



# Agenda

## City Council Formal Meeting

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Wednesday, April 20, 2022

2:30 PM

phoenix.gov

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**\*\*\*REVISED April 18, 2022\*\*\***  
**Item Revised: 50**

### OPTIONS TO ACCESS THIS MEETING

#### *Request to speak at a meeting:*

- **Register online** by visiting the City Council Meetings page on phoenix.gov **at least 1 hour prior to the start of this meeting**. Then, click on this link at the time of the meeting and join the Webex to speak: <https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=e4874e94716a9f94c319a4a03179a9561>

- **Register via telephone** at 602-262-6001 **at least 1 hour prior to the start of this meeting**, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

#### *At the time of the meeting:*

- **Watch** the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- **Call-in** to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2556 512 4123# (for English) or 2551 688 9584# (for Spanish). Press # again when prompted for attendee ID.

#### *Para nuestros residentes de habla hispana:*

- **Para registrarse para hablar en español**, llame al 602-262-6001 **al menos 1 hora antes del inicio de esta reunión** e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2551 688 9584#. El intérprete le indicará cuando sea su turno de hablar.

- **Para solamente escuchar la reunión en español**, llame a este mismo número el día de la reunión (602-666-0783; ingrese el número de identificación de la reunión 2551 688 9584#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

**CALL TO ORDER AND ROLL CALL**

**MINUTES OF MEETINGS**

- 1 For Approval or Correction, the Minutes of the Formal Meeting on June 17, 2020 Page 11

**BOARDS AND COMMISSIONS**

- 2 Mayor and Council Appointments to Boards and Commissions Page 12

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

- 3 Liquor License - Bellair Golf Park District 1 - Page 16
- 4 Liquor License - Gallery Bar Phoenix District 2 - Page 20
- 5 Liquor License - Kasai Asian Grill District 2 - Page 24
- 6 Liquor License - King Salmon District 4 - Page 29
- 7 Liquor License - AM/PM Mini Market #1399 District 5 - Page 34
- 8 Liquor License - Eddies Food Market District 7 - Page 36
- 9 Liquor License - Ojos Locos Sports Cantina District 7 - Page 40
- 10 Liquor License - South Central Market District 7 - Page 46
- 11 Liquor License - Throne Brewery & Pizza Kitchen District 7 - Page 51
- 12 Liquor License - Hilton Garden Inn District 8 - Page 56

**PAYMENT ORDINANCE (Ordinance S-48493) (Items 13-23)** Page 58

- 13 Priority Towing, LLC
-

- 14 **TRAX Analytics, LLC**
- 15 **Mirage Glass & Mirror, Inc.**
- 16 **Touchdown Sportswear & Promotions, LLC**
- 17 **United Phoenix Firefighters Association**
- 18 **Public Safety Personnel Retirement System**
- 19 **Bureau of Reclamation**
- 20 **Force Science Institute, Ltd.**
- 21 **Maricopa County Air Quality Department**
- 22 **Maricopa County Environmental Services Department**
- 23 **State of Arizona Power Authority**

**ADMINISTRATION**

- 24 **Proposed 19th Avenue and Parsons Road Annexation (Ordinance S-48549)** District 1 - Page 61
- 25 **Add Public Health Advisor Position (Ordinance S-48545)** Citywide - Page 64
- 26 **Bloomberg Associates Consulting Agreement** Citywide - Page 66
- 27 **Facilities Maintenance and Repair and Operations Industrial Supplies - Requirements Contract - COOP 20-056A (Ordinance S-48496)** Citywide - Page 68
- 28 **Ratification of a Recorded Fire Lane Easement Agreement and Amendment and Authorization to Amend the Easement for a Redevelopment Project at 16th Street and Camelback Road (Ordinance S-48500)** District 6 - Page 70
- 29 **Acceptance and Dedication of an Easement for Sidewalk Purposes at 32nd Street and Liberty Lane (Ordinance S-48509)** District 6 - Page 71

- 30    **Acceptance and Dedication of Deeds and Easements for Roadway, Public Utility and Sidewalk Purposes (Ordinance S-48511)**    District 1 - Page 72  
District 2  
District 3  
District 7
- 31    **Acceptance of Easements for Drainage Purposes (Ordinance S-48512)**    District 1 - Page 74  
District 2  
District 3
- 32    **Non-Medicare Retiree Medical Health Plans - RFP HR 21-014 (Ordinance S-48505)**    Citywide - Page 75
- 33    **Authorization to Apply for Local Judicial Collection Enhancement Fund Grant Funding to Upgrade Court Security Control Room (Ordinance S-48522)**    Citywide - Page 77
- 34    **ARPA Phoenix Resilient Food System Programs - Amendment (Ordinance S-48543)**    Citywide - Page 79
- 35    **Contract with Human Services Campus, Inc. for COVID-19 Essential Services, Operations and Homeless Support Activities - Amendment (Ordinance S-48546)**    Citywide - Page 82
- 36    **COVID-19 Related Homeless Services - Street Outreach Contract with Community Bridges, Inc. - Amendment (Ordinance S-48547)**    Citywide - Page 84

**COMMUNITY SERVICES**

- 37    **Authorization to Apply, Accept, Disburse Funds and Enter into Agreements for a National Science Foundation Civic Innovation Challenge Grant (Ordinance S-48544)**    Citywide - Page 86
- 38    **Loan Federal HOME Funds for Reserve at Thunderbird Phase II Affordable Housing Development (Ordinance S-48532)**    District 1 - Page 89
- 39    **Loan Federal HOME Funds for Trellis @ Cholla**    District 3 - Page 92
-

**Affordable Housing Development (Ordinance S-48533)**

- 40 **Loan Federal HOME Funds for Acacia Heights III Affordable Housing Development (Ordinance S-48525)** District 4 - Page 95
- 41 **Loan Federal HOME Funds for Bret Tarver Terrace Affordable Housing Development (Ordinance S-48528)** District 4 - Page 98
- 42 **Loan Federal HOME Funds for Highbridge Apartments Affordable Housing Development (Ordinance S-48530)** District 4 - Page 101
- 43 **Loan Federal HOME Funds for Osborn Pointe Affordable Housing Development (Ordinance S-48531)** District 4 - Page 104
- 44 **Loan Federal HOME Funds for Pueblo Apartments Affordable Housing Development (Ordinance S-48523)** District 7 - Page 107
- 45 **Loan Federal HOME Funds for Garfield II Affordable Housing Development (Ordinance S-48529)** District 8 - Page 110
- 46 **Family Advocacy Center Property Management Services Contract - Amendment (Ordinance S-48521)** District 4 - Page 113
- 47 **Amend Phoenix Public Library and Phoenix Families First Resource Centers Intergovernmental Agreements with First Things First (Ordinance S-48524)** Citywide - Page 115
- 48 **Memorandum of Understanding with SRP on Water Conservation, Heat Mitigation, Renewable Energy, Electric Vehicles and Equity (Resolution 22013)** Citywide - Page 118

**ECONOMIC DEVELOPMENT**

- 49 **Small Business Workforce Improvement Training Program Modification** Citywide - Page 124
- \*50 **Acquisition of Building Located at 2526 W. Northern Ave. and Lease of Adjacent Property Located at 8114 N. Black Canyon Hwy. (Ordinances S-48504 and S-48550)** District 5 - Page 126  
**\*\*\*REVISED\*\*\***
- 51 **Amend Redevelopment and Purchase Agreement with 3DC Partners, LLC (Ordinance S-48507)** District 7 - Page 130
-

- 52 **Authorization to Enter into a Membership Agreement with Downtown Phoenix, Inc. (Ordinance S-48535)** District 4 - Page 132  
District 7  
District 8
- 53 **Assignment of Services Agreement for Enhanced Municipal Services District (Ordinance S-48538)** District 7 - Page 134  
District 8

**PUBLIC SAFETY**

- 54 **Fire Fighting Class A Foam - Requirements Contract - IFB 18-070 (A) (Ordinance S-48495)** Citywide - Page 136
- 55 **Enter Into an Education Affiliation Agreement with Phoenix Children's Hospital for Paramedic Education (Ordinance S-48540)** Citywide - Page 137
- 56 **Enter Into Cooperative Fire Rate Agreement with Arizona Department of Forestry and Fire Management (Ordinance S-48542)** Citywide - Page 138
- 57 **FY 2021 Paul Coverdell Forensic Science Improvement Formula Grant Program (Ordinance S-48548)** Citywide - Page 139

**TRANSPORTATION AND INFRASTRUCTURE**

- 58 **Customer Data Collection Services - Amendment (Ordinance S-48499)** District 8 - Page 140
- 59 **Phoenix Sky Harbor International Airport New Crossfield Taxiway U - Construction Manager at Risk Preconstruction Services - AV08000085 FAA (Ordinance S-48513)** District 8 - Page 142
- 60 **Airport Shuttle Bus Services - Amendment (Ordinance S-48519)** District 8 - Page 144
- 61 **Broad, LLC Corporate Hangar Lease Agreement - Amendment (Ordinance S-48539)** District 8 - Page 146
- 62 **Phoenix Bus Rapid Transit Program Planning Support Services Contract Amendment (Ordinance S-48498)** Citywide - Page 148
-

- |    |   |                                     |
|----|---|-------------------------------------|
| 63 | <b>Building Property Management Services Agreements for Public Transit Department Office Building and Village Shopping Center (Ordinance S-48537)</b>               | District 5 - Page 151<br>District 7 |
| 64 | <b>Transit Furniture Manufacturing and Installation and Bus Stop Enhancements Contract - Request for Award (Ordinance S-48541)</b>                                  | Citywide - Page 154                 |
| 65 | <b>Curbside Household Hazardous Waste Collection - Requirements Contract - RFP 22-SW-026 (Ordinance S-48497)</b>  | Citywide - Page 156                 |
| 66 | <b>Purchase of Emission Testing Coupons - Contract Recommendation (Ordinance S-48502)</b>   | Citywide - Page 158                 |
| 67 | <b>Vehicle Glass Supply, Install, Repair and Tinting Services - Contract Recommendation (Ordinance S-48506)</b>   | Citywide - Page 160                 |
| 68 | <b>Intergovernmental Agreements with Arizona Board of Regents for Services Associated with Transportation Engineering Projects - Amendments (Ordinance S-48510)</b> | Citywide - Page 162                 |
| 69 | <b>Planning and Development Department Residential, Commercial and Fire Building Plan Review On-Call Services (Ordinance S-48514)</b>                               | Citywide - Page 164                 |
| 70 | <b>Planning and Development Department Commercial AFP Plan Review and Inspection On-Call Services (Ordinance S-48515)</b>   | Citywide - Page 166                 |
| 71 | <b>Planning and Development Department Civil Plan Review On-Call Services (Ordinance S-48516)</b>   | Citywide - Page 168                 |
| 72 | <b>Planning and Development Department Civil Field Inspection On-Call Services (Ordinance S-48517)</b>  | Citywide - Page 170                 |
| 73 | <b>Planning and Development Department Residential and Commercial Building Field Inspection On-Call Services (Ordinance S-48518)</b>                                | Citywide - Page 172                 |
-

- 74 **Planning and Development Department Residential and Commercial Landscape, Hillside, Slope Analysis and Inventory/Salvage Plan Review and Inspections On-Call Services (Ordinance S-48520)** Citywide - Page 174
- 75 **Telecommunications Services and Interstate Telecommunications Services License with Crown Castle Fiber LLC (Ordinance S-48526)** Citywide - Page 176
- 76 **Arizona Public Service Trenching Agreement for Electrical Service to City of Phoenix Booster Pump Station 4A-B11 - WS85100053 (Ordinance S-48527)** District 2 - Page 178
- 77 **Aerial Lift Equipment Repair Parts and Services - Requirements Contract - IFB 22-024 (Ordinance S-48494)** Citywide - Page 179
- 78 **Safety, Environmental and Technical Training - Requirements Contract - Amendment (Ordinance S-48501)** Citywide - Page 181
- 79 **Triple Quadrapole Mass Spectrometer Agreement - Request for Award (Ordinance S-48503)** Citywide - Page 183
- 80 **16-Inch Zone 1 Carver to Elliot Roads from 51st to 35th Avenues - Construction Manager at Risk Construction Services - WS85500440 (Ordinance S-48508)** District 8 - Page 185
- 81 **Facility Drawing Management System with eQuorum - Amendment 3 (Ordinance S-48534)** Citywide - Page 187
- 82 **HSQ Miser SCADA System Replacement Servers, Parts and Services - Amendment (Ordinance S-48536)** Citywide - Page 189

**PLANNING AND ZONING MATTERS**

- 83 **Final Plat - Arcadia 15 - PLAT 210035 - North of Earll Drive and East of 39th Street** District 8 - Page 191
- 84 **Final Plat - "New Lot 'A' - Cope Addition of Lots 2,4,6,8 & 10" - PLAT 210081 - Southeast Corner of 4th Street and Mohave Street** District 8 - Page 192
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## City Council Formal Meeting



City of Phoenix

### Report

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**Agenda Date: 4/20/2022, Item No. 1**

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### **For Approval or Correction, the Minutes of the Formal Meeting on June 17, 2020**

#### **Summary**

This item transmits the minutes of the Formal Meeting of June 17, 2020, for review, correction and/or approval by the City Council.

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

#### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

## City Council Formal Meeting



City of Phoenix

### Report

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**Agenda Date: 4/20/2022, Item No. 2**

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## **Mayor and Council Appointments to Boards and Commissions**

### **Summary**

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

### **Responsible Department**

This item is submitted by the Mayor's Office.

ATTACHMENT A



**City of Phoenix**

**To:** City Council  
**From:** Mayor Kate Gallego

**Date:** April 20, 2022

**Subject:** BOARDS AND COMMISSIONS – APPOINTEES

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

**Alhambra Village Planning Committee**

I recommend the following for reappointment:

Tracey Adams

Ms. Adams is serving her second term to expire November 19, 2022.

**Deer Valley Village Planning Committee**

I recommend the following for appointment:

Will Novak

Mr. Novak is the Director of Business Development at Suntec Concrete and a resident of District 4. He fills a vacancy for a term to expire November 19, 2022.

Councilwoman Debra Stark recommends the following for reappointment:

Keith Greenberg

Mr. Greenberg is serving his second term to expire November 19, 2023.

**Estrella Village Planning Committee**

I recommend the following for appointment:

Melanie Burd

Ms. Burd is a resident of District 7. She fills a vacancy for a partial term to expire November 19, 2022.

I recommend the following for reappointment:

Beth Cartwright

Ms. Cartwright is serving her third term to expire November 19, 2023.

**Historic Preservation Commission / Heritage Commission**

I recommend the following for appointment:

Keely Varvel Hartsell

Ms. Varvel Hartsell is a Chief of Staff at the City of Tempe and a resident of District 4. She replaces Bill Scheel for a partial term to expire January 25, 2023.

**Maryvale Village Planning Committee**

I recommend the following for appointment:

Warren Norgaard

Mr. Norgaard is the Owner of Milkweed Arts and a resident of District 4. He fills a vacancy for a term to expire November 19, 2023.

**North Gateway Village Planning Committee**

I recommend the following for reappointment:

Shannon Simon

Ms. Simon is serving her third term to expire November 19, 2023.

**North Mountain Village Planning Committee**

I recommend the following for reappointment:

Michael Krentz

Mr. Krentz is serving his second term to expire November 19, 2022.

## **Planning Commission**

I recommend the following for appointment:

### Shannon Simon

Ms. Simon is the Vice Chair of the North Gateway Village Planning Committee and a resident of District 2. She will serve as the Village Planning Committee representative for a term to expire April 15, 2024.



## Liquor License - Bellair Golf Park

Request for a liquor license. Arizona State License Application 06070400.

### Summary

#### Applicant

Ryan Beglin, Agent

#### License Type

Series 6 - Bar

#### Location

17233 N. 45th Ave.

Zoning Classification: PAD-9

Council District: 1

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

The 60-day limit for processing this application is April 29, 2022.

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 owned and operated several businesses who's success has relied on a high level of attention to detail and formulating capable teams that are able to utilize processes, procedures and redundancy to recognize and handle situations as they arise."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Bellair Golf Course has been an integral part of the greater Bellair community for 50 years. Serving liquor for all or most of those years, the course was able to be a center for community programs, meetings, socialization, and connection all while enjoying the recreation/sport of golf."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Bellair Golf Park

Liquor License Map - Bellair Golf Park

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: BELLAIR GOLF PARK

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	2
Liquor Store	9	6	3
Beer and Wine Store	10	5	1
Restaurant	12	8	3

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	14.45	12.18	21.01
Violent Crimes	5.03	3.34	5.83

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

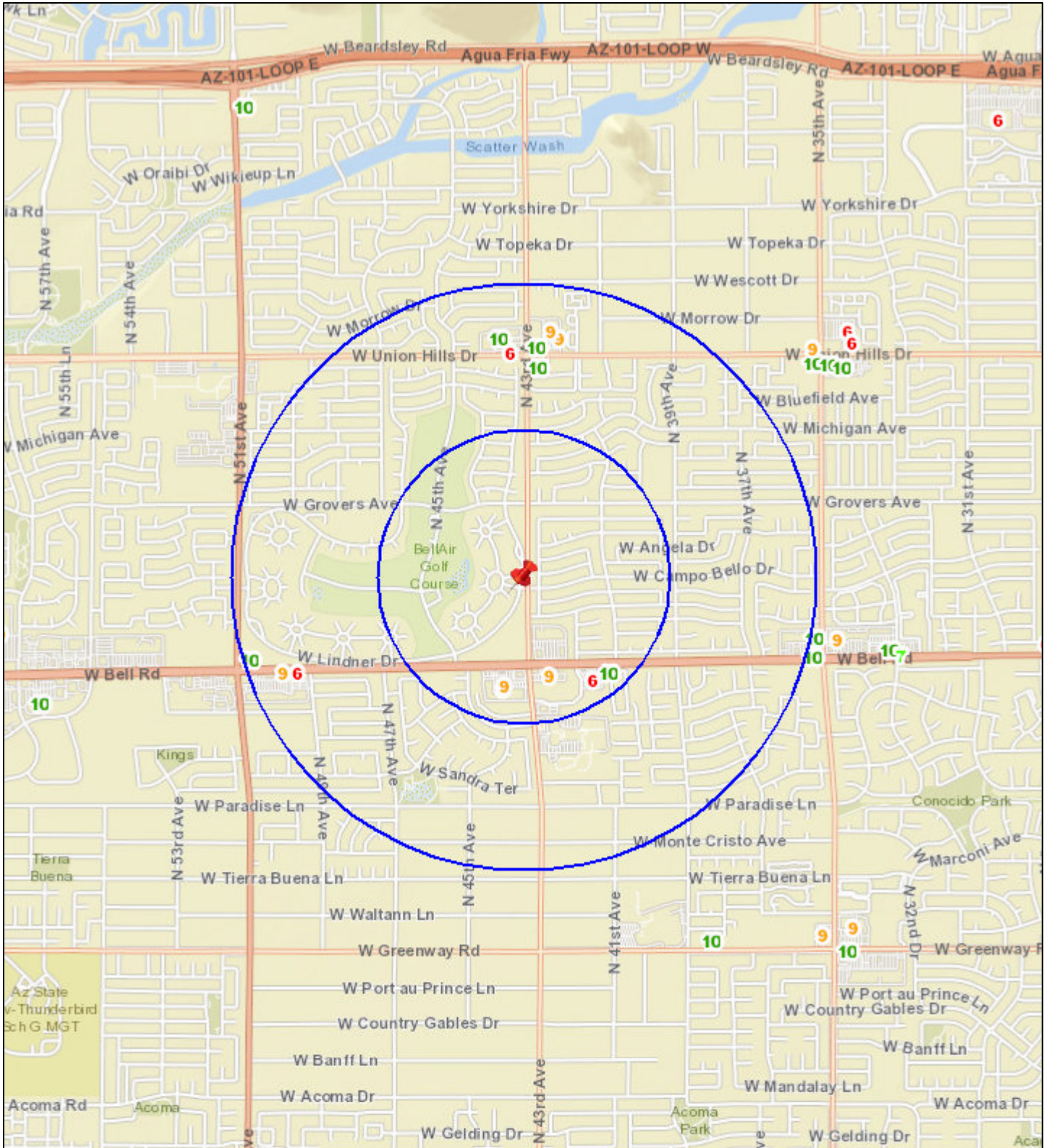
Description	Average	1/2 Mile Average
Parcels w/Violations	53	59
Total Violations	93	98

## Census 2010 Data 1/2 Mile Radius

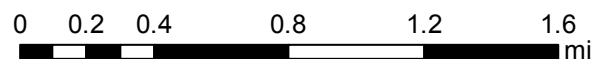
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1042251	1242	53 %	8 %	9 %
1042261	949	26 %	8 %	11 %
6181001	1795	84 %	3 %	7 %
6181003	1271	93 %	6 %	0 %
6182002	2381	41 %	12 %	10 %
6183001	1982	94 %	7 %	9 %
Average		61 %	13 %	19 %

# Liquor License Map: BELLAIR GOLF PARK

17233 N 45TH AVE



Date: 3/4/2022





## Liquor License - Gallery Bar Phoenix

Request for a liquor license. Arizona State License Application 188005.

### Summary

#### Applicant

Jeffrey Miller, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

5355 E. High St., Unit 121

Zoning Classification: C-2

Council District: 2

This request is for a new liquor license for a beer and wine store. This location was previously licensed for liquor sales and does not have an interim permit. This business is currently being remodeled with plans to open in May 2022. This location is currently licensed for liquor sales with a Series 12, Restaurant, liquor license.

The 60-day limit for processing this application is May 7, 2022.

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 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.

Gallery Bar Phoenix (Series 12)  
5355 E. High St., #121, Phoenix  
Calls for police service: 26  
Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

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

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"I would like to offer my patrons the choice of having an adult beverage while enjoying a bite to eat and great art."

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

Liquor License Data - Gallery Bar Phoenix  
Liquor License Map - Gallery Bar Phoenix

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: GALLERY BAR PHOENIX

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	9	8
Beer and Wine Bar	7	3	2
Liquor Store	9	3	3
Beer and Wine Store	10	4	2
Restaurant	12	31	25

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	51.45	0.18	0.10
Violent Crimes	9.65	0.10	0

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

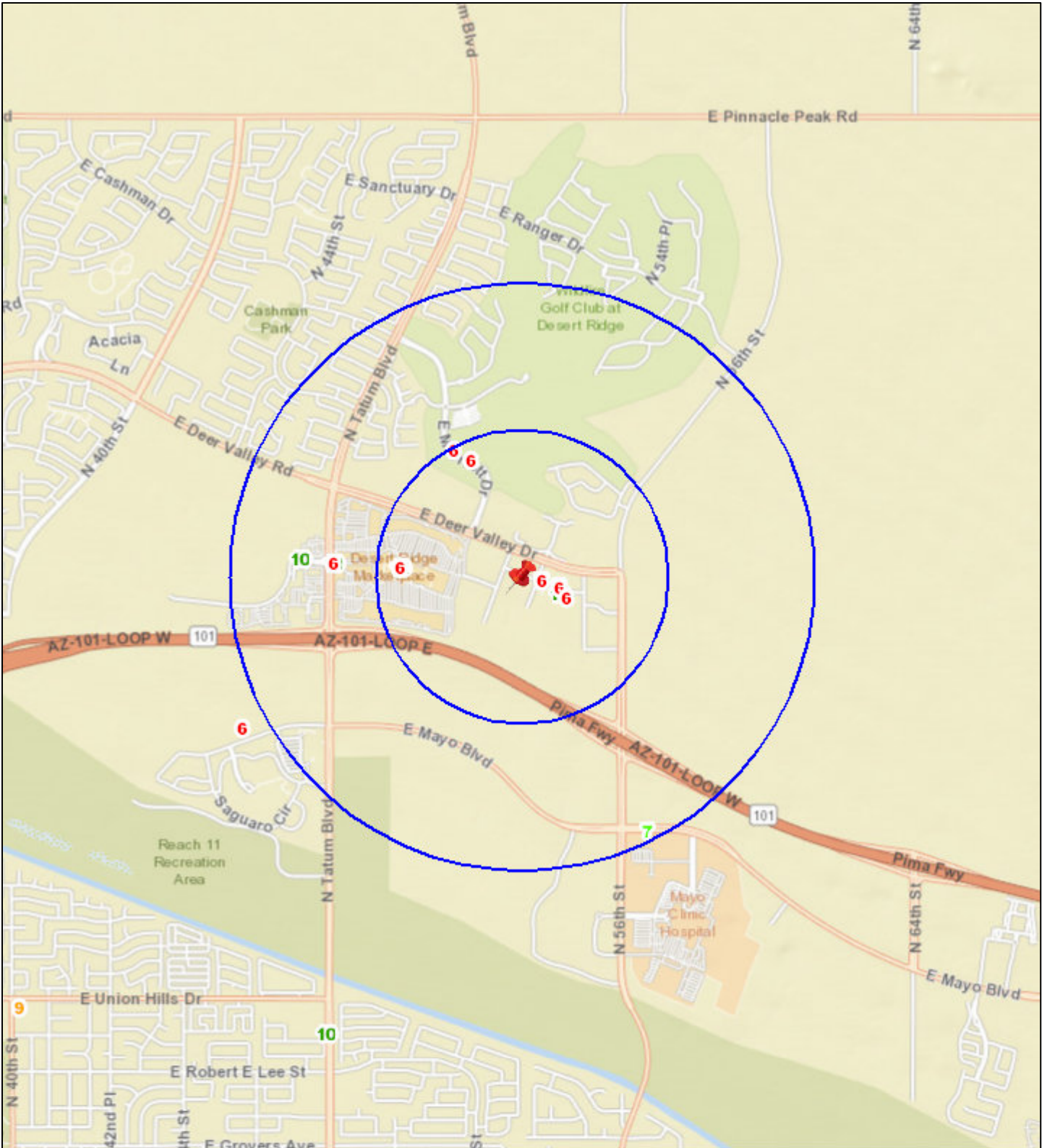
Description	Average	1/2 Mile Average
Parcels w/Violations	55	2
Total Violations	95	2

## Census 2010 Data 1/2 Mile Radius

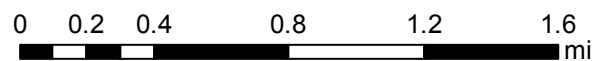
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
6152001	1993	8 %	29 %	12 %
6152002	2127	70 %	10 %	4 %
Average		61 %	13 %	19 %

# Liquor License Map: GALLERY BAR PHOENIX

5355 E HIGH ST



Date: 3/10/2022



City Clerk Department



## Liquor License - Kasai Asian Grill

Request for a liquor license. Arizona State License Application 184663.

### Summary

#### Applicant

Kevin Kramber, Agent

#### License Type

Series 12 - Restaurant

#### Location

14344 N. Scottsdale Road  
Zoning Classification: C-2 PCD  
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 April 24, 2022.

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.

