

RESOLUTION 2022-2204

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 11 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT.

WHEREAS, pursuant to ARIZ. REV. STAT. § 48-594(B) and a request of the property owners affected, the Superintendent of Streets of the City of Goodyear, Arizona (the "City"), has prepared a list of assessments on certain property within the McDowell Road Commercial Corridor Improvement District (the "District"), which assessments are to be modified, including (a) the assessment number, legal description and amount assessed on each affected parcel before the modification, (b) the assessment number, legal description and name and address of the owner as shown on the most recent tax roll, and (c) the amount to be assessed on each parcel after modification, all of which are set forth in the Petition for Modification of Assessments presented herewith; and

WHEREAS, the Superintendent of Streets has caused to be prepared and presented to the Mayor and City Council an amendment to the assessments reflecting the requested modification and an amended Assessment Diagram; and

WHEREAS, the property owners impacted by the requested assessment modification waived their rights to notice and a hearing as described in ARIZ. REV. STAT. § 48-594(B); and

WHEREAS, no objections to the reallocation of the assessment have been received during the time provided by law; and

WHEREAS, the property owners impacted by the requested assessment modification have prepaid the costs of such modification; and

WHEREAS, the Mayor and City Council have considered the matter and have the advice of the Superintendent of Streets with respect to the improvements constructed and the assessments levied for the District.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. Pursuant to ARIZ. REV. STAT. § 48-594(B) and the completed application and substantially complete petition submitted by the property owners, and good cause appearing therefore, it is hereby ordered that assessment number 11 be modified in accordance with the assessment modification and reallocation submitted by the Superintendent of Streets.

SECTION 2. The Mayor and City Council hereby approve the assessment modifications as are set forth on Exhibit A attached hereto, and approve the form of amended Assessment Diagram as set forth on Exhibit B attached hereto.

SECTION 3. The Mayor and City Council hereby direct the Superintendent of Streets to record the reallocated assessment and amended Assessment Diagram in the Superintendent of Streets' office pursuant to ARIZ. REV. STAT. § 48-594(B) and to record, or cause to be recorded, an amended notice of recording of assessment in the records of Maricopa County, Arizona.

SECTION 4. The modified assessment numbers will now be 11-01-001 through 11-01-008, inclusive.

SECTION 5. The costs of the reallocation shall be included in the amount of the assessment, as reallocated, and, if not sooner paid, shall be included in the next installment of the assessment due with respect to the affected parcels.

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona by a _____ vote, this _____ day of _____, 2022.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Darcie McCracken, City Clerk

Roric Massey, City Attorney

APPROVED AS TO FORM:

Gust Rosenfeld P.L.C.
Bond Counsel

I hereby certify that I have reviewed the legal descriptions and the modifications of the assessments above-numbered and that the modifications set forth on the attached exhibit are acceptable to me.

Superintendent of Streets

EXHIBIT A

ASSESSMENT MODIFICATIONS

(see attached)

