

RESOLUTION NO. 2020-2108

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE MODIFICATION OF ASSESSMENT NUMBER 13 WITHIN THE MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT.

WHEREAS, pursuant to ARIZ. REV. STAT. § 48-594(B) and a request of the property owners affected, the Superintendent of Streets of the City of Goodyear, Arizona (the “City”), has prepared a list of assessments on certain property within the McDowell Road Commercial Corridor Improvement District (the “District”), which assessments are to be modified, including (a) the assessment number, legal description and amount assessed on each affected parcel before the modification, (b) the assessment number, legal description and name and address of the owner as shown on the most recent tax roll, and (c) the amount to be assessed on each parcel after modification, all of which are set forth in the Petition for Modification of Assessments presented herewith; and

WHEREAS, the Superintendent of Streets has caused to be prepared and presented to the Mayor and City Council an amendment to the assessments reflecting the requested modification and an amended Assessment Diagram; and

WHEREAS, the property owners impacted by the requested assessment modification waived their rights to notice and a hearing as described in ARIZ. REV. STAT. § 48-594(B); and

WHEREAS, no objections to the reallocation of the assessment have been received during the time provided by law; and

WHEREAS, the property owners impacted by the requested assessment modification have prepaid the costs of such modification; and

WHEREAS, the Mayor and City Council have considered the matter and have the advice of its Superintendent of Streets with respect to the improvements constructed and the assessments levied for the District.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, as follows:

Section 1. Pursuant to ARIZ. REV. STAT. § 48-594(B) and the completed application and substantially complete petition submitted by the property owners, and good cause appearing therefore, it is hereby ordered that assessment number 13 be modified in accordance with the assessment modification and reallocation submitted by the Superintendent of Streets.

Section 2. The Mayor and City Council hereby approve the assessment modifications as are set forth on Exhibit A attached hereto, and approve the form of amended Assessment Diagram as set forth on Exhibit B attached hereto.

Section 3. The Mayor and City Council hereby direct the Superintendent of Streets to record the reallocated assessment and amended Assessment Diagram in the Superintendent of Streets' office pursuant to ARIZ. REV. STAT. § 48-594(B) and record an amended notice of recording of assessment in the records of Maricopa County, Arizona.

Section 4. The modified assessment numbers will now be 13-01-001 and 13-01-002.

PASSED AND ADOPTED by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona on October 26, 2020.

Mayor

City Clerk

APPROVED AS TO FORM:

Gust Rosenfeld P.L.C.
Bond Counsel

I hereby certify that I have reviewed the legal descriptions and the modifications of the assessments above-numbered and that the modifications set forth on the attached exhibit are acceptable to me.

Superintendent of Streets

CERTIFICATE

I hereby certify that the above and foregoing Resolution was duly passed by the Mayor and City Council of the City of Goodyear, Maricopa County, Arizona, at a regular meeting held on October 26, 2020, and that a quorum was present thereat and that the vote thereon was _____ ayes and _____ nays; _____ did not vote or were absent.

City Clerk

EXHIBIT A

ASSESSMENT MODIFICATIONS

(see attached)

New Assessment Number, Assessor Parcel Number, Principal Remaining, Acreage and Ownership Info											RPA Calculated New Assessment	2020 FCV	Status of Development	Estimated FCV (1)	Value to Lien (2)	comments
Original Assessment Number	Original APN	Original Assessment Acreage	Original Assessment Square Footage	Principal Balance Remaining (4)	New Assessment Number	New APN	Lot or Tract #	New Assessment Acreage (3)	New Assessment Square Footage(3)	Owner Name						
13	501-71-983	17.186	748,615.00	\$1,108,499.30	13-01-001	501-71-983A	Lot 7A	8.798	383,229.00	Cabana on Encanto LLC	\$567,421.36	\$14,338.00	undeveloped	\$4,981,977.00	8.78	FCV calculated based on \$13/SF
					13-01-002	501-71-983B	Lot 7B	8.389	365,437.00	Globe Land Investors, LLC	\$541,077.94	\$13,672.00	undeveloped	\$4,750,681.00	8.78	FCV calculated based on \$13/SF
Total		17.186	748,615.00	\$1,108,499.30				17.187	748,666.00		\$1,108,499.30	\$28,010.00		\$9,732,658.00		

