City of Phoenix

Minutes

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

187029

City Council Formal Meeting

Wednesday, November 5, 2025 **2:30 PM** **phoenix.gov**

CALL TO ORDER AND ROLL CALL

The Phoenix City Council convened in formal session on Wednesday, November 5, 2025 at 2:41 p.m. in the Council Chambers.

Present: 9 - Councilwoman Betty Guardado, Councilwoman Anna Hernandez, Councilwoman Kesha Hodge Washington, Councilwoman Laura Pastor, Councilman Kevin Robinson, Councilwoman Debra Stark, Councilman Jim Waring, Vice Mayor Ann O'Brien and Mayor Kate Gallego

Mayor Gallego participated in the meeting virtually. Vice Mayor O'Brien assumed the Chair. Councilwomen Guardado, Hernandez and Pastor, Councilmen Robinson and Waring, and Vice Mayor O'Brien temporarily left and returned to the voting body at different times during comments on Items 51 and 52. Vice Mayor O'Brien temporarily left and returned to the voting body during Citizen Comments.

Vice Mayor O'Brien took a moment to thank City Manager Jeffrey Barton for his dedication and service to the City and its residents, and announced today was his last Council meeting. The Mayor and each of the other council members also took a moment to recognize Mr. Barton.

Mr. Barton thanked the Council for their kind words and recognition.

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

The City Clerk confirmed copies of the titles of Ordinances G-7420, G-7439 through G-7447; S-52378 through S-52390; and Resolutions 22337 through

22344 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.

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.

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

Vice Mayor O'Brien requested a motion on liquor license items. A motion was made, as appears below.

A motion was made by Councilwoman Stark, seconded by Councilwoman Pastor, that Items 1-17 be recommended for approval. The motion carried by the following voice vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

1 Liquor License - Special Event - W.R. Marksman Club, Inc. - District 1

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

Summary

Applicant
Arthur Garcia

Location
4044 W. Black Canyon Boulevard
Council District: 1

Function
Dinner

Date(s) - Time(s) / Expected Attendance
February 24, 2026 - 5 p.m. to 11 p.m. / 150 attendees
February 25, 2026 - 5 p.m. to 11 p.m. / 200 attendees
February 26, 2026 - 5 p.m. to 11 p.m. / 200 attendees
February 27, 2026 - 5 p.m. to 11 p.m. / 300 attendees
February 28, 2026 - 5 p.m. to 11 p.m. / 400 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

2 Liquor License - Kimchi Korean BBQ - District 1

Request for a liquor license. Arizona State License Application 358058.

Summary

Applicant
Jaong Woo, Agent

License Type
Series 12 - Restaurant

Location
4214 W. Dunlap Avenue
Zoning Classification: C-2
Council District: 1

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 November 16, 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:
"My focus and responsibility to my guests, staff and neighborhood is to provide amazing delicious food with the accompaniment of Korean (Asian) alcoholic beverages to enhance the overall guest experience. We as an organization are very aware of the health and safety of all involved relating to our space."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Our focus is on the food we serve at our restaurant, the alcohol that is served is only provided to enhance the experience of enjoying the culture and cuisine offerred by our restaurant."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Kimchi Korean BBQ - Data
Attachment B - Kimchi Korean BBQ - Map

This item was recommended for approval.

3 Liquor License - Doubles - District 2

Request for a liquor license. Arizona State License Application 354677.

Summary

Applicant
Camila Alarcon, Agent

License Type
Series 12 - Restaurant

Location
16260 N. 71st Street
Zoning Classification: CP/GCP PCD
Council District: 2

This request is for a new liquor license for a restaurant. This location was not 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 was November 1, 2025. However, the applicant submitted a written request for more time.

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:
"Applicant's members have significant experience operating establishments with liquor licenses in several locations across the United States. Applicant will operate this restaurant in accordance with its high standards, ensuring compliance of Arizona liquor laws and regulations, as well as 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 restaurant license at this location will provide the tenants and visitors of this office complex an additional amenity as required by the public's convenience, and will serve the best interest of the 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 - Doubles - Data
Attachment B - Doubles - Map

This item was recommended for approval.

4 Liquor License - Garden of Eden Grill - District 2

Request for a liquor license. Arizona State License Application 357431.

Summary

Applicant
Lovina Hermez, Agent

License Type
Series 12 - Restaurant

Location
2505 E. Bell Road
Zoning Classification: C-2
Council District: 2

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.

The 60-day limit for processing this application is November 14, 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 understand the responsibilities that come with serving alcohol. I am knowledgeable in state liquor laws. I am comitted in keeping a safe, lawful enviroment and will operate responsibly and reliably."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Garden of Eden Grill will provide a safe and healthy enviroment. The license will benefit the restaurant, customers, and provide a controlled enviroment where alcohol will be served responsibly."

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 - Garden of Eden Grill - Data
Attachment B - Garden of Eden Grill - Map

This item was recommended for approval.

5 Liquor License - Whiskey & Wings - District 2

Request for a liquor license. Arizona State License Application 359202.

Summary

Applicant
Jeffrey Miller, Agent

License Type
Series 12 - Restaurant

Location
34406 N. Black Mountain Parkway
Zoning Classification: C-2
Council District: 2

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 November 9, 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:
“We are dedicated to upholding all laws, including those pertaining to liquor service. We have completed all liquor training courses, and our bartenders will all be knowledgeable in Title IV laws.”

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 is an established local destination, and we are excited to offer them a new dining option in an established location. We will offer a safe environment to responsibly enjoy dinner with the option of alcoholic beverages.”

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Whiskey & Wings - Data
Attachment B - Whiskey & Wings - Map

This item was recommended for approval.

6 Liquor License - Bell Road Food Mart - District 3

Request for a liquor license. Arizona State License Application 360362.

Summary

Applicant
Michael Kaffer, Jr., Agent

License Type
Series 10 - Beer and Wine Store

Location
1602 E. Bell Road
Zoning Classification: C-2
Council District: 3

This request is for a new liquor license for a convenience store that sells

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 November 18, 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 worked for Arizona Alcohol Traffic & Firearms for 3 years helping people acquire liquor licenses and become Title 4 certified to insure compliance with state and local governmental laws & regulations regarding alcohol."

The public convenience requires and the best interest of the community

will be substantially served by the issuance of the liquor license because: "Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience / liquor / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Bell Road Food Mart - Data
Attachment B - Bell Road Food Mart - Map

This item was recommended for approval.

7 Liquor License - BBQ Chicken Phoenix - District 4

Request for a liquor license. Arizona State License Application 357030.

Summary

Applicant
Chung Kim, Agent

License Type
Series 12 - Restaurant

Location
305 E. Thomas Road
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 November 15, 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 a clean record, financial stability, and a strong sense of responsibility. I understand and will strictly follow all liquor laws, ensure staff are trained are trained in responsible service, and maintain a safe environment for customers. My professionalism and commitment to compliance make me fully prepared to manage the duties that come with this license."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It will provide residents with a welcoming place to gather, enjoy food and

drink responsibly, and support a local business that contributes to the economy. The license will allow us to better meet customer demand, create jobs, and strengthen community connections while maintaining a safe and compliant environment."

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 - BBQ Chicken Phoenix - Data
Attachment B - BBQ Chicken Phoenix - Map

This item was recommended for approval.

8 Liquor License - Brasserie Melrose - District 4

Request for a liquor license. Arizona State License Application 359197.

Summary

Applicant
Tory Johnson, Agent

License Type
Series 12 - Restaurant

Location
4971 N. 7th Avenue
Zoning Classification: C-3 TOD-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 business has plans to open in January 2026.

The 60-day limit for processing this application is November 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
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 completed the necessary training, have the experience to responsibly manage a restaurant beverage program, and the passion to ensure that this project."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The neighborhood is hungry for additional places to dine & drink - the vibrant Melrose District is always ready for a new face."

Staff Recommendation
Staff recommends approval of this application.

Attachments

Attachment A - Brasserie Melrose - Data
Attachment B - Brasserie Melrose - Map

This item was recommended for approval.

9 Liquor License - Crab 99 - District 5

Request for a liquor license. Arizona State License Application 357121.

Summary

Applicant
Guohui Chen, Agent

License Type
Series 12 - Restaurant

Location
9796 W. McDowell Road, Ste. 170
Zoning Classification: PUD
Council District: 5

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in December 2025.

The 60-day limit for processing this application is November 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 information about any 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.

Number 1 Buffet & Number 1 Cajun Seafood (Series 12)
10125 W. McDowell Road, Avondale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Harbor Seafood Cajun House (Series 12)
930 W. Broadway Road, Unit 10, 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 have been in restaurant management for 20 years and I have completed all liquor training courses. I currently managing another restaurant in Avondale, Arizona with liquor license #12 - Number 1 Buffet at 10125 W McDowell Rd, Avondale, AZ 85392 (AZ Liquor License Number 012070027351)."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The Crab 99 is a great new seafood boiler restaurant that is family

oriented and budget friendly. It will be a great addition to the neighborhood."

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 - Crab 99 - Data
Attachment B - Crab 99 - Map

This item was recommended for approval.

10 Liquor License - Gertrude's - District 6

Request for a liquor license. Arizona State License Application 360382.

Summary

Applicant
Mark Tarbell, Agent

License Type
Series 12 - Restaurant

Location
1201 N. Galvin Parkway, Ste. 1511
Zoning Classification: R1-6
Council District: 6

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 November 17, 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.

Tarbell's (Series 12)
3213 E. Camelback Road, Phoenix
Calls for police service: 2
Liquor license violations: None

Tavern & Wine Store (Series 6)
3205 and 3209 E. Camelback Road, Phoenix
Calls for police service: 2
Liquor license violations: None

Wine Store (Series 10/10S)
3209 E. Camelback Road, Phoenix
Calls for police service: 0
Liquor license violations: None

Cultivate (Series 12)
3200 E. Camelback Road, Level 1, Phoenix
Calls for police service: 12
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 held several liquor licenses in Phoenix for over 30 years, without incident, including: Tarbell's - #12071531 and #07070163, Tavern & Wine Store - #06070233, Wine Store - #10076433, Wine Store Sampling - #105076433, Cultivate - #012070031392."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"My business present high-end environments with community and social value to patrons of an affluent and educated demographic."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Gertrude's - Data
Attachment B - Gertrude's - Map

This item was recommended for approval.

11 Liquor License - Grab N Go EZ Stop Market - District 6

Request for a liquor license. Arizona State License Application 359454.

Summary

Applicant
Vaneet Sapra, Agent

License Type
Series 10 - Beer and Wine Store

Location

1851 W. Northern Avenue
Zoning Classification: C-1
Council District: 6

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 November 17, 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 successfully owned and managed more then 10+ licenses over

the past 10 yrs. My proven track record demostrate my ability to comply with liquor laws, operate responsibly and maintain well-managed establilishment."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "It will provide a safe and well managed establishment, create new more jobs, support the local economy and meet community demand in compliance with liquor laws."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Grab N Go EZ Stop Market - Data
Attachment B - Grab N Go EZ Stop Market - Map

This item was recommended for approval.

12 Liquor License - Sogno Toscano Cafe & Wine Bar - District 6

Request for a liquor license. Arizona State License Application 356855.

Summary

Applicant
Andrea Lewkowitz, Agent

License Type
Series 12 - Restaurant

Location
3950 E. Indian School Road, Ste. 100
Zoning Classification: C-2
Council District: 6

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 November 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
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:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales and service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"With locations in New York City, Santa Monica and Los Angeles, Sogno Toscano is opening its first location in Phoenix. Applicant will offer traditional Italian dishes, such as schiacciate, pastas, pinsas, taglieri, soups, salads, desserts and pastries in a Tuscan-style, family-friendly

environment. Applicant would like to offer alcoholic beverages to guests 21 and over as an incident to the delicious meals served at the restaurant."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - Sogno Toscano Cafe & Wine Bar - Data
Attachment B - Sogno Toscano Cafe & Wine Bar - Map

This item was recommended for approval.

13 Liquor License - The Chef's Warehouse - District 7

Request for a liquor license. Arizona State License Application 355207.

Summary

Applicant
Tyler Nielsen, Agent

License Type
Series 4 - Wholesaler

Location
3717 W. Washington Street
Zoning Classification: A-2
Council District: 7

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.

The 60-day limit for processing this application is November 18, 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
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 manager at The Chefs' Warehouse West Coast, LLC and have taken the required Title 4 Management Liquor Law Training and the Title 4 Basic Liquor Law Training classes."

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

14 Liquor License - Special Event - Chicanos Por La Causa, Inc. - District 8

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

Summary

Applicant
Nancy Lipman

Location
215 N. 7th Street
Council District: 8

Function
Holiday Party

Date(s) - Time(s) / Expected Attendance

December 13, 2025 - 7 p.m. to midnight / 350 attendees

Staff Recommendation
Staff recommends approval of this application.

This item was recommended for approval.

15 Liquor License - Classico Fine Wines and Spirits - District 8

Request for a liquor license. Arizona State License Application 360610.

Summary

Applicant
Dario Soldan, Agent

License Type
Series 4 - Wholesaler

Location
3908 E. Broadway Road, Ste. 100
Zoning Classification: CP/GCP
Council District: 8

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. This business has plans to open in December 2025.

The 60-day limit for processing this application is November 18, 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.

Classico Distributor (Series 4)
2209 W. 1st Street, Ste. 111, 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 have this liquor license #04073081 for the past 23 yrs and I'm expanding my business to the same capacity and nature to a new location at 3908 E. Broadway Rd #100 Phoenix AZ 85040."

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.

16 Liquor License - The Burger Bar - District 8

Request for a liquor license. Arizona State License Application 358372.

Summary

Applicant
Jared Repinski, Agent

License Type
Series 12 - Restaurant

Location
4750 S. 48th Street, Ste.107

Zoning Classification: C-2
Council District: 8

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.

The 60-day limit for processing this application is November 14, 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 been assisting Arizona liquor licensed establishments with their licensing needs for almost 20 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience / liquor / grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper."

Staff Recommendation
Staff recommends approval of this application.

Attachments
Attachment A - The Burger Bar - Data
Attachment B - The Burger Bar - Map

This item was recommended for approval.

17 Liquor License - Grab N Go 909 - District 8

Request for a liquor license. Arizona State License Application 357099.

Summary

Applicant
Jaskaran Singh, Agent

License Type
Series 9 - Liquor Store

Location
8802 S. Central Avenue
Zoning Classification: C-2
Council District: 8

This request is for a new liquor license for a liquor store. This location is currently licensed for liquor sales with a Series 10 - Beer and Wine Store, liquor license.

