

RESOLUTION 2026-2505

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBERS 12, 14-01-001, 15, 17, 18, 19 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 numbers 12, 14-01-001, 15, 17, 18, and 19, 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 28 through 45.

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona on February 23, 2026.

Joe Pizzillo, Mayor

Jasmine Pernicano, 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 February 23, 2026, and that a quorum was present thereat and that the vote thereon was _____ ayes and _____ nays; _____ did not vote or were absent.

Jasmine Pernicano, City Clerk

EXHIBIT A

ASSESSMENT MODIFICATIONS

(see attached)

Original Assessment Number	Original APN	Original Assessment Acreage	Original Assessment Square Footage	2026 FCV ⁽¹⁾	Principal Balance Remaining ⁽⁴⁾	New Assessment Number	New APN	Lot or Tract #	New Assessment Acreage ⁽³⁾	New Assessment Square Footage ⁽³⁾⁽⁷⁾	Owner Name	Calculated New Assessment	Status of Development	2026 FCV ⁽²⁾	Value to Lien ⁽⁵⁾	Adjusted VTL based on Comparables ⁽⁶⁾
12	501-71-984	1.776	77,358.00	Not Available	\$ 51,552.45	28	501-72-961	8	13.860	603,749.00	RG Land Partners LLC	\$ 805,445.01	AG Vacant Land	\$ 1,202,926.00	1.49	11.24
14-01-001	501-73-965 501-73-962 501-73-964	103.224	4,496,441.79	Not Available	\$ 5,939,712.60	29	501-72-963	10	15.905	692,840.61	Globe Corporation	\$ 992,280.62	Commercial	\$ 32,683,523.00	32.94	
						30	501-72-964	14	4.962	216,161.82	RG Land Partners LLC	\$ 309,585.18	AG Vacant Land	\$ 999,747.00	3.23	10.47
						31	501-72-965	15	4.906	213,723.11	RG Land Partners LLC	\$ 306,092.49	AG Vacant Land	\$ 821,628.00	2.68	10.47
						32	501-72-958F	19	12.617	549,577.69	RG Land Partners LLC	\$ 787,100.65	AG Vacant Land	\$ 465,619.00	0.59	10.47
						33	501-72-962	9	6.015	262,023.54	RG Land Partners LLC	\$ 375,267.96	AG Vacant Land	\$ 800,361.00	2.13	10.47
						34	501-72-959	5	12.806	557,818.11	RG Land Partners LLC	\$ 798,902.51	AG Vacant Land	\$ 2,087,505.00	2.61	10.47
						35	501-72-966	Tract A	5.224	227,550.59	RG Land Partners LLC	\$ -		\$ 327,775.00	NA	
						36		R/W	2.792	121,602.62	City of Goodyear	\$ -			NA	
15	501-71-982	5.476	238,518.22	6,001,600.00	\$ 162,393.18	37	501-72-960	6	25.045	1,090,948.20	RG Land Partners LLC	\$ 1,383,236.68	AG Vacant Land	\$ 2,183,707.00	1.58	11.83
17	501-71-981	4.685	204,076.00	4,851,400.00	\$ 136,036.51	38	501-72-958B	4	3.470	151,149.47	RG Retail Partners LLC	\$ 138,388.24	AG Vacant Land	\$ 3,766,500.00	27.22	
						39	501-72-958D	17	3.864	168,324.78	RG Retail Partners LLC	\$ 162,920.70	AG Vacant Land	\$ 4,124,000.00	25.31	
18	501-71-980	5.997	261,233.50	7,291,400.00	\$ 174,160.81	40	501-72-958E	18	3.643	158,708.32	RG Retail Partners LLC	\$ 144,956.26	AG Vacant Land	\$ 3,926,800.00	27.09	
						41	501-72-958C	16	2.147	93,502.55	RG Retail Partners LLC	\$ 67,526.30	Commercial	\$ 5,158,709.00	76.40	
						42	501-72-958G	20	1.537	66,941.26	RG Retail Partners LLC	\$ 44,628.83	Commercial	\$ 4,004,572.00	89.73	
19	501-79-979	1.549	67,460.15	1,321,100.00	\$ 44,926.28	43	501-72-958K	23	1.200	52,257.00	RG Retail Partners LLC	\$ 58,996.40	AG Vacant Land	\$ 557,161.00	9.44	
						44	501-72-958J	22	1.061	46,219.00	RG Retail Partners LLC	\$ 52,179.70	AG Vacant Land	\$ 492,785.00	9.44	
						45	501-72-958H	21	1.653	71,990.00	RG Retail Partners LLC	\$ 81,274.30	AG Vacant Land	\$ 767,554.00	9.44	
Total		122.706	5,345,087.67	19,465,500.00	\$6,508,781.83				122.706	5,345,087.67		\$ 6,508,781.83		\$64,370,872.00		