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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:  
"1. I have fully disclosed any legal items/ issues as required by law. 2. Agent is currently representing 200 + licenses statewide. 3. Filed 'Manager' has current and approved Title IX liquor training."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We are a full service Teppan / Asian restaurant and want to be able to offer alcohol beverages to our over 21 years old patrons in order to enhance their dining experience."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Kasai Asian Grill

Liquor License Map - Kasai Asian Grill

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: KASAI ASIAN GRILL

## Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Wholesaler	4	6	4
Bar	6	1	1
Beer and Wine Bar	7	5	1
Liquor Store	9	1	0
Beer and Wine Store	10	8	3
Hotel	11	2	0
Restaurant	12	53	17
Craft Distiller	18	1	1

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	51.45	0.02	0
Violent Crimes	9.65	0	0

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

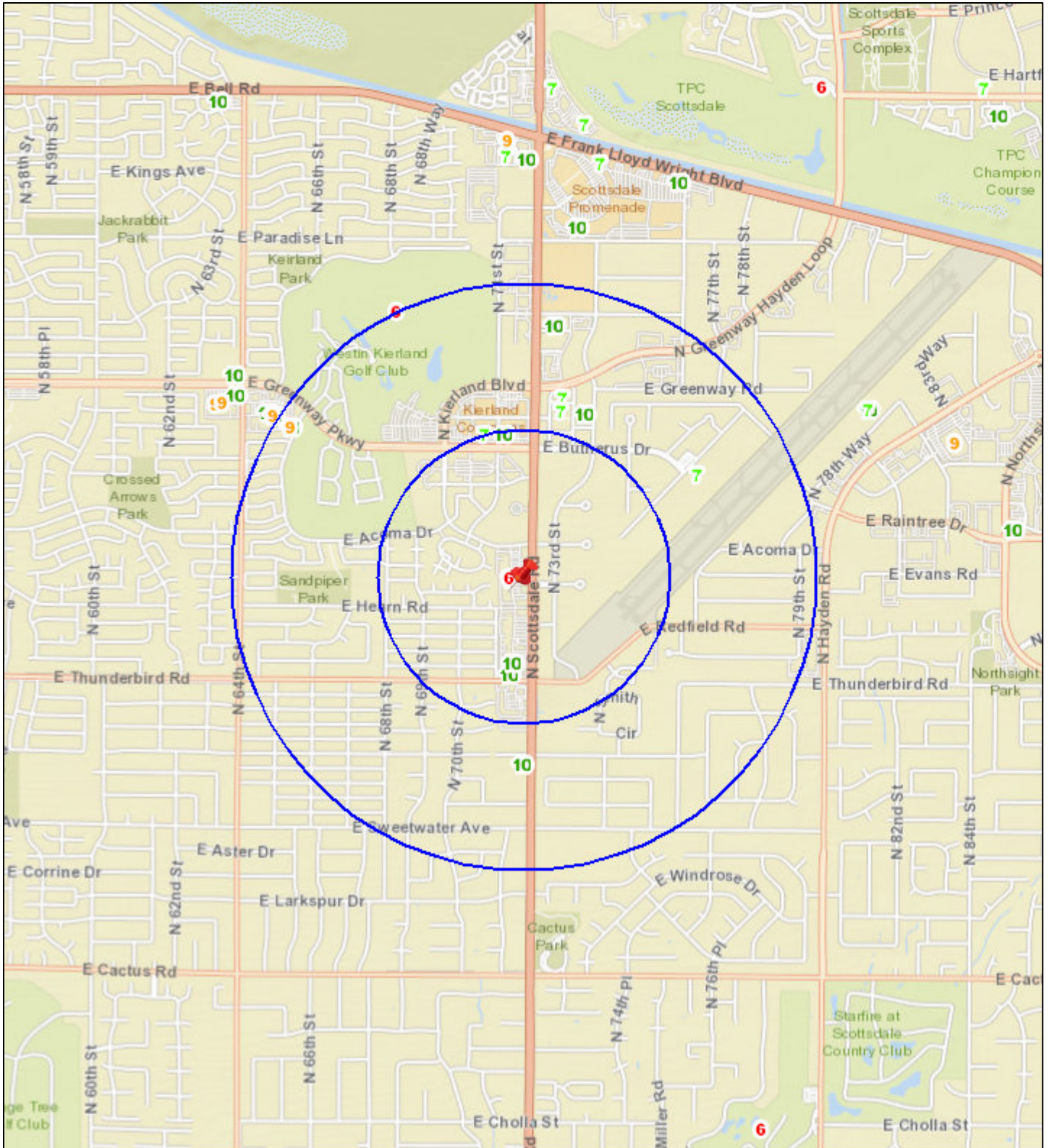
Description	Average	1/2 Mile Average
Parcels w/Violations	54	28
Total Violations	94	42

### Census 2010 Data 1/2 Mile Radius

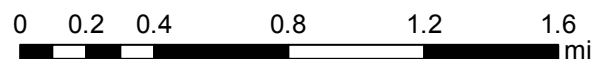
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032072	1401	93 %	2 %	0 %
1032191	834	44 %	30 %	13 %
1032201	1364	95 %	15 %	3 %
1032202	513	51 %	32 %	4 %
1032203	1161	0 %	16 %	7 %
2168161	1812	95 %	0 %	4 %
Average		61 %	13 %	19 %

# Liquor License Map: KASAI ASIAN GRILL

14344 N SCOTTSDALE RD



Date: 3/21/2022





## Liquor License - King Salmon

Request for a liquor license. Arizona State License Application 181289.

### Summary

#### Applicant

Jinseok Lee, Agent

#### License Type

Series 12 - Restaurant

#### Location

2825 N. Central Ave.

Zoning Classification: C-2

Council District: 4

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.

The 60-day limit for processing this application is May 2, 2022.

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.

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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 the restaurant management run by family business with no issues and with great responsibility. I'm committed to the responsible sale of alcoholic beverages under Arizona liquor laws while operating business. Managers and staff have been, or will be trained in techniques of alcohol sales and service to assure proper sales to our customers."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We would like to offer our customers a place to come have the best Japanese foods and an alcoholic beverage if they choose to have one. We would like to provide our customers a full service Japanese experience."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - King Salmon

Liquor License Map - King Salmon

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: KING SALMON

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	9	2
Beer and Wine Bar	7	4	1
Liquor Store	9	3	1
Beer and Wine Store	10	9	4
Hotel	11	2	1
Restaurant	12	32	14
Club	14	1	0

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	51.45	846.07	1572.39
Violent Crimes	9.65	164.25	271.12

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	55	46
Total Violations	95	76

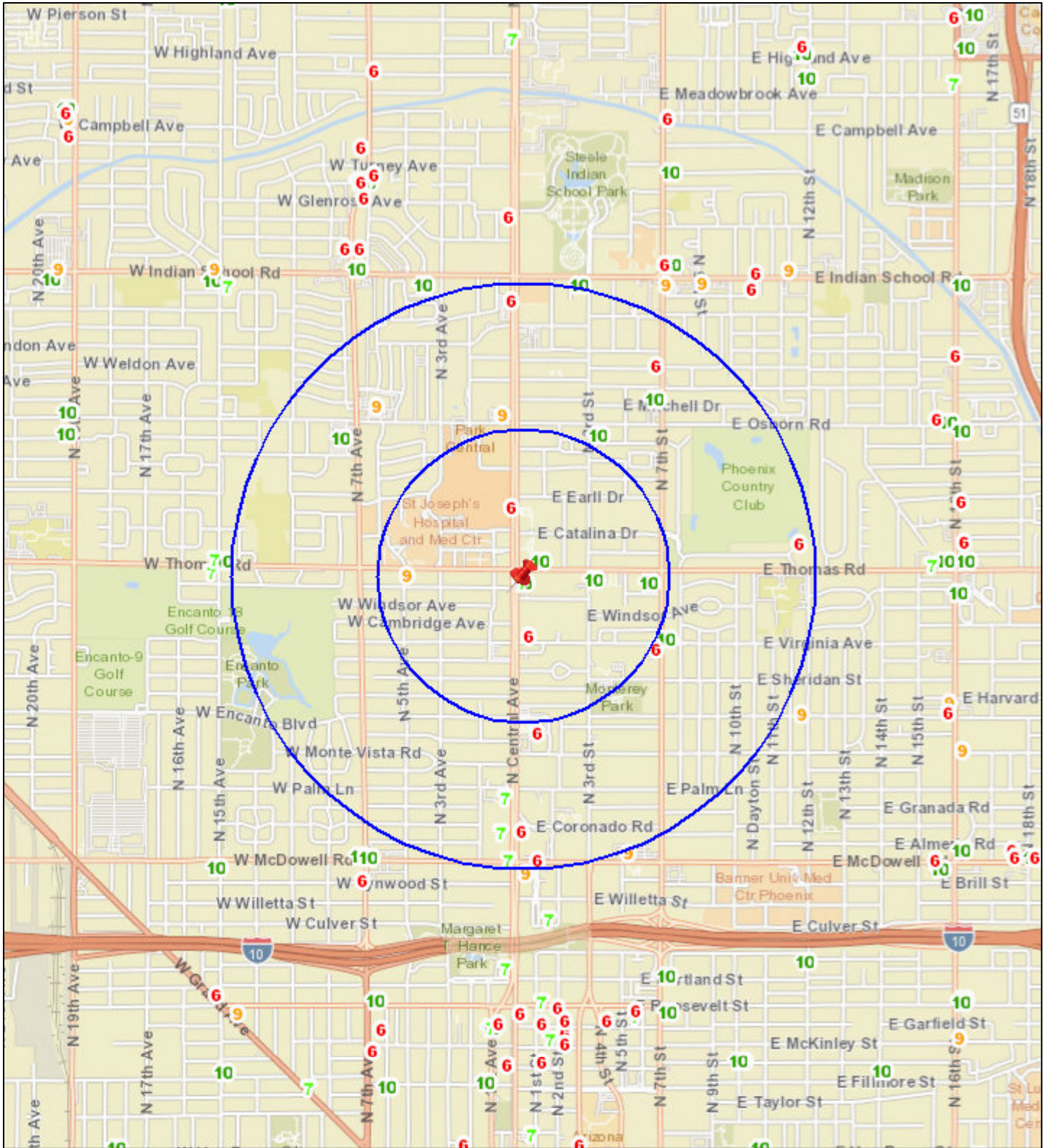
### Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1105013	824	16 %	17 %	40 %
1105022	1216	28 %	19 %	23 %
1106004	1456	47 %	27 %	3 %
1117004	1227	75 %	20 %	21 %
1118001	742	44 %	28 %	5 %
1118002	1030	67 %	9 %	17 %
1118003	996	65 %	15 %	4 %
1118004	671	62 %	6 %	6 %
Average		61 %	13 %	19 %

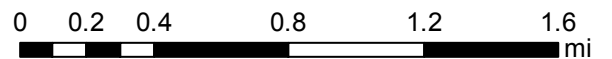


# Liquor License Map: KING SALMON

2825 N CENTRAL AVE



Date: 3/4/2022





## **Liquor License - AM/PM Mini Market #1399**

Request for a liquor license. Arizona State License Application 10073454.

### **Summary**

#### Applicant

Sandra Aguilar, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

5105 W. Camelback Road

Zoning Classification: C-1

Council District: 5

This request is for an acquisition of control of an existing liquor license for a convenience store that sells gas.

The 60-day limit for processing this application is May 9, 2022.

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.

ARCO AM/PM (Series 10)

3501 W. Peoria Ave., Phoenix

Calls for police service: 46

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 am currently holding a liquor license at my Arco AmPm Gas Station at 3501 W. Peoria Ave. I am in consistent training with all my employees to implement regulations and abide by law for all alcoholic beverage sales, and have not had any issues since I've obtained it. I take full responsibility for all my actions and believe to make the best choices to maintain my business in the best Law abiding manner. My focus is to make sure all my employees understand the important of all laws as well."

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.

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## Liquor License - Eddies Food Market

Request for a liquor license. Arizona State License Application 185200.

### Summary

#### Applicant

Amin Kahla, Agent

#### License Type

Series 10 - Beer and Wine Store

#### Location

2446 W. Buckeye Road

Zoning Classification: C-3

Council District: 7

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

The 60-day limit for processing this application is April 26, 2022.

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 hold a certificate for The Basic Liquor Law Training. This training provided me the opportunity of learning the importance and significance of obtaining a beer and wine license. I am assured to uphold the laws and regulations about beer and wine license. I have never been involved in any criminal activity, no record of getting in trouble with law and authorities."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"This store will provide a safe and secure place for the neighborhood to buy beer and wine. The location will be convenient for the people in neighborhood who may not have access to transportation. Adding the long time experience of the owner with running a store while upholding all the laws and regulations, the store will be a safe, secure and convenience place for the customers to purchase quality liquor."

### 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

Liquor License Data - Eddies Food Market

Liquor License Map - Eddies Food Market

### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: EDDIES FOOD MARKET

## Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	9	9
Bar	6	1	1
Liquor Store	9	2	0
Beer and Wine Store	10	9	2

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	51.45	350.69	1.91
Violent Crimes	9.65	84.39	2.01

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

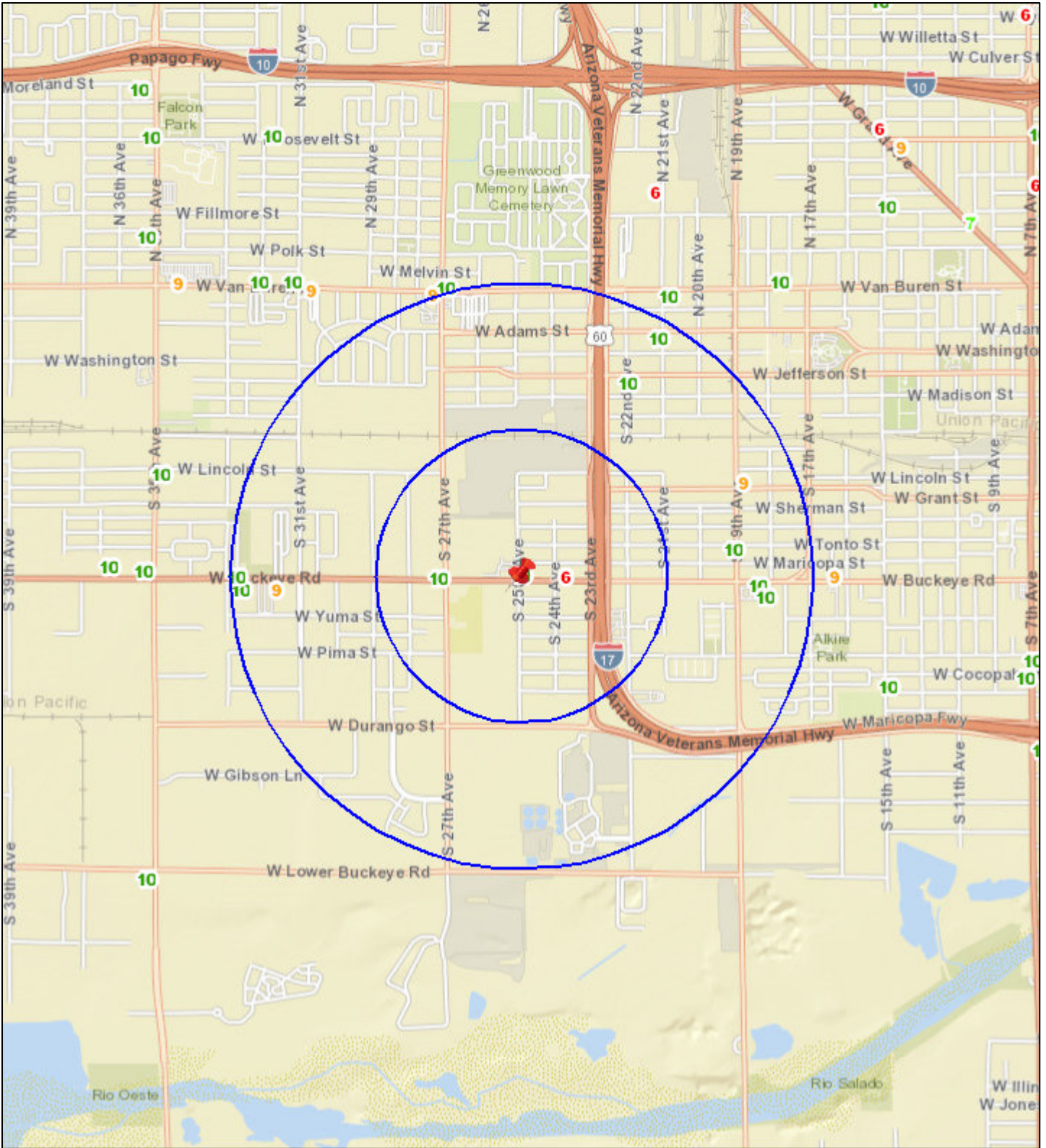
Description	Average	1/2 Mile Average
Parcels w/Violations	54	48
Total Violations	95	68

## Census 2010 Data 1/2 Mile Radius

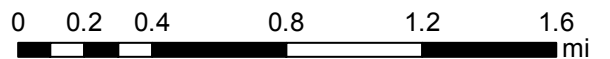
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1144011	1953	47 %	11 %	38 %
1144022	1301	41 %	20 %	44 %
1145003	1018	42 %	15 %	57 %
1147031	1794	45 %	16 %	64 %
1173001	387	81 %	16 %	18 %
1173002	701	0 %	31 %	69 %
Average		61 %	13 %	19 %

# Liquor License Map: EDDIES FOOD MARKET

2446 W BUCKEYE RD



Date: 3/24/2022





## Liquor License - Ojos Locos Sports Cantina

Request for a liquor license. Arizona State License Application 184902.

### Summary

#### Applicant

Andrea Lewkowitz, Agent

#### License Type

Series 6 - Bar

#### Location

7609 W. Thomas Road

Zoning Classification: RSC

Council District: 7

This request is for a new liquor license for a bar. 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 May 2022.

The 60-day limit for processing this application is April 24, 2022.

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

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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.

Ojos Locos Sports Cantina (Series 6)  
9040 N. Black Canyon Hwy., Phoenix  
Calls for police service: 62

Liquor license violations: In January 2018, a fine of \$1,000 was paid for the licensee consuming on duty and for having expired liquor training. In November 2021, a fine of \$750 was paid for having an intoxicated patron on premises for 30 minutes.

Ojos Locos Sports Cantina (Series 6)  
1656 S. Alma School Road, Mesa  
Calls for police service: N/A - not in Phoenix  
Liquor license violations: None

Ojos Locos Sports Cantina (Series 6)  
4745 S. Landing Way, Tucson  
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:  
"Applicant is committed to upholding the highest standards for business and maintaining 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:  
"Ojos Locos Sports Cantina will open its fourth location in Arizona. Applicant offers a variety of Mexican-inspired dishes in a casual neighborhood atmosphere and would like to offer alcoholic beverages to guests 21 and over."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Ojos Locos Sports Cantina

Liquor License Map - Ojos Locos Sports Cantina

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: OJOS LOCOS SPORTS CANTINA

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Beer and Wine Bar	7	1	1
Liquor Store	9	5	2
Beer and Wine Store	10	5	2
Restaurant	12	18	13

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	51.45	2.09	3.18
Violent Crimes	9.65	2.36	3.07

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	55	52
Total Violations	95	93

### Census 2010 Data 1/2 Mile Radius

BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1097022	1563	78 %	26 %	53 %
1097023	712	59 %	9 %	23 %
1097031	1232	68 %	0 %	29 %
1097051	892	73 %	4 %	1 %
1097052	1084	78 %	0 %	15 %
1125033	1448	67 %	6 %	8 %
1125034	1913	70 %	12 %	32 %
1125091	1905	0 %	15 %	22 %
1125092	1564	47 %	23 %	9 %
Average		61 %	13 %	19 %





## Liquor License - South Central Market

Request for a liquor license. Arizona State License Application 188170 and 188170S.

### Summary

#### Applicant

Mushtaq Khalid, Agent

#### License Type

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

#### Location

6004 S. Central Ave.

Zoning Classification: PSC

Council District: 7

This request is for a new liquor license for a beer and wine store with sampling privileges. This location is currently licensed for liquor sales with a Series 9 liquor license.

The 60-day limit for processing this application is May 8, 2022.

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

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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.

South Central Liquors Market (Series 9)  
6004 S. Central Ave., Phoenix  
Calls for police service: 6  
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 operating a liquor store for the past fifteen years without any incident. I am very responsible and have not received any ticket."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:  
"Many local people of the community are happy and satisfied by the my services provided through the liquor store."

#### Staff Recommendation

Staff recommends approval of this application.

#### Attachments

Liquor License Data - South Central Market  
Liquor License Map - South Central Market

#### **Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

# Liquor License Data: SOUTH CENTRAL MARKET

## Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Beer and Wine Bar	7	2	1
Liquor Store	9	7	3
Beer and Wine Store	10	9	5
Restaurant	12	7	3

## Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	51.45	346.44	564.75
Violent Crimes	9.65	59.63	113.69

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

## Property Violation Data

Description	Average	1/2 Mile Average
Parcels w/Violations	54	102
Total Violations	95	192

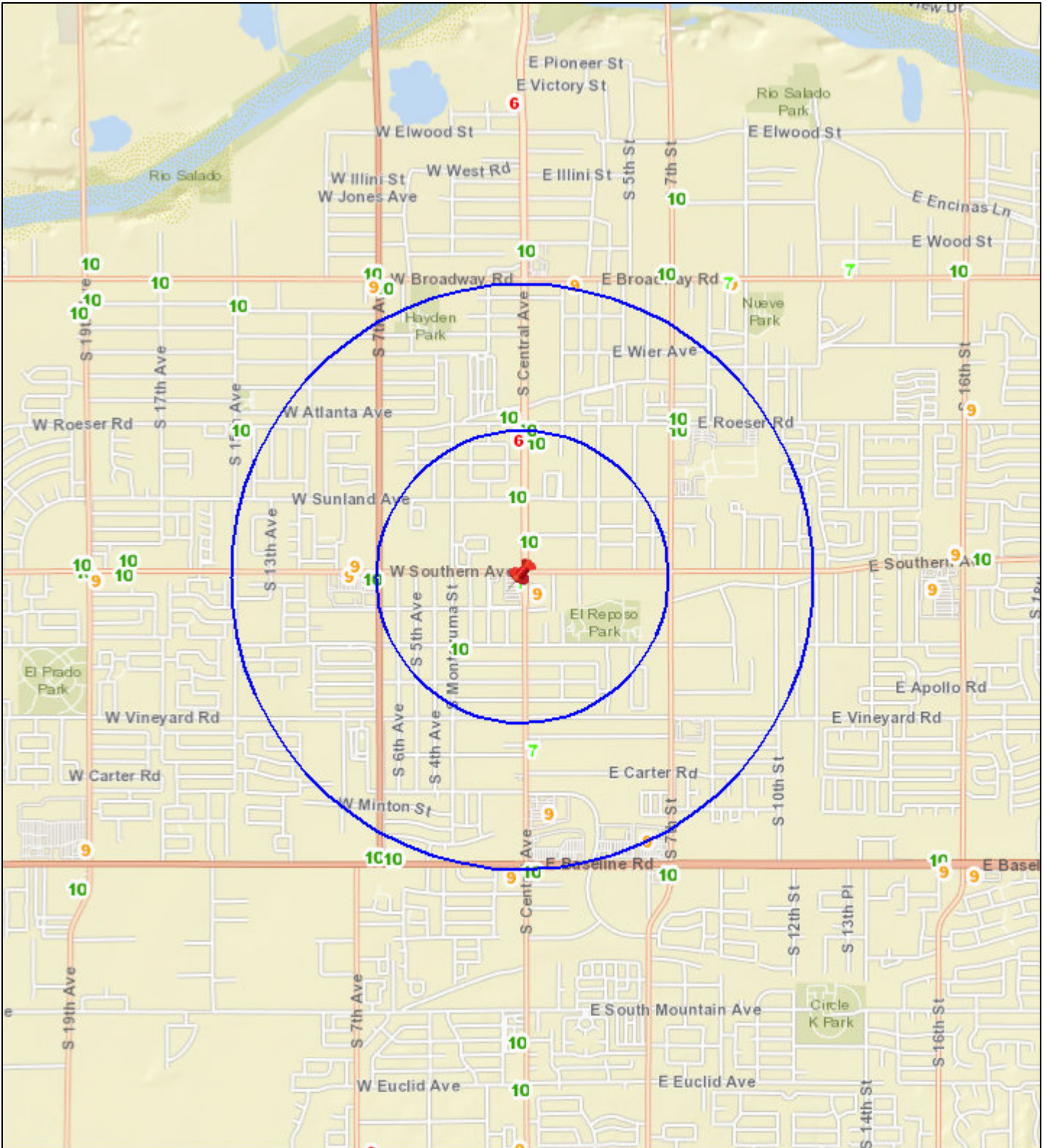


### Census 2010 Data 1/2 Mile Radius

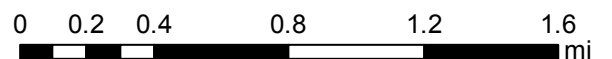
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1157001	2689	65 %	7 %	23 %
1158012	1837	18 %	26 %	65 %
1158022	1536	47 %	17 %	24 %
1165001	1778	66 %	2 %	27 %
1165002	1487	84 %	7 %	31 %
1165003	1504	65 %	6 %	15 %
1166021	4695	66 %	10 %	35 %
Average		61 %	13 %	19 %

# Liquor License Map: SOUTH CENTRAL MARKET

6004 S CENTRAL AVE



Date: 3/11/2022





## Liquor License - Throne Brewery & Pizza Kitchen

Request for a liquor license. Arizona State License Application 186460.

### Summary

#### Applicant

Christopher Morris, Agent

#### License Type

Series 12 - Restaurant

#### Location

1326 N. Central Ave., Ste. 100

Zoning Classification: DTC Downtown Gateway

Council District: 7

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 May 2, 2022.

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 meet all the requirements require to hold a Liquor license in Phoenix, Maricopa County, AZ I have earned my Title 4 certification and have an understanding of the laws and operations required for this license. I have owned my own multiple companies in Arizona for more than a decade and am in good standing. I will personally over see the managing and daily operations of this location."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We intend to offer a safe, responsible dining and drinking experience for our clients. We will support our fellow AZ businesses utilizing many AZ grown ingredients and AZ made beer and wine to help the local economy. We will pay our employees fairly and treat them and our neighbors respectfully. We hope to be an asset to our community for many years to come."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Throne Brewery & Pizza Kitchen

Liquor License Map - Throne Brewery & Pizza Kitchen

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.