(1) According to the latest information available on the Maricopa County Assessor's Office website, the parcels as part of this modification of assessment have been assigned new parcel numbers and are reflected herein. These parcels are currently undeveloped so the anticipated 2020 FCV are anticipated to be low until such time that they are developed. Comparable undeveloped parcels within the Market at Estrella Falls have 2020 FCV of \$15-16 per square foot valuations while developed parcels within the Market at Estrella Falls have had 2020 FCV with \$33-\$39 per square foot valuations. In order to demor the value to lien ratio as part of this modification of assessment, a conservative estimate of \$13/SF will be utilized (allowing for some variation in land use in accordance with the applicable zoning standards).

(2) As calculated utilizing the \$13/SF valuation as described above in footnote (1).The parcels identified as part of this modification of assessment meet the minimum 4:1 VTL ratio as demonstrated herein.

(3) New assessment acreage and new assessment square footage are approximate based on the records of Maricopa County Assessor and may not match the original assessment acreage and original assessment square footage due to rounding.

(4) Furnished by City of Goodyear Finance Department on 9/9/20

EXHIBIT B

AMENDED ASSESSMENT DIAGRAM

(see attached)

CITY OF GOODYEAR, ARIZONA
MCDOWELL ROAD
COMMERCIAL CORRIDOR
IMPROVEMENT DISTRICT
(AMENDED)

MAYOR
GEORGIA LORD

VICE MAYOR
BILL STIPP

COUNCIL MEMBERS
JOE PIZILLO
SHERI LAURITANO
WALLY CAMPBELL
BRANNON HAMPTON
LAURA KAINO



INDEX OF SHEETS
NOT TO SCALE

PREPARED BY:

RPA RITOCH-POWELL
& Associates
602-263-1177
WWW.RPAENG.COM

CERTIFICATION

I, _____, CITY CLERK OF THE CITY OF
GOODYEAR, ARIZONA, DO HEREBY CERTIFY THAT THIS IS
THE AMENDED ASSESSMENT DIAGRAM OF THE MCDOWELL
ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT,
APPROVED BY THE MAYOR AND COMMON COUNCIL OF
THE CITY OF GOODYEAR AT A MEETING ON THE ____ DAY
OF _____, 20__, AND THAT A QUORUM WAS
PRESENT.

BY _____ FILED BY _____
CITY CLERK SUPERINTENDENT OF STREETS
ASSESSMENT DIAGRAM SUBMITTED THIS ____ DAY OF _____
20__

SUBMITTED BY _____
SUPERINTENDENT OF STREETS

APPROVAL

APPROVED BY RESOLUTION NO. _____ AT A MEETING OF
THE COMMON COUNCIL OF THE CITY OF GOODYEAR,
ARIZONA HELD THIS ____ DAY OF _____ 20__.

