

RESOLUTION NO. R22-22

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, SUPPORTING AND APPROVING NESTLE USA APPLICATION FOR FOREIGN TRADE ZONE STATUS; AUTHORIZING STAFF TO TAKE ANY FUTURE ACTION NECESSARY INCLUDING EXECUTION OF APPLICABLE DOCUMENTS IN RELATION TO THIS FOREIGN TRADE ZONE SITE WITHIN THE GREATER MARICOPA FOREIGN TRADE ZONE.

WHEREAS, A.R.S. § 42-12006 allows for all real and personal property within an approved and activated foreign trade zone (“FTZ”) or foreign trade subzone to be reclassified and taxed 5% of their full cash value; and

WHEREAS, the designation of a +- 139-acre FTZ Site offers a valuable community economic development tool in the city; and

WHEREAS, inclusion of the Nestle USA site in the GMFTZ benefits the community by making it more competitive with other sites in other Valley cities and in other states, increasing its possibility of creating more jobs in Glendale; and

WHEREAS, the inclusion of the Nestle USA Site in the GMFTZ is compatible with the City's economic development goals of expanding the city's employment base by providing development tools to support the attraction of new businesses in the manufacturing and industrial area that might not otherwise locate within the City; and

WHEREAS, this economic development tool is understood by corporations and works to promote investment and development in the City within the established boundaries.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLENDALE as follows:

SECTION 1. That the Mayor and City Council of the City of Glendale, Arizona support a Foreign Trade Zone designation for the Nestle USA Site as depicted in Exhibit A.

SECTION 2. That the Mayor and City Council of the City of Glendale, Arizona authorize the City Manager and staff to take all appropriate steps to support the Foreign Trade Zone designation for the Nestle USA Site, including signing the letter of concurrence attached as Exhibit B to this resolution.

(Signatures on the following page)

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Glendale, Maricopa County, Arizona, this 8th day of March, 2022.

Mayor Jerry P. Weiers

ATTEST:

Julie K. Bower, City Clerk (SEAL)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

REVIEWED BY:

Kevin R. Phelps, City Manager

**WOOLF LOGISTICS
RAVEN NET PROPERTY
LEGAL DESCRIPTION**

Portions of land being situated within the Southeast quarter of Section 32, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

PORTION 1:

COMMENCING at a found 3 inch brass cap in hand hole accepted as the Southeast corner of said Section 32 from which a found 3 inch MCDOT brass cap in hand hole accepted as the South quarter corner thereof bears North 89°00'56" West, 2641.83 feet;

Thence North 89°00'56" West, 56.18 feet along the south line of said Southeast quarter;

Thence leaving said south line, North 00°59'04" East, 55.00 feet to the **POINT OF BEGINNING**;

Thence North 89°00'56" West, 2304.05 feet along a line that is parallel with and 55.00 feet north of said south line;

Thence leaving said parallel line, North 44°29'51" West, 42.78 feet;

Thence North 00°01'14" East, 120.61 feet to the beginning of a tangent curve, concave westerly, having a radius of 285.00 feet;

Unofficial Document

Thence northerly along said curve, through a central angle of 16°02'34", an arc length of 79.80 feet to a tangent line;

Thence North 16°01'21" West, 101.42 feet to the beginning of a tangent curve, concave easterly, having a radius of 215.00 feet;

Thence northerly along said curve, through a central angle of 16°02'34", an arc length of 60.20 feet to a tangent line;

Thence North 00°01'14" East, 614.68 feet along a line that is parallel with and 205.00 feet east of the North-South mid-section line of said Section 32;

Thence leaving said parallel line, North 89°00'56" West, 15.00 feet;

Thence North 00°01'14" East, 1517.30 feet along a line that is parallel with and 190.00 feet east of said North-South mid-section line;

Thence South 88°58'08" East, 2423.71 feet along a line that is parallel with and 55.00 feet south of the East-West mid-section line of said Section 32;

Thence leaving said parallel line, South 00°02'43" East, 2485.51 feet;

Thence South 45°28'11" West, 42.04 feet to the **POINT OF BEGINNING**.

