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RESOLUTION 06-1098

RESOLUTION OF THE COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, ACCEPTING PRELIMINARY PLANS AND AN ENGINEER'S ESTIMATE OF COSTS AND EXPENSES OF A PUBLIC IMPROVEMENT AND DECLARING ITS INTENTION TO IMPROVE AND ADOPTING PRELIMINARY PLANS AND ENGINEER'S ESTIMATE FOR THE IMPROVEMENT OF CERTAIN STREETS AND RIGHTS-OF-WAY WITHIN THE CORPORATE LIMITS OF THE CITY OF GOODYEAR BY THE CONSTRUCTION OF CERTAIN IMPROVEMENTS AS SHOWN ON THE PRELIMINARY PLANS; DESIGNATING SUCH IMPROVEMENT AS THE "CITY OF GOODYEAR, ARIZONA, MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT"; DETERMINING THAT IMPROVEMENT BONDS WILL BE ISSUED TO REPRESENT THE COSTS AND EXPENSES THEREOF AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE COSTS OF SAID WORK OR IMPROVEMENT WILL BE ASSESSED UPON A CERTAIN DISTRICT; AND PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT WILL BE PERFORMED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AND ALL AMENDMENTS THERETO.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, that:

Section 1. Definitions. In this resolution, the following terms shall have the following meanings:

"*Assessment Diagrams*" shall mean those duplicate diagrams of the property contained within the Assessment District as will hereafter be filed with the Clerk and approved by the Governing Body.

"*Assessment District*" shall mean the lots, pieces or parcels of land lying within the boundaries described in Exhibit A attached hereto. For a more particular description, reference is hereby made to the Assessment District Map.

"*Assessment District Map*" shall mean the map delineating the Assessment District in the form attached hereto as Exhibit B.

"*Bond Counsel*" shall mean Gust Rosenfeld P.L.C.

"*City*" shall mean the City of Goodyear, Arizona.

"*Clerk*" shall mean the Clerk of the City.

"*District*" shall mean the City of Goodyear, Arizona, McDowell Road Commercial Corridor Improvement District.

"*District Engineer*" shall mean Wood, Patel & Associates, Inc., or any successors thereto.

"*Estimate*" shall mean the estimate of costs and expenses of the Work filed with the Clerk prior to the adoption of this Resolution of Intention, showing the estimated cost of construction and acquisition of the Work to be \$58,977,140.50, the estimated costs of incidental expenses other than capitalized interest to be \$12,015,140.00, the estimated amount of City Participation and contribution to be \$0.00 and the estimated amount of capitalized interest to be \$7,185,552.00 for a total estimated cost of \$78,177,832.50.

"*Governing Body*" shall mean the Mayor and Council of the City.

"*Incidental Expenses*" shall mean the costs, expenses and fees of the City, the District Engineer and Bond Counsel; the costs and expenses related to the engineering, printing, advertising, posting and making of the assessment; the costs and expenses of all appraisals, title reports and environmental reports; the legal and financial fees; the expenses and costs incurred in drafting the proceedings and in the offer and sale of bonds; and all interest to be paid on the bonds for the period of construction and up to six months beyond.

"*Plans and Specifications*" shall mean those construction plans and specifications as may hereafter be prepared for the construction of the Work.

"*Preliminary Plans*" shall mean the preliminary plans showing the location and the type and character of the proposed Work filed with the Clerk prior to the adoption of this resolution and after the final Plans and Specifications for the District are completed, then such final Plans and Specifications.

"*Superintendent of Streets*" shall mean David Ramirez, the City Engineer of the City, and any successor holding such office.

"*Work*" shall mean the proposed improvements set forth on Exhibit C hereto, together with all appurtenances and adjuncts necessary, all as shown on the Plans and Specifications.

Section 2. Declaration of Intention to Order the Improvement. The public interest and convenience require and it is the intention of the Governing Body to order the Work to be performed as stated herein pursuant to A.R.S. Title 48, Chapter 4, Article 2. All items of the Work shall be performed as prescribed by the Plans and Specifications which shall be consistent with the Preliminary Plans and no assessment for any lot shall exceed its proportion of the Estimate. For purposes of this resolution and of all resolutions, ordinances and notices pertaining hereto, the improvement of the streets as herein described is hereby designated City of Goodyear, Arizona, McDowell Road Commercial Corridor Improvement District. The Work may be made according to any of several alternative plans and specifications, methods, classes or kinds of construction or classes and kinds of material as may be determined by the Governing Body.

