

City of Phoenix

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



City of Phoenix

Agenda

Wednesday, February 19, 2025

2:30 PM

phoenix.gov

City Council Formal Meeting

*****REVISED February 18, 2025***
Item Added: 82**

If viewing this packet electronically in PDF, open and use bookmarks to navigate easily from one item to another.

OPTIONS TO ACCESS THIS MEETING

Virtual Request to speak at a meeting:

- Register online by visiting the City Council Meetings page on phoenix.gov at least 2 hours 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=ec00aafec670fe644d4ac03d19911d37d>

- Register via telephone at 602-262-6001 at least 2 hours 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.

In-Person Requests to speak at a meeting:

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive 1 hour prior to the start of this meeting. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

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 2559 871 2166# (for English) or 2558 945 9504# (for Spanish). Press # again when prompted for attendee ID.

- Watch the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

- Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

Para nuestros residentes de habla hispana:

- Para registrarse para hablar en español, llame al 602-262-6001 al menos 2 horas 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 2558 945 9504#. 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 2558 945 9504#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- Para asistir a la reunión en persona, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

- Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

CALL TO ORDER AND ROLL CALL

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Revised Request for City Council to Call to Meet in Executive Session on Specific Dates January through December 2025 - Citywide

Attachments

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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

000 CITIZEN COMMENTS

ADJOURN

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/19/2025, Item No. 1

For Approval or Correction, the Minutes of the Formal Meeting on September 18, 2024

Summary

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

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

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

Agenda Date: 2/19/2025, Item No. 2

For Approval or Correction, the Minutes of the Formal Meeting on October 2, 2024

Summary

This item transmits the minutes of the Formal Meeting of October 2, 2024, for review, correction and/or approval by the City Council.

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

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

Agenda Date: 2/19/2025, Item No. 3

Mayor and Council Appointments to Boards and Commissions

Summary

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

Responsible Department

This item is submitted by the Mayor's Office.

ATTACHMENT A



City of Phoenix

To: City Council
From: Mayor Kate Gallego

Date: February 19, 2025

Subject: BOARDS AND COMMISSIONS – APPOINTEES

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

Design Review Committee

I recommend the following for appointment:

Robert Frank

Mr. Frank is the President and CEO of the Frank Development Group, Inc. and a resident of District 6. He replaces Billy Shields for a term to expire February 19, 2027.

Judicial Selection Advisory Board

I recommend the following for appointment:

Tanya Cushner

Ms. Cushner is the Associate Director of Regulatory Relations and Strategic Risk Initiatives at Western Alliance Bank. She is a resident of District 6. She fills a vacancy for a term to expire February 19, 2028.

Neighborhood Block Watch Fund Oversight Committee

I recommend the following for appointment:

George Diaz

Mr. Diaz is the Government Relations Director at the Arizona Secretary of State's Office and a resident of District 6. He fills a vacancy for a term to expire February 19, 2027.

North Mountain Village Planning Committee

Vice Mayor O'Brien recommends the following for appointment:

Jennifer Harris

Ms. Harris is a lobbyist at Veridus and a resident of District 1. She fills a vacancy for a term to expire February 19, 2027.

Paradise Valley Village Planning Committee

Councilwoman Stark recommends the following for appointment:

Paul Hamra

Mr. Hamra is the founder and owner of Hamra Jewelers and a resident of District 3. He replaces Alex Popovic for a term to expire February 19, 2027.

Phoenix Arts and Culture Commission

I and Councilwoman Stark recommend the following for appointment:

Jacqueline Palmenberg

Ms. Palmenberg is a Development Specialist at Aid to Adoption of Special Kids and is a resident of District 3. She replaces Ismael Morales for a term to expire February 19, 2028.



Liquor License - Ash & Ale Co. - District 2

Request for a liquor license. Arizona State License Application 319581.

Summary

Applicant

Jared Repinski, Agent

License Type

Series 9 - Liquor Store

Location

5555 E. Bell Road, Suite 18

Zoning Classification: C-1

Council District: 2

This request is for a new liquor license for a liquor store. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is February 25, 2025.

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

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes: information about any

liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Los Amigos Market (Series 9)
4141 N. 35th Avenue, Ste. 14, Phoenix
Calls for police service: 80
Liquor license violations: None

Lucky's Liquor (Series 9S)
2328 N. 16th Street, Phoenix
Calls for police service: 3
Liquor license violations: None

AKO Liquor (Series 9)
5928 W. Glendale Avenue, Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Smokey Booze (Series 9)
5270 N. 59th Avenue, Ste. 7 and 8, Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: In October 2023, a fine of \$1,500 was paid for failure to request ID from an underage buyer and for selling, giving or furnishing an underage person with alcohol.

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 representing liquor licensed establishments in Arizona for over 15 years."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Tourism plays an important role in our local economy and liquor licensed establishments (the sale of alcohol) is a very important aspect of tourism. Therefore, if

the City of Phoenix continues to lead the State of Arizona by approving quality and diverse businesses (restaurants, bars, microbreweries, distilleries, hotels, resorts, golf courses, special events, convenience/ liquor/ grocery stores & gas stations) similar to this proposed liquor licensed business, all businesses will prosper.”

Staff Recommendation

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

Attachments

Attachment A - Ash & Ale Co. - Data

Attachment B - Ash & Ale Co. - Map

Responsible Department

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

Liquor License Data: ASH & ALE CO.

Liquor License

Description	Series	1 Mile	1/2 Mile
Liquor Store	9	4	2
Beer and Wine Store	10	1	0
Restaurant	12	4	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	38.98	48.19
Violent Crimes	12.31	3.6	4.35

*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

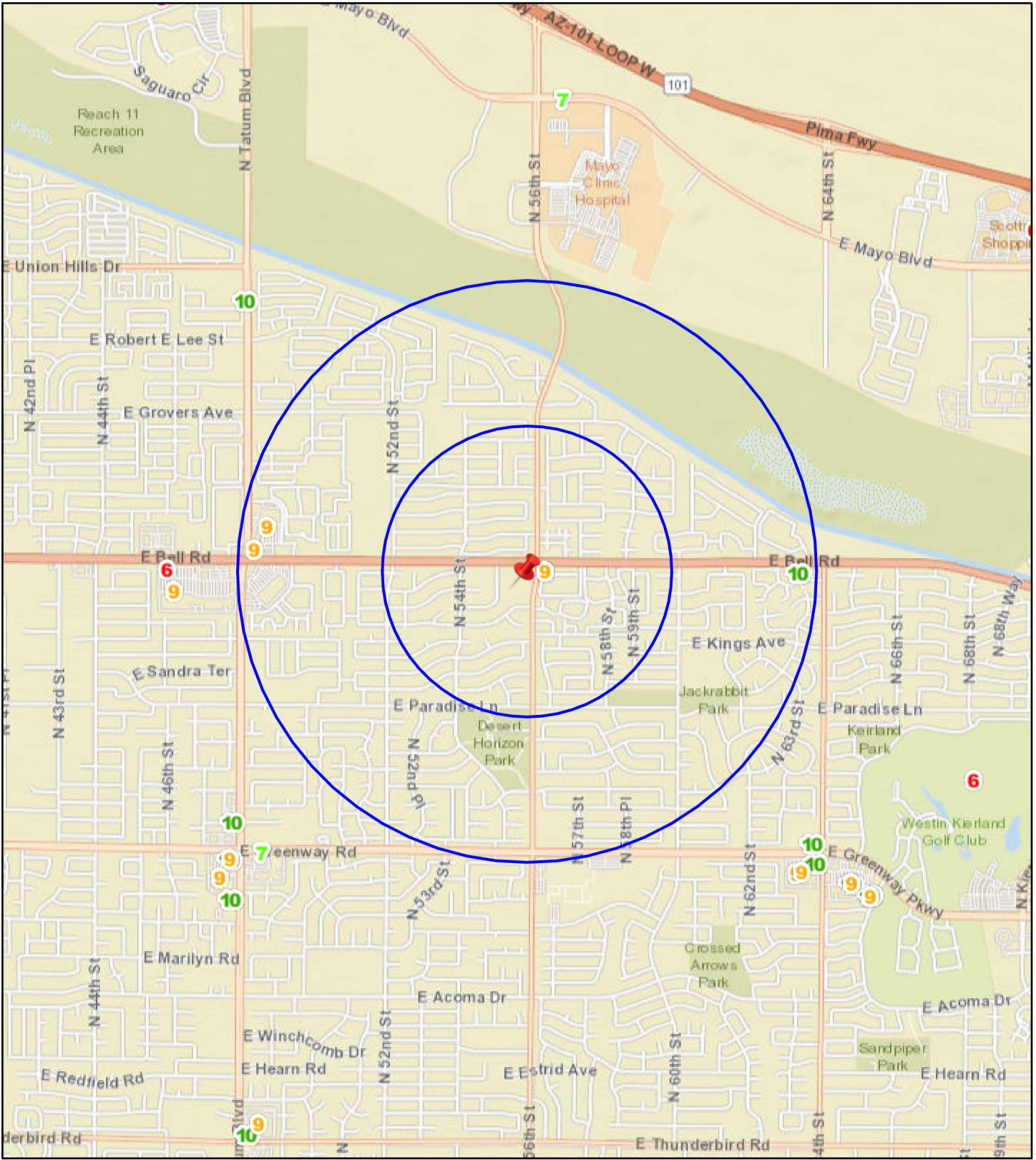
Description	Average	1/2 Mile Average
Parcels w/Violations	43	41
Total Violations	74	45

Census 2010 Data 1/2 Mile Radius

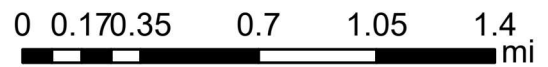
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032161	1120	68	6	15
1032162	1982	84	0	4
1032164	996	57	0	0
1032171	1458	82	2	19
1032173	1622	98	3	1
1032174	1705	5	8	16
6199002	1589	43	4	7
6199003	1818	89	0	6
6199004	1365	76	13	0
Average	0	61	13	19

Liquor License Map: ASH & ALE CO.

5555 E BELL RD



Date: 1/22/2025





Liquor License - Hammer & Nails Paradise Valley - District 3

Request for a liquor license. Arizona State License Application 318824.

Summary

Applicant

Troy McLain, Agent

License Type

Series 7 - Beer and Wine Bar

Location

12650 N. Tatum Boulevard, Ste. 102

Zoning Classification: PUD

Council District: 3

This request is for an ownership and location transfer of a liquor license for a beer and wine bar. 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 February 22, 2025.

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

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because: "We are a group of business people who run many other successful businesses. We have been trained in Title 4 liquor laws to ensure compliance. We look forward to opening this first Hammer & Nails location in Arizona. We have and will be opening other locations with the liquor license being a key component to our business model."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Our aim is to elevate men's grooming as we know it. We are a premium men's grooming concept located in the newly designated Paradise Mall area. We offer world class luxury experiences without the pretentious price tag. We will be a great addition to the area and a popular location for our neighbors."

Staff Recommendation

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

Attachments

Attachment A - Hammer & Nails Paradise Valley - Data

Attachment B - Hammer & Nails Paradise Valley - Map

Responsible Department

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

Liquor License Data: HAMMER & NAILS PARADISE VALLEY

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	3	2
Beer and Wine Bar	7	1	1
Liquor Store	9	5	4
Beer and Wine Store	10	7	5
Hotel	11	1	0
Restaurant	12	24	21

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	100.13	215.18
Violent Crimes	12.31	7.59	14.64

*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

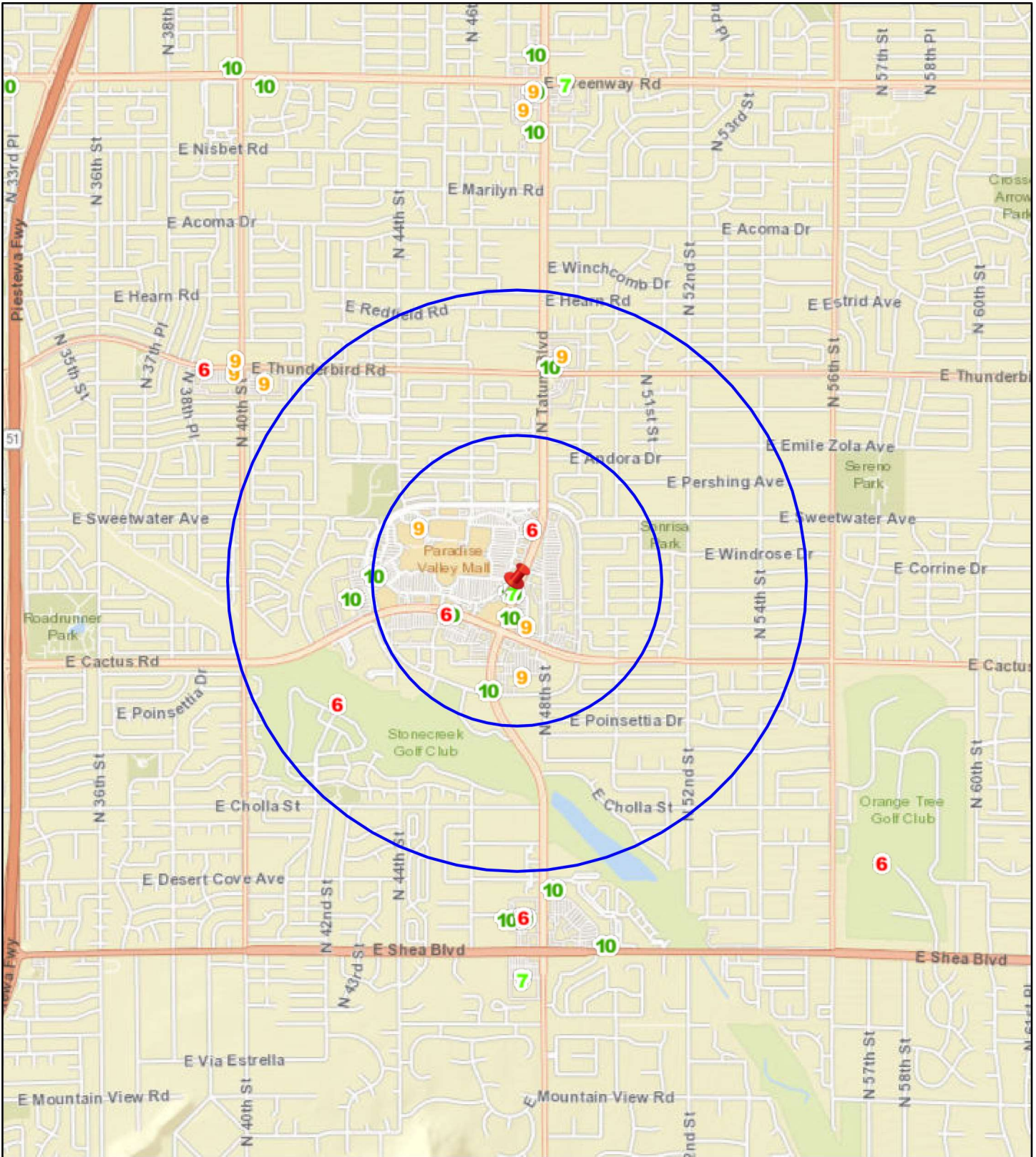
Description	Average	1/2 Mile Average
Parcels w/Violations	43	36
Total Violations	74	55

Census 2010 Data 1/2 Mile Radius

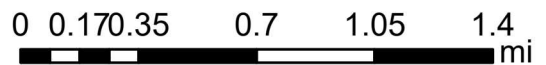
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1032051	1834	100	6	0
1032052	1192	82	0	16
1032082	1548	38	36	18
1032091	804	74	0	24
1032101	872	20	20	12
1032102	1681	32	14	19
1032105	468	0	19	22
1032106	886	23	22	7
Average	0	61	13	19

Liquor License Map: HAMMER & NAILS PARADISE VALLEY

12650 N TATUM BLVD



Date: 1/8/2025





Liquor License - Molcaxete Cocina Mexicana - District 3

Request for a liquor license. Arizona State License Application 322897.

Summary

Applicant

Ruby Rubio, Agent

License Type

Series 12 - Restaurant

Location

12801 N. Cave Creek Road

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

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

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

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because: "As owner and operator of the Molcaxete Cocina Mexicana Ruby Rubio is committed to upholding the highest standards for 'business practices & employees.' Ms. Rubio has been trained in the techniques of legal & responsibility and has taken the title IV liquor training course and will oversee all employees & will provide a safe experience for all employees and patrons."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because: "Ms. Rubio of Molcaxete, LLC DBA as Molcaxete Cocina Mexicana wishes to provide the service of beer, wine and, spirits in a family restaurant enviroment upon the request of the general public and patrons over the age of 21 years. In addition Ms. Rubio will responsibly adhere to all state, city and, federal tax laws & maintain a strict adherence to the security requirements of all LGB parties."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Attachment A - Molcaxete Cocina Mexicana - Data

Attachment B - Molcaxete Cocina Mexicana - Map

Responsible Department

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

Liquor License Data: MOLCAXETE COCINA MEXICANA

Liquor License

Description	Series	1 Mile	1/2 Mile
Wholesaler	4	1	1
Bar	6	1	1
Liquor Store	9	1	1
Beer and Wine Store	10	3	3

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	55.04	127.81
Violent Crimes	12.31	7.64	20.06

*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

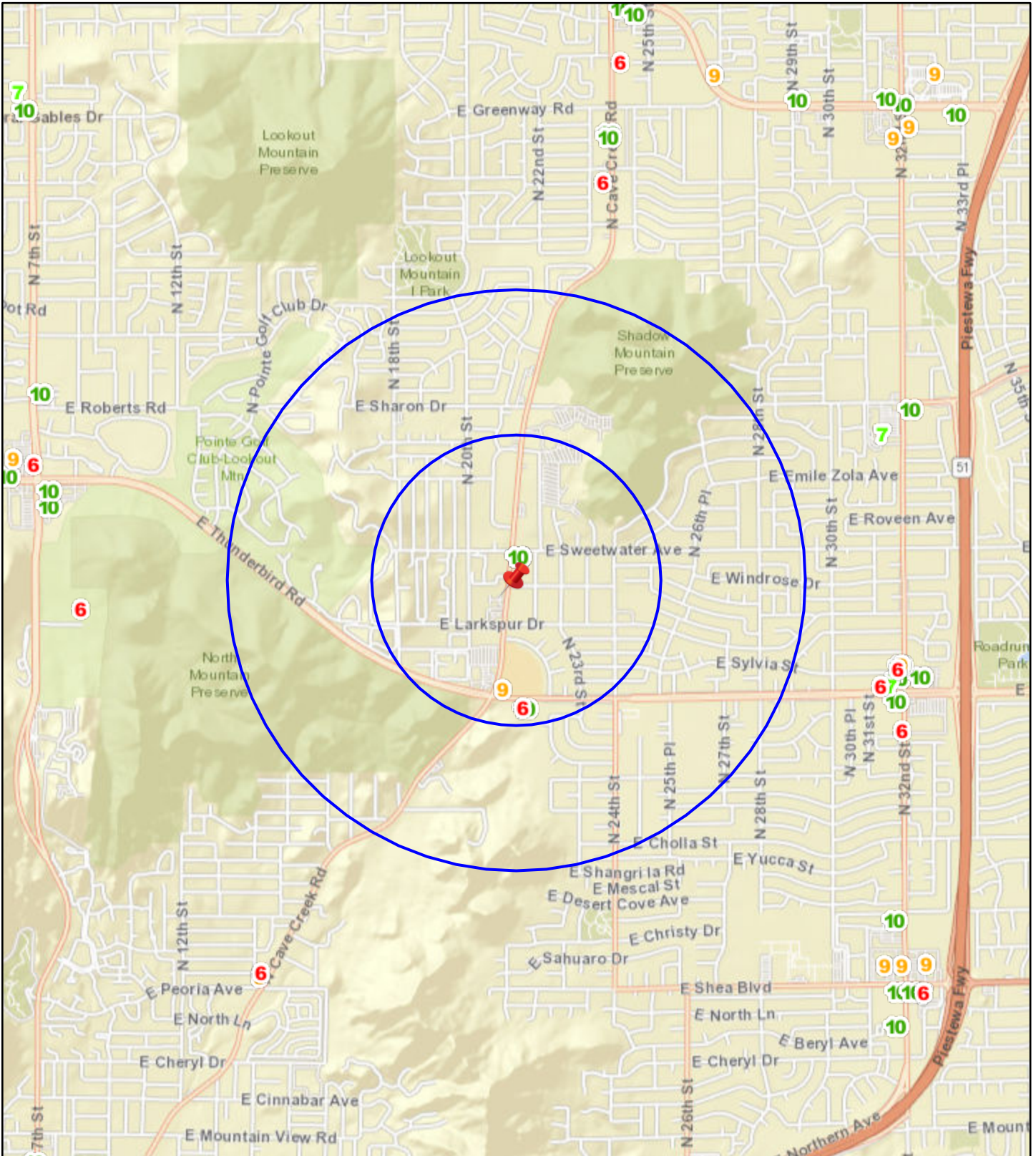
Description	Average	1/2 Mile Average
Parcels w/Violations	43	82
Total Violations	74	136

Census 2010 Data 1/2 Mile Radius

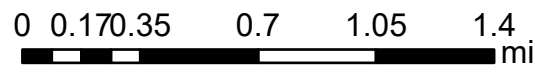
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1035022	816	79	4	8
1035024	884	66	13	5
1035025	1744	70	0	4
1037011	968	37	20	12
1037012	1871	58	17	5
1037013	1355	42	20	23
1037023	1050	23	4	11
1048012	1830	85	3	19
1048024	1057	65	0	29
Average	0	61	13	19

Liquor License Map: MOLCAXETE COCINA MEXICANA

12801 N CAVE CREEK RD



Date: 2/7/2025





Liquor License - Special Event - Brophy College Preparatory - District 4

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

Summary

Applicant

Julie Peterson

Location

4701 N. Central Avenue
Council District: 4

Function

Dinner

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

March 8, 2025 - 5 p.m. to 9 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Special Event - Friends of Encanto Park - District 4

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

Summary

Applicant

Kelly Morlan

Location

2605 N. 15th Avenue
Council District: 4

Function

Home Tour & Street Fair

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

March 16, 2025 - 9:30 a.m. to 4:30 p.m. / 2,500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Special Event - McDowell Mountain Music Festival, Inc. - District 4

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

Summary

Applicant

Alison Sipes

Location

300 E. Indian School Road
Council District: 4

Function

Music Festival

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

March 7, 2025 - 1 p.m. to 11 p.m. / 9,000 attendees
March 8, 2025 - 1 p.m. to 11 p.m. / 9,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Special Event - Save Our Schools Arizona Network - District 6

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

Summary

Applicant

Catherine Sigmon

Location

5601 N. 16th Street
Council District: 6

Function

Gala

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

March 29, 2025 - 6 p.m. to 9:30 p.m. / 450 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Special Event - St. Theresa Roman Catholic Parish Phoenix - District 6

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

Summary

Applicant

Joseph Ansara

Location

5001 E. Thomas Road

Council District: 6

Function

Carnival

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

March 2, 2025 - Noon to 5 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Bad Jimmy - District 6

Request for a liquor license. Arizona State License Application 316040.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 12 - Restaurant

Location

6101 N. 7th Street

Zoning Classification: C-2

Council District: 6

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

The 60-day limit for processing this application is February 25, 2025.

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

Other Active Liquor License Interest in Arizona

This information is not provided due to the multiple ownership interests held by the

applicant in the State of Arizona.

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"Applicant is committed to upholding the highest standards to maintain compliance with applicable laws. Managers and staff will be trained in the techniques of legal and responsible alcohol sales an service."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Bad Jimmy's has served delicious, custom burgers from a food truck since 2020, and opened its first location in Phoenix in 2023. As a result of its growing success, the business is opening its second location in Phoenix. Applicant would like to offer alcoholic beverages to guests 21 and over."

Staff Recommendation

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

Attachments

Attachment A - Bad Jimmy - Data

Attachment B - Bad Jimmy - Map

Responsible Department

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

Liquor License Data: BAD JIMMY

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	4	1
Beer and Wine Bar	7	4	1
Liquor Store	9	5	2
Beer and Wine Store	10	5	1
Restaurant	12	36	12

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	97.23	117.94
Violent Crimes	12.31	10.45	16.13

*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

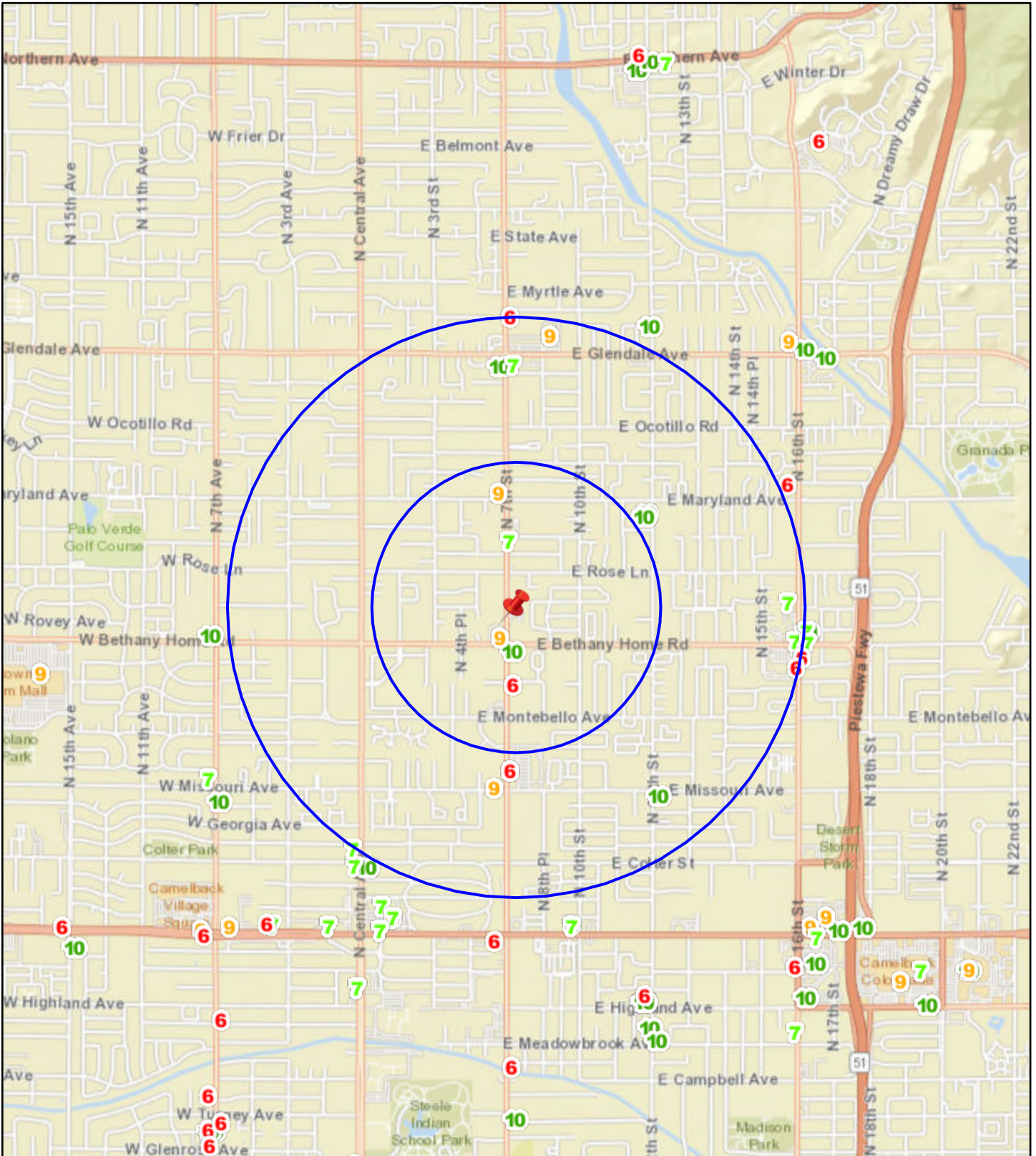
Description	Average	1/2 Mile Average
Parcels w/Violations	43	61
Total Violations	74	97

Census 2010 Data 1/2 Mile Radius

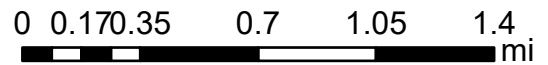
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1065011	1458	63	8	10
1065012	1594	61	18	32
1065021	1383	30	18	43
1065023	919	56	15	10
1066002	2064	83	7	5
1075002	1458	74	7	15
1076011	319	65	16	46
1076012	904	38	24	23
1076021	1311	82	0	6
Average	0	61	13	19

Liquor License Map: BAD JIMMY

6101 N 7TH ST



Date: 1/10/2025





Liquor License - Gordos Tacos - District 6

Request for a liquor license. Arizona State License Application 324105.

