



MANDARINA COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS MEETING NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 16, 2026 at or after 5:45 PM

Jon Post, Chairman
Roxanne Ziegler, Vice Chair
Patti Comerford, Board Member
Patrick Cavanaugh, Board Member
Herb Kai, Board Member
Teri Murphy, Board Member
John Officer, Board Member

Pursuant to A.R.S §38-431.02, notice is hereby given to the members of the Mandarin Community Facilities District (CFD) Board and to the general public that the Mandarin CFD Board will hold a meeting open to the public on June 16, 2026, at or after 5:45 PM located in the Council Chambers, of the Ed Honea Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE MANDARINA COMMUNITY FACILITIES DISTRICT BOARD ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revisions to the agenda appear in *italics*. Public access to the Council Chambers begins 20 minutes before the start of the meeting.

As a courtesy to others, please turn off or put in silent mode all electronic devices.

Speaking at Meetings

If you are interested in speaking to the Mandarin CFD Board during the Call to the Public, you must fill out a speaker card located in the Council Chambers and deliver it to the Clerk prior to the convening of the meeting.

All persons attending the Mandarin CFD Board meeting, whether speaking or not, are expected to observe the Mandarin CFD Board rules of politeness, propriety, decorum, and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed from the meeting and will not be allowed to return.

Accessibility

To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas

Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaAZ.gov, by clicking on Agendas and Minutes. For questions about board meetings, special services or procedures, please contact the Town Clerk, at (520) 382-1999, Monday through Friday from 8:00 AM to 5:00 PM.

This Notice and Agenda will be posted no later than 24 hours prior to the meeting, at the Ed Honea Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.MaranaAZ.gov under Agendas and Minutes.

MANDARINA COMMUNITY FACILITIES DISTRICT BOARD MEETING

CALL TO ORDER AND ROLL CALL**PLEDGE OF ALLEGIANCE****APPROVAL OF AGENDA****CALL TO THE PUBLIC**

At this time any member of the public is allowed to address the Mandarinina CFD Board on any issue within its jurisdiction, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three minutes to speak. Any persons wishing to address the Mandarinina CFD Board must complete a speaker card located in the lobby and deliver it to the District Clerk prior to the commencement of the meeting. Individuals addressing a meeting at the Call to the Public will not be provided with electronic technology capabilities beyond the existing voice amplification and recording capabilities in the facilities. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Mandarinina CFD Board may respond to criticism made by those who have addressed the Mandarinina CFD Board and may ask staff to review the matter, or may ask that the matter be placed on a future agenda.

BOARD ACTION

- A1 PUBLIC HEARING: Resolution No. MCFD 2026-02: A Resolution of the District Board of the Mandarin Community Facilities District, Pima County, Arizona, approving the final budget by the Mandarin Community Facilities District Board for the fiscal year beginning July 1, 2026, and ending June 30, 2027 (Yiannis Kalaitzidis)
- A2 Approval of Mandarin Community Facilities District Board Meeting Summary Minutes of May 19, 2026 (David L. Udall)

EXECUTIVE SESSIONS

Pursuant to A.R.S. §38-431.03, the Mandarin CFD Board may vote to go into executive session, which will not be open to the public, to discuss certain matters.

- E1 Executive Session pursuant to A.R.S. §38-431.03 (A), the Mandarin CFD Board may ask for discussion or consideration, or consultation with designated Board representatives, or consultation for legal advice with the Board's legal counsel, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT



Mandarina Community Facilities District

A1

Meeting Date: 06/16/2026

From: Yiannis Kalaitzidis, Finance Director

Date: June 16, 2026

Subject: PUBLIC HEARING: Resolution No. MCFD 2026-02: A Resolution of the District Board of the Mandarinina Community Facilities District, Pima County, Arizona, approving the final budget by the Mandarinina Community Facilities District Board for the fiscal year beginning July 1, 2026, and ending June 30, 2027 (Yiannis Kalaitzidis)

Discussion:

On May 19, 2026, the Board of Directors adopted a tentative budget for Mandarinina Community Facilities District (MCFD). The tentative and final budgets include an ad valorem tax levy of \$2.80 per one hundred dollars (\$100) of assessed valuation.

The levy comprises \$0.30 for operations and maintenance and \$2.50 for debt service. The Budget includes funding for the possible acquisition of eligible public infrastructure through the issuance of general obligation bonds issued in the prior fiscal year of up to 995,400.

After conducting a public hearing, the District Board is being asked to adopt Resolution No. MCFD 2026-02, adopting the final budget and establishing an ad valorem tax levy of \$2.80 per one hundred dollars (\$100) of assessed valuation for FY 2026-2027.

Financial Impact:

Fiscal Year: 2027

Budgeted Y/N: Y

Amount: \$1,201,434

Establishment of the final budget for fiscal year 2026-2027.