Section 3. Determination of Need. In the opinion of the Governing Body, the Work is of more than local or ordinary public benefit, and the Governing Body hereby orders that all amounts due or to become due with respect to financing the costs and expenses of the work, together with all Incidental Expenses, shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

Section 4. Exclusion of Certain Property. Any public street or alley within the boundaries of the Assessment District is hereby omitted from the Assessment District. Any lot, the legal owner of which on this date is the United States, the state, a county, school district or any political subdivision or institution of the state or county (other than the City), which is included within the Assessment District shall be omitted from the assessment hereafter made except as otherwise agreed between the City and the owner.

Section 5. Determination and Notice of Necessity to Issue Bonds. The Governing Body finds that the public convenience requires that improvement bonds shall be issued to finance the costs and expenses of the Work and the Incidental Expenses and that such costs and expenses and Incidental Expenses shall be assessed upon the Assessment District. The Governing Body hereby determines that improvement bonds shall be issued in the name of the City payable, however, solely and only out of a special fund collectible from special assessments levied and assessed upon the lots, pieces and parcels of land within the Assessment District in not to exceed twenty-five (25) annual principal installments from the assessments of \$25.00 or over remaining unpaid as of the end of the cash collection period.

The improvement bonds shall mature on the first day of January in the years and in amounts to be set by the Governing Body prior to their issuance. Principal installments of the assessment shall be due on the first day of December immediately preceding the maturity date of any improvement bonds and installments of interest shall be due on the first day of June and December.

The improvement bonds shall bear interest at the rate of not to exceed 10% per annum, payable on the first day of January and July of each year.

The Bonds may be issued after commencement of the Work. The Mayor and Council hereby declare under Treasury Regulation Section 1.150-2 the official intent of the City to reimburse capital expenditures for the Work with the proceeds of tax-exempt bonds. The maximum principal amount of obligations expected to be issued for the Work is the total of \$71,000,000, plus any capitalized interest. This declaration as of its date is consistent with the budgetary and financial circumstances of the City and the City reasonably expects to reimburse the expenditures described herein with proceeds of tax-exempt bonds.

Section 6. Establishment of Grade. The grades and elevations for the streets are hereby officially changed to correspond with the grades and elevations shown on the Plans and Specifications.

Section 7. Statutory Authority. The Work and all proceedings pertaining thereto shall be performed under the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and all amendments thereto.

Section 8. City Participation. The City may but is not obligated to contribute funds if necessary to pay for the costs and expenses of the Work or lawfully assess the costs thereof.

Section 9. Right to Reduce Scope of Work. If, because of pending or threatened litigation concerning any one or more parcels subject to assessment, the City and the winning bidder for the construction of the Work receive a written opinion of Bond Counsel stating that improvement bonds cannot be issued against such parcel or parcels or the City is unable to obtain any right-of-way or easement necessary for the construction of the Work, the City may then cause the construction contract to be cancelled or modified to exclude from the applicable contract some or all of the Work which will benefit the parcel or parcels in question, or on which was located in the right-of-way which was not obtained. The filing of a certificate and request that no bonds be issued against any parcel pursuant to § 48-597, Arizona Revised Statutes, may be deemed to be threatened litigation.

Section 10. Approval of Estimate; Delegation of Authority. The Engineer's Estimate of costs submitted by the District Engineer are hereby adopted and approved as the official estimate for the Work.

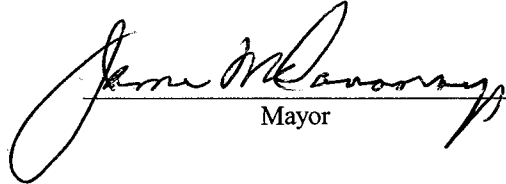
Section 11. Notice, Proceedings and Work. The Work shall be done and all proceedings therefor shall be taken, the Superintendent of Streets shall cause to be posted notices at not more than 300 feet apart along the lines of the proposed improvements, which notices shall be headed "Notice of Proposed Improvement", such heading to be in letters at least 1" in height; the Clerk shall certify to the passage of this Resolution of Intention, and shall cause the same to be published for five consecutive publications in *The Arizona Republic*. This Resolution shall be filed with the Clerk and made a part of the records of the Governing Body.