## Liquor License Data: THRONE BREWERY & PIZZA KITCHEN

### Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	5	3
Government	5	6	3
Bar	6	31	11
Beer and Wine Bar	7	13	9
Liquor Store	9	3	2
Beer and Wine Store	10	11	1
Hotel	11	5	2
Restaurant	12	90	37
Club	14	2	0

### Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	51.45	785.08	1640.33
Violent Crimes	9.65	180.36	374.73

\*Citywide average per square mile \*\*Average per square mile within 1 mile radius \*\*\*Average per square mile within 1/2 mile radius

### Property Violation Data

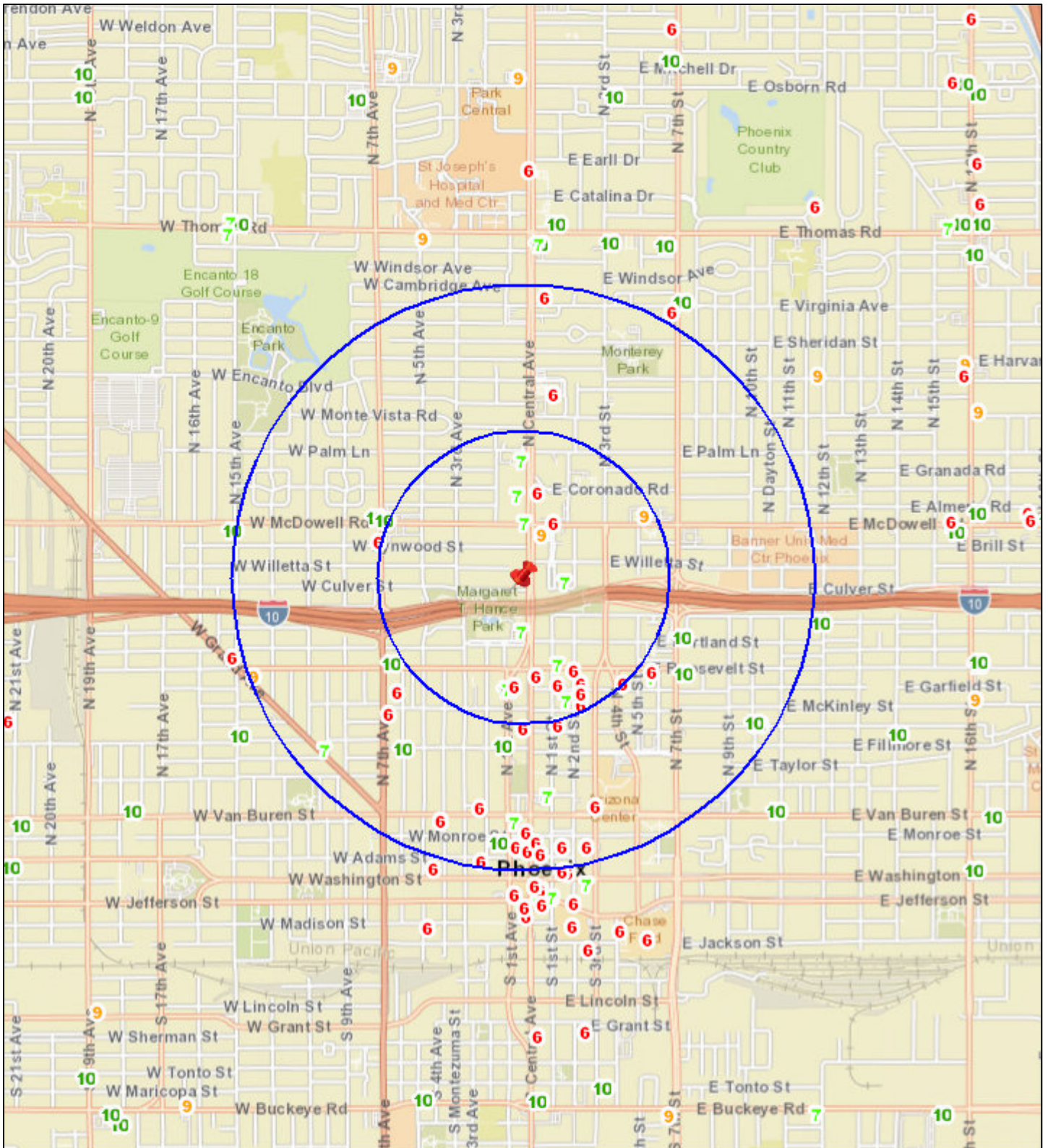
Description	Average	1/2 Mile Average
Parcels w/Violations	55	62
Total Violations	95	93

### Census 2010 Data 1/2 Mile Radius

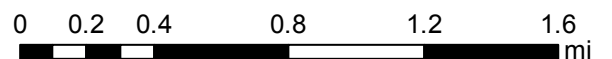
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1118002	1030	67 %	9 %	17 %
1118004	671	62 %	6 %	6 %
1129001	1670	70 %	4 %	19 %
1130001	1218	23 %	16 %	11 %
1130002	873	29 %	21 %	38 %
1131001	1015	7 %	8 %	28 %
1131002	1242	3 %	7 %	33 %
Average		61 %	13 %	19 %

# Liquor License Map: THRONE BREWERY & PIZZA KITCHEN

1326 N CENTRAL AVE



Date: 3/4/2022



City Clerk Department



## Liquor License - Hilton Garden Inn

Request for a liquor license. Arizona State License Application 11073135.

### Summary

#### Applicant

David Lee, Agent

#### License Type

Series 11 - Hotel/Motel

#### Location

3422 E. Elwood St.

Zoning Classification: A-1 and A-2

Council District: 8

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

The 60-day limit for processing this application is May 5, 2022.

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:  
“We currently have an existing liquor license (license #11073135) and have been operating the restaurant since 2006 with that liquor license.”

Staff Recommendation

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

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.



## **PAYMENT ORDINANCE (Ordinance S-48493) (Items 13-23)**

*Ordinance S-48493 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code Section 42-13.*

### **13 Priority Towing, LLC**

For \$45,000.00 in additional payment authority for Contract 148857 for towing and minor auto assistance for the Aviation Department. The contract provides towing and auto assistance at Phoenix Sky Harbor International Airport for requested vehicle tows and provide customer service amenities. The services are needed to safely tow vehicles to keep customers and employees safe throughout the airport. Additional funds are being requested due to the rising costs of labor, gasoline, vehicle maintenance, and other supplier costs.

### **14 TRAX Analytics, LLC**

For \$95,000.00 in payment authority to establish an eight-month contract for Smart Technology service for the Aviation Department. The software will be used to install the Smart Restroom Technology Pilot Program at Phoenix Sky Harbor International Airport. The technology will improve the management of custodial staff's time, ensure timely cleaning, supply replenishment notifications, and provide exceptional customer service to the traveling public and stakeholders.

### **15 Mirage Glass & Mirror, Inc.**

For \$18,692.00 in payment authority to purchase anti-graffiti window film

for the Library Department. The LCL-600 anti-graffiti window film is being bought for the entire Agave Library building, covering a total of 1,888 square feet. The funds will support the Phoenix Strategic Plan under the study area of Neighborhoods and Livability by providing an accessible and quality library system to Phoenix residents with the design and maintenance of signature facilities that are accessible to all residents.

**16 Touchdown Sportswear & Promotions, LLC**

For \$20,823.00 in payment authority to purchase Promotional Materials to support family engagement in the 2022 Summer Reading Game for the City of Phoenix Library Department. The promotional materials include 5,000 Eco-Carry Standard Market Navy Bags and 2,000 Car Sunshades. The Library Department requests the promotional imprinted items to support family engagement in the 2022 Summer Reading Game, which will keep students reading over the summer to build reading fluency and avoiding summer learning loss.

**17 United Phoenix Firefighters Association**

For \$300,000.00 in annual payment authority for the employee wellness and assistance program for Fiscal Year 2022-23 for the Phoenix Fire Department. The program provides employee assistance professional services to firefighter employees and their family members and is part of the 2021-23 Memorandum of Understanding.

**18 Public Safety Personnel Retirement System**

For \$85,400.00 in annual payment authority to purchase the Fiscal Year 2022-23 employer cost of the Firefighter and Peace Officer Cancer Insurance Policy Program for the Phoenix Fire Department.

**19 Bureau of Reclamation**

For \$55,000.00 in payment authority for the annual administrative fee for the Parks and Recreation Department for the Bureau of Reclamation's administrative costs associated with the agreement for the land use of the 1,200-acre Reach 11 Recreation Area.

**20 Force Science Institute, Ltd.**

For \$23,500.00 in payment authority to purchase a realistic de-escalation two-day course for the Police Department. The training topics will include

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human behavior in high pressure encounters and de-escalation techniques for law enforcement personnel at all levels. The Phoenix Police Department's Firearms Training Detail is responsible for the effective training of thousands of officers and recruits annually. The instructors must continually educate themselves on current techniques and teaching methods. Funding is available in the Police Department's budget.

**21 Maricopa County Air Quality Department**

For \$40,000.00 in payment authority for Fiscal Year 2022-23 for annual operating air permits for the Water Services Department. The air permits are required for any source or facility that releases contaminants into the air such as dust particles, smoke, carbon monoxide, or volatile organic compounds.

**22 Maricopa County Environmental Services Department**

For \$55,000.00 in payment authority for Fiscal Year 2022-23 for Phoenix Municipal Water System annual operating permits and for non-hazardous liquid waste hauler permits for the Water Services Department. The permits are required by the Maricopa County Environmental Services Department.

**23 State of Arizona Power Authority**

For \$200,000.00 in annual payment authority for the monthly billings under Contract 143595 for the Power Consumption Agreement with the Arizona Power Authority for the Water Services Department. The contract allows the City to receive a 50-year supply of renewable energy through separate credit agreements with Salt River Project and Arizona Public Service. The contract also allows the City to receive energy at reduced costs.



## **Proposed 19th Avenue and Parsons Road Annexation (Ordinance S-48549)**

Request City Council authorization to extend and increase the corporate limits of the City of Phoenix, Arizona, by annexing an area not within the present limits of the City of Phoenix, designated as the 19th Avenue and Parsons Road Annexation. Further request to authorize current Maricopa County zoning to continue in effect until municipal zoning is applied to the annexed territory.

### **Summary**

The annexation was requested by Paul E. Gilbert with Beus Gilbert McGroder P.L.L.C., for the purpose of receiving City of Phoenix services. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes section 9-471 regarding annexation. The City Clerk Department has received signed petitions representing 100 percent of the assessed value and 100 percent of the owners, excluding utilities, within the proposed annexation area.

### **Public Outreach**

A public hearing was conducted on June 16, 2021, to allow the City Council to gather community comment regarding the annexation proposal. Notification of the public hearing was published in the Arizona Business Gazette newspaper, and posted in at least three conspicuous places in the territory proposed to be annexed. Also, notice by first-class mail was sent to each property owner in the area proposed to be annexed.

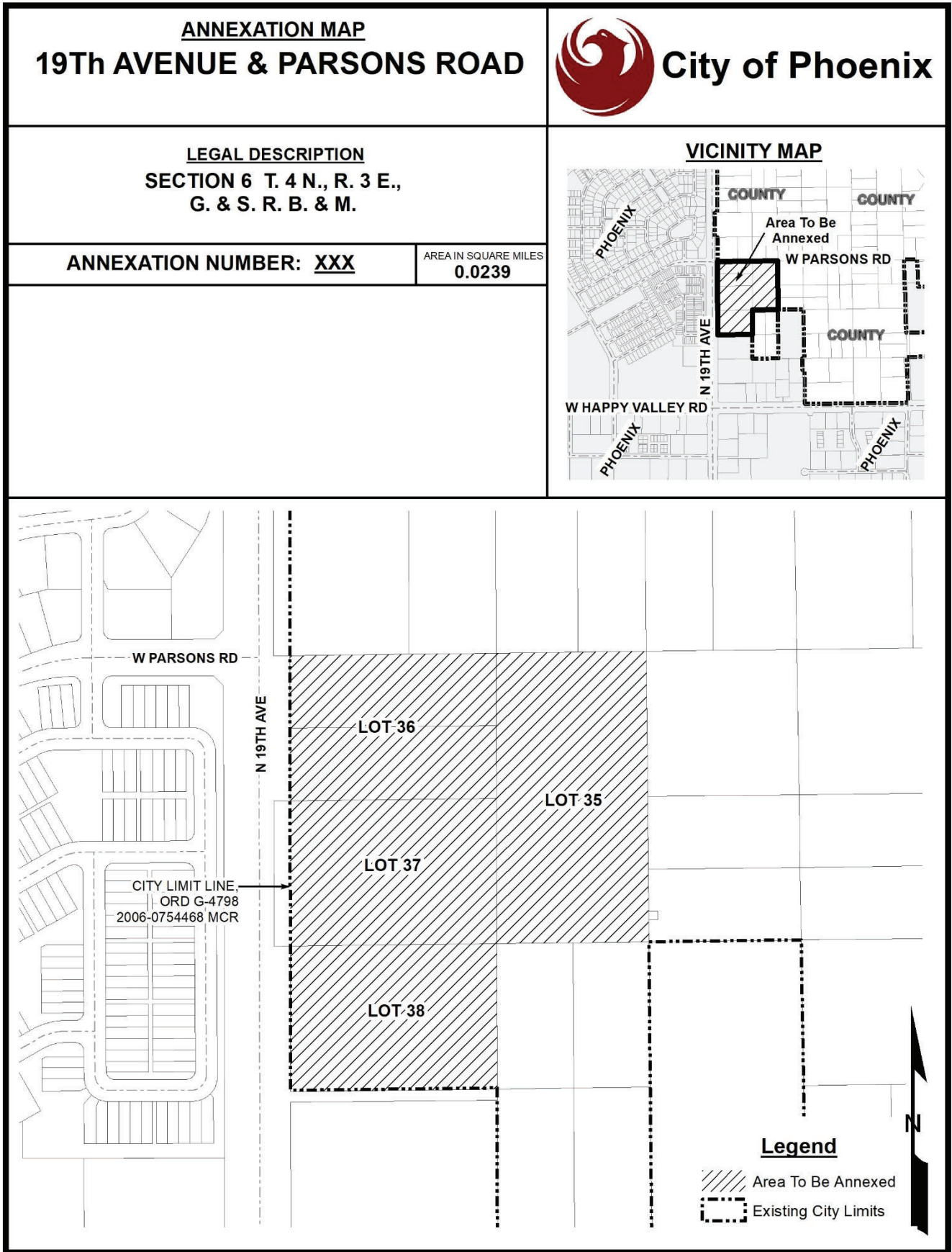
### **Location**

The proposed annexation area includes Maricopa County Assessor parcels 210-10-020C, 210-10-020D, 210-10-031A, 210-10-027A and 210-10-010, located at 19th Avenue and Parsons Road (**Attachment A**). The annexation area is approximately 15.73 acres (0.0239 sq. mi.) and the population estimate is zero individuals. Additionally, on Feb. 9, 2022, Maricopa County approved the re-zoning of these parcels.

Council District: 1

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the City Clerk Department.





## **Add Public Health Advisor Position (Ordinance S-48545)**

Request to authorize the City Manager, or his designee, to add a Public Health Advisor position in the City Manager's Office to provide advice and assistance to the City regarding public health efforts. Further request to authorize the City Controller to disburse all funds related to this item.

### **Summary**

The City Council declared a local emergency due to the COVID-19 pandemic on March 20, 2020. The City has been utilizing professional consulting services to assist with the City of Phoenix's public health efforts in response to the pandemic. The public health consultants have reviewed mitigation efforts for different departments, advised the City with technical advice on reopening City facilities, assisted staff in redesigning workspaces and provided the most up-to-date guidance from the Centers for Disease Control (CDC) related to the COVID-19 pandemic. This experience has demonstrated the benefit of expert advice on matters of public health.

The City Manager's Office is requesting to create a Public Health Advisor position to provide guidance to City leadership on a variety of public health matters. This position will be classified as an Assistant to the City Manager and will provide substantive program advice and assistance and perform administrative work in carrying out the direction of the City Manager on a wide range of public health needs across the City. Duties will include assisting the City Manager in working with departments towards the achievement of public health objectives and in support of City priorities.

Responsibilities will also include advising the City Manager on the determination of program needs, the preparation and presentation of programs for the consideration of City Council, and the implementation of approved public health programs.

### **Financial Impact**

The cost for the position for Fiscal Year (FY) 2022-23 is estimated to be \$202,188. The general fund cost of the position will be absorbed by the City Manager's Office for this FY and next FY with salary savings.



**Concurrence/Previous Council Action**

This item was recommended for approval by the Community and Cultural Investment Subcommittee on April 6, 2022, by a 4-0 vote.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays and the City Manager's Office.



## **Bloomberg Associates Consulting Agreement**

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

### **Summary**

Phoenix has been selected by Bloomberg Associates to receive, at no cost to the City, consulting services to create short- and long-term projects, build public-private partnerships and develop actionable best practices that are data driven and align with City priorities.

Priority projects include:

- Developing an analytical framework to weigh the costs/benefits associated with hosting mega events;
- Supporting equitable access to early childhood education;
- Incentivizing affordable housing; and
- Integrate green infrastructure/low-impact development into Street Transportation Department funding.

Other potential projects are being explored in the Parks and Recreation Department, Office of Arts and Culture, Communications Office, Community and Economic Development/Workforce Development, among others. The consulting relationship with Bloomberg Associates will include a City Hall Bloomberg Fellow to support the project, at no cost to the City.

Bloomberg Associates is the philanthropic consulting arm of Bloomberg Philanthropies. Founded in 2014, Bloomberg Associates works with a select number of client cities (approximately five at a time) to improve the quality of life for residents, taking an innovative, collaborative and data-driven approach to make cities stronger, safer and more efficient with a focus on equity. During the past eight years, Bloomberg Associates has worked with 17 cities around the world including Bogota, Columbia; Newark; Oakland; Los Angeles; Houston; Mexico City; Detroit; Athens, Greece, among others.

**Contract Term**

The contract term will commence upon signing of the agreement and conclude on June 30, 2025. Provisions of the contract include an option to extend the term up to two years, which may be exercised by the City Manager or designee.

**Financial Impact**

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

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Chief Innovation Officer.



**Facilities Maintenance and Repair and Operations Industrial Supplies - Requirements Contract - COOP 20-056A (Ordinance S-48496)**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 151476 with Grainger and Contract 151478 with Fastenal Co. for the purchase of facilities maintenance and repair and operations industrial supplies for citywide use. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$10,433,410.

**Summary**

The multi-vendor State contract allows the City to purchase maintenance, repair, and operational (MRO) supplies which support the needs of City employees, facilities, and warehouses, as well as the general public. MRO supplies include, but are not limited to: electrical supplies, motors, lighting, hand and power tools, safety equipment, pumps, material handling equipment, pneumatic equipment, machining/cutting tools, HVAC equipment and supplies, test instruments, and a wide variety of goods required for the City to remain operational on a daily basis. The primary departments utilizing the contracts are: Aviation, Fire, Parks and Recreation, Police, Phoenix Convention Center, Public Works, Street Transportation, and Water Services. Approximately 52 percent of the contract spend is used by enterprise funds. The additional funds are being requested due to increases in the market value prices of facilities maintenance, repair and operation industrial supplies.

**Contract Term**

The contract term is Jan. 1, 2020 through Dec. 31, 2024.

**Financial Impact**

Upon approval of \$10,433,410 in additional funds, the revised aggregate value of the contract will not exceed \$25,433,410. Funds are available in various departments' budgets.

**Concurrence/Previous Council Action**

This contract was originally approved by City Council on Dec. 18, 2019.

**Responsible Department**

This item is submitted by City Manager Jeffrey Barton and the Finance Department.



**Ratification of a Recorded Fire Lane Easement Agreement and Amendment and Authorization to Amend the Easement for a Redevelopment Project at 16th Street and Camelback Road (Ordinance S-48500)**

Request the City Council to ratify a recorded Fire Lane Easement Agreement, Maricopa County recording (MCR) 2001-0777577 recorded on Aug. 23, 2001, amended and restated by MCR 2003-1246058 recorded on Sept. 5, 2003 (collectively, the "Easement"). Further request to authorize the City Manager, or his designee, to amend this Easement as needed for the redevelopment of the property.

**Summary**

An Easement was conveyed to and for the benefit of the City by MCR 2001-0777577 recorded on Aug. 23, 2001, amended, and restated by MCR 2003-1246058 recorded on Sept. 5, 2003. This Easement provides for a fire lane route over and across the larger shopping center located at the northeast corner of 16th Street and Camelback Road, which also includes fire lane access over the former Bluewater Grill restaurant's parking lot.

As part of the redevelopment of the property, the existing fire lane easement will be relocated westward within a new driveway that runs across the property to provide access to both Medlock Drive and Camelback Road. The Easement will be amended to reflect the new legal description of the relocated fire lane and will be recorded via a separate recording instrument. All other terms and conditions of the Easement will remain the same.

**Location**

16th Street and Camelback Road.  
Council District: 6

**Responsible Department**

This item is submitted by City Manager Jeffrey Barton and Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



**Acceptance and Dedication of an Easement for Sidewalk Purposes at 32nd Street and Liberty Lane (Ordinance S-48509)**

Request the City Council to accept and dedicate to public use a sidewalk easement from Tempe Union High School District Number 213 of Maricopa County, a political subdivision of the State of Arizona; further ordering the ordinance recorded.

**Summary**

The permanent sidewalk easement was donated by the Tempe Union School District for traffic signal modernization, sidewalk, and public utilities. The 145 square foot sidewalk easement is located at the northwest corner of 32nd Street and Liberty Lane within Maricopa County Assessor's parcel number 301-70-008D and is more fully described in the legal description to be recorded with the ordinance.

**Location**

32nd Street and Liberty Lane  
Council District: 6

**Responsible Department**

This item is submitted by City Manager Jeffrey Barton and Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.



**Acceptance and Dedication of Deeds and Easements for Roadway, Public Utility and Sidewalk Purposes (Ordinance S-48511)**

Request for the City Council to accept and dedicate deeds and easements for roadway, public utility, and sidewalk purposes; further ordering the ordinance recorded.

**Summary**

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

Deed (a)

Applicant: Weksler-Casselmann Investments; Six Sides, LLC; Adam and Ronda Gilburne Family Trust U/T/A, its successor and assigns

Purpose: Roadway

Location: 24600 N. 19th Ave.

File: FN 220006

Council District: 1

Easement (b)

Applicant: DP Land Holdings, IV, LLC, its successor and assigns

Purpose: Public Utility

Location: 3110 E. Bell Road

File: FN 210098

Council District: 2

Easement (c)

Applicant: Brandon J. Nunns and Darrin Travis Nunns, its successor and assigns

Purpose: Sidewalk

Location: 3275 E. Paradise Lane

File: FN 210117

Council District: 2

Easement (d)

Applicant: DP Land Holdings Inc., its successor and assigns

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Purpose: Sidewalk  
Location: 3148 and 3152 E. Bell Road  
File: FN 210106  
Council District: 2

Deed (e)

Applicant: Contemp Homes LLC, its successor and assigns  
Purpose: Roadway  
Location: 1306 E. Purdue Ave.  
File: FN 220012  
Council District: 3

Easement (f)

Applicant: BOZ McKinley Owner, LLC, its successor and assigns  
Purpose: Sidewalk  
Location: 810 and 816 N. 1st Ave.  
File: FN 220013  
Council District: 7

**Responsible Department**

This item is submitted by City Manager Jeffrey Barton and Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



**Acceptance of Easements for Drainage Purposes (Ordinance S-48512)**

Request for the City Council to accept easements for drainage purposes; further ordering the ordinance recorded.

**Summary**

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

Easement (a)

Applicant: AZ Deer Valley Industrial LP, its successor and assigns  
Purpose: Drainage  
Location: 200 E. Pinnacle Peak Road  
File: FN 220009  
Council District: 1

Easement (b)

Applicant: 88 Ventures-UH, LLC, its successor and assigns  
Purpose: Drainage  
Location: 888 E. Union Hills Drive  
File: FN 210076  
Council District: 2

Easement (c)

Applicant: Contemp Homes LLC, its successor and assigns  
Purpose: Drainage  
Location: 1306 E. Purdue Ave.  
File: FN 220012  
Council District: 3

**Responsible Department**

This item is submitted by City Manager Jeffrey Barton and Deputy City Manager Alan Stephenson and the Planning and Development and Finance departments.



**Non-Medicare Retiree Medical Health Plans - RFP HR 21-014 (Ordinance S-48505)**

Request to authorize the City Manager, or his designee, to enter into a contract with United HealthCare Services, Inc., to provide medical administration, medical networks, and medical management services for the City’s non-Medicare retiree medical health plans in an amount not to exceed \$10,000,000 for a five-year period. Further request to authorize the City Controller to disburse all funds related to this item.

**Summary**

Currently, the City has a contract which offers four self-funded non-Medicare retiree plans with approximately 1,177 covered members. The current contract is set to expire Dec. 31, 2022. Retirees are responsible to pay their healthcare premium. The Administrative services are paid by the City’s Health Care Benefits Trust Fund and are paid on a per retiree basis.

**Procurement Information**

RFP HR 21-014 was conducted in accordance with Administrative Regulation 3.10. The Human Resources Department received four proposals. The Notice of Solicitation was emailed to 584 vendors registered in ProcurePHX and known vendors in the medical healthcare industry.

The offers were scored using the following criteria: Qualifications, Experience and References (250 points), Method of Approach (450 points) and pricing (300 points). Evaluation occurred by a five-person panel. The evaluation panel determined that three offers were within the competitive range. Finalist presentations and a Best and Final Offer (BAFO) were conducted with all offerors in the competitive range. After reviewing the BAFO response, it was the consensus of the evaluation committee to recommend awarding the contract to United HealthCare Services, Inc. The BAFO resulted in a reduction in price of approximately \$565,000.

The consensus scores are as follows:

United HealthCare Services, Inc.	853 points
Banner Health and Aetna Health Plan	813 points

Blue Cross Blue Shield of Arizona, Inc. 799 points  
Cigna Health and Life Insurance 726 points

The Human Resources Director recommends the offer from United HealthCare Services, Inc., be accepted as the highest scored, responsive and responsible offer most advantageous to the City.

**Contract Term**

The five-year contract term shall begin on or about Jan. 1, 2023.

**Financial Impact**

The aggregate five-year contract value for these services shall not exceed \$10,000,000. Retirees pay their healthcare premium via automatic deduction from monthly pension checks. Administrative services provided by United HealthCare Services, Inc., will be paid on a per retiree basis. These costs are paid by the City's Health Care Benefits Trust Fund. No General Funds are needed.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays and the Human Resources Department.



**Authorization to Apply for Local Judicial Collection Enhancement Fund Grant Funding to Upgrade Court Security Control Room (Ordinance S-48522)**

Request to authorize the Phoenix Municipal Court to apply for grant funding from the Arizona Supreme Court-administered Judicial Collection Enhancement Fund to upgrade the Court’s security control room. Further request to authorize the City Treasurer to accept, and the City Controller to disburse, all funds related to this item. The grant funding amount will not exceed \$600,000.

**Summary**

The security control room is a central monitoring system that actively records and views over 200 Closed-Circuit Television (CCTV) cameras strategically placed throughout the Phoenix Municipal Court building. This room also operates the elevator systems, fire suppressant system, Intrusion Detection System, and courtroom duress alarms. All these functions ensure the physical safety and security of the Court building and its occupants.

The current security control room is original to the building and is now over 20 years old. The upgrade will allow the Court to implement newer technology upgrades with physical security, fire suppressant, and CCTV monitoring. In addition, it will allow the Court to use the existing space more effectively by providing an area for staff to change, a fire emergency exit, secured storage for non-lethal weapons, communication monitoring, as well as a charging and equipment storage station.

The Court has also identified a need for a redundant control room that will be essential during construction to ensure that security operations can continue. This project will provide the Court an opportunity to create a permanent redundancy location to support business operations and our Continuation of Operation Plan. In the event of any kind of incident, it is critical for Court Security to have access to a redundant control site as it will allow the Court to continue its operations while maintaining the safety and security of the Court building and its occupants.

