

RESOLUTION 2024-2425

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 11-01-001 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 11-01-001 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 11-02-001, 11-02-002 and 11-02-003.

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona on September 9, 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 September 9, 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 FCV ⁽²⁾	Value to Lien ⁽⁵⁾
11-01-001	501-73-967	2.437	106,148.00	\$ 1,056,000.00	\$109,133.72	11-02-001	501-73-981	1a	1.172	51,036.00	Globe Land Investors, LLC	\$53,438.94	undev.	\$506,525.00	9.48
						11-02-002	501-73-982A	1b	1.221	53,190.40	Globe Land Investors, LLC	\$55,694.78	undev.	\$549,475.00	9.87
						11-02-003		ROW	0.044	1,920.60		\$0.00			
Total		2.437	106,148.00	1,056,000.00	\$109,133.72				2.437	106,147.00		\$109,133.72		\$1,056,000.00	

⁽¹⁾ as published on the Maricopa County Assessors Office website

⁽²⁾ as published on the Maricopa County Assessors Office website

⁽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 7/31/2024.

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

EXHIBIT B

AMENDED ASSESSMENT DIAGRAM

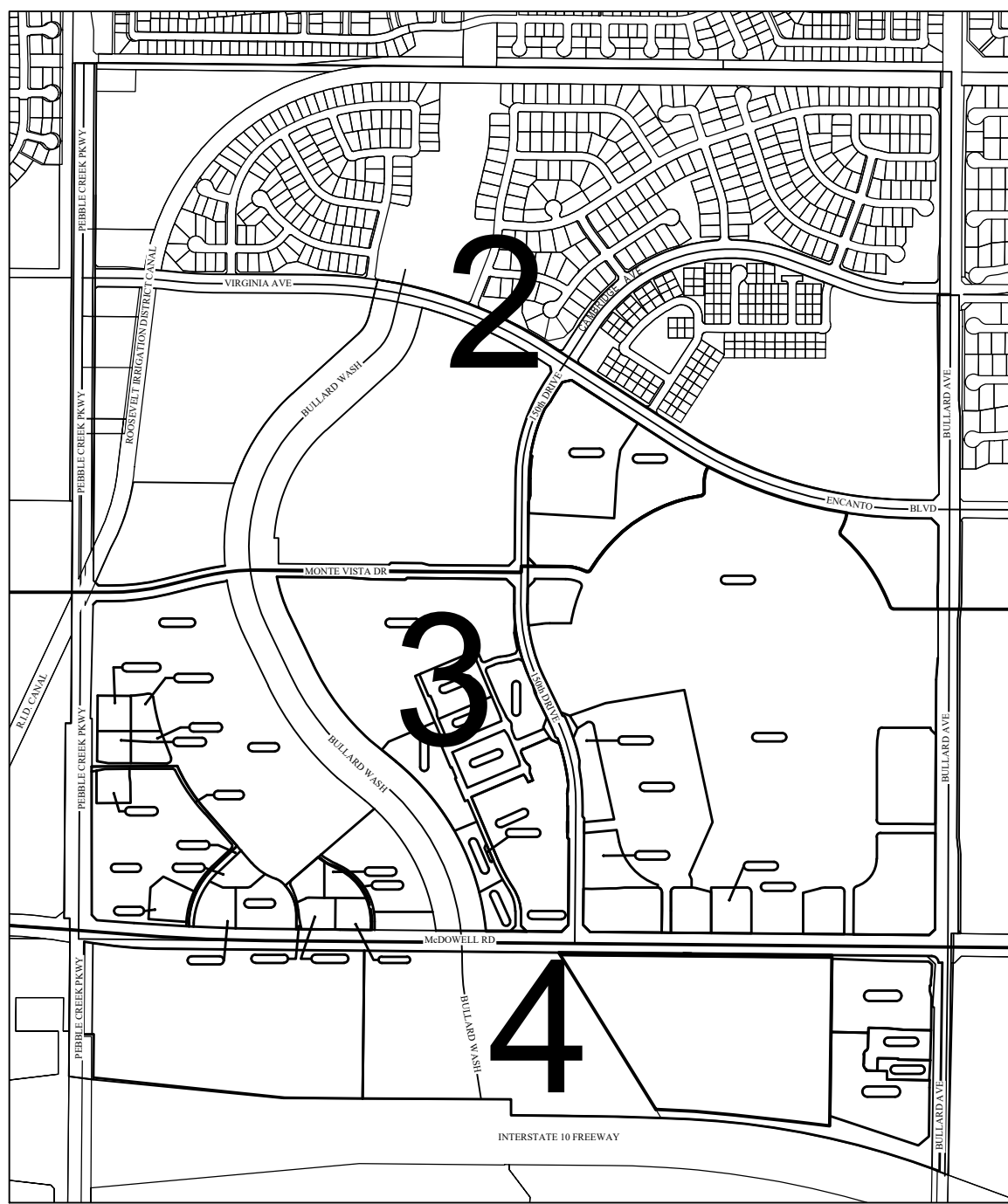
(see attached)

