

RESOLUTION 2024-2406

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 27-01-001 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:

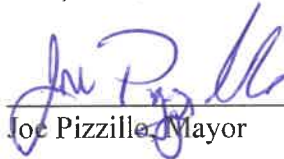
Section 1. Pursuant to A.R.S. § 48-594(B) and the completed application and substantially complete petition submitted by the property owners, and good cause appearing therefore, it is hereby ordered that assessment number 27-01-001 be modified in accordance with the assessment modification and reallocation 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 27-02-001 and 27-02-002.

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona on June 10, 2024.



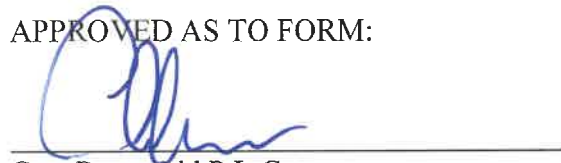
Joe Pizzille, Mayor



Darcie McCracken, 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 June 10, 2024, and that a quorum was present thereat and that the vote thereon was 7 ayes and 0 nays; 0 did not vote or were absent.



Darcie McCracken, 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 ⁽⁵⁾	New Assessment Square Footage ⁽²⁾	Owner Name	Calculated New Assessment	Status of Development	2024 Estimated FCV ⁽²⁾	Value to Lien ⁽⁴⁾
27-01-001	500-10-710	2.555	111,293.00	\$ 2,461,100.00	\$83,719.23	27-02-001	500-10-710A	Lot 2A	1.729	75,321.00	Trador Partners Goodyear LLC/Goodyear Logging Inc	\$58,658.07	undeveloped	\$1,665,581.09	29.40
						27-02-002	500-10-710B	Lot 2B	0.826	35,975.00	Goodyear LLC/Goodyear Logging Inc	\$27,061.16	undeveloped	\$795,518.91	29.40
Total		2.555	111,293.00		\$83,719.23				2.555	111,296.00		\$83,719.23			

(1) According to the latest information available on the Maricopa County Assessor's Office website, the original parcel (APN 500-10-710) as part of this modification of assessment have been assigned new parcel numbers and are reflected herein (APN 500-10-710A and 500-10-710B). The 2024 FCV for the original property prior to modification is reflected as \$2,461,100 according to the Maricopa County Assessor (see below). The 2024 FCV for the split parcels as shown here is not available at this time. Refer to footnote 2 to determine the estimated 2024 FCV based on the newly split parcels.

(2) In order to determine the Estimated 2024 FCV for the newly split parcels, the following equation was utilized. 2024 Estimated FCV = (new assessment square footage/total assessment square footage) x 2024 FCV (\$2,461,100).

(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 2/16/2024.

(5) VTL (value to lien) ratio is calculated using the 2024 Estimated FCV.

EXHIBIT B

AMENDED ASSESSMENT DIAGRAM

(see attached)

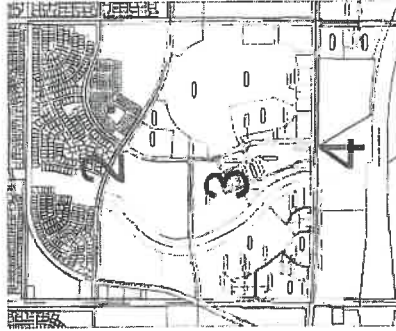
CITY OF GOODYEAR, ARIZONA

MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT (AMENDED)

MAYOR
JOE PIZZILLO

VICE MAYOR
LAURA KAINO

COUNCIL MEMBERS
SHERI LAURITANO
WALLY CAMPBELL
BILL STIPP
BRANNON HAMPTON
VICKI GILLIS



INDEX OF SUBJECTS
NOT TO SCALE

CERTIFICATION

I, Darice McCracken 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 10TH DAY OF June, 2024 AND THAT A QUORUM WAS PRESENT.