**Financial Impact**

The \$600,000 in funds will be made available in the Phoenix Municipal Court local Judicial Collection Enhancement Fund (JCEF) account. The Phoenix Municipal Court

must submit a funding plan and application to the Arizona Supreme Court Administrative Office of the Courts to secure approval for use of JCEF funds pursuant to A.R.S. section 12-113.

**Responsible Department**

This item is submitted by Chief Presiding Judge B. Don Taylor and Deputy City Manager Karen Peters.



**ARPA Phoenix Resilient Food System Programs - Amendment (Ordinance S-48543)**

Request to authorize the City Manager, or his designee, to execute amendments to Agreements: 154941 with Local First Arizona Foundation; 155020 with Arizona Food Bank Network; and 155024 with Local Initiatives Support Corporation, to provide additional funding related to Council District food initiatives and Food Banks and Pantries funds, and to extend the contract periods until available funds are spent. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available through the City's allocation of the American Rescue Plan Act (ARPA) funding received from the federal government and is in the Phoenix Resilient Food System category of the strategic plan. There is no impact to the General Fund. The additional aggregate expenditures included in this amendment will not exceed \$812,500.

**Summary**

In response to the COVID-19 pandemic, the Office of Environmental Programs (OEP) developed a food assistance plan to address the food needs of vulnerable populations and communities impacted by COVID-19. The plan provides: 1) access to healthy foods for impacted populations; 2) infrastructure assistance regarding transportation and delivery with a focus on home delivery; 3) support for food banks, food pantries and community agencies; 4) support for increased local food production; and 5) business and employment opportunities throughout the food system spectrum.

Equity and Inclusion

*Council District Food Action Plans or Initiatives*

OEP allocated \$50,000 to each Council District for food-related projects or to augment existing ARPA Phoenix Resilient Food System programs. These Amendments cover allocations from all Council districts. On March 2, 2022 Council approved an amendment for TigerMountain Foundation for community garden raised beds at Homestead Park per Council District 5 and for two additional backyard gardens per Council District 7. Additionally, on Jan. 26, 2022 Council approved an agreement with Vitalyst Health Foundation for administration of the Urban Agriculture Fellowship Program, which included funds for one additional Fellow funded by Council District 7. Council District 7's allocation to the Resilient and Sustainable Grants program will be

brought to Council for approval in April/May upon selection of grantees.

Existing contracts with the following Subrecipients will be used to administer the funds: Arizona Food Bank Network (AFBN), Local First Arizona Foundation (LFAF), and Local Initiatives Support Corporation (LISC).

AFBN will distribute \$132,500 for the following:

- Council Districts 2 and 3 are combining their allocation and are providing \$50,000 to the Paradise Valley Emergency Food Bank per the request of the Paradise Valley School District;
- Council District 4 is awarding \$8,000 to the Phoenix College Pantry and \$3,818 to 11 small food pantries located in District 4; and
- Council District 6 is awarding \$32,500 to Chicanos Por La Causa Senior Living Apartments.

LFAF will distribute \$65,000 for the following:

- Council District 8 is awarding \$50,000 to farmers at Spaces of Opportunity in south Phoenix; and
- Council District 7 is awarding \$5,000 to Spaces of Opportunity and \$10,000 to Project Roots Farm.

LISC will distribute \$115,000 for the following:

- Council District 1 is awarding \$50,000 to the Deer Valley Unified School District for Constitution Elementary (\$16,666), Village Meadows Elementary (\$16,666), and Esperanza Elementary (\$16,668);
- Council Districts 2 and 3 are combining their allocation and are providing \$50,000 to the Paradise Valley School District for summer meals and for existing and new school gardens; and
- Council District 5 is awarding \$5,000 to 19th North Community Garden, and \$10,000 for Solano School Garden.

### Food Banks and Pantries Support

A total of \$1.3 million was allocated to Food Banks and Pantries, and Council authorized \$800,000 to AFBN on July 1, 2021. This Council report requests awarding the remaining \$500,000 to Arizona Food Bank Network to continue its work to award funds to banks and pantries in Phoenix.

### **Procurement Information**

Services may be procured, as needed, in accordance with Administrative Regulation 3.10 to implement and administer programs intended to prevent, prepare for, and respond to the COVID-19 pandemic.



### **Contract Term**

The LISC contract term will be extended from Aug. 30, 2022, to Dec. 31, 2022. There is no change to the contract term for the AFBN and LFAF contracts. All three agreements may be extended based on available funding, which extensions may be executed by the City Manager, or his designee.

### **Financial Impact**

There is no impact to the General Fund. Funding is available through the City's allocation of ARPA funding received from the federal government and is in the Phoenix Resilient Food System category of the ARPA Strategic Plan approved by Mayor and Council.

The funding breakdown is as follows:

- LFAF - Agreement 154941 was initially authorized for \$2.7 million. This amendment will increase the authorization by \$65,000 for a new total not-to-exceed agreement value of \$2,765,000. No additional administrative fees are included;
- AFBN - Agreement 155020 was initially authorized for \$800,000. This amendment will increase the authorization by \$632,500 for a new total not-to-exceed agreement value of \$1,432,500. Administrative fees are included; and
- LISC - Agreement 155024 was initially authorized for \$1.95 million. This amendment will increase the authorization by \$115,000 for a new total not-to-exceed agreement value of \$2,065,000. No additional administrative fees are included.

### **Concurrence/Previous Council Action**

The City Council approved ARPA Phoenix Resilient Food System Agreements 154941, 155020 and 155024 (Ordinance S-47812) on July 1, 2021.

### **Responsible Department**

This item is submitted by Karen Peters and the Office of Environmental Programs.



**Contract with Human Services Campus, Inc. for COVID-19 Essential Services, Operations and Homeless Support Activities - Amendment (Ordinance S-48546)**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 154870 with Human Services Campus, Inc., to provide additional time and funding to the contract for COVID-19 Essential Services, Operations and Homeless Support Activities. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding is available through the City's allocation of the American Rescue Plan Act funding received from the federal government. The additional expenditures included in this amendment will not exceed \$1.1 million.

**Summary**

The purpose of this amendment is to provide additional time and funding for additional resources needed to support HSC in assisting individuals to engage in services by increasing the number of staff at the Campus and assist in maintaining a clean and safe environment through providing restrooms and showers. Further, the funding will provide intake and transportation coordination to enhance heat relief efforts.

The City of Phoenix contracted with Human Services Campus, Inc. (HSC) to provide an array of services to address issues related to homelessness and mitigate the impact of COVID-19 for this population.

**Contract Term**

This amendment will extend the date of the contract term from Sept. 30, 2022 to Dec. 31, 2024.

**Financial Impact**

The initial authorization for Contract 154870 was for an expenditure not-to-exceed \$1.6 million. This amendment will increase the authorization for the contract by an additional \$1.1 million, for a new total not-to-exceed contract value of \$2.7 million.

The additional funding is available through the City's allocation of the American Rescue Plan Act (ARPA) funding received from the federal government and will be utilizing funding from the first and second tranche of ARPA.

**Concurrence/Previous Council Action**

The City Council approved Contract 154870 (Ordinance S-47463) on April 7, 2021.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



**COVID-19 Related Homeless Services - Street Outreach Contract with Community Bridges, Inc. - Amendment (Ordinance S-48547)**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 154940 with Community Bridges, Inc. (CBI), to provide additional funding to the contract for COVID-19 Related Homeless Services. Further request to authorize the City Controller to disburse all funds related to this item. There is no impact to the General Fund. Funding is available from the Emergency Solutions-CV Grant. The additional expenditures included in this amendment will not exceed \$1.5 million.

**Summary**

The purpose of this amendment is to provide additional time and funding for additional resources needed to support the collaboration of CBI and City of Phoenix in a new shelter project. CBI will provide case management, navigation services and transportation for participants in the new project as part of the continuing efforts to address unsheltered homelessness in the City of Phoenix.

The City originally contracted with CBI to provide essential services to address issues related to homelessness at and around the area of the Human Services Campus.

**Contract Term**

The contract term will remain unchanged, ending on Sept. 30, 2022.

**Financial Impact**

The initial authorization for Contract 154940 was for an expenditure not-to-exceed \$785,979. This amendment will increase the authorization for the contract by an additional \$1.5 million, for a new total not-to-exceed aggregate contract value of \$2,285,979.

There is no impact to the General Funds. The additional funding is available from the Emergency Solutions-CV Grant.

**Concurrence/Previous Council Action**

The City Council approved Contract 154940 (Ordinance S-47793) on July 1, 2021.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



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**Authorization to Apply, Accept, Disburse Funds and Enter into Agreements for a National Science Foundation Civic Innovation Challenge Grant (Ordinance S-48544)**

Request approval for the City Manager, or his designee, for the City of Phoenix Office of Environmental Programs (OEP) to submit a grant application, in partnership with Arizona State University, to the National Science Foundation for a Civic Innovation Challenge grant to continue and enhance the Phoenix Backyard Garden Program, currently funded by American Rescue Plan Act funds. Further request to authorize execution of all contracts and Intergovernmental Agreements necessary to accept and disburse the grant funds. Additionally request to authorize the City Treasurer to accept, and the City Controller to disburse, all grant funds related to this item in accordance with the terms of the aforementioned grant and agreement. The total value of the grant will not exceed \$50,000.

**Summary**

The National Science Foundation (NSF) Civic Innovation Challenge (CIVIC) grant is a research and action competition that accelerates the transition to the practice of civic-engaged research. CIVIC funds projects that pilot state-of-the-art solutions over 12 months, following a six-month planning phase, and have the potential for lasting impact in the community as well as the potential to be scaled and implemented in other communities. CIVIC requires a coalition of civic partners and stakeholders and a multi-disciplinary set of researchers to co-create and execute pilot projects.

Grant Focus

The current American Rescue Plan Act (ARPA) -funded Phoenix Backyard Garden program will be the focus of the grant. This program was requested from the community during preparation of the 2025 Food Action Plan as a solution to address food insecurity. During the pandemic, further interest was expressed. Since the ARPA funds are temporary, OEP is seeking other funding resources that could continue this program. Application to this planning grant provides the opportunity to compete for \$1 million for implementation. This CIVIC planning grant will enable further community engagement to gather input from existing Backyard Garden participants, to understand current needs, how we can improve the existing program, and explore ways to enhance the program with food waste education, developing economic opportunities,

and increasing community connections.

### Grant Partnerships

OEP will partner with Arizona State University (ASU) for this grant, which is an existing partner in the Phoenix Backyard Garden Program providing data collection and analysis. Additional relevant stakeholders, such as public health, community and grassroots organizations, and nonprofits will be invited as key partners as well. This CIVIC grant will help facilitate relationships and idea sharing between educational institutions, municipalities, and other organizations working toward a more sustainable food system in Phoenix.

### Grant Goals

Improving the social, economic, and environmental sustainability of the food system in Phoenix is crucial as our desert city faces rapid population growth, water shortage issues, racial inequality, and climate change. Focusing on the issues related to food access, availability, utilization, and stability, this proposal will solicit input from community stakeholders to identify barriers to food production and consumption. Specifically, the following areas are identified as key themes in this project:

- The reduction of and education around food loss and waste;
- Mechanisms that facilitate sale and consumption of local food;
- Water efficient technologies for the local food industry;
- Promoting well-being and increasing community health; and
- Community relations and social networks around food.

The CIVIC grant will aid in achieving the goals established in the 2025 Phoenix Food Action Plan and 2021 Phoenix Climate Action Plan. The grant will provide a greater understanding on how to promote food system justice and social resilience in large cities facing multiple socioeconomic and environmental challenges.

The grant will be managed by OEP in coordination with ASU. The grant application deadline is May 5, 2022. Award announcements are expected within 30-60 days.

### **Contract Term**

The grant term is for six months.

### **Financial Impact**

No match or general fund monies are required for this grant.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Office of Environmental Programs.





**Loan Federal HOME Funds for Reserve at Thunderbird Phase II Affordable Housing Development (Ordinance S-48532)**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$1 million in Federal U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds with Glenmark Construction, Inc. and Antares Development & Investing (Mark Breen and Jessica Raymond), or a City-approved nominee, for the Reserve at Thunderbird Phase II affordable housing development project, and to take all actions and execute all documents to complete the loan. Further request to authorize the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

**Summary**

On Nov. 22, 2021, the Housing Department issued a Call for Interest (CFI) seeking proposals for the acquisition, new construction, and/or rehabilitation of affordable rental housing based on the Affordable Housing Community Priorities approved by City Council on Nov. 17, 2021. The Community Priorities are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations, and that provide appropriate services to assist and sustain these populations; and
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Housing Development Organization (CHDO) as defined by the HOME Program.

Reserve at Thunderbird Phase II, located at 13404 N. 30th Ave., consists of the new construction of a 134-unit permanent housing community with 56 market rate units. Glenmark Construction, Inc. and Antares Development & Investing (Mark Breen and Jessica Raymond), for-profit developers, requested \$1 million to assist with the development of this project. All units will serve households with incomes at or below 60 percent of the Area Median Income (AMI) with 11 units serving households at or below 40 percent AMI. Supportive services include credit and financial counseling and job search/placement assistance. Other proposed funding

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for this project includes permanent debt financing, nine percent Low Income Housing Tax Credit (LIHTC) equity, solar credits, additional gap funding, and a deferred developer fee.

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing, and availability of federal funds. The overall loan structure will be consistent with the Housing Department's Underwriting Guidelines for affordable rental housing projects.

### **Procurement Information**

Eight proposals were reviewed by an evaluation committee comprised of two City staff members and one community representative. The proposals were evaluated on a 1,000-point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All eight projects were recommended for funding, as follows:

- Garfield II (Garfield Veterans Housing II MM LLC/Pennrose LLC);
- Reserve at Thunderbird Phase II (Glenmark Construction, Inc. and Antares Development & Investing, Mark Breen and Jessica Raymond);
- Osborn Pointe (Native American Connections);
- Acacia Heights III (Trinity Housing Development, LLC/Catholic Charities Community Services);
- Pueblo Apartments (Chicanos Por La Causa, Inc.);
- Trellis @ Cholla (Trellis);
- Bret Tarver Terrace (Helping Hands Housing Services/UMOM Housing 9 LLC); and
- Highbridge Apartments (Phoenix Holdings Group LLC/Gerald A. Haan).

### **Financial Impact**

There is no impact to the General Fund. HOME is a federally funded program. Funding for this CFI is made available from 2021 HOME funds, and a forward allocation of 2022 HOME funds. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from the Arizona Department of Housing. Funding is budgeted in the Housing Department's Capital Improvement Program. Loan execution is anticipated for Fiscal Year 2022-23 and the loan will be paid to the developer over an estimated two-year period.

**Location**

13404 N. 30th Ave.  
Council District: 1

**Concurrence/Previous Council Action**

This item was recommended for approval as a part of the Award of Federal HOME Funds for Affordable Housing Development Projects at the Economic Development and Equity Subcommittee meeting on March 23, 2022, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



**Loan Federal HOME Funds for Trellis @ Cholla Affordable Housing Development (Ordinance S-48533)**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$1 million in Federal U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds with Trellis, or a City-approved nominee, for the Trellis @ Cholla affordable housing development project, and to take all actions and execute all documents to complete the loan. Further request to authorize the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

**Summary**

On Nov. 22, 2021, the Housing Department issued a Call for Interest (CFI) seeking proposals for the acquisition, new construction, and/or rehabilitation of affordable rental housing based on the Affordable Housing Community Priorities approved by the City Council on Nov. 17, 2021. The Community Priorities are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations, and that provide appropriate services to assist and sustain these populations; and
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Housing Development Organization (CHDO) as defined by the HOME Program.

Trellis @ Cholla, located at 1723 W. Cholla St., consists of the new construction of a 20-unit permanent housing community. Trellis, a non-profit CHDO, requested \$1 million to assist with the development of this project. All units will serve households with incomes at or below 60 percent of the Area Median Income (AMI) with 11 units serving households at or below 40 percent AMI. Supportive services will include financial counseling and education for the project's rent-to-own homeownership model. Other proposed funding for this project includes permanent debt financing, nine percent Low Income Housing Tax Credit (LIHTC) equity and a deferred developer fee.

### **Procurement Information**

Eight proposals were reviewed by an evaluation committee comprised of two City staff members and one community representative. The proposals were evaluated on a 1,000-point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All eight projects were recommended for funding, as follows:

- Garfield II (Garfield Veterans Housing II MM LLC/Pennrose LLC);
- Reserve at Thunderbird Phase II (Glenmark Construction, Inc. and Antares Development & Investing, Mark Breen and Jessica Raymond);
- Osborn Pointe (Native American Connections);
- Acacia Heights III (Trinity Housing Development, LLC/Catholic Charities Community Services);
- Pueblo Apartments (Chicanos Por La Causa, Inc.);
- Trellis @ Cholla (Trellis);
- Bret Tarver Terrace (Helping Hands Housing Services/UMOM Housing 9 LLC); and
- Highbridge Apartments (Phoenix Holdings Group LLC/Gerald A. Haan).

### **Financial Impact**

There is no impact to the General Fund. HOME is a federally funded program. Funding for this CFI is made available from 2021 HOME funds, and a forward allocation of 2022 HOME funds. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from the Arizona Department of Housing. Funding is budgeted in the Housing Department's Capital Improvement Program. Loan execution is anticipated for Fiscal Year 2022-23 and the loan will be paid to the developer over an estimated two-year period.

### **Location**

1723 W. Cholla St.  
Council District: 3

### **Concurrence/Previous Council Action**

This item was recommended for approval as a part of the Award of Federal HOME Funds for Affordable Housing Development Projects at the Economic Development and Equity Subcommittee meeting on March 23, 2022, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



## **Loan Federal HOME Funds for Acacia Heights III Affordable Housing Development (Ordinance S-48525)**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$1 million in Federal U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds with Acacia Heights III, LLC, or a City-approved nominee, for the Acacia Heights III affordable housing development project, and to take all actions and execute all documents to complete the loan. Further request to authorize the City Controller to disburse the funds for the life of the agreement. There is no impact to the General Fund.

### **Summary**

On Nov. 22, 2021, the Housing Department issued a Call for Interest (CFI) seeking proposals for the acquisition, new construction, and/or rehabilitation of affordable rental housing based on the Affordable Housing Community Priorities approved by the City Council on Nov. 17, 2021. The Community Priorities are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations, and that provide appropriate services to assist and sustain these populations; and
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Housing Development Organization (CHDO) as defined by the HOME Program.

Acacia Heights III, proposed to be located at 4747 N. 7th Ave., consists of the new construction of a 68-unit permanent housing community. Trinity Housing Development, LLC and Catholic Charities Community Services, a for-profit and non-profit partnership, requested \$1 million to assist with the development of this project. All units will serve households with incomes at or below 60 percent of the Area Median Income (AMI) with 11 units serving households at or below 40 percent AMI. Supportive services will include Resident Service Coordinators who will serve in a case management capacity developing service plans with residents, arranging on-site services, and referrals to additional service providers. Other proposed funding for this project includes permanent debt financing, nine percent Low Income Housing Tax

Credit (LIHTC) equity and a deferred developer fee.

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing and availability of federal funds. The overall loan structure will be consistent with the Housing Department's Underwriting Guidelines for affordable rental housing projects.

### **Procurement Information**

Eight proposals were reviewed by an evaluation committee comprised of two City staff members and one community representative. The proposals were evaluated on a 1,000-point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All eight projects were recommended for funding, as follows:

- Garfield II (Garfield Veterans Housing II MM LLC/Pennrose LLC);
- Reserve at Thunderbird Phase II (Glenmark Construction, Inc. and Antares Development & Investing, Mark Breen and Jessica Raymond);
- Osborn Pointe (Native American Connections);
- Acacia Heights III (Trinity Housing Development, LLC/Catholic Charities Community Services);
- Pueblo Apartments (Chicanos Por La Causa, Inc.);
- Trellis @ Cholla (Trellis);
- Bret Tarver Terrace (Helping Hands Housing Services/UMOM Housing 9 LLC); and
- Highbridge Apartments (Phoenix Holdings Group LLC/Gerald A. Haan).

### **Financial Impact**

There is no impact to the General Fund. HOME is a federally funded program. Funding for this CFI is made available from 2021 HOME funds, and a forward allocation of 2022 HOME funds. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from the Arizona Department of Housing. Funding is budgeted in the Housing Department's Capital Improvement Program. Loan execution is anticipated for Fiscal Year 2022-23 and the loan will be paid to the developer over an estimated two-year period.

### **Location**

Proposed - 4747 N. 7th Ave.  
Council District: 4

### **Concurrence/Previous Council Action**

This item was recommended for approval as a part of the Award of Federal HOME



Funds for Affordable Housing Development Projects at the Economic Development and Equity Subcommittee meeting on March 23, 2022, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



**Loan Federal HOME Funds for Bret Tarver Terrace Affordable Housing Development (Ordinance S-48528)**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$1 million in Federal U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds with UMOM Housing 9 LLC, or a City approved nominee, for the Bret Tarver Terrace affordable housing development project, and to take all actions and execute all documents to complete the loan. Further request to authorize the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

**Summary**

On Nov. 22, 2021, the Housing Department issued a Call for Interest (CFI) seeking proposals for the acquisition, new construction, and/or rehabilitation of affordable rental housing based on the Affordable Housing Community Priorities approved by the City Council on Nov. 17, 2021. The Community Priorities are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations, and that provide appropriate services to assist and sustain these populations; and
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Housing Development Organization (CHDO) as defined by the HOME Program.

Bret Tarver Terrace, located at 3101 W. McDowell Road, consists of the new construction of a 60-unit permanent housing community. Helping Hands Housing Services, a non-profit CHDO, requested \$1 million to assist with the development of this project. All units will serve households with incomes at or below 60 percent of the Area Median Income (AMI) with six units serving households at or below 40 percent AMI. Supportive services will include family support services and educational resources such as computer training, financial literacy, employment skills, English as a Second Language, health, nutrition, resume writing and parenting skills. Other proposed funding for this project includes permanent debt

financing, nine percent Low Income Housing Tax Credit (LIHTC) equity and a deferred developer fee.

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing and availability of federal funds. The overall loan structure will be consistent with the Housing Department's Underwriting Guidelines for affordable rental housing projects.

### **Procurement Information**

Eight proposals were reviewed by an evaluation committee comprised of two City staff members and one community representative. The proposals were evaluated on a 1,000-point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All eight projects were recommended for funding, as follows:

- Garfield II (Garfield Veterans Housing II MM LLC/Pennrose LLC);
- Reserve at Thunderbird Phase II (Glenmark Construction, Inc. and Antares Development & Investing, Mark Breen and Jessica Raymond);
- Osborn Pointe (Native American Connections);
- Acacia Heights III (Trinity Housing Development, LLC/Catholic Charities Community Services);
- Pueblo Apartments (Chicanos Por La Causa, Inc.);
- Trellis @ Cholla (Trellis);
- Bret Tarver Terrace (Helping Hands Housing Services/UMOM Housing 9 LLC);  
and
- Highbridge Apartments (Phoenix Holdings Group LLC/Gerald A. Haan).

### **Financial Impact**

There is no impact to the General Fund. HOME is a federally funded program. Funding for this CFI is made available from 2021 HOME funds, and a forward allocation of 2022 HOME funds. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from the Arizona Department of Housing. Funding is budgeted in the Housing Department's Capital Improvement Program. Loan execution is anticipated for Fiscal Year 2022-23 and the loan will be paid to the developer over an estimated two-year period.

### **Location**

3101 W. McDowell Road

Council District: 4

**Concurrence/Previous Council Action**

This item was recommended for approval as a part of the Award of Federal HOME Funds for Affordable Housing Development Projects at the Economic Development and Equity Subcommittee meeting on March 23, 2022, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



## **Loan Federal HOME Funds for Highbridge Apartments Affordable Housing Development (Ordinance S-48530)**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$1 million in Federal U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds with Phoenix Holdings Group LLC/Gerald A. Haan, or a City-approved nominee, for the Highbridge Apartments affordable housing development project, and to take all actions and execute all documents to complete the loan. Further request to authorize the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

### **Summary**

On Nov. 22, 2021, the Housing Department issued a Call for Interest (CFI) seeking proposals for the acquisition, new construction, and/or rehabilitation of affordable rental housing based on the Affordable Housing Community Priorities approved by the City Council on Nov. 17, 2021. The Community Priorities are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations, and that provide appropriate services to assist and sustain these populations; and
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Housing Development Organization (CHDO) as defined by the HOME Program.

Highbridge Apartments, located at 3248 W. Indian School Road, consists of the new construction of a 60-unit permanent housing community. Phoenix Holdings Group LLC/Gerald A. Haan, a for-profit developer, requested \$750,000 to assist with the development of this project. All units will serve households with incomes at or below 60 percent of the Area Median Income (AMI) with four units serving veteran households at or below 40 percent AMI. Supportive services will include crisis counseling, tenant advocacy and referrals to other social services. Other proposed funding for this project includes permanent debt financing, nine percent Low Income Housing Tax Credit (LIHTC) equity and a deferred developer fee.

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing, and availability of federal funds. The overall loan structure will be consistent with the Housing Department's Underwriting Guidelines for affordable rental housing projects.

### **Procurement Information**

Eight proposals were reviewed by an evaluation committee comprised of two City staff members and one community representative. The proposals were evaluated on a 1,000-point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All eight projects were recommended for funding, as follows:

- Garfield II (Garfield Veterans Housing II MM LLC/Pennrose LLC);
- Reserve at Thunderbird Phase II (Glenmark Construction, Inc. and Antares Development & Investing, Mark Breen and Jessica Raymond);
- Osborn Pointe (Native American Connections);
- Acacia Heights III (Trinity Housing Development, LLC/Catholic Charities Community Services);
- Pueblo Apartments (Chicanos Por La Causa, Inc.);
- Trellis @ Cholla (Trellis);
- Bret Tarver Terrace (Helping Hands Housing Services/UMOM Housing 9 LLC); and
- Highbridge Apartments (Phoenix Holdings Group LLC/Gerald A. Haan).

### **Financial Impact**

There is no impact to the General Fund. HOME is a federally funded program. Funding for this CFI is made available from 2021 HOME funds, and a forward allocation of 2022 HOME funds. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from the Arizona Department of Housing. Funding is budgeted in the Housing Department's Capital Improvement Program. Loan execution is anticipated for Fiscal Year 2022-23 and the loan will be paid to the developer over an estimated two-year period.

### **Location**

3248 W. Indian School Road  
Council District: 4

**Concurrence/Previous Council Action**

This item was recommended for approval as a part of the Award of Federal HOME Funds for Affordable Housing Development Projects at the Economic Development and Equity Subcommittee meeting on March 23, 2022, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



## **Loan Federal HOME Funds for Osborn Pointe Affordable Housing Development (Ordinance S-48531)**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$1 million in Federal U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds with Native American Connections, Inc. (NAC), or a City-approved nominee, for the Osborn Pointe affordable housing development project, and to take all actions and execute all documents to complete the loan. Further request to authorize the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

### **Summary**

On Nov. 22, 2021, the Housing Department issued a Call for Interest (CFI) seeking proposals for the acquisition, new construction, and/or rehabilitation of affordable rental housing based on the Affordable Housing Community Priorities approved by the City Council on Nov. 17, 2021. The Community Priorities are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations, and that provide appropriate services to assist and sustain these populations; and
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Housing Development Organization (CHDO) as defined by the HOME Program.