The 60-day limit for processing this application is November 17, 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 run several businesses for many years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"It is important to serve and protect the 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 - Grab N Go 909 - Data
Attachment B - Grab N Go 909 - Map

This item was recommended for approval.

ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

Vice Mayor O'Brien requested a motion on the remaining agenda items. A motion was made, as appears below.

Electronic comments were submitted for the record on the following items:
- Item 34: One comment in opposition;
- Item 38: One comment in opposition; and
- Item 50: Sixteen comments in opposition.

A motion was made by Councilwoman Stark, seconded by Councilwoman Pastor, that Items 18-52 be approved or adopted, except Items 20, 25-28, 35, 46-49, 51 and 52; continuing Item 50 to the December 3, 2025 City Council Formal Meeting; and noting that Item 44 is withdrawn and Item 49 is as revised. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

18 Acceptance and Dedication of a Deed and Easements for Sidewalk, Roadway and Landscape Purposes (Ordinance S-52380) - Districts 1 & 7

Request for the City Council to accept and dedicate easements and a deed for sidewalk, roadway and landscape purposes; further ordering the ordinance recorded. Legal descriptions are recorded via separate recording instrument.

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

Easement (a)
MCR: 20250539395
Applicant and Grantor: 43 Thunderbird, LLC; its successor and assigns
Date: September 18, 2025
Purpose: Sidewalk
Location: 4250 W. Thunderbird Road
APN: 207-12-001C
File: 250082
Council District: 1

Deed (b)
MCR: 20250537585
Applicant and Grantor: Laveen Baseline LLC; its successor and assigns
Date: September 17, 2025
Purpose: Roadway
Location: Southwest corner of S. 63rd Avenue and W. Baseline Road
APN: 300-02-925B
File: 250077
Council District: 7

Easement (c)
MCR: 20250547203
Applicant and Grantor: Adams Place Apartments LLC; its successor and assigns
Date: September 23, 2025
Purpose: Landscape
Location: 2121 W. Adams Street
APN: 109-32-135
File: 250085
Council District: 7

This item was adopted.

19 Hazardous Material Meters, Parts, Services and Maintenance - EXC 21-120 - Amendment (Ordinance S-52385) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 154545 to modify the vendor name from Rigaku Analytical Devices, Inc. to Rigaku Americas Holding, Inc. dba Rigaku

Analytical Devices. 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-47642.

Summary

This contract provides the Fire Department with hazardous materials detection meters used when responding to incidents involving chemical spills and gas releases. Specialized hazardous materials detection meters are required to monitor the atmospheric conditions and specific chemical hazards. The hazardous material meters are a critical part of the Fire Department's ability to identify dangerous substances and mitigate those hazards to protect the public and the firefighters.

Contract Term

The contract term remains unchanged, ending on May 31, 2026.

Financial Impact

The aggregate value of the contract will not exceed $1,039,266, and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

Hazardous Material Meters, Parts, Services and Maintenance Contract 154545 (Ordinance S-47642) on June 1, 2021.

Hazardous Material Meters, Parts, Services and Maintenance Contract 154545 (Ordinance S-52034) on June 1, 2025.

This item was adopted.

21 American Institutes for Research Opportunity Fund Consulting Agreement (Ordinance S-52383) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with American Institutes for Research in the Behavioral Sciences or affiliate (AIR) for pro-bono consulting services. There is no financial impact to the City for this agreement.

Summary

The American Institutes for Research Opportunity Fund’s “Priority Places” initiative supports place-based investments in bold, community-led solutions that advance opportunity and improve lives and has worked with over 100 grantees worldwide. Through a philanthropic

venture, Phoenix has been selected by AIR to receive, at no cost to the City, consulting services to provide research, evaluation, and technical assistance. The Office of Homeless Solutions (OHS) seeks research and technical assistance support to evaluate and understand its outcomes and impacts and improve its services. Through this partnership, AIR will contribute in-depth research capacity, data analysis, and evidence-based approaches to strengthen OHS's strategies and programs. Priority projects identified by OHS include:

Understanding the return on investment for Phoenix-funded homelessness programs and true cost of experiencing homelessness in Phoenix.
Evaluating supportive employment programs (costs and program impacts).
Assessing the viability and potential for impact in incorporating shared housing and master leasing into OHS's broader strategy.

AIR is a nonpartisan, not-for-profit organization founded in 1946 and is one of the world's leading behavioral and social science research organizations. AIR has decades of experience partnering with governments, nonprofits, and community organizations at the local, state, and federal levels. Current and past collaborations include work with cities and states on education finance, workforce training, housing and homelessness, and public safety.

The partnership with the City will be supported through the AIR Opportunity Fund, AIR's philanthropic arm dedicated to building stronger, healthier, and more resilient communities across the country. The AIR Opportunity Fund was established in 2021 with a 10-year, $225 million commitment to expand opportunity in education, workforce development, community health, and neighborhood safety. By concentrating resources in select "Priority Places," including Phoenix, AIR collaborates with local leaders to co-design solutions that respond.

Contract Term
The contract term will commence upon signing of the agreement for a term up to five years.

Financial Impact

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

This item was adopted.

22 Authorization to Amend the Emergency Shelter/Heat Related Respite Operator and Supportive Services Qualified Vendor List (Ordinance S-52387) - Citywide

Request authorization for the City Manager, or his designee, to enter into additional contracts with responsive offerors to the Request for Qualifications (RFQu) for Emergency Shelter/Heat Related Respite Operator and Supportive Services Qualified Vendor List (QVL). Further request authorization for the City Controller to disburse funds for the QVL life.

Summary

The Office of Homeless Solutions (OHS) provides support and services for people experiencing homelessness and is committed to ending homelessness through a comprehensive, regional approach to housing and services. Contracts awarded from the QVL include assistance with City-owned shelter and heat-respite projects, contractor-owned emergency shelter and heat related respite programs, Community Court, and other supportive services to individuals or families experiencing homelessness.

Adding the additional providers will allow the City to continue providing shelter and supportive services to assist individuals moving from unsheltered homelessness to permanent housing. Due to the Citywide impacts of this item, staff is requesting consent of the full Council under Section 2 of City Council Ordinance S-50419, which requires additional Council approval for certain uses of the QVL.

Procurement Information

RFQu-22-HSD-61 was conducted in accordance with City of Phoenix Administrative Regulation 3.10. Human Services Department (HSD) received a total of seven offers on September 29, 2025 and all offers were determined to be responsive and responsible to the solicitation requirements.

The Procurement Officer evaluated all offers for Pass/Fail criterion on the

following minimum qualifications:

Scope of Work 1: Emergency Shelter/Heat Related Respite Operator
At least three years experience operating an emergency shelter or heat related respite facility.
At least three years experience in case conferencing clients to end their homelessness.
Evidence that direct service staff are trained in CPR, First Aid, Crisis Prevention, Trauma Informed Care, and Motivational Interviewing.

Scope of Work 2: Supportive Services
At least three years experience providing supportive services to people experiencing homelessness.
Evidence of experience and participation in the local Continuum of Care.
Evidence of three years experience in the Homeless Management Information System (HMIS).
Evidence that direct service staff are trained in CPR, First Aid, Crisis Prevention, Trauma Informed Care, and Motivational Interviewing.

The following offerors met all solicitation criteria and are recommended to be added to the QVL:

Emergency Shelter/Heat Related Respite Operator
Chicanos Por La Causa, Inc.
Justa Center, Inc.
Phoenix Gospel Mission, Inc. DBA Phoenix Rescue Mission

Supportive Services
Chicanos Por La Causa, Inc.
Justa Center, Inc.
Phoenix Gospel Mission, Inc. DBA Phoenix Rescue Mission
M Gunn Holdings, LLC DBA EMT Elite
Myndhack LLC

Contract Term
This QVL term will remain unchanged and be in effect from February 1, 2023 through June 30, 2028.

Financial Impact

The aggregate cost of contracts approved under the QVL will not exceed $63,453,395 over the QVL life. Funding is available in the OHS' operating budget and via federal, state, and county grant funding.

Concurrence/Previous Council Action

On January 25, 2023, the City Council approved the QVL with Ordinance S-49352.

On June 28, 2023, the City Council approved an additional $13.3 million in funding with Ordinance S-49924.

On December 13, 2023, the City Council approved an additional $6,752,847 in funding with Ordinance S-50419.

On March 20, 2024, the City Council approved an additional $1,388,933 in funding with Ordinance S-50706.

On May 15, 2024, the City Council approved an additional $10.5 million in funding with Ordinance S-50884.

On January 15, 2025, the City Council approved an additional $15 million in funding with Ordinance S-51541.

This item was adopted.

23 2026-27 Housing and Urban Development Consolidated Plan Annual Action Plan Process - Citywide

This report requests City Council approval of the 2026-27 Consolidated Plan Annual Action Plan process. This is a U.S. Department of Housing and Urban Development requirement of receiving federal program funds.

Summary

The 2026-27 Annual Action Plan examines housing and community development needs in the City of Phoenix and defines strategies for addressing those needs throughout the year. The Annual Action Plan contains the planning and application requirements for four major U.S. Department of Housing and Urban Development (HUD) programs that provide critical funds to entitlement cities like Phoenix every year. The four fund sources are: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). Through adoption of the 2025-29 Consolidated Plan in May 2025, the City Council approved the general priorities and plans for these programs. Each year the Annual Action Plan details how federal funds will

be spent during the coming year.

The Annual Action Plan process will begin in November 2025. The initial public communication and participation process will include the distribution of a community survey, social media posts and outreach, and a HUD-required public in-person hearing, all to assess community needs throughout Phoenix. Residents and neighborhood leaders will be invited to provide testimony regarding housing, homelessness, social services, and community development issues and concerns. Residents who are unable to attend the in-person public hearing will have the opportunity to submit their comments via email or voicemail. This information, along with a needs assessment, will form the foundation of the draft 2026-27 Annual Action Plan. The draft plan will be available for an advertised 30-day public comment period and another public hearing will be held in spring 2026 before it is reviewed and approved by the City Council. The goal of the Annual Action Plan process, per HUD requirements, is to ensure comprehensive community planning and coordinated service delivery are utilized to meet critical housing and community development needs. The City Council will be asked to review and approve the draft 2026-27 Annual Action Plan in early May 2026 before it is due to HUD by May 15, 2026.

Concurrence/Previous Council Action
The Community Services and Education Subcommittee recommended approval of this item on October 22, 2025, by a 3-0 vote.

Public Outreach
The City of Phoenix's Annual Action Plan process will include holding two HUD required virtual public hearings with the notice of public hearings posted two weeks in advance.

This item was approved.

24 Authorize Additional Funding for the Septic Tank Pumping Services - Requirements Contract (Ordinance S-52389) - Citywide

Request to authorize the City Manager, or his designee, to add additional funding to Septic Tank Pumping Services Contract 155562, with AAA AJAX Pumping Services, Inc for the Parks and Recreation Department. Further request authorization for the City Controller to disburse all funds

related to this item. The aggregate contract value will not exceed $280,000.

Summary

The City owns and operates several facilities that require the pumping of liquid and solid materials from septic tanks and vault toilets. The septic/vault systems still in use are generally older facilities with aging infrastructure or facilities without access to the public sewer and water system. This contract will provide the needed pumping service, including clean-up of work areas at the conclusion of pumping services and all labor, equipment, materials and supplies, at various City locations.

Contract Term

The contract term remains unchanged, ending on November 30, 2026.

Financial Impact

Upon approval of $80,000 in additional funds, the revised aggregate contract value will not exceed $280,000. Funds are available in the Parks and Recreation Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

• Septic Tank Pumping Services Contract 155562 (Ordinance S-48032) on October 27, 2021.

This item was adopted.

29 Fire Department Computer-Aided Dispatch Transition Consultant Contract (Ordinance S-52386) - Citywide

Request authorization for the City Manager, or his designee, to enter into contract with Ronald C. Burch to provide computer-aided dispatch (CAD) transition consulting. Further request authorization for the City Controller to disburse all funds related to this item. The total value of the contract will not exceed $630,000.

Summary

The Phoenix Fire Department (PFD) requires technical administration services for its existing regional CAD system during the implementation of the new regional CAD system. The dispatch system is used to deploy appropriate Fire personnel, apparatus, and equipment to emergency

calls from the public.

The CAD Modernization Project is an ongoing effort to upgrade the current legacy CAD system. A substantial portion of PFD Technical Services staff are needed for the ongoing CAD Modernization Project. However, the mission critical nature of the CAD system requires that there be no reduction in the level of support it receives during the project implementation.

The extended implementation timeline of the CAD Modernization Project requires that PFD have a CAD transition consultant to provide services through the end of the current CAD system's live operations.

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 Without Competition due to the nature of the CAD operation system (OpenVMS), programming languages used by CAD (COBOL and MACRO), PFD has few other options available for temporary external resources to support the legacy CAD system.

Contract Term
The contract will begin on or about October 29, 2025, for a three-year term.

Financial Impact
The aggregate contract value will not exceed $630,000 for the three-year aggregate term. Funding is available in the Phoenix Fire Department's Capital Improvement Program budget.

This item was adopted.

30 One-Time Purchase of Ground Support Equipment for Remote Hardstand at Phoenix Sky Harbor International Airport (Ordinance S-52378) - District 8

Request to authorize the City Manager, or his designee, for a one-time purchase of TLD brand ground support equipment (GSE) from Aero Specialties, Inc. for the new remote hardstand located at Terminal 3 at

Phoenix Sky Harbor International Airport (PHX). Further request to authorize the City Controller to disburse all funds related to this item. The total purchase value will be up to $700,000.

Summary

The Aviation Department requests approval for a one-time purchase of GSE, which consists of two air conditioning units, one ground power unit, and two water carts. These GSE are necessary to support the remote hardstand to aircraft during passenger boarding, deboarding, and moving passengers safely and quickly between the aircraft and terminal buildings. The purchased GSE will accommodate various aircraft sizes that currently serve PHX.

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 without Competition, due to the time constraints associated with long lead times for new equipment and the upcoming completion of the remote hardstand.

Contract Term

The item will be for the one-time purchase of GSE, upon City Council's approval, on November 5, 2025.

Financial Impact

The total purchase value of this one-time purchase will be up to $700,000, including taxes, shipping, and all associated fees. Funding is available in the Aviation Department's Capital Improvement Program budget.

Location

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

This item was adopted.

