City of Phoenix

Minutes

Meeting Location:
City Council Chambers
200 W. Jefferson St.
Phoenix, Arizona 85003

186700

City Council Formal Meeting

Wednesday, April 9, 2025 **2:30 PM** **phoenix.gov**

CALL TO ORDER AND ROLL CALL

The Phoenix City Council convened in formal session on Wednesday, April 9, 2025 at 2:36 p.m. in the Council Chambers.

Present: 8 - Councilman Galindo-Elvira, Councilwoman Betty Guardado, Councilwoman Kesha Hodge Washington, Councilwoman Laura Pastor, Councilwoman Debra Stark, Councilman Jim Waring, Vice Mayor Ann O'Brien and Mayor Kate Gallego

Absent: 1 - Councilman Kevin Robinson

Mayor Gallego acknowledged the presence of Mario Barajas and Elsie Duarte, Spanish interpreters. In Spanish, Mr. Barajas announced their availability to the audience.

City Attorney Julie Kriegh stated members of the public may speak for up to two minutes on agenda items and gave direction on appropriate decorum when providing comments.

An affidavit was presented to the Council by the City Clerk stating that copies of the titles of Ordinances G-7371 through G-7380, S-51728, S-51778 through S-51823, and Resolutions 22287 through 22293 were available to the public in the office of the City Clerk at least 24 hours prior to this Council meeting and, therefore, may be read by title or agenda item only pursuant to the City Code.

References to attachments in these minutes relate to documents that were attached to the agenda.

MINUTES OF MEETINGS

1 For Approval or Correction, the Minutes of the Formal Meeting on

December 18, 2024

Summary
This item transmits the minutes of the Formal Meeting of December 18, 2024, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

A motion was made by Councilman Waring, seconded by Vice Mayor O'Brien, that this item be approved. The motion carried by the following voice vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

2 **For Approval or Correction, the Minutes of the Formal Meeting on January 15, 2025**

Summary
This item transmits the minutes of the Formal Meeting of January 15, 2025, for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington Street, 15th Floor.

A motion was made by Councilwoman Stark, seconded by Vice Mayor O'Brien, that this item be approved. The motion carried by the following voice vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

BOARDS AND COMMISSIONS

3 Mayor and Council Appointments to Boards and Commissions

Summary

This item transmits recommendations from the Mayor and Council for appointment or reappointment to City Boards and Commissions.

The following individuals were recommended for appointment/reappointment by Mayor Gallego and Councilmembers:

Design Review Committee

Appoint Jordan Greenman, replacing Patrick Panetta as the Central City Village Planning Committee representative for a partial term to expire March 20, 2026, as recommended by the Central City Village Planning Committee.

Ethics Commission

Appoint Ann Hart, serving as one of two Democrats on the commission for a three-year term to expire April 9, 2028, as recommended by Mayor Gallego.

North Mountain Village Planning Committee

Appoint Fred Hepperle, filling a vacancy on the committee for a term to expire April 9, 2027, as recommended by Councilwoman Stark.

Phoenix Sister Cities Commission

Appoint Ashton Princell, filling a vacancy on the commission for the a term to expire April 9, 2028, as recommended by Mayor Gallego.

Phoenix Women's Commission

Appoint Annette Sutfin, filling a vacancy on the commission for a term to expire April 9, 2028, as recommended by Mayor Gallego.
Appoint Jessica Wani, filling a vacancy on the commission for a term to expire April 9, 2028, as recommended by Mayor Gallego.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be approved. The motion carried by the following voice vote:

Yes: 8 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

Mayor Gallego administered the oath of office to the following appointees:

Jordan Greenman - Design Review Committee;
Ann Hart - Ethics Commission;
Fred Hepperle - North Mountain Village Planning Committee;
Ashton Princell - Phoenix Sister Cities Commission;
Annette Sutfin - Phoenix Women's Commission; and
Jessica Wani - Phoenix Women's Commission.

Mayor Gallego invited the appointees to approach the dais so Council could extend their appreciation.

LIQUOR LICENSES, BINGO, AND OFF-TRACK BETTING LICENSE APPLICATIONS

Mayor Gallego requested a motion on liquor license items. A motion was made, as appears below.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that items 4-23 be recommended for approval, except Item 7. The motion carried by the following voice vote:

Yes: 8 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

4 Liquor License - Sagewood - District 2

Request for a liquor license. Arizona State License Application 324514.

Summary

Applicant
Camila Alarcon, Agent

License Type
Series 6 - Bar

Location
4555 E. Mayo Boulevard
Zoning Classification: S-1 DRSP
Council District: 2

This request is for an acquisition of control of an existing liquor license for a bar. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is April 15, 2025.

Pursuant to A.R.S. 4-203, consideration may be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Fountain View Village (Series 12)
16455 E. Avenue of the Fountains, Fountain Hills
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Clarendale Arcadia (Series 6)
3233 E. Camelback Road, Phoenix
Calls for police service: 5
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The licensee's new controlling persons oversee the operations of senior living communities throughout the United States, many of which hold liquor licenses. These communities, including Sagewood, have not had any liquor violations and staff who sells and serves alcohol has received Title 4 training."

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

5 Liquor License - Salt & Lime Modern Mexican Grill - District 2

Request for a liquor license. Arizona State License Application 330559.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
28260 N. Tatum Boulevard, Ste. A7
Zoning Classification: C-2 PCD
Council District: 2

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales.

The 60-day limit for processing this application is April 13, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Salt & Lime Modern Mexican Grill (Series 12)
9397 E. Shea Boulevard, Ste. 115, Scottsdale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“The new owner joining the Now Salt & Lime Modern Mexican Grill Cave Creek area has owned and operated restaurants in the valley for many years."

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

6 Liquor License - Valkyrie Wines LLC - District 2

Request for a liquor license. Arizona State License Application 328502.

Summary

Applicant
Shelley Younger, Agent

License Type
Series 4 - Wholesaler

Location
5640 E. Bell Road, No.1085
Zoning Classification: R-3A
Council District: 2

This request is for a new liquor license for a wholesaler. This location was not previously licensed for liquor sales and does not have an interim permit. Wholesale is not permitted at this location.

The 60-day limit for processing this application is April 12, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications and not to the location.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I am a seasoned business owner with seven years experience in wine.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

This item was recommended for approval.

8 Liquor License - De Mi Pais Market #6 - District 3

Request for a liquor license. Arizona State License Application 328291.

Summary

Applicant
Gilda Schwendener Ralon, Agent

License Type
Series 10 - Beer and Wine Store

Location
9204 N. 7th Street, Ste. 8, 9, 10
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is April 13, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that

location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This information is not provided due to the multiple ownership interests held by the applicant in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have owned many location with liquor licenses since 2015. I have made sure all laws and regulations are up to date. I have done all my training as well as all my employees. I have not received one sitation for all this locations."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"There will be more security in the area we will install more security camares and will provied more lighting."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - De Mi Pais Market #6 - Data

Attachment B - De Mi Pais Market #6 - Map

This item was recommended for approval.

9 Liquor License - Moon Valley Country Club - District 3

Request for a liquor license. Arizona State License Application 330763.

Summary

Applicant
Ryan Anderson, Agent

License Type
Series 6 - Bar

Location
151 W. Moon Valley Drive
Zoning Classification: R1-10, R1-10 SP
Council District: 3

This request is for an ownership transfer of a liquor license for a country club. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is April 12, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"This is a person transfer license application if an existing successful and licensed F&B business. The same responsible and trained staff will continue to support and work at this business. It will continue to maintain the highest standard of service and follow Title 4 liquor laws and will continue to be a good neighbor in the community."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This is a private club license, not a public license, therefore #2 does not apply."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Moon Valley Country Club - Data
Attachment B - Moon Valley Country Club - Map

This item was recommended for approval.

10 Liquor License - Special Event - Sage Foundation for Health - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Kayte Nettles

Location
4240 N. Central Avenue
Council District: 4

Function
Community Event

Date(s) - Time(s) / Expected Attendance
April 26, 2025 - Noon to 8 p.m. / 300 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

11 Liquor License - Special Event - St. Francis Xavier Roman Catholic Parish Phoenix - District 4

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Edward Ngo

Location
4715 N. Central Avenue
Council District: 4

Function
Community Event

Date(s) - Time(s) / Expected Attendance
May 3, 2025 - 5:30 p.m. to 10 p.m. / 250 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

12 Liquor License - Dynamite Beer Company - District 4

Request for a liquor license. Arizona State License Application 329078.

Summary

Applicant
Camila Alarcon, Agent

License Type
Series 7 - Beer and Wine Bar

Location
100 E. Camelback Road, Ste. 160
Zoning Classification: C-2 WSNSPD
Council District: 4

This request is for an ownership transfer of a liquor license for a beer and wine bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is April 12, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Dynamite Beer Co. (Series 7)
28212 N. Tatum Boulevard, Ste. D6, Phoenix
Calls for police service: 1
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant has significant experience operating liquor licensed establishments for over 15 years. One its members managed this location under prior ownership. Applicant currently holds another Series 7 liquor license at its taproom in Cave Creek. Applicant will continue to follow all Arizona liquor laws and regulations, and will ensure proper training of managers and staff."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"A Series 7 liquor license has existed at this location for the past 8 years. It has proven to be valuable complement to the other establishments operating in uptown Phoenix, and will continue to serve as an additional dining and craft beer option to the surrounding community."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Dynamite Beer Company - Data
Attachment B - Dynamite Beer Company - Map

This item was recommended for approval.

13 Liquor License - Kings Beer & Wine (Series 7) - District 4

Request for a liquor license. Arizona State License Application 332610.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 7 - Beer and Wine Bar

Location
2811 N. Central Avenue
Zoning Classification: C-2 HRI
Council District: 4

This request is for an ownership transfer of a liquor license for a beer and wine bar. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is April 19, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was

established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The applicant/managers are trained in the Title IV Basic and Management liquor laws. They will ensure that all employees are also knowledgeable in Title IV requirements."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This location has been serving the community as both a local beer and wine store, and beer and wine bar. The applicants wish to continue operating and serving the community."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Kings Beer & Wine - Data
Attachment B - Kings Beer & Wine - Map

This item was recommended for approval.

14 Liquor License - Kings Beer & Wine (Series 10/10S) - District 4

Request for a liquor license. Arizona State License Application 332611.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 10 & 10S - Beer and Wine Store with Sampling Privileges

Location
2811 N. Central Avenue
Zoning Classification: C-2 HRI
Council District: 4

This request is for a new liquor license for a beer and wine store with sampling privileges. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is April 19, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"The applicants/managers are trained in Title IV Basic and Management liquor laws. They will ensure that all employees are also knowledgeable in Title IV requirements."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This location has been serving the community as both a local beer and wine store, and beer and wine bar. The applicants wish to continue operating and serving the community."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Kings Beer & Wine - Data
Attachment B - Kings Beer & Wine - Map

This item was recommended for approval.

15 Liquor License - Presidio Cocina Mexicana - District 4

Request for a liquor license. Arizona State License Application 329586.

Summary

Applicant
Sergio Nava, Agent

License Type
Series 12 - Restaurant

Location
2024 N. 7th Street
Zoning Classification: C-1
Council District: 4

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow the sale of alcoholic beverages.

The 60-day limit for processing this application is April 19, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Presidio Cocina Mexicana (Series 12)
519 W. Thomas Road, Phoenix
Calls for police service: 1
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We are a family restaurant that has hold and currenly holds a 12 liquor licence. We have demonstrated responsibility towards the process and requirment of liquor department."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We want to offer the community more dining options. The liquor plays a small aspect of our business. Majority of our customers come for food and the liquor is more for ambience."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Presidio Cocina Mexicana - Data
Attachment B - Presidio Cocina Mexicana - Map

This item was recommended for approval.

16 Liquor License - Sunshine Market - District 4

Request for a liquor license. Arizona State License Application 330710.

Summary

Applicant
Chandresh Patel, Agent

License Type
Series 9 - Liquor Store

Location
2302 N. 12th Street
Zoning Classification: C-1 HP
Council District: 4

This request is for an ownership transfer of a liquor license for a liquor store. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is April 11, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Haree Mart (Series 10)
10444 N. Scottsdale Road, Scottsdale
Calls for police service: N/A - Not in Phoenix
Liquor license violations: None

Thunderbird Liquor (Series 9)
4920 W. Thunderbird Road, Ste.129, Phoenix
Calls for police service: None
Liquor license violation: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"As a responsible law abiding citizen with no criminal records, I have also completed the necessary State required Basic & Management training pertaining to regulations related to Alcohol sale & service. In addition, this license owning entity (Rajipo LLC) is owned, managed & operated by responsibles who collectively have experience in managing and operating liquor license business."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"This will be a continuance of an existing business at this location since about 1989. The retail liquor and convenience store provides a convenience to the neighborhood and the nearby community by selling retail grocery, deli, household items, in addition to liquor and alcoholic beverages. This is particularly beneficial for buy individuals & families for quick nearby access for everyday necessities."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Sunshine Market - Data

Attachment B - Sunshine Market - Map

This item was recommended for approval.

17 Liquor License - Title 9 Sports Grill - District 4

Request for a liquor license. Arizona State License Application 332580.

Summary

Applicant
Audrey Corley, Agent

License Type
Series 12 - Restaurant

Location
4221 N. 7th Avenue
Zoning Classification: C-2 SAUMSO
Council District: 4

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is April 19, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor

license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Boycott (Series 6)
4301 N. 7th Avenue, Phoenix
Calls for police service: 16
Liquor license violations: In May 2019, a fine of $500 was paid for providing false or misleading information on an application or other documents. In April 2024, a fine of $750 was paid for altering a floor plan without notifying the Department and for failure to comply with Title IV.

Dahlia Tapas Tequila and Wine (Series 12)
2221 N. 7th Street, Phoenix
Calls for police service: 1
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"We train all of our employees in responsible liquor service and will conduct regular audits to ensure they comply."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"We would like the ability to serve our patrons of legal drinking age, an adult beverage with their meal if they choose to have one."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Title 9 Sports Grill - Data
Attachment B - Title 9 Sports Grill - Map

This item was recommended for approval.

18 Liquor License - Special Event - Cursillo Movement of Phoenix, Inc. - District 6

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Sophia Bejarano

Location
4633 N. 54th Street
Council District: 6

Function
Dinner and Silent Auction

Date(s) - Time(s) / Expected Attendance
April 26, 2025 - 5 p.m. to 10 p.m. / 250 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

19 Liquor License - Zookz - District 6

Request for a liquor license. Arizona State License Application 330496.

Summary

Applicant

Lauren Merrett, Agent

License Type
Series 12 - Restaurant

Location
3164 E. Camelback Road
Zoning Classification: C-1
Council District: 6

This request is for an acquisition of control of an existing liquor license for a restaurant. This location is currently licensed for liquor sales. This location requires a Use Permit to allow the sale of alcoholic beverages and to allow outdoor alcoholic beverage consumption.

The 60-day limit for processing this application is April 21, 2025.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Zookz (Series 12)
100 E. Camelback Road, Ste 192, Phoenix
Calls for police service: 72
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant’s Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability, and qualifications to hold a liquor license because:
“I have the capability, reliability, and qualifications to hold a liquor license because I am an experienced business owner who understands the responsibilities and legal obligations associated with selling alcohol. I have a strong track record of running a compliant and successful business, adhering to all local, state, and federal regulations. I am committed to upholding the integrity of my establishment by ensuring responsible alcohol service, properly training employees, and maintaining a safe environment for customers and the community. My financial stability and good standing with regulatory agencies further demonstrated my reliability in holding a liquor license.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

This item was recommended for approval.

20 Liquor License - Special Event - The Great Arizona Puppet Theater, Inc. - District 7

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Lisa Pirro

Location
302 W. Latham Street
Council District: 7

Function
Theater Performance

Date(s) - Time(s) / Expected Attendance
April 26, 2025 - 5 p.m. to 10 p.m. / 120 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

21 Liquor License - Special Event - The Catholic Press Association of the United States and Canada, Inc.: DBA Catholic Media Association - District 7

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Robert DeFrancesco

Location
555 N. Central Avenue
Council District: 7

Function
Conference

Date(s) - Time(s) / Expected Attendance
June 24, 2025 - 5 p.m. to 9 p.m. / 125 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

22 Liquor License - Special Event - Saint Sava Serbian Orthodox Church - District 8

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant
Gordana Lazic

Location
4436 E. McKinley Street
Council District: 8

Function
Cultural Festival

Date(s) - Time(s) / Expected Attendance
April 25, 2025 - 6 p.m. to Midnight / 300 attendees
April 26, 2025 - 4 p.m. to 1 a.m. / 300 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

23 Liquor License - Easy Mart - District 8

Request for a liquor license. Arizona State License Application 332331.

Summary

Applicant
Lauren Merrett, Agent

License Type
Series 10 - Beer and Wine Store

Location
1216 S. 7th Avenue
Zoning Classification: C-2, C-3
Council District: 8

This request is for a new liquor license for a convenience store that does not sell gas. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The 60-day limit for processing this application is April 19, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement
The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have the capability, reliability, and qualifications to hold a liquor license because I am an experienced business owner who understands the responsibilities and legal obligations associated with selling alcohol. I have a strong track record of running a compliant and successful business, adhering to all local, state and federal regulations. I am committed to upholding the integrity of my establishment by ensuring responsible alcohol service, properly training employees, and maintaining a safe environment for customers and the community. My financial

stability and good standing with regulatory agencies further demonstrate my reliability in holding a liquor license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because a liquor license has existed at this location for over three years, demonstrating a consistent demand and need for such services. Its continued operation supports community expectations and ensures that patrons have access to a regulated and well-managed establishment that upholds public safety and compliance with state liquor laws."

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Easy Mart - Data
Attachment B - Easy Mart - Map

This item was recommended for approval.

7 Liquor License - Lucky Beer and Wine - District 2

Request for a liquor license. Arizona State License Application 326331.

Summary

Applicant
Prabhjeet Anand, Agent

License Type
Series 10 - Beer and Wine Store

Location
4126 E. Bell Road
Zoning Classification: C-2
Council District: 2

This request is for a new liquor license for a convenience store that does not sell gas. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow package liquor sales.

The 60-day limit for processing this application is April 12, 2025.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than 180 days.

Other Active Liquor License Interest in Arizona
The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Extra Mile (Series 10)
2309 E. University Drive, Tempe
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion
No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“I possess a comprehensive understanding of the responsibilities associated with managing a liquor license, including strict adherence to all legal requirements and regulations. My track record demonstrates a strong commitment to compliance, accountability, and promoting responsible service of alcoholic beverages. Additionally, I have a proved ability to manage operations effectively, maintain a safe environment for patrons and employees, and prioritize ethical and legal business practices.”

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
“This business aims to enhance the local community by providing a safe, welcoming space for social gatherings, fostering economic growth, and creating job opportunities. By responsibly selling alcoholic beverages, we will contribute to the vibrancy of the local area while upholding the highest standards of safety and professionalism. Our business will support local suppliers, attract diverse clientele, and encourage positive engagement within the community, making it a valuable addition to the area.”

Staff Recommendation
Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments
Attachment A - Lucky Beer and Wine - Data
Attachment B - Lucky Beer and Wine - Map

Discussion
Councilman Waring mentioned he received an anonymous voicemail from a constituent saying this business sold alcohol to minors in the past. He said their might be another location in Tempe, and asked if there had

been any complaints or violations from this business in the past.

Deputy City Clerk Kristen Lecuyer-Benevidez replied there were no comments received during the comment period, and the posting for this location was from February 18 to March 11.

Councilman Waring requested clarification there were no issues reported at this location.

Ms. Lecuyer-Benevidez clarified that was correct, there were no violations at the other location in Tempe as well.

Councilman Waring commented he was familiar with this neighborhood, and noted there were no records to indicate this location was in violation or had received complaints. **He made a motion to recommend approval of Item 7.**

Vice Mayor O'Brien seconded the motion.
A motion was made by Councilman Waring, seconded by Vice Mayor O'Brien, that this item be recommended for approval. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

Mayor Gallego requested a motion on the remaining agenda items. A motion was made, as appears below.

Discussion
After the vote, Mayor Gallego announced there would be 183 units of housing in the Planning and Zoning portion of this agenda, and noted there were several other affordable housing and shelter projects too. She mentioned the relationship between the City and Bloomberg Consulting to help save the City

millions of dollars.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that items 24-101 be approved or adopted, except items 47, 50-53, 55, 58-60, 62, 73, 83 and 93-101; noting Item 34 is continued to the May 21, 2025 City Council Formal Meeting; Item 83 is as corrected to reflect the corrected address of 8130 N. Black Canyon Highway; Item 90 is withdrawn; Item 93 has additional information; and motion to suspend the rules and take Item 93 out of order to be heard prior to Item 59. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

Items 24-33, Ordinance S-51778 was a request to authorize the City Controller to disburse funds, up to amounts indicated for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code Section 42-13.

