

RESOLUTION 2025-2440

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 11-01-002 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 11-01-002 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 11-03-001, 11-03-002, 11-03-003, 11-03-004, 11-03-005, 11-03-006, 11-03-007 and 11-03-008.

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona on January 27, 2025.

Joe Pizzillo, Mayor

Jasmine Pernicano, Acting 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 January 27, 2025, and that a quorum was present thereat and that the vote thereon was _____ ayes and _____ nays; _____ did not vote or were absent.

Jasmine Pernicano, Acting 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⁾
11-01-002	501-73-968	9.893	430,940.00	\$ 3,239,300.00	\$377,522.47	11-03-001	501-73-983	2a	1.465	63,807.00	Globe Land Investors, LLC	\$ 60,412.80	undev.	\$519,364.00	8.60
						11-03-002	501-73-984	2b	0.391	17,016.00	Globe Land Investors, LLC	\$ 16,110.84	undev.	\$138,372.00	8.59
						11-03-003	501-73-985	2c	0.802	34,930.00	Globe Land Investors, LLC	\$ 33,071.91	undev	\$284,544.00	8.60
						11-03-004	501-73-986	2d	1.276	55,603.00	Globe Land Investors, LLC	\$ 52,645.21	undev	\$450,357.00	8.55
						11-03-005	501-73-987A	2e	1.535	66,879.00	Globe Land Investors, LLC	\$ 63,321.38	undev	\$456,148.00	7.20
						11-03-006	501-73-988A	2f	2.512	109,421.00	Globe Land Investors, LLC	\$ 103,600.37	under const.	\$974,934.00	9.41
						11-03-007	501-73-989	2g	0.746	32,511.00	Globe Land Investors, LLC	\$ 30,781.58	undev	\$264,603.00	8.60
						11-03-008	501-73-990	2h	0.426	18,566.00	Globe Land Investors, LLC	\$ 17,578.38	undev	\$150,978.00	8.59
						11-03-009		ROW	0.739	32,206.00	City of Goodyear	\$ -			
Total		9.893	430,940.00	3,239,300.00	\$377,522.47				9.893	430,939.00		\$ 377,522.47		\$3,239,300.00	

⁽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 12/18/2024.