31 Overhead, Aircraft Hangar, and Automatic Doors/System Replacement and Repair Services - IFB 23-0129 - Amendment (Ordinance S-52379) - Districts 1, 8 & Out of City

Request to authorize the City Manager, or the City Manager's designee,

to allow additional expenditures under Contract 159166 (Contract) with D.H. Pace Company, Inc. for various mechanical door repair and replacement services for the Aviation Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will be $1.5 million.

Summary

The Contract provides maintenance and repair services for aircraft hangar doors, overhead doors, dock leveling devices, and automatic doors throughout Phoenix Sky Harbor International Airport, Phoenix Deer Valley Airport, and Phoenix Goodyear Airport (Airports). These services are critical to ensure the proper operation, safety, and security of Airport facilities for the traveling public. Due to significant demand to replace aging doors and doors with potential security risks, the Aviation Department relies on the Contract to ensure the Airports' continued operations without disruption.

Contract Term

The Contract term remains unchanged and will expire on September 30, 2028.

Financial Impact

Additional funds in the amount of $1.5 million will increase the cost of the Contract to $3 million. Funds are available in the Aviation Department’s Operating budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

• Overhead, Aircraft Hangar, and Automatic Doors/System Replacement and Repair Services, Contract 159166 (Ordinance S-50140) on September 6, 2023.

Location

Phoenix Sky Harbor International Airport, 2485 E. Buckeye Road;
Phoenix Deer Valley Airport, 702 W. Deer Valley Road; and
Phoenix Goodyear Airport, 1658 S. Litchfield Road, Goodyear, AZ.
Council Districts: 1, 8 and Out of City

This item was adopted.

32 **New Access Agreement with Saab Inc. at Phoenix Deer Valley Airport (Ordinance S-52384) - District 1**

Request to authorize the City Manager, or his designee, to execute an access agreement with Saab Inc. (Saab) for access to Aviation properties at Phoenix Deer Valley Airport (DVT) to install and maintain airfield sensors on existing utility poles at DVT, which will communicate with controllers in the Federal Aviation Administration (FAA) control tower.

Summary

Saab is collaborating with the FAA to install airfield sensors at DVT as part of the FAA Surface Awareness Initiative (SAI). SAI is designed to improve airfield safety by providing air traffic controllers increased situational awareness of aircraft activities on the ground thereby reducing the potential for runway incursions. The sensors track aircraft on the ground that are equipped with a component that broadcasts the aircraft's position to receiving equipment in the FAA control tower. The installation of the airfield sensors will have a minimal physical footprint.

Contract Term

The term of the access agreement is month-to-month and will expire on the date that the City determines.

Financial Impact

There are no rents due under the access agreement. All installation activities will be conducted by Saab at its sole expense.

Location

Phoenix Deer Valley Airport: 702 W. Deer Valley Road
Council District: 1

This item was adopted.

33 **Amended and Restated Lease 33676 with Cutter Aviation, Inc. at Phoenix Sky Harbor International Airport (Ordinance S-52388) - District 8**

Request to authorize the City Manager, or his designee, to amend Lease 33676 (Ground Lease) with Cutter Aviation Phoenix, Inc. (Cutter) for the operation of a full-service fixed base operator facility (FBO) at Phoenix Sky Harbor International Airport (PHX) to extend the term 15 years and

incorporate Lease 157996 (Parking Lot Lease) into the Ground Lease.

Summary

Cutter leases approximately 18 acres of land under the Ground Lease for the operation of an FBO at PHX. Cutter also leases approximately 1.06 acres of land at PHX under the Parking Lot Lease for parking needs to support of its FBO operations. Both leases will expire on March 31, 2028.

Cutter is seeking to invest a minimum of $7 million in FBO facility improvements, including refurbishment of aircraft storage hangars, increase hangar aircraft size capacity to accommodate larger general aviation aircraft, installation of a portico, asphalt of aircraft ramp areas, and other efficiency and customer service enhancements. In order for Cutter to amortize these investments, the Aviation Department desires to amend and restate the Ground Lease to include extending the term by 15 years, updating other lease provisions to modernize the Ground Lease to align with current leasing standards, and incorporating the Parking Lot Lease into a consolidated amended and restated Ground Lease. The amended and restated Ground Lease will require all improvement to be completed within the first 36 months of the extended term. To ensure the construction of the improvements is completed within 36 months, Cutter must provide a cash deposit in the amount of $350,000 to the City as a capital investment milestone guarantee. Failure to substantially complete the improvements within the 36-month time period will result in forfeiture of the deposit to the City.

Contract Term

The terms of the Ground Lease and Parking Lot Lease will expire on March 31, 2028. The amended and restated Ground Lease will extend the term by 15 years from April 1, 2028, to March 31, 2043. If the leased premises are required for airport operational purposes, the City may terminate the amended and restated Ground Lease by giving Cutter a minimum of 12 month's prior written notice.

Financial Impact

Cutter currently pays approximately $336,808 in rent in the form of a minimum annual guarantee (MAG) for its FBO leased premises and also pays additional amounts for other aeronautical services in compliance with Federal Aviation Administration (FAA)-approved PHX FBO Minimum

Standards, such as fuel flowage fees and landing fees performed at PHX. Combined revenue from Cutter for FBO and other aeronautical services generates approximately $1.2 million per year. As a provision of the amended and restated Ground Lease, rent for the FBO leased premises will convert to a ground rental rate of approximately $0.43 per square foot per year, which will produce a rent amount that approximately equals the current MAG amount. The annual ground rental rate will remain at approximately $336,808 for years one through five of the extended term. In years six through 10 of the extended term, the ground rental rate will increase by $0.10 per square foot per year.

An appraisal will determine the market rental rate for year 11 of the extended term. If the appraisal increase is 10 percent or less, then the ground rent will be adjusted to the appraised market rate for year 11. If the appraisal market rate increase exceeds 10 percent, the ground rental rate increase for year 11 will be capped at 10 percent, with subsequent 10 percent annual rent increases in years 12 through 15 until the ground rental rate matches the appraised market rate. Once the appraised market rate is reached, the rent adjustments for the remaining lease years will be based on the Phoenix-Mesa-Scottsdale Consumer Price Index (CPI) or three percent, whichever is greater.

Cutter currently pays $48,510 in ground rent under the Parking Lot Lease with annual rent adjustments of three percent. The rental rate for the Parking Lot premises during the extended term years will also be based on the appraised market rental rate and will follow the same rental adjustment methodology as the FBO leased premises.

In addition to annual ground rent, Cutter will be subject to all fees and services associated with the current FAA-approved PHX FBO Minimum Standards, including fuel flowage fees and landing fees. The total anticipated revenue over the 15-year extended term is expected to exceed $22 million.

Concurrence/Previous Council Action

The Phoenix Aviation Advisory Board recommended approval of this item on September 18, 2025, by a vote of 9-0.

The Transportation, Infrastructure, and Planning Subcommittee

recommended approval of this item on October 15, 2025, by a vote of 3-0.

Location
Phoenix Sky Harbor International Airport, 2802 E. Old Tower Road
Council District: 8

This item was adopted.

34 Holiday Light Decorations - RFA 23-FMD-018 - Amendment (Ordinance S-52381) - Districts 4, 7 & 8

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 156425 with Saguaro Summit LLC dba Christmas Light Decorators. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed $150,000.

Summary
The Public Works Department is responsible for the annual holiday decorations displayed along Central Avenue between Baseline and Camelback roads. Decorations are installed beginning the week of Thanksgiving and remain through early January. This amendment will provide additional funds for the decorations.

Contract Term
The contract term remains unchanged, ending on June 30, 2026, with one optional one-year renewal.

Financial Impact
Approval of this request will increase the aggregate contract value by $150,000, for a revised total not to exceed $740,000. Funding is available in the Public Works Department's budget.

Concurrence/Previous Council Action
The City Council previously reviewed Contract 156425 on September 4, 2024, under Ordinance S-51216. The original contract award was approved on May 25, 2022, under Ordinance S-48621.

Location
Council Districts: 4, 7 and 8

This item was adopted.

36 24th Street Water Treatment Plant Rehabilitation 2025 - Engineering Services - WS85290033 (Ordinance S-52390) - District 6

Request to authorize the City Manager, or his designee, to enter into an agreement with Wilson Engineers, LLC to provide Engineering Services that include design and construction administration and inspection for the 24th Street Water Treatment Plant 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 fee for services will not exceed $14 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 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 rehabilitate and/or replace various treatment systems due to age and usage.

Wilson Engineers, LLC's services include, but are not limited to: develop a comprehensive set of contract documents including construction plans and specifications adhering to current City standards, regulatory guidelines, and requirements; attend regular meetings with the project team to discuss, coordinate, and review the work progress and budget, resolve design issues, and document meeting minutes; obtain all required permits for the construction and operation of the modifications; provide all required services as necessary to implement alternative

design reviews, constructability reviews, quality control reviews that may be performed by the Construction Manager at Risk (CMAR); provide design services including agency coordination, preparation of preliminary, pre-final and final plans and consultation regarding the CMAR models and final cost proposal, assistance in the bid evaluation and recommendation of contract award; provide value-engineering recommendations to ensure the project will meet both the budget and schedule; conduct pre-construction conference and hold subsequent meetings, as necessary, with the project team; perform on-site examination of materials, equipment, and workmanship; keep the City informed of the progress of the work, and will guard the City against defects and deficiencies in such work and will disapprove or reject work failing to conform to the contract documents; provide quality control services during the course of construction to ensure that the overall technical correctness of the construction phase services are being followed and that construction schedule is being met; arrange and coordinate special inspection for structural, mechanical, and electrical work, as required; provide start-up assistance and training services; prepare and review project documents; and conduct a substantial and final completion inspection.

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. Two firms submitted proposals and are listed below:

Selected Firm

Rank 1: Wilson Engineers, LLC

Additional Proposer

Rank 2: Carollo Engineers, 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, LLC will not exceed $14 million, including all subconsultant and reimbursable costs.

Funding is available in the Water 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.

Location
24th Street Water Treatment Plant
Council District: 6

This item was adopted.

37 Abandonment of Easements - ABND 250036 - East of 23975 N. 19th Avenue (Resolution 22341) - District 1

Abandonment: 250036
Project: 21-3516
Applicant: Robert Cole
Request: To abandon eight combined drainage and temporary access easements, totaling approximately 102,356 square feet (2.37 acres).
Date of Decision: September 23, 2025

Location
Generally located east of 23975 N. 19th Avenue
Council District: 1

Financial Impact
None. No consideration fee was required as part of this submittal, although filing fees were paid.

This item was adopted.

38 Abandonment of Easements - ABND 230070 - 5100 E. Roosevelt

Street (Resolution 22342) - District 6

Abandonment: 230070
Project: 23-446
Applicant: Iron Mountain Data Centers Arizona 3, LLC
Request: To abandon three portions of the drainage easements on the project site. Abandonment one and three are abandoning portions of the drainage easement dedicated with recently approved Park 52 and 202 plat (PLAT 210077) and grading and report plan (CPGD 2109267), completed by Hunter Engineering. Abandonment two is abandoning a portion of the existing drainage easement dedicated by a map of dedication for Motorola in 1974 (Book 175, Page 27).
Date of Decision: February 23, 2024

Location
Generally located on 5100 E. Roosevelt Street
Council District: 6

Financial Impact
Pursuant to Phoenix City Code Article 5, Section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No consideration fee was required as part of this submittal, although filing fees were paid.

This item was adopted.

39 Abandonment of Easement - ABND 250021 - 9110 W. Lower Buckeye Road (Resolution 22337) - District 8

Abandonment: 250021
Project: 21-966
Applicant: Steven Browser
Request: To abandon an irregular shaped drainage easement that totals 13,411 square feet and is located on property at 9110 W. Lower Buckeye Road.

Date of Decision: July 8, 2025

Location
Generally located at 9110 W. Lower Buckeye Road
Council District: 8

Financial Impact
Pursuant to Phoenix City Code Article 5, Section 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the City, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

None. No consideration fee was required as part of this submittal, although filing fees were paid.

This item was adopted.

40 Amend City Code - Ordinance Adoption - Rezoning Application Z-59-25-1 (Tractor Supply Company - Phoenix Deer Valley PUD) - Approximately 660 Feet East of the Southeast Corner of 43rd Avenue and Pinnacle Peak Road (Ordinance G-7441) - District 1

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-59-25-1 and rezone the site from C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow a neighborhood commercial center.

Summary
Current Zoning: C-2
Proposed Zoning: PUD
Acreage: 5.81 acres
Proposal: Neighborhood commercial center

Owner: Lennar Arizona, LLC
Applicant: STNL Development
Representative: Stephen Anderson, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Information Only: The Deer Valley Village Planning Committee heard this item on July 15, 2025, for information only.
VPC Action: The Deer Valley Village Planning Committee heard this item on September 16, 2025, and recommended approval, per the staff recommendation, with modifications and a deletion, by a vote of 9-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the staff memo dated October 6, 2025, by a vote of 8-0.

Location
Approximately 660 feet east of the southeast corner of 43rd Avenue and Pinnacle Peak Road
Council District: 1
Parcel Addresses: 3939, 4121, 4141, 4161, and 4181 W. Pinnacle Peak Road

This item was adopted.

41 Amend City Code - Ordinance Adoption - Rezoning Application Z-81-25-2 - Approximately 200 Feet West of the Southwest Corner of 64th Street and Bell Road (Ordinance G-7440) - District 2

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-81-25-2, and rezone the site from C-1 (Neighborhood Retail) to C-2 (Intermediate Commercial) to allow a commercial center.

Summary
Current Zoning: C-1
Proposed Zoning: C-2
Acreage: 3.33
Proposal: Commercial center

Owner: Superstition Associates, LLC
Applicant/Representative: Brian Greathouse, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this item on September 8, 2025, and recommended approval, per the staff recommendation, by a vote of 12-0.
PC Action: The Planning Commission heard this item on October 6,

2025, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 8-0.

Location
Approximately 200 feet west of the southwest corner of 64th Street and Bell Road
Council District: 2
Parcel Address: 6245 E. Bell Road

This item was adopted.

42 Amend City Code - Ordinance Adoption - Rezoning Application Z-95-25-2 - Approximately 930 Feet West of the Northwest Corner of 32nd Street and Mohawk Lane (Ordinance G-7443) - District 2

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-95-25-2 and rezone the site from RE-35 (Single-Family Residence District) to A-1 (Light Industrial District) for a contractor's yard with indoor and outdoor light industrial uses.

