

RESOLUTION 2024-2406

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 27-01-001 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT.

WHEREAS, pursuant to Arizona Revised Statutes (“A.R.S.”) § 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 A.R.S. § 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 its 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 CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, as follows:

Section 1. Pursuant to A.R.S. § 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 27-01-001 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 (i) the Superintendent of Streets to record the reallocated assessment and amended Assessment Diagram in the Superintendent of Streets' office pursuant to A.R.S. § 48-594(B) and (ii) the District Attorney 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 27-02-001 and 27-02-002.

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona on June 10, 2024.

Joe Pizzillo, Mayor

Darcie McCracken, City Clerk

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

CERTIFICATE

I hereby certify that the above and foregoing Resolution was duly passed by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona, at a regular meeting held on June 10, 2024, and that a quorum was present thereat and that the vote thereon was _____ ayes and _____ nays; _____ did not vote or were absent.

Darcie McCracken, City Clerk

EXHIBIT A

ASSESSMENT MODIFICATIONS

(see attached)

Original Assessment Number	Original APN	Original Assessment Acreage	Original Assessment Square Footage	2024 FCV ⁽¹⁾	Principal Balance Remaining ⁽⁴⁾	New Assessment Number	New APN	Lot or Tract #	New Assessment Acreage ⁽³⁾	New Assessment Square Footage ⁽³⁾	Owner Name	Calculated New Assessment	Status of Development	2024 Estimated FCV ⁽²⁾	Value to Lien ⁽⁵⁾
27-01-001	500-10-710	2.555	111,293.00	\$ 2,461,100.00	\$83,719.23	27-02-001	500-10-710A	Lot 2A	1.729	75,321.00	Tradcor Partners Goodyear LLC/Goodyar Logding Inc	\$56,658.07	undeveloped	\$1,665,581.09	29.40
						27-02-002	500-10-710B	Lot 2B	0.826	35,975.00	Goodyear LLC/Goodyar Logding Inc	\$27,061.16	undeveloped	\$795,518.91	29.40
Total		2.555	111,293.00		\$83,719.23				2.555	111,296.00		\$83,719.23			

(1) According to the latest information available on the Maricopa County Assessor's Office website, the original parcel (APN 500-10-710) as part of this modification of assessment have been assigned new parcel numbers and are reflected herein (APN 500-10-710A and 500-10-710B). The 2024 FCV for the original property prior to modification is reflected as \$2,461,100 according to the Maricopa County Assessor (see below). The 2024 FCV for the split parcels as shown here is not available at this time. Refer to footnote 2 to determine the estimated 2024 FCV based on the newly split parcels.

(2) in order to determine the Estimated 2024 FCV for the newly split parcels, the following equation was utilized. 2024 Estimated FCV = (new assessment square footage/total assessment square footage) x 2024 FCV (\$2,461,100).

(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 2/16/2024.

(5) VTL (value to lien) ratio is calculated using the 2024 Estimated FCV.

EXHIBIT B

AMENDED ASSESSMENT DIAGRAM

(see attached)