Osborn Pointe, located at 3406 N. 3rd St., consists of the new construction of a 48-unit permanent housing community. NAC, a non-profit CHDO, requested \$1 million to assist with the development of this project. All units will be designated to provide housing to homeless individuals and families with incomes at or below 40 percent of the Area Median Income with 11 units reserved as HOME restricted units serving the homeless population. Supportive services will include individualized needs assessment, community referrals, and assistance with applications for entitlement assistance. Other proposed financing for this project includes permanent debt financing, four percent Low Income Housing Tax Credit (LIHTC) equity, National



Housing Trust Funds, Federal Home Loan Bank Affordable Housing Program funds, and a deferred developer fee.

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing, and availability of federal funds. The overall loan structure will be consistent with the Housing Department's Underwriting Guidelines for affordable rental housing projects.

### **Procurement Information**

Eight proposals were reviewed by an evaluation committee comprised of two City staff members and one community representative. The proposals were evaluated on a 1,000-point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All eight projects were recommended for funding, as follows:

- Garfield II (Garfield Veterans Housing II MM LLC/Pennrose LLC);
- Reserve at Thunderbird Phase II (Glenmark Construction, Inc. and Antares Development & Investing, Mark Breen and Jessica Raymond);
- Osborn Pointe (Native American Connections);
- Acacia Heights III (Trinity Housing Development, LLC/Catholic Charities Community Services);
- Pueblo Apartments (Chicanos Por La Causa, Inc.);
- Trellis @ Cholla (Trellis);
- Bret Tarver Terrace (Helping Hands Housing Services/UMOM Housing 9 LLC);  
and
- Highbridge Apartments (Phoenix Holdings Group LLC/Gerald A. Haan).

### **Financial Impact**

There is no impact to the General Fund. HOME is a federally funded program. Funding for this CFI is made available from 2021 HOME funds, and a forward allocation of 2022 HOME funds. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from the Arizona Department of Housing. Funding is budgeted in the Housing Department's Capital Improvement Program. Loan execution is anticipated for Fiscal Year 2022-23 and the loan will be paid to the developer over an estimated two-year period.

### **Location**

3406 N. 3rd St.

Council District: 4

**Concurrence/Previous Council Action**

This item was recommended for approval as a part of the Award of Federal HOME Funds for Affordable Housing Development Projects at the Economic Development and Equity Subcommittee meeting on March 23, 2022, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



## **Loan Federal HOME Funds for Pueblo Apartments Affordable Housing Development (Ordinance S-48523)**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$1 million in Federal U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds with Chicanos Por La Causa, Inc. (CPLC), or a City approved nominee, for the Pueblo Apartments affordable housing development project, and to take all actions and execute all documents to complete the loan. Further request to authorize the City Controller to disburse the funds for the life of the agreement. There is no impact to the General Fund.

### **Summary**

On Nov. 22, 2021, the Housing Department issued a Call for Interest (CFI) seeking proposals for the acquisition, new construction, and/or rehabilitation of affordable rental housing based on the Affordable Housing Community Priorities approved by the City Council on Nov. 17, 2021. The Community Priorities are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations, and that provide appropriate services to assist and sustain these populations; and
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Housing Development Organization (CHDO) as defined by the HOME Program.

Pueblo Apartments, located at 316 W. Broadway Road, consists of the new construction of a 161-unit permanent housing community. CPLC, a non-profit CHDO developer, requested \$1 million to assist with the development of this project. All units will serve households with incomes at or below 60 percent of the Area Median Income (AMI) with 11 units serving households at or below 40 percent AMI. Supportive services will include financial coaching, an assigned Service Coordinator, and homeownership advising and resources. Other proposed funding for this project includes permanent debt financing, four percent Low Income Housing Tax Credit (LIHTC) equity, seller carryback, and Federal Home Loan Bank

Affordable Housing Program funds.

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing and availability of federal funds. The overall loan structure will be consistent with the Housing Department's Underwriting Guidelines for affordable rental housing projects.

### **Procurement Information**

Eight proposals were reviewed by an evaluation committee comprised of two City staff members and one community representative. The proposals were evaluated on a 1,000-point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All eight projects were recommended for funding, as follows:

- Garfield II (Garfield Veterans Housing II MM LLC/Pennrose LLC);
- Reserve at Thunderbird Phase II (Glenmark Construction, Inc. and Antares Development & Investing, Mark Breen and Jessica Raymond);
- Osborn Pointe (Native American Connections);
- Acacia Heights III (Trinity Housing Development, LLC/Catholic Charities Community Services);
- Pueblo Apartments (Chicanos Por La Causa, Inc.);
- Trellis @ Cholla (Trellis);
- Bret Tarver Terrace (Helping Hands Housing Services/UMOM Housing 9 LLC);  
and
- Highbridge Apartments (Phoenix Holdings Group LLC/Gerald A. Haan).

### **Financial Impact**

There is no impact to the General Fund. HOME is a federally funded program. Funding for this CFI is made available from 2021 HOME funds, and a forward allocation of 2022 HOME funds. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from the Arizona Department of Housing. Funding is budgeted in the Housing Department's Capital Improvement Program. Loan execution is anticipated for Fiscal Year 2022-23 and the loan will be paid to the developer over an estimated two-year period.

### **Location**

316 W. Broadway Road  
Council District: 7

**Concurrence/Previous Council Action**

This item was recommended for approval as a part of the Award of Federal HOME Funds for Affordable Housing Development Projects at the Economic Development and Equity Subcommittee meeting on March 23, 2022, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.



## **Loan Federal HOME Funds for Garfield II Affordable Housing Development (Ordinance S-48529)**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$1 million in Federal U.S. Department of Housing and Urban Development HOME Investment Partnerships Program (HOME) funds with Garfield Veterans Housing II MM LLC, or a City-approved nominee, for the Garfield II affordable housing development project, and to take all actions and execute all documents to complete the loan. Further request to authorize the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

### **Summary**

On Nov. 22, 2021, the Housing Department issued a Call for Interest (CFI) seeking proposals for the acquisition, new construction and/or rehabilitation of affordable rental housing based on the Affordable Housing Community Priorities approved by the City Council on Nov. 17, 2021. The Community Priorities are:

1. Acquisition, rehabilitation and/or new construction of properties that focus on homeless or special needs populations, and that provide appropriate services to assist and sustain these populations; and
2. Acquisition, rehabilitation and/or new construction of properties where the developer qualifies as a Community Housing Development Organization (CHDO) as defined by the HOME Program.

Garfield II, located at 1510 E. Portland St., consists of the new construction of a 60-unit permanent housing community. Garfield Veterans Housing II MM LLC/Pennrose LLC, a for-profit developer, requested \$1 million to assist with the development of this project. All units will serve households with incomes at or below 60 percent of the Area Median Income (AMI) with 11 units serving households that are for elderly and disabled residents. Supportive services will include financial planning, money management, credit counseling, debt management tools and services directed to residents with disabilities to support them living independently. Other proposed funding for this project includes permanent debt financing, nine

percent Low Income Housing Tax Credit (LIHTC) equity and a deferred developer fee.

Project awards are contingent on full underwriting, environmental release of funds, commitments of other financing and availability of federal funds. The overall loan structure will be consistent with the Housing Department's Underwriting Guidelines for affordable rental housing projects.

### **Procurement Information**

Eight proposals were reviewed by an evaluation committee comprised of two City staff members and one community representative. The proposals were evaluated on a 1,000-point scale based on the following criteria: Developer Experience; Project Merits/Approach; Financial Feasibility; and Project Impact. All eight projects were recommended for funding, as follows:

- Garfield II (Garfield Veterans Housing II MM LLC/Pennrose LLC);
- Reserve at Thunderbird Phase II (Glenmark Construction, Inc. and Antares Development & Investing, Mark Breen and Jessica Raymond);
- Osborn Pointe (Native American Connections);
- Acacia Heights III (Trinity Housing Development, LLC/Catholic Charities Community Services);
- Pueblo Apartments (Chicanos Por La Causa, Inc.);
- Trellis @ Cholla (Trellis);
- Bret Tarver Terrace (Helping Hands Housing Services/UMOM Housing 9 LLC);  
and
- Highbridge Apartments (Phoenix Holdings Group LLC/Gerald A. Haan).

### **Financial Impact**

There is no impact to the General Fund. HOME is a federally funded program. Funding for this CFI is made available from 2021 HOME funds, and a forward allocation of 2022 HOME funds. Funding commitments for projects with LIHTC equity are reliant upon receiving a LIHTC award from the Arizona Department of Housing. Funding is budgeted in the Housing Department's Capital Improvement Program. Loan execution is anticipated for Fiscal Year 2022-23 and the loan will be paid to the developer over an estimated two-year period.

### **Location**

1510 E. Portland St.

Council District: 8

**Concurrence/Previous Council Action**

This item was recommended for approval as a part of the Award of Federal HOME Funds for Affordable Housing Development Projects at the Economic Development and Equity Subcommittee meeting on March 23, 2022, by a vote of 3-0.

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Housing Department.





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**Family Advocacy Center Property Management Services Contract - Amendment (Ordinance S-48521)**

Request to authorize the City Manager, or his designee, to amend Contract 152663 with Plaza Del Rio Management Corporation dba Plaza Companies (Plaza) for property management services at the City’s Family Advocacy Center (FAC). The additional funding is in an amount not to exceed \$30,000 to support the completion of renovation projects at the FAC. Further request to authorize the City Controller to disburse all funds related to this item for the life of the contract. There is no impact to the General Fund.

**Summary**

Plaza provides property management services in connection with the continued operations of the FAC. The FAC is a City owned Human Services Department facility. Plaza is responsible for property management of the entire FAC campus, and for the collection of operation and maintenance expenses and non-city tenant rent. The additional funding supports the completion of renovation projects at the FAC.

**Contract Term**

The initial term of this contract was from Sept. 30, 2020, through June 30, 2021, with four, one-year options to extend through June 30, 2025, which may be exercised by the City Manager or his designee.

**Financial Impact**

The new contract total will not exceed \$1,104,180. The additional \$30,000 requested is available from the State of Arizona Attorney General’s Office.

**Concurrence/Previous Council Action**

On June 17, 2020, the City Council authorized staff to enter into an agreement with Plaza to provide property management services and authorizing the City Controller to disburse funds with Ordinance S-46724.

On Jan. 6, 2021, the City Council authorized additional funding to support common area maintenance expenses with Ordinance S-47208.

**Location**

Family Advocacy Center

Council District: 4

**Responsible Department**

This item is submitted by Deputy City Manager Gina Montes and the Human Services Department.



**Amend Phoenix Public Library and Phoenix Families First Resource Centers Intergovernmental Agreements with First Things First (Ordinance S-48524)**

Request to authorize the City Manager, or his designee, to extend two Intergovernmental Agreements (IGA) with First Things First (FTF) for an additional year to provide an additional year of funding for Phoenix Public Library's (PPL) Early Literacy Outreach Team (ELOT) programs and the Youth and Education Office's Phoenix Families First Resource Centers. The one-year extension for FTF IGA 19-0957 will provide an additional \$550,000 in funding for Phoenix Public Library's ELOT programs, for a contract total not to exceed \$2,750,000 for the life of the contract. The one-year extension to FTF IGA 19-0963/Contract 148132 will provide an additional \$675,000 in funding for Phoenix Families First Resource Centers, for a contract total not to exceed \$3,375,000 for the life of the contract. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to these two items.

**Summary**

Phoenix Public Library ELOT

Phoenix Public Library has maintained a productive partnership and received grant funding from Arizona's First Things First to support PPL's Early Literacy Outreach Team since 2009. PPL/FTF outreach workshops for parents and caregivers focus on strategies to help children get ready to read by kindergarten. Hands-on workshops, such as Storytimes, guide parents and caregivers in assisting children with critical pre-literacy skills such as letter knowledge, print awareness, developing a rich vocabulary and comprehension. In addition, when visiting neighborhood events and organizations, library staff present parents with a coupon that can be redeemed at any PPL location for a free children's book, further encouraging families to regularly visit the library and begin building a book collection for the home.

Phoenix Families First Resource Centers

The Human Services Department and Youth and Education Office entered into an intergovernmental agreement with First Things First in July 2018 to create four Family Resource Centers in current City facilities controlled by the Library, Housing and Parks and Recreation departments. The Phoenix Families First Resource Centers increase families' access to concrete support and services in times of need; improve knowledge

of parenting and child development; foster parental resilience and successfully connect families to support in the community; and promote social and emotional competence in children.

In May 2022, First Things First site councils will vote to approve to extend the two contracts for one additional year in the amount of \$550,000 (Phoenix Public Library ELOT) and \$675,000 (Phoenix Families First Resource Centers) starting July 1, 2022.

### **Contract Term**

#### Phoenix Public Library ELOT

The current grant provided funds from FY2018-2019 through FY2021-2022 (\$550,000 annually). This extension will provide an additional year of funds (\$550,000) through FY2022-2023. The agreement will now not exceed \$2.75 million over the life of the agreement.

#### Phoenix Families First Resource Centers

The approved contract term started July 1, 2018, with three one-year options to renew, ending June 30, 2022. The extension will provide an additional year of funds (\$675,000) through FY2022-2023. The agreement will now not exceed \$3.375 over the life of the agreement.

Due to the pandemic, First Things First has their contracts state-wide to extend for one additional year, ending June 30, 2023.

### **Financial Impact**

The contractual, grand-funded amounts for both IGAs (Phoenix Public Library ELOT - \$550,000), (Phoenix Families First Resource Centers - \$675,000) will support staff, supplies and site costs for implementing programs and services. No matching funds are required with no impact to the General Fund.

### **Concurrence/Previous Council Action**

#### Phoenix Public Library ELOT

The contract was approved by City Council on April 4, 2018 via Ordinance S-44444.

#### Phoenix Families First Resource Centers

The contract was approved by City Council action on April 4, 2018 via Ordinance S-44433.

On June 24, 2020, City Council authorized additional funding and an extension of the contract via Ordinance S-46819.

On July 1, 2021, City Council authorized an extension of the contract via Ordinance S-47833.

**Location**

Phoenix Public Library ELOT

Citywide

Phoenix Families First Resource Centers

Goelet A.C. Beuff Community Center - 3435 W. Pinnacle Peak Road

Burton Barr Central Library - 1221 N. Central Ave.

Cesar Chavez Library - 3635 W. Baseline Road

Aeroterra Housing Community - 675 N. 16th St.

Council Districts: 1, 7, and 8

**Responsible Department**

This item is submitted by Deputy City Manager Inger Erickson, the Library Department and the Youth and Education Office.



**Memorandum of Understanding with SRP on Water Conservation, Heat Mitigation, Renewable Energy, Electric Vehicles and Equity (Resolution 22013)**

Request to authorize the City Manager, or his designee, to execute a Water and Energy Future Collaboration Memorandum of Understanding between the City of Phoenix and Salt River Project Agricultural Improvement and Power District that commits to a five-year collaboration developing joint actions in support of common sustainability goals, with a particular focus on actions related to water conservation, heat mitigation, renewable energy, electric vehicles and equity. There is no financial commitment associated with this item.

**Summary**

Salt River Project Agricultural Improvement and Power District (SRP) has been a close collaborator with the City for decades in water management and is one of the primary electricity providers to the City and its residents. SRP approached the City in November 2021 to begin discussions on a deeper engagement in the form of a Memorandum of Understanding (MOU) that establishes a framework for an innovative collaboration to achieve ambitious goals for drought resilience and carbon emission reductions. The collaboration seeks to align the efforts of the City and SRP to create a resilient water supply and low carbon future that will benefit the City of Phoenix, its residents, businesses and SRP's customers.

The collaboration will focus cooperation on the following areas:

- a. Drought resilience/forest health: Provide a clean and reliable 100-year water supply. Address forest health and wildfire resilience in order to reduce water quality concerns.
- b. Electric vehicle partnerships: Increase and leverage opportunities that focus on EV policy, education and awareness, and incentives around single-family homes, commercial and multifamily dwellings, public charging, and fleet electrification.
- c. Decarbonization: Reduce carbon emissions and increase renewable and clean energy resources with a focus on pilot projects that address energy equity, energy insecurity, job training opportunities, affordable housing, and resident and business-centered solutions.
- d. Infrastructure: Identify opportunities to streamline and follow permitting and approval processes to facilitate shared goals of drought resilience and low carbon,

renewable energy use. Address critical operational infrastructure challenges and opportunities, such as extreme heat impacts and development of resilient energy solutions.

- e. Social justice and heat resilience: Collaborate to address social justice and equity issues caused by extreme heat. Promote energy efficiency, and other programs for limited-income families to alleviate the cost of essential energy services.
- f. Regional collaboration: Identify opportunities to increase collaboration across SRP's service territory with counties, cities, towns, community-based organizations, and the business community on resilience to extreme heat, drought resilience and decarbonization.

After execution of this MOU, the City and SRP will jointly develop and agree on a work plan to advance the Water and Energy Future Collaboration MOU. The City and SRP will meet at least quarterly and provide staff and resources appropriate to support the work.

The proposed draft form of the MOU is included as **Attachment A**.

**Contract Term**

The MOU will remain in effect for five years from the date of signing, but could be cancelled with 60-day notice by either party.

**Financial Impact**

There is no financial impact associated with this item.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Office of Sustainability.

## Attachment A

### WATER & ENERGY FUTURE COLLABORATION MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF PHOENIX AND SRP

This Memorandum of Understanding (MOU) articulates a collaboration between Salt River Project Agricultural Improvement and Power District (SRP) and the City (City of Phoenix), an Arizona municipal corporation (“Phoenix”) located in Maricopa County, Arizona. SRP and “the City” hereinafter are referred to collectively as the “Parties” and individually, as “Party”.

#### RECITALS

**WHEREAS**, SRP is a community-based not-for-profit water and energy company, providing reliable, affordable, and sustainable water and power to more than 2 million people living in central Arizona;

**WHEREAS**, SRP is committed to building a sustainable future for all, leading by example and enhancing the communities in which we live and serve;

**WHEREAS**, SRP has been a leader in developing and maintaining sustainable water supplies for central Arizona for over 100 years;

**WHEREAS**,

SRP is taking significant action to reduce carbon emissions by bringing online more than 2,000 MW of utility scale solar by 2025 and pursuing additional carbon-free resources;

**WHEREAS**, SRP has a robust set of 2035 corporate goals focused on meeting customer needs, wants and aspirations, demonstrating commitment to innovation and sustainability, enhancing workforce development to provide new opportunities and reflect societal diversity, providing public policy and thought leadership on water, energy, and economic development issues, and establishing broad community partnerships;

**WHEREAS**, the City has adopted an ambitious goal of carbon-neutral electricity for City operations by 2030 through renewable energy projects, energy efficiency upgrades, and utility partnerships, and a goal of a carbon neutral community by 2050;

**WHEREAS**, the City has adopted a goal to support policies and projects that that help shape an electricity grid that is net-zero GHG emissions by 2050;

**WHEREAS**, the City has adopted a goal of being an international leader in water stewardship and an ongoing goal of a 100-year supply of clean and reliable water;

**WHEREAS**, the City has adopted a goal to increase outreach and provide programs to residents and businesses to reduce water use to 155 gallons per capita per day (GPCD) by 2030.

**WHEREAS**, the City has adopted a goal to rapidly accelerate electric vehicle (EV) adoption in the community and expand publicly accessible EV charging infrastructure throughout the City to result in 50% of all vehicle sales being electric vehicles by 2030;

**WHEREAS**, the City is seeking partnerships to improve air quality in the region and set a goal to meet U.S. EPA National Ambient Air Quality Standards;



**WHEREAS**, the City supports increased energy efficiency, renewable energy and new electric vehicle charging requirements in building codes, to achieve carbon neutral buildings city-wide by 2050 with all new construction being net-positive in both energy and materials by 2050;

**WHEREAS**, the City set a goal to become a top tier Heat-Ready City by 2025 that includes building a network of 100 “cool corridors” by 2030 and increasing shade provided by trees or constructed shade in the City to achieve a 25% tree and shade canopy in pedestrian areas by 2030—prioritizing communities most vulnerable to heat;

**WHEREAS**, the City set a goal to transform 150 miles of canals to vibrant safe and shaded spaces for walking and biking;

**NOW, THEREFORE**, the Parties agree as follows:

- 1. Purpose.** This MOU establishes a fundamental framework for an innovative collaboration to achieve ambitious goals for drought resilience and carbon-emission reductions. The collaboration seeks to align the efforts of the City of Phoenix and SRP to create a resilient water supply and low carbon future that will benefit the City of Phoenix, its residents, businesses and SRP’s customers.
- 2. Scope of Collaboration.** City of Phoenix and SRP will work to support and achieve a shared vision in areas of mutual alignment, while using data, technology and collaboration to create a more sustainable and efficient City of Phoenix for the benefit of residents, businesses and the broader community. The Parties will work toward minimizing both external and internal barriers to the rapid implementation of innovations.
- 3. Areas of Collaboration.** The Parties will focus cooperation on the following areas, which will be more clearly defined in a Work Plan that will be regularly updated by both parties:
  - a. *Drought resilience/forest health:* Provide a clean and reliable 100-year water supply. Address forest health and wildfire resilience in order to reduce water quality concerns.
  - b. *Electric vehicle partnerships:* Increase and leverage opportunities that focus on EV policy, education and awareness, and incentives around single-family homes, commercial and multifamily dwellings, public charging, and fleet electrification.
  - c. *Decarbonization:* Reduce carbon emissions and increase renewable and clean energy resources with a focus on pilot projects that address energy equity, energy insecurity, job training opportunities, affordable housing, and resident and business-centered solutions.
  - d. *Infrastructure:* Identify opportunities to streamline and follow permitting and approval processes to facilitate the Parties’ shared goals of drought resilience and low carbon, renewable energy utilization. Address critical operational infrastructure challenges and opportunities, such as extreme heat impacts and the development of resilient energy solutions.

- e. *Social justice and heat resilience*: Collaborate to address social justice and equity issues caused by extreme heat. Promote energy efficiency, and other programs for limited-income families to attenuate the cost of essential energy services.
  - f. *Regional collaboration*: Identify opportunities to increase collaboration across SRP's service territory with counties, cities, towns, community-based organizations, and the business community on resilience to extreme heat, drought resilience and decarbonization.
- 4. Planning, Progress and Execution.** After execution of this MOU, the Parties will jointly develop and agree on a "Work Plan" to advance the Water & Energy Future Collaboration – MOU.
- a. The City of Phoenix and SRP will meet at least quarterly. The Parties will provide staff and resources appropriate to support the work.
  - b. Work Plan development will begin in March 2022 to facilitate budgetary planning needs for the Parties' respective fiscal years.
  - c. The Work Plan will be updated on an annual basis. The Work Plan will detail the deliverables to be presented, as well as a timeline, and align with the intent of this MOU. The Parties will use their best efforts to achieve such deliverables in the prescribed timeframe. The Parties acknowledge that certain deliverables may be executed across multiple years.
  - d. On an annual basis, beginning one year after this MOU goes into effect, the Chief Sustainability Officer for Phoenix, in conjunction with a designated SRP counterpart, will prepare a report that documents MOU work progress and achievements. These results, positive or negative, will be reported to signers of this document with a recommendation that they be discussed and, where appropriate, resolved.
- 5. Waiver and Legal Applicability.** The Parties agree that this MOU memorializes the intent of the Parties regarding Water and Energy Future Collaboration, but does not create a legally enforceable agreement, or any rights, duties obligations or liabilities whatsoever.
- 6. Status of Relationship.** Nothing in this MOU shall be deemed or construed as creating a joint venture, trust, partnership or any similar legal relationship among the Parties. Parties shall be responsible for furnishing all their own labor, materials and supplies necessary to complete the work provided for in this MOU, each at its own expense.
- 7. Duration.** This MOU is effective on the date it is fully executed by the Parties and shall remain in effect every five (5) years upon the effective date. The MOU will be reviewed annually unless terminated by either Party through 30-days written notice to the other Party. Upon written agreement of the parties, the term of the MOU may be renewed for three additional one (1) year periods. The Parties may also agree to modify or amend this MOU by mutual consent in writing by the authorized individuals from Phoenix and SRP.
- 8. Counterparts.** This MOU may be executed in two or more original, facsimile, or digital counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument.

**9. Compliance with Law.** The parties hereby agree to comply with all applicable federal and state laws and regulations applicable to this MOU.

**10. Contacts.** Any communication under this MOU in relation to its continuation, termination or alteration will be in writing to the Parties listed below. Communications may also be sent electronically.

**11. Non-discrimination.** The parties and their officers, agents, employees, and subcontractors shall not discriminate against any employee or applicant for employment to be employed in the performance of this MOU, with respect to her or his hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment, because of her or his race, sex, religion, color, national origin, ancestry, age, disability, gender, gender identity, sexual orientation, familial status or United States military service veteran status.

**12. Cancellation for Conflict of Interest.** The parties agree that this MOU may be cancelled for conflict of interest in accordance with Arizona Revised Statutes §38-511.

**13. Severability.** If any provision of this MOU shall be declared legally void, illegal or unenforceable, the remaining provisions of this MOU shall be valid and enforceable to the extent permitted by applicable law, provided that the fundamental purposes of this MOU are not defeated by such severability.

**CITY OF PHOENIX**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**SALT RIVER PROJECT AGRICULTURAL  
IMPROVEMENT AND POWER DISTRICT**

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## Small Business Workforce Improvement Training Program Modification

Request to authorize the City Manager, or his designee, to increase the maximum funding Phoenix-based organizations can request when applying for the Small Business Workforce Training Improvement Program from \$200,000 to \$250,000 per applicant to expand and/or enhance their small business training programs and/or demonstration projects that benefit the Phoenix entrepreneurial/small business community. There is no impact to the General Fund. Funding is available through the City's allocation of the American Rescue Plan Act (ARPA) received from the federal government and is under the City's Small Business Workforce Program category.

### Summary

On June 8, 2021, City Council authorized \$2 million in ARPA funding for a Small Business Workforce Training Program to assist small businesses in Phoenix with specialized training resources and/or assistance to enhance or expand their talent pipeline. On July 1, 2021, City Council approved using ARPA funding for a one-year \$295,000 contract extension with CO+HOOTS as registered businesses indicated PHXbizConnect had been vital in helping them navigate through the pandemic, connect to grants, and grow their business. On Jan. 5, 2022, City Council approved an \$80,000 sponsorship for a new walk-in cooler at the Rio Salado College Thomas campus, located at 3631 W. Thomas Road, for the development of a new Local First Arizona incubator kitchen facility to amplify efforts to grow food businesses in west Phoenix.

On March 2, 2022, City Council allocated the remaining \$1.625 million in ARPA funds to implement the Small Business Workforce Training Improvement Program to assist Phoenix-based organizations with capital investments or improvements to expand or enhance small business training programs and/or demonstration projects that benefit the Phoenix entrepreneurial/small business community with the following eligibility and requirement criteria. This approval included a limit of \$200,000 for applicants.

