

**DRAFT**

## **City of Glendale**

*5850 West Glendale Avenue  
Glendale, AZ 85301*



## **Meeting Minutes**

**Tuesday, December 10, 2024**

**5:30 P.M.**

**Voting Meeting**

**Civic Center**

### **City Council**

*Mayor Jerry Weiers*

*Vice Mayor Ian Hugh*

*Councilmember Leandro Baldenegro*

*Councilmember Joyce Clark*

*Councilmember Ray Malnar*

*Councilmember Lauren Tolmachoff*

*Councilmember Bart Turner*

## **CALL TO ORDER**

Mayor Weiers called the meeting to order at 5:30 p.m.

## **ROLL CALL**

Present: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Also Present: Kevin Phelps, City Manager  
Michael Bailey, City Attorney  
Julie K. Bower, City Clerk  
Vicki Rios, Assistant City Manager  
Jamsheed Mehta, Assistant City Manager

Councilmember Malnar attended the meeting telephonically.

## **PRAYER/INVOCATION**

The invocation was offered by Tony Garcia of the Victory Outreach Phoenix.

## **POSTING OF COLORS**

## **PLEDGE OF ALLEGIANCE**

## **APPROVAL OF THE MINUTES**

1. APPROVAL OF THE MINUTES OF THE NOVEMBER 25, 2024 SPECIAL VOTING MEETING  
Presented by: Julie K. Bower, City Clerk
2. APPROVAL OF THE MINUTES OF THE NOVEMBER 26, 2024 VOTING MEETING  
Presented by: Julie K. Bower, City Clerk
3. APPROVAL OF THE MINUTES OF THE DECEMBER 3, 2024 SPECIAL VOTING MEETING  
Presented by: Julie K. Bower, City Clerk

A motion was made by Vice Mayor Ian Hugh, seconded by Councilmember Lauren Tolmachoff to approve the minutes of the November 25, 2024 special voting meeting, the November 26, 2024 voting meeting and the December 3, 2024 special voting meeting.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro

Councilmember Joyce Clark  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## CONSENT AGENDA

4. RECOMMEND APPROVAL OF LIQUOR LICENSE NO. 600000118-L12, SULLY'S ERUMI SUSHI AND MARTINI ROOM, 6334 W BELL RD
5. ADOPTION OF THE 2025 COUNCIL WORKSHOP AND VOTING MEETING SCHEDULE
6. AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT FOR GLENDALE WORKS PROGRAM EXPENSES WITH PHOENIX GOSPEL MISSION, INC DBA PHOENIX RESCUE MISSION
7. AUTHORIZATION TO ENTER INTO TWO SUBRECIPIENT AGREEMENTS (AMENDMENT NO. 3 TO THE HOME INVESTMENT PARTNERSHIPS AND COMMUNITY DEVELOPMENT BLOCK GRANT – NONPROFIT CORPORATIONS PUBLIC SERVICES) WITH A NEW LEAF, INC FOR THE TENANT-BASED RENTAL ASSISTANCE (TBRA) PROGRAM
8. APPROVAL OF 91ST AVENUE AND CARDINALS WAY FINAL PLAT (FP24-02) LOCATED AT THE SOUTHEAST CORNER OF 91ST AVENUE AND CARDINALS WAY
9. AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT (CONSTRUCTION GMP2) WITH B & F CONTRACTING INC, FOR THE SEWER AND MANHOLE REHABILITATION, PHASE VI - SEGMENT B & D
10. AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ARDURRA GROUP, INC, FOR SUPPLEMENTARY ADA AND CONCRETE DESIGN SERVICES FOR THE MILL AND OVERLAY OF 51ST AVENUE FROM OLIVE TO CACTUS AVENUES
11. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 3 TO THE LINKING AGREEMENT WITH SANDS MOTOR COMPANY FOR AUTOMOTIVE SERVICES AND MAINTENANCE
12. AUTHORIZATION TO ENTER INTO A ~~PROFESSIONAL SERVICES~~ LINKING AGREEMENT FOR FIREFIGHTER CANCER SCREENINGS WITH VINCERE PHYSICIANS GROUP, PLLC DBA VINCERE CANCER CENTER
13. AUTHORIZATION TO ENTER INTO A LINKING AGREEMENT WITH ARIZONA PPE RECON INC FOR THE PURPOSE OF ADVANCED CLEANING, INSPECTION, REPAIR AND TAILORING OF FIREFIGHTER PERSONAL PROTECTIVE EQUIPMENT (PPE)