Summary
Current Zoning: RE-35
Proposed Zoning: A-1
Acreage: 5.14
Proposal: Contractor's yard, indoor and outdoor light industrial uses

Owner: Dallas Zyadet, Athenas Olive Tree, LLC
Applicant/Representative: David Richert, Richert & Associates

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this item on September 8, 2025, and recommended approval, per the staff recommendation with an additional stipulation, by a vote of 12-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the staff memo dated October 2, 2025, by a vote of 8-0.

Location
Approximately 930 feet west of the northwest corner of 32nd Street and Mohawk Lane

Council District: 2
Parcel Address: 3014 and 3026 E. Mohawk Lane

This item was adopted.

43 Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-6-25-3 - Approximately 300 Feet South of the Southeast Corner of Cave Creek Road and Nisbet Road (Ordinance G-7442) - 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-6-25-3, and rezone the site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow automobile retail sales and underlying C-2 uses.

Summary
Current Zoning: C-2
Proposed Zoning: C-2 SP
Acreage: 0.62
Proposal: Special Permit for automobile retail sales and underlying C-2 uses.

Owner/Applicant: Tom Morano, T. TJ. M. Enterprises One, LLC
Representative: Marty Hall

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Paradise Valley Village Planning Committee heard this item on September 8, 2025, and recommended approval, per staff recommendation, by a vote of 12-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the Paradise Valley Village Planning Committee recommendation, by a vote of 8-0.

Location
Approximately 300 feet south of the southeast corner of Cave Creek Road and Nisbet Road
Council District: 3
Parcel Address: 14853 N. Cave Creek Road

This item was adopted.

44 **(CONTINUED FROM OCTOBER 15, 2025) Amend City Code - Ordinance Adoption - Rezoning Application PHO-1-25--Z-29-12-7(5) - Southeast Corner of 99th Avenue and Thomas Road (Ordinance G-7420) - District 5**

Request to authorize the City Manager, or the City Manager's designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on June 18, 2025. This ratification requires formal action only.

Summary
Application: PHO-1-25--Z-29-12-7(5)
Existing Zoning: PUD
Acreage: 197.0

Owner: Sheely Ted D / ET AL c/o William Sheely / ET AL
Applicant / Representative: Jason Morris, Withey Morris Baugh, P.L.C.

Proposal:
1. Request to modify Stipulation 1 regarding the updated imagery within the development narrative.

VPC Action: The Maryvale Village Planning Committee heard this request on June 12, 2025 and recommended approval with a vote of 12-1.
PHO Action: The Planning Hearing Officer recommended approval with a modification and an additional stipulation.

Location
Southeast corner of 99th Avenue and Thomas Road
Council District: 5
Parcel Address: 2209 N. 99th Ave.

This item was withdrawn.

45 **Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-8-25-6 - Approximately 165 Feet North and 450 Feet East of the Northeast Corner of 7th Street and Glendale Avenue (Ordinance G-7439) - District 6**

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

Z-SP-8-25-6 and rezone the site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow massage therapy and all underlying C-2 uses.

Summary

Current Zoning: C-2
Proposed Zoning: C-2 SP
Acreage: 0.05
Proposal: Massage therapy and all underlying C-2 uses

Owner: WRI Madison Village, LP
Applicant/Representative: Jack Snyder, Hand and Stone Massage and Facial Spa

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The Camelback East Village Planning Committee heard this item on September 9, 2025, and recommended approval, per the staff recommendation, by a vote of 16-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the Camelback East Village Planning Committee recommendation, by a vote of 8-0.

Location

Approximately 165 feet north and 450 feet east of the northeast corner of 7th Street and Glendale Avenue
Council District: 6
Parcel Address: 716, 724, and 742 E. Glendale Avenue; and 7005 and 7015 N. 7th Street

This item was adopted.

50 (CONTINUED FROM OCTOBER 15, 2025) Public Hearing and Modification of Stipulation Request - Rezoning Application PHO-1-25--Z-323-79-6 - Northwest Corner of 24th Street and Missouri Avenue - District 6

Request to hold a public hearing on the Planning Hearing Officer rezoning application for the following item and consider adoption of the Planning Commission recommendation on September 4, 2025.

Summary

Application: PHO-1-25--Z-323-79-6

Existing Zoning: C-O
Acreage: 1.16

Applicant: Brett Slavicek, Slavicek Holdings, LLC
Owner: Slavicek Holdings, LLC
Representative: Jason Morris, Withey Morris Baugh P.L.C.
Appellant: Kurt Waldier, Gilbert Blilie, PLLC

Proposal:
1. Request to modify Stipulation 1 regarding general conformance to the site plan and rendering.
2. Request to delete Stipulation 2 regarding parking ratios.
3. Request to delete Stipulation 3 regarding commencement of construction.
4. Request to modify Stipulation 4 regarding building height.

VPC Action: The Camelback East Village Planning Committee (VPC) opted not to hear this item.
PHO Action: On May 21, 2025, the Planning Hearing Officer took the item under advisement. On July 7, 2025, the Planning Hearing Officer took the item out from under advisement and recommended denial as filed, approval with a modification and an additional stipulation.
PC Action: The Planning Commission heard this item on September 4, 2025, and recommended denial as filed, approval with a modification and an additional stipulation, per the Planning Hearing Officer recommendation, with a modification, by a vote of 5-1.
The Planning Commission recommendation was appealed on September 10, 2025.

Location
Northwest corner of 24th Street and Missouri Avenue
Council District: 6
Parcel Address: 5500 N. 24th Street

This item was continued to the December 3, 2025 City Council Formal Meeting.

20 Request for City Council to Call to Meet in Executive Session on Specific Dates January through December 2026 - Citywide

Request for the City Council to call meetings for the purpose of holding an Executive Session pursuant to Arizona Revised Statute Section 38-431.03.A, on the following dates:

January 20
February 24
March 24
April 14
May 12
June 9
June 30
September 15
October 6
November 10
December 15

Public Outreach
The time and location of each meeting will be posted in the official notice and agenda no later than 24 hours prior to each scheduled meeting.

Discussion
Motion was made by Councilwoman Stark to approve this item.
The motion was seconded by Councilwoman Pastor.

Councilwoman Hernandez said she wanted legal opinion on whether approving this item violated Open Meeting Law (OML).

City Attorney Julie Kriegh responded the City received an OML question that was proposed to the Attorney General's Office last year, noting the Attorney General provided an opinion that the City's process was legally sufficient under OML.

Councilwoman Hernandez requested Ms. Kriegh forward that opinion. Councilwoman Hernandez stated she would be voting no as she questioned why Council debated items in private. She mentioned selection of the incoming City Manager was a recent item which impacted people, noting that debate should not have been done behind closed doors. She said she understood there were legal issues that require confidentiality, but Council could be briefed individually because she

regarded Executive Session as misleading. She expressed Council should make decisions on difficult items that impacted people in a public setting to build trust with the community.

Councilwoman Guardado asked why the Council holds Executive Sessions.

Ms. Kriegh explained Executive Session was provided in State statutes and allowed the Council to discuss specific issues. She conveyed one general clause was legal advice on issues coming to Council. She advised Council could discuss contract negotiations that needed to be done behind closed doors so direction was not made public which could affect those negotiations. She added Council discussed some settlements in private before they went to mediation or Council approval on lawsuit settlements. She conveyed there was an exception for employment along with a few other areas, noting labor negotiations were also allowed to be discussed to provide advice and seek Council direction.

Councilwoman Guardado questioned why labor negotiations were confidential.

Ms. Kriegh replied one reason was a blackout where the unions were not allowed to speak to Council. She added because negotiations were occurring it helped prepare Council for the dates and also to have discussions with Council without it being public.

Jeremy Thacker mentioned he was a plaintiff in an OML case that challenged this practice. He urged Council to vote no on this item not just for transparency, but because of A.R.S. 38-431.07 which he read. He stated pre-approving 2026 Executive Sessions authorized future closed meetings for subjects that were not approved and new members had not yet voted on which was a risk. He claimed OML did not allow this practice, noting it required a majority vote at the time of the meeting for a specific purpose. He added there were published legal opinions from attorney generals about this practice being unlawful.

Councilwoman Hodge Washington inquired if there were no Executive

Sessions, which forum could Council discuss legal strategy without the conversation being open to the public.

Ms. Kriegh responded the Statutes allowed for public bodies to meet in Executive Session to discuss confidential attorney-client conversation. She emphasized it would be difficult for City staff to have individual conversations with council members if there were no Executive Sessions.

Councilwoman Hodge Washington requested confirmation that if a meeting was not properly called it was an OML violation.

Ms. Kriegh affirmed that was correct.

Councilwoman Hodge Washington stated there were questions about the Attorney General's opinion and asked if City staff was required to provide Council with accurate information.

Ms. Kriegh answered yes.

Vice Mayor O'Brien confirmed with staff that this item established dates and asked if the City had to post agenda items in advance.

Ms. Kriegh replied that was accurate, noting this item set the dates for Executive Session. She conveyed the purpose of this item was for planning and getting it on the calendar, similar to policy and formal meetings. She explained per State Statutes staff posts the agenda 24 hours prior to the meeting.

Councilwoman Pastor inquired this item established the dates for Executive Session so Council could put a hold on their calendars until the agenda was posted.

Ms. Kriegh responded that was correct.

Councilwoman Pastor confirmed with staff the notice established the Executive Session meeting. She recalled this was done in the past as she had holds on her calendar but would receive notification when the

meeting date was canceled.

Ms. Kriegh affirmed that was correct.

A motion was made by Councilwoman Stark, seconded by Councilwoman Pastor, that this item be approved. The motion carried by the following vote:

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

No: 1 - Councilwoman Hernandez

25 Public Hearing and Resolution to Approve the 2026 Downtown Enhanced Municipal Services District Assessments (Resolution 22338) - Districts 7 & 8

Request to hold a public hearing for the approval of the 2026 Downtown Enhanced Municipal Services District (Downtown EMSD) assessments and adopt a resolution approving such assessments for the 2026 calendar year. The General Fund estimated annual expenditure for this program is $452,017.

Summary

Pursuant to Arizona state law, a public hearing must be held prior to the annual adoption of the assessments for the Downtown EMSD. The City Council authorized the formation of the Downtown EMSD in 1990 to provide enhanced public services, above and beyond the level of services provided in the remainder of the City. The costs for the Downtown EMSD services are paid through assessments on property owners within the Downtown EMSD boundaries, which are generally Garfield Street on the north, 7th Street on the east, 3rd Avenue on the west, and the railroad tracks south of Jackson Street on the south.

The City contracts directly with Downtown Phoenix, Inc. (DPI) to implement the work program, as described in **Attachment A**. The work plan and budget for calendar year (CY) 2026 provides a variety of enhanced services in the downtown core, including business improvement services and overall business development.

The annual assessments for the Downtown EMSD will be levied for CY 2026 after the required legal process for the Downtown EMSD has been completed. Assessments are determined in proportion to the benefits received by each parcel. There are approximately 742 parcels in the Downtown EMSD on which the budget will be assessed. This is based on the approved Downtown EMSD assessment diagram that indicates the properties to be assessed for enhanced municipal services. This diagram is on file with the Office of the Director of the City of Phoenix Street Transportation Department and was posted online at the City's Community and Economic Development Department website.

The figures below represent the assessments for private and public property owners based on the approved 2026 Downtown EMSD budget of $5,240,953. See **Attachment B** for a breakdown of the expense categories. This includes $172,645 for streetscape maintenance expenses, which are paid only by property owners and tenants adjacent to the Streetscape Improvement District (SID). The SID includes certain portions of Monroe Street from 3rd Avenue to 7th Street; Adams Street from 2nd Avenue to 2nd Street; 2nd Street from Jefferson to Van Buren streets; and 3rd Street from Monroe to Van Buren streets.

Estimated 2026 District Budget: $5,240,953
Estimated 2026 Assessment Revenue: $4,990,953
Estimated 2026 Non-assessment Revenue: $250,000

Downtown EMSD CY 2026 Assessments
Private Property Owners Assessments: $2,165,333
Public Property Assessments: $2,825,620
Total Assessments: $4,990,953

Streetscape Maintenance Expenses (expenses included in the figures above)
Private Property Owners Assessments: $103,799.15
Public Property Assessments: $68,845.85
Total Streetscape Expenses: $172,645

Financial Impact

The City's total estimated annual expenditure for this program is

$1,343,610, which includes:
$452,017 from the General Fund (approximate $8,628 increase from 2025);
$665,747 from the Phoenix Convention Center;
$159,804 from the Sports Facilities Fund; and
$66,042 from the Phoenix Bioscience Core.

Concurrence/Previous Council Action
This item was recommended for approval at the Economic Development and the Arts Subcommittee meeting on September 10, 2025, by a vote of 3-0.

On October 15, 2025, the City Council approved:
The 2026 Downtown EMSD Budget, Assessments and Set Public Hearing Date of November 5, 2025, for the hearing on the estimated assessments; and
The 2026 Downtown EMSD Assessment Diagram.

Public Outreach
On October 15, 2025, the City Council set the date of November 5, 2025, as the date for the public hearing on the Downtown EMSD assessments. On October 15, 2025, a total of 20 days prior to the hearing as legally required, all property owners were notified by mail of their annual assessment cost by the Street Transportation and Community and Economic Development departments. In addition, DPI has sent letters to all property owners, and the Downtown EMSD Board approved the 2026 budget at its June 2025 board meeting.

To answer any questions that property owners in the Downtown EMSD might have, Community and Economic Development Department staff made themselves available virtually for an hour prior to the November 5, 2025, public hearing. Notice of the public hearing was also published in the Record Reporter as specified below. No further notification is required after the public hearing.

To be published:
The Record Reporter
October 22, 2025

October 24, 2025

Location

The Downtown EMSD is generally bounded by Garfield Street on the north, 7th Street on the east, 3rd Avenue on the west, and on the south by the railroad tracks south of Jackson Street
Council Districts: 7 and 8

Discussion

Vice Mayor O'Brien declared the public hearing open. Noting no one present wished to speak, she declared the public hearing closed.