Section 12. **Hearing on Protests and Objections.** A hearing on the sufficiency of protests against the Work, if any, and on all objections to the extent of the Assessment District, if any, will be held by the Mayor and Council on December 11, 2006, at 6:00 p.m. in the Council Chambers, 986 S. Litchfield Road, Goodyear, Arizona. Notice of the hearing will be given as required by law.

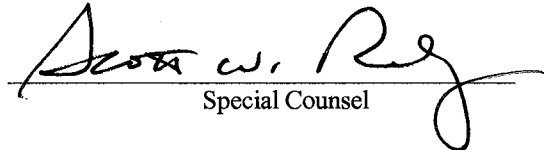
PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Goodyear, Arizona, on November 13, 2006.

ATTEST:


City Clerk


Mayor

APPROVED AS TO FORM:

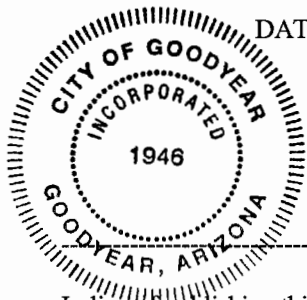

Special Counsel

Attachments: Exhibit A - Description of District
Exhibit B - Map of District Boundaries
Exhibit C - Description of Proposed Improvements
Notice of Proposed Improvement and Notice of Hearing

CERTIFICATION

I, Dee Cockrum, the duly appointed and acting Clerk of the City of Goodyear, Arizona, do hereby certify that the above and foregoing Resolution No. 06-1098 was duly passed by the Mayor and Council of the City of Goodyear, Arizona, at a regular meeting held on November 13, 2006, by a majority of those members of the Mayor and Council present thereat.

DATED: November 13, 2006.



A handwritten signature in cursive script, appearing to read "Dee Cockrum", written over a horizontal line.

Dee Cockrum, City Clerk

In lieu of publishing this resolution and posting the Notice of Proposed Improvement and Notice of Hearing at intervals of not more than 300 feet along the lines of the proposed improvement, the property owners all signed a waiver to remove these requirements.

Mail the Notice of Proposed Improvement and Notice of Hearing to every property owner within the District.

EXHIBIT A

DESCRIPTION OF DISTRICT

ASSESSMENT DISTRICT BOUNDARY

A portion of Sections 4, 5, 6, 31, 32, and 33, Township 1 North, Range 1 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona further described as follows:

COMMENCING at the Southwest corner of said Section 33, T1N, R1W, said corner also being the intersection of the centerlines of McDowell Road and Bullard Avenue;

Thence easterly along the south line of said Section 33, T1N, R1W to a point on the southerly prolongation of the easterly right-of-way line of said Bullard Avenue said point being the True Point of Beginning;

Thence northerly along the southerly prolongation of the east right-of-way line of said Bullard Avenue to a point on the westerly prolongation of the northerly right-of-way line of said McDowell Road ;

Thence continuing northerly along the southerly prolongation of the easterly right-of-way line of said Bullard Avenue and the easterly right-of-way line of said Bullard Avenue and prolongations across all intersections to a point on the centerline of Cambridge Avenue;

Thence westerly along the said centerline of said Cambridge Avenue to a point on the northerly prolongation of the westerly right-of-way line of said Bullard Avenue;

Thence southerly along the northerly prolongation of the said westerly right-of-way line of said Bullard Avenue and the westerly right-of-way line of said Bullard Avenue to a point on the easterly prolongation of the northerly right-of-way of Encanto Avenue;

Thence easterly along the northerly right-of-way line of said Encanto Avenue and the prolongations across all intersections to a point on the centerline of Cambridge Avenue;

Thence continuing westerly along the easterly prolongation of the northerly right-of-way line of Virginia Avenue and the northerly right-of-way line of Virginia Avenue to a point on the northerly prolongation of the westerly property line of Bullard Wash;

Thence southerly along the northerly prolongation of the westerly property line of Bullard Wash and the westerly property line of said Bullard Wash to a point lying on a line lying 102.40 feet more or less north of the east-west midsection line of said Section 32, T2N, R1W;