CITY OF GOODYEAR, ARIZONA

MCDOWELL ROAD

COMMERCIAL CORRIDOR

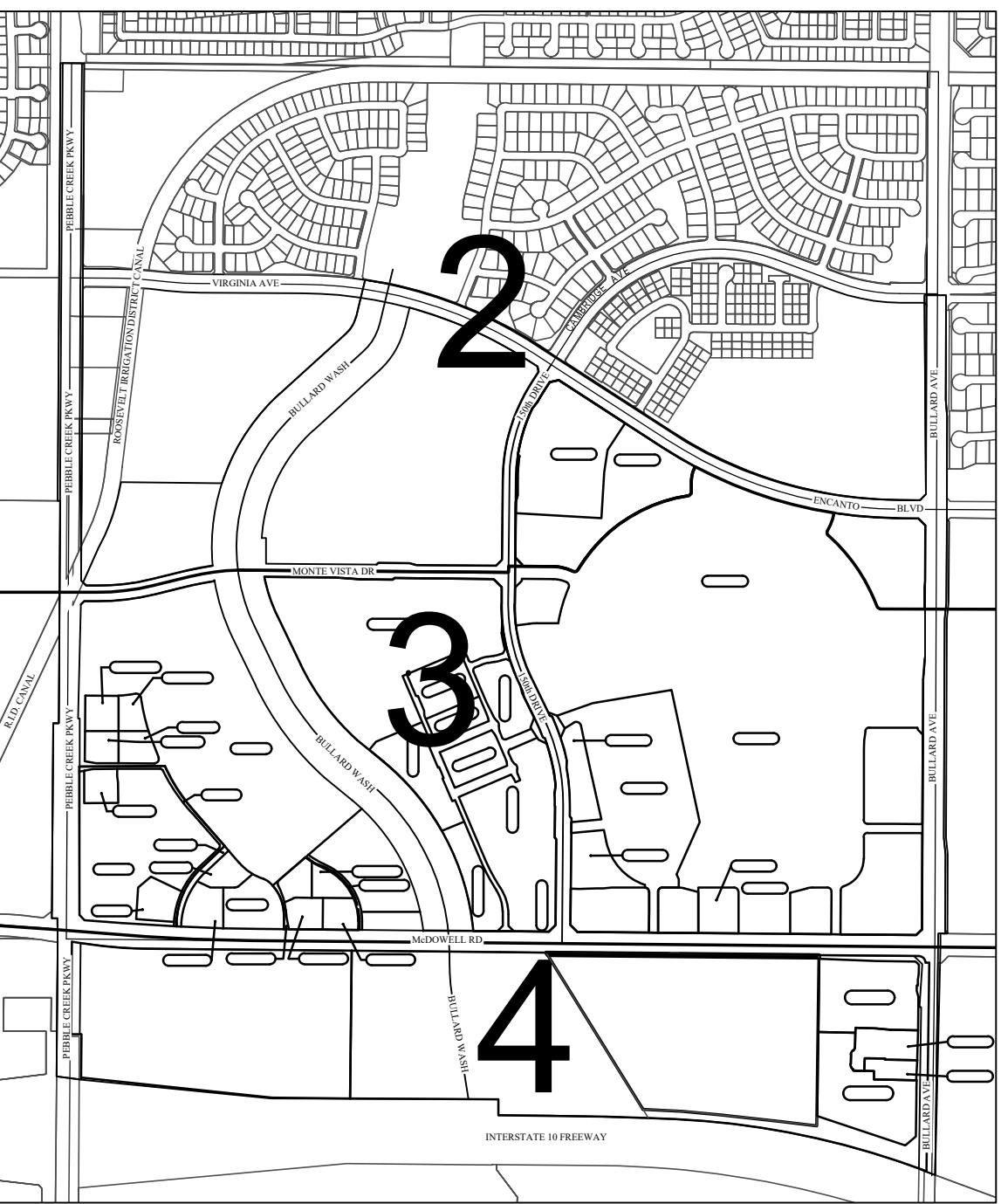
IMPROVEMENT DISTRICT

(AMENDED)

MAYOR
JOE PIZZILLO

VICE MAYOR
LAURA KAINO

COUNCIL MEMBERS
SHERI LAURITANO
WALLY CAMPBELL
BILL STIPP
BRANNON HAMPTON
VICKI GILLIS



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:



O: 602.263.1177
1001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
www.ardurra.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