The hearing was held. A motion was made by Councilwoman Stark, seconded by Councilwoman Pastor, that this item be adopted. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

26 **Pay Invoices for 2026 Downtown Enhanced Municipal Services District (Ordinance S-52382) - Districts 7 & 8**

Request to authorize the City Manager, or his designee, to pay all invoices received from Downtown Phoenix, Inc. (DPI) through the Phoenix Downtown Enhanced Municipal Services District (EMSD) Agreement, in an amount not to exceed $4,990,953 for work related to the calendar year 2026 Downtown EMSD budget and work plan through December 31, 2026. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The City Council authorized formation of the Downtown EMSD in 1990 to provide enhanced public services, above and beyond the level of services provided in the remainder of the City. The City contracts directly with DPI to implement the work program of the Downtown EMSD, including the Ambassadors program, streetscape improvements and maintenance, the Clean Team program, marketing, event promotion, business assistance, and transportation services. Pursuant to State law, the Downtown EMSD's budget must be approved each year. This action

is the final step in the annual budget process to authorize the Community and Economic Development Department to pay DPI for services rendered in calendar year 2026 under the Downtown EMSD contract.

Financial Impact

The City's total estimated annual expenditure for this program is $2,825,620, which includes:

$452,017 from the General Fund (approximate $8,628 increase from 2025);

$665,747 from the Phoenix Convention Center;

$159,804 from the Sports Facilities Fund;

$66,042 from the Phoenix Bioscience Core;

$1,192,869 as a pass-through from other government-owned properties including Maricopa County, Maricopa County Stadium District and the State of Arizona; and

$289,141 collected as a pass-through from tenants on City-owned properties.

The remaining $2,165,333 of funds are collected from private property owners through an assessment on their property tax bills.

Estimated 2025 District Budget: $5,240,953
Estimated 2025 Assessment Revenue: $4,990,953
Estimated 2025 Non-assessment Revenue: $250,000

In preparation for remitting the first payment by January 1, 2026, the Community and Economic Development Department request the advance term as December 1, 2025, to December 31, 2026, to prepare for implementation. Funding is available in the Community and Economic Development Department's Operating budget.

Concurrence/Previous Council Action

This item was recommended for approval at the Economic Development and the Arts Subcommittee meeting on September 10, 2025, by a vote of 3-0.

On October 15, 2025, the City Council approved:
The 2026 Downtown EMSD Budget, Assessments and Set Public

Hearing Date of November 5, 2025 for the hearing on the estimated assessments; and

The 2026 Downtown EMSD Assessment Diagram.

Public Outreach

On October 15, 2025, the City Council set the date of November 5, 2025, as the date for the public hearing on the Downtown EMSD assessments. On October 15, 2025, a total of 21 days prior to the hearing as legally required, all property owners were notified by mail of their annual assessment cost by the Street Transportation and Community and Economic Development departments. In addition, DPI sent letters to all property owners, and the Downtown EMSD Board approved the 2026 budget at its June 2025 board meeting.

To answer any questions that property owners in the Downtown EMSD might have, Community and Economic Development Department staff made themselves available virtually for an hour prior to the November 5, 2025, public hearing. Notice of the public hearing was also published in the Record Reporter on October 22, 2025 and October 24, 2025. No further notification is required after the public hearing.

Location

The Downtown EMSD is generally bounded by Garfield Street on the north, 7th Street on the east, 3rd Avenue on the west, and on the south by the railroad tracks south of Jackson Street

Council Districts: 7 and 8

A motion was made by Councilwoman Stark, seconded by Councilwoman Hodge Washington, that this item be adopted. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

27 Issuance of Multifamily Housing Revenue Construction/Permanent Notes (The Moreland I Project), Series 2025 (Resolution 22343) - District 8

Requests City Council approval for the issuance of Multifamily Housing Revenue Construction/Permanent Notes (The Moreland I Project), Series 2025, to be issued in one or more tax-exempt and/or taxable series, in an aggregate principal amount not to exceed $50,000,000.

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 $50,000,000 of Multifamily Housing Revenue Construction/Permanent Notes (the “Notes”), for use by ML I Housing, LLC, an Arizona limited liability company (the “Borrower”), to finance and/or refinance, as applicable, all or a portion of the cost of:

The acquisition, construction, development, improvement, equipping and/or operation of the first phase of a multifamily residential rental housing community expected to be referred to as “The Moreland I” to be comprised of approximately 132 units (all or a portion of which will be set aside for occupancy by low- to moderate-income tenants), an adjacent parking structure, and improvements and facilities functionally related and subordinate thereto, to be situated on approximately 1.60 acres of land leased by the City of Phoenix to the Borrower (collectively, the “Facility”), which is being co-developed by Brinshore Development, L.L.C. and the City of Phoenix (or their respective affiliates);

Funding any required reserve funds;

Paying capitalized interest on the Notes, if any; and

Paying costs and expenses incurred in connection with the issuance of such Notes (collectively, the “Project”).

The issuance of the Notes and the plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Multifamily Housing Revenue Construction/Permanent Notes at its meeting held on October 16, 2025.

Location
The Facility is located at or near 325 E. Moreland Street, in Phoenix, Arizona (previously expected to be located at 1125 N. 3rd Street, in Phoenix, Arizona).
Council District: 8

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.

Discussion
Motion was made by Councilwoman Stark to approve this item. The motion was seconded by Councilwoman Hodge Washington.

One electronic comment was submitted for the record in opposition to this item.

Councilwoman Hodge Washington said she supported this item as this project would bring 132 new multifamily units to her district, noting a significant portion would be reserved for low- to moderate-income families. She emphasized this project was a needed investment to meet the growing demand for quality housing in the urban core. She conveyed the City was partnering with Brinshore Development and using the Phoenix Industrial Development Authority's (Phoenix IDA) financing tools to create opportunities for residents to live near jobs, schools and public transportation which would strengthen the community. She thanked the Phoenix IDA, City staff and development partners for their work in bringing this project to fruition. She added this private-public collaboration showed how the City continued to make progress to ensure every resident had access to affordable housing.

A motion was made by Councilwoman Stark, seconded by Councilwoman Hodge Washington, that this item be adopted. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

28 Issuance of Multifamily Housing Revenue Notes (Helen Drake Village Project), Series 2025 (Resolution 22344) - District 5

Requests City Council approval for the issuance of Multifamily Housing Revenue Notes (Helen Drake Village Project), Series 2025, to be issued in one or more tax-exempt and/or taxable series in an aggregate principal amount not to exceed $20,000,000.

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 $20,000,000 of Multifamily Housing Revenue Notes (the “Notes”) for use by Richman Helen Drake Village, LLC, a Delaware limited liability company (the “Borrower”), to finance and/or refinance, as applicable, all or a portion of the cost of:

The acquisition, construction, development, improvement, equipping, and/or operating of a multifamily residential rental housing community to be known as “Helen Drake Village” (including improvements and facilities functionally related and subordinate thereto) expected to be comprised of approximately 80 units (all or a portion of which will be set aside for occupancy by low- to moderate-income senior tenants) to be situated on approximately two acres of land leased to the Borrower by the City of Phoenix, (collectively, the “Facility”);

Funding any required reserve funds;

Paying capitalized interest on the Notes, if any; and

Paying costs and expenses incurred in connection with the issuance of such Notes (collectively, the “Project”).

The issuance of the Notes and the plan of financing for the Project, for purposes of Section 147(f) of the Internal Revenue Code of 1986, as amended.

Concurrence/Previous Council Action

The Phoenix IDA Board has previously resolved to issue the Revenue Notes at its meeting held on October 16, 2025.

Location
The Facility is generally located at or near 7606 N. 27th Avenue in Phoenix, Arizona.
Council District: 5

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.

Discussion
Motion was made by Councilwoman Stark to approve this item. The motion was seconded by Councilwoman Pastor.

Councilwoman Guardado expressed excitement that the Helen Drake Village project was moving forward, noting this was quality affordable housing for seniors with 88 new units and construction starting in December. She emphasized this project represented a meaningful investment in the well-being of seniors. She added this project was a testament to the City's shared commitment to inclusive growth, dignity and opportunity for all residents. She thanked everyone who helped make this project happen, particularly The Richmond Group for their collaboration, the Phoenix IDA, Deputy City Manager Ginger Spencer and City Manager Jeffrey Barton.

A motion was made by Councilwoman Stark, seconded by Councilwoman Pastor, that this item be adopted. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

35 Jimmy Carter Way Ceremonial Sign Topper - District 8

Request City Council approval to install a ceremonial sign topper honoring Jimmy Carter. The ceremonial sign topper will be installed at the intersection of 13th Street and St. Anne Avenue (**Attachment A**).

Summary

Jimmy Carter was born James Earl Carter, Jr. born on October 1, 1924 and died on December 29, 2024 at 100 years old. Jimmy Carter was the 39th president of the United States, serving from 1977 to 1981 and served as the 76th governor of Georgia from 1963 to 1967.

Although Jimmy Carter had no formal ties to the origin or leadership of the Habitat for Humanity International Organization, he dedicated himself to alleviating human suffering and promoting peace and human rights through the Carter Center. Through the Carter Center, he led the Jimmy and Rosalynn Carter Work Project for Habitat for Humanity for more than 30 years. Together they worked alongside over 108,100 volunteers who have built, renovated or repaired more than 4,447 homes in 14 countries, all while raising awareness of the critical need for affordable housing. The location for the sign installation is within a neighborhood included in the Jimmy and Rosalynn Carter Work Project.

Financial Impact
The fabrication, installation, and maintenance costs of the ceremonial sign topper will be funded by the requestor.

Location
13th Street and St. Anne Avenue
Council District: 8

Discussion
Motion was made by Councilwoman Stark to approve this item.
The motion was seconded by Councilwoman Pastor.

Councilwoman Hodge Washington said she supported this item for the Jimmy Carter Way ceremonial sign topper because it symbolized a commitment to affordable housing for families in Phoenix. She conveyed the neighborhood where this sign would be placed was part of the Jimmy and Rosalynn Carter Work Project with Habitat for Humanity which helped local families achieve home ownership. She emphasized the dedication of Jimmy Carter Way was also a celebration of his legacy. She thanked the requestor and Street Transportation Department for this endeavor.

Councilwoman Guardado congratulated the City for honoring President Jimmy Carter with a street bearing his name which was a great tribute to a

leader who served others with compassion and humility. She thanked Councilwoman Hodge Washington for her leadership in making this tribute possible.

A motion was made by Councilwoman Stark, seconded by Councilwoman Pastor, that this item be approved. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

46 Public Hearing and Resolution Adoption - General Plan Amendment GPA-NG-1-25-2 - Northeast Corner of Interstate 17 and Sonoran Desert Drive (Resolution 22339) - District 2

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 designations on 112.47 acres to Commercial and an update to the City Trails System Map. This is a companion case to Z-24-25-2 and should be heard first, followed by Z-24-25-2.

Summary

Application: GPA-NG-1-25-2
Current Designation: Parks / Open Space / Residential 3.5 to 5 dwelling units per acre (72.96 acres), Preserves / Residential 2 to 3.5 dwelling units per acre / Residential 3.5 to 5 dwelling units per acre (34.76 acres), Preserves / Floodplain (4.11 acres), Commercial / Residential 15+ dwelling units per acre (0.63 acres), and Preserves / Mixed Use / Commercial / Residential 5 to 10 dwelling units per acre / Residential 10 to 15 dwelling units per acre (0.01 acres)
Proposed Designation: Commercial
Acreage: 112.47
Proposed Use: Minor General Plan Amendment to allow commercial, retail, and hospitality uses; and an update to the City Trails System Map to remove the multi-use trail designation along Sonoran Desert Drive and Dove Valley Road, and adding an east-west shared-use path between the I-17 freeway and Skunk Creek Wash.

Owner: Arizona State Land Department
Applicant: Dennis Newcombe, Gammage & Burnham, PLC
Representative: Manjula Vaz, Gammage & Burnham, PLC

Staff Recommendation: Approval.
VPC Action: The North Gateway Village Planning Committee heard this item on September 11, 2025, and recommended approval, per the staff recommendation, by a vote of 6-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the North Gateway Village Planning Committee recommendation, by a vote of 8-0.

Location
Northeast corner of Interstate 17 and Sonoran Desert Drive
Council District: 2
Parcel Addresses: N/A

Discussion
Vice Mayor O'Brien declared the public hearing open for Items 46 and 47. Noting no one wished to speak, she declared the public hearing closed.

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

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

47 **Public Hearing and Ordinance Adoption - Rezoning Application Z-24-25-2 - Northeast Corner of Interstate 17 and Sonoran Desert Drive (Ordinance G-7444) - District 2**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-24-25-2 and rezone the site from S-1 NBCOD (Ranch or Farm

Residence, North Black Canyon Overlay District) and FH PCD NBCOD (Flood Hazard and Erosion Management District, Planned Community District, North Black Canyon Overlay District) to C-2 HGT/WVR NBCOD (Intermediate Commercial, Height Waiver, North Black Canyon Overlay District) and FH NBCOD (Flood Hazard and Erosion Management District, North Black Canyon Overlay District) to allow commercial, retail, and hospitality uses. This is a companion case and must be heard following GPA-NG-1-25-2.

Summary

Current Zoning: S-1 NBCOD (87.25 acres) and FH PCD NBCOD (5.08 acres)
Proposed Zoning: C-2 HGT/WVR NBCOD (92.08 acres) and FH NBCOD (0.25 acres)
Acreage: 92.33
Proposal: Commercial, retail, and hospitality uses

Owner: Arizona State Land Department
Applicant: Dennis Newcombe, Gammage & Burnham, PLC
Representative: Manjula Vaz, Gammage & Burnham, PLC

Staff Recommendation: Approval, subject to stipulations.
VPC Action: The North Gateway Village Planning Committee heard this item on September 11, 2025, and recommended approval, per the staff recommendation, by a vote of 6-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the staff memo dated October 6, 2025, by a vote of 8-0.

Location

Northeast corner of Interstate 17 and Sonoran Desert Drive
Council District: 2
Parcel Address: N/A

NOTE: Refer to Item 46 for discussion on this item.

The hearing was held. A motion was made by Councilman Waring, seconded by Councilwoman Pastor, that this item be approved per the Planning Commission recommendation with adoption of the related ordinance. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

48 **Public Hearing and Resolution Adoption - General Plan Amendment GPA-LV-1-25-7 - Southwest Corner of 59th Avenue and Dobbins Road (Resolution 22340) - District 7**

Request to hold a public hearing on a General Plan Amendment to consider adopting the Planning Commission's recommendation and the related resolution if approved. Request to amend the General Plan Land Use Map designation on 95.86 acres from Commercial / Commerce / Business Park and Commercial to Commercial / Residential 15+ dwelling units per acre; and an update to the City Trails System Map. This item is a companion case to Z-29-25-7 and must be heard prior to Z-29-25-7.