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:



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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

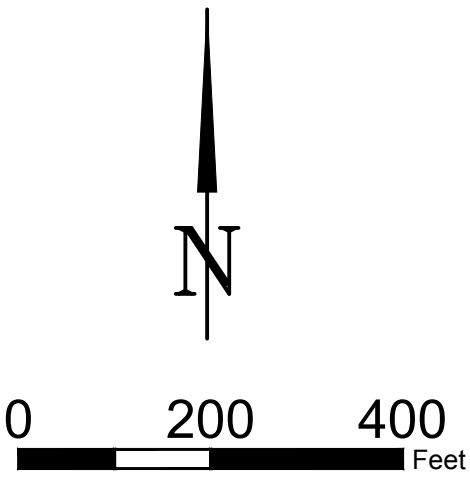


CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"

ASSESSMENT NUMBER	PARCEL NUMBER
(1-01-001)	501-69-977
(9)	501-69-016E
(10)	501-69-966B
(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



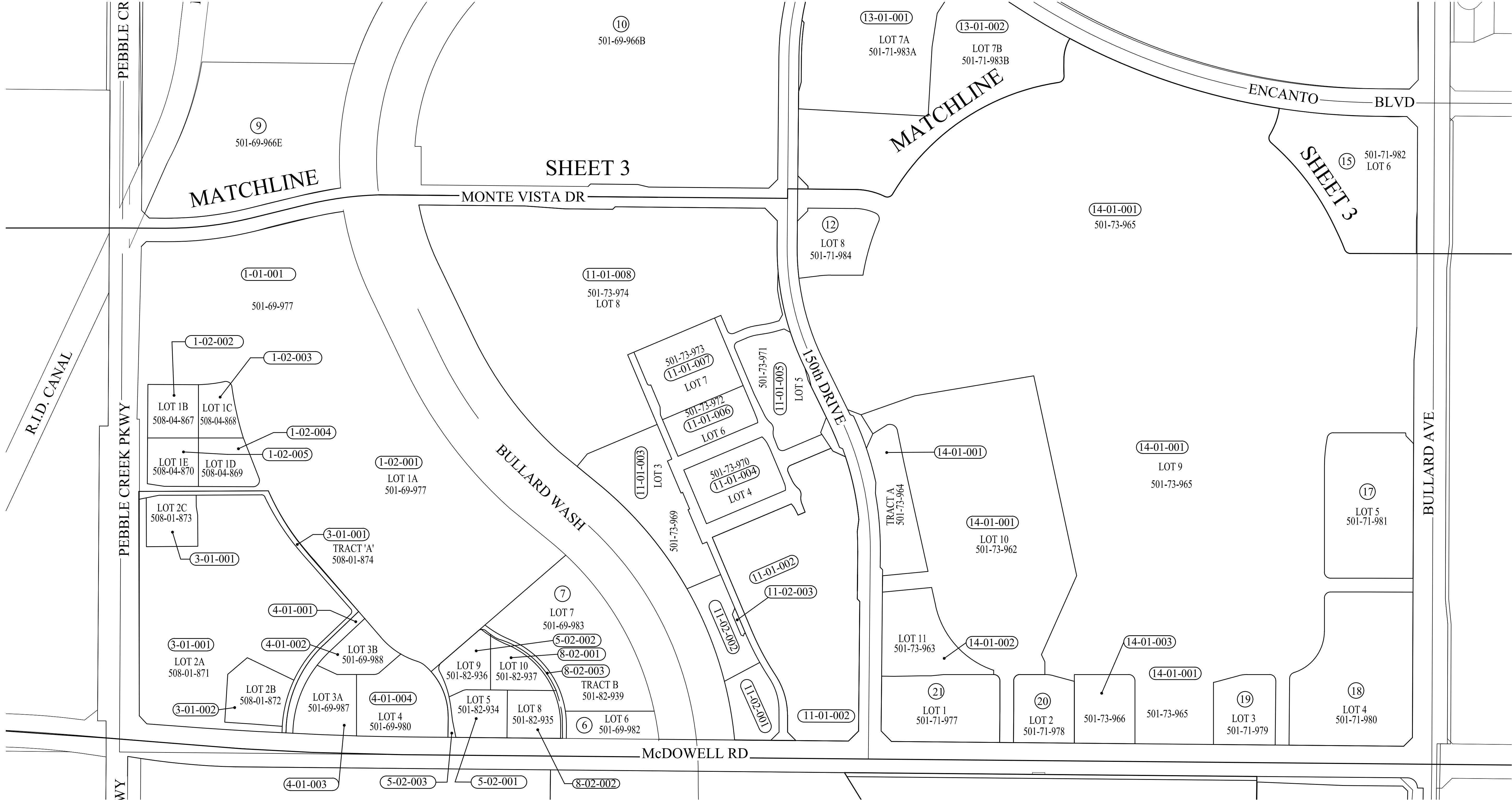
REVISED 8-26-2024
REVISED 4-9-2024
ORIGINAL 9-24-2007