⁽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

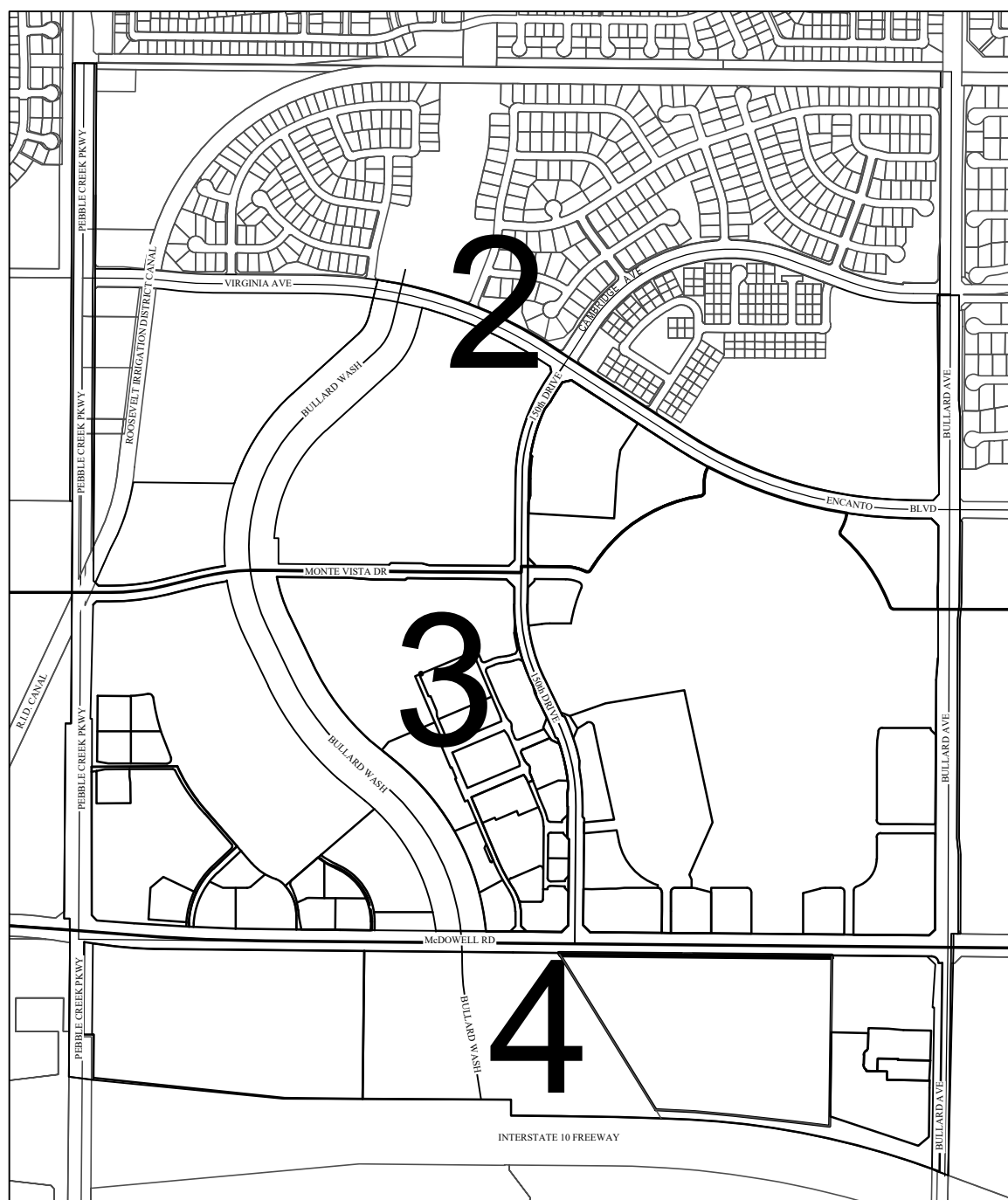
IMPROVEMENT DISTRICT

(AMENDED)

MAYOR
JOE PIZZILLO

VICE MAYOR
WALLY CAMPBELL

COUNCIL MEMBERS
BRANNON HAMPTON
LAURA KAINO
VICKI GILLIS
BENITA BECKLES
TREY TERRY



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:



1001 N. CENTRAL AVE
O: 602.263.9077
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

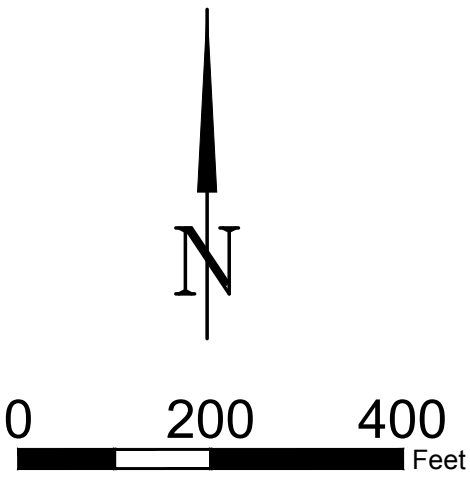


CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

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

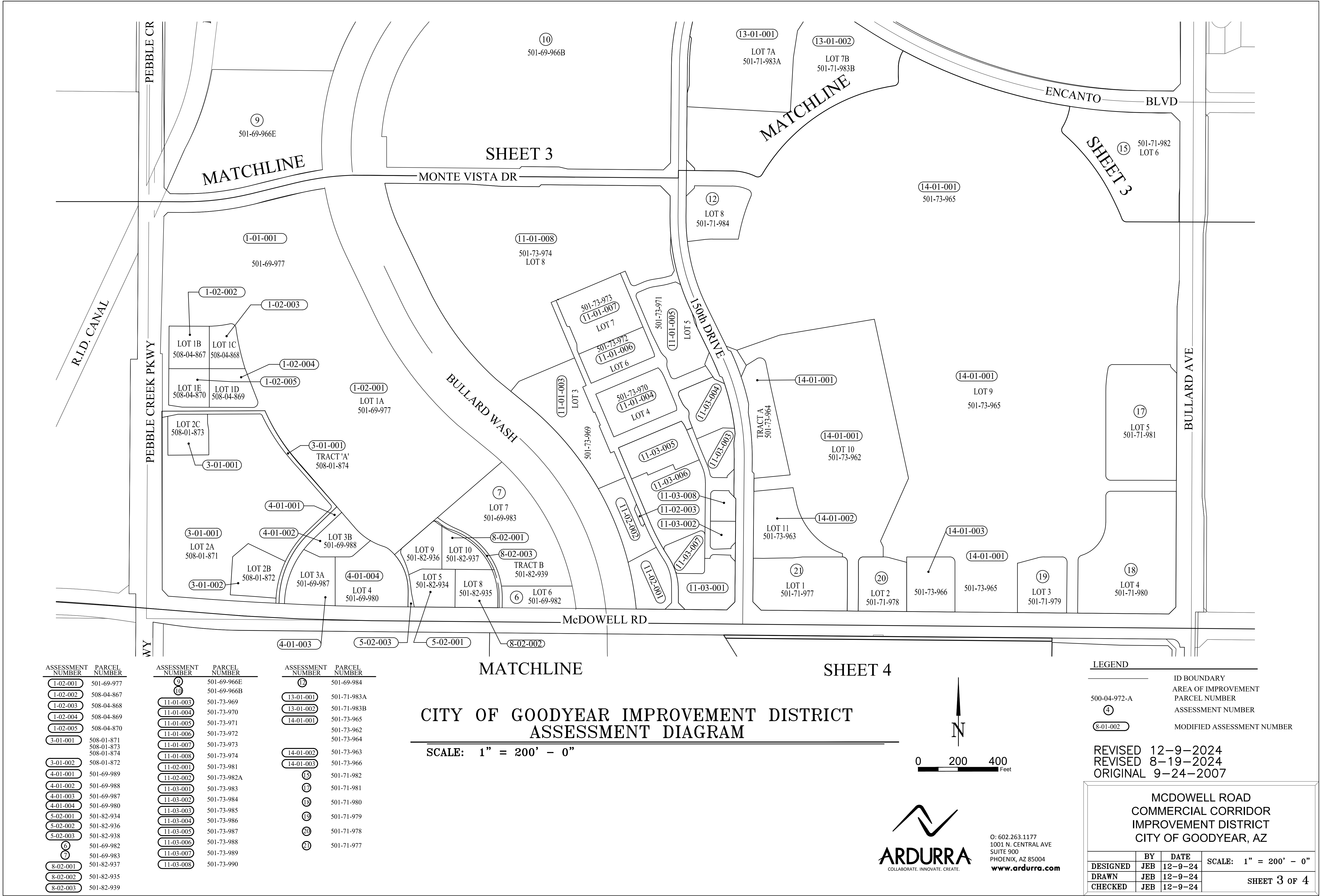


REVISED 12-9-2024
REVISED 8-19-2024
REVISED 4-9-2024
ORIGINAL 9-24-2007



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MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0" SHEET 2 OF 4
DRAWN	JEB	12-9-24	
CHECKED	JEB	12-9-24	



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
3-01-002	508-01-873
3-01-001	508-01-874
4-01-001	508-01-872
4-01-002	501-69-989
4-01-003	501-69-988
4-01-004	501-69-987
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
8-02-001	501-82-937
8-02-002	501-82-935
8-02-003	501-82-939

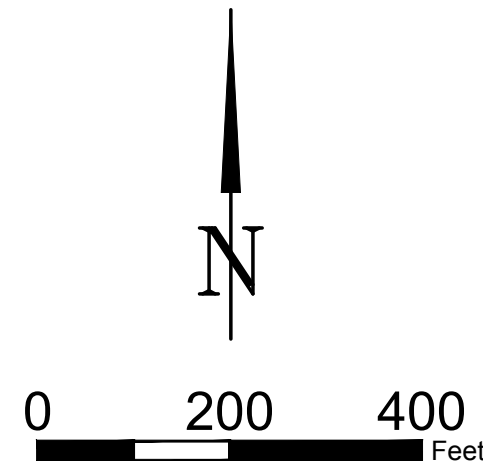
ASSESSMENT NUMBER	PARCEL NUMBER
9	501-69-966E
10	501-69-966B
11-01-003	501-73-969
11-01-004	501-73-970
11-01-005	501-73-971
11-01-006	501-73-972
11-01-007	501-73-973
11-01-008	501-73-974
11-02-001	501-73-981
11-02-002	501-73-982A
11-03-001	501-73-983
11-03-002	501-73-984
11-03-003	501-73-985
11-03-004	501-73-986
11-03-005	501-73-987
11-03-006	501-73-988
11-03-007	501-73-989
11-03-008	501-73-990

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
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