New Assessment Number, Assessor Parcel Number, Principal Remaining, Acreage and Ownership Info											RPA Calculated New Assessment	2022 FCV	Status of Development	Estimated FCV (1)	Value to Lien (2)	comments
Original Assessment Number	Original APN	Original Assessment Acreage	Original Assessment Square Footage	Principal Balance Remaining (4)	New Assessmen Number	New APN	Lot or Tract #	New Assessment Acreage (3)	New Assessment Square Footage(3)	Owner Name						
11	501-69-016L 501-69-019H	47.906	2,086,797.60	\$2,552,754.91	11-01-001	501-73-967	Lot 1	2.437	106,148.00	Globe Land Investors, LLC	\$140,148.93	\$475,000.00	undeveloped	\$1,379,924.00	9.85	FCV calculated based on \$13/SF
					11-01-002	501-73-968	Lot 2	9.893	430,940.00	Globe Land Investors, LLC	\$568,977.09	\$1,706,400.00	undeveloped	\$5,602,220.00	9.85	FCV calculated based on \$13/SF
					11-01-003	501-73-969	Lot 3	3.347	145,781.00	Globe Land Investors, LLC	\$192,477.03	\$537,200.00	undeveloped	\$1,895,153.00	9.85	FCV calculated based on \$13/SF
					11-01-004	501-73-970	Lot 4	1.865	81,230.00	Globe Land Investors, LLC	\$107,249.29	\$329,500.00	undeveloped	\$1,055,990.00	9.85	FCV calculated based on \$13/SF
					11-01-005	501-73-971	Lot 5	2.314	100,777.00	Globe Land Investors, LLC	\$133,057.51	\$394,600.00	undeveloped	\$1,310,101.00	9.85	FCV calculated based on \$13/SF
					11-01-006	501-73-972	Lot 6	1.276	55,570.00	GSQ Goodyear Office LLC	\$73,369.97	\$239,900.00	undeveloped	\$722,410.00	9.85	FCV calculated based on \$13/SF
					11-01-007	501-73-973	Lot 7	2.322	101,127.00	GSQ Goodyear Parking Garage LLC	\$133,519.62	\$395,700.00	undeveloped	\$1,314,651.00	9.85	FCV calculated based on \$13/SF
					11-01-008	501-73-974	Lot 8	20.934	911,869.00	Globe Land Investors, LLC	\$1,203,955.47	\$2,486,200.00	undeveloped	\$11,854,297.00	9.85	FCV calculated based on \$13/SF
					11-01-009		ROW	3.364	146,534.00	City of Goodyear	\$0.00		R/W	NA	NA	right-of-way
Total		47.906	2,086,797.60	\$2,552,754.91				47.750	2,079,976.00		\$2,552,754.91	\$6,564,500.00		\$25,134,746.00	9.85	FCV calculated based on \$13/SF

(1) According to the latest information available on the Maricopa County Assessor's Office website, the parcels as part of this modification of assessment have been assigned new parcel numbers and are reflected herein. These parcels are currently undeveloped so the anticipated 2022 FCV are anticipated to be low until such time that they are developed. Comparable undeveloped parcels within the Market at Estrella Falls have 2022 FCV of \$15-16 per square foot valuations while developed parcels within the Market at Estrella Falls have had 2022 FCV with \$32-\$39 per square foot valuations. In order to demonstrate the value to lien ratio as part of this modification of assessment, a conservative estimate of \$13/SF will be utilized (allowing for some variation in land use in accordance with the applicable zoning standards).

(2) As calculated utilizing the \$13/SF valuation as described above in footnote (1).The parcels identified as part of this modification of assessment meet the minimum 4:1 VTL ratio as demonstrated herein.

(3) New assessment acreage and new assessment square footage are approximate based on the records of Maricopa County Assessor and may not match the original assessment acreage and original assessment square footage due to variations and rounding.

(4) Furnished by City of Goodyear Finance Department on 11/30/21

EXHIBIT B

AMENDED ASSESSMENT DIAGRAM

(see attached)