24 Arizona Public Service Co.

For $2,000,000 in payment authority for modifications to utility infrastructure in support of the Phoenix Sky Harbor International Airport new Crossfield Taxiway U project for the Aviation Department. Modifications are necessary to construct the new Crossfield Taxiway U, including all work related to the taxiway, subsequent roadway, utility relocations, clearing the site, and relocating or modifying existing facilities and infrastructure impacted by the project.

This item was adopted.

25 Arizona Public Service Co.

For $1,000,000 in payment authority for modifications to utility infrastructure in support of the Phoenix Sky Harbor International Airport

Terminal 4 Infrastructure Modernization - Central Plant project for the Aviation Department. Modifications are necessary to construct the modernization work, including all work related to the control systems that provide cooling for Terminal 4, subsequent roadway, utility relocations, clearing the site, and relocating or modifying existing facilities and infrastructure impacted by the project.

This item was adopted.

26 Arizona Public Service Co.

For $2,000,000 in payment authority for modifications to utility infrastructure in support of the Phoenix Sky Harbor International Airport modifications and improvements at Terminal 3 North 2 concourse project for the Aviation Department. Modifications are necessary to construct the improvements to the concourse, including all work related to the concourse, subsequent roadway, utility relocations, clearing the site, and relocating or modifying existing facilities and infrastructure impacted by the project.

This item was adopted.

27 SunPower Corporation dba SunStrong Commercial Holdings, LLC

For $754,870 in additional payment authority for Contract 131503 to purchase solar power services for the Aviation Department. This contract provides solar power services to Phoenix Sky Harbor International Airport. The power produced is purchased by the City at a fixed, reduced rate and used to offset energy expenses from Arizona Public Services (APS).

This item was adopted.

28 Caliente Construction, Inc.

For $232,690 in additional payment authority for Contract 158813 for Change Order No. 1 (2040140000) and Change Order No. 2 (PW23300012/T007310000), Adams Street Garage Elevator Refurbishment Design-Bid-Build project for the Public Works Department. These Change Orders are for miscellaneous project upgrades and infrastructure work to include upgrading elevator technical controls and providing elevator condenser power per electrical coordination drawings. This project uses Parking Garage Trust funds from the Public Works Department's Capital Improvement Program

budget.

This item was adopted.

29 Oliver Industries, LLC

For $945,520 in additional payment authority for Agreement 161524, Change Order 1 (AH10010002-1) for US Vets Miscellaneous Repairs and Improvements Design-Bid-Build project for the Housing Department. This Change Order is for additional miscellaneous project upgrades and infrastructure work to include demolition, concrete replacement, plumbing, showers, drywall, and flooring. This work was not included as part of the original bid. This project uses American Rescue Plan Act funding.

This item was adopted.

30 GHD, INC.

For $23,500 in additional payment authority for Contract 159834 for the purchase of Geographical Information System Boundary Shapefiles for the Water Services Department. The additional funds are necessary to complete the geodatabase project which is required to improve water demand and research.

This item was adopted.

31 Bravo Professional Painting LLC

For $175,000 in payment authority for a new contract, entered on or about April 1, 2025, for a term of seven years for anticorrosive paint and painting services for the Water Services Department. Bravo Professional Painting LLC is responsible for providing anticorrosive paint and painting services on an as needed basis to paint the pipes that are housed in areas that have highly corrosive environments.

This item was adopted.

32 Fris CHKN, LLC

To pay a court order entered against the City for $170,000.00 for judgment, plus statutory interest and taxable costs, in *City of Phoenix v. Fris Chkn, LLC*, Case CV2021-017294, a condemnation case for land acquisition for the South Central Extension Downtown Hub Light Rail Project, for the Finance Department, pursuant to Phoenix City Code Chapter 42.

This item was adopted.

33 Settlement of Claim(s) Scovel v. City of Phoenix

To make payment of up to $50,000 in settlement of claim(s) in *Scovel v. City of Phoenix,* CV2024-050251, 22-0812-001, AU, BI, for Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of an automobile accident claim involving the Fire Department on January 23, 2023.

This item was adopted.

34 ***REQUEST TO CONTINUE (SEE ATTACHED MEMO)* (CONTINUED FROM MARCH 26, 2025) - Authorization to Amend Ground Lease Agreement 9542 with Christown 1755, LLC to Modify the Term and Expand the Premises (Ordinance S-51728) - District 4**

Request to authorize the City Manager, or his designee, to execute an amendment to Lease Agreement 9542 with Christown 1755, LLC to modify the term and expand the premises of the ground lease for the Yucca Library. Further request to authorize the City Controller to disburse all funds related to this item.

Additionally, request the City Council to grant an exception pursuant to Phoenix City Code Section 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code Section 42-18, as tenancy agreements include such provisions.

Summary

The City entered into a ground lease beginning September 8, 1960, Lease Agreement 9542, for 43,560 square feet of land located at 5648 N. 15th Avenue (Leased Site) for the Yucca Library. The ground lease expires June 13, 2057. The City intends to expand the library to include an approximate 10,000 square foot addition to the existing building. To accommodate this addition, the Leased Site will expand to include approximately 72,830 square feet of land, identified by Assessor Parcel Number 156-35-004G, for a total of 116,390 square feet of land. Additionally, the lease term will be amended to a 50-year term, beginning July 1, 2025, through June 30, 2075, for continuation of municipal public library services and because of the capital investment necessary for the

addition.

Base rent will be $5,000 per month, plus applicable taxes, and will increase ten percent every five years thereafter, which is within the range of market rents as determined by the Real Estate Division. The City is responsible for all development and construction costs for the expansion and for real estate taxes associated with Leased Site. The City is responsible for ongoing maintenance and improvement costs, including landscaping.

Contract Term
The contract term of the ground lease is 50 years beginning July 1, 2025, through June 30, 2075.

Financial Impact
Rent during the first five years of the lease agreement is $60,000 per year, plus applicable taxes, beginning July 1, 2025. Rent will increase ten percent every five years.

Concurrence/Previous Council Action
Lease Agreement 9542, authorized by Ordinance 3825, was adopted October 25, 1966.

Location
5648 N. 15th Avenue
Council District: 4

This item was continued to the May 21, 2025 City Council Formal Meeting.

35 Acquisition of Easements for the 20th Street at Lookout Mountain Park Drainage Mitigation Project (Ordinance S-51785) - District 3

Request to authorize the City Manager, or his designee, to acquire easements at 20th Street and Lookout Mountain Park by donation, purchase within the City's appraised value, or by the power of eminent domain required for the 20th Street and Lookout Mountain Park Drainage Mitigation Project. Further request authorization for the City Controller to

disburse all funds related to this item.

Summary
This project is in collaboration with the Flood Control District of Maricopa County under the Intergovernmental Agreement 159286-0. The acquisition of easements are required to alleviate drainage issues in the area. The cross slope of N. 20th Street will be reversed, with a low point set on the west side of the street, where a new catch basin will be installed. A 36-inch pipe will drain the new catch basin east to a concrete channel.

The parcels affected by this project and included in this request are located at 14447 N. 20th Street and 14441 N. 18th Street, identified by Maricopa County Assessor's parcel numbers 214-51-310 and 214-50-006B.

Financial Impact
Funding is available from the Street Transportation Department's CIP budget.

Location
20th Street, on the east side of Lookout Mountain Park.
Council District: 3

This item was adopted.

36 Acceptance and Dedication of Easements for Public Utility Purposes (Ordinance S-51797) - Districts 6 & 7

Request for the City Council to accept and dedicate easements for public utility purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

Summary
Accepting the property interests below meets the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)
MCR: 20250100138

Applicant and Grantor: VACT Houses, LLC; its successor and assigns
Date: February 25, 2025
Purpose: Public Utility
Location: 4738 E. Osborn Road
APN: 127-02-002
File: 250004
Council District: 6

Easement (b)
MCR: 20250110701
Applicant and Grantor: Roberto M. Cisneros Revocable Living Trust dated November 18, 2021; its successor and assigns
Date: February 28, 2025
Purpose: Public Utility
Location: 236 W. Cody Drive
APN: 113-31-051
File: 250009
Council District: 7

This item was adopted.

37 Real Estate Acquisition Management System Maintenance and Hosting - Amendment (Ordinance S-51786) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 140770 with BEM Systems, Inc., to extend the contract term and request additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $78,774.66.

Summary
This contract will provide the Finance Department's Real Estate Division with maintenance, customer support and hosting services for the PAECETrak real estate acquisition management system. PAECETrack is a proprietary web-based software application developed and owned exclusively by BEM Systems, Inc. (BEM). PAECETrack is utilized to manage real estate business processes such as property acquisition, appraisal services, environmental assessments, leases, easements, relocation, and title services necessary for all citywide real estate projects and transactions. In addition to the current citywide acquisition projects in

process, additional projects are anticipated as the result of the Transportation Infrastructure Bill and Capital Infrastructure Program (CIP) projects. Any disruptions or loss of data related to changing systems mid-project would be a significant risk in meeting project schedules and reporting requirements. Therefore, staff recommends extending the current agreement for a one-year period to provide uninterrupted acquisition services and maintain essential project and acquisition information required for reporting.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term
Upon approval, the contract will be extended through April 26, 2026.

Financial Impact
Upon approval of $78,774.66 in additional funds, the revised aggregate value of the contract will not exceed $752,504.63. Funds are available in the Finance Department's operating budget.

Concurrence/Previous Council Action
The City Council approved:
Real Estate Acquisition Management System Maintenance and Hosting Contract 140770 (Ordinance S-41583) on April 15, 2015; and
Real Estate Acquisition Management System Maintenance and Hosting amendment to Contract 140770 (Ordinance S-46374) on February 19, 2020; and
Real Estate Acquisition Management System Maintenance and Hosting amendment to Contract (Ordinance S-49538) on April 5, 2023.

This item was adopted.

38 Bloomberg Associates Consulting Agreement Extension - Citywide

Request to authorize the City Manager, or his designee, to extend the duration of an agreement with Bloomberg Associates for pro-bono consulting services. There is no financial impact to the City for this request.

Summary

In 2022, Phoenix was selected by Bloomberg Associates to receive, at no cost to the City, consulting services to create short- and long-term projects, build public-private partnerships and develop actionable best practices that are data driven and align with City priorities. Since May 2022, Bloomberg Associates has contributed more than 17,000 hours of consulting services to 27 projects across City departments and functions. Successful outcomes include: Shade PHX Plan; a successful Census appeal; a wireless bill reduction process; the launch of the Chilled Drinking Water Initiative; citywide grants management system; creation of the Phoenix Sports & Events Commission, among others. Focus areas for 2025 include: Homeless Solutions, Heat Response & Mitigation, Workforce Development, among others.

Bloomberg Associates is the philanthropic consulting arm of Bloomberg Philanthropies. Founded in 2014, Bloomberg Associates works with a select number of client cities (approximately five at a time) to improve quality of life for residents, taking an innovative, collaborative and data-driven approach to make cities stronger, safer and more efficient. For more than a decade, Bloomberg Associates has worked with 20-plus cities around the world including: Ottawa, Lisbon, Bratislava, London, Paris, Mexico City, Phoenix, Tampa, Atlanta, and Detroit, among others.

Contract Term

From the approval date through May 11, 2028.

Financial Impact

This agreement extension will not result in a financial impact to the City.

Concurrence/Previous Council Action

The City Council authorized a consulting agreement with Bloomberg Associates on April, 20, 2022.

This item was approved.

39 Request to Enter into Partnership Agreement with Northern Arizona University - Center for Service and Volunteerism, Senior Companion and Foster Grandparent Program (Ordinance S-51821) - Citywide

Request to authorize the City Manager, or his designee, to allow Volunteer PHX to enter into a Partnership Agreement with Northern Arizona University's Center for Service and Volunteerism, Senior Companion and Foster Grandparent AmeriCorps Programs.

Summary

The purpose of this agreement is to partner with Northern Arizona University's (NAU) Center for Service and Volunteerism, Senior Companion and Foster Grandparent Programs.

The Senior Companion program is part of AmeriCorps Seniors and focuses on providing assistance and companionship to older adults. Volunteers help seniors with daily living tasks and keep them independent longer, while providing respite to family caregivers. The program engages adults 55 years old and over to provide companionship and support to older adults in need of extra assistance to remain at home or in the community. Members are intended to be placed within the Human Services and Housing Departments.

The Foster Grandparent Program engages Americans 55 years and older in volunteer service and to provide one-on-one support to children, improving their academic, social, and/or emotional development. The volunteers in this program help children and teens learn to read and provide one-on-one tutoring and mentorship. Members are intended to be placed within city departments serving youth.

Contract Term

The agreement will be valid for three years from the date of execution by all parties but may be terminated for convenience by either party with written notice to the other party and/or could be continued next grant cycle starting in April 2028.

Financial Impact

There is no impact to the General Fund.

This item was adopted.

40 Cintas Workplace Solutions - COOP-24-0200 - Amendment (Ordinance S-51779) - Citywide

Request to authorize the City Manager, or his designee, to execute an

amendment to Contract 161117 with Cintas Corporation to incorporate additional goods and services available under the cooperative contract including but not limited to fire protection services, first aid supplies and services, Automated External Defibrillators (AED) services, uniform rental services, and equipment leasing and related services, and add additional expenditures. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $3,500,000.

Summary

The Cintas Corporation cooperative contract was initially adopted to provide fire extinguisher inspection, testing and maintenance services. However, the Cintas Corporation cooperative contract provides a wide range of facility management products and services, including fire protection services, first aid supplies, and Automated External Defibrillators (AED) services. The contract also includes related leasing of equipment, installation, monthly inspections, and uniform rental services. The City's Cooperative agreement is being amended to include these additional services, and this action will ensure an uninterrupted supply of essential goods and services necessary for the continued operations of ordering departments.

Contract Term

The contract term remains unchanged, ending on June 1, 2028.

Financial Impact

Upon approval of $3,500,000 in additional funds, the revised aggregate value of the contract will not exceed $6,500,000. Funds are available in the various Departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
Fire Extinguisher Maintenance and Service, Contract 161117 (Ordinance S-50952) on July 1, 2024.

This item was adopted.

41 Life Technologies Instruments, Reagents and Services Contract - RFA 24-0212 - Request for Award (Ordinance S-51781) - Citywide

Request to authorize the City Manager, or his designee, to enter into a

contract with Life Technologies Corporation, to provide instruments, instrument maintenance services, and the accompanying reagents, consumables, and supplies to the City of Phoenix Police Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $9,720,000.

Summary

The contract will provide the Forensic DNA and Crime Scene Response Sections of the Police Department's Laboratory Services Bureau with instruments, instrument service maintenance, and the accompanying reagents, consumables, and supplies to conduct DNA analyses on biological evidence. The DNA results are used to aid in criminal investigations, provide investigative information, and provide results for testimony purposes for criminal justice partners. This contract is necessary to ensure the continuity of the utilization of current validated methods and equipment which is critical to the daily operations of the Laboratory Services Bureau, to meet national standards and to participate in the national DNA database (CODIS) in order to aid in criminal justice investigations.

Procurement Information

In accordance with Administrative Regulations 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Life Technologies Corporation is the only authorized supplier of the instruments and the associated consumables.

Contract Term

The contract will begin on or about April 9, 2025, for a five-year term, with a one-year option to extend.

Financial Impact

The aggregate contract value will not exceed $9,720,000 for the five-year aggregate term. Funding is available in the Police Department's budget.

This item was adopted.

42 Envelopes Contract - IFB 23-070 - Amendment (Ordinance S-51794) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 158377 with Southland Envelope Co., Inc. for an assignment from Southland Envelope Co., Inc. to Southland Envelope LLC. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed; request to continue using Ordinance S-49718.

Summary

This contract will provide standard mailing envelopes and specialty printed envelopes for various departments citywide. These Departments will utilize these envelopes for mail correspondence, invoices, statements to City of Phoenix residents and vendors. This contract will also provide printed envelopes for parking violation, citizen mail-in response envelopes, and self addressed court payment plan envelopes.

Contract Term

The contract term remains unchanged, ending on June 14, 2028.

Financial Impact

The aggregate value of the contract will not exceed $171,600, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:
Envelopes Contract #158377 (Ordinance S-49718) on May 31, 2023.

This item was adopted.

43 MRO Supplies: Facility, Industrial and Building Related Supplies and Equipment Contract - COOP 25-0620 - Request for Award (Ordinance S-51800) - Citywide

Request to authorize the City Manager, or his designee, to enter into a cooperative agreement with Wesco Distribution, Inc., and its subsidiaries, Communications Supply Corporation and Anixter Inc., to provide essential maintenance, repair and operational supplies for citywide departments. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed $12,600,000.

Summary

This agreement will allow the City to purchase maintenance, repair and

operational (MRO) supplies which support the needs of City employees, facilities, and warehouses, as well as the general public. MRO supplies include but are not limited to: locking supplies, electrical supplies, motors, lighting, hand and power tools, safety equipment, pumps, material handling equipment, pneumatic equipment, machining/cutting tools, HVAC equipment and supplies, test instruments and a wide variety of goods required for the City to remain operational on a daily basis. The primary departments utilizing the contracts are Aviation, Fire, Information Technology Services, Parks and Recreation, Police, Phoenix Convention Center, Public Works, Street Transportation and Water Services. Approximately 57 percent of the contract spend is used by enterprise funds.

Sourcewell is a State of Minnesota local government unit and service cooperative created under the laws of the State of Minnesota that offers cooperative procurement solutions to government entities. Sourcewell currently holds Contract 091422-WES to provide Facility MRO, Industrial and Building-Related Supplies and Equipment for use by its participating entities. Citywide departments will utilize this agreement for the purchase of Facility MRO, Industrial and Building-Related Supplies and Equipment.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances - Alternative Competition. The Sourcewell Facility MRO, Industrial, and Building-Related Supplies and Equipment contract was awarded using a competitive process consistent with the City's procurement processes set forth in the Phoenix City Code, Chapter 43. This cooperative agreement is a procurement solution that offers competitive pricing by utilizing a percentage off of the manufacturer's retail price list.

Contract Term

The agreement will begin on or about May 1, 2025 and will expire on November 8, 2028 with a one-year option to extend.

Financial Impact

The aggregate agreement value will not exceed $12,600,000 for the four

and a half-year aggregate term.

Funding is available in various departments' budgets.

This item was adopted.

44 Authorization to Amend Lease Agreement 130746 with Domino's Pizza, LLC to Extend Term (Ordinance S-51806) - District 5

Request to authorize the City Manager, or his designee, to amend Lease Agreement 130746 with Domino's Pizza, LLC (Domino's) to extend the lease term through December 31, 2026. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary

Domino's leases approximately 1,495 square feet of interior space located on City-owned property at 1945 W. Dunlap Avenue, Suite #5 (aka Suite #205). The lease term expires April 30, 2025, and will be extended through December 31, 2026. Base rent during the extended term is $1,701.69 per month, plus applicable taxes, which is within the range of market rents as determined by the Real Estate Division. Domino's is a long-term tenant in good standing.

Contract Term

The term of the lease agreement will be extended through December 31, 2026, with no additional options to extend.

Financial Impact

Revenue during the extended term will be $34,033.80, plus applicable taxes.

Concurrence/Previous Council Action

Lease Agreement 130746 (Ordinance S-35376) was approved August 28, 2008,
Lease Agreements 130746-001 through 003 (Ordinance S-37261) were approved July 7, 2010,
Lease Agreements 130746-004 through 006 (Ordinance S-40154) were approved August 28, 2013.

Location

1945 W. Dunlap Avenue, Suite #5 (aka Suite #205)

Council District: 5

This item was adopted.

45 Ordinance Authorizing the Issuance of Obligations for the Acquisition, Construction, Expansion and Improvement of Municipal Facilities and Personal Property (Ordinance S-51810) - Citywide

Requesting authorization for the City Manager, or his designee, to issue, or to cause the issuance of, obligations of or by the City, a municipal property corporation or a corporate trustee or a loan from a bank or financial institution as short-term and/or long-term obligations to refund short-term obligations or long-term obligations, including execution and delivery of all leases and other agreements necessary or appropriate for the financing, refinancing, or reimbursing of costs for acquiring, constructing, and improving real and personal property for municipal facilities for the City and associated financing costs; authorizing a pledge, if deemed appropriate, of excise taxes or other lawfully available funds for such purposes and to pay for financing costs. Further granting an exemption to Phoenix City Code § 42-18 to include indemnification and legal remedy limitations; and authorizing the City Controller to expend and the City Treasurer to receive all funds related to this item.

Summary

This ordinance provides authorization to issue obligations up to $175,000,000 principal amount, plus related financing costs to acquire, construct, expand, and improve real and personal property; and issue obligations to refund current short-term and/or long-term obligations for technology upgrades, public safety property, systems and equipment, and other municipal facilities for the City.

Financial Impact

The City will pledge excise taxes or other lawfully available funds to the repayment of the obligations.

This item was adopted.

46 Amendment of Ordinance S-45837 for the Issuance of Obligations

to Finance Airport Improvements (Ordinance S-51811) - District 8

Request the City Council amend Ordinance S-45837 to increase the principal amount of obligations by $175,000,000; authorize the City Treasurer to accept all funds related to this item; and request the City Council to grant an exemption to Phoenix City Code § 42-18 to include indemnification and legal remedy limitations.