Summary

Applicant

Jeffrey Miller, Agent

License Type

Series 12 - Restaurant

Location

4232 E. Chandler Boulevard, Ste. 4

Zoning Classification: C-2 PCD

Council District: 6

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

The 60-day limit for processing this application is February 25, 2025.

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

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

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

Applicant's Statement

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

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

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

Staff Recommendation

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

Attachments

- Attachment A - Gordos Tacos - Data
- Attachment B - Gordos Tacos - Map

Responsible Department

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

Liquor License Data: GORDOS TACOS

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	1
Liquor Store	9	3	2
Beer and Wine Store	10	9	4
Restaurant	12	24	11

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	59.23	87.04
Violent Crimes	12.31	7.77	12.1

*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

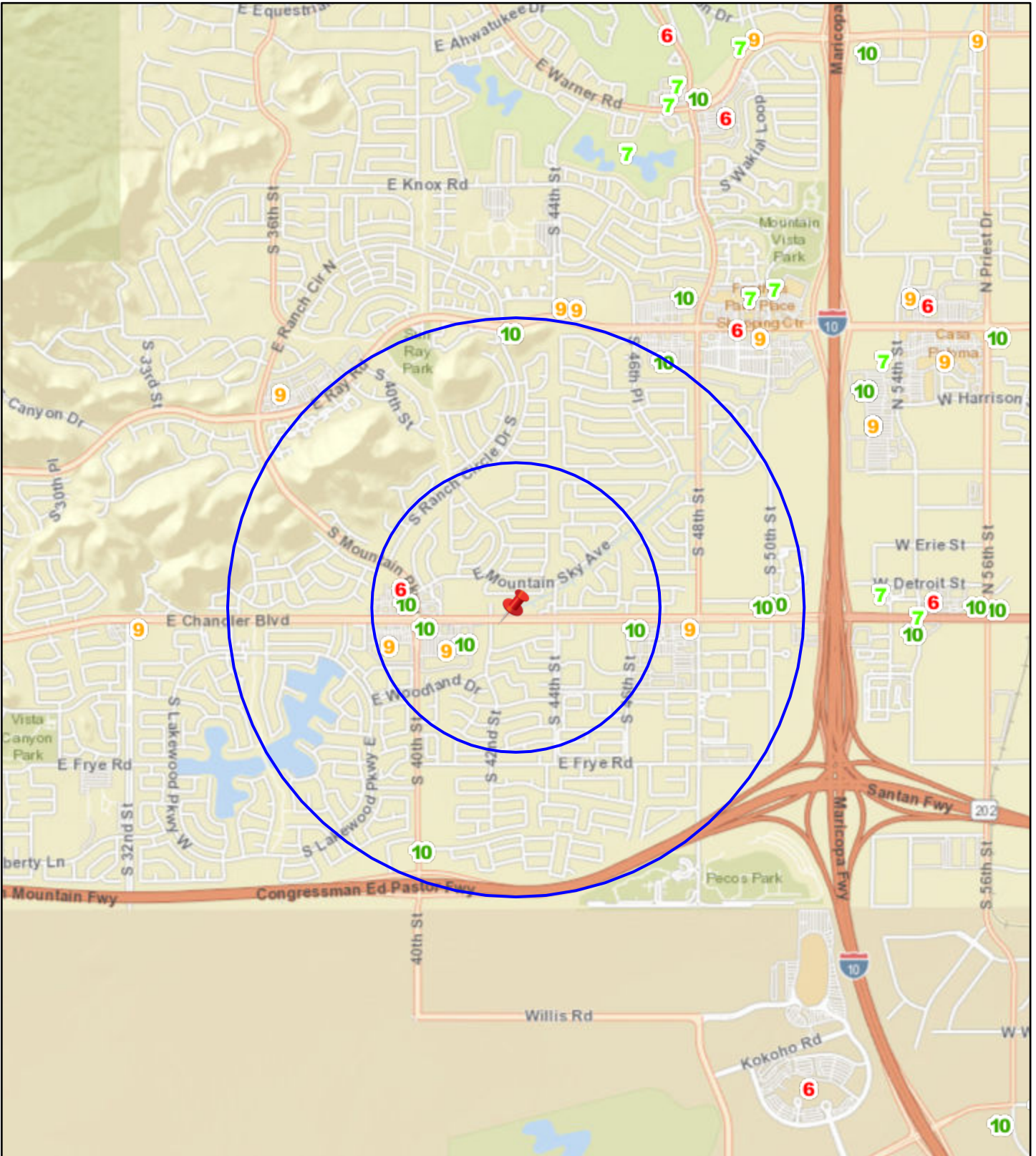
Description	Average	1/2 Mile Average
Parcels w/Violations	43	18
Total Violations	74	22

Census 2010 Data 1/2 Mile Radius

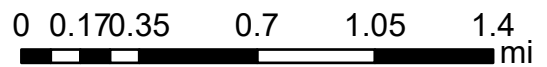
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1167121	2721	19	15	9
1167122	1832	76	0	3
1167131	589	64	51	42
1167191	1679	87	3	2
1167193	1688	72	17	14
1167194	2185	77	0	4
1167202	1687	44	7	7
1167203	1430	34	7	5
1167212	1820	65	4	3
Average	0	61	13	19

Liquor License Map: GORDOS TACOS

4232 E CHANDLER BLVD



Date: 1/3/2025





Liquor License - The Rimington - District 7

Request for a liquor license. Arizona State License Application 323319.

Summary

Applicant

Laura Jaime, Agent

License Type

Series 12 - Restaurant

Location

1028 Grand Avenue

Zoning Classification: C-3 ACOD

Council District: 7

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The 60-day limit for processing this application is March 3, 2025.

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

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

One valid letter supporting the issuance of this license has been received and is on file in the Office of the City Clerk. The support letter is from a resident in the neighborhood. They feel the business aligns with the city's focus on vibrant and thriving neighborhoods and the approval of the liquor license would benefit the business and contribute to the community's ongoing growth and development.

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 aim to enhance the Grand Avenue experience by offering a community oriented space that celebrates local flavors and hospitality. We're committed to being a positive force in the neighborhood, creating jobs, supporting local suppliers, and providing a warm space where everyone feels at home. We will ensure all of our employees are Title 4 liquor trained."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The Rimington is located in the vibrant heart of Historic Grand Avenue, one of Phoenix's most culturally rich and dynamic areas. Our goal is to create a welcoming neighborhood spo where people can come together to enjoy exceptional food and drink in a relaxed and friendl atmosphere."

Staff Recommendation

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

Attachments

Attachment A - The Rimington - Data

Attachment B - The Rimington - Map

Responsible Department

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

Liquor License Data: THE RIMINGTON

Liquor License

Description	Series	1 Mile	1/2 Mile
Microbrewery	3	3	2
Wholesaler	4	1	0
Government	5	5	0
Bar	6	39	6
Beer and Wine Bar	7	10	1
Liquor Store	9	5	1
Beer and Wine Store	10	12	5
Hotel	11	5	0
Restaurant	12	94	14
Club	14	1	1

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	232.21	220.59
Violent Crimes	12.31	70.14	60.5

*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

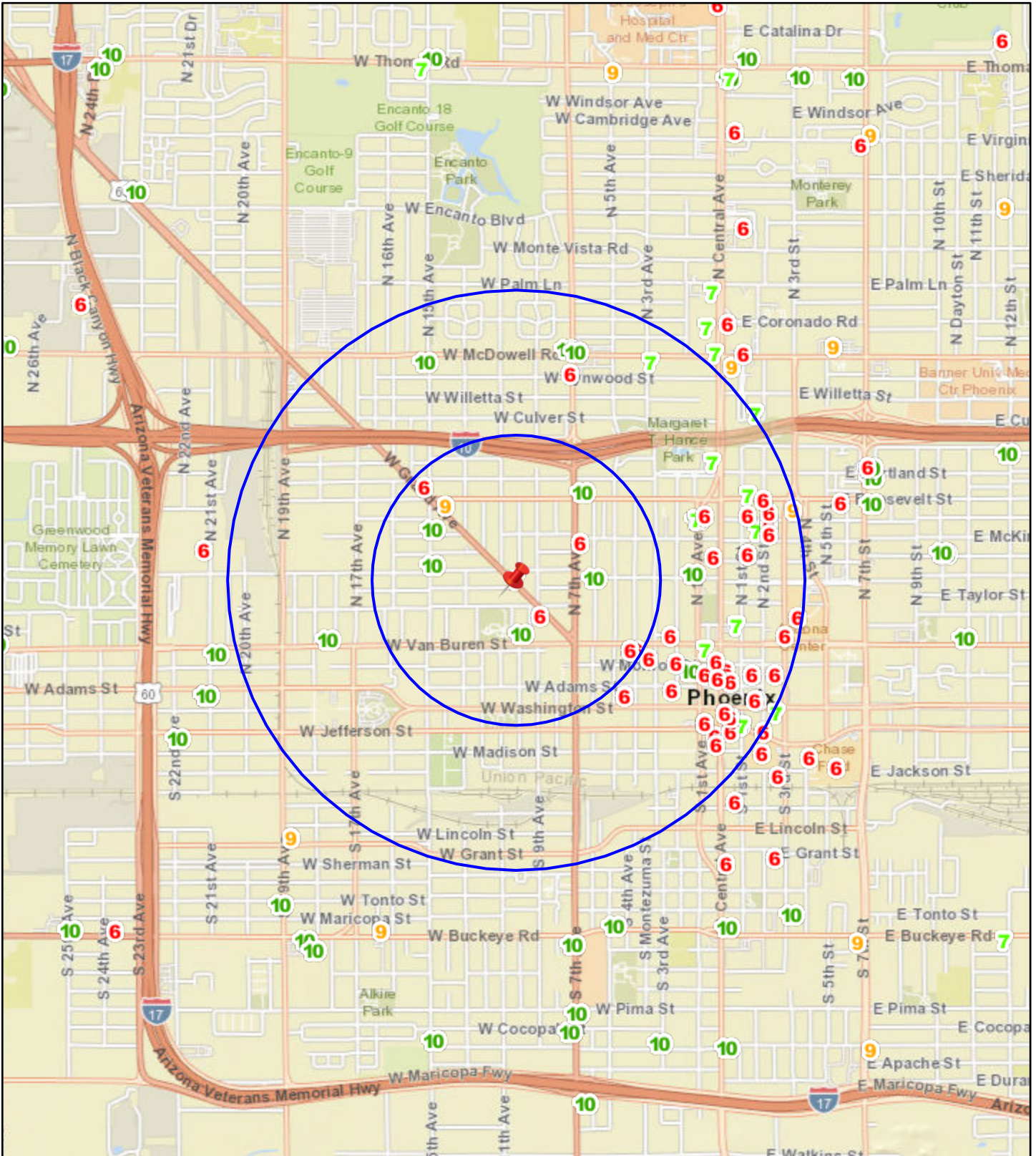
Description	Average	1/2 Mile Average
Parcels w/Violations	43	183
Total Violations	74	289

Census 2010 Data 1/2 Mile Radius

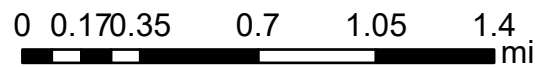
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1129001	1670	70	4	19
1129002	815	37	22	24
1129003	1372	4	18	40
1129004	1325	47	24	52
1130001	1218	23	16	11
1131001	1015	7	8	28
1131002	1242	3	7	33
1141001	2299	16	37	44
1143011	1389	22	15	57
Average	0	61	13	19

Liquor License Map: THE RIMINGTON

1028 GRAND AVE



Date: 1/7/2025





Liquor License - Special Event - Azura, Inc. - District 8

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

Summary

Applicant

Dana Hicks

Location

215 N. 7th Street
Council District: 8

Function

Gala

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

March 28, 2025 - 6 p.m. to 11 p.m. / 150 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Special Event - Bliss Planet - District 8

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

Summary

Applicant

Steven Ferrel

Location

113 N. 6th Street
Council District: 8

Function

Cultural Festival

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

March 1, 2025 - 11 a.m. to 7 p.m. / 5,000 attendees

March 2, 2025 - 11 a.m. to 5:30 p.m. / 5,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

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



Liquor License - Aroma India - District 8

Request for a liquor license. Arizona State License Application 323688.

Summary

Applicant

Theresa Morse, Agent

License Type

Series 6 - Bar

Location

801 N. 3rd Street

Zoning Classification: DTC - Evans Churchill West

Council District: 8

This request is for a new liquor license for a bar. This location is currently licensed for liquor sales with a Series 12 - Restaurant, liquor license and does not have an interim permit.

The 60-day limit for processing this application is February 22, 2025.

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

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

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

Aroma India (Series 12)

801 N. 3rd Street, Phoenix

Calls for police service: 9

Liquor license violations: In July 2024, a fine of \$3,000 was paid for failing to derive 40% of income from food.

Cantina LA 43 (Series 6)

4228 W. Van Buren Street, Phoenix

Calls for service: 9

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 experience owning and operating a bar and have attended both basic and management liquor law training. I will ensure my staff is trained in liquor law to prohibit sales to underage and obviously intoxicated customers. All employees will be instructed to check identification and shall be familiar with the valid forms of ID to purchase alcohol. Additionally all employees will comply with my company policy to not over serve customers and to be able to identify when a customer should be refused alcohol."

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

"This is an existing liquor establishment that has provided service to the nearby community for many years. I am applying for a bar license after obtaining a use permit according to the City of Phoenix and I am looking forward to creating a safe and friendly bar for the community with my expertise in liquor law and business operations. I will comply with all city, state and county laws and regulations."

Staff Recommendation

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

Attachments

Attachment A - Aroma India - Data

Attachment B - Aroma India - Map

Responsible Department

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

Liquor License Data: AROMA INDIA

Liquor License

Description	Series	1 Mile	1/2 Mile
Producer	1	1	0
Microbrewery	3	5	3
Wholesaler	4	1	0
Government	5	7	5
Bar	6	48	16
Beer and Wine Bar	7	15	7
Liquor Store	9	6	2
Beer and Wine Store	10	14	5
Hotel	11	7	2
Restaurant	12	118	48
Club	14	2	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	267.25	364.01
Violent Crimes	12.31	59.68	79.29

*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

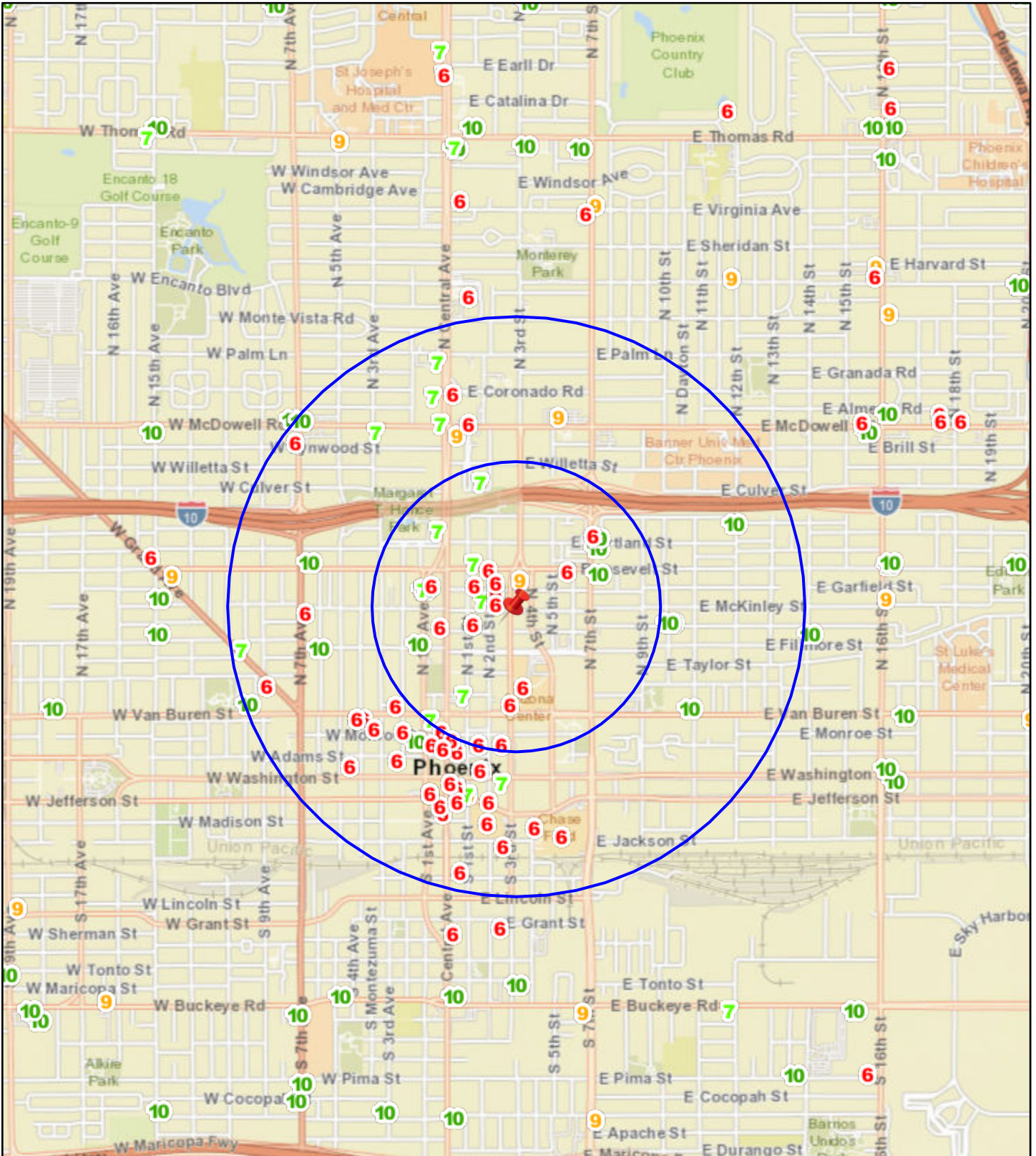
Description	Average	1/2 Mile Average
Parcels w/Violations	43	72
Total Violations	74	115

Census 2010 Data 1/2 Mile Radius

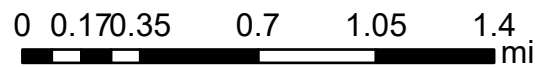
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1130001	1218	23	16	11
1130002	873	29	21	38
1131001	1015	7	8	28
1131002	1242	3	7	33
1132021	731	33	20	74
1132022	1257	47	29	55
1132031	1473	30	20	57
1132032	638	28	7	70
1140001	1831	25	20	47
1141001	2299	16	37	44
Average	0	61	13	19

Liquor License Map: AROMA INDIA

801 N 3RD ST



Date: 1/23/2025





Liquor License - Tacos Chilango - District 8

Request for a liquor license. Arizona State License Application 321447.

Summary

Applicant

Rodrigo Jimenez, Agent

License Type

Series 12 - Restaurant

Location

2320 E. Baseline Road, Ste. 150

Zoning Classification: C-2 BAOD

Council District: 8

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. This location requires a Use Permit to allow outdoor alcohol consumption.

The 60-day limit for processing this application is February 22, 2025.

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

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

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

Tacos Chilango (Series 12)
1573 N. Dysart Road, Ste. B2, Avondale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Tacos Chilango (Series 12)
19425 W. Indian School Road, Ste. 103, Buckeye
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

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

Applicant's Statement

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

I have the capability, reliability and qualifications to hold a liquor license because:
"I have over 25 years in the restaurant industry, with many of those years spent behind the Bar serving alcohol responsibly. I have successfully held a liquor license at another location With a business entity name of Broken Spanish LLC for over two years. I recently Completed both the regular and the manager liquor license training required by the State of Arizona."

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

"I strongly believe that it is critical to be a good steward of a liquor license, and in the gravity Of the importance of serving alcohol to the public responsibly. At our restaurants, we stand By our commitment to delivering outstanding hospitality, and a critical part of this hospitality Is serving alcohol to the community responsibly. We will enhance the community through our food And drink, and our Guest experience will be better through drinking alcohol responsibly."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any

pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Attachment A - Tacos Chilango - Data

Attachment B - Tacos Chilango - Map

Responsible Department

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

Liquor License Data: TACOS CHILANGO

Liquor License

Description	Series	1 Mile	1/2 Mile
Bar	6	1	0
Liquor Store	9	4	2
Beer and Wine Store	10	4	3
Restaurant	12	8	8
Club	14	1	0

Crime Data

Description	Average *	1 Mile Average **	1/2 Mile Average***
Property Crimes	64.2	112.79	251.06
Violent Crimes	12.31	11.65	16.98

*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

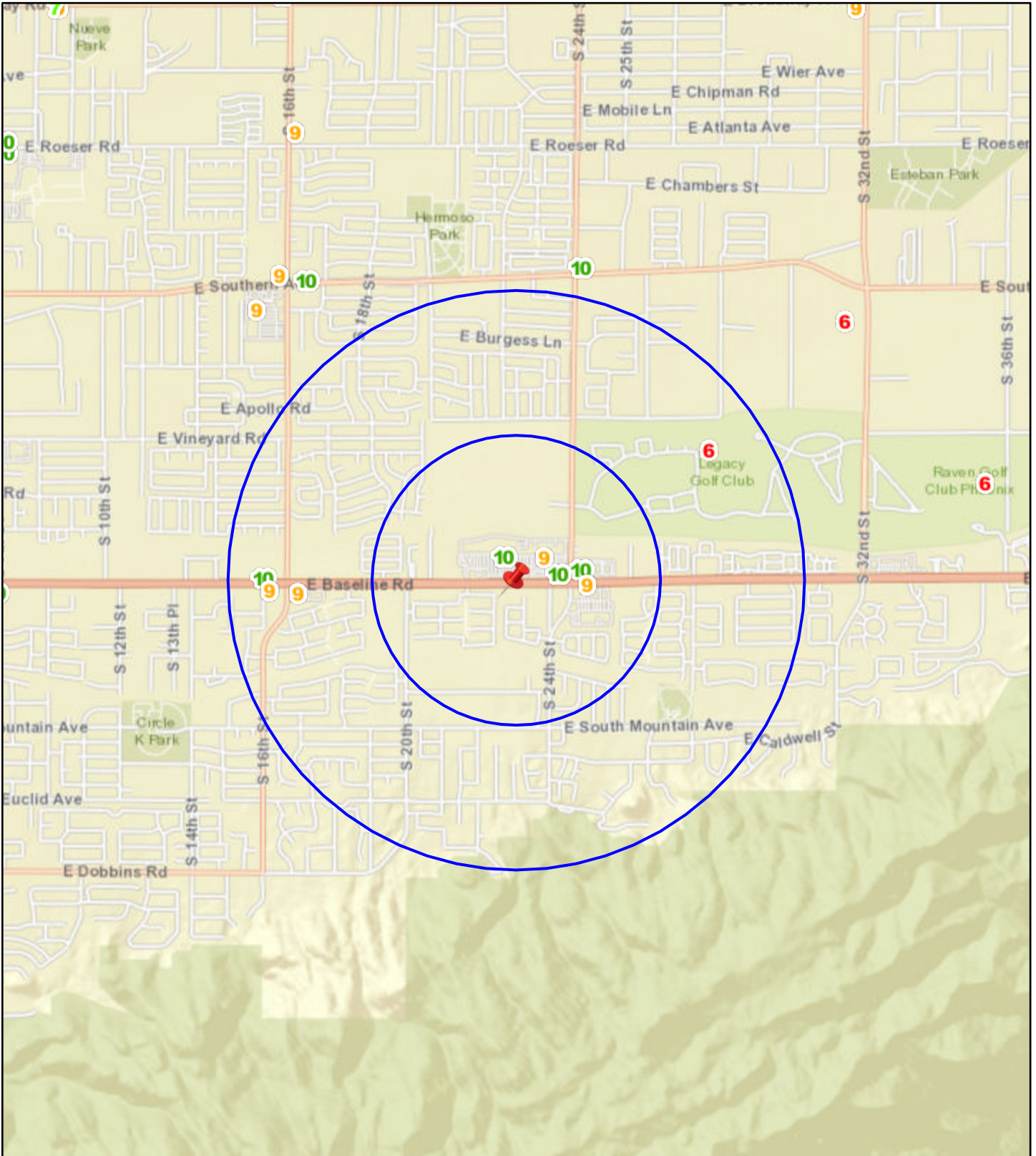
Description	Average	1/2 Mile Average
Parcels w/Violations	43	38
Total Violations	74	67

Census 2010 Data 1/2 Mile Radius

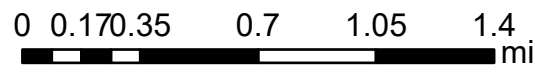
BlockGroup	2010 Population	Owner Occupied	Residential Vacancy	Persons in Poverty
1162033	1381	79	23	5
1163003	2181	70	10	18
1167042	2012	71	13	9
1167043	3209	81	7	0
Average	0	61	13	19

Liquor License Map: TACOS CHILANGO

2320 E BASELINE RD



Date: 1/3/2025





LSW Engineers Incorporated

For \$50,000 in payment authority to purchase services for a security assessment of the Phoenix Municipal Court building. In June 2024, the Arizona Supreme Court issued Administrative Order 2024-129 which requires all courts to engage an outside entity to conduct court security assessments on a triennial basis. This vendor will follow the Arizona State Courthouse Security Assessment checklist to ensure the Phoenix Municipal Court can meet the requirements set by the Arizona Supreme Court.



AMI Risk Consultants, Inc.

For \$46,750 in payment authority for a new contract, entered on or about April 1, 2025, for a term of five-years for actuarial services for the City of Phoenix's self-insurance funds for the Finance Department. Actuarial estimates are used as the basis for liability disclosures in the City of Phoenix's Annual Comprehensive Financial Report (ACFR) and to establish budget projections and fund self-insured retention reserve funds. Actuarial analysis is required for the Liability Self-Insured Retention (SIR), Special Risk Fund (SRF), and Workers' Compensation (Work Comp) self-insurance funds. This analysis assesses whether the funds are adequately financed for future obligations, estimates future payouts, and provides recommendations for current and future funding.



BBC Global News Limited t/as BBC StoryWorks Commercial Productions

For \$120,000 in payment authority for a new contract for video production and promotion services for the Community and Economic Development Department. This will allow the City to participate in a one-year online marketing campaign with the Biotechnology Innovation Organization (BIO) that will begin at the 2025 BIO International Convention in June 2025 and will feature the City's biotech ecosystem on the BIO and BBC websites to attract companies. The fee includes a three-year license for the City to use the videos.



Report

Agenda Date: 2/19/2025, Item No. 22

Arizona State University

For \$78,000 in payment authority for Contract 119092 for calendar years 2025 through 2027 for annual operating and maintenance fees for the Downtown Phoenix Civic Space A.E. England Building, to the Arizona Board of Regents on behalf of Arizona State University. This contract is operated through the Parks and Recreation Department.



AZ Locators LLC

For \$125,000 in payment authority for a new contract, entered on or about February 1, 2025, for a term of five years for the purchase of locator equipment services for the Water Services Department. AZ Locators, LLC is responsible for providing testing, calibration, maintenance, and repair services for City owned locator equipment, which is used by utility technicians to detect subterranean pipes while performing repairs on water and wastewater infrastructure.



Report

Agenda Date: 2/19/2025, Item No. 24

Central Arizona Project

For \$187,489 in payment authority for Land Use License No. 1996-001B beginning November 1, 2024, through October 31, 2029, for the Water Services Department. The underground water line and access is active for the area at Lake Pleasant Road and 87th Avenue.

City Council Formal Meeting



City of Phoenix

Report

Agenda Date: 2/19/2025, Item No. 25

Settlement of Claim(s) Cordova v. City of Phoenix

To make payment of up to \$293,383 in settlement of claim(s) in *Cordova v. City of Phoenix*, 23-0723-004, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department that occurred on March 10, 2024.



Report

Agenda Date: 2/19/2025, Item No. 26

Settlement of Claim(s) Mitchell v. City of Phoenix

To make payment of up to \$625,000 in settlement of claim(s) in *Mitchell v. City of Phoenix*, 20-0960-002, AU BI, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Police Department that occurred on March 26, 2021.



Report

Agenda Date: 2/19/2025, Item No. 27

Settlement of Claim(s) Nunez v. City of Phoenix

To make payment of up to \$54,000 in settlement of claim(s) in *Nunez v. City of Phoenix*, 23-0736-001, GL, PD, for the Finance Department pursuant to Phoenix City Code Chapter 42. This is a settlement of a claim involving the Water Services Department that occurred on January 12, 2024.



Authorization to Accept a Sewer Easement and Enter into Related Agreements for the Homeless Sprung Structure Near 71st Avenue and Van Buren Street (Ordinance S-51644) - District 7

Request to authorize the City Manager, or his designee, to accept a sewer easement from SIV Van Buren, LLC, its successors and assigns, (SIV) and to enter into related agreements to accommodate the Homeless Sprung Structure and Navigation Center.

Additionally, 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 would be prohibited by Phoenix City Code 42-18, as these documents include such provisions.