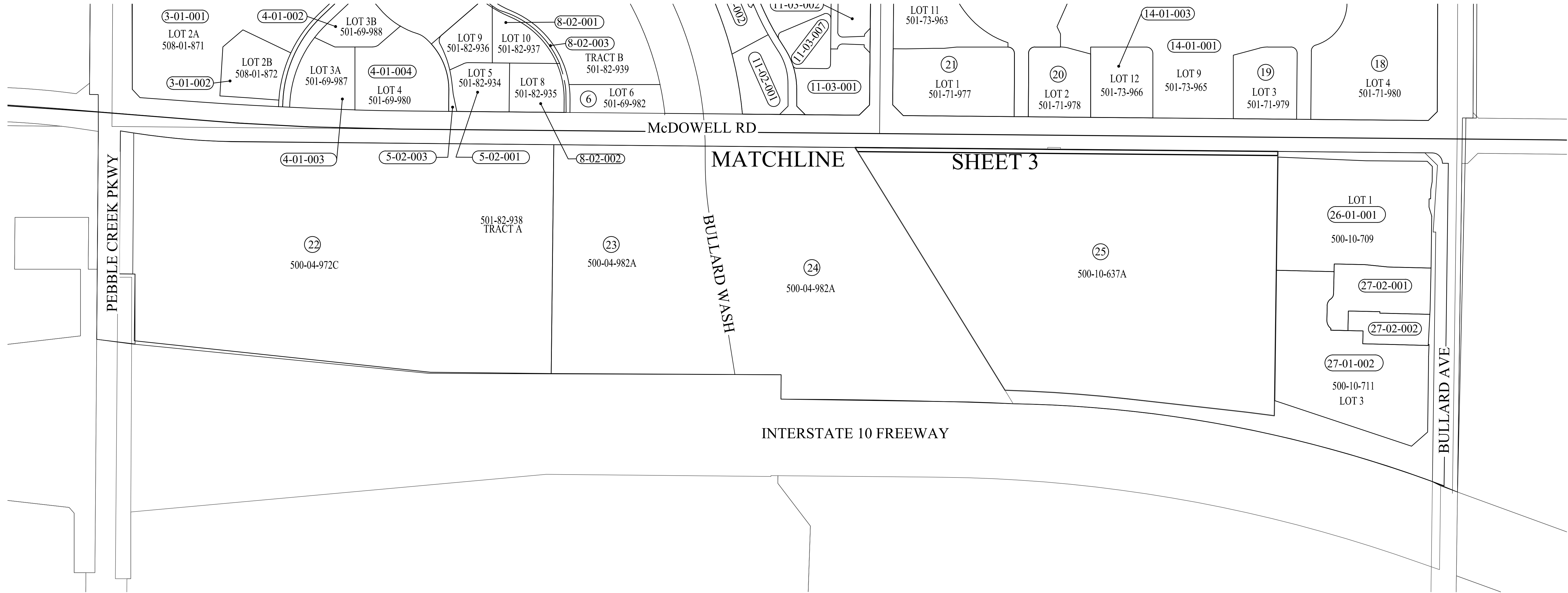
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 12-9-2024
REVISED 8-19-2024
ORIGINAL 9-24-2007

MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	12-9-24	
CHECKED	JEB	12-9-24	

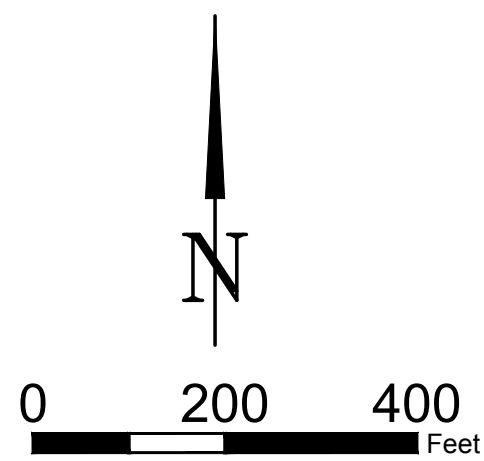
SHEET 3 OF 4



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
3-01-001	508-01-871	14-01-001	501-73-965
3-01-002	508-01-873		501-73-962
4-01-001	508-01-874		501-73-964
4-01-002	508-01-872	14-01-002	501-73-963
4-01-003	501-69-979	14-01-003	501-73-966
4-01-004	501-69-979	18	501-71-980
5-02-001	501-69-979	19	501-71-979
5-02-002	501-69-980	20	501-71-978
5-02-003	501-82-934	21	501-71-977
6	501-82-936	22	500-04-972C
8-02-001	501-82-938	23	500-04-982A
8-02-002	501-69-982	24	500-04-982A
8-02-003	501-82-937	25	500-10-637A
11-01-003	501-82-935		
11-01-004	501-82-939	26-01-001	500-10-709
11-01-005	501-73-969	27-02-001	500-10-710A
11-01-006	501-73-970	27-02-002	500-10-710B
11-01-007	501-73-971	27-01-002	500-10-711
11-01-008	501-73-972		
11-02-001	501-73-973		
11-02-002	501-73-974		
11-03-001	501-73-981		
11-03-002	501-73-982A		
11-03-003	501-73-983		
11-03-004	501-73-984		
11-03-005	501-73-985		
11-03-006	501-73-986		
11-03-007	501-73-987		
11-03-008	501-73-988		
	501-73-989		
	501-73-990		

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 12-9-24
REVISED 8-19-24
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" SHEET 4 OF 4
DRAWN	JEB	12-9-24	
CHECKED	JEB	12-9-24	