Summary

Ordinance S-45837 provides authorization to fund certain Airport improvements by issuing obligations up to $550,000,000, principal amount; refund short-term obligations; and pay financing costs related to such obligations. An additional authorization of $175,000,000 principal amount is requested to account for various preliminary and City Council approved capital improvement projects and inflationary adjustments since adoption of the original ordinance in 2019, increasing the total principal amount to $725,000,000. Ordinance S-45837 authorizes the City Controller to expend funds and this amendment will further provide authorization for the City Treasurer to accept funds, as needed. Additionally, request the City Council to grant an exemption to Phoenix City Code § 42-18 (A) and (B) to include indemnification and limitations on liability for those transactions which include such language in standard documents.

All other conditions and stipulations in Ordinance S-45837 remain the same.

Financial Impact

This ordinance provides an additional $175,000,000 to fund certain Airport improvements for a total principal amount not to exceed $725,000,000, plus financing costs. None of the improvements rely on or will utilize City general funds.

Concurrence/Previous Council Action

Ordinance S-45837 was adopted on June 19, 2019.

Location

Phoenix Sky Harbor International Airport, 3400 E. Sky Harbor Boulevard
Council District: 8

This item was adopted.

48 Outside Counsel Services - RFQu-LAW-23-0084 (Ordinance S-51823) - Amendment - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to contract 158720 for an assignment from Sherman & Howard L.L.C. to Taft Stettinius & Hollister LLP. No additional funds are needed, request to continue using ordinance S-49864.

Summary
This contract will provide outside counsel legal services to the Law Department. Sherman & Howard L.L.C. merged with Taft Stettinius & Hollister LLP. This amendment will ensure the seamless transition of legal matters that were previously assigned to Sherman & Howard L.L.C., through Letters of Engagement, to Taft Stettinius & Hollister LLP.

Contract Term
The contract term remains unchanged, ending on June 30, 2025.

Concurrence/Previous Council Action
The City Council previously reviewed this request: Outside Counsel Services Contract 158720 (Ordinance S-49864) on June 14, 2023.

Financial Impact
No additional funds are needed.

This item was adopted.

49 Amend Ordinance S-50504 to Extend Payment Authority with Hyas Group for Investment Consulting Services for 401(A)/457 Plans and Post Employment Health Plans (PEHP) (Ordinance S-51816) - Citywide

This report requests City Council approval to extend payment authorization awarded on January 24, 2024, under Contract 149752 with Hyas Group, LLC from February 28, 2025 to June 30, 2025. Further request authorization for the City Controller to disburse all funds related to this extension.

Summary

Hyas Group was awarded a contract to provide consulting services to the 401(A)/457 ("Deferred Compensation Plan", "DCP") and PEHP Plans following a competitive procurement in 2019. The original three-year agreement included two, one-year options to extend, which have been exercised, with a total contract value of an amount not to exceed $600,000. A short contract extension through June 30, 2025, is requested to allow for continuing investment and plan consulting services to allow Hyas Group to continue providing consulting services and implementation of the 2024 provisions of the federal regulations included in the SECURE 2.0 (Setting Every Community Up for Retirement Enhancement) legislation.

SECURE 2.0 makes several important changes to the retirement savings that greatly benefit all City employees and their beneficiaries. There are a total of 38 federal statutory changes that apply to Phoenix's DCP and PEHP Plans. The 2024 changes include the addition of plan provisions that allow for penalty free emergency withdrawals for unforeseeable or immediate financial needs, penalty free withdrawals for individuals involved in cases of domestic abuse and extends the age at which required minimum distributions must be taken, to name a few.

As of February 2025, there are still funds remaining under the agreement and Hyas Group continues to work on implementing the required federal plan changes.

Contract Term

The initial contract term was for three years covering February 27, 2019 through February 27, 2022. The City Council approved previous extensions for an updated end date to February 28, 2025. Prior to February 28, 2025, staff amended the agreements end date to June 30, 2025.

Financial Impact

The total contract value does not exceed the previously approved amount of $720,000. Funds still remain within that appropriation but were not expended prior to the expiration date. The consulting service fees are paid from the City of Phoenix Employees' Deferred Compensation Plan

Trust. The Trust's funding source is retained revenue from the DCP investment earnings and are restricted funds.

Concurrence/Previous Council Action
The City Council previously reviewed and approved the following:
Contract 149752 on April 3, 2019.
Ordinance S-50504 extending the contract term to February 28, 2025.

This item was adopted.

54 Southeast Corner of Central Avenue and Broadway Road - Authorization to Issue Disposition and Redevelopment Solicitation - District 7

Request to authorize the City Manager, or his designee, to issue a Request for Proposals (RFP) for the disposition and redevelopment of City-owned property located at the southeast corner of Central Avenue and Broadway Road.

Summary
The City owns several vacant parcels located at the southeast corner of Central Avenue and Broadway Road (Site). This Site is comprised of approximately 3.35 acres and is adjacent to the South Central Light Rail. The Site has a mixture of zoning including C-1 - Neighborhood Retail, P-1 - Parking, and R-5 - Multifamily and the majority of the site is zoned as C-3 - General Commercial.

In the early 1990s, the Neighborhood Services Department (NSD) purchased the Site for the elimination of blight, and NSD continues to manage the Site. In 2022, City Council approved an updated list of City-owned parcels ideal for affordable or mixed-income housing development, consistent with the third initiative of the Housing Phoenix Plan, Redevelop City-Owned Land with Mixed-Income Housing. The Site is included on this list.

City staff are pursuing rezoning of the Site to Walkable Urban Code (WU Code) to be consistent with the recommendations in the South Central Transit-Oriented Development Community Plan. Rezoning the Site prior to issuing a solicitation will allow for more significant proposals that meet the intent of the Housing Phoenix and the adopted South Central TOC plans.

With approval, CED will issue a solicitation seeking redevelopment proposals for the Site. Proposers will be required to demonstrate experience successfully completing at least one mixed-use development and at least one affordable housing development within the last five years. Staff has commissioned an appraisal of the Site, which will be issued with the RFP. Proposers may offer a combination of public benefit or cash compensation for the fair market value of the Site. The RFP will seek proposals that:

Are transit-oriented and mixed-use, which includes the project oriented toward Central Avenue.
Provide affordable housing and ground floor commercial space.
Restrict a minimum of 50 percent of units as affordable housing to households earning 80 percent or less of the area median income as defined by the U.S. Department of Housing and Urban Development.
Capitalize on the prominent corner location adjacent to the South Central Light Rail.
Focus on community place-making, including public art.
Support NSD initiatives and long-term plans.
Implement the recommendations and community vision outlined in the South Central Transit-Oriented Development Community Plan and other relevant City plans.
Includes a small local development partner.

Procurement Information
Responsive proposals will be evaluated by a panel including City staff and community representatives. The evaluation criteria will be:

Concept to Activate the Site	0-375 points
Return to the City	0-350 points
Proposer's Qualifications and Experience	0-275 points

The Concept to Activate the Site will also include a review of the proposed architecture for the developments, which shall be scored as part of the points given to any project. Additional points will also be given for sustainable developments including micro-mobility and on-site generation.

Following negotiations with the recommended proposer, staff will present business terms to the Economic Development and Housing Subcommittee for review and recommendation and subsequently to the full City Council for approval.

Financial Impact
This action will have no financial impact on the General Fund.

Concurrence/Previous Council Action
This item was recommended for approval at the Economic Development and Housing Subcommittee meeting on March 26, 2025 by a vote of 4-0.

Public Outreach
Staff held a community meeting on March 11, 2025 at the Travis L. Williams Family Services Center to receive feedback from the general public on the proposed RFP.

Location
Southeast corner of Central Avenue and Broadway Road. Assessor Parcel Numbers: 113-33-001A, 113-33-002, 113-33-006A, 113-33-007B, 113-33-007D, 113-33-007E, 113-33-008B, 113-33-009 and 113-33-010B.
Council District: 7

This item was approved.

56 Downtown Phoenix, Inc. - Authorization to Enter into Membership Agreement (Ordinance S-51805) - Districts 4, 7 & 8

Request to authorize the City Manager, or his designee, to enter into a three-year membership agreement with Downtown Phoenix, Inc. The fee for the three-year agreement is $330,000. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund.

Summary
Downtown Phoenix, Inc. (DPI) is an established nonprofit entity designed specifically to enhance the economic and cultural vitality of the broader

downtown Phoenix community. DPI coordinates activities between numerous affiliate organizations including the Phoenix Community Alliance and the Downtown Phoenix Community Development Corporation, and maintains the Downtown Phoenix Enhanced Municipal Services Advisory Board. Since 2013, the City has utilized DPI to serve as a liaison to downtown neighborhood and business organizations, expand and enhance special events, facilitate the creation of net new sales tax revenues, inspire civic pride, and provide social and family entertainment opportunities to the public. In addition to these benefits, the City receives six positions on the DPI Board of Directors including the Mayor, City Manager and four additional positions nominated by the Mayor or City Manager, as part of an active membership agreement.

The City's current membership expires on June 30, 2025. The new three-year membership agreement will begin July 1, 2025 and end on June 30, 2028. The agreement fee is for $110,000 annually, not to exceed $330,000 for the term of the agreement. The City's investment is leveraged by private sector dollars and DPI has obtained outside grants that continue to yield results for the City that would otherwise not be obtainable. The cost of the annual membership has only increased one time since 2013, from $100,000 to $110,000.

Contract Term
The term of the new agreement will be from July 1, 2025 through June 30, 2028, with no extension options.

Financial Impact
There is no impact to the General Fund. Funding for the three-year term is available in the Downtown Community Reinvestment Fund.

Concurrence/Previous Council Action
This item was recommended for approval by the Economic Development and Housing Subcommittee at its March 26, 2025 meeting.

Location
Council Districts: 4, 7 and 8

This item was adopted.

57 1016 N. 2nd Street Development Agreement RFP-CED23-SSR - Authorization for Sale and Redevelopment of City-Owned Parcels (Ordinance S-51809) - District 7

Request to authorize the City Manager, or his designee, to enter into a disposition and redevelopment agreement, and other agreements as necessary (Agreements), with Pennrose, LLC or its City-approved designee, for the sale and redevelopment of three City-owned parcels totaling 0.4 acres located at 1016 N. 2nd Street (Site). Further request to authorize the City Treasurer to accept funds related to this item.

Summary

The City acquired the Site in 2004 as collateral from a previous development agreement to support a proposed mixed-use project. The project was not constructed and the City retained ownership of the Site. In 2023, City Council authorized the issuance of a Request for Proposals (RFP) for the Site (RFP-CED23-SSR). The RFP sought a mixed-use high-rise development and required any proposals with a residential use to designate at least 20 percent of the proposed units as affordable or workforce housing.

Pennrose, a national development firm with more than 50 years experience delivering mixed-income and affordable housing, submitted the sole proposal received by the City for this RFP. This developer is currently constructing Garfield III, a 60-unit affordable housing community located at 1510 E. Portland Street, which is set to open this year. The proposal for the Site represents a $20 million capital investment and envisions a five-story, 64-unit affordable housing community (Project) that will feature approximately 4,650 gross square feet of commercial space and 32 parking spaces. All residential units within the Project will be restricted to tenant households earning no more than 60 percent of the Area Median Income.

The City and Pennrose (Developer) have negotiated the following business terms:

Within six months of Council authorization, the parties will enter into a Development Agreement (DA).

Developer will have 36 months from the commencement of the DA to secure a building permit to construct the Project.
City will sell the Site to the Developer for $1.5 million.
Ten thousand dollars of the Developer's $50,000 proposal guarantee will become non-refundable upon Council authorization of these business terms, with the remaining $40,000 becoming non-refundable only after the Developer successfully receives a tax credit award. The proposal guarantee will be applied to the purchase price.
Developer will have 30 months from construction commencement to complete the Project.
Following Project completion, Developer will record a deed restriction on the Site restricting it to affordable housing for a term of 40 years.

The Agreements will include other terms and conditions as needed, and deadlines for performance benchmarks may be modified at the City's discretion.

Procurement Information
In November 2023, the Community and Economic Development Department issued RFP-CED23-SSR for the disposition and redevelopment of the Site. One proposal was received and staff verified the proposal was responsive to the RFP requirements. On February 9, 2024, an award recommendation was posted and staff began negotiations with the Developer.

Financial Impact
The Project will create a one-time sale revenue to the City of $1.5 million, which will be distributed to the Downtown Community Reinvestment Fund. In addition, the construction of the Project is estimated to generate approximately $300,000 in construction sales taxes.

Public Outreach
Staff presented the details of the Project to the following groups:

Hance Park Conservancy - February 6, 2025.
Downtown Voices Coalition - February 8, 2025.
Central City Village Planning Committee - February 10, 2025.
Evans Churchill Community Association - February 12, 2025.

Location
The Site includes three individual parcels (APNs 111-36-029A, -029B and -030) and is collectively referred to as 1016 N. 2nd Street.
Council District: 7

Previous Council Action
This item was recommended for approval by the Economic Development and Housing Subcommittee at the March 26, 2025 meeting by a vote of 4-0.

This item was adopted.

61 Acquisition of Vacant Land in Spark Area 2 Located at 702, 704, 706 S. 11th Street (Ordinance S-51818) - District 8

Request to authorize the City Manager, or his designee, to acquire all rights, title, and interest to vacant real property located at 702, 704, and 706 S. 11th Street within the City's appraised value plus usual and customary closing costs. Acquisition is to be by voluntary purchase from Bagpiper Investments, LLC. Funding is available through the City's 2023 General Obligation Bond program. Further request to authorize the City Controller to disburse, and the City Treasurer to accept, all funds related to this item.

Summary
Phoenix Sky Harbor International Airport’s Land Reuse Strategy (LRS) was developed in 2017 to address the reuse and redevelopment of fragmented City-owned parcels acquired through the Community Noise Reduction Program, located roughly between 7th and 16th Streets, Washington Street and University Drive. LRS identified three Spark Areas with Spark Area 2 and its City-owned parcels generally located northeast of the corner of 7th Street and Buckeye Road. In 2023, the City sought General Obligation Bond funds for LRS Spark Area 2 Land Acquisitions project. This project will fund the acquisition of private parcels, as they become available, to fill in ownership gaps and facilitate redevelopment in this area.

A number of City departments, lead by the City's Aviation Department,

conducted community participation sessions over a two-year period. The Aviation LRS plan was the outcome of this community collaboration. In order to execute on the LRS, additional sites will need to be acquired in order to ensure the contiguous properties needed to develop the plan. The contiguous properties would then move forward through the Request for Proposal process at the City Council's approval.

The property to be acquired is strategically located within the LRS's Spark Area 2. The property consists of three vacant parcels, and is approximately 19,800 square feet owned by Bagpiper Investments, LLC (Owner). The Owner agreed to voluntarily sell the real property to the City for appraised value. The purchase agreement will contain terms and conditions deemed necessary or appropriate.

The parcels to be acquired are located at 702, 704, and 706 S. 11th Street, identified by Maricopa County Assessor's parcel numbers 116-39-086; 116-39-084; 116-39-083.

Financial Impact

General Obligation Bond funding is available in the Community and Economic Development Department's Capital Improvement Program budget.

Concurrence/Previous Council Action

This Item was presented to:
The Phoenix Aviation Advisory Board, Planning and Development Subcommittee on March 4, 2025.
The Phoenix Aviation Advisory Board on March 20, 2025.

The Economic Development and Housing Subcommittee recommended approval of this item on March 26, 2025 by a vote of 4-0.

Location

702, 704, 706 S. 11th Street
Council District: 8

This item was adopted.

63 Issuance of Senior Rental Housing Revenue Refunding Bonds (Christian Care Surprise, Inc. Project), Series 2025 (Resolution 22292) - Citywide & Out of City

Requests City Council approval for the issuance of Senior Rental Housing Revenue Refunding Bonds (Christian Care Surprise Project), Series 2025, to be issued in one or more taxable and/or tax-exempt series in an aggregate principal amount not to exceed $80,000,000.

Summary

Request City Council adoption of a Resolution (**Attachment A**) granting approval of the proceedings under which The Industrial Development Authority of the City of Phoenix, Arizona, (the Phoenix IDA) has previously resolved to issue up to $80,000,000 of Senior Rental Housing Revenue Refunding Bonds (the Revenue Bonds) for use by Christian Care Surprise, Inc., (the Borrower), an Arizona nonprofit corporation, to:

Finance or refinance the costs of acquisition, construction, improvement, equipping or operation of a senior living facility community, commonly referred to as “Fellowship Square Surprise,” which includes;
Effecting a current refunding of the outstanding 2016 Bonds;
Effect a current refunding of the outstanding 2016 Affiliate Loan;
Funding a debt service reserve fund for the Revenue Bonds; and
Pay certain costs and expenses related to the issuance of the Revenue Bonds.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Revenue Bonds at its meeting held on March 26, 2025.

Location

The Christian Care company is headquartered at 200 W. Dunlap Avenue, Suite 250, in Phoenix, Arizona. The Project is located at or near 16477 W. Bell Road, in Surprise, Arizona. With the exception of certain housing bonds, the Phoenix IDA can finance projects located anywhere in Arizona. In addition, the Phoenix IDA may issue bonds to finance projects outside of Arizona, if the out-of-state project provides a benefit within the State.

Council Districts: Citywide and Out of City

This item was adopted.

64 Fire Department Health Services Agreements (Ordinance S-51789) - District 8

Request authorization for the City Manager, or his designee, to enter into agreements with Buckskin Fire District and City of Chandler for the Phoenix Fire Department Health Center to provide health services to firefighters and police officers. These services include physical examinations, immunizations, return to work evaluations, and exposure management. Further request authorization for the City Treasurer to accept all funds related to this item.

Summary
The health services offered by the Phoenix Fire Department Health Center to sworn firefighters and police officers are available in a single location, reducing the amount of time public safety personnel are off-duty to seek multiple health services. In addition, the provision of services to other jurisdictions will not negatively impact City of Phoenix public safety personnel.

Contract Term
The term of the agreements shall commence upon execution and continue for a term of five years.

Financial Impact
The jurisdictions utilizing these services will reimburse the City of Phoenix for all services performed.

Location
The Phoenix Fire Department Health Center is located at 150 South 12th Street.
Council District: 8

This item was adopted.

65 Supply and Installation of X-Ray Equipment and Related Maintenance Services - IFB 20-027 - Amendment (Ordinance S-51796) - Citywide

Request to authorize the City Manager, or his designee, to execute amendment to Contract 151957 with Custom X-Ray Services, Inc. for an assignment from Custom X-Ray Services, Inc. to 626 OPCO LLC. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $67,455.

Summary
This contract will provide the Fire Department's with Digital X-Ray equipment for radiography for the Phoenix Fire Department's Health and Wellness Center as part of the physical exam process for firefighters. The equipment is needed to remain in compliance with the City standards and is used to perform chest x-rays which are required by the National Fire Protection Agency 1582 standards on Comprehensive Occupational Program for Firefighters. The ability to perform in-house x-ray for firefighters physical exam reduces the time first responders are out of service and helps expedite diagnosis, allowing firefighters to receive the treatment needed for their injuries.

This item has been reviewed and approved by the Information Technology Services Department.

Contract Term
Upon approval, the contract will be extended through Apr 14, 2026.

Financial Impact
Upon approval of $67,455 in additional funds, the revised aggregate value of the contract will not exceed $147,455. Funds are available in the Fire Department’s budget.

Concurrence/Previous Council Action
The City Council previously reviewed this request:
Supply and Installation of X-Ray Equipment and Related Maintenance Services (Ordinance S-46472) on Apr 1, 2020.

This item was adopted.

66 Retroactive Authorization to Apply For, Accept and Enter Into an Agreement for the Arizona Criminal Justice and Treatment

Improvement Grant Program (Ordinance S-51798) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to retroactively apply for, accept, and enter into an agreement with the Arizona Criminal Justice Commission for state grant funds through the Arizona Criminal Justice and Treatment Improvement grant program. Funding provided under this grant will not exceed $1,000,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

Comprehensive Opioid, Stimulant, and Substance Abuse Site-based Program (COSSAP) funds will help to develop, implement, or expand comprehensive programs in response to illicit opioids, stimulants, or other substances of abuse. This program furthers the Department's mission by providing resources to support state, local, tribal, and territorial efforts to reduce violent crime and drug abuse and enhance public safety while supporting victims. The overall objectives are to provide a statewide initiative designed to reduce the impact of substances on Arizona's communities as well as reduce the number of overdose fatalities.

The Police Department will use this funding to collaborate with the Office of Public Health to reduce overdose fatalities, and the overall impact of substance use, through the use of an evidence-based, peer support model that will support the replication of the first responder-led diversion program which has been successful in other municipalities in Arizona. This program gives police officers and fire personnel the opportunity to immediately connect individuals who experience an opioid overdose with referrals to treatment and wrap-around services. After a person is revived by naloxone, a Phoenix First Responder will call the EMPACT- Suicide Prevention Center hotline and provide basic information, including which hospital the patient is being transported to and dispatch a peer support navigator to the hospital to make contact with the patient and offer them these critical treatment and wrap-around support services. Follow-up is then provided for up to 45 days after the overdose incident. Through these peer navigator and wrap-around services prompted by first responders and supported by this grant, evidence has shown that patients will be more likely to engage in treatment services and be less

likely to overdose in the future.