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MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

	BY	DATE	SCALE: 1" = 200' - 0"
DESIGNED	JEB	8-26-24	
DRAWN	JEB	8-26-24	SHEET 2 OF 4
CHECKED	JEB	8-26-24	



ASSESSMENT NUMBER	PARCEL NUMBER
1-02-001	501-69-977
1-02-002	508-04-867
1-02-003	508-04-868
1-02-004	508-04-869
1-02-005	508-04-870
3-01-001	508-01-871
	508-01-873
	508-01-874
3-01-002	508-01-872
4-01-001	501-69-989
4-01-002	501-69-988
4-01-003	501-69-987
4-01-004	501-69-980
5-02-001	501-82-934
5-02-002	501-82-936
5-02-003	501-82-938
6	501-69-982
7	501-69-983

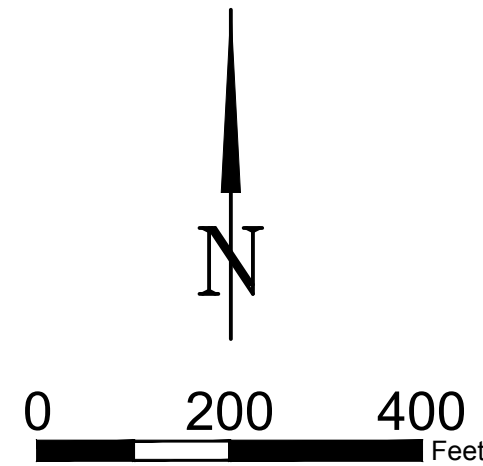
ASSESSMENT NUMBER	PARCEL NUMBER
8-02-001	501-82-937
8-02-002	501-82-935
8-02-003	501-82-939
9	501-69-966E
10	501-69-966B
11-01-002	501-73-968
11-01-003	501-73-969
11-01-004	501-73-970
11-01-005	501-73-971
11-01-006	501-73-972
11-01-007	501-73-973
11-01-008	501-73-974
11-02-001	501-73-981
11-02-002	501-73-982A
11-02-003	RIGHT-OF-WAY

ASSESSMENT NUMBER	PARCEL NUMBER
12	501-69-984
13-01-001	501-71-983A
13-01-002	501-71-983B
14-01-001	501-73-965
	501-73-962
	501-73-964
14-01-002	501-73-963
14-01-003	501-73-966
15	501-71-982
17	501-71-981
18	501-71-980
19	501-71-979
20	501-71-978
21	501-71-977

CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"