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

(2)
as published on the Maricopa County Assessors Office website. Several parcels have been designated AG Vacant Land while other parcels have been designated commercial. The 2026 FCV for AG Vacant land is expected to remain very low until such time as the parcels are developed. Comparable undeveloped land parcels within the Market at Estrella Falls have 2026 Full Cash Values (FCVs) in the \$1.45 to \$24 per square foot range while commercially developed parcels have had 2026 FCVs in the \$47-60 per square foot range. In order to demonstrate the value to lien ratio as part of this modification of assessment, a conservative estimate of \$15/SF will be utilized (allowing for some variation in land use in accordance with the applicable zoning standards).

(3)
New assessment acreage and new assessment square footages 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 10/10/2025.

(5)
2026 FCV per Maricopa County Assessor's office website.

(6)
Estimated VTL using a conservative land value at 15/sf

(7)
Area of Tract A was adjusted to 227,550.59 for discrepancy in recorded final plats.

EXHIBIT B

AMENDED ASSESSMENT DIAGRAM

(see attached)

CITY OF GOODYEAR, ARIZONA

MCDOWELL ROAD

COMMERCIAL CORRIDOR

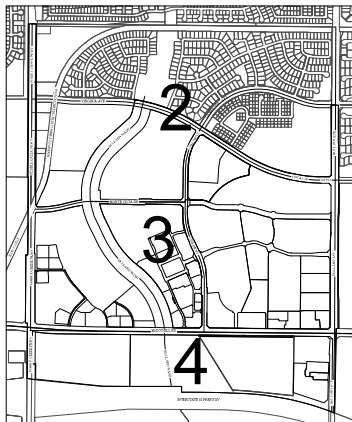
IMPROVEMENT DISTRICT

(AMENDED)

MAYOR
JOE PIZZILLO

VICE MAYOR
WALLY CAMPBELL

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



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

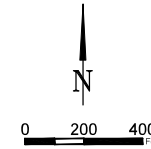
REVISED 10-31-25
REVISED 12-9-24
REVISED 8-26-24



SEE SHEET 3

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



ASSESSMENT NUMBER	PARCEL NUMBER
(13-01-001)	APN#
(9)	501-69-016E
(10)	501-69-066B
(13-01-001)	501-71-983A
(13-01-002)	501-71-983B
(37)	501-72-966
(35)	501-72-960

LEGEND	
—	ID BOUNDARY
—	AREA OF IMPROVEMENT
500-04-072-A	PARCEL NUMBER
(9)	ASSESSMENT NUMBER
(13-01-001)	MODIFIED ASSESSMENT NUMBER

