduled for April 21 at 4:00pm local Arizona time.
- Invoices of \$10,000 were sent and paid for by all participating school districts.
- Staff has received existing video/photo assets from stakeholder groups for campaign use and will continue gathering these assets until a marketing agency is selected.
- City staff will continue collaborating with our school district partners, gathering data and insight to help drive campaign messaging and will participate in the evaluation process for identifying the best marketing agency to assist with campaign implementation.

An updated tentative project timeline is provided below for 2026:

	Jan. 26	Feb. 26	Mar. 26	Apr. 26	May 26	June 26	July 26	Aug. 26	Sept. 26	Oct. 26	Nov. 26	Dec. 26
RFP Issued	Active	Active	Active	Active	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Agency Onboarding	Completed	Completed	Completed	Active	Active	Completed	Completed	Completed	Completed	Completed	Completed	Completed
Asset Development	Active	Active	Active	Active	Active	Active	Active	Completed	Completed	Completed	Completed	Completed
Campaign Approval	Completed	Completed	Completed	Completed	Completed	Completed	Active	Active	Active	Completed	Completed	Completed
Campaign Launch	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Active	Active	Active	Active

Questions?

Please contact us if you have questions about the information provided in this quarterly update.



Micah Miranda
ECONOMIC DEVELOPMENT
DIRECTOR



Chelsey Faggiano
ECONOMIC DEVELOPMENT
PROJECT MANAGER



Industrial Development Authority Management Services

Date: 04/14/2026
To: Industrial Development Authority
Thru: Kristi Smith, Management Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: Chandler Career Center Grant - 2nd Quarter Report

Attachments

Grant Report



IDA Grant Report 7: Chandler Career Center FY2025-26 Q2

SUBMITTED TO:
CHANDLER IDA BOARD

RECIPIENT:
CITY OF CHANDLER ECONOMIC
DEVELOPMENT



Chandler Career Center Metrics

Performance Measure	Performance from 10/01/25 - 12/31/25	Running Total	FY 2025-26 Goal
Chandler Companies Utilizing Chandler Career Center	<p>15</p> <p>Rosati's Pizza Claim Assist Solutions Heraeus My Modern Wealth McCarthy Building Companies Titan Power Freedom Pros Comfort Systems USA Southwest Wedgewood Pharmacy Advanced Materials Technology Hydrate IV Bar Chandler Hampton Inn & Suites Chick-Fil-A University of Arizona Brycon</p>	<p>91</p> <ol style="list-style-type: none"> 1. 3D Barrier Bags 2. AboutCare 3. Advanced Materials Technology 4. Advantest 5. AeroSpec 6. Andretti Indoor Karting & Games 7. ARM 8. ArmorWorks 9. Applied Art Productions 10. Applied Materials 11. ATCI 12. Avnet 13. Axus Technology 14. AZ Liver Health 15. AZ Masonry Council 16. AZ Nutritional Supplements 17. Bashas 18. Bestway Corporation 19. Black Diamond Advanced Technology 20. Brycon 21. Caribou Financial 22. Carvana 23. Catalina Components 24. Cirrus Logic 25. Chandler Hampton Inn & Suites 26. Chandler-Gilbert Arc 27. Chandler Post Acute & Rehab 28. Chick-Fil-A 29. City of Chandler 30. Claim Assist Solutions 31. Comfort Systems USA Southwest 32. Crowne Plaza San Marcos Resort 33. DCS Consulting 34. Dignity Health East Valley Rehab Hospital 35. East Valley JCC 36. EMD Electronics 37. Everspin Technologies 38. Freedom Pros 39. Focus LCDs 40. Gummi World 41. Heraeus 42. Humanitas Family Center 43. Hydrate IV Bar 44. Intel 45. IntraEdge 46. Isola 47. It Takes a Village 48. Jollibee 49. JX Metals USA 50. KeenStack 51. Kovach 52. Laser Components 53. Majestic Chandler 9 54. McCarthy Building Companies 55. Microchip 56. Mingle + Graze 57. My Modern Wealth 58. NewVivaMD 59. NXP Semiconductors 60. Oasis Behavioral Health Hospital 61. Pathway for Life 62. PCL Industrial Services 63. Penn Foster Group 64. Pride Group LLC 65. Quantum Helicopters 66. Retronix 67. Rosati's Pizza 68. Rogers Corporation 69. Shanti Hospice 70. Someburros 71. Spin the Bottle 72. Tempe Mechanical 73. The Advanced Insurance Group 74. The Mahoney Group 75. The SPEAK Center 76. The Zippertubing Company 77. Timeero 78. Titan Power 79. Tokyo Electron 80. Tyler's Place AZ 81. Ultra Clean Technology 82. University of Arizona 83. Valleywise Community Health 84. VB Cosmetics 85. VBA Cleaning Services 86. Vensure Employer Solutions 87. VIAVI Solutions 88. VirTra 89. Walgreens 90. Wayfair Outlets 91. Wedgewood Pharmacy 	75
Chandler Companies Job Postings on Chandler Career Center	200	1280	500
Job Seekers Utilizing Chandler Career Center	101	1171	500
Workforce Development Event Presentations/Partnered Trainings	<p>5</p> <p>AZ DECA Competition Judging Panel Internship 101 for Businesses CUSD High School CCC Outreach (HHS) #2 CUSD High School CCC Outreach (PHS) #2 Lunch and Learn #6</p>	30	6