Summary

SIV has agreed to grant an easement for sanitary sewer purposes to the City to accommodate construction of the Homeless Sprung Structure and Navigation Center on City-owned property at 11 S. 71st Avenue. The City may be required to enter into other agreements with SIV during construction within the sewer easement. The easement and agreements are at no cost to the City.

The approximate 1,513 square foot easement, located within Maricopa County Assessor's parcel number 104-09-053, will tie the sewer line into the sewer main within Van Buren Street for service to the City-owned property.

Location

Near the northeast corner of 71st Avenue and Van Buren Street
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Gina Montes, the Office of Homeless Solutions and Finance Department.



Acceptance of an Assignment of Right-of-Way (16-121600-00) for Roadway and Underground Utility Purposes (Ordinance S-51646) - District 2

Request for the City Council to accept right-of-way from the Arizona State Land Department for roadway and underground public utility purposes; further ordering the ordinance recorded.

Additionally 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 would be prohibited by Phoenix City Code 42-18, as the Arizona State Land Department's documents include such provisions.

Summary

64th and Mayo Bidder, LLC acquired approximately 12.52 acres of roadway and underground utilities from the Arizona State Land Department along 64th Street from State Route 101 to Deer Valley Drive. As a condition of the right-of-way acquisition, 64th and Mayo Bidder, LLC is required to assign and transfer all title and interest of the right-of-way to the City. The Street Transportation Department has agreed to accept and maintain the right-of-way, which includes the roadway and underground utilities. The right-of-way is further described in the legal description to be recorded with the ordinance.

Financial Impact

There is no financial impact to the City of Phoenix as the right-of-way and all fees associated with this transaction were paid by 64th and Mayo Bidder, LLC.

Location

64th Street between State Route 101 and Deer Valley Drive.
Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation and Finance departments.



Acceptance of Easements for Drainage Purposes (Ordinance S-51657) - District 7

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

Summary

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

Easement (a)

MCR: 20240671271

Applicant and Grantor: PHX MC Properties, LLC; its successor and assigns

Date: December 18, 2024

Purpose: Drainage

Location: 1 E. Adams Street

APN: 112-28-139

File: 240092

Council District: 7

Easement (b)

MCR: 20250022952

Applicant and Grantor: John Preciado, Trustee of the Laborers Training and Re-Training Trust Fund for Southern California; its successor and assigns

Date: January 14, 2025

Purpose: Drainage

Location: 1202 N. 57th Avenue

APN: 103-27-009A

File: 240096

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and

Development and Finance departments.



Acceptance and Dedication of an Easement and Deed for Sidewalk and Roadway Purposes (Ordinance S-51664) - Districts 2 & 3

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

Summary

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

Easement (a)

MCR: 20250022953

Applicant and Grantor: LDR-Sonoran Parkway, L.L.C.; its successor and assigns

Date: January 14, 2025

Purpose: Sidewalk

Location: 31200 N. North Valley Parkway

APN: 204-13-612

File: 240102

Council District: 2

Deed (a)

MCR: 20250022955

Applicant and Grantor: Vinay Thadani and Karen Thadani; its successor and assigns

Date: January 14, 2025

Purpose: Roadway

Location: 8927 N. 10th Street

APN: 160-02-046B

File: 240104

Council District: 3

Responsible Department

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



Industrial, Building, Plumbing, Electrical, and Heating, Ventilation, and Air Conditioning Supplies and Materials - COOP 20-096 - Amendment (Ordinance S-51649) - Citywide

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 152624 with Electric Supply, Inc. and Contract 152621 with Lighting Unlimited, Inc. for the purchase of maintenance, repair, and operational (MRO) supplies: industrial, building, plumbing, electrical, and heating, ventilation, and air conditioning (HVAC) for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$2,200,000.

Summary

This contract will allow the City to purchase MRO supplies from local small businesses, which support the needs of City employees, facilities, department warehouses, as well as City residents. MRO supplies include but are not limited to electrical supplies, including wiring and cable for the City's traffic signals and street lights, and communication infrastructure including lighting, motors, pumps, HVAC equipment, test instruments, safety equipment, and a wide variety of goods required for the City to remain operational on a daily basis.

Contract Term

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

Financial Impact

Upon approval of \$2,200,000 in additional funds, the revised aggregate value of the contract will not exceed \$15,200,000. Funds are available in the Public Works Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Industrial, Building, Plumbing, Electrical, and HVAC Supplies and Materials Contracts 152625, 152624, 152622, 152621, 152623, 152620 (Ordinance S-46753) on June 17, 2020.

- Industrial, Building, Plumbing, Electrical, and HVAC Supplies and Materials Contracts 152625, 152624, 152622, 152621, 152623, 152620 (Ordinance S-49915) on June 28, 2023.

Responsible Department

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



Non-Municipal Landfill Disposal Services Contract - IFB 25-0496 Request for Award (Ordinance S-51651) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Calmat Co. dba Vulcan Materials Company to provide landfill disposal services for departments citywide. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$1,611,500.

Summary

This contract will provide the City with landfill disposal services at privately-owned landfills. These services will be utilized by the various departments, to dispose of specialized waste generated during their operations. Specifically, departments produce spoils consisting of asphalt, concrete, and dirt due to activities like excavations, the removal and replacement of damaged roads and sidewalks, and subgrade improvements to the right-of-right, throughout the Phoenix metropolitan area. The inert material is not accepted by the City's current waste service provider and must therefore be sent to a private landfill.

Procurement Information

An Invitation for Bid procurement was processed in accordance with City of Phoenix Administrative Regulation 3.10.

Two vendors submitted bids deemed to be responsive to posted specifications and responsible to provide the required goods and services. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder

Calmat Co. dba Vulcan Materials Company.

Contract Term

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

Financial Impact

The aggregate contract value will not exceed \$1,611,500. Funding is available through

various departments' operating budget.

Responsible Department

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



Traffic Signal Head Housing and LED Indications Components - IFB 18-164 - Amendment (Ordinance S-51652) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment to Contract 148209 with Dialight Corporation for an assignment to LEOTEK Electronics USA, LLC. Further request to authorize the City Controller to disburse all funds related to this item. No additional funds are needed, request to continue using Ordinance S-44638.

Summary

This contract provides traffic signal heads and LED indications to the Traffic Services Division to maintain Citywide traffic signal infrastructure. The components support the safe movement of vehicular/non-vehicular traffic and pedestrians at all intersections, as well as High Intensity Activated CrossWalk (HAWK) installations and warning devices throughout the City's signalized transportation network.

Contract Term

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

Financial Impact

The aggregate value of the contract will not exceed \$8,301,761 and no additional funds are needed.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Traffic Signal Heads and LED Indications - Contract 148209 - Ordinance S-44638 on June, 6, 2018.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street Transportation Department.



Authorization to Enter into License with Heard Museum for Event Overflow Parking (Ordinance S-51666) - District 4

Request to authorize the City Manager, or his designee, to enter into a license agreement with the Heard Museum for use of the parking lot located at 42 W. Cypress Street for the Heard Guild Indian Fair and Market. Further request authorization for the City Treasurer to accept all funds related to this item.

Summary

The Heard Museum will use the City-owned parking lot beginning February 24, 2025, through March 3, 2025, for overflow parking during the Heard Guild Indian Fair and Market. The fee for the license is \$162-per-day, plus applicable taxes, which is within the range of market rents as determined by the Finance Department's Real Estate Division. The license will contain insurance and indemnity provisions acceptable to the City's Risk Management Division and the City Attorney. The license may be canceled pursuant to the provisions of Arizona Revised Statutes Section 38-511, or by 30-day written notice from either party. The license may contain other terms and conditions deemed necessary or appropriate by the City. Since 2006, City Council has approved, and the City has executed, overflow parking licenses with the Heard Museum for this event.

Contract Term

The contract term is for a total duration of eight days beginning February 24, 2025, through March 3, 2025.

Financial Impact

Revenue for this contract is \$1,296, plus applicable taxes.

Location

42 W. Cypress Street
Council District: 4

Responsible Department

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



Voluntary Acquisition of Improved Real Property at 310-314 S. 29th Street for Phoenix Sky Harbor International Airport (Ordinance S-51672) - District 8

Request to authorize the City Manager, or his designee, to perform all acts necessary to voluntarily acquire all rights, title, and interest to improved real property located at 310-314 S.29th Street within the City's appraised value. Further request authorization to provide relocation benefits and assistance as federally allowed, to execute a lease and other agreements, as may be necessary to and in furtherance of this acquisition. Additionally, request to authorize the City Controller to disburse, and for the City Treasurer to accept all funds related to this item.

Summary

The real property to be acquired is adjacent to property controlled by Phoenix Sky Harbor International Airport (Airport) and is strategically located north of the Airport's airfield fence line and operations and to the Union Pacific Railroad's active main rail line.

The real property consists of three parcels, and is approximately 1.30 acres, improved with an approximate 26,000 square-foot industrial warehouse type building and associated land improvements owned by Water & Environmental Technologies, L.L.C. (WET). Currently, the property is occupied by WET's manufacturing business of water treatment chemicals. WET agreed to voluntarily sell the real property to the City. The purchase agreement will contain terms and conditions deemed necessary or appropriate. Once the real property is acquired and the property vacated, the Aviation Department will demolish the structure and existing improvements in favor of improvements to support future airport development. If an agreement to purchase cannot be reached at this time, the property may be acquired using other available means as authorized by Phoenix City Council at a later date.

The parcels to be acquired are located at 310-314 S. 29th Street, identified by Maricopa County Assessor's parcel numbers 121-60-008B, 121-60-008D, and 121-60-008E.

Financial Impact

Funding is available in the Aviation Department's Capital Improvement Program.

Location

310-314 S. 29th Street

Council District: 8

Responsible Department

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



Authorization to Grant a Temporary Access Easement to CPLC Broadway and Central LIHTC, LLC for the Pueblo Apartments (Ordinance S-51673) - District 7

Request to authorize the City Manager, or his designee, to grant a temporary access easement to CPLC Broadway and Central LIHTC, LLC (CPLC) for ingress and egress to the Pueblo Apartments for consideration in the amount of the appraised value and other consideration. Further request to authorize the City Treasurer to accept all funds related to this item.

Summary

CPLC's Pueblo Apartment project at 316 W. Broadway Road is inaccessible from Broadway Road because of an open SRP irrigation ditch. The Planning and Development Department has stipulated that the project (KIVA 18-830) relocate and pipe the open irrigation ditch for permanent direct access from Broadway Road. The City will convey a temporary access easement across the adjacent City-owned property to the east for ingress and egress to the apartments during reconstruction of the SRP facilities. The temporary access does not negatively impact the use of the City-owned property. This easement will be an approximate two-year duration and will be terminated upon completion of the permanent driveway.

The temporary access easement is located within City-owned property, identified by Maricopa County Assessor parcel number 113-07-124.

Location

Near the northwest corner of S. Central Avenue and W. Broadway Road.
Council District: 7

Responsible Department

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



Amend Combined Classification and Pay Ordinance (S-51144) Section 10 - New Hire Salary, Section 20 - Promotion, and Section 21 - Reclassifications or Grade Change (Ordinance S-51671) - Citywide

Request City Council approval of amendments to combined Classification and Pay Ordinance (S-51144) Section 10 - New Hire Salary, Section 20 - Promotion, and Section 21 - Reclassifications or Grade Change in accordance with the recommendation of Human Resources Committee 632.

Summary

The proposed updates to the Ordinance aim to simplify processes, resolve ambiguities, and improve the administration and clarity of the Ordinance.

Section 10 (New Hire Salary) and Section 20 (Promotion):

These sections will be updated to replace the term "median" with "Step 14." This adjustment simplifies the administration of pay adjustments and provides clearer guidance on when higher levels of approval are required.

Section 21 (Reclassification or Grade Change):

This update addresses the process for determining an employee's next salary review date (i.e., merit date) when the employee is at the top step of their grade and not receiving Productivity Enhancement Pay (PEP). The clarification ensures consistency and eliminates confusion in managing such scenarios.

The proposed language is included in **Attachment A**.

Concurrence/Previous Council Action

The Human Resources Committee 632 reviewed these modifications on January 22, 2025.

Responsible Department

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

ATTACHMENT A

New language to be included in the combined Classification and Pay Ordinance is identified in all capital letters. Deletions are indicated by strikethrough. For convenience, all amendments, including formatting changes, are highlighted in yellow.

SECTION 10. New Hire Salary

New employees shall be hired at the minimum entry rate of the established grade for each classification. Full-time, part-time, and non-seasonal employees will be hired at a rate no lower than the City's established minimum entry rate of \$15.00 per hour. An employee hired into a position responsible for regularly supervising employees shall receive one additional step increase above the minimum hiring rate in accordance with the provisions of Section 20 (f) of this Ordinance if they regularly supervise a higher paid subordinate. **FOR NEW HIRES INTO CLASSIFICATIONS WITH A TOP STEP OF 17,** a department head may authorize a beginning rate up to ~~the median~~ step **14** of the pay grade after conducting an analysis with Human Resources. The City Manager and Human Resources Director may authorize a beginning rate above ~~the median~~ step **14** of the pay grade in the event of labor market requirements or due to the unusual qualifications of a candidate. ~~In cases where a pay grade has an even number of steps, the larger value shall be used as the median. If existing steps are not available to be used, they shall not be included in the determination of the median step.~~ Certified Police Officer candidates from other jurisdictions may be brought in at a higher step based upon the number of years of experience they have after receiving certification as a law enforcement officer.

SECTION 20. Promotion

The following rules concerning promotions shall apply to employees:

- (a) Upon promotion to another classification as a result of competitive appointment, an employee shall receive a rate of pay that corresponds to the next step in the employee's present pay grade except that if no such rate exists, the employee shall be placed in the closest step which is not less than that amount. If the employee is currently at the top of their pay grade, but not yet receiving productivity enhancement pay, the employee shall be placed in the closest step which is not less than 4.9% above their current rate of pay.
- (b) Upon promotion, employees who are receiving productivity enhancement pay shall be moved to at least that step of the new grade which is not less than 4.9% above their combined base pay and previous productivity enhancement amount. Placement in the new grade will be limited to the maximum step in the grade.
- (c) Employees eligible to be considered for a merit pay increase within ninety (90) calendar days of the effective date of a promotion shall be entitled to receive the promotional increase based upon the amount they would have received at the next merit increase pursuant to paragraph (a) of this section.
- (d) In cases of promotions into General or Public Safety Middle Manager or Executive category classifications, employees shall receive a pay rate which is a minimum of 5% higher than their current rate, but not higher than the maximum pay rate of the new pay grade.
- (e) Part-time or job share employees who have worked at least one thousand forty (1,040) hours since their last merit increase and are promoted into a full-time position shall be entitled to receive the promotional increase based upon the amount they would have received at the next merit increase pursuant to paragraph (a) of this section.
- (f) An employee hired or promoted into a position responsible for regularly supervising employees shall receive one additional step increase above the minimum hiring rate or normal promotional increase if they regularly supervise a higher paid subordinate. The additional step increase shall not apply in the following cases: the supervisor laterally transfers into a situation where a subordinate is higher paid; a higher paid subordinate rotates into the supervisor's

work group; a higher paid subordinate is hired after the supervisor is hired or promoted; the subordinate is being paid higher than the salary range [Y-rated pursuant to the provisions of Section 21(c)]; the subordinate is higher paid due to receiving special assignment pay; or the subordinate is higher paid due to specialized technical skills as determined by the Human Resources Director. The applicability of this provision shall be determined by the Human Resources Director. This section does not apply to Middle Manager or Executive employees.

- (g) In Public Safety promotions, employees promoted to a supervisory position shall receive a rate of pay that is at least one step higher than the maximum base rate of pay of the highest paid sworn rank they may supervise, excluding any special assignment pay in the lower rank and excluding any employees paid higher than the salary range [Y-rated pursuant to the provisions of Section 21(c)].
- (h) In cases of promotion from Police Officer to Police Sergeant, employees who have been receiving Productivity Enhancement Pay shall have that amount factored along with their base pay when calculating the promotional rate.
- (i) In cases of promotions from Police Sergeant to Police Lieutenant, employees receiving a pay increase of less than 3% shall have their merit increase date set six (6) months from the date of promotion.
- (k) In cases of promotions into the sworn classifications of Police Sergeant and Police Lieutenant, employees who at the time of promotion have already completed a minimum of twenty (20) years of continuous service with the Phoenix Police Department shall receive one additional pay step above regular promotional calculations, but not higher than the maximum pay rate of the new pay grade.
- (l) Employees who receive a promotion to a higher classification and receive a pay increase of less than 3% shall have their merit increase date set six (6) months from the date of promotion.
- (m) **FOR PROMOTIONS INTO CLASSIFICATIONS WITH A TOP STEP OF 17,** a department head may authorize a promotional increase up to **the median** step **14** of the pay grade after conducting an analysis with Human Resources. The City Manager and Human Resources Director may authorize a promotional increase above **the median** step **14** of the pay grade in the event of labor market requirements or due to the unusual qualifications of a candidate. **In cases where a pay grade has an even number of steps, the larger**

~~value shall be used as the median.~~ The provisions of this paragraph shall not apply to individuals entering the classifications of Police Recruit and Firefighter, Assign: Recruit.

SECTION 21. Reclassification or Grade Change

WHEN A POSITION IS RECLASSIFIED TO A CLASSIFICATION AT A DIFFERENT PAY GRADE, OR WHEN THE CLASSIFICATION IS ASSIGNED TO A DIFFERENT PAY GRADE, THE following rules concerning reclassifications or grade changes shall apply to employees in impacted positions:

- (a) ~~When a position is reclassified to a classification at a different grade, or when the classification is assigned to a different pay grade, t~~The affected employee shall be assigned to that step of the new grade which corresponds to the employee's present pay rate except that if no such rate exists, the employee shall be placed in the closest step which does not result in a pay decrease. ~~The employee's next salary review date shall not be affected by adjustments under this paragraph.~~
1. Placement in the new grade will be limited to the maximum step in that grade. **HOWEVER, IN UNUSUAL CIRCUMSTANCES, THE CITY MANAGER MAY PERMIT AN EMPLOYEE IN A RECLASSIFIED POSITION TO REMAIN AT A PAY RATE WHICH IS ABOVE THE MAXIMUM RATE OF THE LOWER CLASSIFICATION FOR A PERIOD NOT TO EXCEED TWO (2) YEARS FOR EACH PAY GRADE THE CLASSIFICATION IS REDUCED. (THIS PRACTICE IS KNOWN AS "Y RATING.") THIS PRACTICE MAY ALSO BE FOLLOWED IN DETERMINING PAY RATES OF EMPLOYEES IN CLASSIFICATIONS WITH PAY GRADES THAT HAVE BEEN REDUCED. EMPLOYEES PAID ABOVE THE MAXIMUM STEP RATE FOR THEIR CLASSIFICATION WILL BE MOVED TO THE MAXIMUM STEP OF THE APPROPRIATE GRADE, AND THE SALARY DIFFERENCE REQUIRED TO MAINTAIN THE PRESENT RATE WILL BE ENTERED AS A PAYROLL ADJUSTMENT FOR A PERIOD NOT TO EXCEED TWO (2) YEARS FOR EACH PAY GRADE THE CLASSIFICATION IS REDUCED.**
 2. ~~Affected employees~~ **EMPLOYEES** who are receiving productivity enhancement pay shall be moved to that step of the new grade which corresponds the closest to their combined current base pay and previous productivity enhancement amount, and which does not result in a decrease from that combined amount. **EMPLOYEES THAT**

WERE PREVIOUSLY AT TOP STEP AND RECEIVING PRODUCTIVITY ENHANCEMENT PAY AND SUBSEQUENTLY ARE PLACED AT THE TOP STEP AFTER THE RECLASSIFICATION OR PAY GRADE CHANGE SHALL CONTINUE TO RECEIVE PRODUCTIVITY ENHANCEMENT PAY.

3. EMPLOYEES WHO HAVE BEEN AT THE TOP STEP OF THEIR PAY GRADE FOR ONE YEAR OR MORE AND NOT RECEIVING PRODUCTIVITY ENHANCEMENT PAY SHALL BE MOVED UP ONE ADDITIONAL STEP IN THE NEW PAY GRADE IF THE INCREASE IN PAY GRADE IS AN EVEN NUMBER (E.G., 2, 4, 6, ETC.).

4. When the reclassified position is changed from non-supervisory to supervisory, and the incumbent will be responsible for supervising higher paid subordinates, the employee shall be moved up one additional step in the new grade. Any applicable circumstances as described in Section 20(Fg) are not affected by this paragraph.

~~5. In unusual circumstances, the city manager may permit a reclassified employee to remain at a pay rate which is above the maximum rate of the lower classification for a period not to exceed two (2) years for each pay grade the classification is reduced. (this practice is known as "y rating.") this procedure may also be followed in determining pay rates of employees in a classification for which the pay grade has been reduced. Employees paid above the maximum step rate for their classification will be moved to the maximum step of the appropriate grade, with the salary difference required to maintain the present rate to be entered as a payroll adjustment for a period not to exceed two (2) years for each pay grade the classification is reduced.~~

(b) EMPLOYEES WHO ARE PLACED AT LESS THAN TOP STEP FOR THEIR PAY GRADE SHALL HAVE THEIR NEXT SALARY REVIEW DATE (I.E. MERIT DATE) DETERMINED BY THE FOLLOWING RULES:

1. EMPLOYEES WHO WERE AT LESS THAN THE TOP STEP OF THEIR PAY GRADE PRIOR TO THE RECLASSIFICATION OR PAY GRADE CHANGE SHALL HAVE NO CHANGE TO THEIR NEXT SALARY REVIEW DATE.

2. EMPLOYEES WHO WERE AT THE TOP STEP OF THEIR GRADE FOR LESS THAN ONE YEAR PRIOR TO THE RECLASSIFICATION OR PAY GRADE CHANGE SHALL HAVE THEIR NEXT SALARY REVIEW DATE ESTABLISHED AT ONE YEAR FROM THEIR STEP DATE PRIOR TO THE RECLASSIFICATION OR PAY GRADE CHANGE IF THE INCREASE IN PAY GRADE IS AN EVEN NUMBER (E.G., 2, 4, 6, ETC.).

3. EMPLOYEES WHO WERE AT THE TOP STEP OF THEIR GRADE, OTHER THAN THOSE IDENTIFIED IN #2 ABOVE, SHALL HAVE THEIR NEXT SALARY REVIEW DATE ESTABLISHED BASED ON THE PERCENTAGE OF INCREASE IN PAY THE EMPLOYEE RECEIVED AT THE TIME OF IMPLEMENTATION AS SHOWN IN THE FOLLOWING TABLE.

(b) ~~If a position is reclassified to a classification at a different grade, or when the classification is assigned to a different pay grade, and the affected employee does not have a next salary review date or the employee was previously at the top step but will be moving to a step less than the top step; the employee's next salary review date shall be established based on the percentage of increase in pay the employee received at the time of implementation as shown in the following table. If the employee has received a merit increase during the 30 calendar days prior to the effective date of the reclassification or grade change, the percentage of pay change for determining the next salary review date shall be calculated from the employee's pay rate prior to the adjustment.~~

% Change	Calendar Days from date of implementation to next salary review date (NSRD)
0	NO CHANGE TO NSRD
>0 <.5	30
.5 <1	60
1 <1.5	90
1.5 <2	120
2 <2.5	150
2.5 <3	180
3 <3.5	210
3.5 <4	240
4 <4.5	270
4.5 <5	300

% CHANGE	CALENDAR DAYS FROM DATE OF IMPLEMENTATION TO NEXT SALARY REVIEW DATE (NSRD)
LESS THAN 1%	30
1% TO LESS THAN 2%	90
2% TO LESS THAN 3%	150
3% TO LESS THAN 4%	210
4% TO LESS THAN 4.5%	270
4.5% OR MORE	365

- (c) It is further provided that an adjustment to an employee’s NSRD for unusual circumstances may be granted upon recommendation of the employee's department head and approval by the Human Resources Director.



Amendments to the City’s Combined Classification and Pay Ordinance (S-51144) in Accordance with Human Resources Committee 632 Recommendations (Ordinance S-51677) - Citywide

The following amendments to the combined Classification and Pay Ordinance (S-51144) are proposed in accordance with the recommendation of Human Resources Committee 632, to be effective on March 3, 2025.

Regrade the classification of Traffic Services Superintendent, Job Code: 74060, Salary Plan: 001, Grade/Range: 061 (\$51,854 - \$113,194/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 067 (\$60,029 - \$131,040).

Regrade the classification of Traffic Signal Supervisor, Job Code: 74070, Salary Plan: 001, Grade/Range: 057 (\$47,029 - \$102,669/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Skilled Craft, FLSA Status: Exempt to Grade/Range: 063 (\$54,454 - \$118,872).

Regrade the classification of Traffic Signal Technician Foreman, Job Code: 74130, Salary Plan: 001, Grade/Range: 055 (\$44,803 - \$97,781/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 059 (\$49,379 - \$107,806).

Regrade the classification of Traffic Signal Technician, Job Code: 74190, Salary Plan: 004, Grade/Range: 248 (\$37,773 - \$82,451/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 252 (\$37,773 - \$84,451).

Regrade the assignment of to the classification of Street Maintenance Worker*Rapid, Job Code: 70121, Salary Plan: 002, Grade/Range: 147 (\$36,858 - \$80,454/annual), Labor Unit Code: 001, Benefit Category: 001, EEO-4 Category: Service Maintenance, FLSA Status: Nonexempt to Grade/Range: 148 (\$37,773 - \$84,451).

Regrade the assignment to the classification of Instrumentation & Control Specialist*Lead, Job Code: 51131, Salary Plan: 004, Grade/Range: 253 (\$42,661 -

\$93,122/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 259 (\$49,379 - \$107,806).

Regrade the classification of Instrumentation & Control Specialist, Job Code: 51130, Salary Plan: 004, Grade/Range: 251 (\$40,643 - \$88,691/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 255 (\$44,803 - \$97,781).

Regrade the classification of Chief Water Quality Inspector, Job Code: 51220, Salary Plan: 001, Grade/Range: 053 (\$42,661 - \$93,122/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Technicians, FLSA Status: Exempt to Grade/Range: 055 (\$44,803 - \$97,781).

Regrade the classification of Senior Water Quality Inspector, Job Code: 51210, Salary Plan: 004, Grade/Range: 246 (\$35,984 - \$78,541/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Exempt to Grade/Range: 250 (\$39,666 - \$86,590).

Regrade the classification of Water Quality Inspector, Job Code: 51260, Salary Plan: 004, Grade/Range: 240 (\$32,635 - \$67,850/annual), Labor Unit Code: 002, Benefit Category: 002, EEO-4 Category: Technicians, FLSA Status: Exempt to Grade/Range: 244 (\$34,258 - \$74,797).

Regrade the classification of Structural Inspector I, Job Code: 60010, Salary Plan: 006, Grade/Range: 347 (\$36,858 - \$80,454/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 349 (\$38,688 - \$84,469).

Regrade the classification of Electrical Inspector I, Job Code: 60210, Salary Plan: 006, Grade/Range: 347 (\$36,858 - \$80,454/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 349 (\$38,688 - \$84,469).

Regrade the classification of Civil Inspector I, Job Code: 60260, Salary Plan: 006, Grade/Range: 347 (\$36,858 - \$80,454/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 349 (\$38,688 - \$84,469).

Regrade the classification of Elevator Inspector I, Job Code: 60330, Salary Plan: 006, Grade/Range: 347 (\$36,858 - \$80,454/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to

Grade/Range: 349 (\$38,688 - \$84,469).

Regrade the classification of Plumbing/Mechanical Inspector I, Job Code: 60430, Salary Plan: 006, Grade/Range: 348 (\$37,773 - \$82,451/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 350 (\$39,666 - \$86,590).

Regrade the classification of Structural Inspector II, Job Code: 60120, Salary Plan: 006, Grade/Range: 353 (\$42,661 - \$93,122/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 355 (\$44,803 - \$97,781).

Regrade the classification of General Inspector II, Job Code: 60160, Salary Plan: 006, Grade/Range: 353 (\$42,661 - \$93,122/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 355 (\$44,803 - \$97,781).

Regrade the classification of Electrical Inspector II, Job Code: 60230, Salary Plan: 006, Grade/Range: 353 (\$42,661 - \$93,122/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 355 (\$44,803 - \$97,781).

Regrade the classification of Civil Inspector II, Job Code: 60270, Salary Plan: 006, Grade/Range: 353 (\$42,661 - \$93,122/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 355 (\$44,803 - \$97,781).

Regrade the classification of Elevator Inspector II, Job Code: 60320, Salary Plan: 006, Grade/Range: 353 (\$42,661 - \$93,122/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 355 (\$44,803 - \$97,781).

Regrade the classification of Plumbing/Mechanical Inspector II, Job Code: 60420, Salary Plan: 006, Grade/Range: 354 (\$43,722 - \$95,451/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 356 (\$45,926 - \$100,235).