Councilmember Clark requested a separate vote on the item.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Vice Mayor Ian Hugh to approved item 13.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
NAY: Councilmember Joyce Clark  
Passed

14. POSITION RECLASSIFICATIONS
15. AUTHORIZATION TO ENTER INTO THE LINKING AGREEMENT WITH ORACLE AMERICA INC
16. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 5 WITH CENTRALSQUARE TECHNOLOGIES, LLC
17. AUTHORIZATION TO ENTER INTO THE LINKING AGREEMENT WITH BENEVATE, LLC
18. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 7 TO THE SERVICE AND MAINTENANCE AGREEMENT C-4543 WITH INFOR PUBLIC SECTOR, INC, FOR THE CITY'S ANNUAL HANSEN MAINTENANCE RENEWAL
19. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 1 TO THE AGREEMENT WITH FX TACTICAL, LLC FOR POLICE UNIFORM EQUIPMENT FOR THE GLENDALE POLICE DEPARTMENT
20. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE CARAHSOFT TECHNOLOGY CORPORATION LINKING AGREEMENT

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Joyce Clark to approve Consent Agenda items 4 through 12 and 14 through 20.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
Passed

## CONSENT RESOLUTIONS

Ms. Bower read the Consent Resolutions by title.

**21. RESOLUTION NO. ~~R24-134~~ R24-139**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH GLENDALE UNION HIGH SCHOOL DISTRICT REGARDING A SURVEILLANCE SYSTEM EMERGENCY ACCESS AGREEMENT.

Ms. Bower said the resolution was incorrectly numbered. The correct number was R24-139.

**22. RESOLUTION NO. R24-135**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN AGREEMENT WITH THE U.S. DEPARTMENT OF ENERGY FOR ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT PROGRAM.

**23. RESOLUTION NO. R24-136**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX FOR ADOPTION AND ACCEPTANCE OF THE CITY OF GLENDALE'S UPDATED PUBLIC TRANSPORTATION SAFETY PLAN (PTASP).

**24. RESOLUTION NO. R24-137**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF PHOENIX (FAIN NO. AZ-2024-28-00) FOR ACCEPTANCE AND EXPENDITURE OF FEDERAL TRANSIT ADMINISTRATION GRANT FUNDING FOR TRANSIT SERVICES.

**25. RESOLUTION NO. R24-138**

A RESOLUTION OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, DIRECTING AND ENTERING INTO AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT, ASSISTANCE LISTING NUMBER 21.027, WITH THE MARICOPA COUNTY HUMAN SERVICES DEPARTMENT FOR THE DEVELOPMENT OF TRANSITIONAL HOUSING FOR HOMELESS AND AT-RISK VETERANS.

A motion was made by Councilmember Leandro Baldenegro, seconded by Councilmember Lauren Tolmachoff to adopt Consent Resolutions items 21 through 25.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro

Councilmember Joyce Clark  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## **BIDS AND CONTRACTS**

Ms. Bower read the Bids and Contracts items by title.

**26. AWARD OF PROPOSAL 25-13 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH COMMUNITY SUPPORT SERVICES, INC FOR HOME DETENTION AND ELECTRONIC MONITORING SERVICES**

A motion was made by Councilmember Bart Turner, seconded by Councilmember Leandro Baldenegro to approve item 26.

Councilmember Clark said, as was her habit and practice, she would be voting no on all 5-year contracts.

