

RESOLUTION 2025-2454

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 11-01-008 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 11-01-008 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 11-04-001, 11-04-002 and 11-04-003.

[Signatures on following page]

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona on March 24, 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 March 24, 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	2025 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	2025 FCV ⁽²⁾	Value to Lien ⁽⁵⁾
11-01-008	501-73-974	20.934	911,869.00	\$ 4,826,800.00	\$798,837.52	11-04-001	501-73-991	8a	12.938	563,579.00	Globe Land Investors, LLC	\$ 502,600.09	undev.	\$2,983,195.08	5.94
						11-04-002	501-73-992	8b	7.626	332,179.00	Globe Land Investors, LLC	\$ 296,237.43	undev.	\$1,758,324.49	5.94
						11-04-003		ROW	0.370	16,111.00	City of Goodyear	\$ -		\$85,280.42	
Total		20.934	911,869.00	4,826,800.00	\$798,837.52				20.934	911,869.00		\$ 798,837.52		\$4,826,800.00	

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

⁽²⁾ as calculated from original parent parcel 501-73-974 2025 FCV.

⁽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 2/19/25.

⁽⁵⁾ VTL (value to lien) ratio is calculated using the 2025 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
LAURA KAINO
VICKI GILLIS
BENITA BECKLES
BRANNON HAMPTON
TREY TERRY



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:



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SUITE 500
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____.

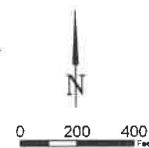
BY _____
MAYOR

ATTEST _____
CITY CLERK

REVISED 2-19-25
ORIGINAL 9-24-07



SCALE: 1" = 200' - 0"



	ID BOUNDARY
	AREA OF IMPROVEMENT
500-04-572-A	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

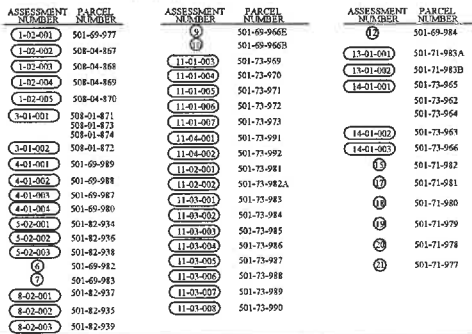
REVISED 2-19-2025
REVISED 12-9-2024
ORIGINAL 9-24-2007

MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

	BY	DATE	SCALE: 1" = 200' - 0"
DESIGNED	JEB	2-19-25	
DRAWN	JEB	2-19-25	
CHECKED	JEB	2-19-25	SHEET 2 OF 4

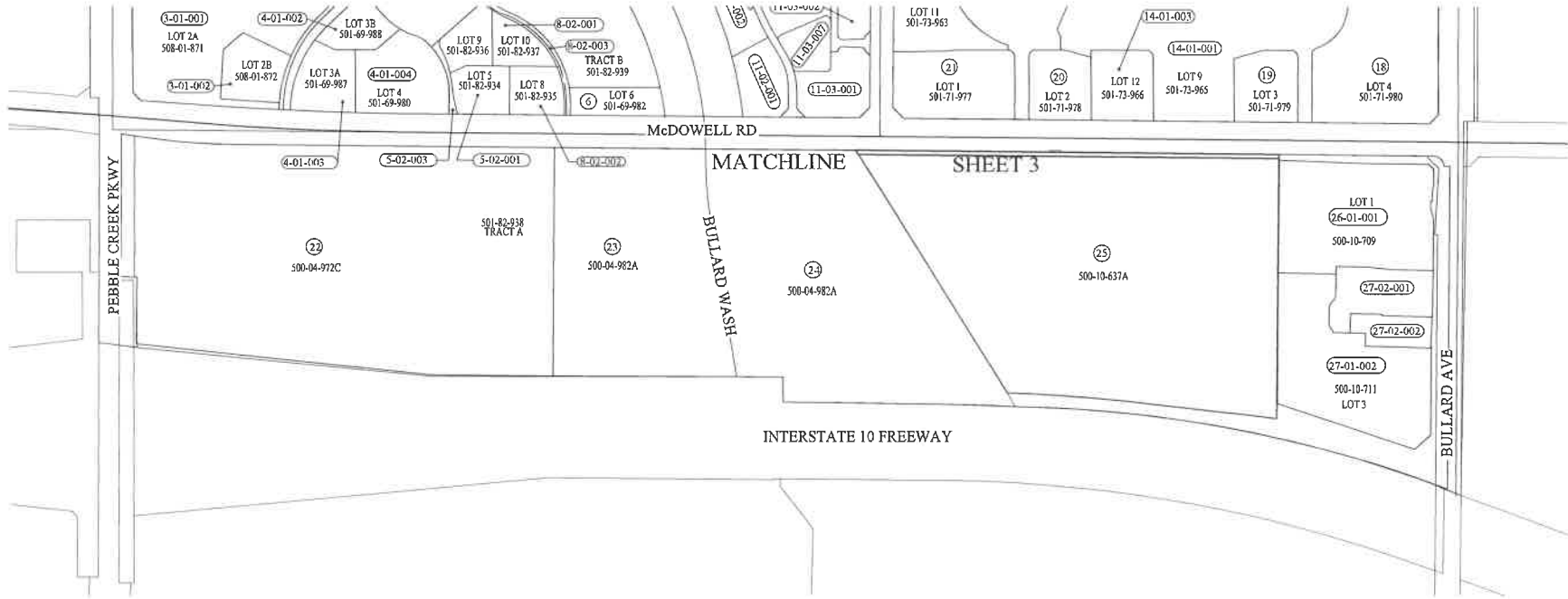


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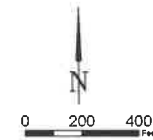
	BY	DATE	SCALE: 1" = 200' - 0"
DESIGNED	JEB	2-10-25	
DRAWN	JEB	2-10-25	
CHECKED	JEB	2-10-25	SHEET 3 OF 4



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
(3-01-001)	508-01-871	(14-01-001)	501-73-965
(3-01-002)	508-01-872	(14-01-002)	501-73-966
(4-01-001)	501-69-979	(14-01-003)	501-73-967
(2-01-002)	501-69-979	(19)	501-71-979
(2-01-003)	501-69-979	(19)	501-71-979
(4-01-004)	501-69-980	(20)	501-71-977
(2-02-001)	501-82-934	(20)	501-71-978
(2-02-002)	501-82-936	(20)	501-71-979
(2-02-003)	501-82-938	(20)	501-71-980
(6)	501-69-982	(20)	501-71-981
(8-02-001)	501-82-937	(20)	501-71-982
(8-02-002)	501-82-938	(20)	501-71-983
(8-02-003)	501-82-939	(20)	501-71-984
(11-01-001)	501-73-969	(20)	501-71-985
(11-01-002)	501-73-970	(20)	501-71-986
(11-01-003)	501-73-971	(20)	501-71-987
(11-01-004)	501-73-972	(20)	501-71-988
(11-01-005)	501-73-973	(20)	501-71-989
(11-01-006)	501-73-974	(20)	501-71-990
(11-01-007)	501-73-975	(20)	501-71-991
(11-01-008)	501-73-976	(20)	501-71-992
(11-01-009)	501-73-977	(20)	501-71-993
(11-01-010)	501-73-978	(20)	501-71-994
(11-01-011)	501-73-979	(20)	501-71-995
(11-01-012)	501-73-980	(20)	501-71-996
(11-01-013)	501-73-981	(20)	501-71-997
(11-01-014)	501-73-982	(20)	501-71-998
(11-01-015)	501-73-983	(20)	501-71-999
(11-01-016)	501-73-984	(20)	501-71-1000
(11-01-017)	501-73-985	(20)	501-71-1001
(11-01-018)	501-73-986	(20)	501-71-1002
(11-01-019)	501-73-987	(20)	501-71-1003
(11-01-020)	501-73-988	(20)	501-71-1004
(11-01-021)	501-73-989	(20)	501-71-1005
(11-01-022)	501-73-990	(20)	501-71-1006

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND	
—	ID BOUNDARY
—	AREA OF IMPROVEMENT
500-04-972-A	PARCEL NUMBER
(3)	ASSESSMENT NUMBER
(27-01-001)	MODIFIED ASSESSMENT NUMBER

REVISED 2-19-2025
REVISED 12-9-2024
ORIGINAL 9-24-2007



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IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

DESIGNED	BY	DATE	SCALE
JEB	JEB	2-18-25	1" = 200' - 0"
DRAWN	BY	DATE	
JEB	JEB	2-18-25	
CHECKED	BY	DATE	
JEB	JEB	2-18-25	

SHEET 4 OF 4