BY Darice McCracken FILED BY SA N/A
CITY CLERK SUPERVISOR OF FINANCE

ASSESSMENT DIAGRAM SUBMITTED THIS 10TH DAY OF June 2024

SUBMITTED BY SA N/A
SUPERVISOR OF FINANCE

APPROVAL

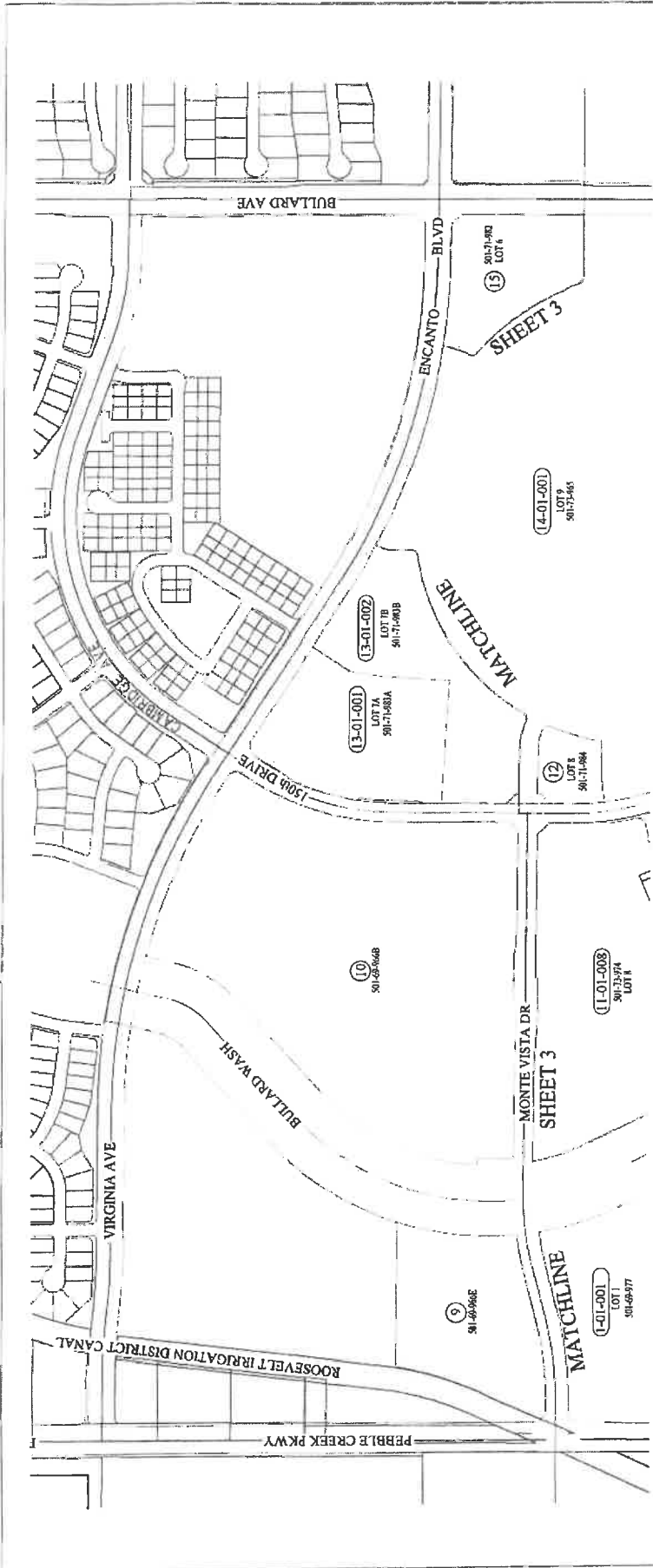
APPROVED BY RESOLUTION NO. 2024-2406 AT A MEETING OF THE COMMON COUNCIL OF THE CITY OF GOODYEAR, ARIZONA HELD THIS 10TH DAY OF June 2024



PREPARED BY:



Q. 402.261.1177
1001 N. CENTRAL AVE
PHOENIX, AZ 85004
www.ardurra.com



LEGEND

ID	DESCRIPTION
13-01-001	AREA OF IMPROVEMENT
9004472.1	PARCEL NUMBER
0	ASSESSMENT NUMBER
(C) (20)	MODIFIED ASSESSMENT NUMBER

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



ASSESSMENT NUMBER	PARCEL NUMBER
(C) (20)	91-09-001
(C) (20)	91-09-002
(C) (20)	91-09-003
(C) (20)	91-09-004
(C) (20)	91-09-005
(C) (20)	91-09-006
(C) (20)	91-09-007
(C) (20)	91-09-008
(C) (20)	91-09-009
(C) (20)	91-09-010
(C) (20)	91-09-011
(C) (20)	91-09-012
(C) (20)	91-09-013
(C) (20)	91-09-014
(C) (20)	91-09-015
(C) (20)	91-09-016
(C) (20)	91-09-017
(C) (20)	91-09-018
(C) (20)	91-09-019
(C) (20)	91-09-020

REVISED 4-9-2024
 REVISED 11-29-2021
 REVISED 9-10-2020
 REVISED 5-14-2019
 REVISED 9-10-2018
 REVISED 3-16-2018
 REVISED 10-26-2009
 ORIGINAL 9-24-2007