Summary

Application: GPA-LV-1-25-7
Current Designation: Commercial / Commerce / Business Park (52.30 acres) and Commercial (43.56 acres)
Proposed Plan Designation: Commercial / Residential 15+ dwelling units per acre
Acreage: 95.86
Proposed Use: Commercial and multifamily residential and removal of the multi-use trail located along the Olney Avenue alignment

Owner: Cold Springs, LLC
Applicant: Vestar
Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval.
VPC Information Only: The Laveen Village Planning Committee heard the item on June 9, 2025, for information only.
VPC Action: The Laveen Village Planning Committee heard the item on September 8, 2025, and recommended approval, per the staff recommendation, by a vote of 11-0.
PC Action: The Planning Commission heard this item on October 6,

2025, and recommended approval, per the Laveen Village Planning Committee recommendation, by a vote of 8-0.

Location

Southwest corner of 59th Avenue and Dobbins Road
Council District: 7
Parcel Addresses: 9680 and 9900 S. 59th Avenue

Discussion

Vice Mayor O'Brien declared the public hearing open for Items 48 and 49. Noting no one wished to speak, she declared the public hearing closed.

Motion was made by Councilwoman Hernandez to approve this item. The motion was seconded by Councilwoman Stark.

Councilwoman Hernandez expressed this was a great day for the southwest corner of Phoenix as more retail, restaurants and family-friendly activities were coming to Laveen through this project. She thanked the Planning and Development and Street Transportation departments for their work in finding solutions to the challenges with this project. She also thanked the Laveen Village Planning Committee and Planning Commission for their recommendations on this project. She extended her thanks to Vestar and BRIO Investment Group for their commitment to bring retail, dining and entertainment, plus several hundred housing units with this project. She said District 7 residents should celebrate the approval of this project.

The hearing was held. A motion was made by Councilwoman Hernandez, 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:	9 -	Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego
No:	0	

49 Public Hearing and Ordinance Adoption - Rezoning Application

Z-29-25-7 (The Laveen Towne Center PUD) - Southwest Corner of 59th Avenue and Dobbins Road (Ordinance G-7445) - 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-29-25-7 and rezone the site from S-1 (Approved C-2/CP-GCP) (Ranch or Farm Residence, Approved Intermediate Commercial or Commerce Park District, General Commerce Park Option) and S-1 (Ranch or Farm Residence) to PUD (Planned Unit Development) to allow a mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living. This is a companion case to GPA-LV-1-25-7 and should be heard following GPA-LV-1-25-7.

Summary

Current Zoning: S-1 (Approved C-2/CP-GCP) (93.12 acres) and S-1 (1.99 acres)
Proposed Zoning: PUD
Acreage: 95.11
Proposed Use: Mixed use project with commercial retail, multifamily residential, single-family attached, and assisted living

Owner: Cold Springs, LLC
Applicant: Vestar
Representative: Nick Wood, Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations.
VPC Information Only: The Laveen Village Planning Committee heard this item on June 9, 2025 for information only.
VPC Action: The Laveen Village Planning Committee heard this item on September 8, 2025, and recommended approval, per the staff recommendation, with additional stipulations and a modification, by a vote of 11-0.
PC Action: The Planning Commission heard this item on October 6, 2025, and recommended approval, per the staff memo dated October 6, 2025 with a deleted stipulation, by a vote of 8-0.

Location

Southwest corner of 59th Avenue and Dobbins Road

Council District: 7
Parcel Address: 9680 and 9900 S. 59th Avenue
NOTE: Refer to Item 48 for discussion on this item.

The hearing was held. A motion was made by Councilwoman Hernandez, seconded by Councilwoman Stark, that this item be approved per the November 3, 2025 memo from the Planning and Development Director with adoption of the related ordinance. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

51 Public Hearing - Amend City Code - Ordinance Adoption - Middle Housing - Z-TA-1-25-Y (Ordinance G-7446) - Citywide

Request to hold a public hearing on a proposed text amendment Z-TA-1-25-Y and to request City Council approval, per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance to address Middle Housing as required by Arizona Revised Statutes, Section 9-462.13, by creating a Middle Housing (MH) Overlay District; and amending various other sections of the Zoning Ordinance to clarify terms and to ensure proper application of related state requirements related to Middle Housing. This is a companion case to Z-3-25-4-7-8.

Summary

The intent of the proposed text amendment is to establish the Middle Housing (MH) Overlay District, Section 632, which will allow the development of middle housing on lots zoned for single-family use, and apply it to the area located within one mile of Downtown by January 1, 2026, as required by state law. The secondary purpose is to make other revisions to multiple sections of the Zoning Ordinance necessary to ensure proper compliance with the new state requirements.

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report (**Attachment B**).
VPC Information Only: This item was heard for information only by 14 of the 15 Village Planning Committees throughout September 2025. One of the 15 Village Planning Committees did not have a quorum. The summaries for these meetings are available in **Attachment C.**
PC Action: The Planning Commission heard this item on October 6, 2025 and recommended approval, as shown in the recommended text in Exhibit A of the Staff Report, by a vote of 6-2 (**Attachment D**).

Discussion

Planning and Development Director Joshua Bednarek advised Items 51 and 52 were companion items and could be heard together, noting they were a text amendment and rezoning case regarding middle housing. He introduced Ms. Gomes who would provide the staff presentation.

Deputy Planning and Development Director Tricia Gomes provided the State law's definition of middle housing and key points of Middle Housing Statute 9-462.13. She pointed out the most important point was the City risked losing all zoning regulations and design review of middle housing if not in compliance by January 1, 2026. She displayed the required area for middle housing, noting there were some areas south of downtown that were not included as they were located within the airport noise reduction area which was excluded in the State law. She conveyed middle housing must be permitted in all new subdivisions citywide that were a minimum of 10 acres and contiguous in size. She continued the subdivision developer could select up to 20 percent of the platted lots to have middle housing development rights. She added there were no restrictions on which lots could be selected within that 20 percent.

Ms. Gomes stated properties zoned or designated historic were not exempt under the State law, but noted the law did not do the following:
- Change existing design review procedures for historic or HP-zoned properties;
- Change existing demolition restrictions for designated historic properties; or
- Require the City to allow two-story structures everywhere on a lot.

She advised the Legislature included a severe penalty clause in the law

and indicated "without any limitations" was not defined and could mean no zoning controls, such as height, setbacks, lot coverage, parking placement or design. She explained these two items were the City's response, noting the text amendment would revise zoning regulations to permit middle housing as required by the State law and comply with the restrictions of the State law. She continued the rezoning case conveyed rights to develop middle housing to lots zoned for single-family use within the required areas surrounding downtown. She recited the three main components of the proposed text amendment and outlined Section 632, Middle Housing (MH) Overlay District.

Ms. Gomes remarked informational presentations were provided to the Village Planning Committees in September 2025. She stated the Planning Commission heard these items on October 6, 2025 and recommended approval of the text amendment as shown in the text in Exhibit A of the staff report, by a vote of 6-2. She added the Planning Commission recommended approval of the rezoning case as shown in Exhibit B of the staff report, by a vote of 5-3. She concluded staff recommended approval of the text amendment per the Planning Commission recommendation and adopt the related ordinance, and approval of the rezoning case per the Planning Commission recommendation and adopt the related ordinance.

Councilwoman Stark requested clarification the developer would have the option whether or not to do 20 percent in new subdivision plats.

Ms. Gomes responded the developer would have the ability to designate up to 20 percent in their subdivision.

Vice Mayor O'Brien declared the public hearing open.

Jacob Armour said he supported the middle housing law and expanding overlay citywide as it had many benefits. He expressed there were arguments this law did not support housing affordability because there were no affordable housing requirements, but increased density would help it. He stated this law only affected density zoning, noting middle housing permitted infill where vacant homes and land under disrepair could be replaced by multifamily units.

Mika Cadiz said he supported expanding middle housing overlay citywide as it was the best way to address the housing affordability shortage. He emphasized an increase in housing supply, including market-rate housing, made all housing affordable. He claimed there were arguments this law would decrease current homeowners' property values, but that had not happened in cities where this law already existed.

Anne Bales remarked she supported affordable housing, but she wanted to know if affordable condominiums would be allowed in historic neighborhoods.

Mr. Bednarek advised the State law required that properties be allowed to have duplexes, triplexes and quadplexes. He continued those properties, as listed in the text amendment, were still subject to the underlying zoning standards related to setbacks and height. He explained if the underlying zoning was single-family with 2 stories at 30 feet then the developer would be subject to those conditions, so a fourplex could only be 2 stories at 30 feet in height.

Bethjoy Borris spoke in opposition as this amendment encouraged development without ensuring infrastructure, public services, traffic capacity and water resources can support it. She expressed communities suffered the consequences when zoning moved faster than planning and said residents wanted transparency, neighborhood impact review and public input. She claimed this amendment did not provide enough safeguards, clarity or accountability for how these changes would affect existing neighborhoods. She remarked she was not opposed to development, but was against unchecked development especially destruction of historic neighborhoods and urged Council to vote no on this item.

Evelynne Castillo, the Phoenix field community organizer with Organized Power in Numbers, spoke in support of this item because it was hard for families to find affordable homes. She recalled statewide housing reform was passed last year and now local governments were responsible for making sure housing options were carried out consistently. She pointed out new homes or modifications to existing homes still had to go through

the review process to ensure they met the design and preservation standards. She added historic districts would be protected while making space for more people in the same neighborhood. She urged Council to support this item and move forward on housing solutions that would make Phoenix more sustainable and affordable for everyone.

Laura Boyarjian submitted copies of her comments prior to speaking. She stated she was a realtor for historic homes and spoke in opposition to this item. She expressed concern about the structural overhaul which created the condition for broad rezoning. She claimed there were loopholes that removed key layers of local oversight and barred the stricter design review for middle housing which could transition neighborhoods into mixed use. She also voiced concern historic homes could be destroyed to create a different landscape and urged Council to vote in opposition of this item.

Melissa Boyle asked that Council oppose this rezoning because historic neighborhoods were the City's history. She recalled visiting a city in Florida and noticed the similarities in neighborhoods, particularly the unique single-story single-family homes. She expressed there were two- and three-story homes with rooftop decks scattered throughout those neighborhoods which ruined the area. She acknowledged past residents worked hard to preserve these neighborhoods and she wanted to keep those historic protections.

Dr. Robert Cannon mentioned the Willo historic neighborhood where he lived used to be a blighted area. He emphasized what had not been discussed was the Willo conservation plan which was approved by Council, noting that plan made the neighborhood strong. He remarked Willo residents collaborated with the City on light rail and welcomed construction projects around the neighborhood. He expressed people in the audience wanted to work with the City and expected collaboration on this matter.

Joanne Cauffman said historic homeowners were unhappy with multifamily homes being constructed on lots intended for single-family homes, noting she was against tearing down existing restored older homes. She recalled when the overlay for the Willo neighborhood was

done which protected the community from inappropriate development. She requested Council reconsider this plan and work to protect its vibrant neighborhoods.

Ryan Cutter expressed as a young Phoenix resident homeownership was out of reach, noting his high expense for rent. He said he supported this item because the City needed more homes and middle housing was a practical solution with duplexes, triplexes, fourplexes and townhomes. He emphasized middle housing would provide more attainable options and give the City leverage to pair future projects with affordability tools and incentives.

Jamie Cowgill said people were opposed to middle housing based on where it went and pointed out the focus for placement was only in two areas. She remarked Willo and Encanto residents wanted to know how the mapping was decided, but they were not allowed to participate in conversations. She recalled three members of the Planning Commission voted against the recommendation and the remaining five members suggested making it citywide.

Councilwoman Hernandez asked where Ms. Cowgill would place middle housing.

Ms. Cowgill replied there were vacant lots in other communities, but not in historic districts. She added the City recently approved a multi-use development with high-end condos near Downtown Arizona State University which was eliminated from this one-mile circle.

Councilwoman Hernandez interjected where Ms. Cowgill would place middle housing based on where it was allowed in this ordinance.

Ms. Cowgill responded everywhere.

Veronika Drab Corboran urged Council to save the historic districts, noting in the past she was an urban planner in Europe and oversaw preservation of historic towns. She expressed Council needed to honor historic districts by preserving their traditional culture.

Sebastian Estrada stated he was an organizer for workers rights and housing justice in Phoenix and voiced his support for this text amendment. He acknowledged the City did a lot of work so that working families had a home, but it was disproportionate which impacted people. He conveyed this amendment would build the zoning framework to ease the housing crisis, noting the City needed mechanisms to build affordable housing. He urged Council to leverage this amendment to ensure low-income working families had safe housing that provided stability.

Catherine Eden spoke in opposition of the middle housing text amendment. She recalled going to Council meetings where it was decided the I-10 would go through their community, but commended recent council members who taught residents how to protect their neighborhoods. She emphasized many residents understood affordable housing issues; however, this would encroach on their progress.

Susan Edwards, President of the Arizona Neighborhood Alliance, stated she would have supported this item if it had achieved the goal as listed, but she claimed it would provide opportunities for out-of-state developers and investors to destroy historic homes for fourplexes. She displayed a map, noting the orange dots represented small amount of short-term rentals in Maricopa County while the many blue dots were investor-owned homes. She stressed the homes on the map could be converted to fourplexes which were only required to have one parking spot per unit.

Anne Ender said she was committed to preserving the character and history of neighborhoods, noting the younger generation priced out of the current housing market was not a new issue. She commented she had watched neighborhood leaders protect their neighborhoods as they were assets to the City. She urged Council to review this amendment and develop solutions that met the needs of residents while protecting historic neighborhoods which made Phoenix unique.

Mona Feige expressed she did not object to middle housing, but was opposed to having it in historic neighborhoods. She described her history in her historic home in the Encanto-Palmcroft historic neighborhood with her husband.

Kirin Goff, Executive Director of Arizona Neighborhood Project, expressed her excitement for middle housing implementation and expansion. She conveyed this law allowed homes to become a duplex, triplex or fourplex and emphasized expansion would provide more opportunities for people to live throughout the City. She added these changes still had to abide by historic preservation and design standards and requested that Council approve this item with expansion.

Scott Ferreira mentioned he represented several families from the Willo historic neighborhood and urged Council to reject this text amendment and direct staff to make crucial changes as there was no public involvement. He emphasized the City encouraged residents to invest in their historic homes, but this text amendment put 21 of the 36 historic districts at risk for demolition. He added this proposal burdened historic neighborhoods that were already densely populated, therefore, middle housing should be distributed citywide. He requested delayed implementation and to commission an independent study to protect historic neighborhoods.