CITY OF GOODYEAR, ARIZONA

MCDOWELL ROAD

COMMERCIAL CORRIDOR

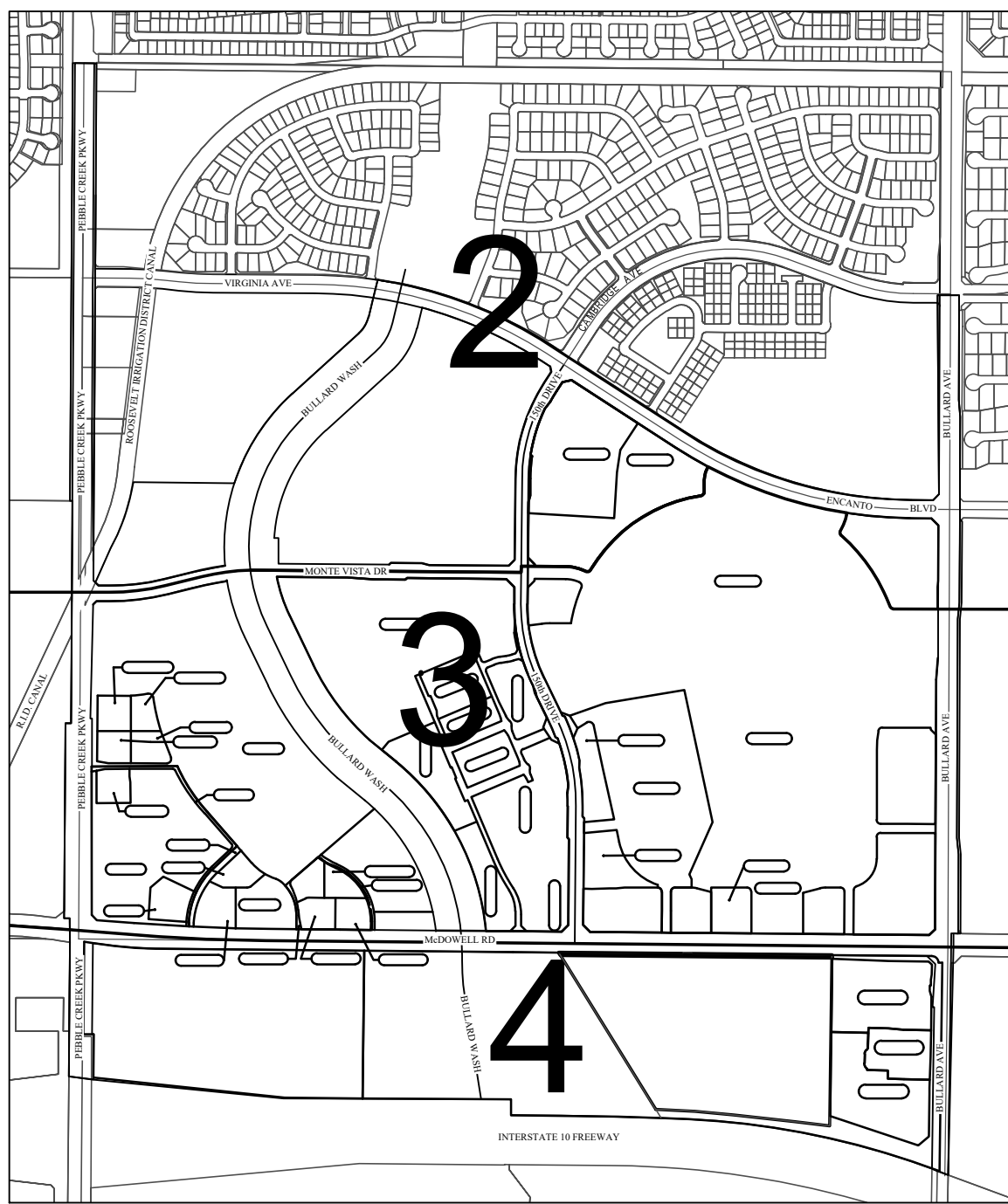
IMPROVEMENT DISTRICT

(AMENDED)

MAYOR
JOE PIZZILLO

VICE MAYOR
BRANNON HAMPTON

COUNCIL MEMBERS
SHERI LAURITANO
WALLY CAMPBELL
BILL STIPP
LAURA KAINO



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:

[RPA] **RITICH-POWELL**
& Associates
602-263-1177
WWW.RPAENG.COM

CERTIFICATION

I, _____, CITY CLERK OF THE CITY OF GOODYEAR, ARIZONA, DO HEREBY CERTIFY THAT THIS IS THE AMENDED ASSESSMENT DIAGRAM OF THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT, APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GOODYEAR AT A MEETING ON THE ____ DAY OF _____, 20____, AND THAT A QUORUM WAS PRESENT.

BY _____ FILED BY _____
CITY CLERK SUPERINTENDENT OF STREETS

ASSESSMENT DIAGRAM SUBMITTED THIS ____ DAY OF _____
20____

SUBMITTED BY _____
SUPERINTENDENT OF STREETS

APPROVAL

APPROVED BY RESOLUTION NO. _____ AT A MEETING OF THE COMMON COUNCIL OF THE CITY OF GOODYEAR, ARIZONA HELD THIS ____ DAY OF _____ 20____.