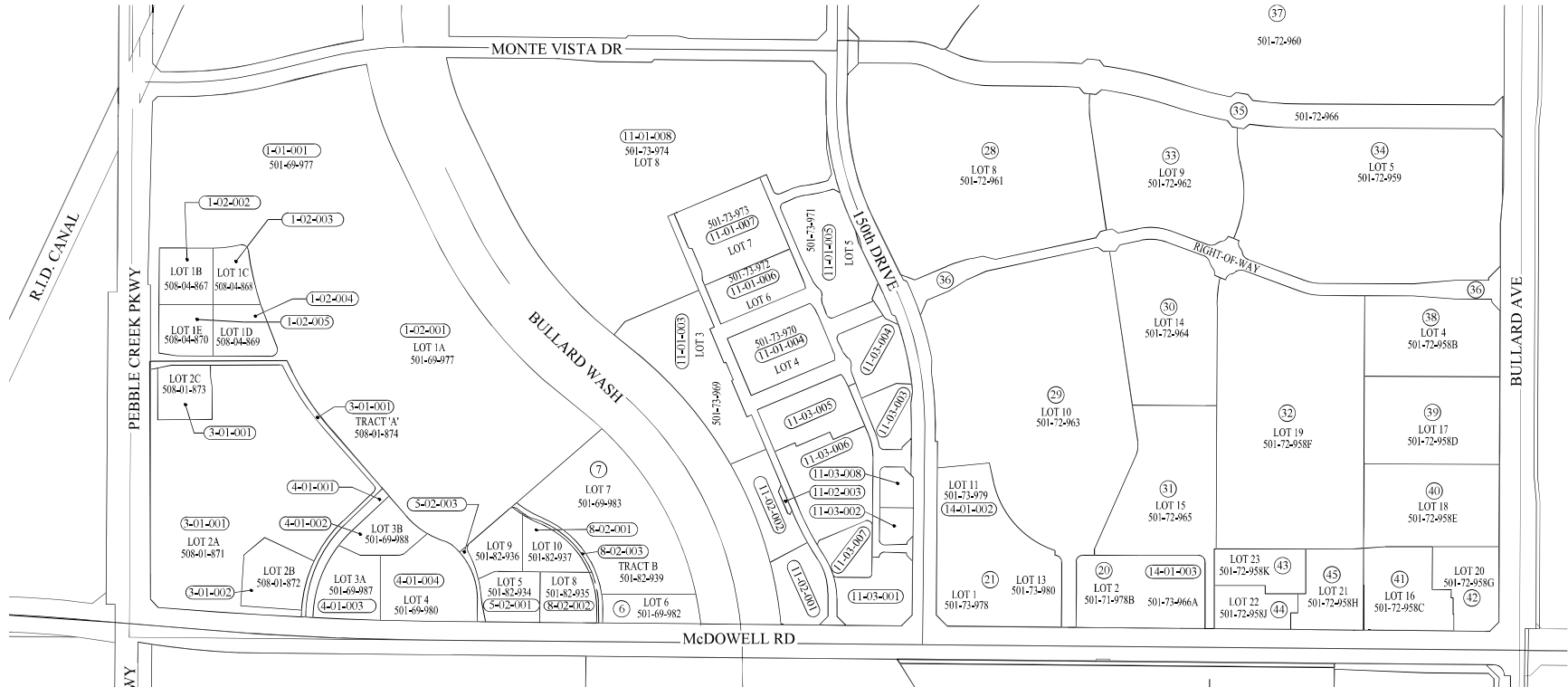
REVISED 10-31-25
REVISED 12-9-224
REVISED 8-19-24
REVISED 4-9-24
ORIGINAL 9-24-07



O: 602.263.1177
3001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
www.ardurra.com

MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	10-31-25	SHEET 2 OF 4
CHECKED	JEB	10-31-25	

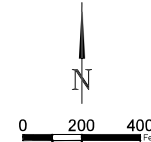
SEE SHEET 2



SEE SHEET 4

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND

- ID BOUNDARY
- AREA OF IMPROVEMENT
- ① PARCEL NUMBER
- ② ASSESSMENT NUMBER
- ③ MODIFIED ASSESSMENT NUMBER

ASSESSMENT NUMBER	PARCEL NUMBER
①-01-001	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	508-01-872
③-01-003	508-01-873
③-01-004	508-01-874
③-01-005	508-01-875
③-01-006	508-01-876
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③-01-008	508-01-878
③-01-009	508-01-879
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③-01-049	508-01-919
③-01-050	508-01-920