Regrade the assignment to the classification of Structural Inspector II*Ind/PR, Job Code: 60121, Salary Plan: 006, Grade/Range: 357 (\$47,029 - \$102,669/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 359 (\$49,379 - \$107,806).

Regrade the assignment to the classification of Electrical Inspector II*Ind/PR, Job Code: 60231, Salary Plan: 006, Grade/Range: 357 (\$47,029 - \$102,669/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 359 (\$49,379 - \$107,806).

Regrade the classification of Civil Inspector III, Job Code: 60280, Salary Plan: 006, Grade/Range: 357 (\$47,029 - \$102,669/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 359 (\$49,379 - \$107,806).

Regrade the assignment to the classification of Plumbing/Mechanical Inspector II*Ind/PR, Job Code: 60421, Salary Plan: 006, Grade/Range: 358 (\$48,214 - \$105,248/annual), Labor Unit Code: 003, Benefit Category: 003, EEO-4 Category: Technicians, FLSA Status: Nonexempt to Grade/Range: 360 (\$50,627 - \$110,510).

Regrade the assignment to the classification of Equal Opportunity Specialist*Lead, Job Code: 07042, Salary Plan: 001, Grade/Range: 059 (\$49,379 - \$107,806/annual), Labor Unit Code: 007, Benefit Category: 007, EEO-4 Category: Professionals, FLSA Status: Exempt to Grade/Range: 062 (\$53,165 - \$116,022).

Modify salary range of Grade C22 from \$82,701 - \$115,723/annual to \$82,701 - \$133,307/annual.

Summary

Effective August 7, 2023, the City implemented a systemic overhaul of its compensation structure. Following this implementation, additional adjustments have been identified to address and restore internal alignment within specific job families or career paths. These changes stem from the findings of the Classification and Compensation study. Staff respectfully requests approval of the adjustments listed above.

Financial Impact

The estimated initial cost for this action is \$31,820.

Concurrence/Previous Council Action

On January 22, 2025, Human Resources Committee 632 reviewed and recommended these modifications for approval effective on March 3, 2025.

Responsible Department

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

Department.



Information Technology Research, Advisory and Consulting Services Qualified Vendor List - Amendment (Ordinance S-51640) - Citywide

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 147540 with Gartner, Inc. for consulting services related to the Municipal Court's new Case Management System Solution. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$5.5 million.

Summary

The IT Research, Advisory and Consulting Services Qualified Vendor List (QVL) allows the City to engage with qualified firm(s) to provide the most current industry research, develop strategy, perform fit-gap and similar analysis, recommend process improvements, assist with industry-driven requirement, and perform pre-project planning and quality assurance. Recent advisory and consulting services have provided critical support to IT projects and initiatives Citywide, including Police Records Management System Assurance, Case Management System Support, and Enterprise Customer Relationship Management Assessment.

Municipal Court engaged with Gartner, Inc. to assist with the Request for Proposal development and evaluation criteria and support during the evaluation process of their Case Management System solicitation. Municipal Court is now implementing the new solution and wants to continue engaging with Gartner, Inc. to obtain Organizational Change Management Services and Project Management Value/Realization and Independent Verification and Validation (IV&V) Services.

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

Contract Term

The contract term remains unchanged, ending on December 31, 2026, with a one-year option to extend through December 31, 2027.

Financial Impact

Upon approval of the \$5.5 million in additional funds, the revised aggregate value of

the contract will not exceed \$27,620,000. Funds are available in the Municipal Court's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- IT Research, Advisory and Consulting Services QVL award S-44256 on February 7, 2018;
- IT Research, Advisory and Consulting Services QVL extension S-48977 on September 7, 2022; and
- IT Research, Advisory and Consulting Services QVL amendment S-50588 on February 21, 2024.

Responsible Department

This item is submitted by Deputy City Managers Gina Montes and Inger Erickson, the Phoenix Municipal Court and the Information Technology Department.



*****ADDITIONAL INFORMATION (SEE ATTACHED MEMO)*** (CONTINUED FROM DECEMBER 4, 2024) - Loan Federal HOME-ARP Funds for Tanner Thomas Village Affordable Housing Development Project (Ordinance S-51500) - District 8**

Request to authorize the City Manager, or his designee, to enter into an Affordable Housing Loan Program agreement for up to \$2,365,349 in federal U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships American Rescue Plan (HOME-ARP) program funds with Tanner Community Development, or a City-approved nominee, for the Tanner Thomas Village affordable housing development project, and to take all actions and execute all documents to complete the loan. Authorization is also requested for the City Controller to disburse the funds for the life of the contract. There is no impact to the General Fund.

Summary

On June 6, 2024, the Housing Department issued a HOME-ARP Notice of Funding Opportunity (NOFO) for Non-Congregate Shelter and Rental Housing acquisition, rehabilitation, and/or new construction projects to reduce homelessness and increase housing stability. A NOFO Pre-Submittal Workshop was held on July 11, 2024. Applications were due on August 30, 2024.

Procurement Information

Three proposals for Rental Housing acquisition were received and reviewed by an evaluation committee comprised of City staff members representing various departments. The proposals were evaluated on a 1,000-point scale based on the following criteria: Operations; How Well the Project Addressed the Strategies to Address Homelessness Plan; Organization Capacity; and Project Readiness. The following were recommended for funding:

- St. Catherine Manor (Housing for Hope, LLC/Catholic Charities) - 870 points
- Tanner Thomas Village (Tanner Community Development) - 803 points
- Senior Bridge (Steel+Spark) - 790 points

Tanner Thomas Village, located at 1803 E. Broadway Road (District 8), consists of 37 permanent supportive housing units for previously homeless veterans. The 37 permanent supportive housing units will serve veterans with Area Median Income

(AMI) levels at or below 30 percent. Residents will receive supportive services through Tanner Community Development's on-site Community Resource Center where health care navigation and equity, supplemental nutrition support, human and social services, economic self-sufficiency, and workforce development services will be provided. Additional project funding in the following amounts have been secured by the developer:

- HUD Economic Development Initiative - \$2,883,950
- State of Arizona Governor's Office - \$271,851

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 terms listed in the NOFO and HOME-ARP Program requirements.

Financial Impact

There is no impact to the General Fund. HOME-ARP is a federally funded program. Funding for this NOFO is made available from HOME-ARP funds. Funding is budgeted in the Housing Department's Capital Improvement Program (CIP) budget. Loan execution is anticipated for Fiscal Year 2024-25, and the loan will be paid to the developer during the construction period.

Public Outreach

As part of the HOME-ARP Allocation Plan process, HUD required extensive public outreach to formulate the plan. Housing staff conducted six virtual listening sessions for community stakeholders and interviewed numerous service agencies and housing providers directly. More than 66 agencies participated in interviews and listening sessions during this process. This public input was used to draft the HOME-ARP Allocation Plan and inform the design of the NOFO to address the most critical needs of the community.

As part of the formal adoption process, the HOME-ARP Allocation Plan was made public and provided for a 15-day public comment period. The City of Phoenix published a 15-day comment period and public hearing notice in the Arizona Republic on August 29, 2022. A virtual public hearing was held to provide an opportunity for public comment on September 12, 2022. The public comment period was open from September 13 to September 27, 2022. City Council approved the HOME-ARP Allocation Plan on November 16, 2022. The HOME-ARP Allocation Plan was approved by HUD on February 6, 2023.

Location

1803 E. Broadway Road
Council District: 8

Responsible Department

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



City of Phoenix

To: Gina Montes
Deputy City Manager

Date: 2/10/2025

From: Titus Mathew TM
Housing Director

Subject: ITEM 38 ON THE DECEMBER 4, 2024, FORMAL AGENDA - LOAN FEDERAL HOME-ARP FUNDS FOR TANNER THOMAS VILLAGE AFFORDABLE HOUSING DEVELOPMENT PROJECT (ORDINANCE S-51500)

This item was continued from December 4, 2024, City Council Formal meeting to February 19, 2025, to provide the proposed awardee time to return with the information requested by the Mayor and City Council. The proposed awardee is to return with detailed information on the scope (services) and to conduct community outreach.

Services

- An articulated supportive service plan with written commitments from the service providers and the specific services they will be providing to Veterans living at Tanner Thomas Village for Veterans. This plan needs to be in place before the community meeting.

Community Outreach

- Complete outreach and advertise to the neighborhood/residents: Include agenda, meeting dates, and time.
- Community meetings must have sign-in sheets (proof of meeting), and the support services plan needs to be discussed and included in the agenda.
- Awardee to provide a summary of meaningful feedback.

APPLICANT RESPONSE

Tanner Community Development Corporation (TCDC) provided the following information in response to Council's request:

Services

- Faithland Recovery Center - On **January 17**, TCDC entered into a Memorandum of Understanding (MOU) with Faithland Recovery Center to provide trauma-informed, evidence-based clinical and holistic support services.
- Arizona Elk Society—On **January 16**, TCDC entered into a MOU with the Arizona Elk Society to provide job readiness, vocational training, and

recreational therapy services through team sports, creative art sessions, and outdoor activities.

- Phoenix Interventional Naloxone Network (PINN) – On **January 16**, PINN. Global committed to providing overdose prevention services to the residents and staff of Tanner Thomas Village through Narcan training and distribution directly to residents and throughout the project site.
- Desert Veterans LLC- On **January 9**, TCDC entered into a MOU with Desert Veterans LLC to recruit and employ displaced veterans living at Tanner Thomas Village. Desert Veterans LLC will offer on-the-job training and career development support in various fields to enhance veterans' employability and career prospects.
- Additionally, TCDC will provide on-site case management and resources housed in the Tanner Thomas Village Veterans' Resource Center. The case management staff will serve as a bridge to services offered by the Arizona Elk Society and Faithland Recovery Center.

Community Outreach

- TCDC canvassed the neighborhood and engaged with approximately 550 households by going door-to-door for two weeks, meeting with residents individually, sharing information about the project, and asking them to take part in a community survey about the project. TCDC received 203 community survey responses.
Survey Question: "How do you feel this project will affect the neighborhood?" **Over 90% of respondents selected neutral to very positive.**
- On **January 21**, TCDC presented the Tanner Thomas for Veterans project at the People Fight Back Watch Association meeting held at 2405 E. Broadway Road. Twenty-three community members were present, and information on the service plan and the results of the community survey were shared.
- TCDC agreed to return to the next People Fight Back Watch Association meeting, scheduled for **February 18**, to continue engaging with the community and presenting the project scope.

Approved: 
Gina Montes, Deputy City Manager



Authorization to Enter into Purchase and Sale Agreements with the Isaac School District and Isaac II WRF, LLC (Ordinance S-51653) - District 4

Request authorization for the City Manager, or his designee, to allow the City to enter into purchase and sale agreements (Agreements) with the Isaac School District (District) and Isaac II WRF, LLC (IWRF) for the acquisition and immediate resale of approximately 4.56 acres of certain real property located at 2911 and 2941 N. 43rd Avenue. This transaction will help facilitate the development of the Wild Rose Flats Affordable Housing Project that will be operated pursuant to the terms of a long-term ground lease between IWRF and Wild Rose Flats Owner, LLC (WRFO). Additionally request authorization for the City Manager, or his designee, to enter into any additional agreements necessary to close this transaction. Further request authorization for the City Treasurer to accept, and City Controller to disburse, any funds under the term of the Agreements.

Summary

The City received a request from the Superintendent of the District to participate in the sale of approximately 4.56 acres of surplus real estate (Property). Under Arizona law, the District may only sell or lease school property to the State of Arizona, a county, a city, another school district or a tribal government agency required for a public purpose if the sale or lease of the property will not affect the normal operations of a school within the District. The Property is to be developed to support the Wild Rose Flats Affordable Housing Project (Project), which will create 72 affordable housing units serving households at 80 percent Area Median Income (AMI) or below. Under the terms of the Agreements, the District shall sell the Property to the City, and upon taking title, the City shall record a Land Use Restriction Agreement (LURA) with the Maricopa County Recorder requiring the use of the Property to be restricted to further the public purpose of increasing the supply of affordable housing. The LURA will require affordability for a minimum period of 40 years. Thereafter, the City shall immediately convey the Property to IWRF, a special purpose nonprofit and wholly controlled affiliate of the Phoenix Industrial Development Authority (IDA). As required under the terms of the Agreements, IWRF shall enter into a long-term ground lease with WRFO to develop the Project. The purchase price for the Property will be the lump sum rental payment under the long-term ground lease paid by WRFO to IWRF. The District's Governing Board authorized the sale of the Property under the structure contemplated

herein on January 23, 2025.

Financial Impact

There will be no financial impact to the City. The purchase price paid to the District for the Property shall be the lump sum rental payment under the long-term ground lease paid by WRFO to IWRF. In addition, under the terms of the Agreements, WRFO shall pay any and all associated costs incurred by the City in connection with these transactions including, but not limited to, any title, insurance and closing costs.

Location

2911 and 2941 N. 43rd Avenue
Council District: 4

Responsible Department

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



Authorization to Enter into Purchase and Sale Agreements with the Alhambra School District and Alhambra SS, LLC (Ordinance S-51654) - District 5

Request authorization for the City Manager, or his designee, to allow the City to enter into purchase and sale agreements (Agreements) with the Alhambra School District (District) and Alhambra SS, LLC (ASL) for the acquisition and immediate resale of approximately 5.54 acres of certain real property located at 3832 Grand Avenue. This transaction will help facilitate the development of the Salamanca Square Affordable Housing Project that will be operated pursuant to the terms of a long-term ground lease between ASL and UMOM Housing 11, LLC (UMOM). Additionally request authorization for the City Manager, or his designee, to enter into any additional agreements necessary to close this transaction. Further request authorization for the City Treasurer to accept, and City Controller to disburse, any funds under the term of the Agreements.

Summary

The City received a request from the Superintendent of the District to participate in the sale of approximately 5.54 acres of surplus real estate (Property). Under Arizona law, the District may only sell or lease school property to the State of Arizona, a county, a city, another school district or a tribal government agency required for a public purpose if the sale or lease of the property will not affect the normal operations of a school within the District. The Property is to be developed to support the Salamanca Square Affordable Housing Project (Project), which will create 192 affordable housing units serving households at 80 percent Area Median Income (AMI) or below. Under the terms of the Agreements, the District shall sell the Property to the City, and upon taking title, the City shall record a Land Use Restriction Agreement (LURA) with the Maricopa County Recorder requiring the use of the Property to be restricted to further the public purpose of increasing the supply of affordable housing. The LURA will require affordability for a minimum period of 40 years. Thereafter, the City shall immediately convey the Property to ASL, a special purpose nonprofit and wholly controlled affiliate of the Phoenix Industrial Development Authority (IDA). As required under the terms of the Agreements, ASL shall enter into a long-term ground lease with UMOM to develop the Project. The purchase price for the Property will be the lump sum rental payment under the long-term ground lease paid by UMOM to ASL. The District's Governing Board authorized the sale of the Property under the structure contemplated herein on

December 12, 2024.

Financial Impact

There will be no financial impact to the City. The purchase price paid to the District for the Property shall be the lump sum rental payment under the long-term ground lease paid by UMOM to ASL. In addition, under the terms of the Agreements, UMOM shall pay any and all associated costs incurred by the City in connection with these transactions including, but not limited to, any title, insurance and closing costs.

Location

3832 Grand Avenue
Council District: 5

Responsible Department

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



Authorization to Amend Contract with Arizona Community Action Association dba Wildfire for Additional Utility Assistance Funding (Ordinance S-51663) - Citywide

Request authorization for the City Manager, or his designee, to amend Contract 161199 with the Arizona Community Action Association dba Wildfire, to accept \$25,844 in additional emergency utility assistance funding for a new contract total of \$567,784.18. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

This amendment will provide additional funding for emergency utility assistance to low-income individuals and families in Phoenix, allowing the City of Phoenix Human Services Department to serve approximately 65 additional households.

Contract Term

The contract term remains unchanged, which began on July 1, 2024, and ends on June 30, 2025.

Financial Impact

The new total value of the contract will not exceed \$567,784.18. There is no impact to the General Fund.

Concurrence/Previous Council Action

- City Council approved Contract 161199 (S-51009) on June 12, 2024.
- City Council approved Amendment I (S-51190) on August 26, 2024.
- City Council Approved Amendment II (S-51363) on October 30, 2024.

Responsible Department

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



**Handyman and Millwork Services - IFB 18-090 - Amendment (Ordinance S-51656)
- Citywide**

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 146675 with Signature Facilities Maintenance, LLC for the purchase of handyman and millwork services for ongoing projects for the Library Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$60,000.

Summary

This contract provides handyman and millwork services to the Library Department. These services ensure that the library facilities are safe, functional, and operational for both employees and residents of Phoenix. The additional expenditures will be utilized to complete the exterior patio project on the west side of the Century Branch Library. The Century Branch Library is a 50-year old library in central Phoenix and is the smallest Phoenix Public Library branch by square footage. In November 2024, it circulated over 5,000 items, hosted 19 programs, and served more than 4,800 customers. With a total of 6,500 square feet, the addition of a patio will provide an extra 1,000 square feet of space, enhancing the branch's community resources and programming. Services to be performed include but are not limited to: interior temporary shoring - door modifications, electrical installation for emergency access door(s) and light fixture at pillar, relocation of one existing fire extinguisher, plaque, and exit light, installation of one concrete footing for pillar, two emergency exit gates with push bars, canopy with footing, etc.

Contract Term

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

Financial Impact

Upon approval of \$60,000 in additional funds, the revised aggregate value of the contract will not exceed \$552,500. Funds are available in the Library Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Handyman and Millwork Services - Contract 146675 (Ordinance S-44184) on January 10, 2018;
- Handyman and Millwork Services - Contract 146675 (Ordinance S-49295) on January 4, 2023;
- Handyman and Millwork Services - Contract 146675 (Ordinance S-50322) on November 15, 2023.

Location

Physical address: City of Phoenix Century Branch Library - 1750 E. Highland Avenue, Phoenix, AZ 85016.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Library Department.



Library Services and Technology Act Grant Application (Ordinance S-51665) - Districts 5, 7 & 8

Request to authorize the City Manager, or his designee, to apply for, accept and for the City Controller to expend 2025 Library Services and Technology Act (LSTA) grant money up to \$117,000. The funds will be used to launch a pilot program improving emerging readers' reading skills and procure equipment and materials in order to improve accessibility to and archive historical documents and special collections that are currently part of the Arizona Room at Burton Barr Central Library. Further request authorization for the City Treasurer to accept and the City Controller to disburse funds related to this item.

Summary

The purpose of the grant is to support two critical Phoenix Public Library projects:

Emerging Readers Support - Funds will be utilized to support families of emerging readers by creating and conducting caregiver workshops on the science of reading and the best strategies for adults to support emerging readers. In 2022, 41 percent of Arizona children passed the third grade reading test; but that statistic drops to just 27 percent for economically disadvantaged children. Arizona schools have embraced a Structured Literacy model that explicitly teaches word identification/decoding strategies (based on the science of reading). This change in instruction has started to move the needle for third grade reading but there is more that can be done. Phoenix Public Library intends to create a pilot project that will focus on the Maryvale community, in partnership with the City of Phoenix Office of Youth and Education Services and the Cartwright School District. In addition, small print collections of decodable books will be placed at several libraries that serve economically disadvantaged communities. Depending on cost, those libraries may include Palo Verde, Harmon, Ocotillo, Desert Sage, and Saguaro. Staff at these libraries will receive special training on how to use and promote decodable books. Decodable books are books that are designed to help students learn to read by using phonics skills to decode words. They are a key part of structured literacy programs in classrooms, especially for beginning readers. Decodable books develop and strengthen word recognition, while typical leveled readers are tools for developing language comprehension. The amount requested for this project will not exceed \$50,000.

Arizona Room - the Arizona Room at Burton Barr Central Library houses a unique local and communal Arizona history collection that showcases the history and culture of greater Phoenix and Arizona, and includes documents and items from recent history and Arizona history before statehood. The Arizona Room space includes a large reading room for research and personal interest studies. These elements offered in the Arizona Room are invaluable for researchers, historians, architects, preservationists, and the general public. To preserve these collections in perpetuity and provide inclusive access to all community members, funds from this grant will be used to procure mobile research tables, chairs, and exhibit mounts, and illuminated magnifying readers to increase access and use of the collection; and archival boxes, folders, document cases, and display mounts to properly store collection materials and protect while on display for public viewing. The amount requested for this project will not exceed \$67,000.

The Library Services and Technology Act is the only federal program exclusively for libraries. It is administered by the Institute of Museum and Library Services. State libraries use the funds to support statewide initiatives and also distribute the funds through sub-grants or cooperative agreements to public, school, academic, research, and special libraries. Every fiscal year, Congress provides funding for LSTA in the Labor, Health and Human Services, Education, and Related Agencies Appropriations bill. Federal resources help target library services to people of diverse geographic, cultural, and socioeconomic backgrounds, to individuals with disabilities, and to people with limited literacy skills. Grant applications are due in March and awarded in July of 2025.

Financial Impact

The amount of the grant, total of up to \$117,000, will be expended in Fiscal Year 2025-26 and as no matching funds are required, there is no impact to the General Fund.

Location

Desert Sage Library, 7602 W. Encanto Boulevard
Palo Verde Library, 4402 N. 51st Avenue
Burton Barr Central Library, 1221 N. Central Avenue
Ocotillo Library, 102 W. Southern Avenue
Harmon Library, 1325 S. 5th Avenue
Saguaro Library, 2808 N. 46th Street

Council Districts: 5, 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Library Department.



Dobbins Road Improvements Public Art Project Artist Contract (Ordinance S-51670) - Districts 7 & 8

Request authorization for the City Manager, or his designee, to enter into a contract, and amendments as necessary, with Daniel Nez and Miguel Angel Godoy in an amount not to exceed \$475,000 for design, fabrication and installation of artwork for the Dobbins Road Improvements Public Art Project. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The City of Phoenix Fiscal Year (FY) 2024-29 Public Art Plan includes funding for artwork to be integrated into the Dobbins Road Improvements Project. In collaboration with the Street Transportation Department, the Office of Arts and Culture sought to commission pedestrian-scale artwork to be integrated with the project. The project is currently in the planning and pre-design phase and is scheduled to begin construction in 2027.

The project focuses on widening approximately 4.3 miles to develop a consistent corridor that increases the traffic capacity along Dobbins Road from State Route 202 (LOOP 202) to 27th Avenue. As part of this project, the artist is expected to develop and implement community engagement activities during the design phase. The artwork should enrich the area’s visual identity and further enhance the pedestrian experience along Dobbins Road.

A Request for Qualifications was released on September 6, 2024, with a submission deadline of October 16, 2024. On December 20, 2024, a three-member selection panel reviewed 25 qualified applications and selected the artist team of Daniel Nez and Miguel Angel Godoy, with Martin Moreno chosen as the alternate. The selection panel included Chuck Christiansen, Street Transportation Department project manager; Salvador Lopez, District 8 resident, Cesar Chavez High School teacher (Laveen); Dallas Ryan, District 7 resident and artist.

Financial Impact

The Dobbins Road Improvements Public Art Project is one of 48 projects in the FY 2024-29 Public Art Plan that the City Council approved on July 1, 2024. The proposed

\$475,000 budget will cover all costs related to the artwork's design, fabrication, and installation. Additional funding in the Plan for this project covers staff time, contingency, and administrative costs. Funding is available in the Public Art Capital Improvement Program budget.

Concurrence/Previous Council Action

The Phoenix Arts and Culture Commission reviewed and recommended approval of this item on January 21, 2025, by a vote of 8-0-0.

Location

Dobbins Road, from LOOP 202 to 27th Avenue
Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Office of Arts and Culture.



Office of Heat Response and Mitigation Inflation Reduction Act Community Canopy Grant Program (Ordinance S-51681) - Citywide

Request to authorize the City Manager, or his designee, to enter into multiple grant agreements with multiple grantees to disburse funds for the Community Canopy Grant Program. Further request to authorize the City Controller to disburse all funds and supplies related to this item. There is no impact to the General Fund. Funding is available from the United States Department of Agriculture (USDA) Forest Service through the Federal Fiscal Year 2022-23 Urban and Community Forestry (UCF) Program allocation of the Federal Inflation Reduction Act (IRA). The aggregate expenditures will not exceed \$3 million.

Summary

Increasing urban tree canopy cover is an important public health strategy that supports the 2025 General Plan core value to build the most sustainable desert city. In November 2024, Phoenix City Council unanimously adopted the Shade Phoenix Plan, which guides the implementation of more than 30 unique strategies and programs to provide more tree and shade coverage throughout the City. Several actions in the Shade Phoenix Plan are funded by a \$10 million Urban and Community Forestry grant awarded to the City of Phoenix by the USDA. On October 4, 2023, Phoenix City Council authorized the distribution of \$10 million from the USDA's Forest Service Urban and Community Forestry Grant through the IRA to the Office of Heat Response Mitigation (OHRM) for the creation of grant and community impact programs.

To increase the tree shade canopy in disadvantaged neighborhoods, OHRM is seeking authorization to use up to \$3 million of USDA grant funds to implement a Community Canopy Grant Program to provide trees, labor and supplies for tree planting projects to community members, neighborhood groups and non-profits throughout Phoenix. No more than \$3 million will be committed for the Community Canopy Grant Program.

Building from the successful implementation of the Community Canopy Grant Program funded through the American Rescue Plan Act, the IRA Community Canopy grant will improve the prospects of residents impacted by heat, and address economic and social disparities throughout Phoenix. This grant program will assist in that effort by providing trees, skilled labor, supplies, education and follow up support to at risk

community members, neighborhood groups and non-profits in neighborhoods with low tree canopy cover.

The Community Canopy Grant Program will be open to community members, neighborhood groups and non-profits for tree planting projects in underserved neighborhoods. OHRM will facilitate and administer this grant program. The Community Canopy Grant Program will accept applications on a rolling basis and all funding will be spent by the end of June 2029.

Financial Impact

Funding for this program will not exceed \$3 million. There is no impact to the General Fund. Funding is available through the Federal IRA from the United States Department of Agriculture Forest Service, through the City's award from the Federal Fiscal Year 2022-23 UCF Program.

Responsible Department

This item is submitted by Deputy City Manager Gina Montes and the Office of Heat Response and Mitigation.



Mobile Camera Units RFA 25-0550 - Request for Award (Ordinance S-51676) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with SentraCam Public Safety, LLC to provide mobile trailer cameras at select parks. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$625,000.

Summary

In January 2024, the City initiated a pilot program involving the deployment of two mobile trailer cameras at select parks to improve safety measures. Following the addition of more cameras in August 2024, the program has demonstrated a positive impact by providing an extra layer of monitoring and deterrence against criminal activities and enhancing public safety measures. Since the pilot program expired on December 31, 2024, the City seeks to formalize this initiative through a contractual agreement for up to eight cameras with SentraCam, as funding allows.

These leased mobile solar-powered devices feature six cameras with 360-degree coverage and backup power capabilities. The services encompass 24-hour recording with a 15-day storage capacity, after-hours live monitoring from SentraCam's Network Operations Center, a 24/7 customer support line, remote access to the cameras via smartphone or desktop, and daily audit report emails detailing detected movements.

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

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on special circumstances without competition due to the unusual nature of the agreement.

Contract Term

The contract will begin on or about March 1, 2025, for an initial one-year term with two one-year options to extend.

Financial Impact

The aggregate contract value will not exceed \$625,000 for the three-year contract term. Funding is available in the Parks and Recreation Department's operating budget.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Parks and Recreation Department.



Shared Governance Agreement with Phoenix Business and Workforce Development Board (Ordinance S-51674) - Citywide

Request to authorize the City Manager, or his designee to enter into the Shared Governance Agreement (SGA) between the Phoenix City Council and the Phoenix Business and Workforce Development Board (Board) that describes the entities and responsibilities involved with the shared governance of the local workforce development area.

Summary

The Board is a local workforce development board established by federal law in the Workforce Innovation and Opportunity Act (WIOA). As stated in WIOA Section 107(d) and 20 CFR 679.370, the chief elected official(s) and the Board share responsibilities for key Board functions, including the development and submission of the local plan, program oversight, negotiation of local performance accountability measures, selection of service providers (such as one-stop operators and eligible providers of workforce services), and approval of the budget for the Board's activities.

Per WIOA, the chief elected official(s) and the Board must enter into a written agreement, commonly referred to as a "local governance agreement," which outlines and describes how the parties will collaborate to fulfill their individual and shared governance responsibilities. Additionally, the agreement must specify Board membership criteria, the process for establishing local policies, and protocols for communication with the elected officials and the public.

On December 1, 2019, the Phoenix City Council and the Board entered into a written agreement referred to as the "Shared Local Governance Agreement," which defines the roles and responsibilities of each party in governing the Phoenix local workforce development area. The agreement must be updated to reflect changes to the Board, clarify processes and responsibilities, and ensure ongoing compliance with WIOA and applicable state policy requirements.