The grant application was due by March 14, 2025. If authorization is denied, the grant application will be rescinded.

Contract Term
The term of the contract will be five months beginning on April 1, 2025, with a 12-month extension option.

Financial Impact
No matching funds are required.

This item was adopted.

67 Current Lighting Control Systems On-Call Services Contract RFA 25-0548 - Request for Award (Ordinance S-51784) - District 8

Request to authorize the City Manager, or his designee, to enter into a five-year contract with Arizona Lighting Sales, Inc. (AZL) to provide on-call support and field services for Phoenix Sky Harbor International Airport's (PHX) existing Current Lighting Control System for the Aviation Department (Aviation). Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will be up to $456,200.

Summary
PHX utilizes a Current Lighting Control System integrated across various facilities, enabling fixture-level control, for enhanced operational flexibility and energy efficiency. This contract will allow PHX to purchase parts, maintenance, software and firmware upgrades and programming services to ensure the system remains functional and efficient. Additionally, the contract also provides the flexibility to expand and replace lighting controls as needed.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information
PHX originally acquired the Current Lighting Control System from AZL, formerly operating under the name Hubbell Lighting, Inc., through a

Design and Construction procurement process in 2018. In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on **Special Circumstances Without Competition.** AZL is the sole authorized distributor of Current Lighting Control System products and services.

Contract Term
The contract will begin on or about June 1, 2025, for a five-year total term with no options to extend.

Financial Impact
The aggregate contract value will be up to $456,200 for the five-year total contract term.

Funding is available in the Aviation Department's operating budget.

Location
Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road
Council District: 8

This item was adopted.

68 Phoenix Sky Harbor International Airport Terminal 4 Central Utility Plant Modernization - 2-Step Construction Manager at Risk Construction Services Amendment - AV21000111 FAA (Ordinance S-51790) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 160208 with Holder Construction Group, LLC to provide additional Construction Manager at Risk Construction Services for the Phoenix Sky Harbor International Airport Terminal 4 Central Utility Plant Modernization project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $20 million.

Summary
The purpose of this project is to replace the current Terminal 4 Central

Utility Plant and all associated equipment, evaluation and possible inclusion of the controls systems that provides all cooling capabilities for the Terminal 4 building campus. When this project is completed, the new Terminal 4 Central Utility Plant will provide increased building campus cooling capacity and energy efficiency while simultaneously reducing operation and maintenance costs.

This amendment is necessary to allow for continued Construction Phase Services for the modernization of the Central Utility Plant at Phoenix Sky Harbor International Airport Terminal 4 to continue. This amendment will provide additional funds to the agreement.

Contract Term

The term of the agreement amendment remains unchanged at five years from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Construction Manager at Risk Construction Services was approved for an amount not to exceed $105 million, including all subconsultant/subcontractor and reimbursable costs.

This amendment will increase the agreement by an additional $20 million, for a new total amount not to exceed $125 million, including all subconsultant/subcontractor and reimbursable costs.

Funding for this amendment is available in the Aviation Department's Capital Improvement Program. The Aviation Department anticipates grant funding for a portion of the project. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved:

Construction Manager at Risk Preconstruction Services Agreement 160207 (Ordinance S-50690) on March 20, 2024; and
Construction Manager at Risk Construction Services Agreement 160208 (Ordinance S-50690) on March 20, 2024; and
Construction Manager at Risk Construction Services Amendment to Agreement 160208 (Ordinance S-51228) on September 4, 2024.

Location
2485 E. Buckeye Road
Council District: 8

Responsible Department
This item is submitted by Assistant City Manager Inger Erickson, Deputy City Manager Mario Paniagua, the City Engineer and the Aviation Department.

This item was adopted.

69 Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements - Professional Services Amendment - AV13000004 (Ordinance S-51803) - District 8

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 162467 with M. Arthur Gensler Jr. & Associates, Inc. to provide additional Professional Services for the Phoenix Sky Harbor International Airport Terminal 3 North Concourse 2 Processor Improvements project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $8 million.

Summary
The purpose of this project is to improve the Terminal Processor and Baggage Handling System at Phoenix Sky Harbor International Airport Terminal 3. This project consists of modifications to the passenger check-in process and improvements to the baggage handling system operations.

This amendment is necessary to increase the spending authority to allow

for the design to continue for this project. This amendment will provide additional funds to the agreement.

Contract Term
The original term of the Agreement remains unchanged.

Financial Impact
The initial agreement for Professional Services was approved for an amount not to exceed $2 million, including all subconsultant and reimbursable costs.
This amendment will increase the agreement by an additional $8 million, for a new total amount not to exceed $10 million, including all subconsultant and reimbursable costs.

Funding for this amendment is available in the Aviation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action
The City Council approved Professional Services Agreement 162467 (Ordinance S-51627) on February 5, 2025.

Location
2485 E. Buckeye Road
Council District: 8

This item was adopted.

70 Property Management Services - Public Transit Building - Recommendation for Award (Ordinance S-51807) - District 7

Request to authorize the City Manager, or his designee, to enter into a contract with Lincoln Property Company Commercial, LLC to provide property management services for the Public Transit Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of this contract will not exceed $4,460,383 over five

years.

Summary

Lincoln Property Company Commercial, LLC will be responsible for providing all administrative and support work required for the proper management of the Public Transit Department’s property located at 302 N. 1st Avenue in downtown Phoenix. Lincoln Property Company Commercial, LLC will act as a liaison between the City and the building's tenants and perform all necessary services including, but not limited to, parking garage and space management, building and site signage, exterior plaza cleaning and maintenance, distribution and monitoring of building keys, janitorial services, and carpet and window washing. The contractor will also ensure that both the City and commercial tenants in the building are informed of any issues related to their welfare and safety.

Procurement Information

A Request for Proposals was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Four vendors submitted proposals deemed responsive. An evaluation committee of qualified City and tenant staff evaluated those offers based on the following criteria, with a maximum possible point total of 1,000:

Method of Approach (250 points)
Qualifications and Past Performance (250 points)
Management Structure and Personnel (250 points)
Price Proposal (250 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

Lincoln Property Company Commercial, LLC (745 points)

Contract Term

The contract will begin on or about July 1, 2025, for a period of three years with two one-year options to extend, which may be exercised at the sole discretion of the City.

Financial Impact

The contract value will not exceed $4,460,383. Funding is available in the Public Transit Department's operating budget.

Location

302 N. 1st Avenue
Council District: 7

This item was adopted.

71 Phoenix Dial-a-Ride Quality Assurance Monitoring Program Services - RFP PTD25-003 - Request for Award (Ordinance S-51820) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Ability360 to provide quality assurance monitoring services for the City of Phoenix Dial-a-Ride program. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $596,400 over five years.

Summary

The Public Transit Department’s Dial-a-Ride program provides shared-ride services to qualified residents unable to use fixed-route transit services. The program complies with the Americans with Disabilities Act (ADA) and Federal Transit Administration requirements. The Dial-a-Ride Quality Assurance Monitoring Program was established to evaluate service through independent monitoring and provide the City with objective, accurate, and measurable data to validate current service trends, identify conditions which may require corrective action, and recommend areas for service improvement.

The contractor will employ ADA-eligible monitoring staff to use the Dial-a-Ride service and complete comprehensive assessments of their experience.

Procurement Information

A Request for Proposals was processed in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a proposal deemed responsive and responsible. An evaluation committee of City staff evaluated the offer based on the

following criteria with a maximum possible point total of 1,000:

Method of Approach (300 points)
Qualifications and Expertise of Personnel (300 points)
Qualifications and Experience of Offeror (200 points)
Price (200 points)

After reaching consensus, the evaluation committee recommends award to the following vendor:

Ability360 (790 points)

Contract Term
The contract term will begin on or about July 1, 2025 for a period of three years with one two-year option to extend, which may be exercised in the sole discretion of the City.

Financial Impact
The aggregate contract value will not exceed $596,400. Funding is available in the Public Transit Department's budget.

This item was adopted.

72 Intergovernmental Agreement with the City of Tempe to Accept and Process Green Organics, Recyclable Material, and Municipal Solid Waste (Ordinance S-51792) - District 7

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the City of Tempe to accept and process green organics, recyclable materials, and municipal solid waste collected in the City of Tempe and delivered to the City of Phoenix's facilities for processing. Additionally, request the City Council to grant an exception pursuant to Phoenix City Code section 42-20(B) to authorize inclusion of mutual indemnification language that otherwise would be prohibited by Phoenix City Code section 42-18(A) and (B). Further request to authorize the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Summary
The City of Tempe has requested to enter into an IGA with the City of Phoenix to accept and process its green organics and recyclable material

on an as needed basis. This IGA will authorize Phoenix to charge its gate fees to the City of Tempe for the green organic tonnage it delivers to Phoenix's Compost Facility. Annually, the City of Tempe can deliver up to 3,000 tons of green organics to the Phoenix Compost Facility.

Phoenix can accept recyclable materials with terms to address changing market conditions, resulting in lower commodity prices and increased processing costs from contamination in the recyclables. This IGA will authorize Phoenix to charge a processing fee to the City of Tempe for recycling tonnage processed at Phoenix's Materials Recovery Facility (MRF), which is designed to ensure all costs associated with processing recyclables are recovered by the fee. The terms of this IGA include:

In a market with low recycling commodity prices, Phoenix will charge a processing fee to the City of Tempe, and no revenue share to the City of Tempe will be available.

In a market with high recycling commodity prices, the City of Tempe will pay a processing fee and will receive 50 percent of the net revenue share and Phoenix will receive the remaining 50 percent.

Annually, the City of Tempe can deliver up to 12,000 tons of recyclable materials to Phoenix's MRF.

The Agreement also authorizes the City of Tempe to deliver municipal solid waste to Phoenix's 27th Avenue Transfer Station for processing.

Contract Term

The one-year term of this IGA will begin on or about July 1, 2025 and conclude on or about June 30, 2026. Provisions of the IGA include four, one-year options to extend the agreement.

Financial Impact

The City of Tempe will be paying the City of Phoenix to accept green organics, recyclables, and municipal solid waste to offset the expenses associated with proper handling of the materials. If recycling market prices increase during the term of the agreement, Phoenix and the City of Tempe would share the additional revenue at a 50/50 split. Funds for the revenue share payments to the City of Tempe are available in the Public Works Department's budget.

Location
27th Avenue Materials Recovery Facility, Compost Facility, and Transfer Station: 3060 S. 27th Avenue
Council District: 7

This item was adopted.

74 Lift Station and Odor Control Program Manager - Professional Services - WS90400023 and WS90400090 (Ordinance S-51780) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, L.L.C. to provide Professional Services that include overall program management for the Lift Station and Odor Control Program Manager project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $673,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary
The purpose of this project is to research past condition assessments and Capital Improvement Projects; review operation and maintenance records; identify, schedule, and budget Capital Improvement Projects for future fiscal years, and develop assessment and rehabilitation cycles.

Procurement Information

The selection was made using a qualifications-based selection process set forth in Section 34-603 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-603(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Five firms submitted proposals and are listed below.

Selected Firm
Rank 1: Wilson Engineers, L.L.C.

Additional Proposer
Rank 2: Arcadis U.S., Inc.
Rank 3: HDR Engineering, Inc.
Rank 4: Kimley-Horn and Associates, Inc.
Rank 5: Webster Environmental Associates, Inc.

Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for Wilson Engineers, L.L.C. for Engineering Services will not exceed $673,000, including all subconsultant and reimbursable costs.

Funding is available in the Water Services Department's Capital Improvement Program. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

This item was adopted.

75 Symphony Hall Theatrical Improvements - Architectural Services - CP20300036 (Ordinance S-51782) - District 8

Request to authorize the City Manager, or his designee, to enter into an agreement with DLR Group, Inc. to provide Architectural Services that include design and possible construction administration and inspection services for the Symphony Hall Theatrical Improvements project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $475,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to provide design services to improve acoustical and audio visual experience for both patrons and performers at Symphony Hall. Acoustical improvements will include an electro-acoustic enhancement system for sound diffusion and absorption, a support system for audio speaker rigging, an upgraded assistive listening system, incorporating an additional audio mix location at center of crossover aisle and providing a cable pathway infrastructure including terminal connections. Audio visual improvements include upgrading cable infrastructure with fiber optic/CAT6e, video recording equipment in the audience chamber, and replacing outdated monitors and video walls in the audience chamber stage left, stage right proscenium walls and in the main lobby.

DLR Group, Inc.'s services include, but are not limited to: evaluate existing conditions, complete design drawings and specifications for an electro-acoustic enhancement system, an audience chamber for

sound-diffusion and absorption to support the electro-acoustic enhancement system, audio speaker rigging, assistive listening system and device equipment, design video walls in audience chamber and required support and other work as required for a complete project and possible construction administration and inspection services.

Procurement Information
DLR Group, Inc. was chosen for this project using a Direct Select process set forth in Section 34-103 of the Arizona Revised Statutes. The Direct Select process will reduce the time to procure architectural services as opposed to an advertised selection process, meeting the project deadline, ensuring continuity and the most efficient use of staff and funding resources.

Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for DLR Group, Inc. will not exceed $475,000, including all subconsultant and reimbursable costs.

Funding is available in the Phoenix Convention Center Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
72 N. 2nd Street
Council District: 8

This item was adopted.

76 Herberger Theater Theatrical Improvements - Architectural

Services - CP20100007 (Ordinance S-51783) - District 8

Request to authorize the City Manager, or his designee, to enter into an agreement with DLR Group, Inc. to provide Architectural Services that include design and possible construction administration and inspection services for the Herberger Theater Theatrical Improvements project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed $325,000.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to update the Herberger Theater Center to meet the needs of resident companies, patrons and the operators with replacing theatrical lighting equipment, the audio system and an assistive listening system. This includes upgrading 668 theatrical lighting fixtures in both stages, Center Stage and Stage West, and upgrading a new audio and speaker system including amplifiers, audio control consoles, loudspeakers, a speaker rigging system, and supporting path wiring.

DLR Group, Inc.'s services include, but are not limited to: evaluating existing conditions and completing design drawings and specifications for replacement of theatrical lighting equipment, the audio system, and an assistive listening system. Also included are upgrading 668 theatrical lighting fixtures on Center Stage and Stage West, a new audio and speaker system including amplifiers, audio control consoles,

loudspeakers, a speaker rigging system and supporting path wiring and other work as required for a complete project, and providing possible construction administration and inspection services.

Procurement Information
DLR Group, Inc. was chosen for this project using a Direct Select process set forth in Section 34-103 of the Arizona Revised Statutes. The Direct Select process will reduce the time to procure architectural services as opposed to an advertised selection process, meeting the project deadline, ensuring continuity and the most efficient use of staff and funding resources.

Contract Term
The term of the agreement is five years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for DLR Group, Inc. will not exceed $325,000, including all subconsultant and reimbursable costs.

Funding is available in the Phoenix Convention Center Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Location
222 E. Monroe Street
Council District: 8

This item was adopted.

77 Wastewater Remote Facilities General Improvements - Job Order Contracting Services - JOC238 (Ordinance S-51787) - Citywide

Request to authorize the City Manager, or his designee, to enter into

separate master agreements with three contractors listed below, to provide Wastewater Remote Facilities General Improvements for the Water Services Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for all services will not exceed $105 million.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The Job Order Contracting (JOC) contractors' services will be used on an as-needed basis to provide Wastewater Remote Facilities General Improvements services citywide for lift station electrical, mechanical, civil, structural work; installation of water service taps and new electrical services; installation of redundant force main; odor control biofilter construction; structural concrete work; installation/relocation of chemical odor control tanks, and site demolition work. Additionally, the JOC contractors will be responsible for fulfilling Small Business Enterprise program requirements.

Procurement Information

The selections were made using a qualifications-based selection process set forth in Section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. Section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Seven firms submitted proposals and are listed below:

Selected Firms
Rank 1: Talis Construction Corporation
Rank 2: MGC Contractors, Inc.
Rank 3: Degan Construction, LLC

Additional Proposers
Rank 4: Kay Constructors, LLC
Rank 5: FPS Civil, LLC.
Rank 6: J Wise Corp.
Rank 7: Atlantic Pacific Standard, LLC

Contract Term
The term of each master agreement is for up to five years, or up to $35 million, whichever occurs first. Work scope identified and incorporated into the master agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the master agreement. No additional changes may be executed after the end of the term.

Financial Impact
The master agreement value for each of the JOC contractors will not exceed $35 million, including all subcontractor and reimbursable costs. The total fee for all services will not exceed $105 million.

Request to authorize the City Manager, or his designee, to execute job order agreements performed under these master agreements for up to $4 million each. In no event will any job order agreement exceed this limit without Council approval to increase the limit.

Funding is available in the Water Services Department's Capital Improvement Program budget. The Budget and Research Department will review and approve funding availability prior to issuance of any job order agreement. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

This item was adopted.

78 Library Outdoor Digital LED Signage - Architectural Services - LS71200110 (Ordinance S-51788) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with DWL Architects - Planners, Inc. to provide Architectural Services that include construction administration and observation for the duration of the construction activities for the Library Outdoor LED Signage project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $78,941.75.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to provide additional construction administration and observation services. Construction of the 17 signs is anticipated to begin June 1, 2025. During the construction phase, construction administration, observations, and third party quality control are essential services to ensure project design specifications are met. It is the request of the City to have the original design firm, DWL Architects - Planners, Inc. perform this critical service. For continuity and seamless services, it is imperative that the original designer perform this administrative service.

Procurement Information

On April 13, 2023, DWL Architects - Planners, Inc. was contracted to perform design services for the Library Outdoor Digital LED Project under the Architectural 2022-23 On-Call Services contract. Design was completed in the summer of 2024. DWL Architects - Planners, Inc. continues to have an on-call service contract for the city, however the contract is out of capacity.

Contract Term

The term of the agreement is 18 months from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The agreement value for DWL Architects - Planners, Inc. will not exceed $78,941.75, including all subconsultant and reimbursable costs.

Funding is available in the Library's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past agreement termination.

Concurrence/Previous Council Action

The City Council approved Architectural On-Call Consulting Services for Calendar Years 2024-25 Agreement 159506 (Ordinance S-50331) on November 15, 2023.

This item was adopted.

79 2022 99th Avenue Interceptor Rehabilitation - Engineering Services Amendment - WS90160112 (WS90160109) (Ordinance S-51791) - Districts 5, 7 & Out of City

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 158325 with Brown and Caldwell, Inc. to provide Construction Administration and Inspection Services for the 2022 99th Avenue Interceptor Rehabilitation project. Further request to authorize execution of amendments to the agreement as necessary

within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $400,000.

Summary

The purpose of this project is to rehabilitate defects recommended for repair for the 99th Avenue Interceptor.

This amendment is necessary to provide construction administration and inspection services. This amendment will provide additional funds to the agreement.

Brown and Caldwell, Inc.'s additional services include, but are not limited to: review of submittal including shop drawings, test results and operation and maintenance documentation, issue interpretations and clarifications, certify contractor progress payments, substantial completion and final inspection, minor changes, change order requests, and change orders, record drawings and project documents, field administration, on-site inspection and review of the work and update Computerized Maintenance Management System.

Contract Term

There is no change to the term of the agreement.

Financial Impact

The initial agreement for Engineering Services was approved for an amount not to exceed $500,000, including all subconsultant and reimbursable costs.

This amendment will increase the agreement by an additional $400,000, for a new total amount not to exceed $900,000, including all subconsultant and reimbursable costs.

Funding for this amendment is available in the Water Services Department's Capital Improvement Program. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend

past the agreement termination.

Concurrence/Previous Council Action
The City Council approved Engineering Services Agreement 158325 (Ordinance S-49771) on May 31, 2023.

Location
General Location: 99th Avenue - Thomas to Indian School roads
Council Districts: 5, 7 and Out of City

This item was adopted.

80 Dark Fiber Services License with Bicentel LLC dba C3ntro Fiber (Ordinance S-51801) - Citywide

Request to authorize the City Manager, or his designee, to execute a non-exclusive, revocable license with Bicentel LLC dba C3ntro Fiber to construct, install, operate, maintain, and use the Public Highways in the City of Phoenix. Further request to authorize the City Treasurer to accept all funds related to this item. Additionally, request that the Licensee sign the license within 60 days of Council action or this authorization will expire.

Summary
The purpose of this license is to allow Bicentel LLC dba C3ntro Fiber to construct, install, operate, maintain, and use the Public Highways in the City of Phoenix in order to provide dark fiber services in, under, over, and across public rights-of-way in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Bicentel LLC dba C3ntro Fiber will pay the City a fee of $1.36 per linear foot (effective July 2024) of facilities it operates in the City’s right-of-way. The rate per linear foot shall be increased annually by the increase in the Consumer Price Index for all urban consumers.