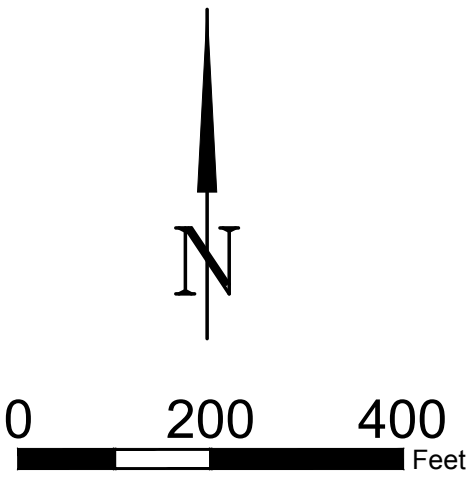


CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

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

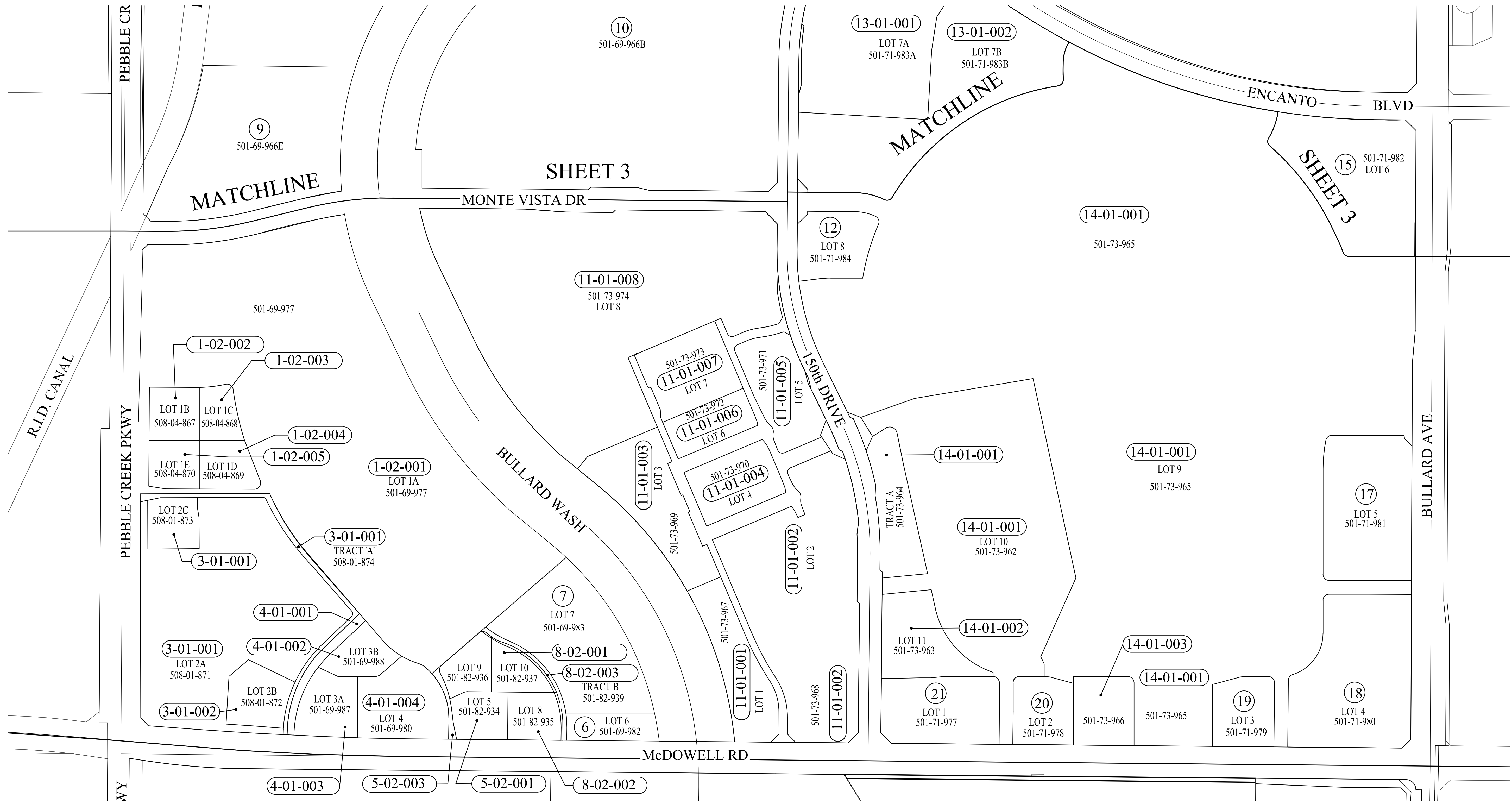


REVISED 4-9-2024
REVISED 11-29-2021
REVISED 9-10-2020
REVISED 5-14-2019
REVISED 9-10-2018
REVISED 3-16-2018
REVISED 10-26-2009
ORIGINAL 9-24-2007



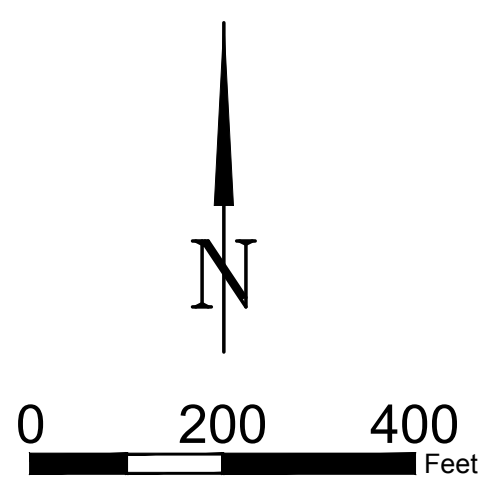
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PHOENIX, AZ 85004
www.ardurra.com

MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY JEB	DATE 4-9-24	SCALE: 1" = 200' - 0" SHEET 2 OF 4
DRAWN	JEB	4-9-24	
CHECKED	JEB	4-9-24	



CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



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

REVISED 4-9-2024
REVISED 11-29-2021
ORIGINAL 9-24-2007

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	501-73-964
	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				