Proposed changes include updating the name of the agreement to align with state policy terminology as well as amending Board bylaws to further specify roles and responsibilities for Board, Providers, contractors and Fiscal Agent; composition and

appointment procedures; and, establish requirements for regular updates to the chief elected official(s) on Board activities. Additional changes will include details on annual assessment of the accessibility of all one-stop centers and responsibility for system coordination. The SGA will also establish a process for resolving conflicts between the Board and the chief elected official(s) through collaborative discussion.

Contract Term

Upon execution, this agreement will remain in effect until the dissolution of the Board, discontinuation of funding from the State or U.S. Department of Labor, or amendment or termination by mutual agreement of the parties, as consistent with WIOA requirements.

Financial Impact

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

Concurrence/Previous Council Action

The Economic Development and Housing Subcommittee meeting recommended approval of this item on February 12, 2025 by a vote of 3-0.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



Authorization to Contract with Greater Phoenix Chamber Foundation for the Elevate Education Workforce Development Program (Ordinance S-51675) - Citywide

Request to authorize the City Manager, or his designee, to contract with the Greater Phoenix Chamber Foundation to fund the Elevate Education Workforce Development Program (ElevateEdAZ) in the Phoenix school districts. The aggregate amount for this contract will not exceed \$750,000. Further request to authorize the City Controller to disburse all funds related to this item. Funding is available in the Community and Economic Development Department's (CEDD) Strategic Economic Development Fund.

Summary

ElevateEdAZ, which is managed by the Greater Phoenix Chamber through its Foundation, a 501(c)(3) organization, works with school partners to support students in completing industry-recognized credentials, attaining early post-secondary credit, and participating in work-based learning experiences. ElevateEdAZ also works closely with career and technical education programs on preparing students for careers in high-wage occupations within high-demand industries.

On September 21, 2022, City Council supported the original partnership by authorizing CEDD contract with the Foundation to expand ElevateEdAZ in Phoenix schools. During that 17-month contract, the following outcomes were achieved at four Phoenix high schools:

- 187 job shadow experiences and 19 internships for students.
- Career awareness events reaching over 10,000 students.
- Increased the number of students earning industry-recognized credentials by 318.
- Increased the number of dual enrollment students by 1,779.
- Increased enrollment in high-wage, high-demand career and technical education pathways by 1,463.

Re-connecting to this program would allow access to an established 501(c)(3) partner and facilitate the Mayor's and City Council's priority of developing the future workforce of Phoenix. The program budget will be focused on funding contractual agreements to

further develop and maintain this program in Phoenix. This proposed contract and funding will support program staffing, program development, and incentives to increase the number of high school students completing high-wage, high-demand career pathways. To better align with the traditional school calendar, CEDD proposes an initial 15-month contract for \$300,000, with three one-year renewal options for \$150,000 annually. This partnership provides access to a proven program model and aligns with existing City efforts to support workforce development in under-served communities.

ElevateEdAZ operates on 21 high school campuses within Maricopa County, thirteen of which are in Phoenix. Educational partners Arizona State University Preparatory Academy, Deer Valley Unified School District, Paradise Valley Unified School District, and Phoenix Union High School District.

Procurement Information

In compliance with Administrative Regulation 3.10, an exception to the procurement process was approved to select this vendor. A direct selection was made as the Greater Phoenix Chamber Foundation is uniquely positioned to provide services as its programs are currently operating in Phoenix schools.

Contract Term

If approved, the contract will begin on or around April 1, 2025 with a term of 15 months with three one-year renewals.

Financial Impact

The total aggregate contract value will not exceed \$750,000. The Community and Economic Development Department has funding available within the department's Strategic Economic Development Fund.

Concurrence/Previous Council Action

The Economic Development and Housing Subcommittee meeting recommended approval on February 12, 2025 by a vote of 3-0.

Responsible Department

This item is submitted by Deputy City Manager John Chan and the Community and Economic Development Department.



Adoption of Resolution Approving the Plan of Finance and Issuance of Multifamily Housing Revenue Notes (Mesquite Terrace Apartments Project), for Purpose of Section 147(F) of the Internal Revenue Code of 1986, as Amended (Resolution 22276) - District 4

Requests City Council adoption of Resolution (**Attachment A**) approving the plan of financing and issuance of Multifamily Housing Revenue Notes (Mesquite Terrace Apartments Project), in one or more tax-exempt and/or taxable series in an aggregate principal amount not to exceed \$48,000,000 by The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) following a public hearing held by a representative of the Phoenix IDA on January 21, 2025, solely for the purposes of complying with Section 147(f) of the Internal Revenue Code, as amended (the “Code”).

Summary

Background: On March 17, 2021, the City Council adopted Resolution 21905 granting approval of the proceedings under which the Phoenix IDA had resolved to issue up to \$48,000,000 of Multifamily Housing Revenue Notes (the “Revenue Notes”) as required by A.R.S. 35-721(B). Resolution 21905 also approved the plan of financing for the project and the issuance of the Revenue Bonds following a public hearing as required by Section 147 (f) of the Code. The Revenue Notes were originally issued on June 16, 2021 and the proceeds from the sale of the Revenue Notes were used by Mesquite Terrace Apartments, LLC (the “Borrower”), an Arizona limited liability company, to:

- a. Finance and/or refinance, as applicable, the acquisition, construction, development, improvement, equipping and/or operation of a multifamily residential rental housing project comprised of approximately 297 units in Phoenix, Arizona,
- b. Fund any required reserve funds,
- c. Pay capitalized interest on the Revenue Notes, if any, and
- d. Pay certain costs related to the issuance of the Revenue Notes.

Concurrence/Previous Council Action

The Phoenix IDA Board previously resolved to issue the Revenue Notes at its meeting held on February 26, 2021. For purposes of providing the previous approval required by A.R.S. 35-721(B) and Section 147(f) of the Code, the City Council adopted Resolution 21905 on March 17, 2021. As noted above, the Section 147(f) approval

previously granted pursuant to Resolution 21905 has expired.

Location

The Project is located at or near 5033, 5039, 5045, and 5107 North 19th Avenue in Phoenix, Arizona.

Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Ginger Spencer.

Attachment A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

RESOLUTION _____

A RESOLUTION APPROVING THE PLAN OF FINANCING AND ISSUANCE OF NOT TO EXCEED \$48,000,000 PRINCIPAL AMOUNT OF TAX-EXEMPT AND/OR TAXABLE MULTIFAMILY HOUSING REVENUE NOTES (MESQUITE TERRACE APARTMENTS PROJECT), OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA

WHEREAS, The Industrial Development Authority of the City of Phoenix, Arizona (the "Authority"), is a nonprofit corporation designated a political subdivision of the State of Arizona (the "State") incorporated with the approval of the City of Phoenix, Arizona (the "City"); and

WHEREAS, Title 35, Chapter 5, of the Arizona Revised Statutes, Section 35-701 *et seq.*, as amended (the "Act"), authorizes the Authority to issue revenue bonds for the purposes set forth in the Act, including the making of secured and unsecured loans to finance or refinance the acquisition, construction, improvement, equipping or operation of a "project" (as defined in the Act) whenever the Board of Directors of the Authority (the "Authority Board") finds such loans to further advance the interests of the Authority or the public interest, and to refund outstanding obligations incurred by an enterprise to finance the costs of a "project" when the Authority Board finds that the refinancing is in the public interest; and

WHEREAS, Mesquite Terrace Apartments, LLC, an Arizona limited liability company (the "Borrower"), has previously requested that the Authority issue its Multifamily Housing Revenue Notes (Mesquite Terrace Apartments Project), in an aggregate principal amount not to exceed \$48,000,000 (the "Notes") for the purpose of

assisting the Borrower (a) to finance and/or refinance, as applicable, the acquisition, construction, development, improvement, equipping and/or operation of a multifamily residential rental housing project and improvements and facilities functionally related and subordinate thereto, all situated on approximately three acres of land which consists of approximately 297 units, generally located at or near 5033, 5039, 5045, and 5107 North 19th Avenue, Phoenix, Arizona; (b) to fund any required reserve funds; (c) to pay capitalized interest on the Notes, if any; and (d) to pay costs and expenses incurred in connection therewith (collectively, the “Project”); and

WHEREAS, under certain circumstances, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), requires that an “applicable elected representative” (as that term is defined in the Code) approve the issuance of the tax-exempt portion of the Notes and the plan of financing for the Project following a public hearing, which public hearing was held by the Authority on January 21, 2025; and

WHEREAS, information regarding the Project financed with the proceeds of the Notes has been presented to the Council of the City; and

WHEREAS, it is intended that this Resolution shall constitute approval of the “applicable elected representative” as defined in Section 147(f) of the Code with respect to the Notes.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

SECTION 1. The issuance of the Notes and the plan of financing for the Project are hereby approved for purposes of Section 147(f) of the Code.

SECTION 2. Notice of Arizona Revised Statutes Section 38-511 is hereby given. The provisions of that statute are by this reference incorporated herein to the extent of their applicability to matters contained herein.

PASSED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA this

19th day of February, 2025.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ Acting City Attorney

REVIEWED BY:

_____ City Manager

DRAFT



Agreement with the State of Arizona Department of Administration for the 9-1-1 Program (Ordinance S-51639) - Citywide

Request authorization for the City Manager, or his designee, to authorize the Phoenix Fire Department to retroactively apply for, accept, and enter into an agreement with the State of Arizona Department of Administration Office of Grants and Federal Resources to receive a 9-1-1 grant not to exceed \$7,825,127. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

The Arizona Department of Administration requires 9-1-1 planning at a local level as referenced in the State of Arizona Administrative Code, Title 2, Chapter 1, Article 4 Emergency Telecommunications Services Revolving Fund. The State of Arizona Office of Grants and Federal Resources' Arizona 9-1-1 Program Office has announced the availability of funds for the Program to be distributed during Fiscal Year 2024-25. Funding will be available for multiple grants and allocated to each System Administrator Agency to pay, on behalf of the Public Safety Answering Points (PSAP), 9-1-1 system costs and approved projects that support the goals of the Arizona 9-1-1 Program.

The System Administrator Agency for the Maricopa Region is the Phoenix Fire Department. The City of Phoenix is the contracting agent of ongoing operations of the 9-1-1 system. This authority is given through signed resolutions by Maricopa Association of Governments (MAG) member agencies. These agreements act as the governing documents for the oversight of the 9-1-1 system design, implementation, and management in the MAG Region.

The 9-1-1 Grant funding would be used to support:

- 9-1-1 networking, telecom, and Internet Protocol infrastructure.
- 9-1-1 related hardware, software, and maintenance equipment.
- Continue to fund current staff of the Regional 9-1-1 Services section.

Contract Term

The grant Period of Performance is projected to begin on or around July 1, 2024, and

end June 30, 2025.

Financial Impact

There is no cost to the City of Phoenix. All equipment, services, and personnel-related costs are reimbursed by the State of Arizona.

Responsible Department

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



Enter into a Research and Data Use Agreement for the Phoenix Fire Department Cold-Water Immersion Study and Authorize Exceptions to Phoenix Code Section 42-18 - Indemnification and Liability Provisions (Ordinance S-51682) - Citywide

Request authorization for the City Manager, or his designee, to enter into a Research and Data Use Agreement with Maricopa County Special Health Care District dba Valleywise Health, Abrazo West Campus, Banner Health dba Banner University Medical Center - Phoenix, Arizona Board of Regents on behalf of the University of Arizona, Abrazo Central Campus, and Dignity Health dba St. Joseph's Hospital and Medical Center for a Cold-Water Immersion study.

Summary

The Phoenix Fire Department conducted a multi-site study titled "Prehospital Ice Water Immersion for Hyperthermia and Patient Outcomes". The goals of this study are to evaluate the 2024 hyperthermia protocol set in place by the Phoenix Fire Department to determine whether hyperthermic patient outcomes are different for patients treated with ice water immersion versus other cooling techniques. The Phoenix Fire Department implemented this protocol in early 2024.

The purpose of this research and data use agreement is to allow Maricopa County Special Health Care District dba Valleywise Health, Abrazo West Campus, Banner Health dba Banner University Medical Center - Phoenix, Arizona Board of Regents on behalf of the University of Arizona, Abrazo Central Campus, and Dignity Health dba St. Joseph's Hospital and Medical Center to receive, review, and use certain data for the purpose of performing a research study that includes the use of an observational database that will be established and maintained by Valleywise. The goals of this study are to evaluate the 2024 hyperthermia protocol set in place by the Phoenix Fire Department.

Additionally, granting an exception would authorize the City to negotiate indemnification and assumption of liability provisions that best protect the City as the parties will not agree to fully indemnify the City nor accept unlimited liability.

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.



Covert Audio and Video Subscription Service Contract - RFA-24-0185 Request for Award (Ordinance S-51660) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Callyo 2009 Corp. to provide covert audio and video subscription services for the City of Phoenix Police Department. Further request an exception to the indemnity and assumption of liability provisions of Phoenix City Code Section 42-18. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$206,052.

Summary

This contract will provide the capability of recording audio and video for officers while working undercover investigations. The audio and video services assist officer safety by allowing all involved investigators, surveillance officers, and supervisors to surreptitiously monitor the activity of an undercover detective. The recorded telephonic conversations, audio, and video assist in providing significant evidence against the suspect. These services reduce staff hours spent in court allowing investigators to complete additional investigations and reduces the exposure of undercover officers.

The Drug Enforcement Bureau (DEB) Street Enforcement squads and the Human Exploitation and Trafficking squads will utilize the subscriptions for undercover investigations. Callyo has been in continuous use at DEB since 2019 to visually and audibly capture evidence obtained in undercover interactions with suspects as well as a measure of officer safety to monitor for any hazards while engaging with a suspect. It is an application-based product which allows the user to move it from device to device utilizing existing hardware. Additionally, the recorded telephonic conversations, audio, and video assists in prosecution by providing significant evidence against the suspect. Recently, the Maricopa County Attorney's Office has indicated that a drug sales case must be supported by audio/video evidence.

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

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived

as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Callyo 2009 Corp. (Callyo) is an exclusive provider of this type of service which is used for undercover investigations. Research was conducted by the City of Phoenix Police Department, and it was determined that there is only one provider. Callyo products are manufactured, sold, and distributed exclusively by Callyo.

Contract Term

The contract will begin on or about March 1, 2025, for a three-year term with two one-year options to extend.

Financial Impact

The aggregate contract value for will not exceed \$206,052 for the five-year aggregate term. Funding is available in the City of Phoenix Police Department's budget.

Responsible Department

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



Request to Amend the Intergovernmental Agreement with Arizona State University for the Community Safety Plans Research Project (Ordinance S-51667) - Districts 1, 3, 4, 5 & 6

Request to authorize the City Manager, or his designee, to amend Ordinance S-48357 to allow additional expenditures under Contract 153669 with Arizona State University (ASU) for the Phoenix Community Safety Plans (CSPs) Research Project. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$11,753.

Summary

In February 2022, the City Council approved an Intergovernmental Agreement with ASU for the study of the Phoenix CSP focus areas. The purpose of this research project was to assist in the development and evaluation of new responses to crime and quality of life concerns within the CSP footprints. ASU has been working with the City Manager's Office, Police Department, and other departments to help document the development and implementation of the CSPs to establish a clear record of actions taken and challenges to implement the CSPs. ASU is assessing the effectiveness of the implemented strategies such as the Police Department's Real Time Operations Center (RTOC). Additionally, the research project is looking for evidence of displacement of crime to other areas or conversely, added benefits to public safety outside of the CSP focus areas.

The purpose of this amendment is to provide additional funds to compensate ASU for research time to complete the study of the RTOCs and the CSPs. Additional research time is necessary due to the delay in the delivery of the RTOC technology which delayed the full implementation of the CSPs to April 2024. The additional time will allow ASU to gather crime incident data for one-year post-implementation of the RTOCs to measure the effectiveness of the intervention strategy.

Contract Term

The contract term remains unchanged, ending July 11, 2025.

Financial Impact

Upon approval of \$11,753 in additional funds, the revised aggregate value of the

agreement will not exceed \$64,334. Funds are available in the Police Department's budget.

Concurrence/Previous Council Action

The City Council approved Contract 153669 (Ordinance S-48357) on February 16, 2022, entering into the Intergovernmental Agreement with Arizona State University.

Location

Council Districts: 1, 3, 4, 5 and 6

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Gina Montes, the Police Department, and the City Manager's Office.



Request Authorization to Apply For, Accept and Enter Into an Agreement for Fiscal Year 2025 BJA Local Law Enforcement Crime Gun Intelligence Center Integration Initiative Grant (Ordinance S-51668) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, accept, and enter into an agreement with the Bureau of Justice Assistance (BJA) for the Fiscal Year 2025 Local Law Enforcement Crime Gun Intelligence Center Integration Initiative grant in an amount not to exceed \$300,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The Bureau of Justice Assistance Local Law Enforcement Crime Gun Intelligence Center Integration Initiative grant funding will be used to address firearm-related crime and forensics through the expansion of Crime Gun Intelligence Centers (CGICs). This initiative is a partnership with the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) to utilize intelligence, technology, and community engagement to swiftly identify crime guns and their sources, and effectively prosecute those who commit firearm-related crimes.

This grant funding will allow the Police Department to purchase necessary equipment and technology in efforts to enhance their investigative resources to address gun violence and reduce violent crime.

The grant application is due on April 17, 2025. If approved, the Police Department will move forward with submitting their application.

Contract Term

The contract term is two years beginning October 1, 2025, with two one-year extension options.

Financial Impact

No matching funds are required.

Responsible Department

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



Request Authorization to Apply For, Accept and Enter Into Agreements for Fiscal Year 2025-26 Governor's Office of Highway Safety Grants (Ordinance S-51679) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police, Fire, City Prosecutor and Street departments to apply for, accept and enter into grant agreements for Fiscal Year 2025-26 with the Arizona Governor's Office of Highway Safety (GOHS) in an amount not to exceed \$3,588,634. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The GOHS announced the availability of funding in January 2025. Grant proposals are due by March 7, 2025. If awarded, these funds will be used to support new traffic safety programs and enhance existing programs in the City Prosecutor's Office, as well as the Fire, Street Transportation, and Police departments. The total Citywide request for funding is \$3,588,634.

City Prosecutor's Office - Total Funding Request \$300,000

Traffic Safety Resource Prosecutor: If awarded, grant funds will be used to pay the salary, expenses, supplies and travel for an existing Traffic Safety Resource Prosecutor (TSRP), Attorney IV. Approximately half of the funding will be sought from the Oversight Council on Driving or Operating Under the Influence Abatement Council. The other half will be requested through a grant from GOHS. GOHS will administer all funds. The TSRP program has four primary objectives:

- Provide training for prosecutors and law enforcement officers in the prosecution of traffic safety related crimes.
- Act as a resource for questions about traffic laws and trial advocacy.
- Improve communication between prosecutors, law enforcement officers, and members of the judiciary.
- Act as a liaison for individuals and agencies committed to the enforcement and prosecution of traffic safety related crimes.

GOHS has funded the TSRP program since its inception in 2007. Though the grant project is administered by Phoenix, it also benefits citizens, law enforcement, and prosecutors across Arizona. The TSRP is a resource to both small and large jurisdictions for legal issues related to the enforcement of DUI and traffic laws. The TSRP also provides training to prosecutors, law enforcement officers, crime lab personnel, interns and community groups. It is anticipated that up to \$45,000 of employee-related expenses may need to be covered by City general funds.

Fire Department - Total Funding Request \$445,000

Occupant Protection and Child Car Seat Program: Funding will be requested for training, overtime, related fringe benefits, materials, public education, and equipment related to child safety seats and seat belt usage. This funding will maintain current occupant protection efforts and increase the frequency for conducting child safety technician certification and recertification classes, increase the opportunities to educate residents at car seat check events, increase the number of locations of designated car seat check fitting stations to enhance geographical outreach, and to enhance outreach for occupant protection public education in K-12 schools.

Bicycle and Pedestrian Safety: Funding will be requested for overtime, related fringe benefits, materials, and equipment related to education campaigns to increase safety awareness, traffic awareness, and skills necessary for young pedestrians and bicyclists. This program provides bike rodeos for young cyclists, bike and pedestrian school safety assemblies, and public education opportunities at community safety fairs and events.

Distracted Driving: Funding will be requested for overtime and related fringe benefits, materials, and equipment related to high school education campaigns including teen and adult education as we build this program with the idea of eliminating or minimizing injuries and deaths from a preventable choice to drive distracted. Education will include educating drivers to recognize distractions, taking your hands off the wheel to adjust electronic devices in the vehicle, texting or talking on cell phones, visual and mentally focusing on the primary task of driving. The program informs young drivers of the danger of distracted driving, with the goal of decreasing preventable injuries and fatalities associated with distracted driving.

Police Department - Total Funding Request \$1,250,000

DUI Enforcement (Traffic Bureau and Laboratory Services Bureau): Funding will be requested for training, overtime, related fringe benefits, and equipment to support and enhance DUI enforcement within the City of Phoenix and joint enforcement efforts throughout the valley.

Occupant Protection (Traffic Bureau): Funding will be requested for training, materials, supplies, overtime and related fringe benefits associated with Click It or Ticket enforcement activities, child passenger safety technician certification classes, car seat events, Buckle Up, Baby Hotline, and various seatbelt enforcement campaigns.

Pedestrian and Bicycle Safety (Traffic Bureau): Funding will be requested for training, materials, supplies, overtime and related fringe benefits associated with education and enforcement campaigns designed to increase safety awareness, traffic law knowledge, and skills among pedestrians and bicyclists.

Traffic Services (Traffic Bureau): Funding will be requested for training, materials, supplies, equipment (radar/laser speed detection devices), overtime and related fringe benefits associated with education and enforcement campaigns such as: Traffic Impact Programs, school zone enforcement, construction zone enforcement, Traffic Complaint Hotline enforcement, and Selective Traffic Enforcement Programs (STEP).

Street Racing Enforcement (86Z Squad): Funding will be requested for training, materials, supplies, overtime, and related fringe benefits associated with the prevention of street racing.

DUI Abatement Council (Traffic Bureau): Funding will be requested from the DUI Abatement Council for overtime and related fringe benefits associated with DUI enforcement and innovative "Know Your Limit" Programs.

Street Transportation Department - Total Funding Request \$1,593,634

Roadway Safety/Education Programs: This funding will promote the tools for school and bicycle safety. Requests for Pedestrian and Bicycle Safety (\$14,500) include funds for: bicycle helmets and LED flashing STOP paddles.

Pedestrian Safety Program: Funding will be requested to improve pedestrian safety by installing sidewalk, ADA ramps and streetlights in locations where there is currently no existing sidewalk or streetlights in the neighborhood, which forces residents to walk in the street to get places including school, work and public transit stops.

Contract Term

The contract term is for one year beginning October 1, 2025, through September 30, 2026, with no options to extend.

Financial Impact

No matching funds are required.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Inger Erickson, the Fire, Police and Street Transportation departments and the City Prosecutor's Office.



Request Authorization to Apply For, Accept and Enter Into an Agreement for Federal Motor Carrier Safety Administration (FMCSA) High-Priority - Commercial Motor Vehicle Grant (Ordinance S-51669) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, accept, and enter into an agreement with the Federal Motor Carrier Safety Administration (FMCSA) High-Priority - Commercial Motor Vehicle Grant in an amount not to exceed \$700,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The objective of the Federal Motor Carrier Safety Administration (FMCSA) High Priority (HP) - Commercial Motor Vehicle (CMV) program is to support, enrich and evaluate CMV safety programs and to target unsafe driving of CMVs and non-CMV in areas identified as high risk crash corridors, promote the safe and secure movement of hazardous materials, improve safety of transportation of goods and passengers in foreign commerce, demonstrate new technologies to improve CMV safety, support participation in the Performance Registration Information Systems Management (PRISM) program, support safety data improvement projects, increase public awareness and education on CMV safety and otherwise improve CMV safety. This funding is to provide additional personnel resources, equipment, supplies and training to law enforcement agencies.

The primary goal of the Police Department's Commercial Vehicle Enforcement Squad is to reduce collisions involving commercial motor vehicles, specifically serious injury collisions by performing commercial vehicle safety and hazardous material enforcement within the Phoenix metropolitan area. This funding would assist in providing advanced training, increased enforcement, additional supplies and equipment to enhance the Commercial Vehicle Enforcement squad's capabilities.

The grant application is due on March 7, 2025. If approved, the Police Department will move forward with submitting their application.

Contract Term

The contract term is three years beginning October 1, 2025.

Financial Impact

No matching funds are required.

Responsible Department

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



Bureau of Justice Assistance Connect and Protect: Law Enforcement Behavioral Health Response Grant (Ordinance S-51680) - Citywide

Request to authorize the City Manager, or his designee, to allow the Police Department to apply for, accept, and enter into an agreement with the Bureau of Justice Assistance Connect and Protect: Law Enforcement Behavioral Health Response Grant in an amount not to exceed \$550,000. Further request authorization for the City Treasurer to accept, and the City Controller to disburse, all funds related to this item.

Summary

The Bureau of Justice Assistance Connect and Protect: Law Enforcement Behavioral Health Response Grant is specifically designed to support law enforcement and behavioral health collaboration to improve public health and public safety responses and outcomes for individuals with mental health disorders or co-occurring mental health and substance use disorders. Funding will be used to develop new or enhance an existing law enforcement-behavioral health response to people with mental health disorders or co-occurring mental health and substance use disorders who come into contact with law enforcement.

This proposed project would be a partnership between Police, 911 Telecommunications, Office of Homeless Solutions, the Fire Department Community Assistance Program (CAP), MercyCare, and La Frontera EMPACT. It would entail developing a process to better identify candidates in need of outreach and follow-up, a screening process to ensure safety of civilian outreach personnel, an improved process for making the referral, a method for tracking referrals, training staff on any process changes, tracking outcomes in a way that is accessible across departments, and a system of reporting results. The first year of this grant is reserved for planning and training. The Police Department will work with MercyCare, CAP, and EMPACT to provide outreach and follow up services.

The grant application is due on April 3, 2025. If approved, the Police Department will move forward with submitting our application.

Contract Term

The project period is for three years and will begin on October 1, 2025, with two one-year extension options.

Financial Impact

For the first and second years, a 20 percent cash or in-kind match is required, and for the third year, a 40 percent cash or in-kind match is required. Personnel costs would be used for the required in-kind match for each year, as this program currently uses staff time to run. This funding is currently available in the Police Department, Fire Department, and the Office of Homeless Solutions budgets.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Managers Ginger Spencer and Gina Montes, the Police and Fire departments, and the Office of Homeless Solutions.



Street Sweeper Replacement Brooms Requirements Contract IFB 19-022 - Amendment (Ordinance S-51648) - Citywide

Request to authorize the City Manager, or his designee to allow additional expenditures under Contract 149139 with United Rotary Brush Corporation for the purchase of street sweeper replacement and gutter brooms for the Aviation, Street Transportation, and Public Works departments. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$746,000.

Summary

This contract allows the Aviation, Street Transportation, and Public Works departments to maintain the City's fleet of street sweepers of various makes, such as Elgin, Mobil, Tennant, and Tymco, by providing replacement tube brooms and gutter brooms as needed to maintain performance of routine sweeping duties. Street sweepers and gutter brooms are utilized by the Street Transportation Department to remove debris from City roadways which allows the City to remain in compliance with Maricopa County's dust control regulations. The Aviation Department uses street sweepers to maintain its runways and facilities at Phoenix Sky Harbor International Airport, Rental Car Center, Phoenix Deer Valley Airport, and Phoenix Goodyear Airport.

Contract Term

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

Financial Impact

Upon approval of \$746,000 in additional funds, the revised aggregate value of the contract will not exceed \$2,706,000. Funds are available in the Aviation, Street Transportation, and Public Works departments' budgets.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Street Sweeper Replacement Brooms Contract 149139 (Ordinance S-45271) on January 9, 2019.

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Inger Erickson, and the Aviation, Public Works and Street Transportation departments.



Transit Security Guard Services Contract PTD24-007 - Request for Award (Ordinance S-51678) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with American Guard Services, Inc., to provide security guard services for the Public Transit Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$20,000,000 over five years.

Summary

American Guard Services, Inc., will be responsible for providing trained and licensed security guards at the Public Transit Department's locations, which currently include eight park-and-rides, four transit centers, three operating facilities, and the Public Transit downtown offices. Security guard services include dedicated staff and related equipment to perform regular site surveillance and monitoring, support City and transit personnel during emergency situations, identify and report safety and security incidents, and notify law enforcement of any observed illegal or unauthorized activities.

This security guard services contract is one component of the Public Transit Department's commitment to commuter and driver safety, other components of which include the Police Department's dedicated Transit Bureau for serious and/or criminal concerns in and around public transit facilities.