- **Eligibility:** The program and/or demonstration project must operate in Phoenix and provide proof of the concept to include: a) History of the proposed program and/or demonstration project; and b) One year proven success rate for the

program or equivalent experience in the project's industry.

- Requirements: Applicants must provide three quotes for the requested equipment or physical improvements to expand/enhance their organization's small business training offerings, and provide the number of people to be served and to benefit from the program improvement funds.

An evaluation panel comprised of City staff and Phoenix Business and Workforce Development Board members will review each application for eligibility and provide recommendation for approval or denial. Approved applicants will enter into contracts with the City to outline the terms and conditions of awarded funds. If approved, this action will increase the \$200,000 application request maximum to \$250,000.

### **Contract Term**

Agreements with awarded organizations will be executed to effectuate terms and conditions if approved by City Council.

### **Financial Impact**

There is no net financial impact by this action to the program. The aggregate amount of the Small Business Workforce Training Improvement Program remains at \$1.625 million as approved by City Council on March 2, 2022. There is no impact to the General Fund. Funding is available through the City's allocation of ARPA funding received from the federal government and is under the City's Small Business Workforce Program category.

### **Concurrence/Previous Council Action**

On March 2, 2022, City Council allocated the remaining \$1.625 million in ARPA funds to implement the Small Business Workforce Training Improvement Program.

### **Responsible Department**

This is submitted by Deputy City Manager Ginger Spencer and the Community and Economic Development Department.



**\*\*\*REVISED ITEM (SEE ATTACHED MEMO)\*\*\* Acquisition of Building Located at 2526 W. Northern Ave. and Lease of Adjacent Property Located at 8114 N. Black Canyon Hwy. (Ordinances S-48504 and S-48550)**

Request to authorize the City Manager, or his designee, to negotiate and enter into a purchase agreement and any other agreements necessary with Saia Family LP, for the purchase of the former Kmart building located at 2526 W. Northern Ave (Site). Further request authorization for the City Controller to disburse all funds related to this item. Funding for this purchase will not exceed \$12 million. There is no impact to the General Fund for the purchase of the former Kmart building. Funding is available through the City's allocation of the American Rescue Plan Act (ARPA) funding received from the federal government and is under the City's Workforce Training Facility and Training Program category.

Additional authorization is requested to enter into a lease on the adjacent property located at 8114 N. Black Canyon Hwy., for an initial term of 25-years, with multiple 10-year renewal options. The initial amount of the rent beginning January 1, 2023 shall not exceed \$234,000 annually, and will increase annually in accordance with the lease terms. The annual rent payments would come from the City's General Fund.

These two items shall be approved under separate ordinances.

**Summary**

The Site along 27th Avenue has remained vacant for over five years and is one of the last large infill sites available for redevelopment along the I-17 Freeway. The property owner has received numerous offers for this building that would convert the property into uses such as a park-and-swap, storage, heavy industrial and multi-family uses. Studies have shown that these uses are not conducive to the revitalization and crime suppression of this area. Community visioning sessions have indicated the desire to repurpose the Site into an innovation center offering education, workforce training and job opportunities for the community. The City has worked with several community partners to explore the viability for the adaptive reuse of the Site to offer the programs noted above.

In 2020, the City contracted with Gateway Community College's Center for Entrepreneurial Innovation (CEI) for the completion of a feasibility study. Some of the potential uses explored included:

- K-12 and community college education
- Business incubation
- Workforce development
- Skills/technical training center
- Culinary support services hub

In 2021, the City, in partnership with Arizona State University (ASU), Maricopa Community College District (MCCCD), and Western Maricopa Education Center (West-MEC) (collectively, Government Partners), contracted with M. Arthur Gensler Jr. & Associates, Inc. (Gensler) for the completion of a building assessment (Assessment). The Assessment addressed the structural and mechanical requirements needed to support the various uses considered for the Site. These Government Partners will continue to be partners on the redevelopment and educational uses to be provided for at the Site.

On June 8, 2021, the City Council adopted the American Rescue Plan (ARPA) Fund Strategic Plan. As part of the first tranche of funding, \$15 million was allocated for the purchase and redevelopment of the Site under the Workforce Training Facility and Training Program category. As part of the second tranche of ARPA funding, an additional \$3.5 million is being requested to begin the renovations on the building following the purchase of the Site. The use of the total \$18.5 million allocation would include the \$12 million purchase price and \$6.5 million in initial improvements to the Site

Located adjacent to the former Kmart is a property that currently operates as an event venue, located at 8114 N. Black Canyon Hwy. This property would not be included in the purchase of the Kmart building but would instead be leased by the City for a term of 25-years, with up to seven to 10-year renewal options.

The results of the feasibility study and Assessment have outlined the opportunity and framework to transform the Site into an innovation center that will provide education and workforce training programs to the community. If approved, the City will move forward with the purchase of the Site utilizing ARPA funds.

Neighborhood Services, Police, Public Transit, Street Transportation, and Human Services staff have been working collaboratively to improve the safety and quality of

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life along the 27th Avenue Corridor, adjacent to the I-17. This Corridor is consistently a source of violent crime, prostitution, drug use, trespassing, blight and other quality of life concerns. The ease of access to this area, along with challenging hotels, motels and apartment complexes, several of which are immediately north of the Site, have created an area where crime can flourish with few impediments.

At its Feb. 16, 2022 meeting, the Phoenix City Council approved a 27th Avenue Corridor Community Safety and Crime Prevention Plan, in partnership with ASU, that will provide a direct focus on this area. The redevelopment of this project is a key part of this overall solution.

The challenges of this area have been exacerbated by the pandemic, with this segment of the community hit much harder than others due to the density of population, the distrust of government among many members of the community, and the loss of service sector jobs that are the primary source of employment in the area surrounding this property. This multitude of challenges will require both the City and the community to come together to provide a path to bring the area back to a place where the community feels safe and the residents have a local presence for continued and advancing education, retraining and upskilling into jobs that will be less likely to be challenged as service sector jobs were during the Covid-19 pandemic. Many area residents and their children face tremendous barriers to educational opportunities, with one of the most significant being that they do not have an easy means of transportation to other areas of the City for training, which was exacerbated by the reduction of ridership during the pandemic. This strategic educational partnership with the City, ASU, MCCC and West-MEC will bring pandemic- and downturn-resistant employment training to this community.

This Site is extremely unique along multiple fronts that help to expedite our efforts along 27th Avenue. Among the items that make this Site important to our efforts include its location along 27th Avenue, the available size, the open floor plate nature of the building, which reduces costs of interior demolition prior to tenant improvements, and its visibility from the I-17. Further, the significant size of the undeveloped acreage of the property surrounding the building provides extensive opportunities for additional educational programming at the Site outside of the existing building. Of utmost importance, this property is located immediately adjacent to the Washington Elementary School District, one of the surrounding educational entities providing direct connection to students, and their families.

While the City's ARPA funds will be used to purchase the Site and start the improvements to the building, additional funds will be needed to complete the project, with the City taking the leadership role in completing the tenant improvements. The

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City and Government Partners will continue to research and apply for grants and other funding sources to complete the renovation and improve the Site. Further, as part of their occupancy of the building, the Government Partners will invest an estimated \$4-\$6 million in the building to ready the Site for operation. These improvements will become part of the building owned by the City once installed. The Government Partners will program and assume all ongoing operations and maintenance of the Site.

**Financial Impact**

Total funding for the purchase of the Site will not exceed \$12 million. There is no impact to the General Fund. Funding is available through the City's allocation of the ARPA funds received from the federal government. The additional \$6.5 of ARPA would be used to start the renovations of the building for an educational use.

Total funding for the adjacent property lease will be not greater than \$234,000 annually, beginning January 1, 2023, and will increase by a rate of 2.4 percent annually, beginning January 1, 2024. Starting January 1, 2028 a semi-decade adjustment will be applied every five years to reflect the actual change in the Consumer Price Index, but in a rate of not less than one percent annually.

**Concurrence/Previous Council Action**

City Council approved the use of \$15 million in ARPA funds for Phoenix Arts, Business and Employee Assistance at its June 8, 2021 City Council Policy meeting.

**Location**

2526 W. Northern Ave. and 8114 N. Black Canyon Hwy.  
Council District: 5

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the Community and Economic Development Department.



## City of Phoenix

OFFICE OF THE CITY ATTORNEY

To: Jeffrey Barton  
City Manager

Date: April 15, 2022

From: Cris Meyer  
City Attorney *CM*

Subject: CORRECTION MEMO – April 20, 2022 Agenda; Item No. 50

This correction memo clarifies that two separate ordinances are required to be approved by City Council in connection with Item No. 50 at the April 20, 2022, City Council meeting. The title for this item failed to make this sufficiently clear.

Item 50 requests City Council approval to acquire a former Kmart building located at 2526 W. Northern Avenue and enter into a related lease of adjacent property located at 8114 N. Black Canyon Hwy. Ordinance S-48504 relates to the property acquisition and Ordinance S-48550 relates to the lease of the adjacent property. The title for Item 50 will be revised to make clear that both the acquisition and lease will be approved under separate ordinances.

A handwritten signature in purple ink, appearing to be "JKB", written over a horizontal line. Below the line, the word "Approved" is printed.

Approved

DRL/2314193



**Amend Redevelopment and Purchase Agreement with 3DC Partners, LLC  
(Ordinance S-48507)**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 149707 with 3DC Partners, LLC to extend the Construction Commencement Date for 11 additional months, to April 30, 2023. There is no expense impact as a result of this action.

**Summary**

In April 2019, a Redevelopment and Purchase Agreement (RPA), City Agreement 149707, was entered into with the 3DC Partners, LLC (Developer) for the sale and development of approximately 26,000 square feet of City-owned land located on the southeast corner of Central Avenue and Adams Street at 30 N. 1st St. (Site) as authorized by Ordinance S-44791. The RPA was amended on June 3, 2020 by the First Amendment to the RPA, Agreement 149707-1 (First Amendment), which extended the Commence Construction Date to June 3, 2021, updated the project description and modified the parking requirements. The RPA was amended again on June 3, 2021 by the Second Amendment to the RPA, Agreement 149707-002 (Second Amendment), which extended the Commence Construction Date to June 3, 2022.

The Developer intends to construct a mixed-use tower consisting of a boutique hotel with approximately 220 hotel rooms including 20 hospitality suites, approximately 50,000 gross-square-feet of commercial office space and ground floor retail. In addition, Developer will make improvements to Adams Street consistent with the City's Adams Street Activation Study. Collectively these improvements are referred to as the "Project."

The RPA included typical performance benchmarks such as commencement of construction and completion of construction. The Developer is nearing completion of the design and permitting of the Project and has spent significant funds toward the redevelopment of the site. However, the Developer has not yet commenced construction on the site. Community and Economic Development and the Phoenix Convention Center have requested use of the Project site in February of 2023 to host events related to Super Bowl LVII. Further, this site, along Adams Street, will be highly visible during the weeks of the event, and the City's Major Events Team is working

diligently to ensure the area presents Phoenix well to our visitors and viewers. A construction site in this immediate vicinity would be challenging during the weeks long events here in Downtown. The Developer has agreed to postpone construction to accommodate this request and allow the City to host events on the site.

If approved, this amendment will modify Section 401.3 of the RPA to change the Commence Construction Date to April 30, 2023. All other terms and conditions of the RPA shall remain in full force and effect.

**Financial Impact**

There is no expense impact as a result of this action.

**Concurrence/Previous City Council Action**

The City Council approved the Development Agreement reflected in City Contract 149707 (Ordinance S-44791) on June 20, 2018 and an amendment to City Contract 149707 (Ordinance S-47656) on June 2, 2021.

**Location**

30 N. 1st St.  
Council District: 7

**Responsible Department**

This item is submitted by Deputy City Managers Ginger Spencer and Inger Erickson, and the Community and Economic Development and Phoenix Convention Center departments.



**Authorization to Enter into a Membership Agreement with Downtown Phoenix, Inc. (Ordinance S-48535)**

Request to authorize the City Manager, or his designee, to enter into a three-year membership agreement, and other agreements as necessary (Agreements), with Downtown Phoenix, Inc. or its City-approved successor entity. The fee for the three-year agreement is \$300,000. Further request authorization for the City Controller to disburse funds related to this item. There is no impact to the General Fund.

**Summary**

Downtown Phoenix, Inc. (DPI) is an established nonprofit entity designed specifically to enhance the economic and cultural vitality of the broader downtown Phoenix community. DPI coordinates activities between numerous affiliate organizations including the Downtown Phoenix Partnership (DPP), Phoenix Community Alliance and Downtown Phoenix Community Development Corporation. Separate from this item, DPI has been working to streamline operations between the affiliate organizations and is currently working toward a merger between DPI and DPP which will be the subject of a future City Council Formal agenda item. Since 2013, the City has utilized DPI to serve as a liaison to downtown neighborhood and business organizations, expand and enhance special events, facilitate the creation of net new sales tax revenues, inspire civic pride, and provide social and family entertainment opportunities to the public. In addition to these benefits, as long as the membership agreement is in effect, the City receives six positions on the DPI Board of Directors including the Mayor, City Manager and four additional positions nominated by the Mayor or City Manager.

The City's current membership expires on June 30, 2022. The new three-year membership agreement will begin July 1, 2022 and end on June 30, 2025. The agreement fee is for \$100,000 annually, not to exceed \$300,000 for the term of the agreement. The City's investment is leveraged by private sector dollars, and DPI has obtained outside grants that continue to yield results for the City that would otherwise not be obtainable. The cost of the annual membership has remained unchanged since 2013.

**Contract Term**

The term of the new agreement will be from July 1, 2022 through June 30, 2025, with no extension options.

**Financial Impact**

The membership fee is \$100,000 per year, not to exceed \$300,000 for the term of the three-year agreement. There is no impact to the General Fund. Funding is available in the Downtown Community Reinvestment Fund.

**Concurrence/Previous Council Action**

On June 19, 2019, City Council approved the current three-year agreement with DPI (Ordinance S-45822). This item was recommended for approval by the Economic Development and Equity Subcommittee at the March 23, 2022 meeting by a vote of 4-0.

**Location**

Council Districts: 4, 7 and 8

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the Community and Economic Development Department.



**Assignment of Services Agreement for Enhanced Municipal Services District (Ordinance S-48538)**

Request to authorize the City Manager, or his designee, to consent to the assignment of services in connection with the merger of Downtown Phoenix, Inc. with the Downtown Phoenix Partnership, Inc.

**Summary**

Downtown Phoenix, Inc. (DPI) is an established nonprofit entity designed specifically to enhance the economic and cultural vitality of the broader downtown Phoenix community. DPI coordinates activities between numerous affiliate organizations including the Downtown Phoenix Partnership (DPP), Phoenix Community Alliance and Downtown Phoenix Community Development Corporation. DPI has been working to streamline operations between the affiliate organizations and is currently working toward a merger between DPI and DPP. Since 2014, the City has utilized DPI to serve as a liaison to downtown neighborhood and business organizations, expand and enhance special events, facilitate the creation of net new sales tax revenues, inspire civic pride, and provide social and family entertainment opportunities to the public. The City Council annually approves the Enhanced Municipal Services District (EMSD) work plan and budget, as recommended by DPP Board of Directors. We are currently in the second year of a five-year contract agreement with DPI. The merger will simplify governance, reduce repetition of meetings and administration of the organizations. The proposed merger will result with DPP as the surviving entity which will then change its name to "Downtown Phoenix, Inc." (New DPI) to maintain the brand recognition that has been built. The New DPI board will consist of representatives from the current DPP and DPI boards.

Upon completion of the merger, DPP will convert into a Division within New DPI which will be governed by the new Board of Directors, but will maintain a Downtown Phoenix Business Improvement District advisory committee which will be responsible for recommending an EMSD budget and work plan to the Phoenix City Council.

The Downtown Phoenix Business Improvement District Advisory Committee currently consists of the following appointments:

- The Mayor of the City of Phoenix or designee and a City Council member as advisory members (currently Councilwoman Stark)
- Three members appointed by City Manager to represent the City of Phoenix
- The County Manager or his/her designee as an advisory member
- One member of the County Board of Supervisors to represent Maricopa County
- Two members representing Arizona State University's Downtown Campus
- One member representing University of Arizona
- One member representing Phoenix Biomedical Campus
- One member representing residents
- Three members representing arts, culture, sports and entertainment venues
- One member representing Phoenix Convention Center
- Three members representing office tower property ownership/management
- Two members representing hotel ownership/management
- Four members representing large employers
- One member representing restaurant ownership

**Contract Term**

The current term of the agreement from Jan. 1, 2021 through Dec. 31, 2025 will not change.

**Concurrence/Previous Council Action**

On June 17, 2020, City Council approved the current five-year agreement with DPI (Ordinance S-46759).

**Location**

Council District(s): 7 and 8

**Responsible Department**

This item is submitted by Deputy City Manager Ginger Spencer and the Community and Economic Development Department.





**Fire Fighting Class A Foam - Requirements Contract - IFB 18-070 (A) (Ordinance S-48495)**

Request to authorize the City Manager, or his designee, to allow additional expenditures under Contract 146981, Perimeter Solutions LP, for the purchase of Class A Foam for the Fire Department. Further request authorization for the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$200,000.

**Summary**

The Fire Department currently operates under a tactical Standard Operating Procedure (SOP) that states Class A Foam shall be used in any situation where plain water has been indicated. The Department currently operates in excess of 70 engines with on-board, pre-plumbed, and multiple discharge direct injection foam systems, for use Citywide.

The additional funds are needed due to the rising costs of materials and to continue critical property and life-saving operations, after an extremely high fire season.

**Contract Term**

The contract term is Jan. 11, 2018 through Dec. 31, 2022.

**Financial Impact**

Upon approval of \$200,000 in additional funds, the revised aggregate value of the contract will not exceed \$446,000. Funds are available in the Fire Department's budget.

**Concurrence/Previous Council Action**

This contract was originally approved by City Council on Jan. 10, 2018.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.



**Enter Into an Education Affiliation Agreement with Phoenix Children's Hospital for Paramedic Education (Ordinance S-48540)**

Request authorization for the City Manager, or his designee, to enter into an education affiliation agreement with Phoenix Children's Hospital (PCH) for Phoenix Fire Department Paramedic Education.

**Summary**

This agreement will allow Phoenix Fire Department paramedic students to take part in clinical rotations at PCH facilities, and participate in patient care under the direct supervision of a designated PCH instructor. Paramedic students are required to complete 80 hours of clinical rotations to be compliant with the Commission on Accreditation of Allied Health Education Programs, as recommended by the Committee on Accreditation of Educational Programs for the Emergency Medical Services Professions, a national organization that accredits paramedic program curricula training and methodology. This accreditation is a requirement of the Arizona Department of Health Services (AZDHS), the entity that ultimately authorizes the Phoenix Fire Department paramedic program. The skills and experience gained from the paramedic education rotations will allow the Fire Department to continue to provide quality patient care.

**Contract Term**

The agreement will be for five years from the date executed.

**Financial Impact**

This proposed agreement does not have a cost component.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.



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**Enter Into Cooperative Fire Rate Agreement with Arizona Department of Forestry and Fire Management (Ordinance S-48542)**

Request to authorize the City Manager, or his designee, to execute an agreement with the Arizona Department of Forestry and Fire Management (Arizona DFFM) to establish reimbursement rates for Fire Department resources. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

**Summary**

The Arizona DFFM executes bi-annual agreements with fire departments across Arizona to set reimbursement rates for fire department apparatus and firefighters. These rates are utilized in the event that Arizona DFFM engages local fire department resources for a response to an incident. The agreements have been utilized as needed to reimburse the City for incident responses, usually for wildland fires. The agreement will reimburse the City of Phoenix for payroll, overtime backfill, vehicle fuel and/or maintenance costs associated with Fire Department deployment to emergency incidents. If not approved, the City of Phoenix would not be reimbursed by the Arizona DFFM for the aforementioned costs associated with Fire Department deployment to emergency incidents.

**Contract Term**

The term of the agreement is April 1, 2022 through April 1, 2024.

**Financial Impact**

Because natural and human-caused disasters are unpredictable, the financial impact of deploying resources per the request of the Arizona DFFM cannot be determined in advance. If deployed, the City of Phoenix will be reimbursed by the Arizona DFFM per the Fire Rate Agreement.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays and the Fire Department.



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**FY 2021 Paul Coverdell Forensic Science Improvement Formula Grant Program (Ordinance S-48548)**

Request retroactive authorization for the City Manager, or his designee, to allow the Police Department to apply for, accept and enter into an agreement with the Arizona Criminal Justice Commission for the FY 2021 Paul Coverdell Forensic Science Improvement Formula grant program in an amount not to exceed \$146,475. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

**Summary**

The Police Department has applied for these grant funds over the past several years. Funding is used to implement innovative solutions to the backlog issues facing many crime laboratories nationwide. The Police Department's Crime Laboratory has made significant strides in addressing these issues by utilizing these grant funds as part of a comprehensive approach to support and enhance the services provided to the criminal justice community. Funding will be utilized for overtime, related fringe benefits, and supplies to improve the timeliness of forensic science services and to address the backlogs in the analysis of forensic evidence.

The grant application was due on June 19, 2021. If authorization is denied, the grant application will be rescinded.

**Contract Term**

The contract term is two years beginning Oct. 1, 2021.

**Financial Impact**

This grant will provide up to \$146,475. No matching funds are required.

**Responsible Department**

This item is submitted by Assistant City Manager Lori Bays and the Police Department.



## **Customer Data Collection Services - Amendment (Ordinance S-48499)**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 145859 with Social Marketology, LLC., to provide additional time to the contract on a month-to-month basis through March 31, 2023 for the collection and analyses of passenger surveys at Phoenix Sky Harbor International Airport.

### **Summary**

This contract provides for the services related to customer data collection and analysis necessary for Phoenix Sky Harbor International Airport to survey about 25,000 departing passengers each year. Surveys are carried out daily, resulting in useful data on passenger needs, use of airport facilities, and other travel habits. The passenger surveys and analyses provide critical data to the Aviation Department's business strategy, as well as help for the Department in data-driven decision making.

The purpose of this amendment is to provide a month-to-month extension to the current contract, ending June 30, 2022, through March 31, 2023 and will allow staff to develop a new procurement using (2022) data as more passengers flew this year during the COVID-19 pandemic compared to the previous two years of (2020 and 2021). The extension will enable the contractor to gather a full year (2022) of data and give Aviation enough time to develop the surveys for 2023 and beyond which will be a requirement for the new procurement.

### **Contract Term**

This amendment will extend the end date of the contract term from June 30, 2022 to allow additional time, on a month-to-month basis, through March 31, 2023.

### **Financial Impact**

The initial authorization for the contract was for an expenditure not-to-exceed \$1.25 million. No additional funds are needed with this extension as remaining spending authority will be applied to the extended contract term.

### **Concurrence/Previous Council Action**

The City Council approved Contract 145859 (Ordinance S-43714) on June 28, 2017.

**Location**

Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



**Phoenix Sky Harbor International Airport New Crossfield Taxiway U - Construction Manager at Risk Preconstruction Services - AV08000085 FAA (Ordinance S-48513)**

Request to authorize the City Manager, or his designee, to enter into an agreement with Kiewit Infrastructure West Co., to provide Construction Manager at Risk Preconstruction Services for the Phoenix Sky Harbor International Airport New Crossfield Taxiway U 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 \$3.18 million.

**Summary**

The purpose of this project is to modify each of the following: the existing Facilities and Services complex, ramp and building air-cargo facilities, roadways, taxiway structure and airfield, and utilities. In 2020, the Aviation Department completed the New West Crossfield Taxiway Conceptual Design and Program Report to highlight important project considerations.

Kiewit Infrastructure West Co. will begin in an agency support role for Construction Manager at Risk Preconstruction Services. Kiewit Infrastructure West Co. will assume the risk of delivering the project through a Guaranteed Maximum Price agreement.

Kiewit Infrastructure West Co.'s services include, but are not limited to: project planning, construction phasing and scheduling; alternate systems evaluation and constructability studies; detailed cost estimating; long-lead procurement studies and initiate procurement of long-lead items; advise City on choosing green building practices; assist in the permitting processes; and other services as needed.

**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. Six firms submitted proposals and are listed below.

### Selected Firm

Rank 1: Kiewit Infrastructure West Co.

### Additional Proposers

Rank 2: Hensel Phelps Construction Co.

Rank 3: Sundt-Archer Western, Joint Venture

Rank 4: Granite-Weitz, Joint Venture

Rank 5: Flatiron-Pulice, Joint Venture

Rank 6: AMES Construction, Inc.

### **Contract Term**

The term of the agreement is five years from issuance of the Notice to Proceed. Work scope identified and incorporated into the agreement before 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 Kiewit Infrastructure West Co. will not exceed \$3.18 million, including all subcontractor and reimbursable costs.

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

### **Concurrence/Previous Council Action**

The City Council approved Engineering Services Agreement 155733 (Ordinance S-48244) on Jan. 5, 2022.

### **Location**

Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.

Council District: 8

### **Responsible Department**

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





## **Airport Shuttle Bus Services - Amendment (Ordinance S-48519)**

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 125318 with Transdev Services, Inc., to provide additional time and funding for ongoing operation and management of shuttle bus services at Phoenix Sky Harbor International Airport for nine-months, on a three-month to three-month basis. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$12.51 million.

### **Summary**

The Aviation Department contracts with Transdev Services, Inc. (Transdev) to provide timely and reliable passenger transportation between the Phoenix Sky Harbor International Airport's (Airport's) Rental Car Center (RCC) and Terminals. The completion of the PHX Sky Train will eliminate the need for scheduled passenger busing to and from the RCC and Terminals. Once completed, the PHX Sky Train will connect the RCC, Terminals, and economy parking structures, and connect to the City's Metro light rail system. The current Transdev contract is set to expire June 30, 2022. PHX Sky Train Stage 2 is expected to be completed and operational in late Summer of 2022.

The need for qualified, skilled, and experienced partners to continue operations and management services during the interim period is essential. Transdev has intimate knowledge of the Airport environment and years of experience transporting passengers. This contract is necessary to continue routine operation and management to bridge the existing transportation services to all Airport facilities until the PHX Sky Train becomes fully operational.

### **Contract Term**

This amendment will extend the date of the contract term from June 30, 2022, for a nine-month contract extension, on a three-month to three-month basis.

### **Financial Impact**

The initial authorization for Contract 125318 was for an expenditure not-to-exceed \$25 million. Amendments increased the authorization for the contract by \$52 million. This amendment will increase the authorization for the contract by an additional \$12.51

million, for a new not-to-exceed contract value of \$89.51 million.

Funding is available in the Aviation Department's budget.

**Concurrence/Previous Council Action**

The City Council approved:

- Airport Shuttle Bus Services Contract 125318 (Ordinance S-35689) on Dec. 3, 2008;
- Airport Shuttle Bus Services Contract 125318 - Amendment (Ordinance S-44809) on June 20, 2018; and
- Airport Shuttle Bus Services Contract 125318 - Amendment (Ordinance S-47046) on Nov. 4, 2020.

**Location**

Phoenix Sky Harbor International Airport - 3400 E. Sky Harbor Blvd.

Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



**Broad, LLC Corporate Hangar Lease Agreement - Amendment (Ordinance S-48539)**

Request to authorize the City Manager, or his designee, to execute an amendment to Corporate Hangar Lease 145949 with Broad, LLC to allocate up to \$50,000 in rent credits for hangar maintenance at 2531 E. Air Lane at Phoenix Sky Harbor International Airport.

**Summary**

The purpose of this amendment is for the City of Phoenix to compensate Broad, LLC for expenses related to replacement of the air-conditioning (HVAC) systems on the premises at a cost not to exceed \$50,000 via rent credits.

The City of Phoenix and Broad, LLC entered into Corporate Hangar Lease 145949 on Aug. 15, 2017. The lease requires that the City maintain the air-conditioning (HVAC) systems on the premises. The air-conditioning systems are at the end of life and require full replacement.

**Contract Terms**

The term of the lease is two years with three one-year options to extend the term that may be exercised at the sole discretion of the Aviation Director. No change to the term is requested.

**Financial Impact**

The current monthly revenue is \$9,368.11. Revenue is to be reduced by approximately \$5,555.55 monthly as a rent credit for a period of nine months. The total reduction in revenue over the nine-month period will be approximately \$50,000.

**Concurrence/Previous Council Action**

The City Council approved Corporate Hangar Lease 145949 (Ordinance S-43607) on June 7, 2017.

**Location**

Phoenix Sky Harbor International Airport - 2531 E. Air Lane  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Aviation Department.



**Phoenix Bus Rapid Transit Program Planning Support Services Contract Amendment (Ordinance S-48498)**

Request to authorize the City Manager, or his designee, to execute an amendment to the Phoenix Bus Rapid Transit Program, Transportation Planning Support Services Package B Contract 149145, with AECOM to extend the term of the contract for 24 months and provide further project management, public outreach and stakeholder engagement, alternative analysis, design concepts and 15 percent design plans for the initial Bus Rapid Transit corridor of 35th Avenue/Van Buren Street. Further request to authorize the City Controller to disburse all funds related to this item. The total cost of the additional expenditures in this agreement will not exceed \$4.2 million.

**Summary**

In 2015, Phoenix voters approved Proposition 104, creating the 35-year street and transit plan known as Transportation 2050 (T2050), which identified Bus Rapid Transit (BRT) as a key component to continue expanding the City’s high-capacity transit network. BRT is a high-capacity bus service that focuses on improved speed, reliability, convenience, and the overall transit experience. There are common recurring elements found in successful BRT systems, such as advanced fare collection, enhanced stations, dedicated lanes, custom buses, transit-spot improvements and unique branding.

In 2019, Phoenix BRT Program staff were tasked by the Citizens Transportation Commission (CTC) and City Council with reevaluating the BRT corridors as originally outlined in the T2050 plan. The reevaluation was sought as the result of the passage of time since development of the T2050 plan, and Phoenix has since experienced significant changes in residential and commercial developments, population growth, and density, in addition to regional efforts to identify additional BRT corridors that may travel through Phoenix.

Based on the transit technical analysis and extensive community-education and engagement efforts, the initial BRT corridor of 35th Avenue/Van Buren Street was approved by the CTC in May 2021, the Transportation, Infrastructure and Planning Subcommittee in September 2021 and the City Council in October 2021.

The overall structure of the BRT Program included two contract packages to provide transportation planning services. Package A, with HDR Engineering, Inc., includes initial transit planning, capital system development, and community education and engagement services which were utilized for the initial planning and reevaluation of Phoenix's BRT corridors. Package B, with AECOM, includes preparation of corridor alternatives for evaluation and outreach, and 15 percent design plans for the designated corridor.

With unanimous approval of the initial corridor, the BRT program identified a continued need of AECOM, because of their national BRT planning experience and insight, to provide design support of the 35th Avenue/Van Buren BRT corridor. This includes providing detailed corridor planning and conceptual design alternatives for the Package A team and a support function for community outreach and stakeholder engagement.

The scope of work for AECOM's services include:

- Project management;
- Public outreach and stakeholder engagement;
- Right-of-way analysis;
- Conceptual alternatives analysis and screening;
- Station and platform concepts;
- Traffic analysis;
- Multimodal safety analysis;
- Development of basis for design and design criteria; and
- Preparation of 15 percent design plans.

### **Contract Term**

This amendment will extend the end date for the Package B contract with AECOM from Sept. 6, 2022 to Sept. 6, 2024.

### **Financial Impact**

The initial authorization for the Transportation Planning Support Services Package B Contract 149145 was authorized for an expenditure not-to-exceed \$150,000 for initial planning. This amendment will increase the authorization for the contract by an additional \$4.2 million, for a new total not-to-exceed contract value of \$4.35 million.

Funding for this amendment is available in the Public Transit Department's T2050 fund.

### **Concurrence/Previous Council Action**

The Citizen's Transportation Commission recommended for approval:

- The award on May 31, 2018, by a vote of 13-0;
- The initial BRT corridor of 35th Avenue/Van Buren Street on May 27, 2021, by a vote of 10-0; and
- This item on Feb. 16, 2022, by a vote of 11-1.

The Aviation and Transportation Subcommittee recommended approval:

- To enter into agreement with Package A and B in support of the BRT program on Sept. 25, 2018, by a vote of 3-0.

The Transportation, Infrastructure and Planning Subcommittee recommended for approval:

- The initial BRT corridor of 35th Avenue/Van Buren Street on Sept. 15, 2021, by a vote of 4-0.

The City Council approved:

- Issuance of a Request for Qualifications (RFQ) to provide services for planning and preliminary engineering for the BRT program with a stipulation that the planning RFQ included an assessment of the criteria used for the initial identification of the BRT corridors on Oct. 4, 2017;
- Phoenix Bus Rapid Transit Program Planning Support Services Contract 149145; and
- The initial BRT corridor of 35th Avenue/Van Buren Street on Oct. 6, 2021.

### **Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



**Building Property Management Services Agreements for Public Transit  
Department Office Building and Village Shopping Center (Ordinance S-48537)**

Request to authorize the City Manager, or his designee, to execute amendments to Property Management Services Agreements: 139423 with Lincoln Property Company; and 142612 with Newmark Knight Frank Management, to provide additional time to the agreements. Further request to authorize the City Controller to disburse all funds related to these items. The additional aggregate expenditures for services included in these amendments will not exceed \$1,571,263.

**Summary**

In September 2014, the City awarded Agreement 139423 to Lincoln Property Company for the management of the City-owned building located at 302 N. 1st Ave. in downtown Phoenix, which serves as the Public Transit Department (PTD) Headquarters, as well as the offices of the tenants, the Maricopa Association of Governments and the Community and Economic Development Department's Business and Workforce Development Center.

In April 2016, the City awarded Agreement 142612 to Newmark Knight Frank Management for the management of the City-owned Village Shopping Center (VSC), a multi-use shopping center located at 1945 W. Dunlap Ave.

On Dec. 2, 2019, a Request for Proposals (RFP PTD19-005 Property Management Services for the 302 N. 1st Ave. property) was issued to replace Agreement 139423. The RFP resulted in just one proposer: Lincoln Property Company. As a result, the evaluation panel determined it would be in the best interest of the City to cancel the solicitation and later reissue the RFP when other City-owned property management opportunities could be included in a future multi-site solicitation that would generate commercial interest and ensure adequate marketplace competition.

On Jan. 6, 2021, a new Request for Proposals (RFP PTD20-009 Property Management Services) was issued to obtain property management services for PTD Headquarters in downtown Phoenix and the VSC at 1945 W. Dunlap Ave. Two offerors submitted proposals, with both being determined to be non-responsive, and the solicitation was cancelled on April 2, 2021.



The PTD requests extending Agreements 139423 and 142612 for an additional year, with two one-year options to allow the City additional time to determine the future of the properties.

### **Contract Term**

These amendments will extend the end date of each agreement's terms from July 1, 2022 to June 30, 2023, with two one-year options to further extend the end date of the agreements through June 30, 2025 if both options are exercised.

### **Financial Impact**

- The initial authorization for Property Management Services Agreement 139423 was for an expenditure not-to-exceed \$7.5 million. Amendments increased the authorization for the agreement by \$1,693,733. This amendment will increase the authorization by an additional \$1,438,867, for a new total not-to-exceed agreement value of \$10,632,600.
- The initial authorization for Property Management Services Agreement 142612 was for an expenditure not-to-exceed \$175,000. Amendments increased the authorization for the agreement by \$52,500. This amendment will increase the authorization by an additional \$132,396, for a new total not-to-exceed agreement value of \$359,896.

The total cost related to these items will not exceed \$1,571,263, including the two one-year options to extend, with \$1,438,867 attributed to the property management of PTD Headquarters and \$132,396 attributed to the property management of the VSC.

Funding is available in the Public Transit Operating budget.

### **Concurrence/Previous Council Action**

The City Council approved:

PTD Headquarters - 302 N. 1st Ave.

- Property Management Services Agreement 139423 - (Ordinance S-41137) on Aug. 27, 2014;
- Property Management Services Agreement 139423 - Amendment (Ordinance S-45608) on May 1, 2019;
- Property Management Services Agreement 139423 - Amendment (Ordinance S-46745) on June 17, 2020; and
- Property Management Services Agreement 139423 - Amendment (Ordinance S-47650) on June 2, 2021.

Village Shopping Center - 1945 W. Dunlap Ave.

- Property Management Services Agreement 142612 - (Ordinance S-42427) on April 6, 2016;
- Property Management Services Agreement 142612 - Amendment (Ordinance S-47376) on March 17, 2021; and
- Property Management Services Agreement 142612 - Amendment (Ordinance S-47915) on Sept. 8, 2021.

**Location**

PTD Headquarters - 302 N. 1st Ave.

Village Shopping Center - 1945 W. Dunlap Ave.

Council Districts: 5 and 7

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



**Transit Furniture Manufacturing and Installation and Bus Stop Enhancements Contract - Request for Award (Ordinance S-48541)**

Request to authorize the City Manager, or his designee, to enter into a contract with Talis Construction Corporation for transit furniture manufacturing and installation and bus stop enhancements. Further request to authorize the City Controller to disburse all funds related to this item.

**Summary**

This contract will be used to fulfill a major component of the Transportation 2050 (T2050) plan relative to the continued and progressive expansion of shade throughout the transit environment. City Council has also identified American Rescue Plan Act (ARPA) funding to augment the installation of transit shade during the initial years of this contract.

**Procurement Information**

The Public Transit Department issued a Request for Proposals on Feb. 4, 2022, to award a contract to provide transit furniture manufacturing and installation and bus stop enhancements.

The recommendation was made using a Request for Proposal procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

One vendor submitted a proposal, was found to be responsive and responsible, and is listed below.

The evaluation panel recommendation was reached by consensus in consideration of published selection criteria with total points ranging from 0-1,000:

Method of approach (0-400)

Price proposal (0-350)

Qualifications and experience (0-250)

**Offeror Selected for Award**

Talis Construction Corporation - 812

**Contract Term**

The contract will begin on or about July 1, 2022, for a five-year term.

**Financial Impact**

The contract value for Talis Construction Corporation will not exceed \$22.5 million.

Funding is available in the Public Transit Department's Capital Improvement Program budget T2050 fund.

**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



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**Curbside Household Hazardous Waste Collection - Requirements Contract - RFP 22-SW-026 (Ordinance S-48497)**

Request to authorize the City Manager, or his designee, to enter into an agreement with Kary Environmental Services, Inc. to provide home Household Hazardous Waste and electronics collection services to residents. Further request to authorize the City Controller to disburse all funds related to this item. This agreement will have an aggregate amount of \$6 million over the term of the agreement.

**Summary**

This agreement will allow Kary Environmental Services (KES) to perform home collection of Household Hazardous Waste (HHW) and electronics for Phoenix residents. Through this agreement, KES will ensure proper collection, recycling, and disposal of HHW materials and electronics in compliance with all federal, state and local environmental regulations. With the added convenience of HHW and electronics home collection services for residents, drop-off options will be limited to the 27th Avenue and North Gateway Transfer Stations for certain HHW items only.

**Procurement Information**

Request for Proposal (RFP) 22-SW-026 was conducted in accordance with Administrative Regulation 3.10. Four proposals were received on Dec. 15, 2021. The offers were evaluated by a panel that included representation from the Public Works Department, Office of Environmental Programs and the City of Scottsdale. The offers were evaluated based on criteria set forth in the RFP with 1,000 maximum points possible.

- Kary Environmental Services, Inc.: 949 points
- Clean Harbors Environmental Services, Inc.: 718 points
- GrayMar Environmental Services, Inc: 616 points
- Emergency Environmental Services, LLC: 257 points

The evaluation panel recommends the offer from KES be accepted as the responsive and responsible offer with the highest point value.

**Contract Term**

The length of the agreement will be for three years beginning on or about July 1, 2022 through June 30, 2025. Provisions of the agreement include two, one-year options to extend in increments of one year.

**Financial Impact**

This item will have an estimated annual expenditure of \$1.2 million, with a total aggregate amount of \$6 million.

Funding is available in the Public Works Department's budget.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.



**Purchase of Emission Testing Coupons - Contract Recommendation (Ordinance S-48502)**

Request to authorize the City Manager, or his designee, to enter into a contract with Gordon Darby, Inc. for purchase of pre-paid coupons for emission testing. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$125,040.

**Summary**

The State of Arizona requires all vehicles newer than 1967 to pass a vehicle emissions test with the Arizona Department of Environmental Quality (ADEQ). Currently, Gordon Darby is the sole contractor that provides services at the ADEQ testing locations throughout the state. Gordon Darby provides opportunities to purchase pre-paid coupons that can be redeemed at the time of testing to allow for a more streamlined testing process.

**Procurement Information**

In accordance with Administrative Regulation 3.10 normal competition was waived as a result of a determination memo citing sole source. Gordon Darby is the only contractor for ADEQ that provides services to operate and administer emission testing locations. Gordon Darby has various coupon pricing for various vehicle type and weights.

1981 year or newer under 8,501 lbs: \$17.00 each  
Other vehicles (except heavy-duty diesel): \$16.00 each  
Heavy-duty diesel: \$25.00 each

**Contract Term**

This contract will begin on or about July 1, 2022 for an initial one-year term, with four option years to be exercised in increments of up to one-year, for a total contract term of five years.

**Financial Impact**

The contract value for Gordon Darby will not exceed \$125,040, with an estimated annual amount of \$25,008.

Funding is available in the Public Works Department's budget.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Public Works Department.





**Vehicle Glass Supply, Install, Repair and Tinting Services - Contract Recommendation (Ordinance S-48506)**

Request to authorize the City Manager, or his designee, to enter into separate contracts with: Area Auto Glass AZ, LLC; Arizona Auto Glass Direct, LLC; and Reliable Auto Glass, for supply, installation, repair and tinting of fleet vehicle glass. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate value of the contracts will not exceed \$2,196,135.

**Summary**

The Public Works Department maintains a diverse fleet of over 7,500 vehicles. This contract will be used for the supply, repair, replacement, and tinting of City-owned vehicles to ensure they are not being operated with broken or damaged glass. Repair and replacement of vehicle glass is essential to the safe operation of City vehicles. This contract will provide glass coverage at all Public Works Fleet Service Centers as well as coverage for the Aviation Department.

**Procurement Information**

Invitation for Bid (IFB) 23-FSD-004 was conducted in accordance with Administrative Regulation 3.10. The Public Works Department reached out to 62 vendors and received three bids. The bids were evaluated based on responsiveness and responsibility with all three bids being recommended for award, with a total price determining low bid for services:

- Reliable Auto Glass: \$190
- Area Auto Glass AZ: \$260
- Arizona Auto Glass Direct: \$314.98

**Contract Term**

The contract will begin on or about July 1, 2022 for an initial one-year contract term, with four option years to be exercised in increments of up to one year, for a total contract term of five years.

**Financial Impact**

This item will have an estimated annual expenditure of \$439,227, with an aggregate amount of \$2,196,135.

Funding is available in the Aviation and Public Works departments' budgets.

**Responsible Department**

This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters, and the Aviation and Public Works departments.



**Intergovernmental Agreements with Arizona Board of Regents for Services Associated with Transportation Engineering Projects - Amendments (Ordinance S-48510)**

Request to authorize the City Manager, or his designee, to execute amendments to three Master Intergovernmental Agreements with the Arizona Board of Regents, on behalf of: Arizona State University; Northern Arizona University; and University of Arizona, to provide additional funding for services associated with transportation engineering projects. Further request to authorize the City Controller to disburse all funds related to this item. The additional funding for each Master Intergovernmental Agreement will not exceed \$500,000, for an aggregate increase not to exceed \$1.5 million.

Additionally, request City Council authorization for an exemption of the prohibition set forth in Phoenix City Code section 42-18 for a governmental entity pursuant to Phoenix City Code section 42-20.

**Summary**

The Street Transportation Department (Streets) has taken advantage of the ability to utilize Arizona State University, Northern Arizona University, and University of Arizona (Universities) to conduct research and studies relative to transportation engineering projects under the Master Intergovernmental Agreements (IGAs) with each university. As the overall capacity of the Master IGAs are being reached, this request is to increase the spending authority for each of the three Master IGA's from \$500,000 to \$1 million during the life of the agreements, for an aggregate total not to exceed \$3 million for all three agreements.

The purpose of this amendment is to allow Streets to continue its partnership with the Universities through the use of these IGAs.

The IGAs have previously been used to conduct research and evaluation for several transportation engineering initiatives, including:

- Cool Seal Pilot Project;
- Traffic Signal Performance Measurement - Case Study of McDowell Road;

- Feasibility of Using Recycled Asphalt Pavement Materials in Slurry and Micro Seal Applications; and
- Multi-Criteria Evaluation of Advanced Traffic Management Systems.

The Street Transportation Department is currently developing additional research efforts that are anticipated to exceed the established capacities of the IGAs.

### **Contract Term**

The contract terms of the IGAs will remain unchanged from the original terms of five years, with options to extend up to an additional five years. The original IGAs were executed in June 2019.

### **Financial Impact**

The initial authorization for the three Master IGAs were for \$500,000. These amendments will increase the authorization for the three Master IGAs by \$500,000, for new total not-to-exceed Master IGA values of \$1 million. The aggregate authorization for the three Master IGAs will increase from \$1.5 million to \$3 million.

Funding is available in the Street Transportation Department's Capital Improvement Program budget.

### **Concurrence/Previous Council Action**

The City Council approved:

- Arizona State University IGA 151121 (Ordinance S-45863) on June 26, 2019;
- Northern Arizona University IGA 151120 (Ordinance S-45868); and
- University of Arizona IGA 150814 (Ordinance S-45867).

### **Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



**Planning and Development Department Residential, Commercial and Fire Building Plan Review On-Call Services (Ordinance S-48514)**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the ten consultants listed below, to provide Residential, Commercial and Fire Building Plan Review On-Call Services for the Planning and Development Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$3.5 million aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property. These on-call contract services are only for plan review and do not envision the selected firms designing or constructing items related to private development projects they are reviewing, but it is standard on-call contract language.

**Summary**

The On-Call consultants will be responsible for providing Residential, Commercial and Fire Building Plan Review On-Call services that include, but are not limited to: reviews of plans for new construction, alterations, and repairs submitted by commercial and residential property owners for compliance with the Phoenix Building Construction Codes and Fire Codes.

**Procurement Information**

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S.

section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Ten firms submitted proposals and are listed below.

#### Selected Firms

- Rank 1: OnSite Engineering, P.L.C.
- Rank 2: Willdan Engineering, Inc.
- Rank 3: Bureau Veritas North America, Inc.
- Rank 4: Shums Coda Associates, Inc.
- Rank 5: Stantec Consulting Services, Inc.
- Rank 6: MZ Engineering, LLC
- Rank 7: SafeBuilt Arizona, LLC
- Rank 8: Bowman Consulting Group, Ltd.
- Rank 9: Precision Design Consultants, PLLC
- Rank 10: Nova Performance Group, LLC

#### **Contract Term**

The term of each agreement is up to two years, or up to \$3.5 million aggregate, whichever occurs first. 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 the On-Call consultants will not exceed \$3.5 million aggregate, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$3.5 million aggregate.

Funding is available in the Planning and Development Department's Development Fund Operating budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

#### **Responsible Department**

This item is submitted by Deputy City Managers Alan Stephenson and Mario Paniagua, the Planning and Development Department, and the City Engineer.



**Planning and Development Department Commercial AFP Plan Review and Inspection On-Call Services (Ordinance S-48515)**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the five consultants listed below, to provide Commercial AFP Plan Review and Inspection On-Call Services for the Planning and Development Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$2 million aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property. These on-call contracts are only for plan review and inspection services and do not envision the selected firms actually designing or constructing items related to private development projects they are reviewing or inspecting, but it is standard on-call contract language.

**Summary**

The On-Call consultants will be responsible for providing Commercial AFP Plan Review and Inspection On-Call services that include, but are not limited to: review of plans and inspections for new construction, alterations, and repairs submitted by commercial property owners for compliance with the Phoenix Building Construction Code and Fire Code.

**Procurement Information**

The selections were made using a qualifications-based selection process set forth in

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section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Five firms submitted proposals and are listed below.

#### Selected Firms

Rank 1: OnSite Engineering, P.L.C.

Rank 2: Willdan Engineering, Inc.

Rank 3: Bureau Veritas North America, Inc.

Rank 4: SafeBuilt Arizona, LLC

Rank 5: MZ Engineering, LLC

#### **Contract Term**

The term of each agreement is up to two years, or up to \$2 million aggregate, whichever occurs first. 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 the On-Call consultants will not exceed \$2 million aggregate, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$2 million aggregate.

Funding is available in the Planning and Development Department's Development Fund Operating budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

#### **Responsible Department**

This item is submitted by Deputy City Managers Alan Stephenson and Mario Paniagua, the Planning and Development Department, and the City Engineer.





**Planning and Development Department Civil Plan Review On-Call Services (Ordinance S-48516)**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the eight consultants listed below, to provide Civil Plan Review On-Call Services for the Planning and Development Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$3 million aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property. These on-call contracts are only for plan review and do not envision the selected firms actually designing or constructing items related to private development projects they are reviewing, but it is standard on-call contract language.

**Summary**

The On-Call consultants will be responsible for providing Civil Plan Review On-Call services that include, but are not limited to: civil reviews of plans for grading and drainage, storm water management, storm drain facilities, concrete, and street paving as submitted to the City by private property owners for permit issuance purposes.

**Procurement Information**

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S. section 34-604(H), the City may not publicly release information on proposals received

or the scoring results until an agreement is awarded. Eight firms submitted proposals and are listed below.

Selected Firms

Rank 1: Ritoch-Powell & Associates Consulting Engineers, Inc.

Rank 2: Strand Associates, Inc.

Rank 3: Bowman Consulting Group, Ltd.

Rank 4: Entellus, Inc.

Rank 5: The CK Group, Inc.

Rank 6: Michael Baker International, Inc.

Rank 7: Horrocks Engineers, Inc.

Rank 8: Bureau Veritas North America, Inc.

**Contract Term**

The term of each agreement is up to two years, or up to \$3 million aggregate, whichever occurs first. 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 the On-Call consultants will not exceed \$3 million aggregate, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$3 million aggregate.

Funding is available in the Planning and Development Department's Development Fund Operating budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Responsible Department**

This item is submitted by Deputy City Managers Alan Stephenson and Mario Paniagua, the Planning and Development Department, and the City Engineer.



**Planning and Development Department Civil Field Inspection On-Call Services (Ordinance S-48517)**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the seven consultants listed below, to provide Civil Field Inspection On-Call Services for the Planning and Development Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$4 million aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property. These on-call contracts are only for inspection services and do not envision the selected firms designing or constructing items related to private development projects they are inspecting, but it is standard on-call contract language.

**Summary**

The On-Call consultants will be responsible for providing Civil Field Inspection On-Call services that include, but are not limited to: civil field inspections of site and civil infrastructure construction associated with private developments for grading and drainage, sewer, water, storm drain concrete and paving projects for submission to local jurisdictions.

**Procurement Information**

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S.

section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Seven firms submitted proposals and are listed below.

Selected Firms

Rank 1: Consultant Engineering, Inc.

Rank 2: TriStar Engineering & Management, Inc.

Rank 3: AECOM Technical Services, Inc.

Rank 4: Quality Testing, LLC

Rank 5: Horrocks Engineers, Inc.

Rank 6: Ritoch-Powell & Associates Consulting Engineers, Inc.

Rank 7: Civil Solutions Engineering & Management, LLC

**Contract Term**

The term of each agreement is up to two years, or up to \$4 million aggregate, whichever occurs first. 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 the On-Call consultants will not exceed \$4 million aggregate, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$4 million aggregate.

Funding is available in the Planning and Development Department's Development Fund Operating budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

**Responsible Department**

This item is submitted by Deputy City Managers Alan Stephenson and Mario Paniagua, the Planning and Development Department, and the City Engineer.



**Planning and Development Department Residential and Commercial Building Field Inspection On-Call Services (Ordinance S-48518)**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the six consultants listed below, to provide Residential and Commercial Building Field Inspection On-Call Services for the Planning and Development Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$3 million aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property. These on-call contracts are only for inspection services and do not envision the selected firms designing or constructing items related to private development projects they are reviewing, but it is standard on-call contract language.

**Summary**

The On-Call consultants will be responsible for providing Residential and Commercial Building Field Inspection On-Call services that include, but are not limited to: field inspections of new construction, alterations, and repairs submitted by commercial and residential property owners for compliance with the Phoenix Building Construction Codes and Fire Codes.

**Procurement Information**

The selections were made using a qualifications-based selection process set forth in section 34-604 of the Arizona Revised Statutes (A.R.S.). In accordance with A.R.S.

section 34-604(H), the City may not publicly release information on proposals received or the scoring results until an agreement is awarded. Six firms submitted proposals and are listed below.

#### Selected Firms

Rank 1: Willdan Engineering, Inc. (FN)

Rank 2: OnSite Engineering, P.L.C.

Rank 3: Bureau Veritas North America, Inc.

Rank 4: Shums Coda Associates, Inc.

Rank 5: Consultant Engineering, Inc.

Rank 6: SafeBuilt Arizona, LLC

#### **Contract Term**

The term of each agreement is up to two years, or up to \$3 million aggregate, whichever occurs first. 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 the On-Call consultants will not exceed \$3 million aggregate, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$3 million aggregate.

Funding is available in the Planning and Development Department's Development Fund Operating budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

#### **Responsible Department**

This item is submitted by Deputy City Managers Alan Stephenson and Mario Paniagua, the Planning and Development Department, and the City Engineer.



**Planning and Development Department Residential and Commercial Landscape, Hillside, Slope Analysis and Inventory/Salvage Plan Review and Inspections On-Call Services (Ordinance S-48520)**

Request to authorize the City Manager, or his designee, to enter into separate agreements with the three consultants listed below, to provide Residential and Commercial Landscape, Hillside, Slope Analysis and Inventory/Salvage Plan Review and Inspections On-Call Services for the Planning and Development Department. Further request to authorize execution of amendments to the agreements as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$2 million aggregate.