BY _____
MAYOR

ATTEST _____
CITY CLERK

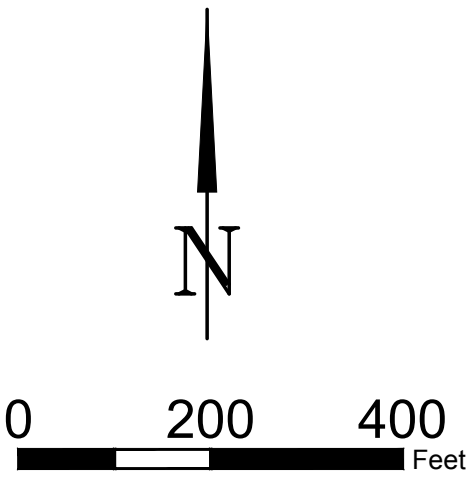


CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"

ASSESSMENT NUMBER	PARCEL NUMBER
1-02-001	APN#
9	501-69-016E
10	501-69-966B
11-01-001	501-73-967
11-01-002	501-73-968
11-01-003	501-73-969
11-01-004	501-73-970
11-01-005	501-73-971
11-01-006	501-73-972
11-01-007	501-73-973
11-01-008	501-73-974
12	501-71-984
13-01-001	501-71-983A
13-01-002	501-71-983B
14-01-001	501-73-965
	501-73-962
	501-73-964
15	501-71-982

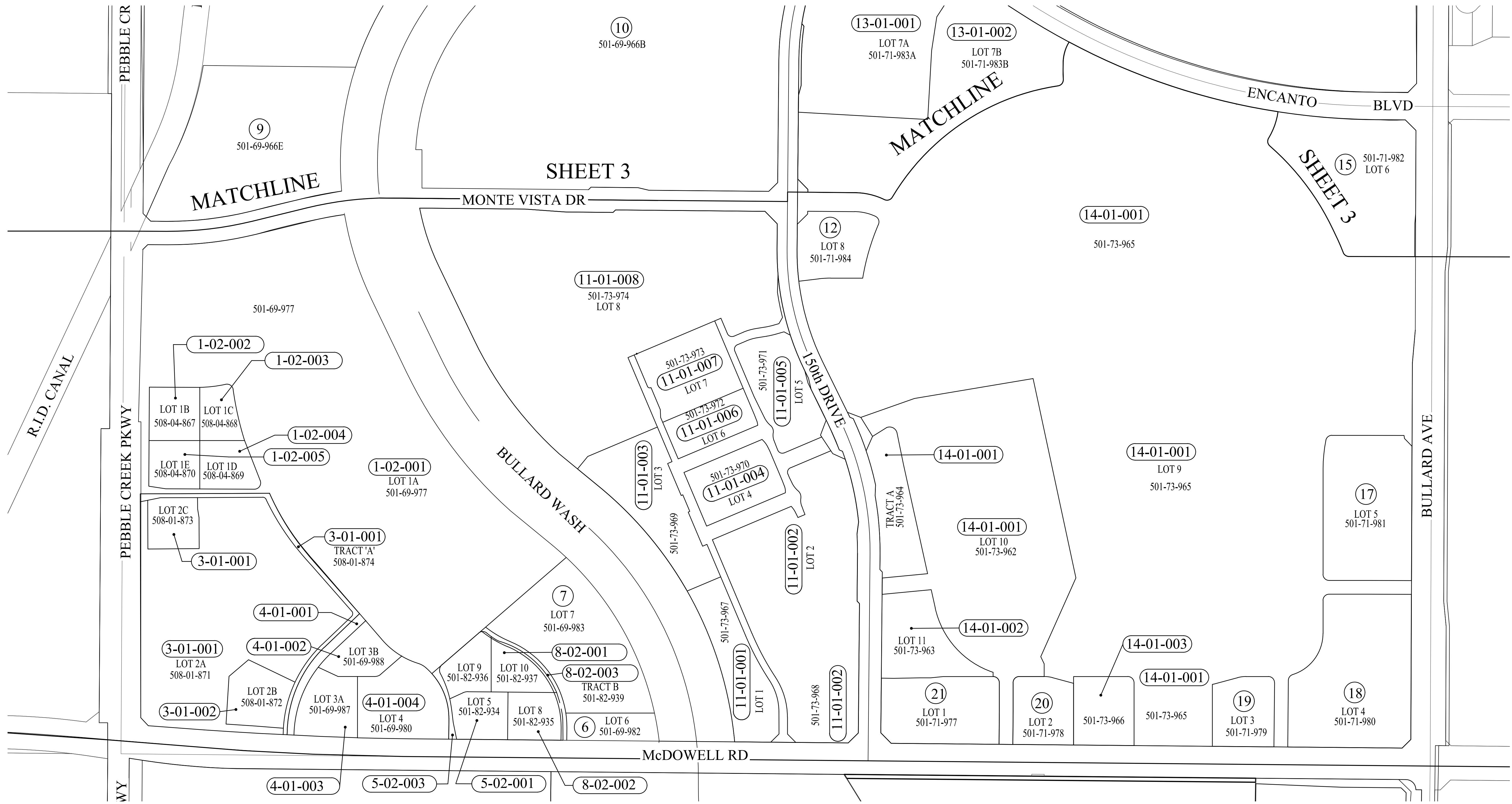
LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER



REVISED 11-29-2021
REVISED 9-10-2020
REVISED 5-14-2019
REVISED 9-10-2018
REVISED 3-16-2018
REVISED 10-26-2009
ORIGINAL 9-24-2007

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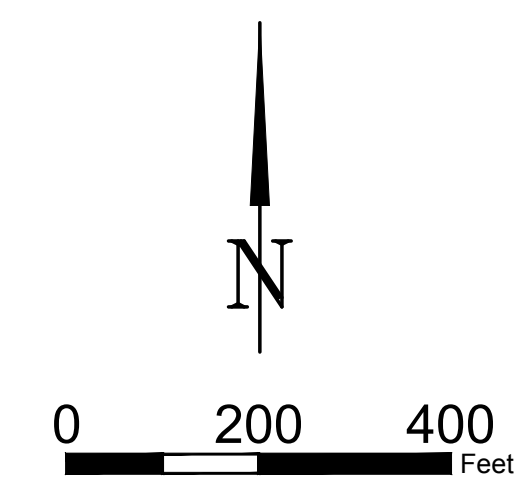
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY JEB	DATE 11-29-21	SCALE: 1" = 200' - 0" SHEET 2 OF 4
DRAWN	JEB	11-29-21	
CHECKED	JEB	11-29-21	



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
1-02-001	501-69-977	8-02-001	501-82-937	12	501-69-984
1-02-002	508-04-867	8-02-002	501-82-935	13-01-001	501-71-983A
1-02-003	508-04-868	8-02-003	501-82-939	13-01-002	501-71-983B
1-02-004	508-04-869			14-01-001	501-73-965
1-02-005	508-04-870	9	501-69-966E		501-73-962
3-01-001	508-01-871	10	501-69-966B	14-01-002	501-73-963
	508-01-873	11-01-001	501-73-967	14-01-003	501-73-966
	508-01-874	11-01-002	501-73-968	15	501-71-982
3-01-002	508-01-872	11-01-003	501-73-969	17	501-71-981
4-01-001	501-69-989	11-01-004	501-73-970	18	501-71-980
4-01-002	501-69-988	11-01-005	501-73-971	19	501-71-979
4-01-003	501-69-987	11-01-006	501-73-972	20	501-71-978
4-01-004	501-69-980	11-01-007	501-73-973	21	501-71-977
5-02-001	501-82-934	11-01-008	501-73-974		
5-02-002	501-82-936				
5-02-003	501-82-938				
6	501-69-982				
7	501-69-983				

CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"