Procurement Information

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

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

- Method of Approach (300 points)
- Qualifications and Experience (250 points)
- Recruitment, Training, Retention (250 points)
- Price Proposal (200 points)

After reaching consensus, the evaluation committee recommends award to the following vendor: American Guard Services, Inc.

Contract Term

The contract will begin on or about March 1, 2025, for a five-year term.

Financial Impact

The contract value will not exceed \$20,000,000. Funding is available in the Public Transit Department's Operating budget.

Responsible Department

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



Fuels Maintenance System Contract RFA 25-FSD-021- Request for Award (Ordinance S-51637) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Multiforce Systems Corporation to provide hardware and software support of the City's fuel management systems for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$840,000.

Summary

The Public Works Department is responsible for 86 fuel facilities containing systems that enable data entry and communication between the fuel facility and Public Works. These systems are required to allow access to fuel and to provide electricity for all City owned vehicles and equipment. These systems also track fuel and electricity usage, monitor fuel inventories, and monitor equipment odometers for the preventative maintenance scheduling of the vehicles and equipment. This agreement will allow necessary maintenance and repairs of these systems and upgrades, which is necessary for fueling all of the City's vehicles and equipment.

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

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived as the result of a determination memo citing that Multiforce Systems Corporation is the sole source provider of Fuel Force, the system that is installed at all 86 fuel facilities.

Contract Term

The initial three-year contract term shall begin on or about April 1, 2025, with two one-year renewal options for total contract option term of five years.

Financial Impact

The contract will have a total aggregate amount not to exceed \$840,000 over the life of the contract. Funds are available in the Public Works Department budget.

Responsible Department

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



Purchase of Fire Apparatus and Ambulances Contract RFA 25-FSD-037 - Request for Award (Ordinance S-51641) - Citywide

Request to authorize the City Manager, or his designee, to enter into separate contracts with Freightliner of Arizona, LLC dba Velocity Truck Centers, Braun Northwest, Inc., Demers Ambulance USA Inc., Fire Truck Solutions LLC, Hughes Fire Equipment, Inc., and Redsky Fire Apparatus LLC for the purchase of various fire apparatus and ambulances for the Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contracts will not exceed \$125 million.

Summary

These contracts will be used to purchase and replace various fire service apparatus and ambulance units in the Fire Department fleet. These units include but not limited to pumpers, ladder tenders/ladders and ambulances that are critical to the City's emergency response capabilities which include responses to medical emergencies, urban fires, wildfires and other emergencies. The units may include advanced firefighting systems and high-performance engines to ensure reliability, quick deployment, and optimal performance in emergency situations.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition - Sole Source. The vendors selected offer units that fit the unique build specifications reviewed and deemed acceptable by the Fire and Public Works departments.

Contract Term

The contract will begin on or about February 19, 2025 for a five-year term with no options to extend.

Financial Impact

The aggregate contract value for will not exceed \$125 million for the five-year aggregate term.

Funding is available in the Fire Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Lori Bays, Deputy City Manager Mario Paniagua and the Fire and Public Works departments.



Heavy Duty Vehicle Suspension, Steering, & Alignment IFB 23-FSD-044 - Amendment (Ordinance S-51645) - Citywide

Request to authorize the City Manager, or his designee to allow additional expenditures under Contracts 158069 with Betts Spring Company dba Betts Truck Parts and Service, and 158068 with RWC International, LLC dba RWC Group for vehicle suspension, steering, and alignment services on various heavy-duty vehicles for Public Works Department. Further request to authorize the City Controller to disburse all funds related to this item. The additional expenditures will not exceed \$3,027,145.

Summary

These contractors will continue providing services of vehicle suspension, steering and alignment services on heavy-duty vehicles. The contractors are responsible for performing the repairs on various heavy-duty, refuse, and fire apparatus class 8 vehicles. The additional funding is necessary to maintain continued compliance, minimize downtime and effectively manage long-term repair costs.

Contract Term

The contract term remains unchanged, ending on April 30, 2026 with two one-year option years to extend.

Financial Impact

Upon approval of \$3,027,145 in additional funds, the revised aggregate value of the contract will not exceed \$4,852,145. Funds are available in the Public Works Department's budget.

Concurrence/Previous Council Action

The City Council previously reviewed this request:

- Purchase of Vehicle Suspension, Steering, and Alignment Services, Contracts 158069 and 158068 (Ordinance S-49535) on April 5, 2023.

Responsible Department

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



Caterpillar Machine Maintenance and Rebuild Services RFA 25-FSD-004 - Request for Award (Ordinance S-51647) - District 2, 7 & Out of City

Request to authorize the City Manager, or his designee, to enter into a contract with Empire Southwest, LLC to provide maintenance and rebuild services on Caterpillar equipment. This contract will have an aggregate value of \$11,408,600. Further request to authorize the City Controller to disburse all funds related to this item.

Summary

The Public Works Department is responsible for the repairs and maintenance of 25 Caterpillar units at the City's State Route 85 (SR85) landfill and transfer stations. SR85 and transfer stations rely exclusively on Caterpillar machinery in their daily operations to ensure equipment is operational and meet federal and state laws regarding disposal of contained collection materials. These sites depend on full time Caterpillar certified technicians to provide daily maintenance, lubrication, cleaning and repair work of the equipment. These services are essential to maximizing fuel efficiency, controlling costly repairs, and minimizing downtime to operations. The equipment maintained through this contract includes excavators, front loaders, small wheel loaders, compactors and additional equipment that is critical for landfill operations to safely and properly dispose of waste at the landfills.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived as the result of a determination memo citing that there is only one source for these essential parts, accessories and service. Empire Southwest is the only authorized distributor of Caterpillar parts, accessories and is the sole vendor for Original Equipment Manufacturer (OEM) Caterpillar repairs in the State of Arizona.

Contract Term

The initial three-year contract term shall begin on or about April 1, 2025, with two one-year renewal options for a total contract option term of five years.

Financial Impact

This contract will have a total aggregate amount not to exceed \$11,408,600 over the life of the contract. Funds are available in the Public Works Department's budget.

Locations

North Gateway Transfer Station is located at 30205 N. Black Canyon Highway

Council District: 2

27th Avenue Transfer Station is located at 3060 S. 27th Avenue

Council District: 7

SR85 Landfill is located at 28633 W. Patterson Road, Buckeye

Council District: Out of City

Responsible Department

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



**Dobbins Road: SR202L to 27th Avenue- Engineering Services - ST85100453
(Ordinance S-51638) - Districts 7 & 8**

Request to authorize the City Manager, or his designee, to enter into an agreement with Kimley-Horn and Associates, Inc. to provide Engineering Services that include design services for the Dobbins Road: SR202L to 27th Avenue project. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved expenditure authority as provided below, and for the City Controller to disburse all funds related to this item. The total fee for services will not exceed \$1,847,573.87.

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

Summary

The purpose of this project is to widen Dobbins Road roadway to cross section Z-C "scenic corridor" configuration, for through travel lanes.

Kimley-Horn and Associates, Inc.'s services include, but are not limited to: roadway widening; multi-use path and active transportation features; traffic analysis and design including signal or roundabout design, signing, striping and streetlights; drainage analysis and design; geotechnical analysis and recommendations; transit route design; utility relocations; landscape architecture; aesthetics/art; right-of-way determination; public outreach; environmental coordination; and other tasks as determined by the project needs.

Procurement Information

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

Selected Firm

Rank 1: Kimley-Horn and Associates, Inc.

Additional Proposers

Rank 2: T.Y. Lin International, Inc.

Rank 3: Wilson & Company, Inc. Engineers and Architects

Rank 4: Olsson, Inc.

Rank 5: Rick, Collar & Wagoner Engineering, Inc. dba Rick Engineering Company

Contract Term

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

Financial Impact

The agreement value for Kimley-Horn and Associates, Inc. will not exceed \$1,847,573.87, including all subconsultant and reimbursable costs.

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

Public Outreach

Kimley-Horn and Associates, Inc. will work with the City of Phoenix Public Outreach firm on public engagement.

Location

Dobbins Road: SR202L to 27th Avenue

Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



Agreement between Valley Metro Rail, Inc. and City of Phoenix for Bridge Inspection Services (Ordinance S-51642) - Citywide & Out of City

Request to authorize the City Manager, or his designee, to enter into an agreement with Valley Metro Rail, Inc. (VMR) and for the City Treasurer to accept funds for bridge inspection services for VMR bridges. This agreement will allow Phoenix staff and consultants to inspect the bridges owned and operated by VMR. Further request exemption from the indemnification and liability provisions of Section 42-18 of the City Code to allow for mutual indemnification. This agreement value will not exceed \$870,000.

Summary

Under this agreement, the City of Phoenix shall inspect five VMR bridge locations in accordance with National Bridge Inspection Standards. VMR shall pay the City of Phoenix for all costs related to inspection of each bridge, including staff service, consultant fees and equipment used. In addition, VMR shall assume all liability and shall be solely responsible for the condition of any structure and maintenance work to VMR structures, or lack thereof, for any structures inspected pursuant to this Agreement.

A previous agreement was approved by City Council on December 16, 2020, and that agreement expired on December 31, 2024.

Contract Term

The term of this Agreement will begin on January 1, 2025 and will expire on December 31, 2029.

Financial Impact

The City of Phoenix will be reimbursed \$870,000 by VMR for Bridge Inspection Services performed by City staff and contractors for the inspection of VMR infrastructure.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson and the Street

Transportation Department.



Concrete Reservoir Program - Engineering Services - WS85050019 (Ordinance S-51643) - Citywide

Request to authorize the City Manager, or his designee, to enter into an agreement with Black & Veatch Corporation to provide Engineering Services that include assessment, inspection, cleaning, design, program management, and possible construction administration and inspection for the Concrete Reservoir Program 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 the services will not exceed \$3 million.

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

Summary

The purpose of this project is to determine and monitor the condition of the concrete reservoirs to extend the asset's life and reduce the possibility of failure. The City of Phoenix Water Services Department (WSD) currently has 23 concrete reservoirs located at the 15 sites that are included in the Concrete Reservoir Program. On average the consultant provides assessments, inspections, and cleanings on two to three reservoirs in a given fiscal year, typically during extended low demand periods. The consultant will then develop minor find and fix design documentation based upon the results of the assessments and inspections with WSD Engineering and Operations input, which will then be constructed or implemented.

Black & Veatch Corporation's services include, but are not limited to: assessments and

inspections, dry or wet reservoir cleaning, development of the asset management program, addressing water quality issues, and possible design and construction administration and inspection.

Procurement Information

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

Selected Firm

Rank 1: Black & Veatch Corporation

Additional Proposers

Rank 2: Entellus, Inc.

Rank 3: Wilson Engineers, LLC

Contract Term

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

Financial Impact

The agreement value for Black & Veatch Corporation will not exceed \$3 million, including all subconsultant and reimbursable costs.

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

Responsible Department

This item is submitted by Deputy City Managers Ginger Spencer and Inger Erickson, the Water Services Department and the City Engineer.



Citywide 12 Locations Fiscal Year 2021 Federal Transportation Alternative Program High Intensity Activated Crosswalk Installation - Design-Bid-Build Services - ST89330268 (Ordinance S-51650) - Citywide

Request to authorize the City Manager, or his designee, to accept A J P Electric, Inc. as the lowest-priced, responsive and responsible bidder and to enter into an agreement with A J P Electric, Inc. for Design-Bid-Build Services for the Citywide 12 Locations Fiscal Year 2021 Federal Transportation Alternative Program High Intensity Activated Crosswalk Installation project. Further request to authorize the City Controller to disburse all funds related to this item. The fee for services will not exceed \$6,855,362.

Summary

The purpose of this project is to install 12 Pedestrian Hybrid Beacons at various locations and update Americans with Disability Act (ADA) wheelchair accessible ramps, along with signing and striping updates; see **Attachment A**.

A J P Electric, Inc.'s services include, but are not limited to: removal of existing sidewalks, curbs and gutters, and curb ramps; construction of new sidewalks, curbs and gutters, and curb ramps to comply with ADA requirements; catch basin and fire hydrant relocations; provide and install High Intensity Activated Crosswalks (foundations, poles, mast arms, signals, electrical components and all fixtures and equipment); adjustment of existing utilities; crack seal and micro seal; and miscellaneous work.

The selection was made using an Invitation for Bids procurement process set forth in Section 34-201 of the Arizona Revised Statutes. One bid was received on December 10, 2024 and was sent to the Equal Opportunity Department for review to determine subcontractor eligibility and contractor responsiveness in demonstrating responsiveness to Disadvantaged Business Enterprise (DBE) program requirements.

The Opinion of Probable Cost and the one lowest responsive, responsible bidder is listed below:

Opinion of Probable Cost: \$4,854,920

A J P Electric, Inc.: \$6,855,362

Although the bid exceeds the Engineer's Opinion of Probable Cost by more than 10 percent, it has been determined the bid represents a fair and reasonable price for the required work scope. Additionally, the bid award amount is within the total budget for this project.

Contract Term

The term of the agreement is 510 calendar days 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

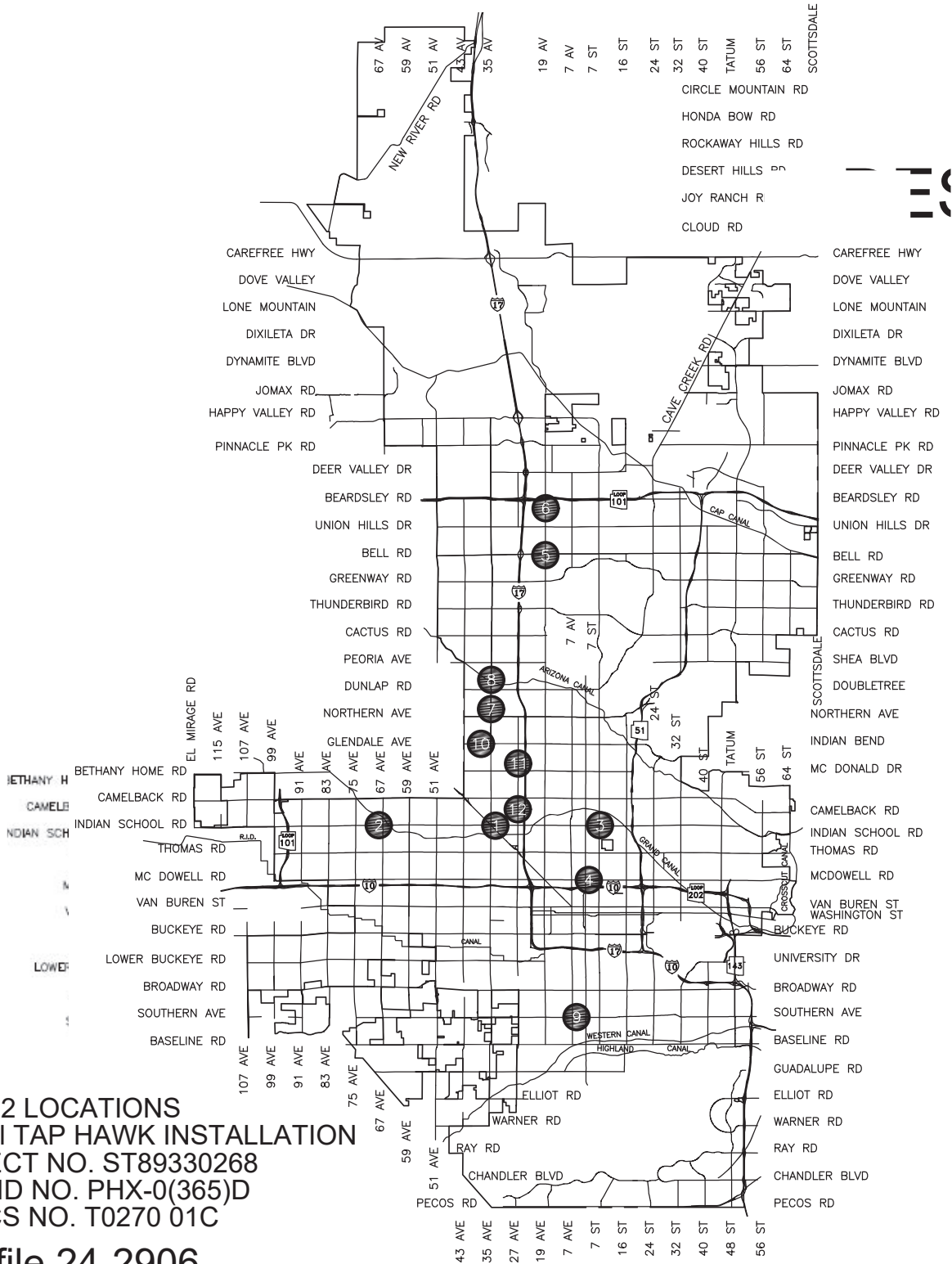
The agreement value for A J P Electric, Inc. will not exceed \$6,855,362, including all subcontractor and reimbursable costs.

This project will utilize federal funds and is subject to the requirements of 49 Code of Federal Regulations Part 26 and the U.S. Department of Transportation DBE program. Funding is available in the Street Transportation Department's Capital Improvement Program budget. The Budget and Research Department will separately review and approve funding availability prior to execution of any amendments. Payments may be made up to agreement limits for all rendered agreement services, which may extend past the agreement termination.

Responsible Department

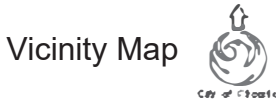
This item is submitted by Deputy City Manager Inger Erickson, the Street Transportation Department and the City Engineer.

ATTACHMENT A



CITYWIDE 12 LOCATIONS
2021 Federal TAP HAWK INSTALLATION
COP PROJECT NO. ST89330268
FEDERAL AID NO. PHX-0(365)D
ADOT TRACS NO. T0270 01C

Legistar file 24-2906



PROJECT SITES

- 1 INDIAN SCHOOL ROAD BETWEEN 33RD DRIVE AND 31ST AVENUE
- 2 INDIAN SCHOOL ROAD NEAR 69TH DRIVE
- 3 INDIAN SCHOOL ROAD BETWEEN 9TH STREET AND 11TH STREET
- 4 MCDOWELL ROAD BETWEEN 3RD STREET AND 7TH STREET
- 5 19TH AVENUE BETWEEN BELL ROAD AND GROVERS AVENUE
- 6 19TH AVENUE NEAR BEHREND
- 7 35TH AVENUE AND EL CAMINO DRIVE
- 8 35TH AVENUE AND EVA STREET
- 9 SOUTHERN AVENUE AND MONTEZUMA STREET
- 10 GLENDALE AVENUE BETWEEN 35TH AVENUE AND 39TH AVENUE
- 11 27TH AVENUE AND ROSE LANE
- 12 27TH AVENUE BETWEEN HAZELWOOD STREET AND HIGHLAND AVENUE



1



2



3



4

CITYWIDE 12 LOCATIONS
 2021 Federal TAP HAWK INSTALLATION
 COP PROJECT NO. ST89330268
 FEDERAL AID NO. PHX-0(365)D
 ADOT TRACS NO. T0270 01C



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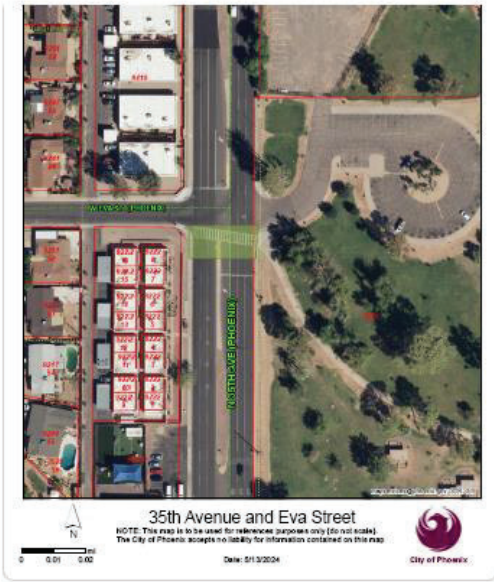


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9

CITYWIDE 12 LOCATIONS
 2021 Federal TAP HAWK INSTALLATION
 COP PROJECT NO. ST89330268
 FEDERAL AID NO. PHX-0(365)D
 ADOT TRACS NO. T0270 01C



8



10



11



12

CITYWIDE 12 LOCATIONS
 2021 Federal TAP HAWK INSTALLATION
 COP PROJECT NO. ST89330268
 FEDERAL AID NO. PHX-0(365)D
 ADOT TRACS NO. T0270 01C



Telecommunications Services, Private Line Services and Interstate Telecommunications Services License with Sprint Communications Company LP (Ordinance S-51655) - Citywide

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

Summary

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

Contract Term

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

Financial Impact

There is no financial impact to the City.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



Engineering On-Call Services Calendar Years 2025-27 - Amendment (Ordinance S-51659) - Citywide

Request to authorize the City Manager, or his designee, to execute an amendment with EIC Engineers, Inc. to Agreement 162023 for Citywide Engineering On-Call Services Calendar Years 2025-27 to approve a name change to EIC Engineering, Inc. Further request to authorize execution of amendments to the agreement as necessary within the Council-approved authority.

Summary

On January 1, 2025, the City and EIC Engineers, Inc. entered into the Engineering On-Call Services Calendar Years 2025-27 Agreement 162023.

This amendment is necessary because on December 19, 2024, EIC Engineers, Inc. notified the City of its name change from EIC Engineers, Inc. to EIC Engineering, Inc. and is now operating under the name of EIC Engineering, Inc.

Contract Term

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

Financial Impact

The initial agreement value remains unchanged.

Concurrence/Previous Council Action

The City Council approved Citywide Engineering On-Call Services for Calendar Years 2025-27 (Ordinance S-51487) on December 4, 2024.

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



3rd Street: Rio Salado to Jefferson Street Connector - Engineering Services - ST87600145 (Ordinance S-51662) - Districts 7 & 8

Request to authorize the City Manager, or his designee, to enter into an agreement with T.Y. Lin International, Inc. to provide Engineering Services that include evaluating the preliminary engineering study and providing design services for the 3rd Street: Rio Salado to Jefferson Street Connector 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 \$1 million.

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

Summary

The purpose of this project is to connect the future Rio Salado Bicycle/Pedestrian Bridge to downtown Phoenix via an active transportation network along 3rd Street from the north bank of Rio Salado multi-use path to Jefferson Street. This project will expand transportation opportunities for disadvantaged neighborhoods by connecting communities to the existing and future light rail stations, trails, schools, and employment opportunities, enhance safety connections, and improve American with Disabilities (ADA) facilities.

T.Y. Lin International, Inc.'s services include, but are not limited to: evaluating the preliminary engineering study, and designing a 12 to 18-foot-wide concrete multi-use path, five foot concrete sidewalks, driveways, ADA curb ramps, curb, gutter, pavement, signing, striping, shared lane markings, street lighting, traffic signal improvements,

bicycle and pedestrian traffic signal crossing, localized drainage improvements, utility relocations, landscape architecture, aesthetics/art, and right-of-way determination. Additionally, the scope includes, but is not limited to, coordination tasks with multiple public communities, agencies and stakeholders, including Burlington Northern Santa Fe Railway, Arizona Department of Transportation, the City's Environmental, Right-of-Way, Parks and Recreation, and Public Outreach teams.

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. Three firms submitted proposals and are listed below.

Selected Firm

Rank 1: T.Y. Lin International, Inc.

Additional Proposers

Rank 2: Wilson & Company, Inc.

Rank 3: Ardurra Group, Inc.

Contract Term

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

Financial Impact

The agreement value for T.Y. Lin International, Inc. will not exceed \$1 million, including all subconsultant and reimbursable costs.

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

Public Outreach

Multiple meetings will be held during the design phase for community input.

Location

Along 3rd Street from the Rio Salado Pedestrian Bridge to Jefferson Street.
Council Districts: 7 and 8

Responsible Department

This item is submitted by Deputy City Manager Inger Erickson, the Street Transportation Department and the City Engineer.



**Programmable Logic Controllers and Parts Contract - IFB-2425-WPC-638
Request for Award (Ordinance S-51658) - Citywide**

Request to authorize the City Manager, or his designee, to enter into an agreement with Summit Electric Supply Co., Inc., to provide Programmable Logic Controllers parts, software, training, support and maintenance services for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the agreement will not exceed \$4,000,000.

Summary

The agreement will allow the Water Services Department (WSD) to procure Programmable Logic Controllers (PLC), associated parts, software maintenance and support, training, posture assessments, consultations, and industry certifications. These automated and highly complex systems allow WSD to meet regulatory performance requirements and comply with federal, state and county regulations and reporting requirements.

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

Procurement Information

The recommendation was made using an Invitation for Bid procurement process in accordance with City of Phoenix Administrative Regulation 3.10.

The vendors submitted bids which are listed below and both were found to be responsive and responsible. Following an evaluation based on price, the procurement officer recommends award to the following vendor:

Selected Bidder: Summit Electric Supply Co., Inc.

Additional Bidder: Graybar Electric Company, Inc.

Contract Term

The contract will begin on or about March 1, 2025, for a five-year term with two one-year options to extend, for an aggregate seven year contract term.

Financial Impact

The aggregate contract value will not exceed \$4,000,000.

Funding is available in the Water Services Department Operating Budget.

Responsible Department

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



Odor and Corrosion Control Contract - RFA-2425-WWC-673 Request for Award (Ordinance S-51661) - Citywide

Request to authorize the City Manager, or his designee, to enter into a contract with Evoqua Water Technologies LLC to provide odor and corrosion control services and product for the Water Services Department. Further request to authorize the City Controller to disburse all funds related to this item. The total value of the contract will not exceed \$25,000,000.

Summary

The agreement will provide all chemicals, services, methodology, supplies and equipment necessary to provide an odor and corrosion control program for specific locations as determined by the Water Services Department and the City of Phoenix (City). The goal of the program is to reduce liquid phase hydrogen sulfide levels and associated odors at designated control points throughout the wastewater collection system, to optimize the operation of each system in order to provide the most cost-effective treatment and reduce odors and odor potential in all systems designated by the City.

Procurement Information

In accordance with Administrative Regulation 3.10, standard competition was waived as a result of an approved Determination Memo based on the following reason: Special Circumstances Without Competition. Determination Memo (DM 24-221) outlines the complexities and infrastructure costs associated with re-soliciting this service under a competitive solicitation.

Contract Term

The contract will begin on or about February 25, 2025 for a five-year term with one, two-year option to extend.

Financial Impact

The aggregate contract value for will not exceed \$25,000,000.

Funding is available in the Water Services Department Operating budget.

Responsible Department

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



Abandonment of Easement - ABND 230052 - Southeast Corner of Monona Drive and 21st Avenue (Resolution 22275) - District 1

Abandonment: 230052

Project: 21-4492

Applicant: Andrew Dutton

Request: To abandon a portion of the existing drainage easement that is within Tract A that was declared as a common area with the dedication of a drainage easement over it. Tract A is located on APN 209-18-423, which was recorded with the Final Plat for T C A Plaza (Fee No. 2010-0767398, 9/03/2010, Book 1064, Page 42).

Date of Decision: April 26, 2024

Location

Generally locate southeast corner of Monoma Drive and 21st Avenue

Council District: 1

Financial Impact

None. No fee was required as a part of this easement abandonment, although filing fees were paid.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.



Amend City Code - Official Supplementary Zoning Map 1278 (Ordinance G-7360) - District 2

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1278. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with a portion of Z-78-05-2 and the entitlements are fully vested.

Summary

To rezone a parcel located approximately 2,586 feet west of the northwest corner of North Valley Parkway and Dove Valley Road

Application No.: Z-78-05-2

Zoning: FH PCD NBCOD

Owner: Scottsdale Healthcare Hospitals

Acreage: 22.51

Location

Located approximately 2,586 feet west of the northwest corner of North Valley Parkway and Dove Valley Road

Address: N/A

Council District: 2

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 1278.