Additionally, request to authorize the City Manager, or his designee, to take all action as may be necessary or appropriate and to execute all design and construction agreements, licenses, permits, and requests for utility services relating to the development, design, and construction of the project. Such utility services include, but are not limited to: electrical, water, sewer, natural gas, telecommunications, cable television, railroads, and other modes of transportation. Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise should be prohibited by Phoenix City Code 42-18. This authorization excludes any transaction involving an interest in real property. These on-call contracts are only for plan review and inspection services and do not envision the selected firms designing or constructing items relate to private development projects they are reviewing, but it is standard on-call contract language.

**Summary**

The On-Call consultants will be responsible for providing Residential and Commercial Landscape, Hillside, Slope Analysis and Inventory/Salvage Plan Review and Inspections On-Call services that include, but are not limited to: landscape and inventory/salvage and hillside reviews of plans as submitted to the City by private property owners for permit issuance purposes.

### **Procurement Information**

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

#### Selected Firms

Rank 1: Environmental Planning Group, LLC

Rank 2: Waibel & Associates Landscape Architecture, LLC

Rank 3: AZTEC Engineering Group, Inc.

### **Contract Term**

The term of each agreement is up to two years, or up to \$2 million aggregate, whichever occurs first. 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 the On-Call consultants will not exceed \$2 million aggregate, including all subconsultant and reimbursable costs. The total fee for all services will not exceed \$2 million aggregate.

Funding is available in the Planning and Development Department's Development Fund Operating budget. The Budget and Research Department will review and approve funding availability prior to issuance of any On-Call task order of \$100,000 or more. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

### **Responsible Department**

This item is submitted by Deputy City Managers Alan Stephenson and Mario Paniagua, the Planning and Development Department, and the City Engineer.





**Telecommunications Services and Interstate Telecommunications Services License with Crown Castle Fiber LLC (Ordinance S-48526)**

Request to authorize the City Manager, or his designee, to execute a nonexclusive, revocable license with Crown Castle Fiber LLC to construct, install, operate, maintain and use the public highways in the City of Phoenix in order to provide telecommunications services and interstate telecommunications services in, under, over, and across public rights-of-way in the City, subject to the terms and conditions contained in the license and Phoenix City Code. Further request the Licensee sign the license within 60 days of Council action, or this authorization will expire. There is no financial impact to the City for this license.

**Summary**

Crown Castle NG West LLC has a Telecommunications Services and Interstate Telecommunications Services License with the City that expires on April 24, 2022. On June 27, 2019, a Certificate of Merger was filed with the state of Texas to merge Crown Castle NG West LLC into Crown Castle Fiber LLC, resulting in a name change. Crown Castle Fiber LLC is requesting to enter into a new license. The new license will be for a period of five years with an option for a one-time renewal, and will contain appropriate insurance and indemnification provisions, require a performance bond and a security fund, provide for terms of transfer and revocation, and provide for compensation for the commercial use of public rights-of-way while permitting the City to manage the rights-of-way.

**Contract Term**

The license is for a five-year Telecommunications Services and Interstate Telecommunications Services License with an option for a one-time renewal and will begin within 60 days of City Council approval.

**Financial Impact**

Licensee will pay an annual fee to the City based on a calculated formula using linear footage and the Consumer Price Index.

**Concurrence/Previous Council Action**

The City Council approved License 144890 on April 24, 2017 (Ordinance S-43002).

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**Responsible Department**

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



**Arizona Public Service Trenching Agreement for Electrical Service to City of Phoenix Booster Pump Station 4A-B11 - WS85100053 (Ordinance S-48527)**

Request to authorize the City Manager, or his designee, to enter into a Trenching Agreement with Arizona Public Service to provide new electrical service for a Pressure Reducing Valve station located near 32nd Street and Bell Road for City of Phoenix project WS85100053. Further request to grant an exception pursuant to Phoenix City Code 42-20 to authorize inclusion in the documents pertaining to this transaction of indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18. There is no financial impact to the City of Phoenix.

**Summary**

The City is constructing a booster pump station that will require new electrical service for operational purposes. The Trenching Agreement is required by Arizona Public Service (APS) in order to proceed with electrical design, as well as installation of necessary facilities to provide power for the City's requested needs and is being executed with a zero-dollar cost.

**Contract Term**

The term of the agreement will begin on or about May 2022, and will expire when the project is completed and accepted.

**Financial Impact**

There is no financial impact to the City of Phoenix.

**Location**

Near 32nd Street and Bell Road  
Council District: 2

**Responsible Department**

This item is submitted by Deputy City Managers Mario Paniagua and Karen Peters, and the Street Transportation and Water Services departments.



**Aerial Lift Equipment Repair Parts and Services - Requirements Contract - IFB 22-024 (Ordinance S-48494)**

Request to authorize the City Manager, or his designee, to enter into a contract with Arlington Sales and Rental LLC, and Material Handling Machinery BY SCR LLC dba Action Material Handling to provide Aerial Lift Equipment Repair Parts and Services for the Aviation, Phoenix Convention Center, Public Works and Water Services departments. Further request to authorize the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed \$622,500.

**Summary**

This contract will provide multiple departments with aerial lift equipment repair parts and services to ensure safe and efficient operations of various lifts used throughout the City. Aerial lifts are required to operate according to federal, state, and local guidelines, including by the Occupational Safety and Health Administration (OSHA). To meet these guidelines, aerial lifts used by departments must be carefully maintained and repaired on an as-needed basis.

**Procurement Information**

IFB 22-024 was conducted in accordance with Administrative Regulation 3.10. The Finance Department, Procurement Division received two offers on Dec. 30, 2021, which were evaluated on price, responsiveness to specifications, and responsibility to provide the required goods and services. The bid notification was sent to 66 suppliers and was publicly posted and available for download from the City's website.

The Assistant Finance Director recommends that the offers from Arlington Sales and Rental, LLC, and Material Handling Machinery BY SCR LLC dba Action Material Handling be accepted as responsive and responsible offers that are most advantageous to the City.

Multiple awards are recommended to ensure competitive pricing, overall lowest cost, and continuous service to the City.

**Contract Term**

The five-year contract term will begin on or about April 10, 2022.

**Financial Impact**

The aggregate contract value will not exceed \$622,500.

Funding is available in the various departments' budgets.

**Responsible Department**

This item is submitted by City Manager Jeffrey Barton, Deputy City Managers Mario Paniagua, Inger Erickson and Karen Peters, and the Finance, Aviation, Phoenix Convention Center, Public Works, and Water Services departments.



**Safety, Environmental and Technical Training - Requirements Contract - Amendment (Ordinance S-48501)**

Request to authorize the City Manager, or his designee, to execute amendments to Agreements: 144874 with BTS AZ, LLC.; 144876 with Complete Training Resources LLC dba ETC Compliance Solutions, Inc.; 144875 with Liberty Crane and Rigging Consultants; and 144878 with Workplace Safety Specialists to provide additional time to the agreements for safety, environmental and technical training for Water Services Department staff. No additional funding is required for this amendment.

**Summary**

The purpose of these amendments is to extend the term of the agreements on a month-to-month basis for up to one year. The extensions will allow sufficient time to complete a competitive process to award multi-year agreements to provide Safety, Environmental and Technical Training.

The Water Services Department (WSD) has a comprehensive employee development training program for Health and Safety trainings that comply with Water Industry requirements, as well as City, State, and Federal safety regulations. WSD is now seeking to expand this program by creating two new areas of training, and these amendments will provide the time needed to make that possible.

**Contract Term**

This amendment will extend the terms of the agreements on a month-to-month basis for up to one year, from May 1, 2022 to April 30, 2023.

**Financial Impact**

The initial authorization for the agreements was for an expenditure not-to-exceed \$3,299,000. This amendment will not change the authorization for the agreements.

Funding is available in the Water Services Department's Operating budget.

**Concurrence/Previous Council Action**

The City Council approved the Safety, Environmental and Technical Training Agreements 144874, 144876, 144875 and 144878 (Ordinance S-43451) on April 19, 2017.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.



**Triple Quadrapole Mass Spectrometer Agreement - Request for Award  
(Ordinance S-48503)**

Request to authorize the City Manager, or his designee, to enter into an agreement with Waters Technologies Corporation to provide equipment maintenance and service to maintain proper function of Triple Quadrapole Mass Spectrometers. Further request to authorize the City Controller to disburse all funds related to this item. The agreement value will not exceed \$600,000.

**Summary**

The purpose of this agreement is to provide annual maintenance service on Triple Quadrapole Mass Spectrometer equipment used to conduct laboratory testing and analysis of City of Phoenix drinking water in order to comply with EPA standards.

This direct selection is necessary because Waters Technologies Corporation supplies exclusively trained personnel to service and maintain the equipment they manufacture. To use another source for maintenance and/or service would void the product extended warranty.

Waters Technologies Corporation's services include, but are not limited to: annual maintenance service, consumables, training, new equipment and parts and installation of new equipment.

**Procurement Information**

An exception to the procurement process was determined to select the contractor set forth in City of Phoenix Administrative Regulation 3.10. A direct selection was made because there exists a lack of qualified contractors, which makes a competitive selection process impracticable, unnecessary, or contrary to the public interest.

**Contract Term**

The agreement will begin on or about April 20, 2022, for a five-year aggregate term with two, two-year options to extend.

**Financial Impact**

The agreement value for Waters Technologies Corporation will not exceed \$600,000.

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Funding is available in the Water Services Department Operating budget.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.



**16-Inch Zone 1 Carver to Elliot Roads from 51st to 35th Avenues - Construction Manager at Risk Construction Services - WS85500440 (Ordinance S-48508)**

Request to authorize the City Manager, or his designee, to enter into an agreement with PCL Construction, Inc. to provide Construction Manager at Risk Construction Services for the 16-Inch Zone 1 Carver to Elliot roads from 51st to 35th avenues 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 \$7,731,000.

**Summary**

The purpose of this project is to install approximately 11,339 feet of 16-inch combination transmission and distribution pipe, valves, fittings, hydrants and service connections from 35th to 51st avenues and from Elliot to Carver roads. The project will help provide water services to future developments in the Laveen area.

PCL Construction, Inc.'s (PCL) initial services will include preparation of a Guaranteed Maximum Price proposal for the Construction Services provided under the agreement and participating with the City in a process to establish a Small Business Enterprise (SBE) goal for the project. PCL will be responsible for construction means and methods related to the project and fulfilling the SBE program requirements. PCL will also be required to solicit bids from prequalified subcontractors and to perform the work using the City's subcontractor selection process. PCL may also compete to self-perform limited amounts of work.

PCL's services include, but are not limited to: selecting subcontractors/suppliers for this project, arranging for procurement of materials and equipment, scheduling and managing site operations, bid, award, and manage all construction-related contracts while meeting City bid requirements including the local and SBE participation goal, dealing with owner issues and maintaining a safe work site for all project participants.

**Procurement Information**

Selection was made using a qualifications-based selection process set forth in section 34-603 of the Arizona Revised Statutes. Scoring and selection were made in

conjunction with the Construction Manager at Risk (CMAR) Preconstruction Services selection process.

**Contract Term**

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

**Financial Impact**

The agreement value for PCL will not exceed \$7,731,000, including all subcontractor 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.

**Concurrence/Previous Council Action**

The City Council approved:

- CMAR Preconstruction Services Agreement 154549 (Ordinance S-47674) on June 16, 2021.

**Location**

Carver to Elliot roads from 51st to 35th avenues.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.



**Facility Drawing Management System with eQuorum - Amendment 3 (Ordinance S-48534)**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 144877 with eQuorum Corp., to provide additional time and funding to the agreement for the Water Services and Public Works departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures included in this amendment will not exceed \$8,000.

**Summary**

The purpose of this amendment is to allow sufficient time to finalize the scope of work for a new requirements agreement for software licenses, support, and maintenance of the Image-Site facility drawing management system, by extending the agreement term 10 months.

This software is used primarily by internal and external engineers as well as facility operators as the record keeping system for facility asset and construction documents. The software is considered mission critical and required to maintain operational efficiency and regulatory compliance.

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

**Contract Term**

This amendment will extend the date of the agreement term from April 30, 2022 to Feb. 28, 2023.

**Financial Impact**

The initial authorization for this agreement was for an expenditure not-to-exceed \$100,000. Amendments increased the authorization for the agreement by \$89,000. This amendment will increase the authorization for the agreement by an additional \$8,000, for a new total not-to-exceed agreement value of \$197,000.

Funding is available in the Water Services and Public Works departments' budgets.

**Concurrence/Previous Council Action**

The City Council approved:

- Facility Drawing Management System Agreement 144877 (Ordinance S-43453) on April 19, 2017;
- Facility Drawing Management System Agreement 144877 - Amendment (Ordinance S-47079) on Nov. 18, 2020; and
- Facility Drawing Management System Agreement 144877 - Amendment (Ordinance S-48050) on Oct. 27, 2021.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Water Services and Public Works departments.



**HSQ Miser SCADA System Replacement Servers, Parts and Services -  
Amendment (Ordinance S-48536)**

Request to authorize the City Manager, or his designee, to execute an amendment to Agreement 144884 with HSQ Technology for the Miser Supervisory, Control, and Data Acquisition system to provide additional time to the agreement to continue with HSQ equipment and support services critically necessary to prevent system failures that would cause disruption of water delivery to City of Phoenix customers. No additional funding is required for this amendment.

**Summary**

The purpose of the amendment is to extend the term of the agreement for an additional two years with three one-year options to extend. The HSQ Miser Supervisory, Control, and Data Acquisition (SCADA) system is a distributed computer control network used by the Water Services Department (WSD) for monitoring and automating the process for delivering water to City of Phoenix. The HSQ Miser SCADA system is proprietary, and there is only one known capable supplier of the goods or services due to the unique nature of the requirement. The amendment will allow WSD to continue with HSQ equipment and support services critically necessary to prevent system failures that would cause disruption of water delivery to City of Phoenix customers.

The SCADA system requires on-site installation services including but not limited to: equipment to upgrade server/workstations and software, replacement parts, repair services and software licenses.

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

**Contract Term**

This amendment will extend the date of the contract term from April 30, 2022 to April 30, 2024, with three additional one-year options to extend the term.

**Financial Impact**

The initial authorization for the agreement was for an expenditure not-to-exceed

\$400,000. This amendment will not change the authorization for the agreement.

Funding is available in the Water Services Department's Operating budget.

**Concurrence/Previous Council Action**

The City Council approved the HSQ Miser SCADA System Replacement Servers, Parts and Services agreement 144884 (Ordinance S-43449) on April 19, 2017.

**Responsible Department**

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.



**Final Plat - Arcadia 15 - PLAT 210035 - North of Earll Drive and East of 39th Street**

Plat: 210035  
Project: 20-1225  
Name of Plat: Arcadia 15  
Owner(s): 3107 N. 39th Street, LLC  
Engineer(s): Adrian M. Burcham, RLS  
Request: A 15 Lot Residential Subdivision  
Reviewed by Staff: March 15, 2022  
Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**

Generally located north of Earll Drive and east of 39th Street.  
Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.





**Final Plat - "New Lot 'A' - Cope Addition of Lots 2,4,6,8 & 10" - PLAT 210081 - Southeast Corner of 4th Street and Mohave Street**

Plat: 210081

Project: 02-483

Name of Plat: "New Lot 'A' - Cope Addition of Lots 2,4,6,8 & 10"

Owner(s): Phoenix Mar Thoma Church

Engineer: Eugene S. Cetwinski, RLS

Request: A One-Lot Commercial Plat

Reviewed by Staff: March 22, 2022

Final Plat requires Formal Action Only

**Summary**

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

**Location**

Generally located at the southeast corner of 4th Street and Mohave Street.

Council District: 8

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



**Modification of Stipulation Request for Ratification of Mar. 16, 2022 Planning Hearing Officer Action - PHO-3-22--Z-129-05-4 - Southeast Corner of 16th Street and Cambridge Avenue**

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Mar. 16, 2022. This ratification requires formal action only.

**Summary**

Application: PHO-3-22--Z-129-05-4

Existing Zoning: C-2

Acreage: 1.56

Owner/Applicant/Representative: Javier Verdugo, Copper House LLC

**Proposal:**

1. Deletion of Stipulation 5 regarding ingress and egress from Cambridge Street.

**Concurrence/Previous Council Action**

Village Planning Committee (VPC) Recommendation: The Encanto Village Planning Committee heard this case on Mar. 7, 2022, and recommended denial, by a 9-2 vote. Planning Hearing Officer Recommendation: The Planning Hearing Officer heard this case on Mar. 16, 2022, and recommended denial as filed and approval with a modification and additional stipulations. Please see **Attachment A** for a complete list of the Planning Hearing Officer's recommended stipulations.

**Location**

Southeast corner of 16th Street and Cambridge Avenue.

Council District: 4

Parcel Address: N/A

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

## Attachment A- Stipulations- PHO-3-22--Z-129-05-4

**Location:** Southeast corner of 16th Street and Cambridge Avenue

### **Stipulations:**

1. ~~That~~ Zoning shall not vest until all the landscape improvements and parking lot layout according to a site plan approved by the Planning and Development Department has been administratively verified by the Planning Hearing Officer.
2. ~~That~~ A six-foot high decorative masonry wall shall be constructed along the east property line.
3. ~~That~~ Cross access, cross drainage, and cross parking agreements SHALL be recorded for all the lots included in the rezoning request.
4. ~~That~~ A 10-foot wide sidewalk easement shall be recorded for the east half of 16th Street or as may be modified by the Planning and Development Department.
5. ~~That~~ There shall be no VEHICULAR ingress and egress from Cambridge Street,- UNTIL SUCH TIME THAT A DRIVEWAY IS REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. SUCH APPROVAL SHALL INCLUDE ANY NECESSARY PLAN REVIEW AND/OR PERMITS, SUCH AS SITE PLAN AMENDMENTS, GRADING AND DRAINAGE REVIEW, AND DRIVEWAY PERMITS, AS DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. ~~That~~ A no trespassing sign in English and Spanish will be posted at the site.
7. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
8. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM THE PHASE I DATA TESTING, THE CITY ARCHAEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAEOLOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAEOLOGICAL DATA RECOVERY EXCAVATIONS.
9. IN THE EVENT ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33- FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAEOLOGIST, AND ALLOW TIME FOR THE ARCHAEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.

10. ~~That~~ The property owner SHALL record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

DRAFT



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**Amend City Code - Official Supplementary Zoning Map 1231 (Ordinance G-6981)**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1231. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-153-99-1 and the entitlements are fully vested.

**Summary**

To rezone a portion of a property located northeast of the northeast corner of Norterra Parkway and White Thorn Boulevard.

Application No.: Z-153-99 -1

Zoning: CP/GCP M-R PCD

Owner: United Services Automobile Association (USAA)

Acreage: 0.83

**Location**

Northeast of the northeast corner of Norterra Parkway and White Thorn Boulevard.

Address: 1 Norterra Drive.

Council District: 1

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1231.

\_\_\_\_\_

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as

follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1231, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 20th day of April, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

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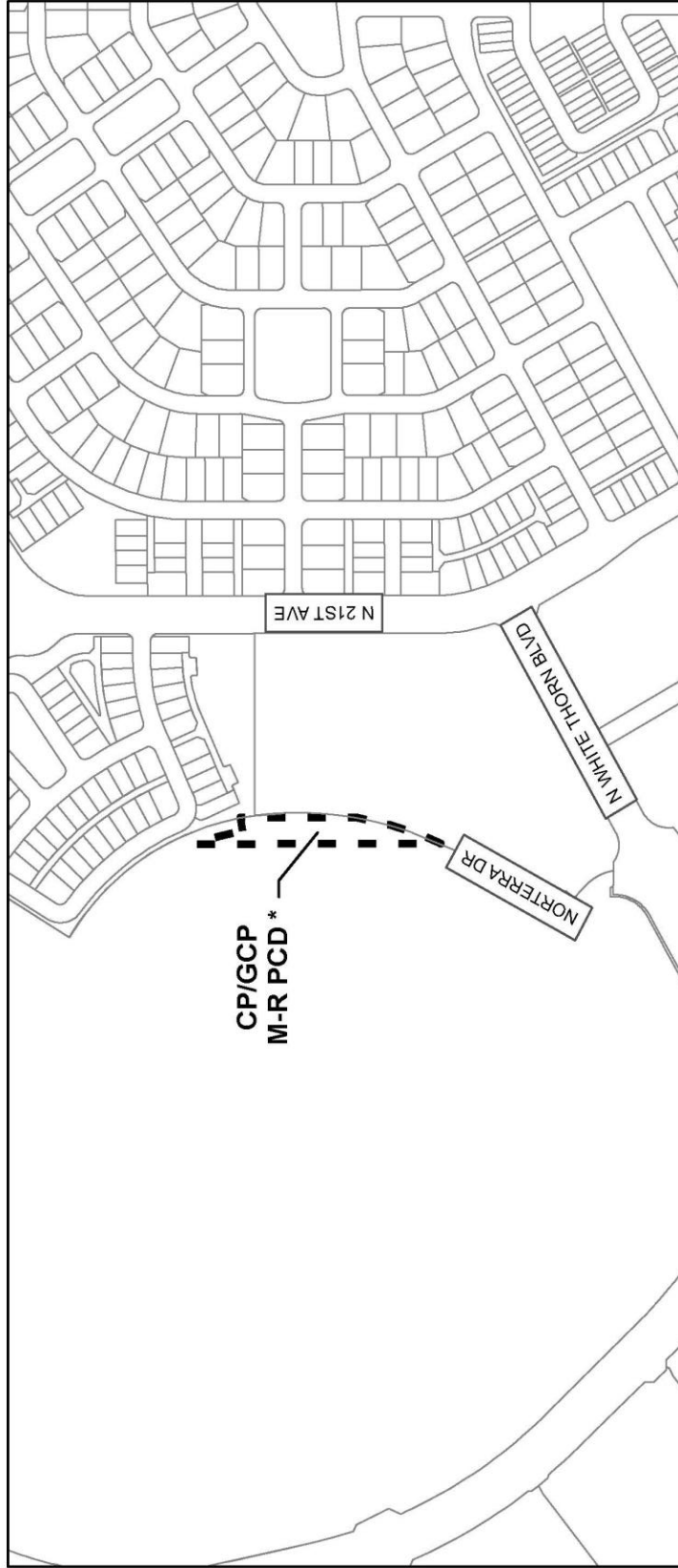
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# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1231

Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 20th day of April 2022.



A Portion of Z-153-99

Drawn by: KS



ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■■





**Amend City Code - Official Supplementary Zoning Map 1229 (Ordinance G-6980)**

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1229. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-52-94-5(7) and the entitlements are fully vested.

**Summary**

To rezone a site at the northeast corner of 75th Avenue and McDowell Road.

Application No.: Z-52-94-5(7)

Zoning: C-2

Owner: 75th Avenue Carwash, LP and Villa Flora IV, LLC

Acreage: 2.98

**Location**

Northeast corner of 75th Avenue and McDowell Road.

Address: 1625 N. 75th Ave. and 7424 W. McDowell Road.

Council District: 7

**Responsible Department**

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

**ATTACHMENT A**

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY ADOPTING OFFICIAL SUPPLEMENTARY ZONING MAP 1229.

\_\_\_\_\_

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX as

follows:

SECTION 1. That Section 601 of the City of Phoenix Zoning Ordinance is hereby amended by adopting Official Supplementary Zoning Map 1229, which accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 20th day of April, 2022.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:  
Cris Meyer, City Attorney

By: \_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY:

\_\_\_\_\_  
Jeffrey Barton, City Manager

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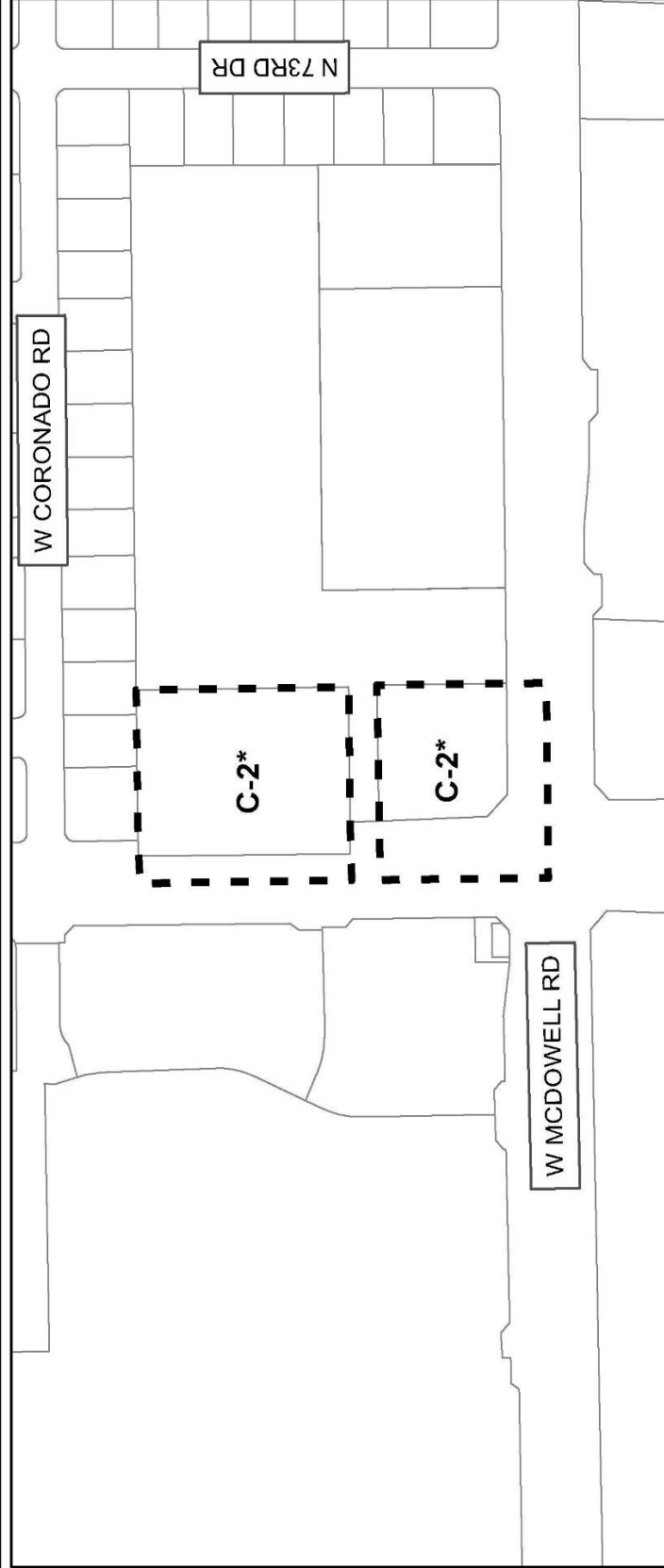
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# OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1229

Sheet 1 of 1

ORDINANCE NO. \_\_\_\_\_ AMENDING SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE

Passed by the Council of the City of Phoenix, Arizona this 20th day of April 2022.



A Portion of Z-52-94



City of Phoenix  
PLANNING AND DEVELOPMENT DEPARTMENT

Drawn by: KS

ZONING SUBJECT TO STIPULATIONS: \*  
AREA INVOLVED BOUNDED THUS: ■■■■■