PORTION 2:

COMMENCING at a found 3 inch MCDOT brass cap in hand hole accepted as the South quarter corner of said Section 32 from which a found 3 inch brass cap in hand hole accepted as the Southeast corner thereof bears South 89°00'56" East, 2641.83 feet;

Thence South 89°00'56" East, 135.02 feet along the south line of said Southeast quarter of said Section 32;

Thence leaving said south line, North 00°01'14" East, 55.01 feet along a line that is parallel with and 135.00 feet east of the North-South mid-section line of said Section 32 to the **POINT OF BEGINNING**;

Thence continuing along said parallel line, North 00°01'14" East, 384.28 feet to a point of cusp, being a non-tangent curve, concave easterly, having a radius of 285.00 feet, the center of which bears South 89°58'46" East;

Thence leaving said parallel line and southerly along said curve, through a central angle of 16°02'34", an arc length of 79.80 feet to a tangent line;

Thence South 16°01'21" East, 101.42 feet to the beginning of a tangent curve, concave westerly, having a radius of 215.00 feet;

Thence southerly along said curve, through a central angle of 16°02'34", an arc length of 60.20 feet to a tangent line;

Thence South 00°01'14" West, 119.43 feet;

Thence South 45°30'09" West, 42.07 feet to a line that is parallel with and 55.00 feet north of the south line of said Southeast quarter;

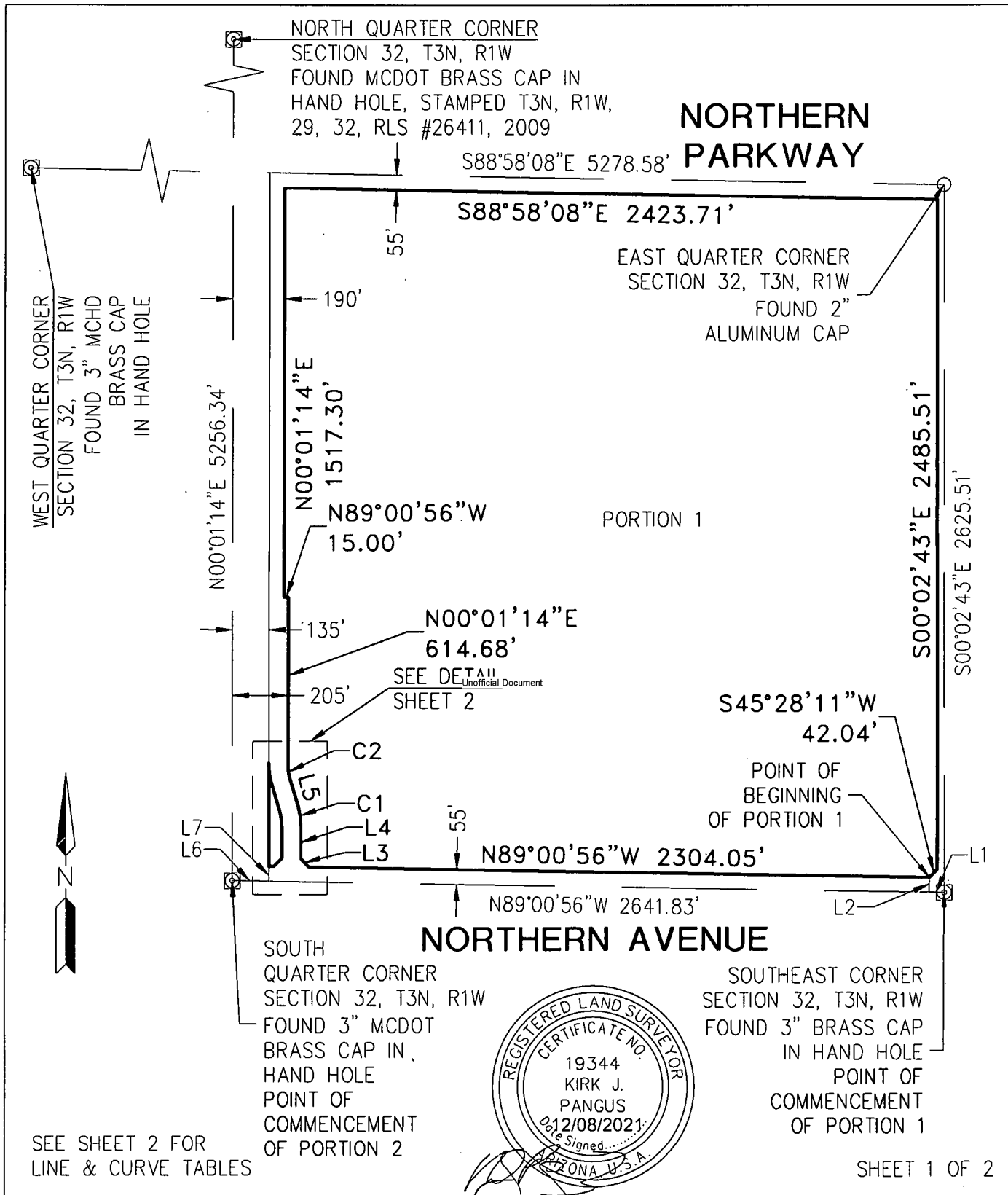
Thence along said parallel line, North 89°00'56" West, 17.51 feet to the **POINT OF BEGINNING**.