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 1278, which
accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 19th day of February,
2025.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

DI:arm:LF25-0117:02-19-2025

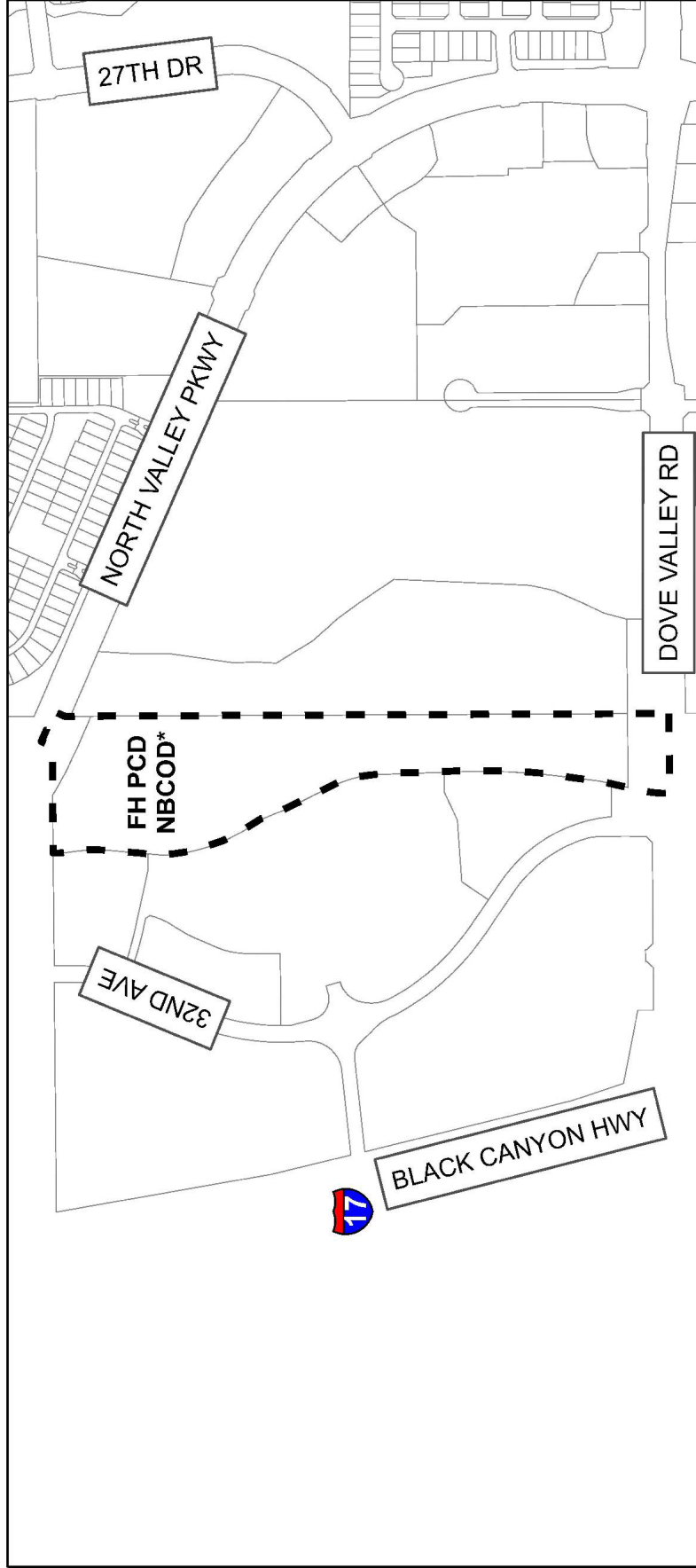
DRAFT

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1278

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 19th day of February 2025.



A Portion of Z-78-05



ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: ■■■■■

Drawn by: KS



Amend City Code - Official Supplementary Zoning Map 1280 (Ordinance G-7361) - District 3

Request to authorize the City Manager to amend Section 601 of the Phoenix Zoning Ordinance by adopting Official Supplementary Zoning Map 1280. This amendment reflects that the property owner has met all of the rezoning conditions previously approved by City Council with Z-19-97-3 and the entitlements are fully vested.

Summary

To rezone a site on the southeast corner of Bell Road and Black Canyon frontage road.

Application No.: Z-19-97-3

Zoning: C-2 PCD and C-2 SP PCD

Owner: Arizona State Land Department; Autonation USA Corp; Westcor/Bell Road, LLC; and RE Northgate, LLC

Acreage: 50.33

Location

Southeast corner of Bell Road and Black Canyon frontage road

Address: 16800 and 16406 N. 26th Avenue; 2625 W. Bell Road; and 2602 and 2625 W. Grandview Road

Council District: 3

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 1280.

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 1280, which
accompanies and is annexed to this ordinance and declared a part hereof.

PASSED by the Council of the City of Phoenix this 19th day of February,
2025.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: _____

REVIEWED BY:

Jeffrey Barton, City Manager

DI:arm:LF25-0122:02-19-2025

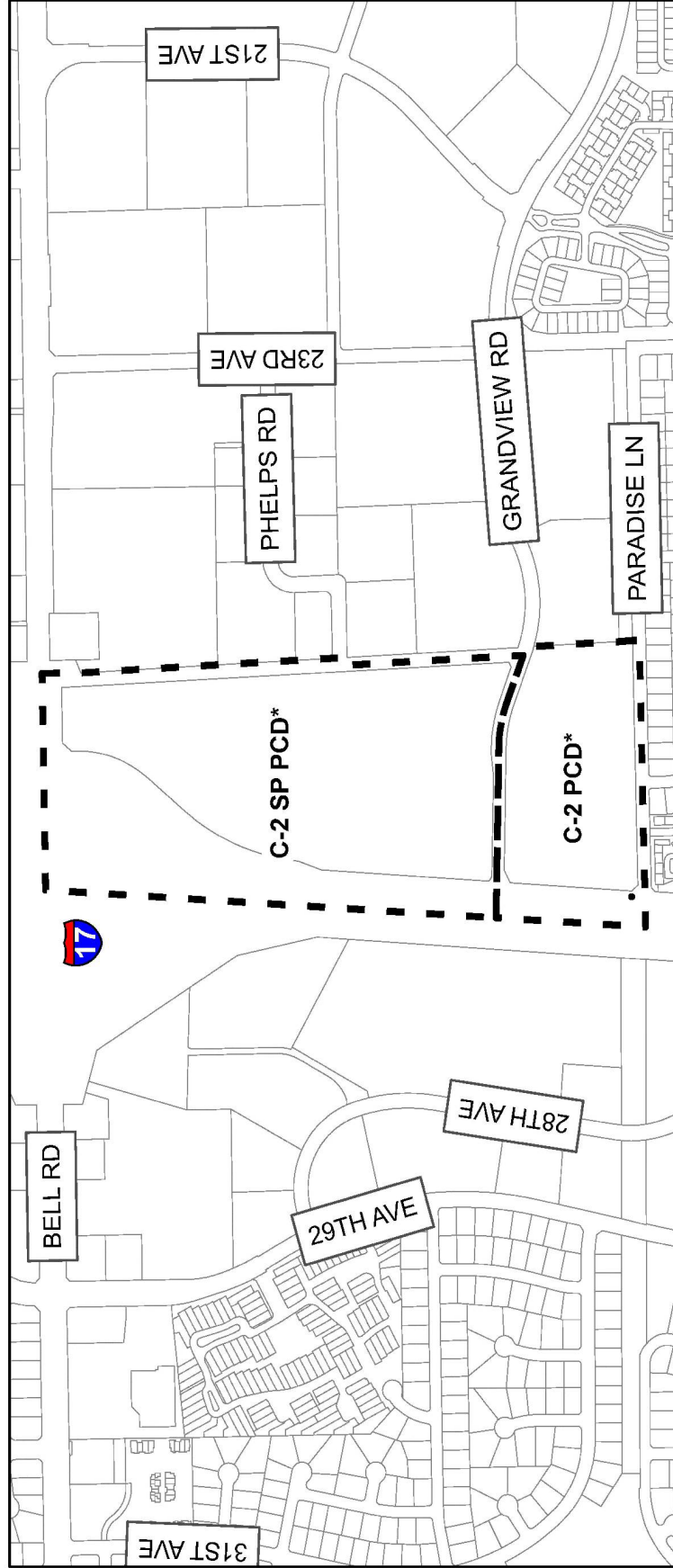
DRAFT

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 1280

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 19th day of February 2025.



Z-19-97

CORRECTION TO SUPP NO. 1043



ZONING SUBJECT TO STIPULATIONS: *
AREA INVOLVED BOUNDED THUS: ■■■■■

Drawn by: KS



Amend City Code - Ordinance Adoption - Rezoning Application PHO-2-24--Z-58-19-7 - Northeast Corner of 6th Avenue and Broadway Road (Ordinance G-7362) - District 7

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on January 15, 2025.

Summary

Application: PHO-2-24--Z-58-19-7

Existing Zoning: PUD RSIO

Acreage: 10.9

Owner: Chicanos Por La Causa Broadway and Central LIHTC LLC

Applicant/Representative: Prince Twumasi, Chicanos Por La Causa Inc.

Proposal:

1. Request to delete Stipulation 6 regarding undergrounding and relocation of existing irrigation facilities.

VPC Action: The South Mountain Village Planning Committee heard this request on January 14, 2025, and recommended denial as filed and approval with a modification by a vote of 11-3.

PHO Action: The Planning Hearing Officer took the case under advisement. On January 23, 2025, the Planning Hearing Officer took the case out from under advisement and recommended denial as filed with a modification.

Location

Northeast corner of 6th Avenue and Broadway Road

Council District: 7

Parcel Address: 356 W. Broadway Road

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 THE STIPULATIONS APPLICABLE TO
REZONING APPLICATION Z-58-19-7 PREVIOUSLY APPROVED BY
ORDINANCE G-6716.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

SECTION 1. The zoning stipulations applicable located approximately
Northeast corner of 6th Avenue and Broadway Road in a portion of Section 20,
Township 1 North, Range 3 East, as described more specifically in Attachment "A",
are hereby modified to read as set forth below.

STIPULATIONS:

STIPULATIONS:

1. An updated Development Narrative for the Broadway and Central PUD reflecting the changes approved through this request shall be submitted to the Planning and Development within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped April 24, 2020 as modified by the following stipulations.
 - a. Page 1:
 - 1) Add "Hearing Draft: April 24, 2020"
 - 2) Add "City Council adopted: [Insert Adoption date]"
 - b. Page 7:

- 1) Replace text with the following: Where buildings are adjacent to a pedestrian accessway, a frontage type shall be required. If frontage does not contain an entrance, units adjacent to a pedestrian accessway shall be designed with windows and/or balconies overlooking the accessway.
- c. Pages 6 and 7:
- 1) Add the following text in Section 1304 General Site Development Standards: The western most paseo may deviate from the 3rd Avenue alignment up to 175 feet if the deviation is marked by pedestrian oriented wayfinding; the southern most connection to Broadway Road shall be constructed after the SRP facility is buried an easements issues resolved, no later than the development of the townhomes depicted on Exhibit E.
- d. Page 8:
- 1) Replace text in Section 1309 Landscape Standards, 6th Avenue and Pueblo Avenue frontage, with the following: Shall be planted with large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings installed between the sidewalk and buildings. The trees allowed in the planting area may be adjusted or removed based on input from SRP or the Water Services Department.
 - 2) Replace text in Section 1309 Landscape Standards, Broadway Road, with the following: The sidewalk and tree diagram contained in Exhibit C of this PUD shall apply. Planting details are provided in Section 1312 character areas of this table. The trees allowed in the planting area may be adjusted based on input from SRP or the Water Services Department; however, the requirement for trees shall not be removed.
- e. Replace Exhibit E with the Site Plan date stamped May 21, 2020.
2. The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the “out parcel” (APN 113-05-045). If the developer is unable to procure the “out parcel” for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for one combined access point for emergency and refuse collection only at the easter limit of the property, as determined by Planning and Development and Street Transportation Department.
 3. The developer shall dedicate 25 feet of right-of-way for the south half of Pueblo Avenue, as approved by the Planning and Development Department.

4. The developer shall dedicate a 14-foot Sidewalk Easement along Broadway Road, for the entire length of the development, to accommodate a detached sidewalk and shade trees adjacent to the sidewalk, as approved by the Planning and Development and Street Departments.
5. The developer shall dedicate 5 feet of right-of-way for the east half of 6th Avenue, as approved by the Street Transportation Department.
6. Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining a certificate of occupancy for PHASE 2 OF the development.
7. The developer shall provide enhanced internal pedestrian circulation with a primary access point at the intersection of 6th Avenue and Broadway Road. The access point shall be enhanced with a minimum of 700 square foot landscaped area planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover and bollard light path or lighted area element visible from the perimeter of the site. The above shall be approved by the Planning and Development Department.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson, Traffic Engineer III, (602) 262-7580, to set up a meeting to discuss the requirements of the statement/study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
10. The developer 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 (PHX) to future owners of tenants of the property.
11. 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.
12. Prior to preliminary site plan approval, the landowner shall execute a

Proposition 207 Waiver of Claims form. The Waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6716 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6716 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 19th day of February 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

Exhibits:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-2-24—Z-58-19-7

The Land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

EAST PARCEL

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;
THENCE SOUTH 89°55'23" WEST (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1127.63 FEET; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 112.04 FEET; THENCE SOUTH 89°39'26" WEST, A DISTANCE OF 440.83 FEET; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 298.80 FEET TO THE SOUTH LINE OF PUEBLO AVENUE, ACCORDING TO BOOK 31 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS; THENCE NORTH 89°39'26" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 575.83 FEET; THENCE SOUTH 00°21'14" EAST, A DISTANCE OF 411.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD; THENCE SOUTH 89°55'23" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 187,225 SQ.FT. OR 4.2981 ACRES, MORE OR LESS.

WEST PARCEL

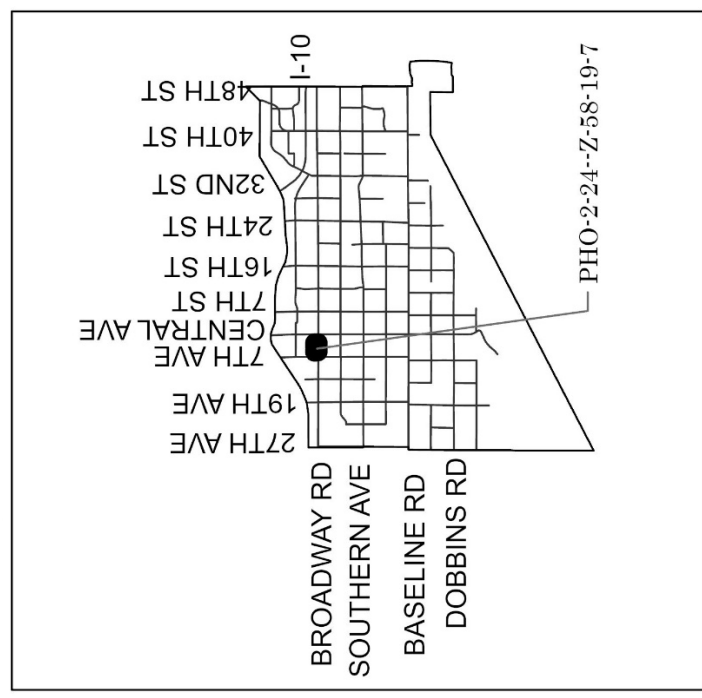
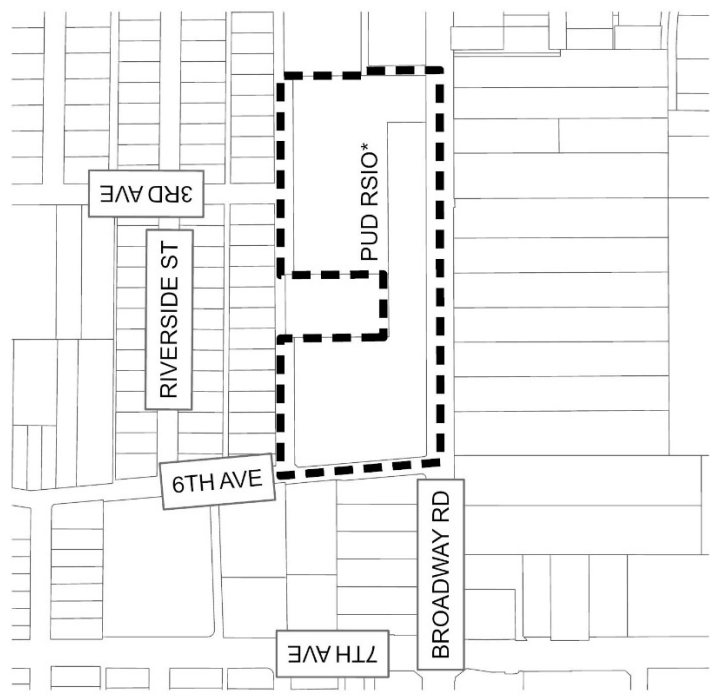
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20;
THENCE SOUTH 89°55'23" WEST (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1127.63 FEET; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD, SAID POINT BEING THE **POINT OF BEGINNING**; THENCE SOUTH 89°55'23" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 964.39 FEET; THENCE NORTH 47°34'27" WEST, A DISTANCE OF 7.37 FEET TO THE EAST RIGHT-OF-WAY LINE OF 6TH AVENUE; THENCE NORTH 05°04'17" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 402.73 FEET TO THE SOUTH LINE OF PUEBLO AVENUE, ACCORDING TO BOOK 31 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS; THENCE NORTH 89°39'26" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 379.48 FEET; THENCE SOUTH 00°21'14" EAST, A DISTANCE OF 298.80 FEET; THENCE NORTH 89°39'26" EAST, A DISTANCE OF 623.43 FEET; THENCE SOUTH 00°21'14" EAST, A DISTANCE OF 112.04 FEET TO THE **POINT OF BEGINNING**. CONTAINING 216,602 SQ.FT. OR 4.9725 ACRES, MORE OR LESS.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: PHO-2-24-Z-58-19-7
Zoning Overlay: Rio Salado Interim Overlay District
Planning Village: South Mountain

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■ ■



NOT TO SCALE

Drawn Date: 1/24/2025

\\narrapid\Shared\Department Share\Information Systems\PL GIS\GIS_Team\Core_Functions\Zoning\Supp\Maps_Ordn\Map2025_Ordn19-2025-19-2025.aprx



Public Hearing - Proposed Development Impact Fee Update - Citywide

A public hearing on the proposed update to development impact fees as required by Arizona Revised Statutes 9-463.05.

Summary

Arizona Revised Statutes (A.R.S.) 9-463.05 require cities to hold a public hearing no less than 30 days after posting a notice of intention (NOI) to assess a development fee. The NOI was posted to the City's website on December 19, 2024. On December 18, 2024, City Council adopted revised Land Use Assumptions (LUAs) and Infrastructure Improvements Plans (IIPs) for eleven categories of necessary public services, including: fire protection, police, parks, library, major arterials (roads & bridges), storm drainage (flood control), wastewater collection, wastewater treatment, water transmission, water treatment, and water resources. IIPs describe the assumptions and methodologies used to calculate development fees for each category of service. Adopted LUAs and IIPs can be viewed online at: www.phoenix.gov/pddsite/Pages/Proposed2025InfrastructureFinancingPlan. Proposed development fee changes are summarized in the Draft Development Impact Fee Report, enclosed as **Attachment A**. These fees are critical to keep pace with the construction costs and to ensure that new development users that most benefit from the services are paying their fair share in an equitable manner.

Next Steps

Between 30 and 60 days after the public hearing on proposed development fees, Council is required to approve or disapprove the proposed development impact fee update. If approved, Arizona Revised Statutes require that the new fees do not become effective until 75 days after City Council action. City Council action on the proposed fees is currently scheduled for April 9, 2025.

Responsible Department

This item is submitted by Deputy City Manager Alan Stephenson and the Planning and Development Department.

ATTACHMENT A
(10 Pages)

City of Phoenix
2025 Development Impact Fee Update
DEVELOPMENT IMPACT FEE REPORT

DRAFT
2-11-2025



Prepared by:
Business & Strategy Division
Growth, Infrastructure & Financial Stability Section

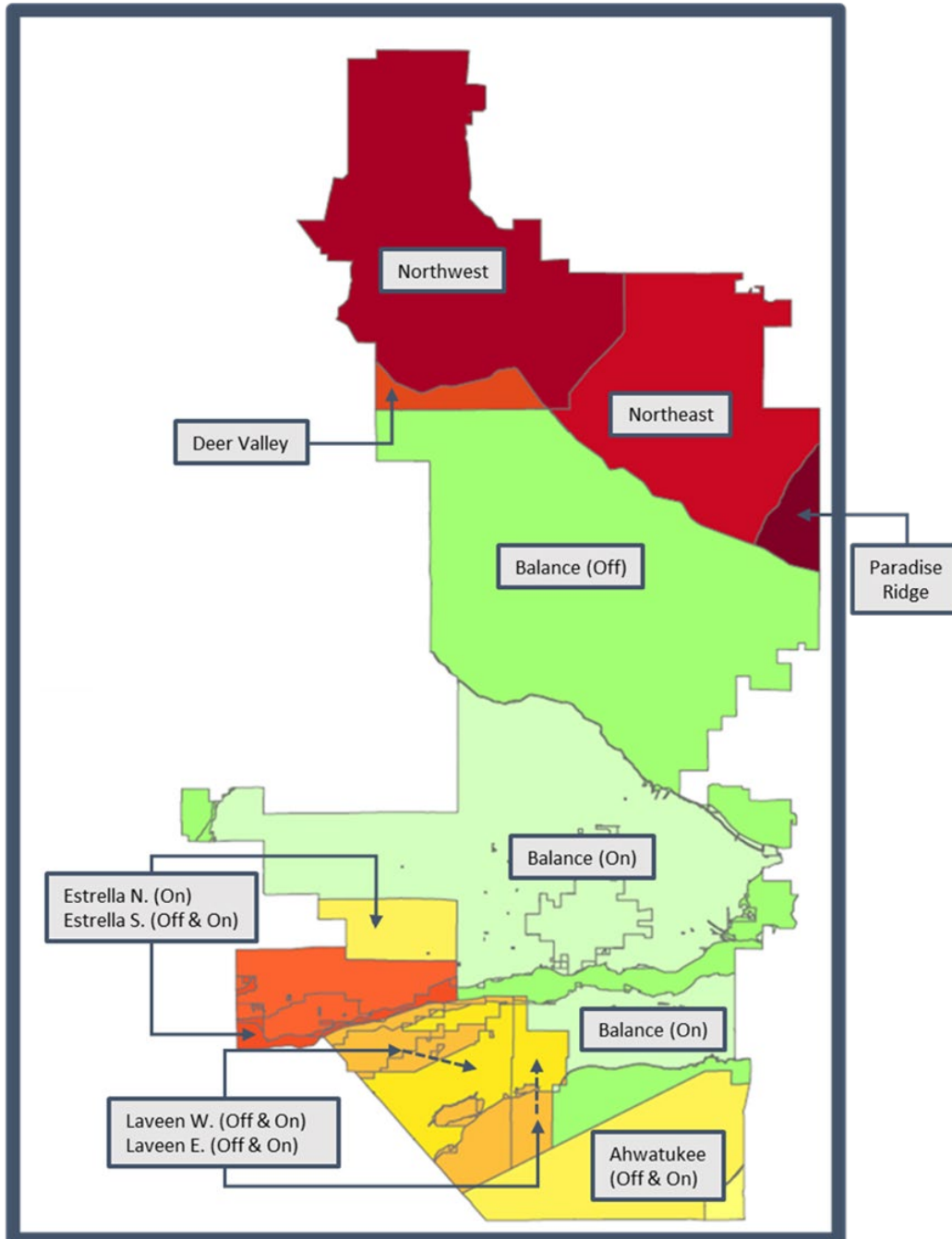
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OVERVIEW

The following Impact Fee Report contains descriptions of the development impact fee area 'building blocks' and service area boundaries, a summary of growth projections for each area, and the recommended changes to the net impact fees.

IMPACT FEE AREA MAP



IMPACT FEE AREA BUILDING BLOCKS AND SERVICE AREA BOUNDARIES

Land use assumptions have been summarized in geographic *building blocks* that can be aggregated to the impact fee service areas applicable to each impact fee program. The impact fee service areas described in this report are based on the areas established in previous plans. The only notable change is a proposed ‘citywide’ impact fee service area for Water Treatment and Wastewater Treatment that would be assessed in the ‘Balance of City’ area.

The following table displays how the impact fee “building block” areas are combined to make designated impact fee service areas for each fee category. The building block geographies are shown on the map on the following page.

Impact Fee Category	Impact Fee Service Area	Building Block
Fire Protection, Police, Parks, Library	Northwest	Northwest & Deer Valley
	Northeast	Northeast & Paradise Ridge
	Southwest	Estrella N, Estrella S, Laveen W & Laveen E
	Ahwatukee	Ahwatukee
Major Arterials	Northern	Northwest, Deer Valley, Northeast & Paradise Ridge
	Southwest	Estrella N, Estrella S, Laveen W & Laveen E
Storm Drainage	Paradise Ridge	Paradise Ridge
	Estrella	Estrella N & Estrella S
	Laveen	Laveen W & Laveen E
Water Transmission	Northern	Northwest, Deer Valley, Northeast, & Paradise Ridge
	Southern	Estrella N, Estrella S, Laveen W, Laveen E, & Ahwatukee
Wastewater Collection	Northern - WW	Northwest, Northeast & Paradise Ridge
	Estrella South	Estrella South
Wastewater Treatment	North of CAP Canal	Northwest, Northeast, & Paradise Ridge
	South of CAP Canal	Deer Valley, Balance of City, Estrella N, Estrella S, Laveen W, Laveen E, & Ahwatukee
Water Treatment	Citywide	All ‘Building Blocks’ & Balance of City
Water Resources Acquisition	Off-Project	Off-Project
	On-Project	On-Project

LAND USE ASSUMPTION QUANTITIES BY BUILDING BLOCK

It is necessary to estimate development units at the beginning of the planning horizon. For this update the starting point or “estimate year” is assumed to be 2025. At the time Applied Economics, LLC, initiated their study the best available data for existing development units was for 2023. The 2025 estimated development units are used to calculate current Levels of Service (LOS) for certain impact fee categories.

Estimate Year Land Use Assumptions (2025)

	<i>(Dwelling Units)</i>		<i>(000's Square Feet)</i>				
	SFR	MFR	Retail	Office	Industrial	Public	Other
Northwest	10,004	5,108	2,152	263	4,059	1,534	478
Deer Valley	5,195	1,558	5	0	27	188	12
Northeast	20,790	5,680	2,300	1,150	1,556	1,805	1,397
Paradise Ridge	262	4,130	1,542	1,803	0	108	2,244
Estrella North	2,353	657	1,774	12	47,308	621	143
Estrella South	17,128	1,379	1,623	9	18,433	1,552	34
Laveen West	22,435	1,420	2,677	118	1,088	2,135	552
Laveen East	6,851	575	882	7	285	597	35
Ahwatukee	24,405	9,913	3,015	1,661	1,201	2,316	1,135
Balance of City	295,911	244,960	80,067	110,563	114,560	86,994	57,187
Citywide	405,334	275,380	96,037	115,586	188,517	97,850	63,217
Off-Project	209,093	105,345	40,821	38,736	49,216	24,103	25,394
On-Project	196,264	170,035	55,217	76,851	139,301	73,748	37,879

10-Year Land Use Assumptions (2035)

	<i>Dwelling Units</i>		<i>000's Square Feet</i>				
	SFR	MFR	Retail	Office	Industrial	Public	Other
Northwest	13,047	10,822	3,052	2,388	11,509	1,644	716
Deer Valley	5,281	1,558	5	0	27	316	12
Northeast	33,783	10,696	3,221	2,512	1,819	1,818	1,754
Paradise Ridge	3,200	5,236	1,644	3,934	0	800	2,676
Estrella North	2,765	1,002	1,828	12	51,802	621	143
Estrella South	20,640	3,221	2,042	61	22,292	1,904	34
Laveen West	25,639	4,569	3,759	433	3,144	2,135	1,384
Laveen East	7,887	715	882	7	285	597	35
Ahwatukee	25,195	9,913	3,015	1,661	1,201	2,316	1,135
Balance of City	300,735	271,170	85,080	116,414	123,898	87,984	58,846
Citywide	438,172	318,902	104,528	127,422	215,977	100,135	66,735
Off-Project	234,060	131,988	45,261	47,335	60,589	25,163	26,680
On-Project	204,135	186,914	59,267	80,088	155,388	74,972	40,110

15-Year Land Use Assumptions (2040)

	<i>Dwelling Units</i>		<i>000's Square Feet</i>				
	SFR	MFR	Retail	Office	Industrial	Public	Other
Northwest	15,286	13,179	3,600	4,138	12,509	1,644	1,021
Deer Valley	5,521	1,558	5	0	27	316	12
Northeast	39,090	12,589	3,437	4,115	1,819	1,930	2,022
Paradise Ridge	4,725	5,471	1,701	4,303	0	989	2,676
Estrella North	2,904	1,002	1,828	12	51,926	621	143
Estrella South	21,112	3,507	2,222	61	23,476	2,009	34
Laveen West	25,759	5,375	4,128	599	4,244	2,135	1,498
Laveen East	7,907	715	882	7	285	597	35
Ahwatukee	26,121	9,913	3,015	1,661	1,201	2,316	1,135
Balance of City	301,164	280,493	88,093	119,305	127,760	88,459	59,662
Citywide	449,589	333,802	108,911	134,201	223,247	101,016	68,238
Off-Project	244,762	144,550	46,582	52,547	63,398	25,465	27,323
On-Project	204,850	189,252	62,329	81,655	159,849	75,551	40,972

Buildout Land Use Assumptions (Full Absorption of Undeveloped Land within Building Block Areas)

	<i>Dwelling Units</i>		<i>000's Square Feet</i>				
	SFR	MFR	Retail	Office	Industrial	Public	Other
Northwest	61,155	33,533	11,655	17,177	42,984	3,789	1,541
Deer Valley	5,534	1,623	5	0	27	316	13
Northeast	54,850	16,924	7,436	11,444	3,568	3,383	2,389
Paradise Ridge	5,355	6,734	3,360	16,140	0	989	2,676
Estrella North	3,205	1,002	1,947	12	51,979	621	143
Estrella South	22,551	3,649	2,452	61	25,559	2,253	56
Laveen West	26,158	6,257	5,549	2,267	7,058	2,385	2,411
Laveen East	8,768	715	934	7	285	607	51
Ahwatukee	26,941	9,913	3,325	1,661	1,201	2,316	1,135
Balance of City	302,008	291,038	97,458	126,908	141,371	89,821	61,438
Citywide	516,525	371,388	134,121	175,677	274,032	106,480	71,853
Off-Project	310,372	177,104	62,507	89,740	102,070	29,472	28,391
On-Project	206,819	194,284	72,287	85,937	171,962	77,008	43,581

PROPOSED DEVELOPMENT IMPACT FEE CHANGES BY FEE CATEGORY

The following tables compare the current net fee per Equivalent Demand Unit (EDU) that took effect on April 13, 2020, with the proposed net fee per EDU pursuant to the Infrastructure Improvements Plans that were adopted by City Council on December 18, 2024. The net fee per EDU includes adjustments for qualifying fund balances and alternative revenue offsets. Fee assessments are based on land use and will be calculated as the net fee per EDU, multiplied by the applicable EDU Factor.