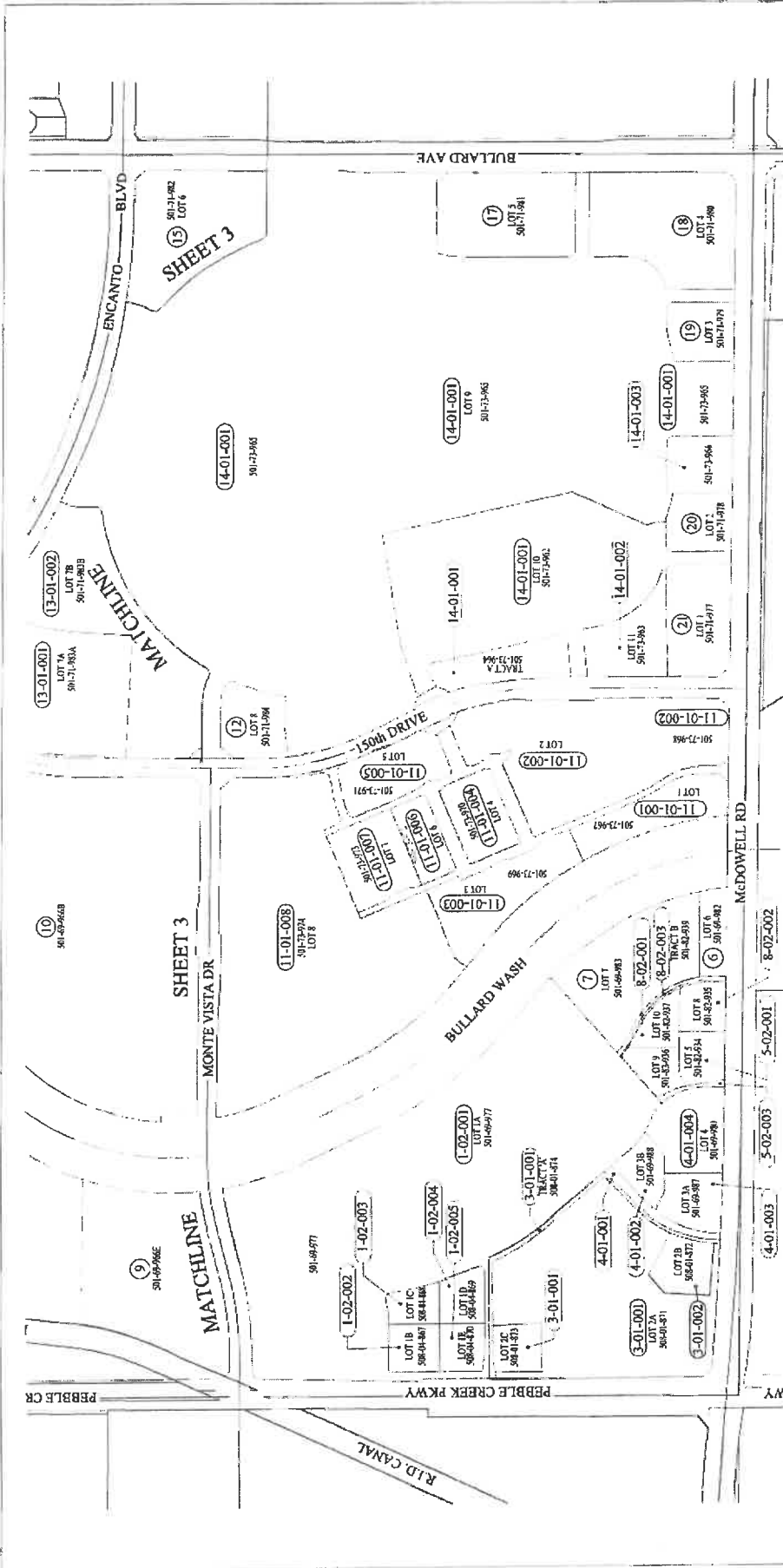
MCDOWELL ROAD
 COMMERCIAL CORRIDOR
 IMPROVEMENT DISTRICT
 CITY OF GOODYEAR, AZ

DESIGNED	DRAWN	CHECKED	DATE
DESIGNED	DRAWN	CHECKED	DATE
DESIGNED	DRAWN	CHECKED	DATE
DESIGNED	DRAWN	CHECKED	DATE

SCALE: 1" = 200' - 0"
 SHEET 2 OF 4

ARDURRA
 PLANNING & CONSULTANTS

0.000 N. 32.7177
 1001 N. CENTRAL AVE
 PHOENIX, AZ 85008
 www.ardurra.com



LEGEND

① ID BOUNDARY
 ② AREA OF IMPROVEMENT
 ③ PARCEL NUMBER
 ④ ASSESSMENT NUMBER
 ⑤ MODIFIED ASSESSMENT NUMBER

DESIGNED BY: JEB 4-9-24
 DRAWN BY: JEB 4-9-24
 CHECKED BY: JEB 4-9-24

REVISED 4-9-2024
 REVISED 11-29-2021
 ORIGINAL 9-24-2007

MCDOWELL ROAD
 COMMERCIAL CORRIDOR
 IMPROVEMENT DISTRICT
 CITY OF GOODYEAR, AZ

SCALE: 1" = 200' - 0"