Jill Gering spoke in opposition, noting the Salt River Project aquifer ran under the Willo neighborhood which was why residents worked hard to place the light rail on Central Avenue. She claimed more weight on top of the aquifer would cause a problem and asked Council to vote no on this matter.

Will Greene, the Arizona representative for Southwest Energy Efficiency Project (SWEEP), spoke in support of extending the middle housing overlay citywide. He remarked middle housing that fit into existing neighborhoods would provide more options for seniors to live in place as well as increase citizen builders by investing in their property. He mentioned pro-housing coalition members, which he was part of, recently engaged with historic preservation community leaders and agreed on allowing middle housing citywide to relieve development pressure on core older neighborhoods. He urged Council to expand the middle housing overlay citywide and thanked staff for their hard work on this policy.

James Gough, past President of the Willo Neighborhood Association,

expressed he reviewed the amendment and was opposed because of key wording in the law, without any limitations. He urged Council to fight back as they should be able to set the City's zoning and protect historic neighborhoods.

Raquel Gustafson said she was opposed to this item because it could not guarantee affordability. She provided an example of an investor who purchased a single-family home next to her and renovated it to rent out six rooms, noting it was now listed for $1.4 million which was not affordable. She expressed concerns about there being no regulations regarding out-of-state investors and parking issues. She commented residents invested in their historic homes which were now at risk.

James Huntwork remarked the City had encouraged residents to invest in their Central City homes, but was now targeting those homes for destruction. He emphasized this item only targeted one percent of the City and claimed Phoenix would be the first major city to not apply middle housing citywide. He indicated staff said a study was not conducted to determine where middle housing was needed or where it could be built cost-effectively. He also alleged the City did not do an economic impact study to know how this small area would be impacted. He expressed one possible outcome was the destruction of their neighborhood because residents would not invest more into their homes which would decrease property values.

Tracey Kaufman stated she had seen significant improvements in the area being discussed, noting residents like herself who invested in these impacted neighborhoods made the area a desirable place to live. She said she understood these items were revising the Zoning Ordinance to comply with State law, but asked Council to consider the impacts of these items moving forward. She remarked there were already parking issues on their streets and requested Council work on a solution for the parking issues as it would get worse with these changes. She expressed this revision did not require middle housing to be affordable and urged Council to prevent degradation of their neighborhoods.

William Kubenka encouraged the City to make this a citywide policy instead of restricting it to specific neighborhoods. He stated allowing

development of middle housing citywide would take the pressure off historic neighborhoods as developers preferred an easier process with profitable activities. He added some homes in historic districts might be updated but should look similar to existing homes, so it would not be much of an impact.

Michael Marcinkwicz mentioned he was a resident in the Willo historic neighborhood and provided details of his previous residence in Fort Lauderdale, Florida, where the historic neighborhood was being demolished as there were no regulations. He agreed with placing middle housing throughout the City instead of concentrating it in historic neighborhoods.

Destyn Moreno said people in opposition were not against the intent of this law, but how much power was taken away from the City. She expressed she was shocked at how this text amendment was fast-tracked since May 2024 with no input from residents who would be impacted by it. She emphasized staff had over a year to research alternatives to modify and expand the middle housing overlay map without harming already dense historic neighborhoods. She asked Council to add a stipulation to this text amendment to clarify the impacts.

Andrea Luna, an organizer with Organized Power in Numbers, spoke in support of Item 51 because many people were being priced out of owning a home. She commented this policy did not immediately solve affordability, but the zoning framework needed to be done now to have affordable housing later. She stated historic neighborhoods would be protected as design review would still apply, noting this created a pathway for middle housing that allowed more people to live near opportunities.

Sasha Robinson, President of the Story Preservation Association for F.Q. Story, expressed approving this text amendment threatened their historic designation, especially her neighborhood because there were homes that needed restoration. She stated if the goal was to address the housing challenges then the responsibility should be shared across all districts instead of concentrating it in a small geographic area. She requested a citywide expansion to distribute middle housing opportunities

while reducing pressure on historic districts.

Arizona State Senator Analise Ortiz mentioned she served residents in Maryvale and Glendale, and was a co-sponsor of House Bill (HB) 2721 which related to these items. She stated the median age of a first-time homeowner was now 40 years old, noting she recently moved out of a home she rented in Maryvale due to rent increase and could not find a similar home in her community. She emphasized there were few options of middle housing in Maryvale and what was on the market were old homes in poor condition. She commented she wanted this ordinance to be citywide so that her community was not locked out and said that was something she advocated for in the Legislature. She pointed out the League of Arizona Cities and Towns negotiated that middle housing be a small piece of the City at the Legislature. She encouraged Council to pass this ordinance and continue working together to pass positive affordable housing policy.

Councilwoman Hernandez said she was also a co-sponsor of HB2721, noting she helped draft it as a member of the Legislature. She questioned if Ms. Ortiz was a homeowner if she would support density on her property or on properties around her home.

Ms. Ortiz responded if she was a homeowner she would welcome density and explained her previous home situation which was dense housing. She expressed dense housing made communities walkable, noting young professionals should not be locked out of those opportunities. She added there were already duplexes and triplexes in Willo but they were older buildings.

Councilwoman Hernandez stated there was concern this would not bring about affordability and wanted her opinion as to why there was fear that developers would build housing that was not affordable.

Ms. Ortiz replied the only way to guarantee something be affordable was to have a subsidy, such as requiring middle housing accept Section 8. She stated homes that opened up in one neighborhood would trickle down to other communities and provide more opportunities for more people to own a home.

Jeremy Schachter said he purchased his home in the Willo historic neighborhood in 2009, during the housing crisis, by saving money so he could get an FHA loan. He expressed he supported home affordability, but if someone bought his home and put up a fourplex the rent would be high for return on investment. He asked Council to vote no on Items 51 and 52 as this was not affordable, and suggested the City create a down payment assistance program so people could afford to purchase a home.

Charles Seiverd spoke in opposition as there was no public benefit to middle housing overlay because there was no guarantee of affordability or inventory relief for middle housing development. He urged Council to fight this State law and reaffirm their jurisdiction to maintain and finalize all City planning and zoning decisions.

Nicole Rodriguez, with Valley Urban Action Alliance and Urban Phoenix Project, spoke in support of expanding middle housing. She emphasized Phoenix had a housing shortage, particularly housing mismatch as the Zoning Code made it difficult to build duplexes, triplexes, fourplexes and courtyard apartments. She recited these types of homes created opportunity for families to stay near jobs and schools, and provided a path for local small-scale builders to participate in the City's housing market. She added Citywide middle housing aligned with the City's climate, transportation and economic development goals.

Zachary Samson said he was currently trying to purchase a home in a historic district, but he did not think the younger generation had the same opportunity. He stressed this ordinance was about five years too late because the City needed units now.

Sterling Sourk spoke in support of allowing duplexes and triplexes in historic districts, but also was in favor of going Citywide. He expressed a young working-class professional owning a home was a dignified step, noting middle housing duplexes and triplexes were fit for families. He asked that Council approve these items and expand it Citywide.

Opal Wagner, co-chair of Save Historic Arizona, said housing

opportunities should be expanded while sustaining the unique historic districts. She indicated when a major policy change was typically proposed people wanted expert guidance and public engagement, but none of that occurred with these items. She claimed this proposal was experimental as there was no precedent for adopting middle housing in a small central portion of a major city, noting this included 21 historic districts. She commented middle housing adopted in other parts of the country were either citywide or statewide. She urged Council to delay implementation to conduct an expert study.

Jason Barr, with Valley Urban Action Alliance, stated he supported applying the middle housing overlay Citywide. He expressed there was a housing affordability crisis in Phoenix as well as across the country, noting this would add needed housing in the City.

Mike Jehl spoke in support of the middle housing overlay, noting courtyard homes and accessory dwelling units provided affordable options.

NOTE: Councilwoman Hernandez temporarily left the voting body during Ms. Thomann's comments.

Kierstan Thomann spoke in support of the middle housing overlay and expanding it Citywide which would make Phoenix more vibrant and connected. She explained her experience when she moved to Phoenix in 2018 and into a fourplex apartment, noting the complex was owned and managed by a local resident.

NOTE: Councilwoman Hernandez returned to the voting body during Mr. Vargas' comments. Councilman Waring temporarily left the voting body during Mr. Vargas' comments.

Lucas Vargas, a high school student, expressed concern about living affordably in the future in Phoenix. He said this one mile of downtown was selected because it was the place to be, noting the City was in a housing crisis and needed more economic development. He encouraged Council to pass this measure for middle housing and to make it Citywide.

Steven Elisala, Vice President of Urban Phoenix Project, urged Council to support Item 51 and expand middle housing overlay Citywide. He expressed Phoenix had a housing crisis where home prices and rent were too high. He alleged the consequences of not taking action could result in rising homelessness, worsening affordability and further State intervention. He remarked speakers in opposition wanted Council to fight the future and restrict housing, but he implored Council to support middle housing overlay throughout Phoenix.

Harry Baldwin urged Council to oppose this measure, noting historic neighborhoods had been in place for 100 years. He expressed this proposal did not address affordability as it only affected a small portion of the City.

Nicole Marquez, an elected governing board member in the Creighton Elementary School District, spoke in support of expanding the middle housing overlay. She stated decreasing enrollment and teacher retention were two issues that caused problems in urban school districts. She emphasized middle housing overlay would increase housing options as homes were not affordable and commuting was too expensive. She remarked a small portion of her school district as well as others were included in this measure which would have a positive impact. She asked that Council pass this measure with a few restrictions to prevent some of the concerns mentioned earlier.

NOTE: Councilman Waring returned to the voting body.

Claire Michael spoke in support of Citywide adoption of middle housing for walkability in communities due to the density in complexes. She commented middle housing would improve affordability by opening a path to homeownership for a larger group of people, increase small landlords creating competition and provide diverse housing options for seniors. She added Citywide adoption would enhance the effectiveness of middle housing as a step towards zoning policy for affordability. She urged Council to support middle housing across Phoenix.

Neal Haddad, with the Neighborhood Coalition of Greater Phoenix, spoke in opposition of the proposed text amendment. He stated the legislative

intent to promote density through HB2721 was misplaced when applied to the City's historic districts as duplexes were already allowed in those neighborhoods. He added the 2025 PreserveHistoricPHX plan confirmed those areas already exceeded Citywide averages in density, diversity and economic performance. He urged Council to exempt historic districts, affirm their commitment to preserving the existing character, uphold the City's historic preservation ordinance and ensure engagement with affected residents.

NOTE: Councilwoman Pastor temporarily left and returned to the voting body during Ms. Sanderson's comments.

Nicole Sanderson, board member of the Downtown Core Community, remarked based on the comments the proposed boundary should be expanded which would alleviate most of the concerns. She expressed middle housing was not a burden as more neighbors and compact land use helped local businesses as well as supported families with new jobs. She emphasized the State had to intervene as the City burdened builders with hearings and unpredictability which contributed to the housing and affordability decline. She conveyed the City could empower historic neighborhoods to implement design guidelines by architects and approved by the City which would eliminate most of the concerns.

Brent Kleinman expressed there were too many unanswered questions to pass these items today and suggested Council continue the vote or delay implementation. He conveyed historic preservation stayed with the home and not the property, so if a historic home was demolished historic preservation did not stay with the property. He said the City needed to protect historic homes while creating affordable rentals, noting this law did not allow a property to be split. He asked Council to restrict short-term rentals from middle housing.

Robert Warnicke, President of La Hacienda Historic District and Vice President of Phoenix Historic Neighborhood Coalition, said the middle housing law does not apply to neighborhoods in Central Phoenix, but does apply to all lots zoned for single-family residential use. He claimed the lots in Central Phoenix were zoned for duplexes, noting the City showed those lots as multifamily. He requested Council exempt historic

neighborhoods as they already had multifamily options and consider expanding the boundaries of middle housing overlay to allow it on corner lots and busier streets. He also urged Council to include a sunset clause to have the option of letting this ordinance expire and adopting a new ordinance.

Anne Durning expressed she did not object to middle housing, but was opposed to it only being located in a small area of historic districts as that would not solve affordability. She urged Council to delay implementation until a study could be conducted and to expand it to include the entire City as well as exempt historic districts.

Martin Vogel mentioned he lived in a historic district and had served on the neighborhood association board for 14 years and was president for 3 of those years. He said he supported an amendment to this proposal to extend middle housing Citywide or to more than a one-mile radius around the Central Phoenix business district. He emphasized the benefit of expanding middle housing was that market economics would determine the locations for new units and maximize the supply which could lower the cost of housing.

Bradley Brauer, President of the Willo Neighborhood Association, expressed HB2721 would destroy Phoenix neighborhoods as it threatened to erase the City's architectural character and history. He claimed the bill assured that increasing the housing inventory would create affordability, but reiterated it would only produce loss of history. He provided an example of a home that was purchased and converted into a fourplex with high rent which was not affordable housing. He recited the City had 270,00 single-family homes, noting 41,000 were rentals, plus 25 luxury apartment buildings over that past 5 years and 3,000 new luxury units being built this year. He emphasized residents provided options to the City, such as delaying implementation to conduct a study, and asked Council to not approve this measure.

Paul Carrese expressed, given the extensive comments provided thus far, the intention of this law does not include safeguards of adverse consequences or adequate measures to ensure good outcomes actually happened. He urged Council to not approve this ordinance as presented,

but to amend it and include options proposed by earlier speakers. He pointed out the State law does not implicitly include historic districts since they were not zoned as single-family, noting Council could expand it Citywide. He emphasized if this item passed there was no way to bring back historic homes and reiterated Council not approve this ordinance without amending it.

Patricia Gillespie stated diversity was part of the City's established communities with duplexes, triplexes and single-family homes. She stressed this law took into account about 600 acres of the City's 330,000-plus acres and ran the risk of going Citywide if it was not implemented. She expressed comments made today were about expanding middle housing Citywide, so the only option was to delay and rework this ordinance to accommodate the goal of affordable housing.

Arlene Hazelkorn spoke in opposition of Item 52 as it moved forward intensified development without addressing the impact on surrounding neighborhoods. She said approving this zoning change would add density without ensuring the infrastructure and services could support it. She emphasized this amendment did not provide enough transparency or community input, noting residents wanted responsible growth that prioritized sustainability. She asked that Council vote no on Item 52 or return it for further improvement and public engagement.