Thence westerly along the said line lying 102.40 feet north of the said east-west midsection line of said Section 32, T2N, R1W to a point on the easterly line of the Roosevelt Irrigation District Canal;

Thence southwesterly along the said easterly line of the said Roosevelt Irrigation District Canal to a point on the easterly right-of-way line of PebbleCreek Parkway;

Thence northerly along the said easterly right-of-way line of said PebbleCreek Parkway and the prolongation thereof across any intersection to a point on the north line of said Section 32, T1N, R1W;

Thence westerly along the said north line of said Section 32, T1N, R1W to the northwest corner of said Section 32, T1N, R1W, said point also lying on the centerline of PebbleCreek Parkway;

Thence continuing westerly along the north line of said Section 31, T1N, R1W to a point on the northerly prolongation of the westerly right-of-way line of said PebbleCreek Parkway;

Thence southerly along the northerly prolongation of the westerly right-of-way line of said PebbleCreek Parkway and the westerly right-of-way line of said PebbleCreek Parkway and prolongations across all streets to a point on the south line of said Section 31, T1N, R1W said line also being the centerline of McDowell Road;

Thence continuing southerly along the northerly prolongation of the westerly right-of-way line of said PebbleCreek Parkway and the westerly right-of-way line of said PebbleCreek Parkway to a point on the westerly prolongation of the northerly right-of-way line of the Interstate 10 Freeway;

Thence westerly along the westerly prolongation of the northerly right-of-way line of the Interstate 10 Freeway and the northerly right-of-way line of said Interstate 10 Freeway to a point on the north-south mid-section line of said Section 5, T1N, R1W;

Thence southerly along said north-south mid-section line of said Section 5, T1N, R1W a distance of 70 feet more or less;

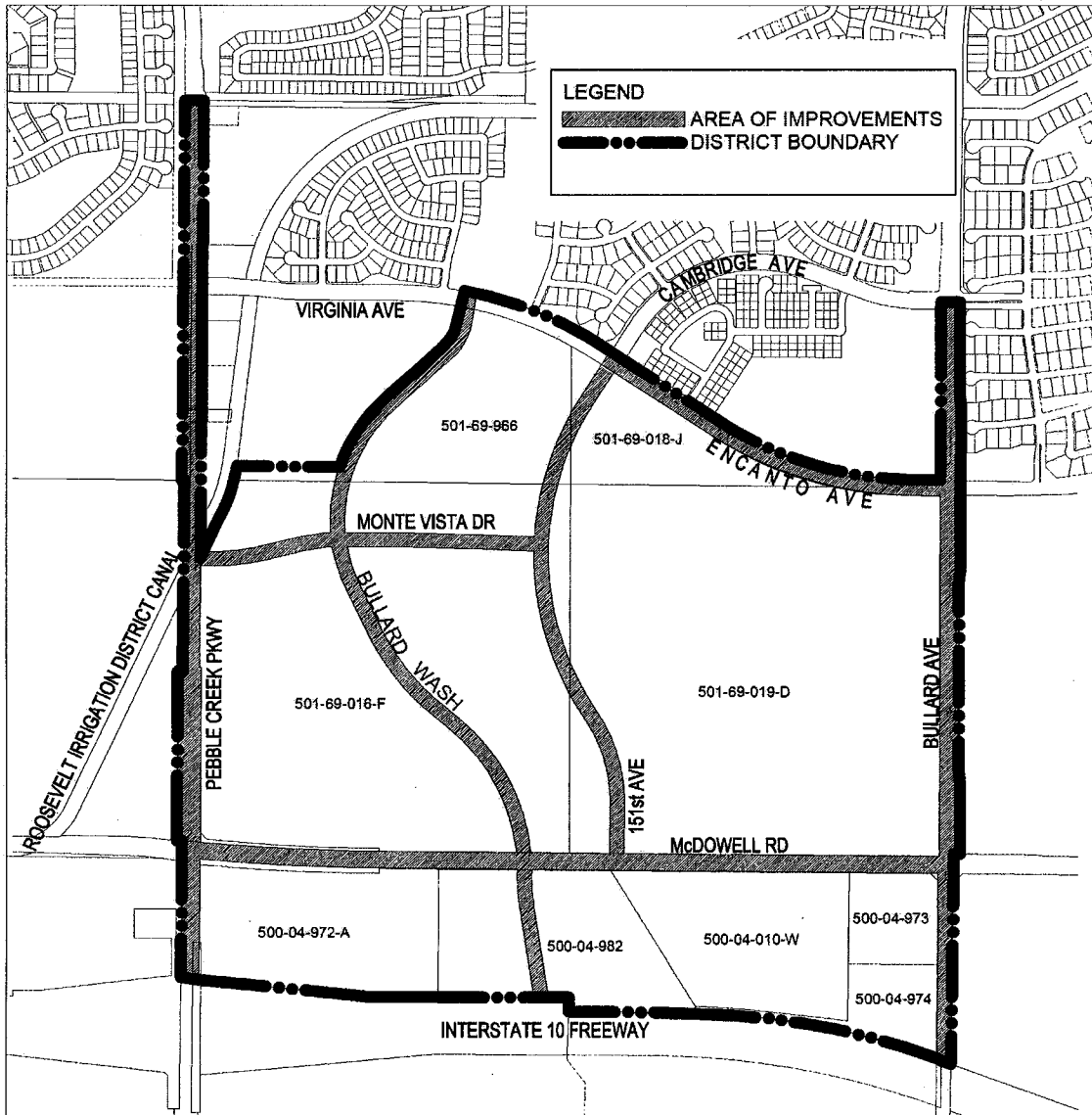
Thence continuing easterly along the northerly right-of-way line of said Interstate 10 Freeway and the easterly prolongation of the northerly right-of-way line to a point on the easterly right-of-way line of said Bullard Avenue;