Contract Term
The term of the agreement is for five years with an option for a one-time five-year renewal.

Financial Impact

There is no financial impact to the City.

This item was adopted.

81 Telecommunications Services, Private Line Services and Interstate Telecommunications Services License with Wyyerd Connect LLC (Ordinance S-51802) - Citywide

Request to authorize the City Manager, or his designee, to execute a non-exclusive, revocable license with Wyyerd Connect LLC to construct, install, operate, maintain, and use the public highways in the City of Phoenix. Further request to authorize the City Treasurer to accept all funds related to this item. Additionally, request that the Licensee sign the license within 60 days of Council action or this authorization will expire.

Summary
The purpose of this license is to allow Wyyerd Connect LLC to construct, install, operate, maintain, and use the public highways in the City of Phoenix in order to provide telecommunications services, private line services and interstate telecommunications services in, under, over, and across public rights-of-way in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Wyyerd Connect LLC will pay the City a fee of $1.36 per linear foot (effective July 2024) of facilities it operates in the City's right-of-way. The rate per linear foot shall be increased annually by the increase in the Consumer Price Index for all urban consumers.

Contract Term
The term of the agreement is for five years with an option for a one-time five-year renewal.

Financial Impact
There is no financial impact to the City.

This item was adopted.

82 GPS Survey Equipment and Peripherals - COOP 20-068-Amendment (Ordinance S-51804) - Citywide

Request to authorize the City Manager, or his designee, to execute an

amendment to Contract 151974 with Allterra Central, Inc. to extend the contract term. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $50,000.

Summary

This contract will provide Global Positioning System (GPS) survey equipment and peripherals, including equipment, software, maintenance, training, and support. This equipment is necessary for land surveying and engineering operations for the Street Transportation Department. The extension will align the contract termination date with the termination date of the State of Arizona master agreement and allow for an additional option year for continuation of services. The City's current contract is expiring April 22, 2025.

Contract Term

The contract will be extended through July 31, 2025 with an option for an additional year.

Financial Impact

With the addition of $50,000 in funds, the revised aggregate value of the contract will not exceed $383,000. Funds are available in the Street Transportation Department’s budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

GPS Survey Equipment and Peripherals - Contract 151974 (Ordinance S-46482) on April 1, 2020; and

GPS Survey Equipment and Peripherals - Contract 151974 (Ordinance S-47748) on June 23, 2021.

This item was adopted.

84 Street Transportation Department Right-of-Way General Construction - Job Order Contracting Services Amendment - 4108JOC195 (Ordinance S-51819) - District 3

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 153525 with ViaSun Corporation to provide Right-of-Way General Construction Job Order Contracting Services and to enter into a Job Order Agreement for an amount not to exceed $4.5

Million for the Street Transportation Department's 32nd Street - Cheryl Drive to Cholla Street project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item.

Summary

The purpose of this project is to construct street improvements including medians, sidewalks, Americans with Disabilities Act ramps, landscape, and other safety improvements.

This amendment is necessary because the project exceeds the $4 Million cap per project under the Council approved Master Job Order Contracting Services agreement.

Contract Term

The term of the agreement remains unchanged. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact

The initial agreement for Right-of-Way General Construction Job Order Contracting Services was approved for an amount not to exceed $4 Million, including all subcontractor and reimbursable costs.

This amendment will authorize a Job Order Agreement for the 32nd Street Cheryl Drive to Cholla Street project in an amount not to exceed $4.5 Million, including all subcontractor and reimbursable costs.

Funding for this amendment is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to the execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action

The City Council approved Right-of-Way General Construction Job Order

Contracting Services Agreement 153525 (Ordinance S-47160) on December 16, 2020.

Public Outreach
Public outreach will occur as required for the project.

Location
32nd Street - Cheryl Drive to Cholla Avenue
Council District: 3

This item was adopted.

85 Glendale Metering Station - GL02 Relocation - Engineering Services Amendment - WS90160098 (Ordinance S-51793) - Out of City

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 159940 with Wilson Engineers, LLC to provide additional Engineering Services for the Glendale Metering Station GL02 Relocation project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The additional fee for services included in this amendment will not exceed $400,000.

Summary
The purpose of this project is to relocate the metering station further south out of the expansion of the Northern Parkway for increased safety, better access, and easier maintenance.

This amendment is necessary to add the construction administration and inspection services. This amendment will provide additional funds to the agreement.

Wilson Engineer’s additional services include, but are not limited to: representation on Behalf of City, administer the construction schedule, review of submittals including shop drawings, issue interpretations and clarifications, certify contractor progress payments, issue certificate of substantial completion, authorize minor changes, change order requests and change orders, review material testing, prepare record drawings and project documents, review Manufacturer Operation and Maintenance

manuals, field administration, on-site inspection and review of the work, warranty inspection, system training, update Computerized Maintenance Management System, commissioning, and coordination with JOC.

The Glendale Metering Station is owned by the Sub-Regional Operating Group (SROG) and operated by the City of Phoenix.

Contract Term

There is no change to the term of the agreement.

Financial Impact

The initial agreement for Engineering Services was approved for an amount not to exceed $400,000, including all subconsultant and reimbursable costs.

This amendment will increase the agreement by an additional $400,000, for a new total amount not to exceed $800,000, including all subconsultant and reimbursable costs.

Funding for this amendment is available in the Water Services Department's Capital Improvement Program budget utilizing SROG funds from the City of Phoenix and the City of Glendale.

Concurrence/Previous Council Action

The SROG Advisors authorized the project on July 20, 2023.

The City Council approved Engineering Services Agreement 159940 (Ordinance S-50541) on February 7, 2024.

Location

Intersection of W. Northern Avenue and N. 99th Avenue

Council District: Out of City

This item was adopted.

86 Apply for Arizona Department of Environmental Quality Grant Opportunity for 604(b) Water Quality Grant Program (Ordinance S-51799) - Districts 7 & 8

Request to retroactively authorize the City Manager, or his designee, to apply for, accept and enter into an agreement for disbursement of funding from the Arizona Department of Environmental Quality (ADEQ)

for 604(b) Water Quality Grant Programs. If approved, the Water Services Department (WSD) will use the funding for the Rio Salado Habitat Area Stormwater Master Plan. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The total grant funds awarded will not exceed $135,000, and there is no local match requirement.

Summary

The ADEQ grant opportunity for 604(b) Water Quality Grant provides funding to regional planning organizations for regional water quality management planning activities. Grant funding will support two areas within the Stormwater Master Plan for the Rio Salado Habitat Restoration Area and the Rio Salado Oeste Feasibility Study, which will provide a plan for recommending technologies for the reduction of pollutants of concern.

The grant submittal deadline was July 15, 2024.

Due to the timing of the deadlines and other grants that were in review during this time, the WSD submitted applications prior to obtaining City Council approval. If the City Council does not approve this retroactive request, WSD will decline the funding from this grant award.

Financial Impact

The estimated total cost for the project is approximately $176,498. The total grant funds awarded will not exceed $135,000. There is no local match requirement grant, so the City will only contribute approximately $41,498 in in-kind costs associated with personnel and incidental materials costs associated with work being performed by City staff to support the master plan project.

Location

Rio Salado Habitat Area
Council Districts: 7 and 8

This item was adopted.

87 Authorize Validation of Phoenix Contract No. 132409-003 and Affirming its Execution (Ordinance S-51808) - District 1

Request to authorize the City Attorney to file a petition in Maricopa County Superior Court to certify the validity of Phoenix Contract No. 132409-003 (Amendment) in accordance with Arizona Revised Statutes (A.R.S) §§ 48-3731 *et seq.,* and affirming and authorizing the City Manager's, or his designee's, execution of all agreements, amendments, and documents and taking all actions necessary to ensure enforceability of the Amendment within the expenditure authority previously authorized by Ordinance S-46899.

Summary

On August 26, 2020, Council authorized execution of an Intergovernmental Agreement (IGA) with the Arizona State Land Department (ASLD) to facilitate the development of then-State Trust Lands in the Biscuit Flat area of Phoenix (Ordinance S-46880). The Biscuit Flat area is in the vicinity of Interstate-17 and the Carefree Highway/State Route 74 and is now being developed primarily by TSMC Arizona Corporation.

Through the IGA, Council authorized executions of amendments of the Phoenix subcontract for the delivery of Central Arizona Project water, Phoenix Contract No. 132409 ("Phoenix CAP Subcontract"). The authorized amendments are to accept assignments of Central Arizona Project (CAP) water from ASLD to Phoenix to facilitate the development of the Biscuit Flat area.

An assignment of 3900 acre feet of CAP water from ASLD to Phoenix has now been executed. The Amendment effectuates that assignment by amending the Phoenix CAP Subcontract and adding 3900 acre-feet of CAP water to Phoenix's CAP Subcontract annual entitlement.

Under the terms of the Amendment, the Amendment must be certified by the superior court in accordance with A.R.S §§ 48-3731 *et seq.*

Contract Term

The Amendment amends the Phoenix CAP Subcontract, the provisions of which govern the permanent service of CAP water for a period of 100 years. The Amendment does not alter the term of the Phoenix CAP Subcontract.

Financial Impact
Ordinance S-46889 authorized total spending authority not exceeding $27 million, and no additional spending authority is requested.

Location
Twelve thousand acres of former ASLD trust land within the City, located within an area generally bounded by Interstate-17 on the east, the Central Arizona Project Canal on the south, the City of Phoenix boundary on the west, and Carefree Highway/State Route 74 on the north.

Council District: 1

This item was adopted.

88 Abandonment of Right-of-Way - ABND 240042 - 12027 N. 56th Street (Resolution 22291) - District 2

Abandonment: 240042
Project: 99-5032
Applicant: Bel Aire Development, LLC
Request: To abandon a 20-feet-wide portion of right-of-way that totals to 6,000 square feet immediately adjacent to 12027 N. 56th Street. The right-of-way was recorded within the Final Plat for Century Club Estates (January 30, 1958, Book 75, Page 49).
Date of Hearing: December 12, 2024

Location
Generally located at 12027 N. 56th Street
Council District: 2

Financial Impact
A fee was also collected as part of this abandonment in the amount of $900.

This item was adopted.

89 Amend City Code - Ordinance Adoption - Rezoning Application Z-133-24-3 (Thunderbird Townhomes PUD) - Northwest Corner of Coral Gables Drive and Thunderbird Road (Ordinance G-7374) - District 3

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application

Z-133-24-3 and rezone the site from R-O (Residential Office - Restricted Commercial District) to PUD (Planned Unit Development) for multifamily residential (townhomes).

Summary

Current Zoning: R-O
Proposed Zoning: PUD
Acreage: 3.69
Proposal: Multifamily residential (townhomes)

Applicant/Owner: Edge Thunderbird, LLC
Representative: Alex Hayes, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The North Mountain Village Planning Committee heard this item on November 20, 2024, for information only.
VPC Action: The North Mountain Village Planning Committee heard this item on February 19, 2025, and recommended approval, per the staff recommendation, by a vote of 14-0.
Planning Commission Action: The PC heard this case on March 6, 2025, and recommended approval, per the staff memo dated March 6, 2025, by a vote of 7-0.

Location

Northwest corner of Coral Gables Drive and Thunderbird Road
Council District: 3
Parcel Address: 1010 W. Thunderbird Road

This item was adopted.

90 ***REQUEST TO WITHDRAW (SEE ATTACHED MEMO) Amend City Code - Ordinance Adoption - Rezoning Application Z-164-24-3 - Southwest Corner of Cave Creek Road and Peoria Avenue (Ordinance G-7371) - District 3**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-164-24-3 and rezone the site from C-2 (Intermediate Commercial District) to R-5 (Multifamily Residence District - Restricted Commercial) to allow multifamily residential.

Summary

Current Zoning: C-2
Proposed Zoning: R-5
Acreage: 2.18 acres
Proposal: Multifamily residential

Owner: Valle Point, LLC
Applicant: Allante Properties
Representative: Alan Beaudoin, Norris Design

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Mountain Village Planning Committee heard this item on February 19, 2025, and recommended approval, per the staff recommendation, with direction, by a vote of 13-0-1.
PC Action: The Planning Commission heard this item on March 6, 2025, and recommended approval, per the North Mountain Village Planning Committee recommendation, by a vote of 7-0.

Location
Southwest corner of Cave Creek Road and Peoria Avenue
Council District: 3
Parcel Address: 1313, 1355, 1363 E. Peoria Avenue; and 10440 and 10444 N. Cave Creek Road

This item was withdrawn.

91 Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-2-24-3 - Approximately 125 Feet South of the Southwest Corner of Cave Creek Road and Hartford Avenue (Ordinance G-7373) - District 3

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-2-24-3 and rezone the site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a sales, parts and service dealership for new and used UTVs, ATVs, motorcycles, personal watercrafts, etc., and all underlying C-2 uses.

Summary

Current Zoning: C-2
Proposed Zoning: C-2 SP
Acreage: 1.88
Proposal: Special Permit to allow a sales, parts and service dealership for new and used UTVs, ATVs, motorcycles, personal watercrafts, etc., and all underlying C-2 uses

Owner: Schauwecker Family Revocable Trust
Applicant/Representative: Ed Bull, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this item on February 3, 2025, and recommended approval, per the staff recommendation, by a vote of 13-0.
PC Action: The Planning Commission heard this item on March 6, 2025, and recommended approval, per the staff memo dated February 27, 2025, by a vote of 6-1.

Location
Approximately 125 feet south of the southwest corner of Cave Creek Road and Hartford Avenue
Council District: 3
Parcel Address: 17202 N. Cave Creek Road

This item was adopted.

92 Amend City Code - Ordinance Adoption - Rezoning Application Z-148-24-8 - Approximately 530 Feet East of the Southeast Corner of 34th Street and Windsor Avenue (Ordinance G-7372) - District 8

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-148-24-8 and rezone the site from R1-6 (Single-Family Residence District) to R-3A (Multifamily Residence District) to allow single-family attached residential.

Summary
Current Zoning: R1-6
Proposed Zoning: R-3A
Acreage: 1.03

Proposal: Single-family attached residential

Owner: 3442 E. Cambridge, LLC c/o Bryan Krizek, Christian Relief Services Charities
Applicant: Dawn Augusta, Risome Residential, LLC
Representative: Jerry Palmer, Palmer Architects, Ltd

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Camelback East Village Planning Committee heard this item on February 4, 2025, and recommended approval, per the staff recommendation, by a vote of 13-1.
PC Action: The Planning Commission heard this item on March 6, 2025, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 7-0.

Location
Approximately 530 feet east of the southeast corner of 34th Street and Windsor Avenue
Council District: 8
Parcel Address: 3441 and 3447 E. Windsor Avenue; and 3442 and 3446 E. Cambridge Avenue

This item was adopted.

A motion was made by Galindo-Elvira, seconded by Vice Mayor O'Brien, to suspend the rules and take Item 55 out of order to be heard at the end of the agenda, prior to Citizen Comments. The motion carried by the following voice vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

47 Amend Chapter 42, Phoenix City Code Relating to Settlement Payment Authority Threshold (Ordinance G-7377) - Citywide

Request City Council amend Chapter 42, Article 11, Section 42-11 B and C entitled “Authorization for approval of liability and special risk claims" to increase the settlement payment authority threshold.

Summary

A proposed amendment to Chapter 42, Article 11, Sections 42-11 B and C will increase authority of the City Attorney to settle liability or special risk claims from $25,000 to $100,000, except for claims for public safety over $25,000 and claims of a public interest, in the discretion of the City Attorney. A quarterly report will be shared with city council for claims between $25,000 and $100,000 that are paid and closed in the prior quarter.

Concurrence/Previous Council Action

City Council previously amended Phoenix City Code Chapter 42 (Ordinance G-5618) on May 18, 2011.

Discussion

City Clerk Denise Archibald read the title of Ordinance G-7377.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

50 Authorization to Enter into Contract with the Arizona Department of Economic Security for Community Action Agency Funding (Ordinance S-51795) - Citywide

Request authorization for the City Manager, or his designee, to accept funding and enter into contract with the Arizona Department of Economic Security (DES). The DES contract amount for Community Action Agency services is approximately $11.2 million annually or an aggregate not to exceed $56 million over the five-year term. The contract term will begin on or around July 1, 2025, and end June 30, 2030. Further request authorization for the City Treasurer to accept and the City Controller to

disburse all funds related to this item for the life of the contract.

Summary

The City of Phoenix Human Services Department (HSD) is the designated Community Action Agency for the City of Phoenix service area and contracts with DES for funding to deliver Community Action Agency services. Under this contract, HSD engages the entire Phoenix community in the reduction or elimination of poverty, with particular emphasis on vulnerable and at-risk populations.

Community Action Agency funding allows HSD to assist individuals and families with low-incomes in removing obstacles and resolving barriers to self-sufficiency. Funding supports services across a broad range of emergency crisis interventions such as eviction prevention, utility disconnection prevention, energy reduction, and ongoing short- and long-term case management services.

DES has initiated a new five-year contract renewal period to provide Community Action Agency services in Phoenix. Funding consists of both federal and local funds to include Community Services Block Grant, Low Income Home Energy Assistance Program, Temporary Assistance for Needy Families, Social Services Block Grant, and Neighbors Helping Neighbors. Funding levels may be adjusted throughout the contract period through amendments based on federal and state agency appropriations.

Contract Term

The contract term will begin on or about July 1, 2025, for a five-year term through June 30, 2030, with no options to extend.

Financial Impact

The funding for the first year of the contract is approximately $11.2 million. The aggregate amount of the contract will not exceed $56 million over the life of the five-year contract. There is no impact to the General Fund.

Discussion

Vice Mayor O'Brien made a motion to adopt Item 50.

Councilwoman Stark seconded the motion.

Mayor Gallego commented this was an important contract with Arizona Department of Economic Security, and highlighted the benefits of this item. She mentioned the Low Income Home Energy Assistance Program (LIHEAP) and added this program had helped 2,845 residents with financial assurance assistance for energy bills. She talked about the dangers of extreme heat, and said the Department of Health and Human Services that managed this program eliminated all staff.

Vice Mayor O'Brien talked about keeping people housed and said these funding sources help lift people out of poverty. She discussed Community Court being an alternative to the traditional judicial system for those experiencing homelessness, and commented these federal programs and grants were not handouts or entitlements and were federal investments to enhance the daily lives of residents.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

51 **Amend Ordinance S-51553 for Senior Bridge Project (Ordinance S-51822) - District 8 & Citywide**

Request to amend Ordinance S-51553 to change the grantee for $750,000 for transitional housing project from Steel & Spark, LLC to Senior Bridge, LLC, an affiliate of Steel & Spark, LLC. Further request the City Controller to disburse all funds for the life of the contract.

Summary

The Senior Bridge Project is an energy independent low-income housing development for seniors 55 and older, which will provide 40 units of transitional housing and up to 65 affordable housing units. Following the

initial Council authorization via Ordinance S-51553 on December 18, 2024, the parties expressed a desire to make an adjustment to the entity name for the transitional housing portion of the project. Accordingly, the Office of Homeless Solutions requests Council authorization for the Senior Bridge Project to be amended to substitute Senior Bridge, LLC, an affiliate of Steel & Spark, LLC, as the recipient of the $750,000 in transitional housing funding.

This amendment addresses the $750,000 awarded for the transitional housing portion of the project originally authorized via Ordinance S-51553. The affordable housing portion of the project as approved on March 26, 2025 via Ordinance S-51736.

Contract Term
The term of the Contract will remain unchanged for a period of five years, beginning on or about December 18, 2024, with options to extend up to five years at the discretion of the City.

Financial Impact
The transitional housing portion of the project funded by ARPA remains unchanged, and there is no impact to the General Fund.

Concurrence/Previous Council Action
The Council previously reviewed and approved the following:
On December 18, 2024, the City Council approved the Intergovernmental Agreement (IGA) with Maricopa County and related projects with Ordinance S-51553 under the entity name Steel & Spark, LLC.
On March 26, 2025, the City Council authorized the award of affordable housing project funds to Senior Bridge, LLC with Ordinance S-51736.

Location
Senior Bridge, 2853 E. Van Buren Street
Council Districts: 8 and Citywide

Discussion
Vice Mayor O'Brien made a motion to adopt Item 51.

Councilwoman Stark seconded the motion.

Mayor Gallego mentioned this item was a minor correction, and expressed her excitement for this project that would provide transitional and permanent housing to low income seniors in the community. She said this would allow these seniors to avoid a monthly energy bill, and expressed appreciation for staff and the developer on this project.

Councilwoman Hodge Washington stated this was a continued investment in critical housing solutions for seniors. She talked about this model being innovative, and reflected the solutions the City cared about.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

52 Planning and Production of Fireworks Events - RFQ-25-0531 - Request for Award (Ordinance S-51814) - Districts 4 & 5

Request to authorize the City Manager, or his designee, to enter into a contract with Southwest Fireworks, LLC. to provide firework display services for the Parks and Recreation Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $135,000.