Dr. Amie Kafer said she understood the value and necessity of middle housing to make it more attainable for younger generations, but there had to be a way to do so without destroying the City's history. She explained how she was able to save for her home that she purchased in her 40s, noting a young person not being able to own a home was not a new issue. She expressed concern about historic homes being purchased by investors who would destroy them to build fourplexes or short-term rentals which would worsen the housing crisis. She asked Council to protect historic homes and develop another way to comply with this law.

Michelle Kopp expressed it was good to hear support from those who spoke for affordable housing in Phoenix, but she did not understand why Council could not protect historic properties while providing such housing. She said she was opposed to the proposed one-mile radius,

noting every neighborhood should benefit from affordable housing. She disagreed with previous comments about affordable housing being a burden as she thought it would provide a family structure with the availability of duplexes, condos, townhomes and single-family homes.

NOTE: Councilwoman Guardado temporarily left the voting body during Ms. Kirkland's comments.

Emily Kirkland, co-chair of Phoenix Democratic Socialists of America, spoke in favor of expanding middle housing as Phoenix had a housing shortage. She remarked the City needed to offer more affordable options, including duplexes, triplexes and townhomes which were not permitted in certain places before this law. She claimed this ordinance protected historic homes by keeping historic preservation and processes in place while allowing more affordable housing types. She expressed approving this housing expansion meant Phoenix could be a leader in showing the path forward.

NOTE: Councilwoman Guardado returned to the voting body during Mr. Chowdhury's comments.

Abnik Chowdhury spoke in support as he wanted to own a home so he could raise a family. He mentioned the City had a homelessness crisis and expanding the housing supply to relieve that pressure was a positive thing.

Electronic comments were submitted for the record as follows:
- Two in support and one in opposition for Item 51; and
- One in support and one with a neutral position for Item 52.

Vice Mayor O'Brien confirmed there was no one else wishing to speak and thanked everyone for their testimony.

NOTE: Vice Mayor O'Brien temporarily left and returned to the voting body during Councilwoman Pastor's comments.

Councilwoman Pastor also thanked everyone for their comments, noting she heard new issues. She requested that her colleagues support her as

she wanted to continue this matter to the November 19, 2025 meeting to work with staff on some of the issues raised at this meeting.

Vice Mayor O'Brien interjected to declare the public hearing closed.

NOTE: Councilman Robinson temporarily left and returned to the voting body during Vice Mayor O'Brien's questions to staff.

Vice Mayor O'Brien asked if a property owner wanted to demolish their historic home, if they were bound by the City's historic preservation regulations.

Mr. Bednarek responded yes, noting the City's historic districts had a one-year stay of demolition. He explained the resident needed to apply for demolition as well as apply for what they intended for replacement. He advised if the resident was denied permission for demolition they had to wait the one year then secure approval through the historic preservation process for the new structure.

Vice Mayor O'Brien inquired if the resident also had to go through the historic preservation hearing officer and Historic Preservation Commission for design approval, plus wait one year for demolition.

Mr. Bednarek replied the historic preservation hearing officer and the Historic Preservation Commission were part of a public hearing appeal process. He specified historic preservation staff could approve something administratively, noting if the homeowner disagreed with that approval they could appeal the decision to the hearing officer then proceed through that process.

Vice Mayor O'Brien noted Subsection E of the State law required the City to adopt regulations by January 1, 2026 or risked having this law implemented Citywide without proper study for the rest of the City. She continued Subsection A said the City must authorize the ability for a property owner to build middle housing projects. She questioned how Council could comply with Subsection E if Subsection A was not fulfilled.

City Attorney Julie Kriegh requested counsel respond to the question.

John Austin Gaylord, with Gust Rosenfeld P.L.C., answered Vice Mayor O'Brien was correct regarding the statute text that the City was required to adopt an ordinance by January 1, 2026, noting Subsections A and E both included a requirement to adopt the ordinance by January 1, 2026 to allow middle housing.

Vice Mayor O'Brien sought clarification the City was required to adopt and authorize the ability for a property owner to build middle housing.

Mr. Gaylord replied those were not the exact words in the statute.

Councilwoman Stark stated authorize meant the City had to comply, but she asked if the State required a waiting period so someone could not come to the City the next day requesting this zoning change.

Councilwoman Hodge Washington expressed concern that legal advice was being presented in a public meeting.

Vice Mayor O'Brien asserted she asked a question with reference to specific statute text as one said the City had to adopt it and the other said the City had to authorize it.

Mr. Gaylord responded the exact text under Subsection E said the City must adopt whereas Subsection A said the City must authorize by ordinance, noting both referenced that action. He added he did not understand Councilwoman Stark's question.

Councilwoman Stark mentioned when Council adopted a text amendment or zoning change there was a 30-day waiting period per State law. She said she supported a continuance because there were outstanding questions because middle housing was perceived as a quick fix. She remarked Minneapolis adopted middle housing in 2020 and removed most single-family zoning to build 30-40 duplexes since that time so it was not happening as planned. She stated she wanted to know why and she reached out to Arizona State University (ASU) who wanted to do a study, noting they contacted Morrison Institute and was meeting with them. She expressed there had to be solutions to provide affordable

middle housing and understood the City had to comply with the State law, but she did not think it would solve the problem.

Motion was made by Councilwoman Pastor to continue this item to the November 19, 2025 Formal Meeting. The motion was seconded by Councilwoman Guardado.

Councilwoman Hodge Washington thanked everyone for participating in this process as it showed how important this issue was to both sides, noting speakers brought up new issues. She indicated she supported the continuance so Council could work on the issues and make decisions so both sides were agreeable. She expressed she supported housing but it had to be done in a way that provided the intended results. She remarked Phoenix should celebrate its successes, such as the goal to create 50,000 units by 2030 which was accomplished five years early. She added 22 percent of those units were affordable housing and 25 percent were workforce housing. She expressed Council was tuned in on this issue, but had to do it in a way that benefited all residents.

Councilwoman Hernandez thanked everybody for being so engaged on this item as it showed how much they cared about housing. She said she disagreed with the comparison of Minneapolis to Phoenix because HB2721 did not eliminate single-family zoning. She listened to the concerns from everyone about this ordinance only being done within a one-mile area near downtown, noting the original introduction of this legislation was not that narrow of an area. She expressed a two-week continuance would not change what Council was required to do to comply with State law, but supported the motion so her colleagues could get their questions resolved. She stressed the City was experiencing an affordability issue and needed tools to resolve it, and acknowledged this law alone would not solve the problem but it was a step in the right direction. She recognized staff for their hard work to ensure it was written in a way that would allow it to happen and provided the information to Council and the community.

Councilwoman Guardado thanked the community for coming out, noting she listened to the comments from both sides and understood the issue of being able to own a home. She pointed out an underlying issue to

affordability was poverty wages, but issues needed to be aimed at the right people and they were not present. She said she seconded the motion because it was important to look at these issues and make sure Council could support everyone's ownership in the community.

Councilman Robinson asked if the two week continuance would provide enough time for ASU and the Morrison Institute to do their research and provide the results to Council as well as look into what Tucson had done on this matter.

Councilwoman Stark replied she requested the Morrison Institute do more research than what ASU did, such as looking at different options to incentivize middle housing. She stated that would take time and understood there was a timeline on this particular law, but she thought that information would be valuable to help address issues regarding affordable housing and middle housing throughout Phoenix.

Vice Mayor O'Brien said she listened to everyone and appreciated their passion for neighborhoods, noting historic districts were part of the City's history and no one wanted to lose that character. She conveyed Phoenix was experiencing a housing crisis that affected many people who wanted to stay together across generations. She mentioned her housing plan proposed more than 30 solutions to address the crisis, such as federal advocacy and local fixes. She emphasized this State law limited the City's abilities to ensure cohesive integration into existing communities, noting Phoenix was required to comply with it. She remarked this law did not just affect historic areas, but allowed new and large developments across the City and to set aside 20 percent of land for the same housing types. She added this law spread the responsibility to increase diverse housing options across the entire City. She indicated Districts 1 and 2 had the largest amount of State land and undeveloped land, noting these new products would enter those neighborhoods along with Districts 5, 7 and 8.

Vice Mayor O'Brien expressed if this action passed as required by State law historic districts would maintain protections that did not exist elsewhere in the City. She conveyed property owners must observe a one-year demolition stay and navigate design review through both the

historic preservation hearing officer and Historic Preservation Commission before proceeding. She emphasized Council did not have an option, noting if this ordinance did not pass the City risked losing State-shared revenue which accounts for about $700 million which was 35 percent of the City's budget. She said that was a risk she was not willing to take as 1.7 million residents depended on City services, especially when some people already lost federal services and benefits due to the federal shutdown. She expressed this was a frustrating situation because Phoenix was leading on housing solutions, such as passing an ordinance allowing backyard casitas. She continued the City allowed residential housing within commercial zones, expanding more middle housing by right and consistently approve housing entitlements at Council meetings. She recalled three years ago there was State legislation that would have eliminated all zoning protections to allow high rises in residential backyards. She emphasized that legislation would have only impacted cities with light rail lines and populations over 500,000 which were Tucson, Mesa and Phoenix. She specified this law was aimed at cities with over 75,000 residents, noting the State legislature said smaller communities were not impacted by the housing crisis.

Vice Mayor O'Brien remarked she would support this ordinance in two weeks because she could not risk essential services for 1.7 million residents. She said she supported diverse housing options as well as exploring this ordinance Citywide with both rental and for sale options. She expressed she also supported the continuance requested by her colleagues, noting Council was committed to working with neighborhood leaders, associations and residents to preserve Phoenix's neighborhoods while meeting the City's housing needs.

Vice Mayor O'Brien sought clarification that the motion was to continue both Items 51 and 52 to the November 19, 2025 Formal Meeting.

Councilwomen Pastor and Guardado affirmed that was correct.

This item was continued to the November 19, 2025 City Council Formal Meeting.

52 Public Hearing and Ordinance Adoption - Rezoning Application

Z-3-25-4-7-8 - Middle Housing Overlay District - Various Parcels Located Within One Mile of the Downtown (Ordinance G-7447) - Districts 4, 7 & 8

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-3-25-4-7-8 and rezone the area generally within one mile of the Downtown Code boundary from various underlying zoning districts to various underlying zoning districts with the Middle Housing Overlay District as created by the companion case, Z-TA-1-25-Y. This case must be heard following Z-TA-1-25-Y.

Summary

Current Zoning: Various Underlying Zoning Districts
Proposed Zoning: Various Underlying Zoning Districts with the Middle Housing (MH) Overlay District.
Acreage: Approximately 4,467.45
Proposal: Map the boundaries for the initial application of the Middle Housing Overlay District (Z-TA-1-25-Y).

A.R.S. Section 9-462.13 requires that the area located within one mile of Downtown be provided the entitlement for middle housing no later than January 1, 2026. Rezoning Case Z-3-25-4-7-8 has been created to map the boundaries of the MH Overlay District, as described above, to this area with the exceptions as required by the new state law. The applicable exception is for the territory in the vicinity of Phoenix Sky Harbor Airport (south of Downtown). A detailed map is provided as Exhibit A of **Attachment A** and within Exhibit B of the Staff Report (**Attachment B**).

Applicant: City of Phoenix, Planning Commission
Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval, as shown in Exhibit B of the Staff Report.
VPC Information Only: This item was heard for information only by 14 of the 15 Village Planning Committees throughout September 2025. One of the 15 Village Planning Committees did not have a quorum. The summaries for these meetings are available in **Attachment C.**
PC Action: The Planning Commission heard this item on October 6, 2025

and recommended approval, as shown in Exhibit B of the Staff Report, by a vote of 5-3
(**Attachment D**).

Location

Various parcels located within one mile of the Downtown.
Council Districts: 4, 7 and 8

NOTE: Refer to Item 51 for discussion on this item.

This item was continued to the November 19, 2025 City Council Formal Meeting.

The hearing was held on Items 51 and 52. A motion was made by Councilwoman Pastor, seconded by Councilwoman Guardado, that Items 51-52 be continued to the November 19, 2025 City Council Formal Meeting. The motion carried by the following vote:

Yes: 9 - Councilwoman Guardado, Councilwoman Hernandez, Councilwoman Hodge Washington, Councilwoman Pastor, Councilman Robinson, Councilwoman Stark, Councilman Waring, Vice Mayor O'Brien and Mayor Gallego

No: 0

REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

None.

000 CITIZEN COMMENTS

Vice Mayor O'Brien announced the floor was open for Citizen Comments and called on the first speaker.

Ezra Davis said he was an airline passenger assistant at Sky Harbor Airport and asked Council to provide all contracted airport service workers a living wage of $25 an hour. He also requested City Manager Ed Zuercher and Aviation Director Chad Makovsky conduct an economic impact study that provided details about the needed wages and benefits for all airport workers.

Kai Pelton asked if middle housing also included building in someone's backyard.

Vice Mayor O'Brien responded she could not respond as Items 51 and 52 were

closed.

Ms. Pelton said people worked hard to purchase a home and wanted privacy. She asked Council to vote no when those items came back.

Veronika Corcoran spoke about the clash of generations and said the younger generation needed to work hard to appreciate home ownership.

Tammy Weaver expressed concerns about the impact the North Park housing development and the daily traffic it would bring into her community. She stated residents wanted to reduce the density of this project, plus have their environmental concerns addressed.

NOTE: Vice Mayor O'Brien temporarily left the voting body during Ms. Wilsey's comments. Councilwoman Guardado assumed the Chair.

Ann Renee Wilsey provided her concerns about the North Park project and the impact it would have on Stetson Valley, especially the increased traffic. She remarked she was not opposed to the development, but emphasized the innovative corridor should be incorporated north of Loop 303 while housing and retail establishments should be south of Loop 303. She requested Council meet with the neighborhood prior to voting on this project at the December meeting.

NOTE: Vice Mayor O'Brien returned to the voting body and assumed the Chair.

Don Diehn, Vice President of Stetson Valley Homeowners Association (HOA), expressed concerns about the impact from the proposed rezoning for industrial use that was connected with the TSMC expansion south of Loop 303. He requested Council meet with the HOA board to discuss solutions prior to the December meeting.

Jacqueline Musanabera said she worked for Sky Chef at Sky Harbor Airport and was one of the workers affected by the recent transition to the new contractors. She commented many workers were laid off, noting the contractors did not rehire them. She requested Council pass an ordinance to ensure workers were protected in the future.

ADJOURN

There being no further business to come before the Council, Vice Mayor O'Brien declared the meeting adjourned at 6:45 p.m.

MAYOR

ATTEST:

CITY CLERK

SM

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 5th day of November, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 17th day of June, 2026.

CITY CLERK