Thence northerly along the easterly right-of-way line of said Bullard Avenue and the northerly prolongation of the easterly right-of-way line of said Bullard Avenue to a point on the north line of said Section 4, T1N, R1W, said point also being the True Point of Beginning;

Excepting there from any portion of land dedicated as public rights-of-ways.

EXHIBIT B

MAP OF DISTRICT BOUNDARIES



LEGEND

- AREA OF IMPROVEMENTS
- DISTRICT BOUNDARY

- PARCELS IN DISTRICT**
- 500-04-974
 - 500-04-973
 - 500-04-010-W
 - 500-04-982
 - 500-04-972-A
 - 501-69-019-D
 - 501-69-016-F
 - 501-69-018-J
 - 501-69-966

**CITY OF GOODYEAR
McDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT**



EXHIBIT C

CITY OF GOODYEAR McDOWELL COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT

DESCRIPTION OF PROPOSED IMPROVEMENTS

The work for the Improvement District will include the acquisition of any required rights-of-ways and the furnishing of all labor, materials, transportation, services and equipment necessary to construct asphaltic concrete pavement, concrete curbs, gutters, driveways, sidewalks, sidewalk ramps, valley gutters and aprons, median curbs, median surfacing, bus bay with shelter, bridges, storm drains, catch basins, underground utility facilities, landscaping and irrigation improvements, signing and striping improvements, street lighting, traffic signals, and drainage facilities which include equestrian trails, pedestrian trails, landscaping, trees, shrubs, ground cover, grass, irrigation facilities, shade structures, playground amenities, water ponds, and lighting together with all necessary adjuncts and appurtenances.

LOCATION OF PROPOSED IMPROVEMENTS

1. Construction, widening and improvement of the following streets:
 - McDowell Road from PebbleCreek Parkway to Bullard Avenue ("McDowell Improvements"),
 - Monte Vista Drive from PebbleCreek Parkway to 151st Avenue ("Monte Vista Improvements");
 - The South half of Encanto Avenue from 151st Avenue to Bullard Avenue ("Encanto Improvements");
 - PebbleCreek Parkway from I-10 Freeway to approximately the Thomas Road Alignment ("PebbleCreek Improvements");
 - 151st Avenue from McDowell Road to Encanto Avenue ("151st Improvements");
 - Bullard Avenue from I-10 Freeway to Cambridge Drive ("Bullard Improvements");
2. Improvements and construction of the Bullard Wash drainage channel from Interstate 10 Freeway to Virginia Avenue. ("Bullard Wash Improvements")

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Resolution of Intention to Form Improvement District for McDowell Road Commercial Corridor	STAFF PRESENTER: Brian Dalke, Deputy City Manager COMPANY CONTACT: Keith Hoskins, Gust Rosenfeld
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RECOMMENDATION:

City Council approve Resolution 06-1098 and enter into the Resolution of Intention to form a Public Improvement District for the McDowell Road Commercial Corridor to fund public improvements and infrastructure and set the not to exceed amount at \$78,177,832.50.