The above described parcels contain a combined computed area of 6,085,012 sq. ft. (139.6927 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
 2141 E. Highland Avenue, Suite 250
 Phoenix, AZ 85016
 Project No. 1033
 Date: December 2021



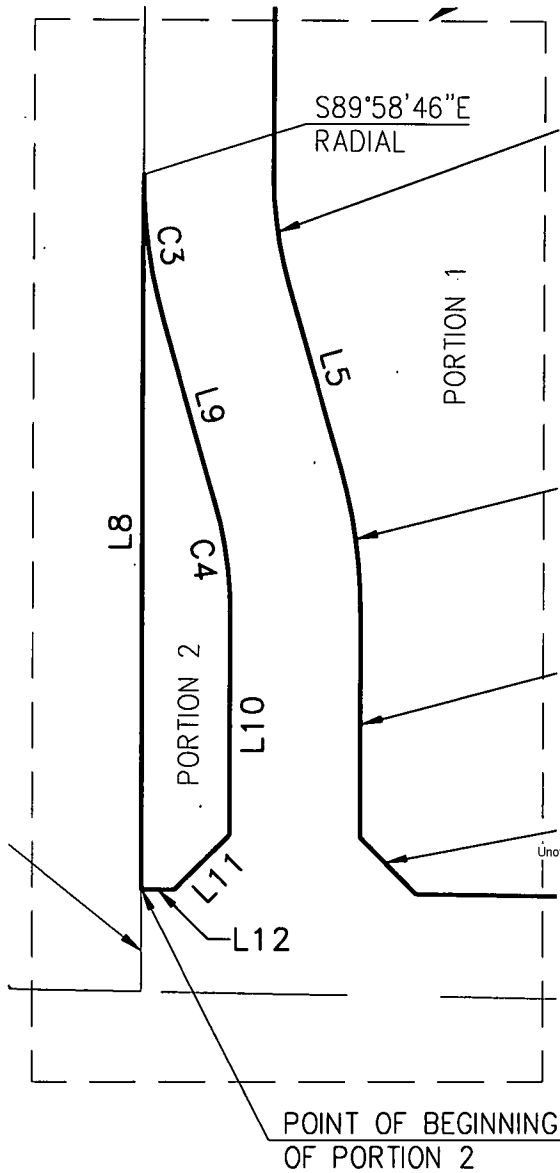


PROJ.NO.:	1033
DATE:	DEC 2021
SCALE:	N.T.S.
DRAWN BY:	JDL
CHECKED BY:	KJP

WOOLF LOGISTICS
 RAVEN NET PROPERTY
 GLENDALE, ARIZONA

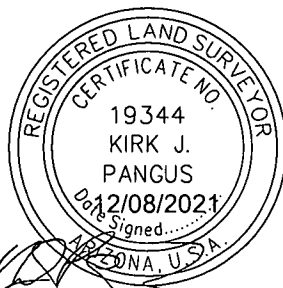
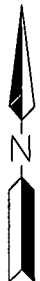
EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°00'56\"W	56.18'
L2	N00°59'04\"E	55.00'
L3	N44°29'51\"W	42.78'
L4	N00°01'14\"E	120.61'
L5	N16°01'21\"W	101.42'
L6	S89°00'56\"E	135.02'
L7	N00°01'14\"E	55.01'
L8	N00°01'14\"E	384.28'
L9	S16°01'21\"E	101.42'
L10	S00°01'14\"W	119.43'
L11	S45°30'09\"W	42.07'
L12	N89°00'56\"W	17.51'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	285.00'	16°02'34\"	79.80'
C2	215.00'	16°02'34\"	60.20'
C3	285.00'	16°02'34\"	79.80'
C4	215.00'	16°02'34\"	60.20'



SHEET 2 OF 2

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WOOLF LOGISTICS
 RAVEN NET PROPERTY
 GLENDALE, ARIZONA

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 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

**WOOLF LOGISTICS
RAVEN TAIL PROPERTY
LEGAL DESCRIPTION**

A portion of land being situated within the South Half of Section 32, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 3 inch MCDOT brass cap in hand hole accepted as the South quarter corner of said Section 32 from which a found 3 inch brass cap in hand hole accepted as the Southeast corner thereof bears South 89°00'56" East, 2641.83 feet;

Thence South 89°00'56" East, 135.02 feet along the south line of the Southeast quarter of said Section 32;

Thence leaving said south line, North 00°01'14" East, 2572.49 feet along a line that is parallel with and 135.00 feet east of the North-South mid-section line of said Section 32 to the **POINT OF BEGINNING**;

Thence leaving said parallel line, North 88°58'08" West, 2093.25 feet along a line that is parallel with and 55.00 feet south of the East-West mid-section line of said Section 32;

Thence leaving last said parallel line, North 01°01'46" East, 40.92 feet along the southerly Right of Way line of Northern Parkway;

Unofficial Document

Thence continuing along said southerly Right of Way line, North 85°56'14" East, 158.58 feet to said East-West mid-section line;

Thence along said East-West mid-section line, South 88°58'08" East, 1934.33 feet to a line that is parallel with and 135.00 feet east of the North-South mid-section line of said Section 32;