FY2025-26 Q2 Highlights

During the 2nd quarter of FY 2025–26, the Chandler Career Center continued to experience steady growth across both employer and job seeker engagement. 15 new Chandler-based employers joined the platform this quarter, notably including Claim Assist Solutions, McCarthy Building Companies, Comfort Systems USA Southwest, and Brycon. In addition, 101 new native job seekers registered on the Chandler Career Center, and approximately 200 Chandler-based positions were manually posted on behalf of employers as a value-added workforce service. Key milestone events during this reporting period were the Internship 101 for Businesses event, which successfully convened local employers and regional education partners to strengthen work-based learning pathways and a 6th Lunch and Learn to onboard Chandler employers to the Chandler Career Center. The Internship 101 for Businesses event featured a coordinated and collaborative presentation from the City of Chandler Economic Development Division, Chandler Unified School District, Chandler-Gilbert Community College, Arizona State University, and the University of Arizona, helping employers better understand internship, apprenticeship, and early talent engagement opportunities and how to develop a local talent pipeline. Looking ahead, workforce development efforts will continue to emphasize entry-level and early-career opportunities for Chandler youth, including part-time roles, internships, apprenticeships, and entry-level full-time positions.



Internship 101 for Businesses event



Chandler Career Center
Lunch and Learn #6



Industrial Development Authority Management Services

Date: 04/14/2026
To: Industrial Development Authority
Thru: Kristi Smith, Management Services Director
Julie Goucher, Accounting Senior Manager
From: Karla Lange, Management Assistant
Subject: November & December 2025, January & February 2026 Financials

Attachments

Financials

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
November 30, 2025

ASSETS

CURRENT ASSETS:

Cash in bank \$ 137,448

TOTAL CURRENT ASSETS \$ 137,448

OTHER ASSETS:

Investments 1,325,046

TOTAL OTHER ASSETS 1,325,046

TOTAL ASSETS \$ 1,462,494

LIABILITIES

CURRENT LIABILITIES:

Application deposits 3,000

TOTAL CURRENT LIABILITIES 3,000

TOTAL LIABILITIES 3,000

BEGINNING NET POSITION \$ 1,507,236

Year-to-date change in net position (47,742)

ENDING NET POSITION \$ 1,459,494

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
November 30, 2025

	November 30, 2025	5 Month Ended November 30, 2025
OPERATING REVENUES:		
Interest income	\$ 115	\$ 579
TOTAL INCOME	115	579
TOTAL OPERATING REVENUES	115	579
OPERATING EXPENSES:		
Annual Corporation Report	-	10
Miscellaneous (account analysis settlement bank charge, IRS filings)	100	709
Grant payments	21,154	71,682
	-	
TOTAL OPERATING EXPENSES	21,254	72,401
OPERATING INCOME (LOSS)	(21,139)	(71,822)
NONOPERATING REVENUE:		
Investment income (loss)-Note 1	4,885	24,080
TOTAL NONOPERATING REVENUE	4,885	24,080
NET CHANGE IN NET POSITION	\$ (16,254)	\$ (47,742)
Note 1 - Interest income (loss) is as follows:		
Realized interest to date	4,885	24,080

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
December 31, 2025

ASSETS

CURRENT ASSETS:

Cash in bank \$ 257,389

TOTAL CURRENT ASSETS \$ 257,389

OTHER ASSETS:

Investments 1,329,645

TOTAL OTHER ASSETS 1,329,645

TOTAL ASSETS \$ 1,587,034

LIABILITIES

CURRENT LIABILITIES:

Application deposits 3,000

TOTAL CURRENT LIABILITIES 3,000

TOTAL LIABILITIES 3,000

BEGINNING NET POSITION \$ 1,507,236

Year-to-date change in net position 76,798

ENDING NET POSITION \$ 1,584,034

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
December 31, 2025

	December 31, 2025	6 Month Ended December 31, 2025
OPERATING REVENUES:		
Annual admin fees (Intel)	\$ 140,539	\$ 140,539
Interest income	219	798
TOTAL INCOME	140,758	141,337
TOTAL OPERATING REVENUES	140,758	141,337
OPERATING EXPENSES:		
Annual Corporation Report	-	10
Miscellaneous (account analysis settlement bank charge, IRS filings)	103	812
Grant payments	20,714	92,396
TOTAL OPERATING EXPENSES	20,817	93,218
OPERATING INCOME (LOSS)	119,941	48,119
NONOPERATING REVENUE:		
Investment income (loss)-Note 1	4,599	28,679
TOTAL NONOPERATING REVENUE	4,599	28,679
NET CHANGE IN NET POSITION	\$ 124,540	\$ 76,798
Note 1 - Interest income (loss) is as follows:		
Realized interest to date	4,599	28,679

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
January 31, 2026

ASSETS

CURRENT ASSETS:

Cash in bank \$ 227,739

TOTAL CURRENT ASSETS \$ 227,739

OTHER ASSETS:

Investments 1,334,544

TOTAL OTHER ASSETS 1,334,544

TOTAL ASSETS \$ 1,562,283

LIABILITIES

CURRENT LIABILITIES:

Application deposits 3,000

TOTAL CURRENT LIABILITIES 3,000

TOTAL LIABILITIES 3,000

BEGINNING NET POSITION \$ 1,507,236

Year-to-date change in net position 52,047

ENDING NET POSITION \$ 1,559,283

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
January 31, 2026

	January 31, 2026	7 Month Ended January 31, 2026
OPERATING REVENUES:		
Annual admin fees (Intel)	-	\$ 140,539
Interest income	\$ 273	1,071
TOTAL INCOME	273	141,610
TOTAL OPERATING REVENUES	273	141,610
OPERATING EXPENSES:		
Annual Corporation Report	-	10
Miscellaneous (account analysis settlement bank charge, IRS filings)	109	921
Grant payments	29,814	122,210
	-	
TOTAL OPERATING EXPENSES	29,923	123,141
OPERATING INCOME (LOSS)	(29,650)	18,469
NONOPERATING REVENUE:		
Investment income (loss)-Note 1	4,899	33,578
TOTAL NONOPERATING REVENUE	4,899	33,578
NET CHANGE IN NET POSITION	\$ (24,751)	\$ 52,047
Note 1 - Interest income (loss) is as follows:		
Realized interest to date	4,899	33,578

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY

STATEMENT OF NET POSITION

February 28, 2026

ASSETS

CURRENT ASSETS:

Cash in bank \$ 227,705

TOTAL CURRENT ASSETS \$ 227,705

OTHER ASSETS:

Investments 1,339,100

TOTAL OTHER ASSETS 1,339,100

TOTAL ASSETS \$ 1,566,805

LIABILITIES

CURRENT LIABILITIES:

Application deposits 3,000

TOTAL CURRENT LIABILITIES 3,000

TOTAL LIABILITIES 3,000

BEGINNING NET POSITION \$ 1,507,236

Year-to-date change in net position 56,569

ENDING NET POSITION \$ 1,563,805

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
February 28, 2026

	February 28, 2026	8 Month Ended February 28, 2026
OPERATING REVENUES:		
Annual admin fees (Intel)	-	\$ 140,539
Interest income	\$ 215	1,286
TOTAL INCOME	215	141,825
TOTAL OPERATING REVENUES	215	141,825
OPERATING EXPENSES:		
Annual Corporation Report	-	10
Miscellaneous (account analysis settlement bank charge, IRS filings)	102	1,023
Grant payments	147	122,357
	-	
TOTAL OPERATING EXPENSES	249	123,390
OPERATING INCOME (LOSS)	(34)	18,435
NONOPERATING REVENUE:		
Investment income (loss)-Note 1	4,556	38,134
TOTAL NONOPERATING REVENUE	4,556	38,134
NET CHANGE IN NET POSITION	\$ 4,522	\$ 56,569
Note 1 - Interest income (loss) is as follows:		
Realized interest to date	4,556	38,134