The vote on the motion was:

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

NAY: Councilmember Joyce Clark

Passed

**27. AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH PARADIGM SOFTWARE LLC FOR LANDFILL WEIGH SCALE SOFTWARE LICENSES AND SUPPORT SERVICES**  
Presented by: Michelle Woytenko, Director, Field Operations

Ms. Woytenko said because Councilmember Clark did not like 5-year contracts and this was her last meeting, the initial term was 4 years, 11 months and 29 days.

Councilmember Clark congratulated Ms. Woytenko for her creativity but pointed out a 5-year extension was included in the contract, and she would be voting no.

A motion was made by Councilmember Ray Malnar, seconded by Vice Mayor Ian Hugh to approve item 27.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh

Councilmember Leandro Baldenegro  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
NAY: Councilmember Joyce Clark  
Passed

**28. AWARD OF RFP 25-16 OCCUPATIONAL HEALTH SERVICES AND AUTHORIZATION TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH BANNER OCCUPATIONAL HEALTH- ARIZONA, LLC DBA BANNER OCCUPATIONAL HEALTH CLINICS**

A motion was made by Councilmember Lauren Tolmachoff, seconded by Vice Mayor Ian Hugh to approve item 28.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
NAY: Councilmember Joyce Clark  
Passed

**29. AWARD OF RFP 25-03 AND AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH HEARTFIT FOR DUTY, LLC FOR PUBLIC SAFETY PERSONNEL PHYSICALS**

A motion was made by Vice Mayor Ian Hugh, seconded by Councilmember Lauren Tolmachoff to approve item 29.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
NAY: Councilmember Joyce Clark  
Passed

## LAND DEVELOPMENT ACTIONS

### 30. ORDINANCE NO. O24-51

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY OF GLENDALE, ARIZONA, BY APPROVING ZONING TEXT AMENDMENT ZTA24-03 FOR AMENDING THE ZONING ORDINANCE AS FOLLOWS: CHAPTER 35 (UNIFIED DEVELOPMENT CODE), ARTICLE 3 (SUPPLEMENTAL USE PROVISIONS), SECTION 35.3.204 (ACCESSORY USE CONDITIONS) AND CHAPTER 35 (UNIFIED DEVELOPMENT CODE), ARTICLE 8 (DEFINITIONS), SECTION 35.8.004 (SPECIFIC DEFINITIONS); PROVIDING FOR SEVERABILITY, SETTING FORTH AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED. (PUBLIC HEARING REQUIRED)

Presented by: Tabitha Perry, Deputy Director, Development Services

Ms. Bower read the ordinance by title.

Mayor Weiers opened the public hearing.

Ms. Perry said the text amendment was required in order to align with Arizona Revised Statutes 9-461.18 relating to municipal planning accessory dwelling requirements. The amendment included an updated definition for an Accessory Dwelling Unit (ADU) to reflect the allowance of a kitchenette in addition to a kitchen. It also addressed square footage requirements, minimum side and rear setbacks, a minimum of a kitchenette, and specific regulations for restricted affordable ADUs. In addition, the text amendment encouraged ADUs to be of similar architectural style to the primary residence to promote a cohesive aesthetic style.

No one wished to speak on the matter.

Mayor Weiers closed the public hearing.

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Lauren Tolmachoff to adopt Ordinance No. O24-51.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

## ORDINANCES

### 31. ORDINANCE NO. O24-52

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE SALE OF LAND BY THE CITY TO THE VETERAN'S COMMUNITY PROJECT, INC. AND DIRECTING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE SALE AND DIRECTING CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

Presented by: Matthew Hess, Deputy Director, Community Services

Ms. Bower read the ordinance by title.

Mr. Hess said the proposed ordinance would convey title of City-owned land and secure project funding for Veterans Community Project (VCP). The subject parcel was approximately 7.94 acres in size and was located south of Northern Horizon Park. The VCP would develop and operate 50 units of non-congregate transitional housing to serve homeless veterans. It would secure \$3 million in American Rescue Plan Act (ARPA) funds provided by the Maricopa County Human Services Department and \$3.1 million received from the state legislature. Construction was expected to begin before the end of the fiscal year with occupancy expected to be completed in the fall of 2027.