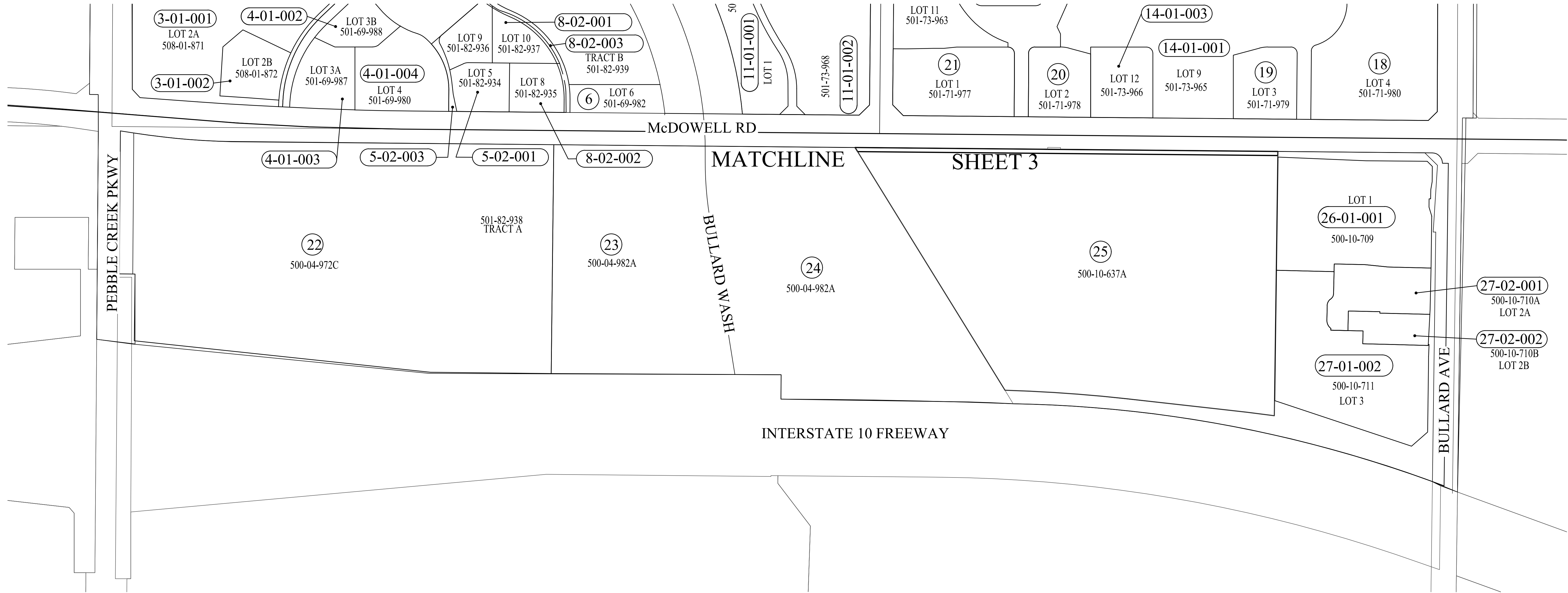
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MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	4-9-24	
CHECKED	JEB	4-9-24	

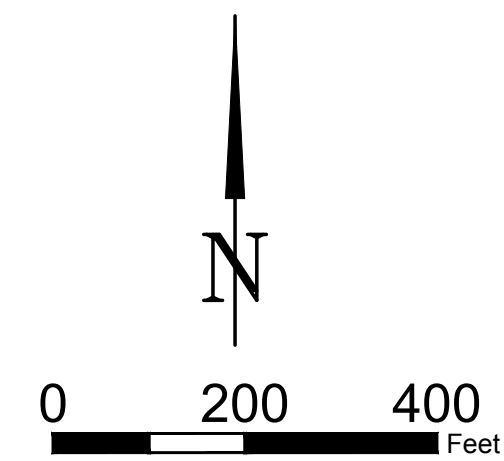
SHEET 3 OF 4



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
3-01-001	508-01-871	20	501-71-978
3-01-002	508-01-872	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	27-02-001	500-10-710A
5-02-003	501-82-938	27-02-002	500-10-710B
6	501-69-982	27-01-002	500-10-711
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	PARCEL NUMBER
④	ASSESSMENT NUMBER
27-01-002	MODIFIED ASSESSMENT NUMBER

REVISED 4-9-24
REVISED 11-29-21
REVISED 9-10-2020
REVISED 5-14-2019
REVISED 9-10-2018
REVISED 3-16-2018
REVISED 10-26-2009
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CHECKED	JEB	4-9-24	