Summary

This contract will provide Planning and Production of Fireworks Events for the Parks and Recreation Department. These services will support scheduled City events, including the Phoenix Fabulous Fourth and the Light Up the Sky fireworks shows. These shows are presented for the enjoyment and benefit of Phoenix residents.

Procurement Information

In accordance with City of Phoenix Administrative Regulation 3.10, an

informal solicitation for Planning and Production of Fireworks Events was issued on December 17, 2024. One quote was received from Southwest Fireworks, LLC. who was determined to be responsive and responsible.

Contract Term
The contract term will begin on or about April 10, 2025, and will continue for a period of one year.

Financial Impact
The aggregate contract value will not exceed $135,000.

Funding is available in the Parks and Recreation Department's operating budget.

Location
Council Districts: 4 and 5

Discussion
Vice Mayor O'Brien made a motion to adopt Item 52.

Councilwoman Guardado seconded the motion.

Mayor Gallego explained the item, and highlighted events such as the 4th of July and the air quality and potential fire impact fireworks may have.

Vice Mayor O'Brien expressed her excitement for the drone show for 4th of July in Deer Valley.

Councilwoman Guardado talked about different shows being environmentally friendly, and noted there would be an Independence Day celebration at American Family Fields. She thanked staff for bringing this event back to the area.

Councilwoman Pastor talked about her inquiry with staff on doing drone shows instead of fireworks, and commented the fireworks show would happen this year because of the timing of the research on drones. She discussed the quality of the drone show as it related to the cost and timing of the show.

Mayor Gallego commented on the air quality in West Phoenix, and the efforts needed to improve it.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Guardado, that this item be adopted. The motion carried by the following vote:

Yes: 8 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

53 7th Avenue and Washington Street - Authorization to Issue Disposition and Redevelopment Solicitation - District 7

Request to authorize the City Manager, or his designee, to issue a Request for Proposals (RFP) for the disposition and redevelopment of City-owned property located at 7th Avenue and Washington Street.

Summary

The City owns 4.63 acres of land located at the northwest, northeast and southwest corners of 7th Avenue and Washington Street (Site). The northeast corner, one city block of 1.76 acres, is currently occupied by the Phoenix Police Department Headquarters Building, which opened in 1974. This block is also known as Block 84 of the Original Townsite of Phoenix (Block 84). The northwest corner is also a full city block of 1.74 acres and is occupied by an employee parking lot supporting the police headquarters building. It is also known as Block 12 of the Neahr’s Subdivision (Block 12). The City owns a portion of the southwest corner, 1.13 acres of vacant land. This block is also known as Block 13 of the Neahr’s Subdivision (Block 13).

The Phoenix Police Department is scheduled to vacate Blocks 84 and 12 in 2026 when operations relocates to the 100 West Washington Building, thereby making these properties available for disposition and redevelopment. The City-owned portions of Block 13 were acquired in 2010 and 2013 to support Transit-Oriented Development and possible routing of track along the future Capitol Mall/I-10 West Valley Metro Light Rail Extension. In 2021, City Council amended the Locally Preferred

Alternative routing for this extension, moving the westbound track onto Washington Street. This action has made the City-owned portion of Block 13 available for disposition and redevelopment.

In anticipation of issuing an RFP, Community and Economic Development Department (CEDD) staff pursued adequate height and density entitlements for the Site to allow proposals to meet market demand and compliment the future Valley Metro Light Rail Station adjacent to the Site. Block 84 is zoned Downtown Code, Business Core Character Area and has a maximum allowable height of 600 feet and maximum allowable density of 218 dwelling units per acre (du/ac) and did not require any zoning modifications. Blocks 12 and 13, while also being zoned Downtown Code - Business Core Character Area, had maximum allowable heights of only 30 feet and density of 14.5 du/ac. In June 2024, staff initiated a text amendment to raise the maximum allowable height on Blocks 12 and 13 to 250 feet and increase the maximum allowable density to 218 du/ac. A companion general plan amendment to change the Transit Oriented Development (TOD) Policy Plan’s designation of the future Washington Street and Jefferson Street stations at 7th Avenue from ‘Medium Urban Center’ to ‘Downtown Core’ was also requested by Planning and Development Department staff. The text amendment and general plan amendment were approved at the March 5, 2025 Formal City Council Meeting.

With approval, CEDD will issue a solicitation seeking an urban, mixed-use development. The RFP will seek competitive proposals to bring appropriately dense development to the Site, consistent with the Downtown Code Form Based Zoning Ordinance. The Site's zoning provides for reduced setbacks and requirements for active uses facing the street. The Site will also be located directly adjacent to a future Metro Light Rail station and is walking distance to major public sector employers and the Downtown Core. To capitalize on the Site’s location, staff will be seeking proposals that offer mixed-income housing, retail space and distinctive public art, noting the Site’s transition between the Capitol Mall and Downtown Phoenix.

Staff has met with property owners in the surrounding area, and will include the adjacent government agencies in informational meetings in

the coming weeks.

Prior to issuance of the RFP, an appraisal of the Site will be performed. The appraisal will establish the minimum purchase price for the Site. In addition to offering at least the minimum purchase price, proposers must have successfully completed at least one mixed-use project within the last seven years. The RFP will allow proposers to submit a response to one or multiple packages. The requirements of each package are further described below:

Package 1: Block 84
Proposals should include an urban, mixed-use project.

Package 2: Block 12
Proposals should include a mixed-use project with at least 30,000 square feet of commercial retail space as well as an enhanced pedestrian connection along the 8th Avenue public right of way to connect to the future Metro Light Rail Station on Washington Street.

Package 3: Block 13
Proposals should include a mixed-use project with at least 50 percent of residential units deed restricted as affordable housing to households earning no more than 60 percent of the Area Median Income.

The RFP will include standard terms, conditions and other necessary requirements. Proposals for any single package cannot be contingent on winning any other package(s). Proposals for each package will be evaluated according to the following evaluation criteria (1,000 possible points):
Concept to Redevelop the Site (0-375 points)
Return to the City (0-325 points)
Proposer's Qualifications and Experience (0-300 points)

The Concept to Redevelop the Site will also include a review of the proposed architecture for the developments, which shall be scored as part of the points given to any project.

Staff anticipates the RFP will be issued in late 2025 and be open for at

least 90 days. Responsive proposals will be evaluated by a panel that includes City staff and community representatives. Following negotiations with a recommended proposer, business terms will be brought to Subcommittee for review and recommendation, and then to the full City Council for consideration.

Financial Impact
There is no impact to the General Fund as a result of this action.

Public Outreach
Information regarding the opportunity was presented to the following neighborhood groups:
Downtown Voices Coalition - January 11, 2025
Central City Village Planning Committee - January 13, 2025
Madison Pioneers Coalition - January 14, 2025

Location
The Site includes seven individual parcels (APN 112-04-110A, 112-05-032B, -033A, -035A, -036A, -037A and 112-20-038B) located at 7th Avenue and Washington Street.
Council District: 7

Previous Council Action
This item was recommended for approval by the Economic Development and Housing Subcommittee at the March 26, 2025 meeting by a vote of 4-0.

Discussion
Vice Mayor O'Brien made a motion to adopt Item 53.

Councilwoman Stark seconded the motion.

Mayor Gallego talked about the item, and noted with the Police Headquarters moving it would allow for this land to have three parcels for development. She highlighted different ideas brought forward by the community for this land, and noted there were innovative concepts and art projects proposed.

Councilwoman Pastor noted this was a great opportunity for potential

developers, and asked for great designs in architecture for this land.

Councilman Galindo-Elvira said he agreed with Councilwoman Pastor's comments, and added this land would be able to showcase the different communities in Council District 7.

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be approved. The motion carried by the following vote:

Yes: 8 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

58 Development Agreement with Aardex LLC for the Adaptive Reuse and Redevelopment of the Southwest Corner of Central Avenue and Madison Street (Ordinance S-51813) - District 7

Request to authorize the City Manager, or his designee, to enter into a development agreement, lease agreement, easements and other agreements as necessary (Agreements), with Aardex LLC or its City-approved designee (Developer), for the development of a two-phase, multi-family rental residential and adaptive reuse commercial project located at the southwest corner of Central Avenue and Madison Street in downtown Phoenix. Further request to authorize the City Treasurer to accept funds related to this item.

Summary

On March 20, 2024, the Developer submitted an application for the City's consideration of a Government Property Lease Excise Tax (GPLET) transaction for a two-phase, mixed-use development at the southwest corner of Central Avenue and Madison Street in downtown Phoenix. The project includes the adaptive reuse and historic preservation of a 13,500 square foot, historic building located at 1 West Madison Street (Madison Phase) and the development of a 14-story, 262-unit multi-family residential building, with 6,800 square feet of ground floor retail and 202 structured parking spaces (Jackson Phase). The overall project includes 244,322 square feet of new construction along with the adaptive reuse of

13,500 square feet or ground floor commercial space and a 13,500 square foot basement on the 1.05-acre site.

If approved, the project will bring a capital investment of approximately $117 million to downtown and create approximately 1,166 construction jobs. Upon issuance of a certificate of occupancy (C of O) for the project, and other terms and conditions specified in the Agreements, the Developer will convey title of the property to the City, and the City will lease the property back to the Developer for a term not to exceed 25 years. The project will not be eligible for abatement of the GPLET. The Developer has also agreed that the project will generate to the City and other taxing jurisdictions new revenue in the form of certain minimum tax payments (during construction and leasing of the project, and in ad valorem property taxes after the lease term). These minimum tax payments would be estimated by a third-party economic impact study. Details regarding those minimum tax payments will be specified in the Agreements, as well as other terms and conditions deemed necessary by City staff.

The Developer also recognizes the issues relating to affordable housing in this and other markets across the country. To help address this critical issue, the Developer has agreed to a contribution of 100 percent of the City’s share of property taxes otherwise due during each of the two lease terms to the City's Affordable Housing Trust Fund, which will be used in the future by the City towards affordable housing in Phoenix.

Application Review

A review panel, consisting of representatives from the Warehouse District Council, the Downtown Voices Coalition, staff from the Community and Economic Development, Office of Historic Preservation and Planning and Development departments, was convened in May 2024 to review the application. The panel recommended the City begin negotiations with the Developer.

Contract Term

The lease term for each phase will be for a maximum of 25 years upon issuance of the C of O for each phase. There are no extensions to the proposed lease, and upon conclusion of the term, ownership of the

property will be transferred back to the Developer. The Developer will have the ability to terminate the lease at any time subject to the terms of the Agreements.

Financial Impact

The project will have no expense impact to the General Fund. The estimated one-time construction sales tax revenue to the City is approximately $1.1 million, plus an estimated commercial rental and transaction privilege tax revenue generation of approximately $957,500 at stabilization. The Developer will pay an annual rental payment for each phase. The Madison Phase annual rent will start at $2,500 in year one and escalate to $10,000 in year 25 for a total of $143,750 over the lease term. The Jackson Phase annual rent will start at $2,500 and escalate to $40,000 in year 25 for a total of $500,000 over the lease term. The rent payments will be deposited into the Downtown Community Reinvestment Fund.

Previous Council Action

This item was recommended for approval by the Economic Development and Housing Subcommittee at the March 26, 2025 meeting by a vote of 4-0.

Public Outreach

Staff has provided information to the Warehouse District Council, Downtown Core Community and the Downtown Voices Coalition. The Developer also met with the Phoenix Elementary School District No. 1. In compliance with Arizona Revised Statutes 42-6206(B)(1)(a) and 42-6209(C), the impacted jurisdictions were notified via US Mail on February 6, 2025, of the proposed GPLET transaction.

Location

1 West Madison Street and 10 to 20 West Jackson Street
Council District: 7

A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

Yes: 7 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Vice Mayor O'Brien and Mayor Gallego

No: 1 - Councilman Waring

Absent: 1 - Councilman Robinson

93 ***ADDITIONAL INFORMATION (SEE ATTACHED MEMO) Public Hearing and Resolution Adopting the 69th & Thomas Redevelopment Area Plan (Resolution 22293) - District 7**

Request to hold a public hearing and adopt a resolution for the 69th & Thomas Redevelopment Area Plan.

Summary

The subject site (Redevelopment Area) is 9.94 acres located at the southwest corner of 69th Avenue and Thomas Road. The Redevelopment Area consists of five parcels that will be combined into one approximately parcel for redevelopment as part of a single proposed affordable housing multi-family development project. The Redevelopment Area was recently approved by the City Council for a 288 unit multi-family community, with at least 50 percent of the units being reserved for those making 80 percent or less of the Area Mean Income (AMI) through GPA-MV-1-24-7 and Z-53-24-7. The developer is pursuing this Redevelopment Area designation as a precursor to applying for a Government Property Lease Excise Tax (GPLET) approval from the Mayor and City Council. If approved, the developer would construct the apartment project then lease the land back to the City for a 10-year period. During this 10-year period the property would receive a 20 percent reduction of the GPLET owed by the lessee.

State Law requires that the City Council hold a public hearing prior to adoption of a redevelopment area plan and that the City Council adopt by an affirmative vote of at least two-thirds of its members.

Staff Recommendation: Approval.
PC Action: The Planning Commission is scheduled to hear this item on April 3, 2025.

Location
Southwest corner of 69th Avenue and Thomas Road
Council District: 7
Addresses: 2832 N. 67th (69th) Avenue; and 6903 and 6939 W. Thomas Road

Discussion
Mayor Gallego noted items 59 and 93 were related, but Item 93 needed to be heard prior to Item 59. She declared the public hearing open.

After noting there were individuals registered to speak if necessary, she declared the public hearing closed.

Councilman Galindo-Elvira made a motion to approve Item 93 per the Planning Commission recommendation with adoption of the related resolution.

Councilwoman Stark seconded the motion.

Councilwoman Guardado commented her understanding for expanding the Government Property Lease Excise Tax (GPLET) program for situations like this it would solve the financial gap crisis regarding housing. She commented the project should have looked at stronger percentages for affordable housing, and advocated for more affordable housing in terms of percentage moving forward. She asked if the City could look at that as a priority moving forward.

Community and Economic Director Christine Mackay responded yes, staff could look at the approved 2022 policy and bring recommendations back to Council.

Councilwoman Guardado thanked Ms. Mackay and added this was a great project. She thanked Councilman Galindo-Elvira for his leadership on this item and everyone who was involved.

Councilwoman Pastor mentioned she was the Chair of the subcommittee that helped determine what this area would look like outside of the downtown corridor. She commented she agreed with Councilwoman Guardado's comments on affordable housing, and asked if it was correct

that each Council district would have the ability to choose the percentages of affordable housing in each development plan.

Ms. Mackay replied each Council district would work with staff on percentages they would like starting from a baseline and working from there.

Councilwoman Pastor said Council could collectively agree on a percentage of affordable housing for developments because they were GPLETs.

Ms. Mackay responded staff would be happy to work with all Councilmembers on that.

Mayor Gallego noted the GPLET portion of this project would be Item 59, and this item was the item that would enable Item 59.

The hearing was held. A motion was made by Councilman Galindo-Elvira, seconded by Councilwoman Stark, that this item be approved per the Planning Commission recommendation with adoption of the related resolution. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

59 Development Agreement with NRP Holdings, LLC for the Development of the Southwest Corner of 69th Avenue and Thomas Road (Ordinance S-51815) - District 7

Request to authorize the City Manager, or his designee, to enter into a development agreement, lease agreement, easements and other agreements as necessary (Agreements), with NRP Holdings, LLC or its City-approved designee (Developer), for the development of a multi-family rental residential project located at the southwest corner of 69th Avenue and Thomas Road in Phoenix. Further request to authorize the City Treasurer to accept funds related to this item.

Summary

On December 20, 2024, the Developer submitted an application for the City's consideration of a Government Property Lease Excise Tax (GPLET) transaction for the development of a 288-unit, mixed-income, multi-family residential project in the Maryvale community. The overall project includes 262,824 square feet of new construction along with amenities such as a resident clubhouse, dog park and pool on the 10.06-acre site.

If approved, the project will bring a capital investment of approximately $59 million to Maryvale and create approximately 381 construction jobs. Upon issuance of a certificate of occupancy (C of O) for the project, and other terms and conditions specified in the Agreements, the Developer will convey title of the property to the City, and the City will lease the property back to the Developer for a term not to exceed 25 years. The project will not be eligible for abatement of the GPLET. The Developer has also agreed that the project will generate to the City and other taxing jurisdictions new revenue in the form of certain minimum tax payments (during construction of the project, and in ad valorem property taxes after the lease term). These minimum tax payments would be estimated by a third-party economic impact study. Details regarding those minimum tax payments will be specified in the Agreements, as well as other terms and conditions deemed necessary by City staff.

Contract Term

The lease term will be for a maximum of 25 years upon issuance of the C of O. There are no extensions to the proposed lease, and upon conclusion of the term, ownership of the property will be transferred back to the Developer. The Developer will have the ability to terminate the lease at any time subject to the terms of the Agreements.

Financial Impact

The project will have no expense impact to the General Fund. The estimated one-time construction sales tax revenue to the City is approximately $679,941. The Developer will pay an annual rental payment starting at $5,000 in year one and escalate to $20,000 in year 25 for a total of $287,500 over the lease term. The rent payments will be deposited into the Downtown Community Reinvestment Fund.

Public Outreach

In compliance with Arizona Revised Statutes 42-6206(B)(1)(a) and 42-6209(C), the impacted jurisdictions were notified via US Mail on February 6, 2025, of the proposed GPLET transaction.

Location

6903 and 6939 West Thomas Road and 2832 North 69th Avenue (APNs 102-40-001D, 102-40-001E, 102-40-001F, 102-40-001G and 102-40-001J.
Council District: 7

Discussion

Councilman Galindo-Elvira commented the City continued to lead the way in addressing the housing needs in Phoenix, the Valley and Arizona. He stated this development agreement would turn a blighted lot into a vibrant mixed-income housing development. **He made a motion to adopt Item 59 as revised with a modification to restrict a minimum of 51 percent of units as affordable housing to residents earning 80 percent of the area's median income or below.**

Councilwoman Pastor seconded the motion.

A motion was made by Councilman Galindo-Elvira, seconded by Councilwoman Pastor, that this item be adopted as revised with a modification to restrict a minimum of 51 percent of units as affordable housing to residents earning 80 percent of the area's median income or below. The motion carried by the following vote:

Yes:	7 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Vice Mayor O'Brien and Mayor Gallego
No:	1 -	Councilman Waring
Absent:	1 -	Councilman Robinson

60 Aviation Noise Land Disposal Located Adjacent to Interstate 17: Areas F, G, H, I and J (Ordinance S-51817) - District 8

Request to authorize the City Manager, or his designee, to sell City-owned property identified by the Aviation Department as excess

aviation noise land inventory. Further request to authorize the City Controller to disburse, and the City Treasurer to accept, all funds related to this item.

Summary

The Phoenix Sky Harbor International Airport (PHX) Land Reuse Strategy was developed in 2017 to address the reuse and redevelopment of fragmented airport-owned parcels located south of Interstate 17. In December 2022, the Aviation Department received Federal Aviation Administration approval to dispose of and/or redevelop 427 parcels of fragmented airport-owned noise land. Of the total 427 parcels, this action requests authorization to sell parcels identified in areas F, G, H, I and J in the Land Reuse Section 163 Determination letter dated December 22, 2022 (**Attachment A**).

The properties will be conveyed at a purchase price based on a valuation of the land and the buyers will pay all closing costs. This process will be in compliance with Administrative Regulation 5.44 regarding the disposition of City-owned real property. There are properties that are within the Downtown Redevelopment Area and will be disposed of in compliance with Arizona Revised Statutes 36-1480. The properties will be advertised on the open market at market value to be determined by an appraisal accepted by the Finance Department's Real Estate Division. With approval, staff will negotiate with offerors to yield the highest dollar return to the City, as deemed acceptable by the City Manager or designee. The City Manager or designee will select the highest responsive and responsible offer based upon market value and enter into an agreement for the purchase and sale of City-owned property. The subsequent conveyance will include a deed restriction for non-residential use in accordance with the compatible land use for PHX.

Financial Impact

Revenue will be reflective of the market value of the property and will be returned to the Aviation Department.

Concurrence/Previous Council Action

This Item was presented to:

The Phoenix Aviation Advisory Board, Planning and Development Subcommittee on March 4, 2025.

The Phoenix Aviation Advisory Board on March 20, 2025.

The Economic Development and Housing Subcommittee recommended approval of this item on March 26, 2025 by a vote of 4-0.

Location
Multiple Locations, see **Attachment A**.
Council District: 8

Discussion
Councilwoman Hodge Washington discussed the background for this item, and described the properties being developed in the Aviation Land-Use Plan. She asked for these properties to be available through a public offering, and questioned the difference between a Request for Proposals (RFP) and a public offering.

Community and Economic Development Director Christine Mackay explained an RFP was a procurement process that followed strict reporting guidelines through the City, and said proposers for a development would only be able to speak with the Procurement Officer and could only meet during public meetings. She compared this to a public offering, which was a combination of a private sale and an RFP where the City would receive plans from developers on what they would want to build, their investment and financing, amount of jobs and other points. She noted an internal board would review these plans and would meet with Councilmembers in their specific districts to ensure they see that information, followed by going out in public to show those plans and ultimately bring the development back to Council to be voted on.