COMMUNITY BENEFIT:

The successful development of the McDowell Road Commercial Corridor, generally bounded by Interstate 10 north to Virginia Avenue, and Bullard Avenue to PebbleCreek Parkway, and visually shown in the boundary map (Attachment 1), will generate substantial sales tax receipts, provide employment opportunities, and offer additional local goods and services to the City's residents. The adoption of this Resolution of Intention (ROI) to form an Improvement District (ID) related to this corridor will expedite the construction of public infrastructure necessary for the eventual construction of more than two million square feet of commercial building development and coordinate the various construction projects in order to reduce the overall inconvenience to the public. In addition, the portion of the Bullard Wash regional park within the ID boundary will be constructed as part of the project, and includes tentative improvements such as lakes, trails, ramadas, drinking fountains, benches, shade structures, tot lot, exercise stations, bicycle rack and security lighting.

These public improvements will be assessed to (funded by) property owners within the ID, which includes Globe Corporation, Westcor, Evergreen-Devco, W.M. Grace, and Tang Realty. In addition, the ID will purchase developer pre-funded improvements constructed by SunCor. As a result, the City will not be assessed.

DISCUSSION:

The formation of the ID streamlines the management, design, and consulting services related to construction of public infrastructure in this area, which includes public roadways, bridges, interchanges, traffic signals, sewer and water infrastructure, landscaping, and improvements to Bullard Wash.

On August 22, 2005, the City Council authorized staff to issue a request for qualifications (RFQ) for engineering design and consulting services related to public improvements and infrastructure to be completed through the creation of a public ID and/or Community Facilities District. Attachment 1 shows the boundary map of the area, which includes the anticipated developments of:

- Estrella Falls Mall, a Westcor project (1.3 million square feet);
- The Market at Estrella Falls (Westcor Power Center) (500,000 square feet);
- PebbleCreek Market Place, a W.M. Grace project (240,000 square feet);
- Goodyear Centerpointe, an Evergreen-Devco project (300,000 square feet); and,
- An adjoining property owned by Tang Realty.

On January 13, 2006, Council approved a Notice to Proceed authorizing Wood-Patel to provide the following services associated with the public improvement district:

- Design and engineering services;
- Construction bidding services;
- Assessment district services (Improvement District formation/assessment);
- Construction management services;
- Coordination with several agencies including Arizona Department of Transportation, Maricopa County Flood Control District, LPSCo, APS, Roosevelt Irrigation District, and others; and,
- Coordination with infrastructure improvements by SunCor.

Other Council approval actions related to the anticipated formation of the ID include:

- On May 22, 2006, Council approved two prefunding and reimbursement agreements involving the City and Wood-Patel, one with Evergreen Devco and another with Westcor. These agreements provided funding for the design and construction of public infrastructure in anticipation of the ID formation;
- On September 11, 2006, Council approved the First Amendment to the May 22, 2006 agreement, providing for Westcor and four property owners to prefund to SunCor funding for construction of a portion of PebbleCreek Parkway that would later be purchased by the ID; and,
- On September 25, 2006, Council approved a prefunding agreement with Westcor, Evergreen Devco, and W.M. Grace to allow them to prefund construction of a portion of the infrastructure on PebbleCreek Parkway and McDowell Roads within the anticipated ID, with the intent to reimburse them with ID bond proceeds and then assess them payments within the term of the bond repayment period.

Arizona Revised Statutes have several requirements related to the formation of Improvement Districts, which will be strictly adhered to for this project. Generally, the steps are as follows:

1. Prior to initiating an ID through passage of an ROI by City Council, preliminary plans, cost estimates and an assessment diagram of ID boundaries must be provided to the City Clerk. This provides information to landowners who may be participatory to the ID. This is the action being considered in this staff report, and will be presented to Council on November 13, 2006.
2. Upon approval by Council, Notice of ROI is posted in the area of the proposed district. During this time, impacted landowners can file a written protest with the City Clerk. Assuming no protests, Council will consider final approval of the ID, which is tentatively scheduled for December 11, 2006.

