

**ORDINANCE S-47129**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY AND TO EXECUTE ANY OTHER INSTRUMENTS OR DOCUMENTS NECESSARY; FURTHER AUTHORIZING THE CITY TREASURER TO ACCEPT FUNDS AND THE CITY CONTROLLER TO DISBURSE FUNDS.**

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**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as**

**follows:**

**SECTION 1. The City Manager or his designee is authorized to enter into a development agreement (“DA”) and to execute any other instruments or documents necessary (collectively, the “Agreements”) with Taiwan Semiconductor Manufacturing Company or its City-approved affiliate (“TSMC”), for the development of a semiconductor manufacturing campus in Phoenix, and related public infrastructure.**

**SECTION 2. The terms of the Agreements are as follows:**

- A. TSMC agrees to expand into the City with an approximately \$12 billion advanced semiconductor manufacturing campus located within the City of Phoenix.**
- B. TSMC intends to create up to 1,900 total new jobs within five years of entering into the DA.**
- C. Within five years from execution of the DA, TSMC shall complete construction of the first phase of the project.**

- D. The City shall construct and install certain regional public infrastructure improvements, in an amount not to exceed 205 million dollars (\$205,000,000), as generally described below:**
- a. Streets: Approximately three miles of full arterial streets including streets, curb, gutter, sidewalk, streetlights and landscaping that will serve the project and surrounding region totaling not more than \$60 million. Additionally, the City would design and install one traffic signal at a cost of approximately \$500,000 and potentially one additional signal at \$500,000 depending on a future traffic study. The total amount of street infrastructure will not exceed \$61 million.**
  - b. Water: New regional public water infrastructure improvements totaling \$37 million to service the project and surrounding area, that may include a pressure reducing station, 16-inch to 54-inch diameter water transmission mains, and possible booster pump station upgrades. The City would provide adequate water to meet the demands of the Project at the standard City water rates.**
  - c. Sewer: new public wastewater infrastructure improvements totaling \$107 million to service the project and surrounding area, which may include 15-inch to 60-inch gravity sewer mains. The City would provide wastewater services for the project at standard City wastewater rates.**
- E. TSMC shall dedicate any properties and easements needed for installation of the public infrastructure improvements on terms to be specified in the DA.**
- F. The City shall provide a professional team on-site, dedicated to the Project to ensure responsiveness with plan review and inspections.**
- G. The DA may contain other terms and conditions deemed necessary by City staff.**

**SECTION 3. The City Treasurer is authorized to accept, and the City Controller is authorized to disburse, funds necessary for the purposes of this Ordinance.**

PASSED by the Council of the City of Phoenix this 18th day of November,


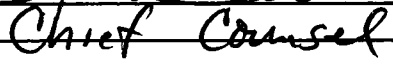
2020.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
Denise Archibald, City Clerk

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

BY:   
\_\_\_\_\_  
 TGS

REVIEWED BY:

  
\_\_\_\_\_  
Ed Zuercher, City Manager

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## City of Phoenix

OFFICE OF THE CITY ATTORNEY

To: Milton Dohoney  
Assistant City Manager

Date: December 22, 2020


From: Cris A. Meyer  
City Attorney

Subject: CORRECTION MEMO – ORDINANCE S-47129

This correction memo requests that changes be made to Ordinance S-47129 passed by the City Council at the formal meeting held on November 18, 2020.

Ordinance S-47129 should be corrected to clarify the name of the entity contracting with the City of Phoenix to "Taiwan Semiconductor Manufacturing Company **or its City-approved affiliate** ('TSMC')." (Corrected language in bold). Taiwan Semiconductor Manufacturing Company has created a subsidiary entity, TSMC Arizona Corporation, that will be entering into the development agreement approved by the Ordinance. Please contact me if you have any questions or need any additional information.

A copy of the corrected ordinance is attached to this memo.

Approved:   
Milton Dohoney, Assistant City Manager