Councilwoman Hodge Washington said the public offering route would provide more Council oversight, and inquired if these properties would be taken all at once or if it would be through a staggered approach.

Ms. Mackay replied the City recommended a staggered approach because of market conditions and the evolution and innovation in the market. She gave an example on different parcels mentioned in the agenda, and talked about industrial development being introduced.

Councilwoman Hodge Washington questioned what would happen once staff determined a project would be a good fit for one of these parcels.

Ms. Mackay explained the groups of three would produce findings and come back to Council with that information 15 to 20 times, and described the process of posting information and reaching out to media and the community regarding these findings for these sites. She stated developers would review this information and propose plans, and further described the process of these proposed plans being brought to the Council through public meetings. She stated instead of sale there would be an agreement that would list requirements for the development at the request of the City and Council.

Councilwoman Hodge Washington asked for clarification that once all of the process had been completed, the property would then be transferred to the recommended applicant.

Ms. Mackay clarified that was correct, and the City would recommend going a step further and not transfer the property to the developer until building permits are issued.

Councilwoman Hodge Washington thanked Ms. Mackay for providing clarity on this item. **She made a motion to adopt Item 60 as revised with the following stipulations: For City-owned properties in the Aviation Land-Use Area known as "Areas F, G, H and I" that have three or more lots that are contiguous, these properties would be offered through a public offering by Aviation and the Community and Economic Development departments. Those projects would come back before the City Council for the consideration of the development and sale.**

Councilwoman Pastor seconded the motion.

Councilwoman Pastor questioned in the contract would the City be able to pull land back from a developer if they choose to not build a proposed development.

Ms. Mackay answered yes, and added staff would bring those terms to

Council to consider as to the length of time the City would give them to pull building permits somewhere between 12 and 30 months. She explained if the developer did not develop the City would default them and give them a chance to cure and bring that property back into City control.

Councilwoman Pastor inquired about the consequences if a developer was awarded a project and decided halfway through the project to change it after the City had agreed to the original plan.

Ms. Mackay replied there was language in the contracts that projects had to be in substantial conformance with the proposed plans, and added if changes occurred the developer would have to come before the Council to change those uses and the City could cancel the public offering.

Councilwoman Pastor commented she hoped the developer would have to go in front of the community.

Ms. Mackay explained before coming to Council, the City liked to go before the community to have those conversations and allow their input on modifications they would like to see.

Mayor Gallego said she appreciated Councilwoman Hodge Washington's motion because it would better meet the needs of the community. She stated the City had been working with communities for more than a decade around these properties to develop a plan, and added she wanted to make sure the uses of these lands made sense for the airport and surrounding businesses. She talked about using deed restrictions to honor the communities input on this plan.

A motion was made by Councilwoman Hodge Washington, seconded by Councilwoman Pastor, that this item be adopted as revised with the following stipulations: For City-owned properties in the Aviation Land-Use Area known as "Areas F, G, H and I" that have three or more lots that are contiguous, these properties would be offered through a public offering by Aviation and the Community and Economic Development departments. Those projects would come back before the City Council for the consideration of the development and sale. The motion carried by the following vote:

Yes: 8 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

62 **Public Hearing and Resolution Adopting the Updated Downtown Redevelopment Area Plan (Resolution 22289) - Districts 7 & 8**

Public Hearing and adoption of a Resolution adopting the 2025 update to the Downtown Redevelopment Area Plan.

Summary

In 1979, the Phoenix City Council approved the Downtown Redevelopment Area (Downtown RDA) and Improvement Plan (Resolution 15143) in conformance with the General Plan to provide a broad framework of strategies for revitalization and redevelopment in Downtown Phoenix. The boundary for the original Downtown RDA was bounded approximately by McDowell Road to the north, 7th Street to the east, 7th Avenue to the west, and Lincoln Street to the south.

In 2020, Phoenix City Council approved the recertification and update to the Downtown RDA boundaries. To comply with Arizona Revised Statutes (A.R.S.) 42- 6209.F, redevelopment areas with portions that lie within the City’s Central Business District had to be reviewed by the City by October 1, 2020, and either be renewed, modified, or terminated. The City surveyed over 7,000 parcels and found evidence of slum or blight on a predominance (50 percent or more) of properties, which indicates the updated Downtown RDA qualifies for a renewed slum or blighted area designation. Through this recertification, the boundaries of the Downtown RDA were also expanded to include an area that encompasses eight total redevelopment areas along with areas not previously in an redevelopment area. The new RDA is generally bounded by Moreland Street to the north, 16th Street to the east, and Interstate 17 to the west and south.

Since the updated boundaries were significantly different than the original boundaries and the impacted neighborhoods are very different today than

in 1979, a solicitation was issued to seek a consultant to update the Downtown RDA Plan. In 2022, Phoenix City Council authorized an agreement with Plan*et Communities PLLC to begin the process of updating the Downtown RDA Plan to reflect current conditions and future vision for redevelopment. A Neighborhood Steering Committee (NSC), comprised of over 30 people representing 25 public, private, and non-profit organizations throughout each area of the Downtown RDA boundary, was formed to guide the plan update.

The Downtown RDA plan update (**Attachment A** - 2025 Update - Downtown Redevelopment Area Plan) is a high-level policy document that is directed by A.R.S 36-1479. The plan provides strategies and actions for revitalizing the updated Downtown RDA boundary area. One element of the plan is to relay the community's vision for redevelopment and identify redevelopment tools through incorporating land use planning, housing initiatives, infrastructure, partnerships, mobility, and more. The updated plan will replace the original 1979 plan, consolidate older redevelopment area plans within the new Downtown RDA, and identify opportunities for redevelopment. The plan provides an analysis of current conditions of twelve neighborhoods throughout the area, 27 strategies with multiple action items under each strategy, and various development type examples and design guidance. The updated plan conforms with the General Plan’s core values, and specifically aligns with the values: Create a Network of Vibrant Cores, Centers, and Corridors, Connect People and Places, and Strengthen our Local Economy.

Concurrence/Previous Council Action
This item was recommended for approval by the Central City Village Planning Committee at the February 10, 2025 meeting by a vote of 11-0. This item was recommended for approval by the Planning Commission at the March 6, 2025 meeting by a vote of 7-0.

Public Outreach
In compliance with A.R.S 36-1479, all property owners were notified by mail of the Public Hearing by first class mail on January 24, 2025. Notice was also published in the Record Reported as specified below.

The Record Reporter:

March 21, 2025
March 28, 2025

No further notification is required. However, staff and the consultant engaged the general public throughout the planning process, through two community meetings held in 2023 and one community meeting held in 2025. Additionally, staff hosted five NSC meetings, site tours with community leaders, and provided presentations to the Phoenix Revitalization Corporation, Central Park Neighborhood Association, Phoenix Community Alliance, and Phoenix Elementary School District #1.

Location
The Downtown Redevelopment Area is generally bounded by Moreland Street to the north, 16th Street to the east, and Interstate 17 to the west and south.
Council Districts: 7 and 8

Discussion
Mayor Gallego declared the public hearing open.

Mayor Gallego closed the public hearing.

The hearing was held. A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be approved with adoption of the related resolution. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

73 The Mary Rose Wilcox Way Ceremonial Sign Topper - District 8

Request City Council approval to install a ceremonial sign topper honoring Mary Rose Wilcox. The ceremonial sign topper will be installed at the intersection of 2nd Avenue and Grant Street.

Summary
The honorable Mary Rose Wilcox is an Arizona native who was born in

Superior, AZ, within Arizona's copper corridor. Following Ms. Wilcox's move to Phoenix, she was called upon to assist former U.S. Senator Dennis DeConcini where she developed her drive for serving the people of Phoenix and Arizona. Ms. Wilcox became the first Hispanic woman to serve on both the Phoenix City Council representing District 7 and the Maricopa County Board of Supervisors representing District 5. Following her political career, Ms. Wilcox opened a restaurant with her husband, El Portal, in South Phoenix. The street in front of the restaurant is the location to be named in her honor.

The ceremonial sign topper will be flag mounted on the existing signpost at the intersection of 2nd Avenue and Grant Street. See **Attachment A** for an illustration of the proposed sign topper.

Financial Impact
The fabrication, installation, and maintenance costs of the ceremonial sign topper will be funded by Council District 7.

Location
2nd Avenue and Grant Street
Council District: 8

Discussion
Councilwoman Hodge Washington made a motion to approve Item 73.

Councilwoman Pastor seconded the motion.

Councilwoman Hodge Washington expressed appreciation for Councilman Galindo-Elvira for his support and effort on this item, and added she was honored to bring this item forward recognizing Mary Rose-Wilcox for her public service. She mentioned Ms. Rose-Wilcox's background and her achievements while serving in office. She talked about Ms. Rose-Wilcox and her husband's restaurant, El Portal, and noted the ceremonial sign would be located in front of El Portal at 2nd Avenue and Grant Street.

Councilman Galindo-Elvira expressed appreciation for Councilwoman Hodge Washington for her partnership and advocacy for this item. He

mentioned Ms. Rose-Wilcox's background and her roles in public office. He discussed Ms. Rose-Wilcox's passion for civil rights, and described her path to becoming a community leader. He said he was proud to serve Council District 7, the same district Ms. Rose-Wilcox served.

Councilwoman Pastor thanked councilmembers for honoring Ms. Rose-Wilcox, and talked about Ms. Rose-Wilcox being a mentor for her because she worked with her father. She highlighted Ms. Rose-Wilcox's achievements throughout her public service, and mentioned Ms. Rose-Wilcox continued to serve the community and supported the immigrant community. She discussed her ability to build relationships in the community, and commented on the importance of El Portal in the political environment of Phoenix and Arizona. She expressed excitement to vote in favor of this item, and thanked councilmembers for bringing this item forward.

Councilwoman Guardado expressed gratitude for councilmembers who brought this item forward, and said she was grateful for Ms. Rose-Wilcox's leadership and friendship on Council and her other areas of public service. She talked about her time with Ms. Rose-Wilcox at El Portal, and described the times meeting her there to solve issues facing the community. She thanked Ms. Rose-Wilcox for everything she provided for the community.

Councilwoman Stark said she knew Ms. Rose-Wilcox first as a staff member, and mentioned she was one of the hardest working individuals she had seen. She talked about instances where Ms. Rose-Wilcox assisted constituents, and commented she went above and beyond the duties of an elected official. She stated this was a great way to honor her.

Mayor Gallego said Ms. Rose-Wilcox and her husband stepped in to help the City during a difficult time in the budget process, and discussed Ms. Rose-Wilcox's passion for helping and providing for children in the community. She noted the Parks and Recreation Department would be honoring her soon for her work with that department, and highlighted other achievements of Ms. Rose-Wilcox while serving the public. She expressed support for this item and thanked Councilwoman Hodge Washington and Councilman Galindo-Elvira for bringing this item forward.

A motion was made by Councilwoman Hodge Washington, seconded by Councilwoman Pastor, that this item be approved. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

83 Senior Affordable Housing - Architectural Services - HS99990005 (ARPA) (Ordinance S-51812) - District 5

Request to authorize the City Manager, or his designee, to enter into an agreement with SmithGroup, Inc. to provide Architectural Services that include Construction Administration and Observation for the Affordable Housing for Seniors project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The fee for services will not exceed $377,991.37.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services related to the development, design and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunication, cable television, railroads and other modes of transportation. Further request the City Council to grant an exception to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property.

Summary

The purpose of this project is to convert an existing hotel property into 126 units of affordable housing for individuals exiting homelessness. The conversion is part of a larger complex development that will include

services for seniors, and a City of Phoenix Workforce Development and Training Center.

SmithGroup, Inc.'s services include, but are not limited to: weekly meetings, weekly site visits, responding to Requests for Information, reviewing required product data, shop drawing, warranty submittals, reviewing as-builts, performing an 11-month warranty walk, and project close out.

Procurement Information
SmithGroup, Inc. was chosen for this project using a Direct Select process set forth in Section 34-103 of the Arizona Revised Statutes. The Direct Select process will reduce the time to procure architectural services as opposed to an advertised selection process. SmithGroup, Inc. provided the design services for this project through their existing Architectural On-Call master agreement, which no longer has funds available to provide the requested services.

Contract Term
The term of the agreement is two years from the issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement prior to the end of the term may be agreed to by the parties, and work may extend past the termination of the agreement. No additional changes may be executed after the end of the term.

Financial Impact
The agreement value for SmithGroup, Inc. will not exceed $377,991.37, including all subconsultant and reimbursable costs.

Funding is available in the Human Services Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Concurrence/Previous Council Action
The City Council approved Architectural On-Call Services Master

Agreement 159516 (Ordinance S-50331) on November 15, 2023.

Public Outreach
Public outreach will be completed as required.

Location
8103 N. Black Canyon Highway
Council District: 5

Discussion
Councilwoman Guardado made a motion to adopt Item 83 as corrected.

Vice Mayor O'Brien seconded the motion.

Councilwoman Guardado explained the process for Smith Group to renovate the previous Super 8 Motel into 126 affordable housing units for seniors with low incomes. She mentioned this item would revitalize the area, and thanked staff for their efforts on this project to make sure this item could be brought forward.

Mayor Gallego thanked Councilwoman Guardado and leaders in the community for their hard work on this item.

A motion was made by Councilwoman Guardado, seconded by Vice Mayor O'Brien, that this item be adopted as corrected. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

94 Public Hearing - Amend Downtown Code - Ordinance Adoption - Text Amendment Application Z-TA-7-24-8 (Ordinance G-7380) - District 8

Request for a public hearing for a proposed text amendment to the Phoenix Zoning Ordinance, Text Amendment Z-TA-7-24-8, to amend

Chapter 12, Section 1203.C and 1203.D (Downtown Code, Land Use Matrix) to amend the Land Use Matrix within the Evans Churchill East Character Area.

Summary

The intent of the proposed text amendment is to amend Chapter 12, Section 1203.C and 1203.D (Downtown Code, Land Use Matrix) to amend the Land Use Matrix to permit "Tobacco Oriented Retailer" as an accessory use to a restaurant within the Evans Churchill East Character Area, subject to conditions.

Owner: Daniel Bateman, Art Colony, LLC, et al.
Applicant: Maggie Dellow, Snell & Wilmer, LLP
Representative: Michael Maerowitz, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.
VPC Information Only: The Central City Village Planning Committee heard this item on January 13, 2025, for information only.
VPC Action: The Central City Village Planning Committee heard this item on February 10, 2025, and recommended approval, per the staff recommendation, by a vote of 10-0.
PC Action: The Planning Commission heard this item on March 6, 2025, and recommended approval, per the Central City Village Planning Committee recommendation, by a vote of 6-0-1.

Location

The Evans Churchill East Character Area (an area generally bounded by Moreland Street to the north, 3rd Street to the west, McKinley Street to the south, and 7th Street to the east).
Council District: 8
Parcel Addresses: Various

Discussion

Mayor Gallego declared the public hearing open.

After noting there was one individual registered to speak if necessary, Mayor Gallego closed the public hearing.

The hearing was held. A motion was made by Vice Mayor O'Brien,

seconded by Councilwoman Stark, that this item be approved per the Planning Commission recommendation, with adoption of the related ordinance. The motion carried by the following vote:

Yes: 8 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

95 **Public Hearing and Resolution Adoption - General Plan Amendment GPA-EST-3-24-7 - Approximately 320 Feet South of the Southwest Corner of 67th Avenue and Adams Street (Resolution 22288) - District 7**

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 10.96 acres from Residential 3.5 to 5 dwelling units per acre to Industrial. This is a companion case to Z-128-24-7 and should be heard first, followed by Z-128-24-7.

Summary

Application: GPA-EST-3-24-7
Current Designation: Residential 3.5 to 5 dwelling units per acre
Requested Designation: Industrial
Acreage: 10.96
Proposed Use: Minor General Plan Amendment to allow light industrial uses

Owner: 528 E. Navajo, LLC/Lucky 7 Properties, LLC (LFG Developments, LLC)
Applicant/Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Staff Recommendation: Approval.
VPC Action: The Estrella Village Planning Committee heard this item on February 18, 2025, and recommended approval, per the staff recommendation, by a vote of 4-1.
PC Action: The Planning Commission heard this item on March 6, 2025,

and recommended approval, per the Estrella Village Planning Committee recommendation, by a vote of 7-0.

Location

Approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street
Council District: 7
Parcel Address: 22, 26, 32, 208, 216 S. 67th Avenue; 223 N. 69th Avenue; and 11, 13, and 15 S. 69th Avenue.

Discussion

Mayor Gallego mentioned items 95 and 96 were related, and there would be one public hearing with two individual votes. She opened the public hearing.

After noting there was one individual registered to speak if necessary, Mayor Gallego closed the public hearing.

The hearing was held. A motion was made by Councilman Galindo-Elvira, seconded by Councilwoman Stark, that this item be approved per the Planning Commission recommendation, with adoption of the related resolution. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

96 Public Hearing and Ordinance Adoption - Rezoning Application Z-128-24-7 - Approximately 320 Feet South of the Southwest Corner of 67th Avenue and Adams Street (Ordinance G-7379) - District 7

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-128-24-7 and rezone the site from RE-43 (One-Family Residence) to A-1 (Light Industrial District) to allow light industrial uses. This is a companion case to GPA-EST-3-24-7 and must be heard following GPA-EST-3-24-7.

Summary
Current Zoning: RE-43
Proposed Zoning: A-1
Acreage: 2.49
Proposal: Light industrial uses

Owner: 528 E. Navajo, LLC/Lucky 7 Properties, LLC (LFG Developments, LLC)
Applicant/Representative: Shaine Alleman, Tiffany & Bosco, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Estrella Village Planning Committee heard this item on February 18, 2025, and recommended approval, per the staff recommendation, by a vote of 4-1.
PC Action: The Planning Commission heard this item on March 6, 2025, and recommended approval, per the Estrella Village Planning Committee recommendation, by a vote of 7-0.

Location
Approximately 320 feet south of the southwest corner of 67th Avenue and Adams Street
Council District: 7
Parcel Address: 22 and 26 S. 67th Avenue

Note: For discussion on Item 96, refer to discussion on Item 95.

The hearing was held. A motion was made by Councilman Galindo-Elvira, seconded by Councilwoman Guardado, that this item be approved per the Planning Commission recommendation, with adoption of the related ordinance. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

97 Public Hearing and Resolution Adoption - General Plan

Amendment GPA-DV-2-24-1 - Northwest Corner of 30th Avenue and Deer Valley Drive (Resolution 22287) - District 1

Request to hold a public hearing on a General Plan Amendment for the following item to consider the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 4.16 acres from Commerce/Business Park to Residential 15+ dwelling units per acre. This is a companion case to Z-112-24-1 and should be heard first, followed by Z-112-24-1.

Summary

Application: GPA-DV-2-24-1
Current Designation: Commerce/Business Park
Requested Designation: Residential 15+ dwelling units per acre
Acreage: 4.16
Proposed Use: Minor General Plan Amendment for multifamily residential.

Owner: Bryan Mar, Deer Valley Development LLC
Applicant: Michael Buschbacher, Earl & Curley, P.C.
Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval.
VPC Information Only: The Deer Valley Village Planning Committee was scheduled to hear this item for information only on October 15, 2025, however there was no quorum.
VPC Action: The Deer Valley Village Planning Committee heard this item on February 18, 2025, and recommended approval, per the staff recommendation, by a vote of 8-2.
PC Action: The Planning Commission heard this item on March 6, 2025, and recommended approval, per the Deer Valley Village Planning Committee recommendation, by a vote of 7-0.

Location

Northwest corner of 30th Avenue and Deer Valley Drive
Council District: 1
Parcel Address: 3010 and 3014 W. Deer Valley Drive

Discussion

Mayor Gallego mentioned items 97 and 98 were related, and there would

be one public hearing with two individual votes. She opened the public hearing.

After noting the representative for the applicant was registered to speak if necessary, Mayor Gallego closed the public hearing.

Vice Mayor O'Brien made a motion to approve Item 97 per the Planning Commission recommendation, with adoption of the related resolution.

Councilwoman Stark seconded the motion.

Vice Mayor O'Brien expressed excitement for this project, which would offer affordable housing in North Phoenix with 147 units for families. She talked about needing diversity in housing in Council District 1, and gave examples of other affordable housing projects in the district.

The hearing was held. A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be approved per the Planning Commission recommendation, with adoption of the related resolution. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

98 Public Hearing and Ordinance Adoption - Rezoning Application Z-112-24-1 (Roers Companies Deer Valley Apartments PUD) - Northwest Corner of 30th Avenue and Deer Valley Drive (Ordinance G-7378) - District 1

Request to hold a public hearing and amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-112-24-1 and rezone the site from R-4A (Approved CP/GCP) (Multifamily Residence District, Approved Commerce Park District, General Commerce Park Option) to PUD (Planned Unit Development) to allow multifamily residential. This is a

companion case to GPA-DV-2-24-1 and must be heard immediately after the GPA item.