SHEET 4

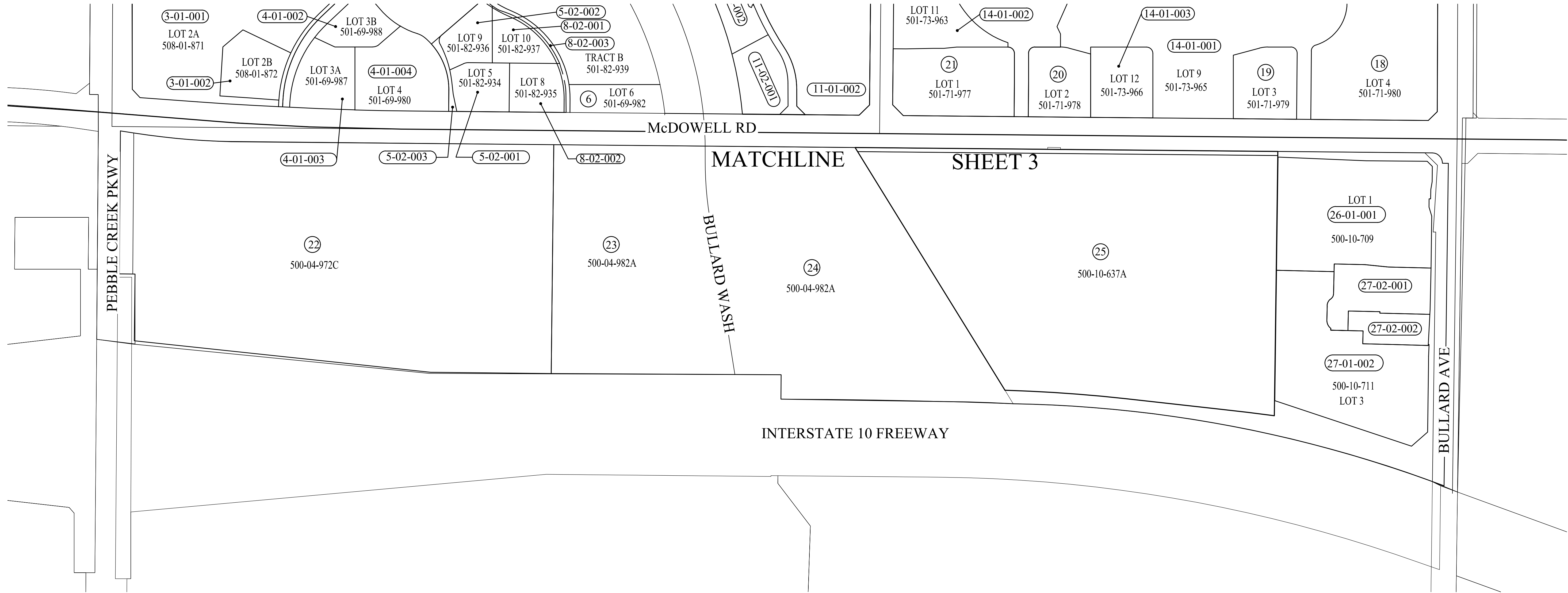


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LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 8-26-2024
REVISED 4-9-2024
ORIGINAL 9-24-2007

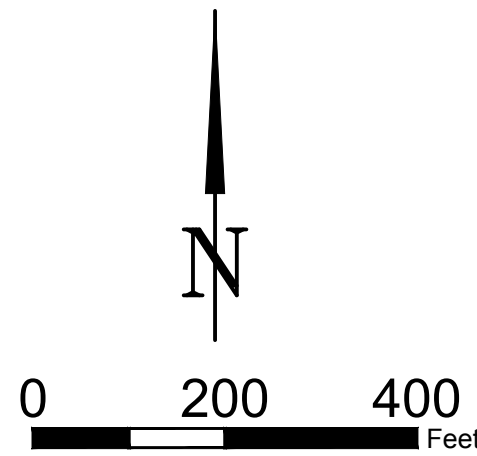
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ				
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"	
DRAWN	JEB	8-26-24		
CHECKED	JEB	8-26-24	SHEET 3 OF 4	



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
3-01-001	508-01-871 508-01-873 508-01-874	14-01-001	501-73-965 501-73-962 501-73-964
3-01-002	508-01-872	14-01-002	501-73-963
4-01-001	501-69-979	14-01-003	501-73-966
4-01-002	501-69-979	18	501-71-980
4-01-003	501-69-979	19	501-71-979
4-01-004	501-69-980	20	501-71-978
5-02-001	501-82-934	21	501-71-977
5-02-002	501-82-936	22	500-04-972C
5-02-003	501-82-938	23	500-04-982A
6	501-69-982	24	500-04-982A
8-02-001	501-82-937	25	500-10-637A
8-02-002	501-82-935	26-01-001	500-10-709
8-02-003	501-82-939	27-02-001	500-10-710A
11-01-002	501-73-968	27-02-002	500-10-710B
11-02-001	501-73-981	27-01-002	500-10-711
11-02-002	501-73-982A		

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 8-26-24
REVISED 4-9-24
ORIGINAL 9-24-2007



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	BY	DATE	SCALE: 1" = 200' - 0"
DESIGNED	JEB	8-26-24	
DRAWN	JEB	8-26-24	
CHECKED	JEB	8-26-24	
			SHEET 4 OF 4