A motion was made by Mayor Jerry Weiers, seconded by Councilmember Joyce Clark to adopt Ordinance No. O24-52.

Mayor Weiers said the project started over two years ago. There were multiple issues why veterans became homeless. It was a huge step that the City, County and State were taking to assist veterans with getting their lives back together. He was happy that it would be a unanimous vote.

The vote on the motion was:

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

### 32. ORDINANCE O24-53

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING AND DIRECTING THE ENTERING INTO OF AN INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR TRANSFER OF PROPERTY AT THE SOUTHWEST CORNER OF NORTHERN AVENUE AND THE NEW

RIVER IN SUPPORT OF THE NORTHERN PARKWAY AND THE WEST VALLEY ANIMAL CARE AND CONTROL PROJECTS AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

Presented by: Rick St. John, Deputy City Manager

Ms. Bower read the ordinance by title.

Mr. St. John said the proposed ordinance would authorize a sale and development agreement with Maricopa County to purchase approximately 4.97 acres for the West Vally Animal Care and Control Project.

A motion was made by Councilmember Lauren Tolmachoff, seconded by Councilmember Joyce Clark to adopt Ordinance No. O24-53.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**33. ORDINANCE NO. O24-54**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR THE SALE OF LAND BY THE CITY GENERALLY LOCATED AT THE NORTHWEST CORNER OF MONTEBELLO AVENUE AND 91ST AVENUE, TOTALING 8.25 ACRES TO VAI RESORTS, LLC, AND DIRECTING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE SALE AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS ORDINANCE.

Presented by: Don Bessler, PWLF, Director, Engineering

Ms. Bower read the ordinance by title.

Mr. Bessler said the purchase and sale agreement was approved by Council in June. Both parties had agreed that a modification to the schedule was in order and that was what was covered in the amendment.

A motion was made by Councilmember Joyce Clark, seconded by Vice Mayor Ian Hugh to adopt Ordinance No. O24-54.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
Councilmember Lauren Tolmachoff

## NEW BUSINESS

- 34. AUTHORIZATION TO ENTER INTO AN AMENDMENT TO THE CONSTRUCTION MANAGER AT RISK AGREEMENT (PRE-CONSTRUCTION SERVICES) WITH OKLAND CONSTRUCTION COMPANY, INC, FOR THE DOWNTOWN CAMPUS REINVESTMENT PROJECT (MOVED FROM CONSENT AGENDA)**  
Presented by: Eddie Garcia, AIA, City Architect, Engineering

Ms. Bower read the item by title.

Mr. Garcia said he would combine items 34 and 35 in his presentation. Item 34 would amend the City's contract with Okland Construction Company for pre-construction services which included cost estimating, constructability reviews, field reviews and long lead items for the Velma Teague Library.

Mr. Garcia said item 35 would amend the City's contract with Holly Street Studio to provide full design and construction administration services for Velma Teague Library and the area in Murphy Park vacated by the Velma Teague Library.

Councilmember Turner asked when Okland would start work on the library site.

Mr. Garcia said pre-construction work would begin immediately which consisted of constructability reviews, cost estimating, field investigations and long lead items.

Councilmember Turner asked if there would be any long lead items for demolition of the library.

Mr. Garcia said it would be associated with the new site for the library. The demolition was part of the design services provided by Holly Street Studio. Okland's contract already included construction work for Murphy Park. The item would be brought back to Council for approval of the construction work as a separate agenda item.

Councilmember Turner said he had requested a Council Item of Special Interest for further discussion regarding the plan for Velma Teague Library.

Councilmember Tolmachoff asked how item 34 related to the existing Velma Teague Library building in Murphy Park.

Mr. Garcia said Okland already had the work required in Murphy Park in its existing contract.

Councilmember Tolmachoff asked when the demolition of the existing library building was approved.