Summary

Current Zoning: R-4A (Approved CP/GCP)
Proposed Zoning: PUD
Acreage: 4.99
Proposal: Multifamily residential

Owner: Bryan Mar, Deer Valley Development, LLC
Applicant: Michael Buschbacher, Earl & Curley, P.C.
Representative: Taylor Earl, Earl & Curley, P.C.

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Deer Valley Village Planning Committee was scheduled to hear this item on October 15, 2024 for information only, however, there was no quorum.
VPC Action: The Deer Valley Village Planning Committee heard this item on February 18, 2025, and recommended approval, per the staff recommendation, by a vote of 7-3.
PC Action: The Planning Commission heard this item on March 6, 2025, and recommended approval, per the Deer Valley Village Planning Committee recommendation by a vote of 7-0.

Location

Northwest corner of 30th Avenue and Deer Valley Drive
Council District: 1
Parcel Address: 3010 and 3014 W. Deer Valley Drive

Note: For discussion on Item 98, refer to discussion on Item 97.

The hearing was held. A motion was made by Vice Mayor O'Brien, seconded by Councilwoman Stark, that this item be approved per the Planning Commission recommendation, with adoption of the related ordinance. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

Absent: 1 - Councilman Robinson

99 **Consideration of Development Impact Fee Updates (Resolution 22290) - Citywide**

Request City Council approval of the development impact fees specified in the Development Impact Fee Report dated February 11, 2025, based on the Infrastructure Improvements Plans approved by City Council on December 18, 2024.

Summary

Development impact fees are assessed on new building permits to help cover the capital cost of certain public improvements, principally infrastructure that are necessary to serve new development. Development impact fees are reviewed and, if necessary, updated every five years. These updates are necessary to ensure infrastructure plans are in line with current growth projections, and the impact fees are in line with current construction costs. Arizona Revised Statutes (A.R.S.) 9-463.05 require cities to update Land Use Assumptions (LUAs) and Infrastructure Improvements Plans (IIPs) through a series of public hearings and Council actions prior to adopting or amending development impact fees. A notice of the City's intention to assess development impact fees was posted to the City's website on December 19, 2024, following the requisite public hearing and Council approval of updated LUAs and IIPs. A public hearing on the proposed development impact fee update was conducted on February 19, 2025. The final step of the adoption process is approval of the proposed development impact fees; that are specified in the Development Impact Fee Report, dated February 11, 2025 and attached as **Attachment A**.

Next Steps

Once approved, A.R.S. requires that the new fees do not become effective until 75 days after City Council action. The effective date is scheduled for June 23rd, 2025. A.R.S. also contains grandfathering requirements that do not allow for new fees to be assessed on some projects until two years after the effective date of the Ordinance.

Location

Council District: Citywide

Previous Council Action

A public hearing on proposed Land Use Assumptions and Infrastructure Improvements Plans was held on November 13, 2024. City Council approved Land Use Assumptions and Infrastructure Improvements Plans on December 18, 2024. A public hearing on the Proposed Development Impact Fees Update was held on February 19, 2025.

Concurrence

This resolution is submitted concurrently with an Ordinance amending Phoenix City Code Chapter 29, Development Impact Fees (DOF) and Chapter 30, Water Resources Acquisition Fees to update the impact fee schedules based on approved IIPs and provide additional clarifications and clean-up. And, with an Ordinance amending Phoenix City Code Chapters 19A, 19B, 19C, and 19D related to Water and Sewer Development Occupational Fees (DOF), to limit the imposition of DOF to new service connections that are not subject to Water and Wastewater Treatment Impact Fees pursuant to the proposed Chapter 29 amendments.

Discussion

Mayor Gallego mentioned items 99-101 were related, and said there would be one public hearing with three individual votes. She talked about the importance of these investments, and thanked staff and community leaders related to water. She discussed the need for the City to maintain adequate resources, and said this impact fee program would follow growth of the City and would be progressive. She mentioned the process of how the proposed impact fees were determined.

Deputy City Manager Alan Stephenson introduced Planning and Development Deputy Director Adam Miller, and thanked all departments that were involved in the process of creating the proposed impact fee program. He explained items 99-101 and the background for each item in a brief presentation, and listed what impact fees could be used for and not used for. He commented impact fees were important upfront to cover upfront capital costs.

Mr. Miller displayed the impact fee areas throughout the city, and described how each of the 15 areas had a different set of needs. He

mentioned the last fee update was in 2019, and added there had been a significant increase in construction costs since then. He gave examples of road and bridge costs being more than double the cost in 2019 compared to 2025, and listed total net fees by area based on current and proposed fees. He highlighted impact fees and what those fees paid for, and said street fees had been modified based on conversations with developers. He introduced Water Resources Management Advisor Maxwell Wilson.

Mr. Wilson talked about the primary benefits the proposed impact fees would bring the City, through water resiliency and said water use at homes varied considerably depending on the size of the home and property and uses at the property.

Mr. Stephenson discussed the impact fee adoption schedule, and noted impact fees would affect affordable housing projects depending on the area they are built. He described the process of how the proposed impact fees would be phased in, and mentioned there would be no fee increases for 24-months based on whether the project is a single family or multi-family and other uses. He stated staff recommended approval of items 99-101.

Heidi Kimball spoke in favor, and noted she was the Chair of the Impact Fee Ad Hoc Committee. She explained the role the committee played in an advisory role, and thanked City staff for working with the committee. She discussed their findings and research to come up with the proposed impact fees and their schedule.

Mayor Gallego expressed appreciation for Ms. Kimball's efforts leading the committee.

Dave White spoke in favor, and added he was a Professor at Arizona State University and was Chair of the Water and Wastewater Rate Advisory Committee. He thanked staff, members of the committee and community for their efforts on the proposed impact fees. He talked about how these fees would ensure investment and infrastructure in water and wastewater systems, and stated these proposed fees were equitable and targeted in their approach to pay for growth.

Mayor Gallego thanked Mr. White for serving as Chair of the committee.

Patrick Mcdaniel indicated he was neutral on the item, and added he would be speaking in his role as Advocacy Director for Phoenix Community Alliance, and on behalf of the Central City Village Planning Committee and Social Housing Advancement Committee. He thanked staff and the committee, and asked staff to look at affordable housing downtown in the future in relation to these proposed impact fees. He talked about different ideas to help build development in Downtown Phoenix, including lowering the cost to build affordable housing.

Michael Norton spoke in favor, and noted he was speaking on behalf of the Rogers Ranch community. He discussed the process for creating the proposed impact fees, and noted parks needed to be included in the discussion when looking at future development. He advocated for establishing new parks that were designated as park land.

Mayor Gallego mentioned the State Legislature amended the statute that governed impact fees to restrict what cities could do related to parks.

Councilwoman Stark said she knew Ms. Kimball for years, and expressed appreciation for her comments. She discussed the importance of impact fees for the city, and talked about other organizations that have reached out in the development of these proposed impact fees. **She made a motion to adopt Item 99 as revised to approve the development impact fees specified in the Development Impact Fee Report dated February 11, 2025, based on the Infrastructure Improvements Plans approved December 18, 2024 and adopt the related Resolution also directing staff to conduct the following: A. Continue pursuing outside funding to reduce the cost of advanced water treatment infrastructure. B. Track actual inflationary costs compared to projected costs applied in the Infrastructure Financing Plan (IFP) and, if actual costs are significantly less projected costs then amend the IFP. C. Evaluate actual project delivery (administrative and design) costs on city managed capital design projects to inform future Infrastructure Improvement Plans and the resulting impact fee updates.**

Vice Mayor O'Brien seconded the motion.

Mayor Gallego inquired about the proposed highest fee being in an area where the State Land Department was a large land owner, and asked if these fees would benefit them and if they were consulted about the infrastructure that would be proposed for this area.

Mr. Stephenson responded yes, the State Land Department had a representative that attended all of the Ad Hoc Committee meetings. He noted the State Land Trust was a beneficiary of the most expensive impact fee area in northeast Phoenix. He explained the reasons why this area would have the most expensive impact fees, and highlighted the Rawhide Wash being a contributor to that with that project on the flood plain. He commented this project in turn would allow for the State Trust land to become more valuable.

Mayor Gallego commented that was great news, and that students would ultimately benefit because of the more valuable State Trust land.

Councilwoman Hodge Washington expressed appreciation for the departments involved in the advisory board for their hard work on this topic, and said the departments helped come up with the proposed impact fees in a thoughtful and thorough manner. She highlighted areas where the proposed impact fees would be reduced and would allow for responsible growth in an equitable and logical way. She said she appreciated the responsiveness from staff from community impact, and added these proposed impact fees would help investment in the advanced water purification to allow the City to be more independent from the Colorado River water.

Councilwoman Pastor thanked staff that were involved in the process, and for educating Council to reach an understanding on where the City was today. She mentioned the proposed impact fees were able to be reduced, and discussed State law regarding the City not being able to reduce the impact fees for affordable housing projects. She asked what Council would be able to do to allow a reduction in impact fees for those projects.

Mr. Stephenson replied Council would have to dedicate another funding source to replace the money that would be taken out that would not be charged to an affordable housing developer. He explained the City could not waive those fees, and repeated this would need to come from another funding source.

Councilwoman Pastor questioned if another funding source would be from the General Fund, or if the City would need to raise money or raise rates.

Mr. Stephenson answered it would depend on what program it would be and the variety of funding sources from the General Fund, and added generally it would take another funding source to backfill those monies. He talked about the issue with the water rate not being straightforward in terms of how that could change, and repeated this would need to come through the General Fund.

Councilwoman Pastor said her understanding was impact fees were for public infrastructure, and listed a number of examples of public infrastructure that could be included such as fire stations and sewer lines.

Mr. Stephenson responded that was correct, infrastructure that served new development would include those uses.

Councilwoman Pastor talked about how inflation was impacting infrastructure, and commented this would be a reason why impact fees would need to be increased.

Mr. Stephenson answered that was correct, the proposed impact fees reflected costs today due to inflation to serve the areas in the future.

Councilwoman Pastor asked if Council chose to not approve the proposed impact fees, what would happen.

Mr. Stephenson replied it would affect certain areas differently, where some areas might not have the support to handle more development because critical infrastructure was at capacity. He said eventually it would

lead to less development happening in Phoenix because this critical infrastructure was necessary to continue development.

Councilwoman Pastor asked for clarification that impact fees are a cost that would be up front and would not cover the total cost of buildings developed by the City along with maintenance in north Phoenix.

Mr. Stephenson clarified that was correct, and noted State law required the City to offset some of the upfront capital costs for other fees and taxes collected to fund various items. He stated there was no maintenance money collected through the impact fee program, and clarified maintenance and upfront capital expenses would have to come through other funding sources.

Councilwoman Pastor talked about Council District 4 having older structures, and added she understood the dialogue of the impact fees and maintenance costs. She noted her district were not paying impact fees for new development in the area, and thanked Ms. Kimball and Mr. White for serving their communities and their dialogue along with other partners with the City.

A motion was made by Councilwoman Stark, seconded by Vice Mayor O'Brien, that this item be adopted as revised to approve the development impact fees specified in the Development Impact Fee Report dated February 11, 2025, based on the Infrastructure Improvements Plans approved December 18, 2024 and adopt the related Resolution also directing staff to conduct the following: A. Continue pursuing outside funding to reduce the cost of advanced water treatment infrastructure. B. Track actual inflationary costs compared to projected costs applied in the Infrastructure Financing Plan (IFP) and, if actual costs are significantly less projected costs then amend the IFP. C. Evaluate actual project delivery (administrative and design) costs on city managed capital design projects to inform future Infrastructure Improvement Plans and the resulting impact fee updates. The motion carried by the following vote:

Yes: 8 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

100 Ordinance Amending Phoenix City Code Chapter 29, Development Impact Fees and Chapter 30, Water Resources Acquisition Fee (Ordinance G-7375) - Citywide

Request to amend Phoenix City Code Chapter 29, Development Impact Fees, and Chapter 30, Water Resources Acquisition Fee to update the fee schedules based on approved Infrastructure Improvements Plans, and make other code modifications.

Summary

Development impact fees are assessed on new building permits to help cover the capital cost of certain public improvements, principally infrastructure that are necessary to serve new development. Development impact fees are reviewed and, if necessary, updated every five years. These updates are necessary to ensure infrastructure plans and funding requirements are in line with current growth projections and construction costs. Arizona Revised Statutes (A.R.S.) 9-463.05 require cities to update Land Use Assumptions (LUAs) and Infrastructure Improvements Plans (IIPs) through a series of public hearings and Council actions prior to adopting or amending development impact fees. A notice of the City's intention to assess development impact fees was posted to the City's website on December 19, 2024, following the requisite public hearing and Council approval of updated LUAs and IIPs. A public hearing on the proposed development impact fee update was conducted on February 19, 2025. The final step of the adoption process is approval of the proposed development impact fees that are specified in the Development Impact Fee Report, dated February 11, 2025, and will be considered concurrently with this item. If Council approves the Development Impact Fee Report, the proposed amendments to Chapters 29 and 30 are necessary to update the fee schedules. The fee schedules and proposed changes to Chapter 29 and 30 are attached as

Attachment A.

Next Steps
When approved, Arizona Revised Statutes require that the new fees do not become effective until 75 days after City Council action. The effective date is scheduled for June 23, 2025

Location
Council District: Citywide

Previous Council Action
A public hearing on proposed LUAs and IIPs was held on November 13, 2024. City Council approved LUAs and IIPs on December 18, 2024. A public hearing on the Proposed Development Impact Fee Update was held on February 19, 2025.

Concurrence
This Ordinance is recommended concurrently with a Resolution approving the 2025 Development Impact Fee Update, Impact Fee Report, dated February 11, 2025. Additionally, an Ordinance amending Phoenix City Code Chapters 19 A, 19 B, 19 C, and 19 D related to Sewer and Water Development Occupational Fees (DOF), to limit the imposition of DOF to new service connections that are not subject to Wastewater and Water Treatment Impact Fees pursuant to the proposed Chapter 29 amendment.

Discussion
City Clerk Denise Archibald read the title of Ordinance G-7375.

Note: For discussion on Item 100, refer to discussion on Item 99.

A motion was made by Councilwoman Stark, seconded by Vice Mayor O'Brien, that this item be adopted. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

Absent: 1 - Councilman Robinson

101 **Ordinance Amending Phoenix City Code Chapters 19A, 19B, 19C, and 19D related to Sewer and Water Development Occupational Fees (Ordinance G-7376) - Citywide**

Request to amend Phoenix City Code, Chapters 19A, 19B, 19C, and 19D related to Sewer and Water Development Occupational Fees.

Summary

Since December 1982, the City has charged Sewer and Water Development Occupational Fees for all new sewer and water connections. These amendments limit the imposition of Sewer and Water Development Occupational Fees to new connections that are not subject to paying Wastewater and Water Treatment fees pursuant to a concurrent ordinance amending Phoenix City Code Chapter 29, Development Impact Fees. These amendments ensure all new sewer and water connections contribute, in a manner that is roughly proportionate to their impact, toward new wastewater and water treatment plant capacity that is essential to serve new development. Existing sewer and water customers contribute toward on-going system operations, maintenance, and improvements through rates charged on monthly sewer and water bills.

Location

Council District: Citywide

Concurrence

This Ordinance is recommended concurrently with a Resolution approving the 2025 Development Impact Fee Update, Impact Fee Report, dated February 11, 2025. And, an Ordinance amending Phoenix City Code, Chapter 29, Development Impact Fees and Chapter 30, Water Resources Acquisition Fees to update the fee schedules based on the Infrastructure Improvements Plans approved by Council on December 18, 2024 and provide other clarifications and clean-up.

Discussion

City Clerk Denise Archibald read the title of Ordinance G-7376.

Note: For discussion on Item 101, refer to discussion on Item 99.

A motion was made by Councilwoman Stark, seconded by Vice Mayor

O'Brien, that this item be adopted. The motion carried by the following vote:

Yes: 8 - Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

Absent: 1 - Councilman Robinson

55 Northwest Corner of Central Avenue and Broadway Road - Authorization to Issue Request for Interest - District 7

Request to authorize the City Manager, or his designee, to issue a Request for Interest (RFI) for the temporary activation of City-owned property located at the northwest corner of Central Avenue and Broadway Road.

Summary

The City owns two federally funded parcels located at the northwest corner of Central Avenue and Broadway Road (Site) that are currently used for the Ed Pastor Transit Center. This Site is comprised of approximately 4.02 acres and is directly adjacent to the South Central Light Rail alignment. The Site has an historic building that houses the Public Transit Department Transit Center Customer Service staff in addition to Phoenix Police Department Transit Unit staff. The Site also has several bus bays which were developed to serve connecting bus lines in the area, but on-site transit needs have diminished over the years as the transit system has expanded and serves passengers on adjacent, major streets such as Central Avenue and Broadway Road.

With the opening of the South Central Light Rail Line, the site will no longer be necessary solely for transit operations. The Community and Economic Development Department (CEDD) and Public Transit Department (PTD) staff are working together to evaluate future use of the site. The Site has existing encumbrances held by the Federal Government and need to be cleared prior to permanent redevelopment of the Site. Staff is in the process of clearing these encumbrances and expect it will take approximately two more years before the process is complete. In the interim, the property can be used for temporary events

and community activation, recognizing that Federal Transit Administration (FTA) requirements are in place relative to the use and maintenance of the site. The plaza and parking area are available for immediate activation, while the building will become available as existing operations transition off-site.

With Council approval, CEDD will issue a Request for Interest seeking information about potential temporary activation for the Site. Responders to the RFI will be asked to provide information about potential temporary uses for the building and/or the surrounding outdoor area. Details including information about potential funding sources and strategies to activate the site would also be included. The RFI should contemplate uses that:

Activate the site, providing opportunities for the general public to visit and use the property.

Bring new amenities for the community, such as healthy food options, health care services, or other retail options.

Support City of Phoenix initiatives and long-term plans.

Implement the recommendations and community vision outlined in the South Central Transit-Oriented Development Community Plan and other relevant City plans.

Procurement Information

Following acceptance of the RFI submissions, staff will present the information gathered through the process to the Economic Development and Housing Subcommittee for review and recommendation.

Financial Impact

This action will have no financial impact on the General Fund.

Location

Northwest corner of Central Avenue and Broadway Road. Assessor Parcel Numbers: 113-07-123 and 113-07-124.
Council District: 7

Discussion

Councilwoman Pastor questioned why the Request for Interest (RFI) was temporary and how long it would be in existence.

Community and Economic Development Director Christine Mackay replied staff's intention was this would be for a two-year period and could be extended based on an issuance of a future Request for Proposals (RFP) for the redevelopment of this site.

Councilwoman Pastor inquired if this would be monthly or a different period of time.

Ms. Mackay responded the City could accept offers from any proposers for different terms, and added the City's intention would be for one entity that would sublet to others that would come in the area. She repeated the intention would be for a two-year period followed by a month-to-month basis moving forward. She said the entity that wins the RFI, whoever was the master lessor, they could lease on a month-to-month basis.

Councilwoman Pastor asked for clarification that whoever wins the RFI could then lease to subleasers.

Ms. Mackay clarified that was correct.

Councilwoman Pastor questioned when the RFI would be activated and be available to the community.

Ms. Mackay answered if Council approves this item, staff would work on this and get this available to the public in June.

Councilwoman Pastor read a statement requesting different options to be available to the community at this site, and commented the Council report was not clear on what could happen at this site.

Councilman Galindo-Elvira said this would be the last motion he would make as a councilmember, and added the conversations on this site would be about how to make the Pastor Transit Center be the best way to honor Former Congressman Ed Pastor in a way that is most respectful to him. He asked for the potential owner and leasers to respect the dignity of him and his values for support for the community, those who are underserved and committment for culture. He requested this building be significant to honor him, so people would know that Former

Congressman Ed Pastor was the reason why light rail is in Phoenix.

A motion was made by Councilman Galindo-Elvira, seconded by Vice Mayor O'Brien, that this item be approved. The motion carried by the following vote:

Yes:	8 -	Councilman Galindo-Elvira, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman Pastor, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	
Absent:	1 -	Councilman Robinson

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

None.

000 CITIZEN COMMENTS

City Attorney Julie Kriegh stated during Citizen Comment, members of the public may address the City Council for up to three minutes on issues of interest or concern to them. She advised the Arizona Open Meeting Law permits the City Council to listen to the comment, but prohibits council members from discussing or acting on the matters presented.

Patrick Mcdaniel talked about the redevelopment area of 7th Avenue and Washington Street being a generational opportunity for Downtown Phoenix. He advocated for affordable housing in the downtown core.

Christina Tyler talked about the Trial Budget, and asked for the City to work with Pulse Point which would allow people in the community who were CPR trained to be able to assist if they are in a given area where an emergency was happening.

ADJOURN

There being no further business to come before the Council, Mayor Gallego declared the meeting adjourned at 4:31 p.m.

MAYOR

ATTEST:

CITY CLERK

TS

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the formal session of the City Council of the City of Phoenix held on the 9th day of April, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 27th day of August, 2025.

CITY CLERK