3. Final plans and project specifications are finalized, followed by advertising for bids. After award of bid(s), the project is published in the newspaper. Within 15 days of the date of the first publication, property owners are given an additional opportunity to protest.
4. Special tax assessments are calculated based on the bid construction costs and the Warrant is prepared. Assuming no protest, these become recorded documents.
5. Once recorded, the Treasurer of the City requests cash payments from impacted properties during a 30-day period. Council will receive from City Clerk a certified list of paid and unpaid assessments from the property owners.
6. City Council, by resolution, may authorize issuance of an ID Bond for the amount not to exceed unpaid assessments, plus capitalized interest expense. The proposed bonds terms are for a 25-year period.
7. Bond proceeds are held in a special fund by the City Treasurer for payment of District costs. When monies are in hand, the Notice to Proceed is provided to the successful bidder (contractor).
8. Once construction is completed, the assessments are recapitulated to actual costs. Those landowners who paid cash would be eligible for cash refunds, while those whose property was assessed will receive a reduction to be applied toward the principal and final payment.

The ID is anticipated to be formed in December 2006, subject to final approval by the City Council and impacted property owners. If formed, the ID would have bonding ability and the authority to secure tax-exempt financing for public infrastructure by assessing benefited landowners for debt service, not unlike a Community Facilities District. The City is utilizing the services of Gust Rosenfeld as they currently serve as our bond counsel. Their fees will be funded by the ID.

Construction of the improvements is anticipated in two phases, as demonstrated in the project phasing map (Attachment 2). Phase I is scheduled to begin in December 2006, with expected completion in May 2007 (being pre-funded through the 9/25/06 Council-approved agreement with adjacent landowners and purchased by the ID). Phase II is anticipated to begin in June 2007 with completion in October 2008.

FISCAL IMPACT:

Prior to the formation of the ID, the City has funded \$228,000 to Wood-Patel to begin work on the design and engineering for the public infrastructure. This amount will be refunded to the City when bond proceeds are available, which are tentatively scheduled for April 2007.

The ID project costs are estimated at \$78,177,832.50, comprised as follows:

<u>ITEM</u>	<u>COST</u>
Construction, ROW, Purchased Improvements	\$58,977,140.50
Incidentals (1)	\$12,015,140.00
Capitalized Interest (2)	\$ 7,185,552.00
TOTAL	\$78,177,832.50

- (1) Includes design, engineering, construction management, City fees, and bond issuance fees.
- (2) The latter is the interest accrued between when bonds are issued (April 2007) and when assessment payments begin (January 2009).

The City is not being assessed by the ID. The regional improvements, estimated at \$25 million, are typically the responsibility of the City. However, this is being assessed to Westcor/Globe, and they will receive reimbursements as prescribed in a separate development agreement, which was approved by Council on September 25, 2006. The City has budgeted \$70 million on the expenditure side for the potential to form this ID, and an additional \$40 million for the balance of this and other districts.

Estimated assessments for developers (not including capitalized interest) within the ID are as follows:

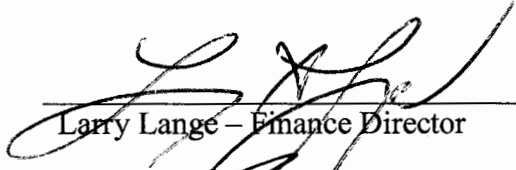
- Evergreen: \$3,155,663
- Tang: \$1,566,683
- Westcor: \$63,054,635

The ID represents a contingent liability to the City. Essentially, if any of the assessed ID participants do not make their semi-annual assessment payments, the City would be required to make payments to satisfy bondholder requirements. However, the City would either be repaid by the assessee with penalties, or could seek legal action to gain deed to the assessed property.