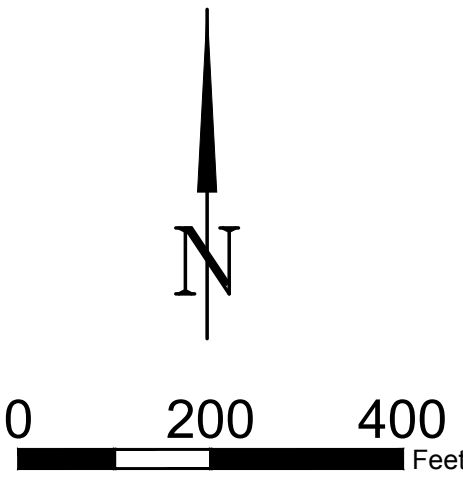
BY _____
MAYOR

ATTEST _____
CITY CLERK



CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



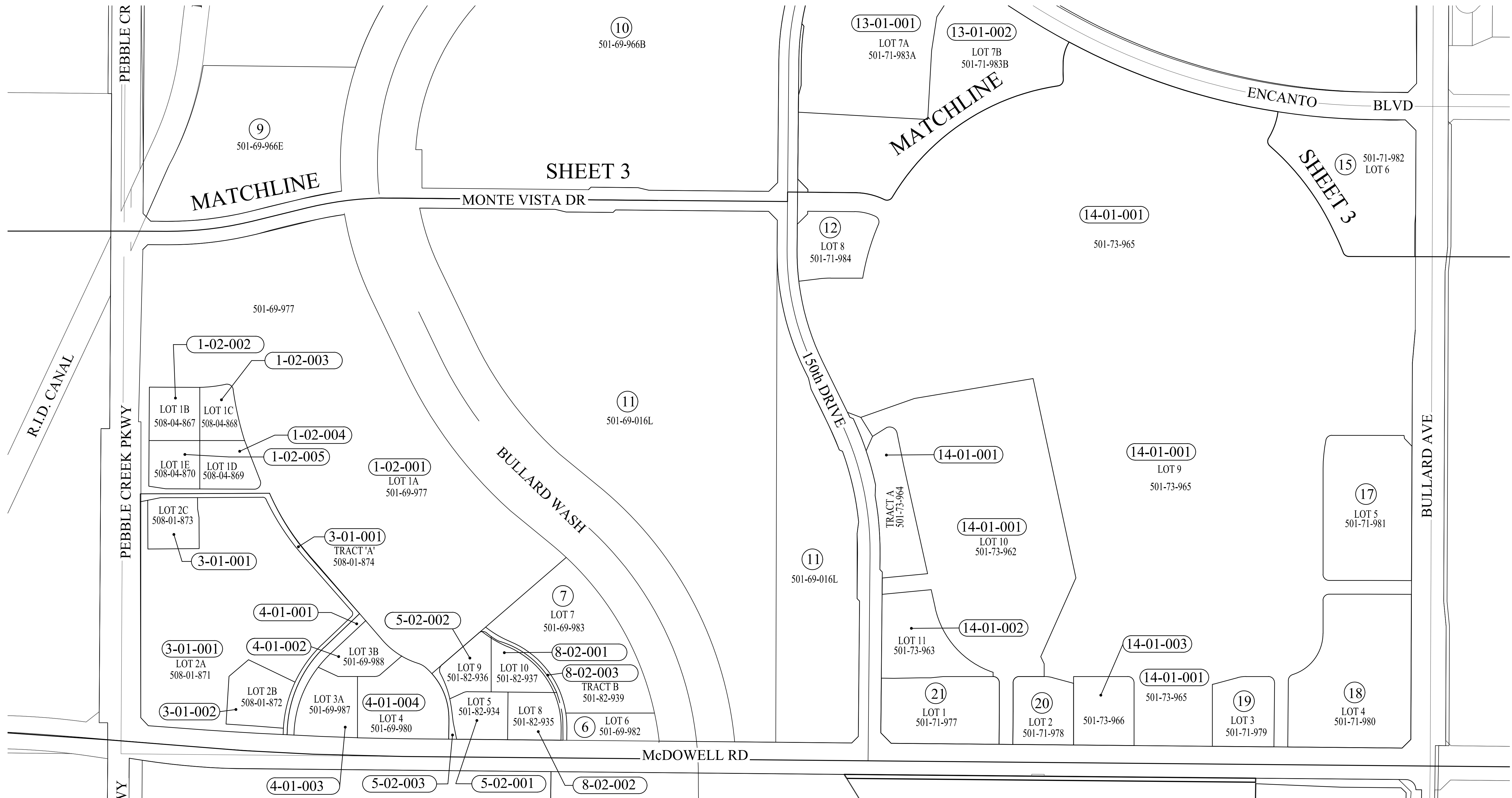
ASSESSMENT NUMBER	PARCEL NUMBER
1-02-001	APN#
9	501-69-016E
10	501-69-966B
11	501-69-016L
12	501-71-984
13-01-001	501-71-983A
13-01-002	501-71-983B
14-01-001	501-73-965 501-73-962 501-73-964
15	501-71-982

LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

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

**RITOCH-POWELL
& Associates**
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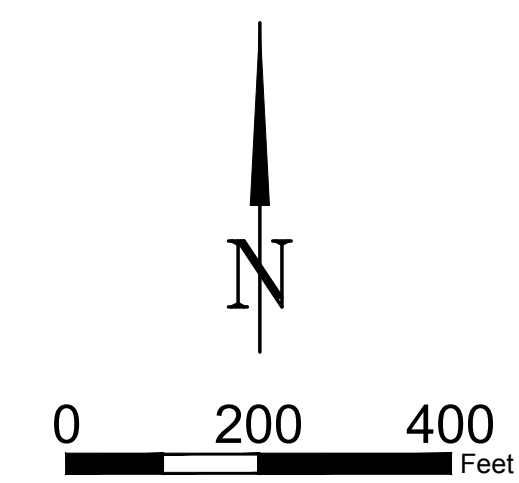
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY JEB	DATE 9-10-20	SCALE: 1" = 200' - 0" SHEET 2 OF 4
DRAWN	JEB	9-10-20	
CHECKED	JEB	9-10-20	



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
1-02-001	501-69-977	8-02-001	501-82-937	15	501-71-982
1-02-002	508-04-867	8-02-002	501-82-935	17	501-71-981
1-02-003	508-04-868	8-02-003	501-82-939	18	501-71-980
1-02-004	508-04-869			19	501-71-979
1-02-005	508-04-870	9	501-69-966E	20	501-71-978
3-01-001	508-01-871	10	501-69-966B	21	501-71-977
	508-01-873	11	501-69-016L		
	508-01-874	12	501-69-984		
3-01-002	508-01-872	13-01-001	501-71-983A		
4-01-001	501-69-989	13-01-002	501-71-983B		
4-01-002	501-69-988	14-01-001	501-73-965		
4-01-003	501-69-987		501-73-962		
4-01-004	501-69-980		501-73-964		
5-02-001	501-82-934	14-01-002	501-73-963		
5-02-002	501-82-936	14-01-003	501-73-966		
5-02-003	501-82-938				
6	501-69-982				
7	501-69-983				

CITY OF GOODYEAR IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"