Mr. Garcia said the demolition would be a separate item that would come back to Council.

Councilmember Tolmachoff said when she was first elected to Council, there had been ongoing discussions about selling Foothills Library but the Council at that time, afforded the decision to the new Council. That was what should be done now. Two new

Councilmembers would be sworn in that evening, and they should be afforded the same courtesy to leave such a monumental decision for the community to the new Council.

The following residents spoke regarding the item:

Jessica Koory, Barrel District resident, spoke in opposition to the item.  
John LeGendre, Barrel District resident, spoke in opposition to the item.  
Jillean Bidelman, Barrel District resident, spoke in opposition to the item.  
Bobby Casares, Ocotillo District resident, spoke in opposition to the item.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lauren Tolmachoff to table item 34 until 2025 after new Councilmembers have had the opportunity to have the options presented at a workshop.

AYE: Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
NAY: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
Failed

A motion was made by Councilmember Ray Malnar, seconded by Councilmember Joyce Clark to approve item 34.

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
NAY: Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
Passed

- 35. AUTHORIZATION TO ENTER INTO AMENDMENT NO. 2 TO THE STANDARD FORM OF AGREEMENT BETWEEN OWNER AND DESIGN PROFESSIONAL (CONSTRUCTION MANAGER AT RISK) WITH HOLLY STREET STUDIO, LLC, FOR THE DOWNTOWN CAMPUS REINVESTMENT PROJECT (MOVED FROM CONSENT AGENDA)**  
Presented by: Eddie Garcia, AIA, City Architect, Engineering

Ms. Bower read the item by title.

Mr. Garcia said he had nothing further to present.

Rory Goree, Ocotillo District resident, spoke in opposition to the item.

A motion was made by Councilmember Bart Turner, seconded by Councilmember Lauren Tolmachoff to table item 35 until 2025 after new Councilmembers have had the opportunity to have the options presented at a workshop.

AYE: Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

NAY: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar

Failed

A motion was made by Councilmember Joyce Clark, seconded by Vice Mayor Ian Hugh to approve item 35.

Councilmember Turner objected to moving forward with the contract at this time.

The vote on the motion was:

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar

NAY: Councilmember Lauren Tolmachoff  
Councilmember Bart Turner

Passed

**36. AUTHORIZATION TO ENTER INTO A PARKING GARAGE SPACE USE AGREEMENT WITH VAI RESORTS LLC**

Presented by: Jessi Pederson, Director, Economic Development

Ms. Bower read the item by title.

Ms. Pederson said the agreement was for the exclusive use of 800 parking spaces. The initial term of the agreement was 25 years with two possible 10-year renewal options in an amount not to exceed \$17,875,000. She said the Economic Development Department believed the opportunity fulfilled the City's strategy for growth in the Entertainment District.

Councilmember Tolmachoff asked Ms. Pederson to review the list of benefits.

Ms. Pederson reviewed the following:

- dedicated covered garage parking would increase the value of the City's adjacent unimproved parcel
- allowed for the attraction of a higher quality of development
- allowed for greater building height and density

- supported surrounding venues and future development that continued to grow within the Sports and Entertainment District
- provided options to the City to make available critical additional parking to assist in the successful bidding for large-scale mega-events that resulted in significant positive economic impact to the City

Councilmember Tolmachoff said there was no way to quantify the increase in value to the City's parcel, but it would not increase the City's parcel by \$1,561,135 per acre. The City was selling the 8.25 acres for construction of the parking garage for \$21 per square foot. It would have to add an additional value of \$36 per square foot for a total of \$57 per square foot. She did not believe the value added would compensate the cost for the taxpayers. It would have to generate over \$600 million in taxable activity for the taxpayers to get paid back. There was no user for the spaces or revenue offset. It was purely speculative. Vai had the first right of refusal for the remaining 11 acres and already had 7,461 parking spaces it could use in the adjacent paved parking lot.