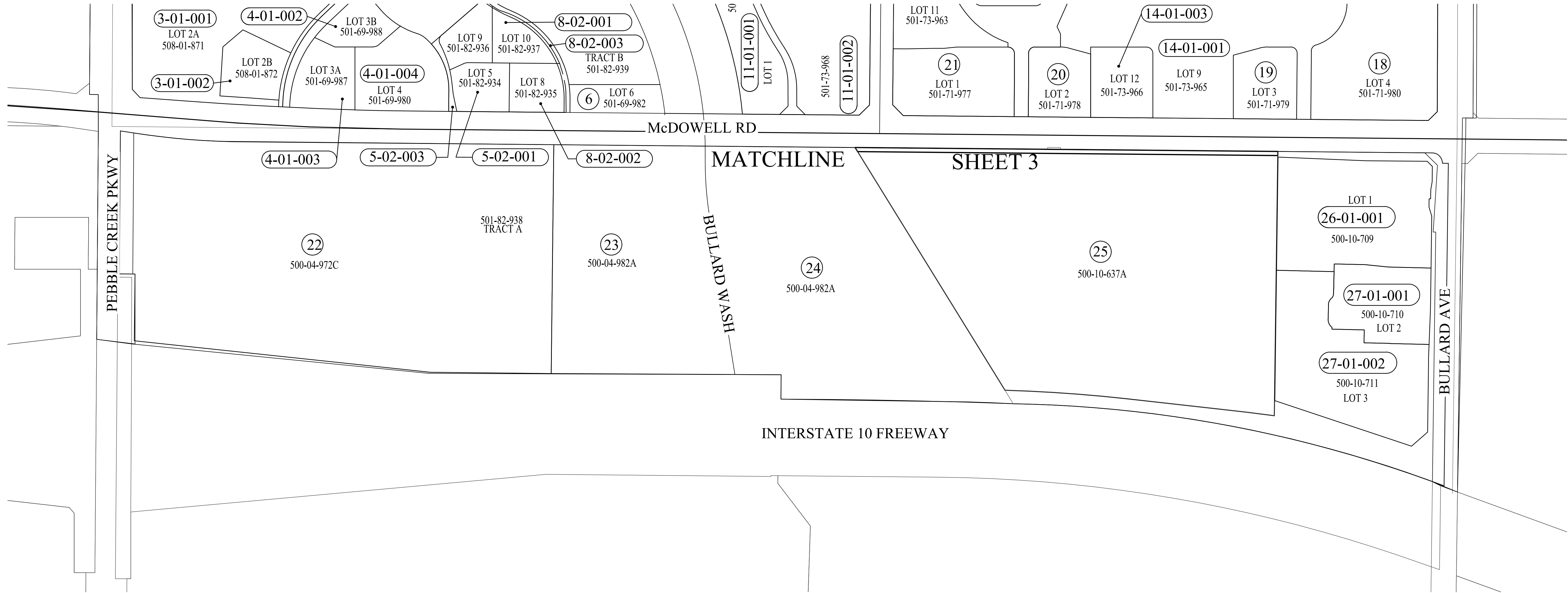


RITOCH-POWELL
RPA & Associates
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LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 11-29-2021
REVISED 9-10-2020
ORIGINAL 9-24-2007

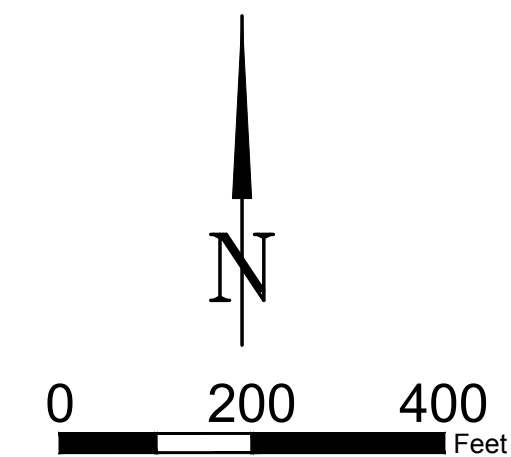
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	11-29-21	SHEET 3 OF 4
CHECKED	JEB	11-29-21	



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
3-01-001	508-01-871	20	501-71-978
3-01-002	508-01-873	21	501-71-977
4-01-001	501-69-979	22	500-04-972C
4-01-002	501-69-979	23	500-04-982A
4-01-003	501-69-979	24	500-04-982A
4-01-004	501-69-980	25	500-10-637A
5-02-001	501-82-934	26-01-001	500-10-709
5-02-002	501-82-936	27-01-001	500-10-710
5-02-003	501-82-938	27-01-002	500-10-711
6	501-69-982		
8-02-001	501-82-937		
8-02-002	501-82-935		
8-02-003	501-82-939		
11-01-001	501-73-967		
11-01-002	501-73-968		
11-01-003	501-73-969		
11-01-004	501-73-970		
11-01-005	501-73-971		
11-01-006	501-73-972		
11-01-007	501-73-973		
11-01-008	501-73-974		
14-01-001	501-73-965		
14-01-002	501-73-963		
14-01-003	501-73-966		
18	501-71-980		
19	501-71-979		

CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	500-04-972-A
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 11-29-21
REVISED 9-10-2020
REVISED 5-14-2019
REVISED 9-10-2018
REVISED 3-16-2018
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ORIGINAL 9-24-2007

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MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	11-29-21	SHEET 4 OF 4
CHECKED	JEB	11-29-21	