SHEET 3 of 4

ARDURRA
 COMMERCIAL CORRIDOR DISTRICT

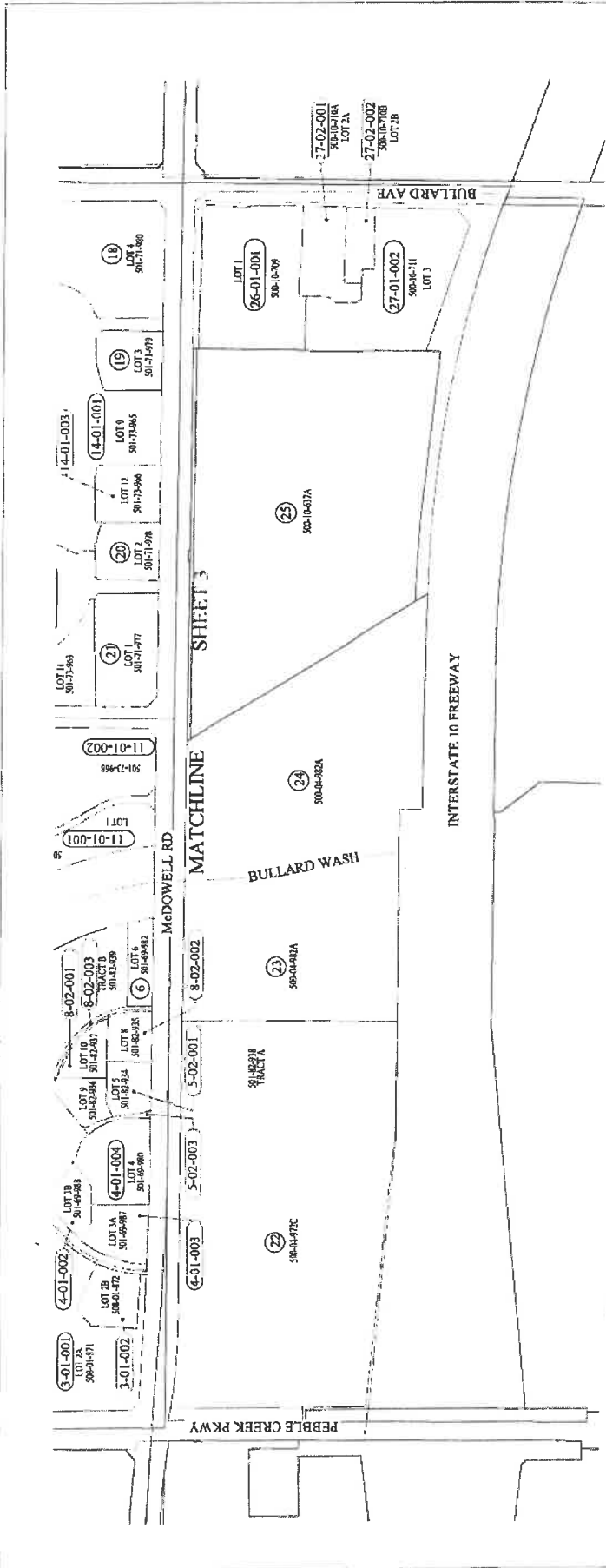
0.885 26.117
 SUITE 300
 500 N CENTRAL AVE
 GOODYEAR, AZ 85404
 www.ardurra.com

SHEET 4

**CITY OF GOODYEAR IMPROVEMENT DISTRICT
 ASSESSMENT DIAGRAM**

SCALE: 1" = 200' - 0"