Councilmember Tolmachoff said the 800 spaces would not be available until September 2025. She asked why it was necessary to enter into the agreement right now. It should wait until the new Councilmembers were seated. The agreement was not in the best interest of the taxpayers.

Councilmember Clark said the current Council had been briefed extensively on all components of the parking garage and had the expertise and knowledge about the development that a new Council would not have. The Economic Development Department's agenda was to move Glendale forward, and she supported its recommendation.

The following residents spoke regarding the item:

- Rory Goree, Ocotillo District resident, spoke in opposition to the item.
- Brian Kelly, Cholla District resident, spoke in opposition to the item.
- Helena Johnson Bodine, Cholla District resident, spoke in opposition to the item.

A motion was made by Councilmember Joyce Clark, seconded by Councilmember Leandro Baldenegro to approve item 36.

Councilmember Clark said the \$17.8 million would be paid over the space of 45 years and would not be paid immediately.

Councilmember Tolmachoff asked for clarification. She believed the \$17.8 million would be paid to Vai upon the issuance of a certificate of occupancy in September 2025.

Mr. Bailey said that was correct.

Councilmember Tolmachoff said there was no reason to be casting the vote tonight other than the fact that two people would be supporting it as their last act of serving the City. It was supposed to be for economic development but it had no end user, and possibly no user at all. The City had hosted a Super Bowl and a Final Four and was able to park every car. Additional parking places were not necessary to attract mega events.

Councilmember Turner said it was disappointing that some Councilmembers did not understand the \$17.8 million would be due in the next fiscal year. The City had no pressing need for the 800 parking spaces. There was no reason the vote could not be taken in six months by the Council that would be determining future budget capability.

Vice Mayor Hugh said over the last eight years, the management team had been spot on in its recommendations. The City had never been in better shape.

The vote on the motion was:

AYE: Mayor Jerry Weiers  
Vice Mayor Ian Hugh  
Councilmember Leandro Baldenegro  
Councilmember Joyce Clark  
Councilmember Ray Malnar  
NAY: Councilmember Lauren Tolmachoff  
Councilmember Bart Turner  
Passed

## **COUNCIL COMMENTS AND SUGGESTIONS**

Councilmember Baldenegro invited everyone to attend the annual Hometown Christmas Parade in downtown Glendale on Saturday.

Councilmember Clark said after 24 years of service to the City, she was retiring. She congratulated Yucca District Councilmember-elect Dianna Guzman. She thanked the residents for the honor of allowing her the privilege of representing them.

Councilmember Malnar wished everyone happy holidays.

Councilmember Tolmachoff thanked the residents and City staff members who attended the Cholla District Holiday Mixer. She wished everyone a safe and happy holiday.

Councilmember Turner said Glendale Glitters was fantastic this year. He encouraged everyone to visit. He wished happy holidays and a happy New Year to everyone.

Vice Mayor Hugh had enjoyed his service on Council.

Mayor Weiers said Saturday was the Hometown Christmas Parade put on by private citizens, businesses and service organization. It was the 11th year for the parade and there were 121 entries. The proceeds raised would go to the Hope for Hunger food bank started by the Glendale firefighters and now run by the Phoenix Rescue Mission. Last year, the Parade Committee was able to present a check for \$100,000 to the food bank. He invited everyone to attend. The parade started at 11:00 a.m. on Glendale Avenue from 51st Avenue to 59th Avenue.

Mayor Weiers encouraged people to get all the information before speaking on an issue. The City had done some wonderful things. Councilmembers would not agree on everything but everyone was trying to do the very best they could. He wished everyone a Merry Christmas.

## **CITIZEN COMMENTS**

Jillean Bidelman, Barrel District resident, asked for information regarding the parade and Glendale Glitters.

Andrew Marwick, Phoenix resident, commented on professional sports teams.

## **ADJOURNMENT**

Mayor Weiers adjourned the meeting at 6:56 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the meeting of the Glendale City Council of Glendale, Arizona, held on the 10th day of December, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_ day of \_\_\_\_, 2024.

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Julie K. Bower, MMC, City Clerk