

Joint Community Facilities District

Goodyear City Hall - Canyon Trails Conference Rooms 1 & 2

1900 N. Civic Square

Goodyear, AZ 85395



Monday, November 13, 2023

5:00 p.m.

Meeting Minutes

COMMUNITY FACILITIES DISTRICTS - CITY OF GOODYEAR, ARIZONA

1. COMMUNITY FACILITIES GENERAL DISTRICT NO. 1
2. PALM VALLEY COMMUNITY FACILITIES DISTRICT NO. 3
3. COMMUNITY FACILITIES UTILITIES DISTRICT NO. 1
4. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT
5. WILDFLOWER RANCH COMMUNITY FACILITIES DISTRICT NO. 2
6. COTTONFLOWER COMMUNITY FACILITIES DISTRICT
7. ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT
8. KING RANCH COMMUNITY FACILITIES DISTRICT
9. CENTERRA COMMUNITY FACILITIES DISTRICT
10. CORTINA COMMUNITY FACILITIES DISTRICT

CALL TO ORDER

Chairman Pizzillo called the Joint Community Facilities District meeting to order at 5:00 p.m.

ROLL CALL

Present: Chairman Joe Pizzillo; Vice Chairman Laura Kaino; Board Member Sheri Lauritano; Board Member Wally Campbell; Board Member Bill Stipp; Board Member Brannon Hampton; Board Member Vicki Gillis

Staff District Manager Wynette Reed; District Clerk Darcie McCracken

Present:

Attendees: Andrew McGuire, District Attorney

CITIZEN COMMENTS

There were no citizen comments.

CONSENT

MOTION BY Board Member Bill Stipp, **SECONDED BY** Board Member Sheri Lauritano **to APPROVE Consent Agenda Items 1 and 2. The motion carried as follows:**

AYE: Chairman Joe Pizzillo, Vice Chairman Laura Kaino, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Brannon Hampton, Board Member Vicki Gillis

Passed - Unanimously

1. **APPROVAL OF MINUTES**

Recommendation

Approve the draft minutes from the July 10, 2023 Joint Community Facilities District Meeting. (Darcie McCracken, City Clerk)

2. **CONSENT TO ASSIGNMENT OF KING RANCH AGREEMENTS**

Recommendation

Approve and authorize District Treasurer to execute a Consent to Assignment in the draft form attached as Exhibit 1, providing the District's consent to KR TIC 1 LLC, an Arizona limited liability company, and KR TIC 2 LLC, an Arizona limited liability company (collectively the "KR Entities") taking assignment of the rights, title, interest in, and obligations under the existing "CFD Development Agreement" relating to the King Ranch Community Facilities District. (Jared Askelson, Deputy Finance Director)

PUBLIC HEARINGS

3. **APPROVE THE FEASIBILITY REPORT RELATING TO ISSUANCE OF ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR) GENERAL OBLIGATION BONDS, SERIES 2023.**

Chairman Pizzillo opened the Public Hearing at 5:01 p.m.

Deputy Finance Director Jared Askelson reviewed the information on the bonds and reviewed the projects to be covered that were completed between 10 and 15 years ago, including the Cotton Lane bridge.

Chairman Pizzillo closed the Public Hearing at 5:05 p.m.

MOTION BY Board Member Wally Campbell, **SECONDED BY** Board Member Brannon Hampton **to ADOPT EMRCFD RES 2023-160 APPROVING THE FEASIBILITY REPORT RELATING TO THE ACQUISITION AND FINANCING OF CERTAIN IMPROVEMENTS BENEFITING THE DISTRICT; AND DECLARING ITS PRELIMINARY INTENTION TO ISSUE NOT TO EXCEED \$15,500,000 GENERAL OBLIGATION BONDS TO FINANCE THE ACQUISITION OF CERTAIN IMPROVEMENTS AS DESCRIBED IN THE FEASIBILITY REPORT RELATING TO SUCH IMPROVEMENTS PURSUANT TO THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO. The motion carried as follows:**

AYE: Chairman Joe Pizzillo, Vice Chairman Laura Kaino, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Brannon Hampton, Board Member Vicki Gillis

Passed - Unanimously

BUSINESS

4. **AUTHORIZE ACTIONS NECESSARY FOR THE ISSUANCE OF THE ESTRELLA MOUNTAIN RANCH COMMUNITY FACILITIES DISTRICT (CITY OF GOODYEAR) GENERAL OBLIGATION BONDS, SERIES 2023**

MOTION BY Vice Chairman Laura Kaino, **SECONDED BY** Board Member Vicki Gillis **to ADOPT RESOLUTION EMRCFD RES 2023-161 AUTHORIZING THE ISSUANCE, SALE AND DELIVERY OF ITS GENERAL OBLIGATION BONDS, SERIES 2023, IN THE AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$15,500,000; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDENTURE OF TRUST AND SECURITY AGREEMENT, A BOND PURCHASE AGREEMENT RELATING TO THE BONDS, A STANDBY CONTRIBUTION AGREEMENT, A CONTINUING DISCLOSURE UNDERTAKING, AND CERTAIN OTHER DOCUMENTS SECURING THE PAYMENT OF THE BONDS; AWARDING THE BONDS TO THE PURCHASER THEREOF; RATIFYING AND APPROVING THE FORM OF A PRELIMINARY OFFICIAL STATEMENT RELATING TO THE BONDS; AUTHORIZING THE PREPARATION OF A FINAL OFFICIAL STATEMENT RELATING TO THE BONDS; AUTHORIZING THE LEVYING OF AN AD VALOREM TAX ON TAXABLE PROPERTY IN THE DISTRICT FOR THE PAYMENT OF THE BONDS; AND RATIFYING ALL ACTIONS TAKEN OR TO BE TAKEN TO FURTHER THIS RESOLUTION. The motion carried as follows:**

AYE: Chairman Joe Pizzillo, Vice Chairman Laura Kaino, Board Member Sheri Lauritano, Board Member Wally Campbell, Board Member Bill Stipp, Board Member Brannon Hampton, Board Member Vicki Gillis

Passed - Unanimously

INFORMATION ITEMS

There were no information items.

ADJOURNMENT

There being no further business to discuss, Chairman Pizzillo adjourned the Joint Community Facilities District Meeting at 5:12 p.m.

Darcie McCracken, District Clerk

Joe Pizzillo, District Chairman

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the JOINT COMMUNITY FACILITIES DISTRICT MEETING of the city of Goodyear, Arizona, held on November 13, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2023.

Darcie McCracken, District Clerk