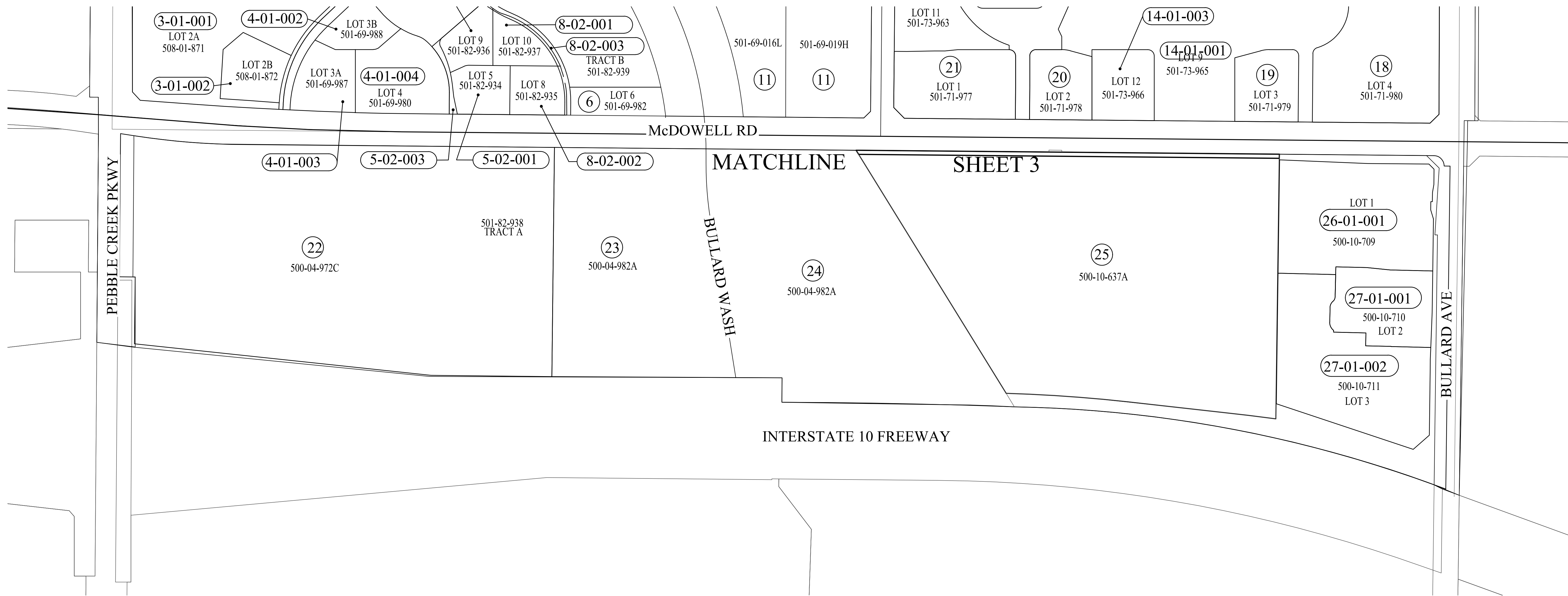


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RPA & Associates
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LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

REVISED 9-10-2020
REVISED 5-14-2019
ORIGINAL 9-24-2007

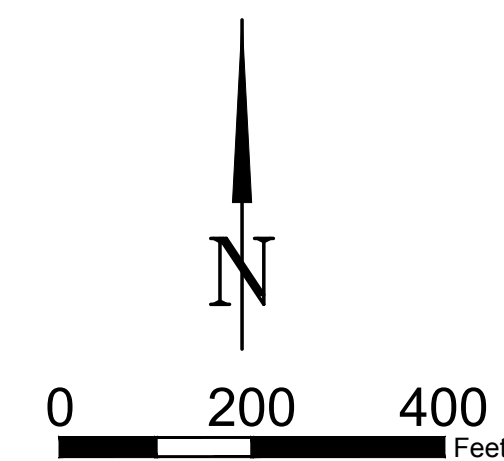
MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	9-10-20	
CHECKED	JEB	9-10-20	SHEET 3 OF 4



ASSESSMENT NUMBER	PARCEL NUMBER	ASSESSMENT NUMBER	PARCEL NUMBER
3-01-001	508-01-871	20	501-71-978
3-01-002	508-01-873	21	501-71-977
4-01-001	508-01-874	22	500-04-972C
4-01-002	508-01-872	23	500-04-982A
4-01-003	501-69-979	24	500-04-982A
4-01-004	501-69-979	25	500-10-637A
5-02-001	501-69-980	26-01-001	500-10-709
5-02-002	501-82-934	27-01-001	500-10-710
5-02-003	501-82-936	27-01-002	500-10-711
6	501-82-938		
8-02-001	501-69-982		
8-02-002	501-82-937		
8-02-003	501-82-935		
11	501-82-939		
14-01-001	501-69-016L		
14-01-002	501-69-019H		
14-01-003	501-73-965		
18	501-73-962		
19	501-73-964		
	501-73-963		
	501-73-966		
	501-71-980		
	501-71-979		

CITY OF GOODYEAR IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM

SCALE: 1" = 200' - 0"



LEGEND	
	ID BOUNDARY
	AREA OF IMPROVEMENT
	500-04-972-A
	PARCEL NUMBER
	ASSESSMENT NUMBER
	MODIFIED ASSESSMENT NUMBER

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

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MCDOWELL ROAD COMMERCIAL CORRIDOR IMPROVEMENT DISTRICT CITY OF GOODYEAR, AZ			
DESIGNED	BY	DATE	SCALE: 1" = 200' - 0"
DRAWN	JEB	9-10-20	
CHECKED	JEB	9-10-20	
			SHEET 4 OF 4