Staff Recommendation:

Staff recommends adoption of Resolution No. MCFD 2026-02, adopting the final budget for fiscal year 2026-2027.

Suggested Motion:

I move to adopt Resolution No. MCFD 2026-02, adopting the final budget for the Mandarin Community Facilities District for fiscal year 2026-2027.

Attachments

Resolution No. MCFD 2026-02
Mandarin CFD Final Budget
Mandarin CFD Published Notice

RESOLUTION NO. MCFD 2026-02

A RESOLUTION OF THE DISTRICT BOARD OF THE MANDARINA COMMUNITY FACILITIES DISTRICT, PIMA COUNTY, ARIZONA, APPROVING THE FINAL BUDGET BY THE MANDARINA COMMUNITY FACILITIES DISTRICT BOARD FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027.

WHEREAS, in accordance with Title 48, Section 716, Arizona Revised Statutes, and following public notice, the Board met on May 19, 2026 at which meeting any taxpayer in the District was privileged to appear and be heard in favor of or against any of the proposed expenditures or tax levies; and

WHEREAS, it appears that publication has been duly made, as required by law, of said proposed budget together with a notice that the District Board would meet on June 16, 2026, at or after 5:00 P.M., in the council chambers of the Town of Marana Civic Center, 11555 W. Civic Center Drive, Marana, Arizona, for the purpose of making tax levies as set forth in said estimates; and

NOW THEREFORE, BE IT RESOLVED that the Mandarin Community Facilities District budget in the amount of \$1,201,434 is hereby adopted as the budget of the Mandarin Community Facilities District, Pima County, Arizona for the fiscal year 2026-2027.

PASSED AND ADOPTED by the District Board of Mandarin Community Facilities District, Pima County, Arizona, this 16th day of June, 2026.

Jon Post, District Chairman

ATTEST:

Jill McCleary, District Clerk

APPROVED AS TO FORM:

Jane Fairall, District Counsel

Attachment: Statements & Schedules

MANDARINA COMMUNITY FACILITIES DISTRICT (MCFD)
FINAL BUDGET AND SUMMARY SCHEDULE
OF ESTIMATED REVENUES AND EXPENDITURES
FISCAL YEAR 2026-2027

REVENUES	FY 2026 Adopted Budget	FY 2026 Amended Budget	FY 2026 Estimated Actual	FY 2027 Budget
Property Tax - General (Operating)	\$ 7,283	\$ 7,283	15,036	\$ 14,355
Property Tax- Secondary (Debt Service)	54,625	54,625	125,316	119,622
Total Revenues	61,908	61,908	140,352	133,977
EXPENDITURES				
CFD Administration	5,000	5,000	-	5,000
Costs of Issuance	250,000	250,000	410,449	-
Accounting/Auditing	2,500	2,500	3,000	3,150
Public Notification Expenses	1,000	1,000	250	1,000
Consultant Services	15,000	15,000	-	15,000
Outside Legal Counsel	5,000	5,000	-	5,000
Debt Service	50,875	50,875	-	173,134
Trustee Fees	3,750	3,750	-	3,750
Capital Improvements Acquisition	650,000	650,000	611,551	995,400
Total Expenditures	983,125	983,125	1,025,250	1,201,434
Excess (Deficiency) of Revenues Over (Under) Expenditures	(921,217)	(921,217)	(884,898)	(1,067,457)
Other Financing Sources (Uses)				
Bond Proceeds	900,000	900,000	1,970,000	-
Total Other Financing Sources	900,000	900,000	1,970,000	-
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Uses	(21,217)	(21,217)	1,085,102	(1,067,457)
BEGINNING FUND BALANCE	-	-	-	1,085,102
ENDING FUND BALANCE	<u>\$ (21,217)</u>	<u>\$ (21,217)</u>	<u>\$ 1,085,102</u>	<u>\$ 17,645</u>

MANDARINA COMMUNITY FACILITIES DISTRICT
NOTICE OF FILING STATEMENTS AND ESTIMATES
AND
NOTICE OF PUBLIC HEARING

NOTICE OF FILING STATEMENTS AND ESTIMATES OF THE OPERATION AND MAINTENANCE EXPENSES OF MANDARINA COMMUNITY FACILITIES DISTRICT, THE COSTS OF CAPITAL IMPROVEMENTS TO BE FINANCED BY THE AD VALOREM TAX LEVY, AND THE AMOUNT OF ALL OTHER EXPENDITURES FOR PUBLIC INFRASTRUCTURE AND ENHANCED MUNICIPAL SERVICES PROPOSED TO BE PAID FROM THE TAX LEVY AND OF THE AMOUNT TO BE RAISED TO PAY GENERAL OBLIGATION BONDS OF THE DISTRICT; AND NOTICE OF A PUBLIC HEARING ON THE PROPOSED FISCAL YEAR 2026-2027 BUDGET OF THE DISTRICT, INCLUDING A HEARING ON THOSE PORTIONS OF THE STATEMENTS AND ESTIMATES NOT RELATING TO DEBT SERVICE ON GENERAL OBLIGATION BONDS.