ASSESSMENT NUMBER	ASSESSMENT NUMBER	ASSESSMENT NUMBER	ASSESSMENT NUMBER
① 1-01-001	① 1-01-002	① 1-01-003	① 1-01-004
② 1-01-005	② 1-01-006	② 1-01-007	② 1-01-008
③ 1-01-009	③ 1-01-010	③ 1-01-011	③ 1-01-012
④ 1-01-013	④ 1-01-014	④ 1-01-015	④ 1-01-016
⑤ 1-01-017	⑤ 1-01-018	⑤ 1-01-019	⑤ 1-01-020
⑥ 1-01-021	⑥ 1-01-022	⑥ 1-01-023	⑥ 1-01-024
⑦ 1-01-025	⑦ 1-01-026	⑦ 1-01-027	⑦ 1-01-028
⑧ 1-01-031	⑧ 1-01-032	⑧ 1-01-033	⑧ 1-01-034
⑨ 1-01-037	⑨ 1-01-038	⑨ 1-01-039	⑨ 1-01-040
⑩ 1-01-043	⑩ 1-01-044	⑩ 1-01-045	⑩ 1-01-046
⑪ 1-01-051	⑪ 1-01-052	⑪ 1-01-053	⑪ 1-01-054
⑫ 1-01-059	⑫ 1-01-060	⑫ 1-01-061	⑫ 1-01-062
⑬ 1-01-067	⑬ 1-01-068	⑬ 1-01-069	⑬ 1-01-070
⑭ 1-01-075	⑭ 1-01-076	⑭ 1-01-077	⑭ 1-01-078
⑮ 1-01-083	⑮ 1-01-084	⑮ 1-01-085	⑮ 1-01-086
⑯ 1-01-091	⑯ 1-01-092	⑯ 1-01-093	⑯ 1-01-094
⑰ 1-01-099	⑰ 1-01-100	⑰ 1-01-101	⑰ 1-01-102
⑱ 1-01-107	⑱ 1-01-108	⑱ 1-01-109	⑱ 1-01-110
⑲ 1-01-115	⑲ 1-01-116	⑲ 1-01-117	⑲ 1-01-118
⑳ 1-01-123	⑳ 1-01-124	⑳ 1-01-125	⑳ 1-01-126
㉑ 1-01-131	㉑ 1-01-132	㉑ 1-01-133	㉑ 1-01-134
㉒ 1-01-141	㉒ 1-01-142	㉒ 1-01-143	㉒ 1-01-144
㉓ 1-01-151	㉓ 1-01-152	㉓ 1-01-153	㉓ 1-01-154
㉔ 1-01-161	㉔ 1-01-162	㉔ 1-01-163	㉔ 1-01-164
㉕ 1-01-171	㉕ 1-01-172	㉕ 1-01-173	㉕ 1-01-174
㉖ 1-01-181	㉖ 1-01-182	㉖ 1-01-183	㉖ 1-01-184
㉗ 1-01-191	㉗ 1-01-192	㉗ 1-01-193	㉗ 1-01-194
㉘ 1-01-201	㉘ 1-01-202	㉘ 1-01-203	㉘ 1-01-204
㉙ 1-01-211	㉙ 1-01-212	㉙ 1-01-213	㉙ 1-01-214
㉚ 1-01-221	㉚ 1-01-222	㉚ 1-01-223	㉚ 1-01-224
㉛ 1-01-231	㉛ 1-01-232	㉛ 1-01-233	㉛ 1-01-234
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㉝ 1-01-251	㉝ 1-01-252	㉝ 1-01-253	㉝ 1-01-254
㉞ 1-01-261	㉞ 1-01-262	㉞ 1-01-263	㉞ 1-01-264
㉟ 1-01-271	㉟ 1-01-272	㉟ 1-01-273	㉟ 1-01-274
㊱ 1-01-281	㊱ 1-01-282	㊱ 1-01-283	㊱ 1-01-284
㊲ 1-01-291	㊲ 1-01-292	㊲ 1-01-293	㊲ 1-01-294
㊳ 1-01-301	㊳ 1-01-302	㊳ 1-01-303	㊳ 1-01-304



LEGEND

①	ID BOUNDARY
②	AREA OF IMPROVEMENT
③	PARCEL NUMBER
④	ASSESSMENT NUMBER
⑤	MODIFIED ASSESSMENT NUMBER

4-9-24
 REVISED
 11-29-21
 REVISED
 9-10-2020
 REVISED
 5-14-2019
 REVISED
 9-10-2018
 REVISED
 3-16-2018
 REVISED
 10-26-2009
 ORIGINAL
 9-24-2007

MCDOWELL ROAD
 COMMERCIAL CORRIDOR
 IMPROVEMENT DISTRICT
 CITY OF GOODYEAR, AZ

DESIGNED: JRB 4-9-24
 DRAINED: JRB 4-9-24
 CHECKED: JRB 4-9-24

SCALE: 1" = 200' - 0"
 SHEET 4 OF 4

ASSESSMENT NUMBER

3-01-001
3-01-002
4-01-001
4-01-002
4-01-003
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5-02-001
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CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"

ASSESSMENT NUMBER

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38-01-004