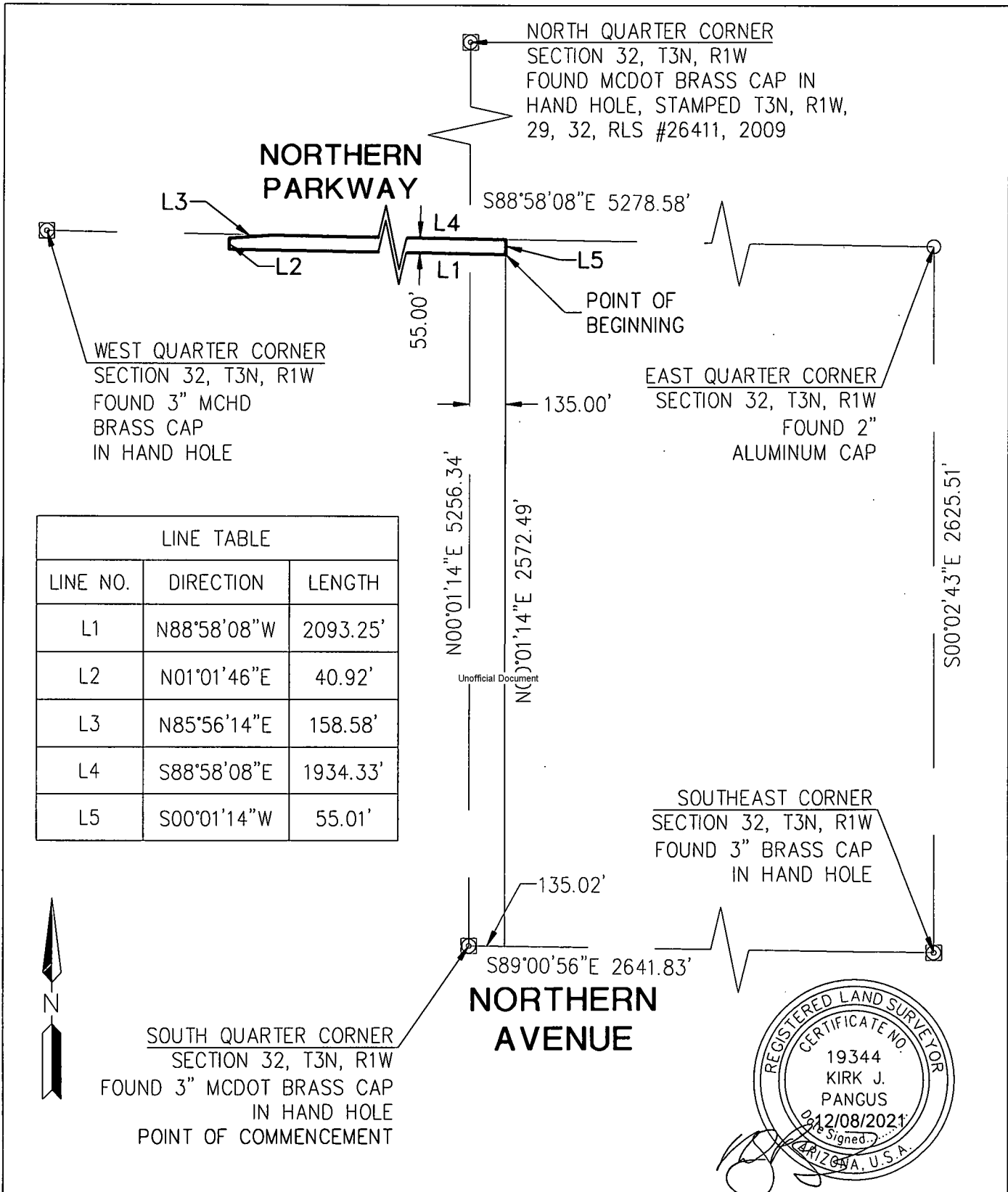
Thence along said parallel line, South 00°01'14" West, 55.01 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 113,990 sq. ft. (2.6169 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

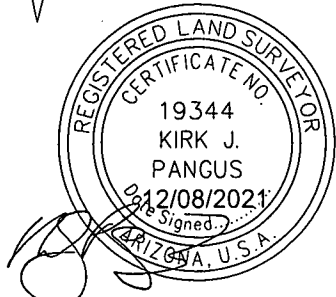
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1033
Date: December 2021





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N88°58'08"W	2093.25'
L2	N01°01'46"E	40.92'
L3	N85°56'14"E	158.58'
L4	S88°58'08"E	1934.33'
L5	S00°01'14"W	55.01'



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WOOLF LOGISTICS
 RAVEN TAIL PROPERTY
 GLENDALE, ARIZONA

EXHIBIT

HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

Date

Ms. Diane McCarthy
Chairman
IMSW
309 Henrietta St.
Webster, TX 77598

RE: Letter of Concurrence for Nestle USA Foreign Trade Zone Application

Dear Ms. McCarthy:

The City of Glendale is supportive of the Greater Maricopa County FTZ No. 277 project. We believe that the Zone is an excellent vehicle for attracting, expanding, and maintaining business opportunities within our community. Nestle USA is constructing a facility at 8351 N 150th Ave., Waddell, AZ 85355, which is situated on 139+/- acres. This new Subzone request will allow Nestle USA to develop a 625,000+/- square foot, state of the art manufacturing facility. This new Glendale facility will bring new jobs and opportunities to the region.

The acreage being proposed for development and Zone designation has been annexed into the City of Glendale. The City of Glendale is fully aware of the fact that FTZ designation for a bona fide user allows tax reclassification to Class 6, and we are comfortable with the new revenues that come from such classification.

It is our desire to support FTZ designation as an opportunity for job creation and economic development activity in our city. This letter will serve as our official letter of support for Nestle USA.

Sincerely,

Kevin R. Phelps
City Manager