Notice is hereby given that statements and estimates have been filed in the Office of the District Clerk of Mandarin Community Facilities District of the operation and maintenance expenses of the District, the costs of capital improvements to be financed by the voter-approved ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of the District, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the District. Notice is further given of a public hearing on the proposed Fiscal Year 2026-2027 budget of the District, including (but not limited to) a hearing on those portions of the statements and estimates not relating to debt service on general obligation bonds, all pursuant to Arizona Revised Statutes §§48-716 and 48-723. Such hearing will be held by the District Board on Tuesday, June 16, 2026, at or after 5:00 p.m. in the council chambers of the Town of Marana Civic Center, 11555 W. Civic Center Drive, Marana, Arizona. Copies of the budget are available from the Office of the District Treasurer, 11555 W. Civic Center Drive, Town of Marana, Arizona 85653, telephone number: (520) 382-1900.

Dated this 28th day of May, 2026

/s/ Terry Rozema

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District Manager
Mandarina Community Facilities District



Mandarina Community Facilities District

A2

Meeting Date: 06/16/2026

To: Mayor and Council

From: Debbie Thompson, Deputy Town Clerk

Date: June 16, 2026

Subject: Approval of Mandarin Community Facilities District Board Meeting Summary
Minutes of May 19, 2026 (David L. Udall)

Attachments

Approval of Mandarin Community Facilities District Board Meeting Summary Minutes



MARANA AZ

ESTABLISHED 1977

MANDARINA

COMMUNITY FACILITIES DISTRICT

BOARD OF DIRECTORS

11555 W. Civic Center Drive, Marana, Arizona 85653

Council Chambers, May 19, 2026 at or after 5:30PM

Jon Post, Chairman

Roxanne Ziegler, Vice Chair

Patti Comerford, Board Member

Patrick Cavanaugh, Board Member

Herb Kai, Board Member

Teri Murphy, Board Member

John Officer, Board Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Chairman Post called the meeting to order at 5:45 PM and directed the District Clerk to call the roll. All Board Members were present, constituting a quorum.

PLEDGE OF ALLEGIANCE: Postponed until the start of the Regular Council Meeting.

APPROVAL OF AGENDA

Vice Chair Ziegler moved to approve the agenda as presented. Board Member Cavanaugh seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

BOARD ACTION

A1 Resolution No. MCFD 2026-01: A Resolution of the District Board of Mandarina Community Facilities District, a Community Facilities District of Arizona, approving a

tentative budget for fiscal year 2026-2027 pursuant to ARS §48-716; setting a public hearing date on said tentative budget; filing statements and estimates of the operation and maintenance expenses of the district, the costs of capital improvements to be financed by the approved ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of the district, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the district; providing for notice of filing the statements and estimates, and notice of a public hearing on the portions of the statements and estimates not relating to debt service on general obligation bonds; and providing that this resolution shall be effective after its passage and approval according to law. (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis explained that the tentative budget for the Mandarin Community Facilities District (CFD) for fiscal year 2026-2027 is approximately \$1.2 million and includes estimates for the operation and maintenance of the District. If approved, **Mr. Kalaitzidis** said that District staff will comply with public notice requirements for a public hearing currently scheduled for June 16, 2026.

Vice Chair Ziegler moved to adopt Resolution No. MCFD 2026-01. Board Member Kai seconded the motion. Motion passed, 7-0.

A2 Approval of Mandarin Community Facilities District Board Meeting Summary Minutes of November 4, 2025 (Jill McCleary)

Board Member Kai moved to approve the Mandarin Community Facilities District Board of Directors Meeting Summary Minutes of November 4, 2025. Board Member Officer seconded the motion. Motion passed, 7-0.

EXECUTIVE SESSIONS

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Executive Session pursuant to A.R.S. §38-431.03 (A), the Mandarin CFD Board may ask for discussion or consideration, or consultation with designated Board representatives, or consultation for legal advice with the Board's legal counsel, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Chairman Post asked for a motion to adjourn the meeting.

Vice Chair Ziegler moved to adjourn the meeting. Board Member Murphy seconded the motion. Motion passed, 7-0. Meeting adjourned at 5:48 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Mandarinina Community Facilities District Board meeting held on May 19, 2026. I further certify that a quorum was present.

David Udall, Acting District Clerk
Mandarina Community Facilities District