ASSESSMENT NUMBER	PARCEL NUMBER
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①-02-003	508-04-868
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③-01-048	508-01-918
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③-01-050	508-01-920

REVISED 10-31-25
REVISED 12-9-24
REVISED 8-19-24



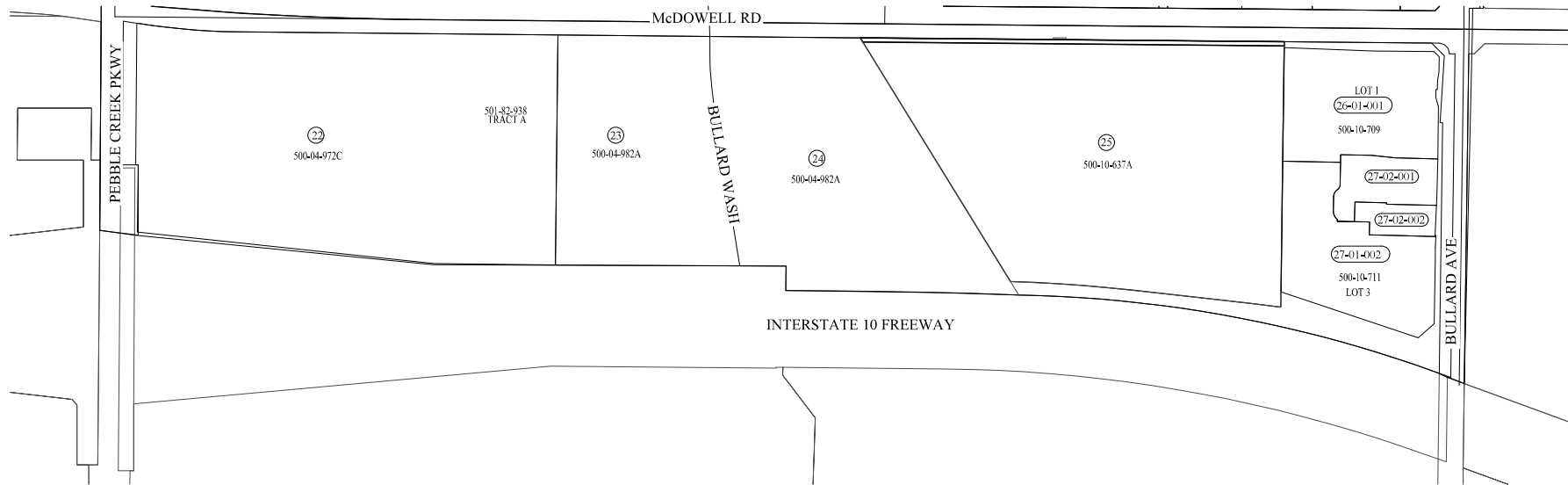
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MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
JEB	JEB	10-31-25	
DRAWN	BY	DATE	
JEB	JEB	10-31-25	
CHECKED	BY	DATE	
JEB	JEB	10-31-25	

SHEET 3 OF 4

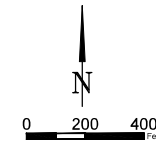
SEE SHEET 3



ASSESSMENT NUMBER	PARCEL NUMBER
22	500-04-972C
23	500-04-982A
24	500-04-982A
25	500-10-637A
26-01-001	500-10-709
27-02-001	500-10-710A
27-02-002	500-10-710B
27-01-002	500-10-711

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 10-31-25
REVISED 12-9-24
REVISED 8-19-24
ORIGINAL 9-24-07



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1001 N. CENTRAL AVE
SUITE 900
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MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
CITY OF GOODYEAR, AZ

DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
JEB	JEB	10-31-25	
DRAWN	BY	DATE	SHEET 4 OF 4
JEB	JEB	10-31-25	
CHECKED	BY	DATE	
JEB	JEB	10-31-25	