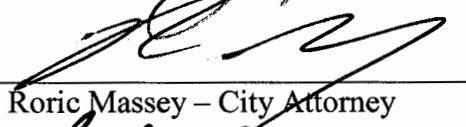
REVIEWED BY:



Jim Nichols – Deputy City Manager



Larry Lange – Finance Director



Roric Massey – City Attorney

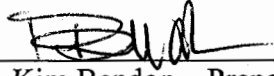


Stephen Cleveland – City Manager

PREPARED BY:

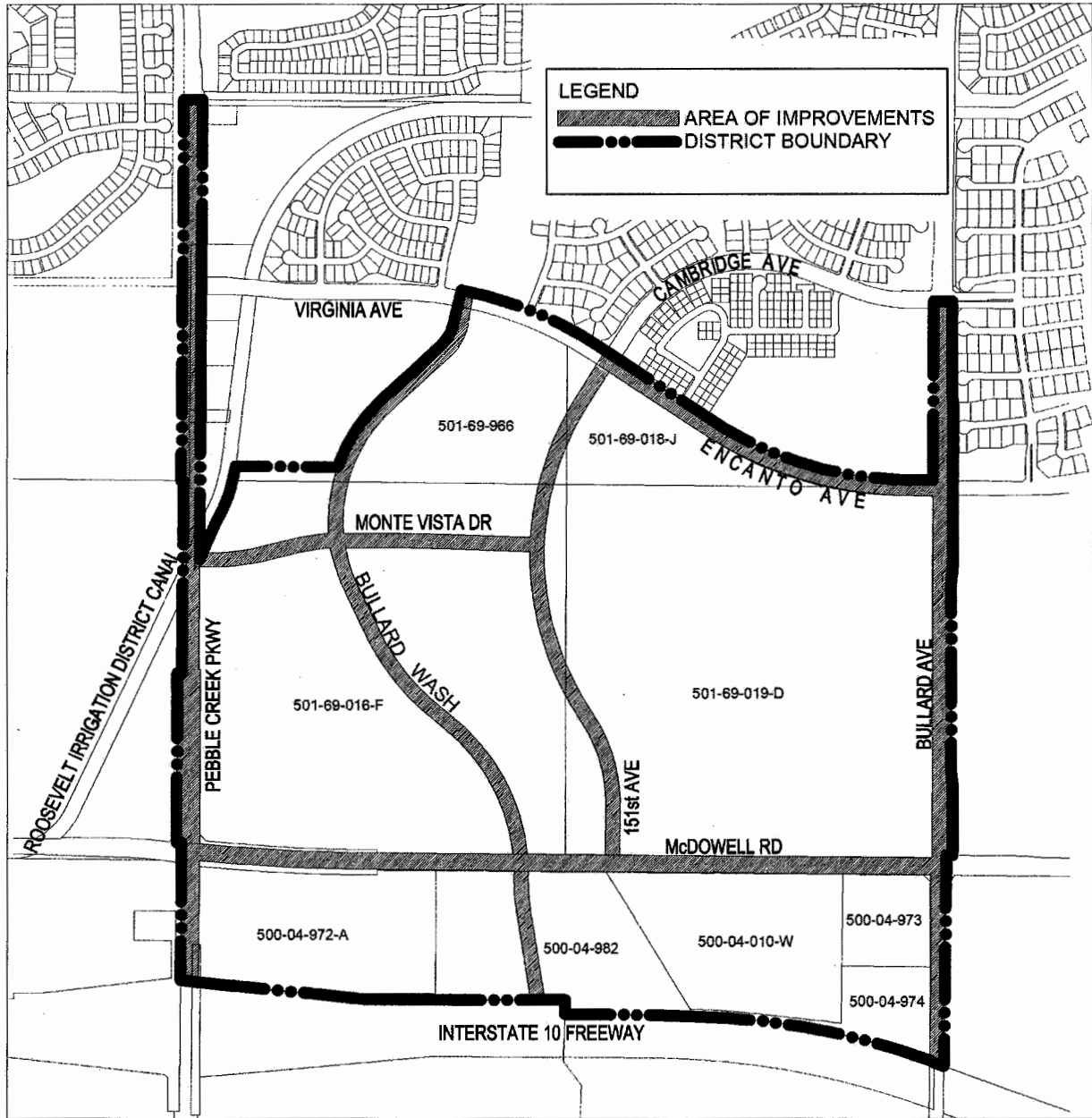


Brian Dalke – Deputy City Manager



Kim Bendon – Preparer

Attachment 1



- PARCELS IN DISTRICT
- 500-04-974
 - 500-04-973
 - 500-04-010-W
 - 500-04-982
 - 500-04-972-A
 - 501-69-019-D
 - 501-69-016-F
 - 501-69-018-J
 - 501-69-966

CITY OF GOODYEAR
McDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT



Attachment 2