Impact Fee Area	<i>Fire Protection</i>		<i>Police</i>	
	Current Fee	Proposed	Current Fee	Proposed
Northwest	516	1,282	293	348
Deer Valley	516	1,282	293	348
Northeast	551	1,165	314	348
Paradise Ridge	551	1,165	314	348
Estrella North (Off Project)	487	1,625	285	348
Estrella North (On Project)	487	1,625	285	348
Estrella South (Off Project)	487	1,625	285	348
Estrella South (On Project)	487	1,625	285	348
Laveen West (Off Project)	487	1,625	285	348
Laveen West (On Project)	487	1,625	285	348
Laveen East (Off Project)	487	1,625	285	348
Laveen East (On Project)	487	1,625	285	348
Ahwatukee (Off Project)	470	1,833	342	348
Ahwatukee (On Project)	470	1,833	342	348
Balance of the City (Off Project)	0	0	0	0
Balance of the City (On Project)	0	0	0	0

Impact Fee Area	<i>Parks</i>		<i>Library</i>	
	Current Fee	Proposed	Current Fee	Proposed
Northwest	1,368	1,409	105	216
Deer Valley	1,368	1,409	105	216
Northeast	1,236	1,474	105	133
Paradise Ridge	1,236	1,474	105	133
Estrella North (Off Project)	1,241	2,082	105	205
Estrella North (On Project)	1,241	2,082	105	205
Estrella South (Off Project)	1,241	2,082	105	205
Estrella South (On Project)	1,241	2,082	105	205
Laveen West (Off Project)	1,241	2,082	105	205
Laveen West (On Project)	1,241	2,082	105	205
Laveen East (Off Project)	1,241	2,082	105	205
Laveen East (On Project)	1,241	2,082	105	205
Ahwatukee (Off Project)	1,225	1,094	105	0
Ahwatukee (On Project)	1,225	1,094	105	0
Balance of the City (Off Project)	0	0	0	0
Balance of the City (On Project)	0	0	0	0

Impact Fee Area	<i>Major Arterials</i>		<i>Storm Drainage</i>	
	Current Fee	Proposed	Current Fee	Proposed
Northwest	3,080	2,330	0	0
Deer Valley	3,080	2,330	0	0
Northeast	3,080	2,330	0	0
Paradise Ridge	3,080	2,330	1,715	3,094
Estrella North (Off Project)	1,928	0	770	1,207
Estrella North (On Project)	1,928	0	770	1,207
Estrella South (Off Project)	1,928	0	770	1,207
Estrella South (On Project)	1,928	0	770	1,207
Laveen West (Off Project)	1,928	0	1,037	1,401
Laveen West (On Project)	1,928	0	1,037	1,401
Laveen East (Off Project)	1,928	0	1,037	1,401
Laveen East (On Project)	1,928	0	1,037	1,401
Ahwatukee (Off Project)	0	0	0	0
Ahwatukee (On Project)	0	0	0	0
Balance of the City (Off Project)	0	0	0	0
Balance of the City (On Project)	0	0	0	0

Impact Fee Area	<i>Wastewater Collection</i>		<i>Wastewater Treatment</i>	
	Current Fee	Proposed	Current Fee	Proposed
Northwest	1,923	5,127	1,380	3,824
Deer Valley	0	0	1,380	1,190
Northeast	1,923	5,127	1,380	3,824
Paradise Ridge	1,923	5,127	1,380	3,824
Estrella North (Off Project)	0	0	1,380	1,190
Estrella North (On Project)	0	0	1,380	1,190
Estrella South (Off Project)	2,407	5,409	1,380	1,190
Estrella South (On Project)	2,407	5,409	1,380	1,190
Laveen West (Off Project)	2,250	0	1,380	1,190
Laveen West (On Project)	2,250	0	1,380	1,190
Laveen East (Off Project)	0	0	1,380	1,190
Laveen East (On Project)	0	0	1,380	1,190
Ahwatukee (Off Project)	0	0	1,380	1,190
Ahwatukee (On Project)	0	0	1,380	1,190
Balance of the City (Off Project)	0	0	0	1,190
Balance of the City (On Project)	0	0	0	1,190

Impact Fee Area	<i>Water Transmission</i>		<i>Water Treatment</i>	
	Current Fee	Proposed	Current Fee	Proposed
Northwest	5,497	14,046	833	4,387
Deer Valley	5,497	14,046	833	4,387
Northeast	5,497	14,046	833	4,387
Paradise Ridge	5,497	14,046	833	4,387
Estrella North (Off Project)	3,183	1,703	833	4,387
Estrella North (On Project)	3,183	1,703	833	4,387
Estrella South (Off Project)	3,183	1,703	833	4,387
Estrella South (On Project)	3,183	1,703	833	4,387
Laveen West (Off Project)	3,183	1,703	833	4,387
Laveen West (On Project)	3,183	1,703	833	4,387
Laveen East (Off Project)	3,183	1,703	833	4,387
Laveen East (On Project)	3,183	1,703	833	4,387
Ahwatukee (Off Project)	3,183	1,703	833	4,387
Ahwatukee (On Project)	3,183	1,703	833	4,387
Balance of the City (Off Project)	0	0	0	4,387
Balance of the City (On Project)	0	0	0	4,387

Impact Fee Area	<i>Water Resource Acquisition</i>	
	Current Fee	Proposed
Northwest	583	2,009
Deer Valley	583	2,009
Northeast	583	2,009
Paradise Ridge	583	2,009
Estrella North (Off Project)	583	2,009
Estrella North (On Project)	0	0
Estrella South (Off Project)	583	2,009
Estrella South (On Project)	0	0
Laveen West (Off Project)	583	2,009
Laveen West (On Project)	0	0
Laveen East (Off Project)	583	2,009
Laveen East (On Project)	0	0
Ahwatukee (Off Project)	583	2,009
Ahwatukee (On Project)	0	0
Balance of the City (Off Project)	583	2,009
Balance of the City (On Project)	0	0

ATTACHMENT A (10 Pages)

PROPOSED TOTAL NET FEES BY DEVELOPMENT IMPACT FEE AREA

Impact Fee Area	Fire	Police	Parks	Library	Major Arterials	Storm Drainage	Wwtr Collection	Wwtr Treatment	Water Transmission	Water Treatment	Water Resources	Total
Northwest	\$1,282	\$348	\$1,409	\$216	\$2,330	\$0	\$5,127	\$3,824	\$14,046	\$4,387	\$2,009	\$34,978
Deer Valley	\$1,282	\$348	\$1,409	\$216	\$2,330	\$0	\$0	\$1,190	\$14,046	\$4,387	\$2,009	\$27,217
Northeast	\$1,165	\$348	\$1,474	\$133	\$2,330	\$0	\$5,127	\$3,824	\$14,046	\$4,387	\$2,009	\$34,843
Paradise Ridge	\$1,165	\$348	\$1,474	\$133	\$2,330	\$3,094	\$5,127	\$3,824	\$14,046	\$4,387	\$2,009	\$37,937
Estrella N. (On Project)	\$1,625	\$348	\$2,082	\$205	\$0	\$1,207	\$0	\$1,190	\$1,703	\$4,387	\$0	\$12,747
Estrella S. (Off Project)	\$1,625	\$348	\$2,082	\$205	\$0	\$1,207	\$5,409	\$1,190	\$1,703	\$4,387	\$2,009	\$20,165
Estrella S. (On Project)	\$1,625	\$348	\$2,082	\$205	\$0	\$1,207	\$5,409	\$1,190	\$1,703	\$4,387	\$0	\$18,156
Laveen W. (Off Project)	\$1,625	\$348	\$2,082	\$205	\$0	\$1,401	\$0	\$1,190	\$1,703	\$4,387	\$2,009	\$14,950
Laveen W. (On Project)	\$1,625	\$348	\$2,082	\$205	\$0	\$1,401	\$0	\$1,190	\$1,703	\$4,387	\$0	\$12,941
Laveen E. (Off Project)	\$1,625	\$348	\$2,082	\$205	\$0	\$1,401	\$0	\$1,190	\$1,703	\$4,387	\$2,009	\$14,950
Laveen E. (On Project)	\$1,625	\$348	\$2,082	\$205	\$0	\$1,401	\$0	\$1,190	\$1,703	\$4,387	\$0	\$12,941
Ahwatukee (Off Project)	\$1,833	\$348	\$1,094	\$0	\$0	\$0	\$0	\$1,190	\$1,703	\$4,387	\$2,009	\$12,564
Ahwatukee (On Project)	\$1,833	\$348	\$1,094	\$0	\$0	\$0	\$0	\$1,190	\$1,703	\$4,387	\$0	\$10,555
Balance (Off Project)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,190	\$0	\$4,387	\$2,009	\$7,586
Balance (On Project)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,190	\$0	\$4,387	\$0	\$5,577

1) Fees are based on inflation-adjusted unit costs estimated at 2028 dollars.

2) The offset for Water and Sewer Development Occupational Fees is not included. Staff recommend striking PCC Chapters 19A - 19D, thereby eliminating the DOF fee and the associated offset.



Public Hearing - Amend City Code - Ordinance Adoption - Multi-Family Conversion and Adaptive Reuse - Z-TA-9-24-Y (Ordinance G-7363) - Citywide

Request to hold a public hearing on a proposed text amendment Z-TA-9-24-Y and to request City Council approval per the Planning Commission recommendation which amends the Phoenix Zoning Ordinance to comply with the provisions of HB 2297, Fifty-Sixth Legislature, Second Session (2024), and codified as A.R.S. § 9-462.10. Specifically, this text amendment amends Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replaces Chapter 7, Section 711 (Planned Development) to establish standards for Multi-Family Conversion of obsolete commercial, office, and/or mixed-use buildings; and replaces Section 712 (Mobile Home Parks) to establish development standards for adaptive reuse of existing buildings.

Summary

The proposed text amendment includes three main components: 1) new and revised definitions; 2) creation of a new Section 711, Multi-Family Conversion, and 3) creation of a new Section 712, Adaptive Reuse as detailed in the Staff Report (**Attachment B**).

Applicant: City of Phoenix, Planning Commission

Representative: City of Phoenix, Planning and Development Department

Staff Recommendation: Approval of Z-TA-9-24-Y as shown in Exhibit A of the Staff Report (**Attachment B**).

PC Action: The Planning Commission heard this case on February 6, 2025, and recommended approval, per the staff recommendation, by a vote of 9-0.

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 PORTIONS OF THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX BY: AMENDING CHAPTER 2, SECTION 202 (DEFINITIONS) TO REVISE AND CLARIFY DEFINITIONS REGARDING AFFORDABLE HOUSING AND RELATED ITEMS; REPLACING CHAPTER 7, SECTION 711 (PLANNED DEVELOPMENT) TO ESTABLISH STANDARDS FOR MULTI-FAMILY CONVERSION OF OBSOLETE COMMERCIAL, OFFICE, AND/OR MIXED-USE BUILDINGS; AND REPLACING SECTION 712 (MOBILE HOME PARKS) TO ESTABLISH DEVELOPMENT STANDARDS FOR ADAPTIVE REUSE OF EXISTING BUILDINGS.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: Chapter 2, Section 202 (Definitions), is hereby amended to read as follows:

Section 202. Definitions.

Adaptive Reuse: Adaptive Reuse is the practice of ~~adapting existing buildings for new purposes when the original use of a building changes or becomes obsolete~~ CONVERTING AN EXISTING BUILDING FROM THE USE FOR WHICH IT WAS CONSTRUCTED TO A NEW USE, WHILE RETAINING ENOUGH OF THE EXISTING BUILDING TO MAINTAIN COMPLIANCE WITH THE DEFINITION OF "BUILDING" PROVIDED IN THIS SECTION.

Building: A structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel.

Commercial Use: A use, operated for profit or compensation, THAT PROVIDES CONSUMER PRODUCTS AND SERVICES, ENTERTAINMENT, RECREATION OR AMUSEMENT BUSINESSES, OR HOSPITALITY AND TOURISM TRADES, OR SIMILAR. COMMERCIAL USES SHALL HAVE AN ON-SITE PUBLIC POINT OF SALE OR SERVICE.

ECONOMICALLY OR FUNCTIONALLY OBSOLETE: A BUILDING THAT IS IN A STATE OF DISREPAIR OR HAS AT LEAST A 50 PERCENT VACANCY RATE IN THE TOTAL LEASABLE SQUARE FOOTAGE.

~~*Affordable Housing, AFFORDABLE:*~~ Residential or mixed-use development providing UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) or other assisted low-income housing, as verified by the Phoenix Housing Department; typically includes dwelling unit(s) committed for a minimum term through covenants or restrictions to households with incomes at 80 percent or less of the area median income, as defined by HUD. ~~the United States Department of Housing and Urban Development for the City.~~

HOUSING, WORKFORCE: RESIDENTIAL OR MIXED-USE DEVELOPMENT PROVIDING UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OR OTHER ASSISTED MODERATE-INCOME HOUSING, AS VERIFIED BY THE PHOENIX HOUSING DEPARTMENT; TYPICALLY INCLUDES DWELLING UNIT(S) COMMITTED FOR A MINIMUM TERM THROUGH COVENANTS OR RESTRICTIONS TO HOUSEHOLDS WITH INCOMES OF AT LEAST 80 PERCENT AND UP TO 120 PERCENT OF THE AREA MEDIAN INCOME, AS DEFINED BY HUD.

MULTI-FAMILY CONVERSION: REDEVELOPMENT OF A SITE FOR MULTI-FAMILY HOUSING THAT HAS AN ECONOMICALLY OR FUNCTIONALLY OBSOLETE COMMERCIAL, OFFICE, OR MIXED-USE BUILDING, PER THE PROVISIONS OF A.R.S. § 9-462.10, AND SECTION 711 OF THE ZONING ORDINANCE.

SECTION 2: Chapter 7, Section 711 (Planned Development), is hereby amended to strike everything, and to replace with the following language:

SECTION 711. MULTI-FAMILY CONVERSION

- A. **PURPOSE.** THIS SECTION DESCRIBES ELIGIBILITY REQUIREMENTS, REVIEW PROCEDURES, AND DEVELOPMENT STANDARDS UTILIZED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN REVIEWING AN APPLICATION FOR MULTI-FAMILY CONVERSION OF QUALIFIED OBSOLETE COMMERCIAL BUILDINGS PURSUANT TO A.R.S. § 9-462.10. THE REGULATIONS IN THIS SECTION ARE IN ADDITION TO OTHER CODES AND REQUIREMENTS OF THE CITY OF PHOENIX.
- B. **APPLICABILITY.** MULTI-FAMILY CONVERSION MAY BE PERMITTED FOR EXISTING COMMERCIAL, OFFICE, OR MIXED-USE BUILDINGS IN ANY ZONING DISTRICT, WHEN ALSO IN COMPLIANCE WITH THE REGULATIONS OF THIS SECTION. A REQUEST TO REZONE THE PROPERTY THROUGH THE PUBLIC HEARING PROCESS PURSUANT TO SECTION 506.B IS NOT REQUIRED TO ENTITLE A SITE FOR MULTI-FAMILY CONVERSION. LAND USE CONFORMITY PURSUANT TO SECTION 600 IS ALSO NOT APPLICABLE TO THIS SECTION.
- C. **SITE ELIGIBILITY.** A PROPERTY IS ELIGIBLE FOR MULTI-FAMILY CONVERSION WHEN IN COMPLIANCE WITH ALL OF THE FOLLOWING:
1. THE PROPERTY IS NOT LOCATED WITHIN ONE OF THE STATUTORY EXEMPTED AREAS AS SET FORTH IN SECTION 711.G.1.
 2. THE PROPERTY IS NOT LOCATED WITHIN ONE OF THE DESIGNATED EXCLUDED AREAS AS SET FORTH IN SECTION 711.G.2.
 3. THE PROPERTY IS AT LEAST ONE ACRE, BUT NOT MORE THAN 20 ACRES IN SIZE.
 4. THE PROPERTY CONTAINS A COMMERCIAL, OFFICE, OR MIXED-USE BUILDING THAT EXISTED AS OF MARCH 21, 2025 AND IS ECONOMICALLY OR FUNCTIONALLY OBSOLETE.

5. THE PROPOSED REDEVELOPMENT WILL DESIGNATE AT LEAST 10 PERCENT OF THE TOTAL DWELLING UNITS PROVIDED FOR AFFORDABLE HOUSING OR WORKFORCE HOUSING, OR ANY COMBINATION OF THE TWO FOR AT LEAST 20 YEARS AFTER INITIAL OCCUPATION.
6. AVAILABILITY FOR THE PROPERTY TO UTILIZE MULTI-FAMILY CONVERSION EXISTS AT THE TIME OF APPLICATION, AS SET FORTH IN SECTION 711.E.5.a.

D. VERIFICATION OF SITE ELIGIBILITY.

1. **APPLICATION FOR SITE ELIGIBILITY.** AN APPLICATION SHALL BE FILED WITH THE PLANNING AND DEVELOPMENT DEPARTMENT FOR ANY REQUEST TO UTILIZE THE PROVISIONS OF THIS SECTION, AND INCLUDE (AT A MINIMUM) THE FOLLOWING ITEMS:
 - a. APPLICANT NAME AND CONTACT INFORMATION.
 - b. PROPERTY OWNER NAME AND CONTACT INFORMATION.
 - c. PARCEL INFORMATION: LOCATION/ADDRESS(ES), NET SIZE(S), AND EXISTING ZONING CLASSIFICATION(S).
 - d. A WRITTEN NARRATIVE AND SUPPORTING DOCUMENTATION, SATISFACTORY TO THE PLANNING AND DEVELOPMENT DEPARTMENT, THAT DEMONSTRATES COMPLIANCE WITH EACH OF THE ELIGIBILITY REQUIREMENTS SET FORTH IN SECTION 711.C.
 - (1) THE DOCUMENTATION PROVIDED FOR 711.C.4 MUST EXPLICITLY SHOW HOW THE BUILDING IS IN DISREPAIR, OR THAT THE BUILDING HAS A VACANCY RATE OF AT LEAST 50 PERCENT.

- (2) THE DOCUMENTATION PROVIDED FOR 711.C.5 MUST STATE THE TOTAL PROPOSED NUMBER OF DWELLING UNITS, THE PROPOSED NUMBER OF AFFORDABLE HOUSING UNITS, THE PROPOSED NUMBER OF WORKFORCE DWELLING UNITS, AND THE TIME PERIOD PROPOSED FOR RESTRICTION OF THE UNITS.

2. **WRITTEN NOTICE OF SITE ELIGIBILITY.** UPON COMPLETION OF THE APPLICATION REVIEW, THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL ISSUE A WRITTEN NOTICE AS FOLLOWS:

- a. NOTICE FOR A SITE NOT VERIFIED AS ELIGIBLE FOR MULTI-FAMILY CONVERSION SHALL INCLUDE THE SPECIFIC REASON(S) THAT THE SITE WAS DETERMINED TO BE INELIGIBLE.
- b. NOTICE FOR A SITE VERIFIED AS ELIGIBLE FOR MULTI-FAMILY CONVERSION SHALL INCLUDE THE DATE BY WHICH SUBSEQUENT SUBMITTALS MUST BE MADE IN ORDER TO RETAIN ELIGIBILITY FOR MULTI-FAMILY CONVERSION.

E. **DEVELOPMENT REVIEW FOR MULTI-FAMILY CONVERSION.** A PROPERTY THAT HAS BEEN VERIFIED AS ELIGIBLE FOR MULTI-FAMILY CONVERSION PER THE PROVISIONS OF THIS SECTION MAY PROCEED WITH DEVELOPMENT REVIEW AS SET FORTH IN SECTION 507, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS.

1. **SITE PLAN.** SITE PLAN APPROVAL IS REQUIRED FOR A MULTI-FAMILY CONVERSION.
 - a. **PRELIMINARY SITE PLAN APPROVAL.** PRIOR TO ISSUANCE OF PRELIMINARY SITE PLAN APPROVAL, ANY REQUIRED DEED RESTRICTIONS AND/OR OTHER PERMANENT RESTRICTIONS MUST BE EXECUTED AND RECORDED. THE RESTRICTIONS MUST BE IN CONFORMANCE WITH THE SUBMITTED DOCUMENTATION REGARDING THE PROVISION OF AFFORDABLE AND/OR WORKFORCE HOUSING, PER SECTION 711.D.1.d(2).

- b. **FINAL SITE PLAN APPROVAL.** ANY SITE PLAN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION SHALL INCLUDE THE FOLLOWING NOTE: "THIS SITE PLAN WAS APPROVED FOR MULTI-FAMILY CONVERSION IN ACCORDANCE WITH THE PROVISIONS OF A.R.S. § 9-462.10 AND SECTION 711 OF THE ZONING ORDINANCE."

- 2. **WATER AND SEWER.** ADEQUATE WATER AND SEWER SERVICE FOR THE PROPOSED REDEVELOPMENT, AS DETERMINED BY THE WATER SERVICES DEPARTMENT, MUST BE AVAILABLE TO THE SITE.

- 3. **UTILITIES REVIEW.** THE CITY MAY ROUTE THE SITE PLAN FOR REVIEW BY ANY OTHER UTILITY PROVIDER IMPACTED BY THE PROPOSED DEVELOPMENT TO DETERMINE ADEQUACY OF AVAILABLE SERVICES.

- 4. **CONSTRUCTION AND FIRE CODES.** ALL BUILDINGS WITHIN THE DEVELOPMENT MUST COMPLY WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES.

- 5. **LIMITS AND OCCUPANCY REQUIREMENTS.**
 - a. **LIMIT ON NUMBER OF ELIGIBLE BUILDINGS.** NO MORE THAN 10 PERCENT OF THE COMMERCIAL, OFFICE, OR MIXED-USE BUILDINGS EXISTING WITHIN THE CITY OF PHOENIX AS OF MARCH 21, 2025 MAY BE REDEVELOPED UNDER THE PROVISIONS OF SECTION 711.

 - b. **TIME LIMITATION OF SITE ELIGIBILITY.** A SITE THAT IS VERIFIED TO BE ELIGIBLE FOR MULTI-FAMILY CONVERSION SHALL ONLY RETAIN ELIGIBILITY FOR THE LATER OF:
 - (1) ONE YEAR FROM THE VERIFICATION OF SITE ELIGIBILITY AS STATED IN THE WRITTEN NOTICE OF ELIGIBILITY, PER SECTION 711.D.2; OR

 - (2) TWO YEARS FROM THE DATE OF A PRELIMINARY SITE PLAN APPROVAL; OR

- (3) AS LONG AS BUILDING PERMITS ISSUED FOR THE DEVELOPMENT HAVE NOT EXPIRED.

IF ELIGIBILITY EXPIRES, A NEW REQUEST PER THE PROVISIONS OF 711.D.1 IS REQUIRED, WHICH MAY BE DENIED IF ELIGIBILITY IS NO LONGER AVAILABLE, AS SET FORTH IN SECTION 711.E.5.a.

- c. **CERTIFICATE OF OCCUPANCY (C OF O).** NO CERTIFICATE OF OCCPUANCY SHALL BE ISSUED FOR A MULTI-FAMILY CONVERSION UNTIL THE PROVISION OF AFFORDABLE AND/OR WORKFORCE HOUSING HAS BEEN CONFIRMED TO CONFORM WITH THE REQUIREMENTS OF THE RESTRICTIONS RECORDED AGAINST THE PROPERTY.

6. **ENTITLEMENT FOR MULTI-FAMILY CONVERSION.** A DEVELOPMENT SHALL BE CONSIDERED TO BE PERMANENTLY ENTITLED FOR MULTI-FAMILY CONVERSION UPON ISSUANCE OF AT LEAST ONE CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH SECTION 711.E.5.c.

F. **DEVELOPMENT STANDARDS AND REQUIREMENTS.** MULTI-FAMILY CONVERSION DEVELOPMENTS SHALL COMPLY WITH THE FOLLOWING STANDARDS AND REQUIREMENTS:

1. **DEMOLITION.** THE DEMOLITION OF ALL OR A PORTION OF THE EXISTING COMMERCIAL, OFFICE OR MIXED-USE BUILDING OR BUILDINGS SHALL BE ALLOWED.
2. **SETBACKS.** SETBACKS FOR MULTI-FAMILY CONVERSION SHALL BE AS FOLLOWS:
 - a. FOR SITES ZONED DOWNTOWN CODE (DTC), THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT PER THE APPLICABLE CHARACTER AREA REGULATIONS AND OTHER APPLICABLE REGULATIONS AS SET FORTH IN CHAPTER 12.
 - b. FOR SITES LOCATED WITHIN A DESIGNATED TRANSIT-ORIENTED COMMUNITY (TOC) BUT NOT ZONED DTC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT PER CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5.

- c. FOR SITES NOT LOCATED WITHIN A DESIGNATED TOC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT ZONED R-3 (SECTION 615), AS MAY BE MODIFIED BY ANY EXISTING SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN APPLICABLE TO THE SITE.
3. **HEIGHT.** THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED:
- A. TWO STORIES AND 30 FEET, WHEN LOCATED WITHIN 100 FEET OF A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.
 - B. FIVE STORIES AND 56 FEET, WHEN GREATER THAN 100 FEET FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.
4. **DENSITY.** THE MAXIMUM DENSITY PERMITTED SHALL BE AS FOLLOWS:
- a. FOR SITES ZONED DOWNTOWN CODE (DTC), UNLIMITED DENSITY IS PERMITTED.
 - b. FOR SITES LOCATED WITHIN A DESIGNATED TRANSIT-ORIENTED COMMUNITY (TOC) BUT NOT ZONED DTC, UNLIMITED DENSITY IS PERMITTED.
 - c. FOR SITES NOT LOCATED WITHIN A DESIGNATED TOC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT ZONED R-3 (SECTION 615), AS MAY BE MODIFIED BY ANY EXISTING SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN APPLICABLE TO THE SITE.
 - d. **ADDITIONAL DENSITY PROVISION.** UPON REQUEST BY THE APPLICANT, A SITE SHALL BE PERMITTED A MAXIMUM DENSITY EQUIVALENT TO AN EXISTING SITE HAVING MULTI-FAMILY ZONING LOCATED WITHIN THE CITY OF PHOENIX AND WITHIN ONE MILE OF THE PROPOSED MULTI-FAMILY CONVERSION SITE. IF THERE IS NO SITE HAVING MULTI-FAMILY ZONING IN THE CITY OF PHOENIX WITHIN ONE MILE OF THE SITE TO BE REDEVELOPED, THE MAXIMUM DENSITY PERMITTED SHALL BE EQUIVALENT TO WHAT IS ALLOWED FOR THE NEXT CLOSEST SITE HAVING MULTI-FAMILY ZONING LOCATED IN THE CITY OF PHOENIX. THE APPLICANT SHALL IDENTIFY THE SITE TO BE USED BY STAFF FOR EVALUATION OF THIS PROVISION.

5. **OTHER DEVELOPMENT STANDARDS.** A MULTI-FAMILY CONVERSION SHALL COMPLY WITH ALL OTHER APPLICABLE MULTI-FAMILY DEVELOPMENT STANDARDS, AS FOLLOWS:

- a. FOR SITES ZONED DOWNTOWN CODE (DTC), THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT PER THE APPLICABLE CHARACTER AREA REGULATIONS AND OTHER APPLICABLE REGULATIONS AS SET FORTH IN CHAPTER 12.
- b. FOR SITES LOCATED WITHIN A DESIGNATED TRANSIT-ORIENTED COMMUNITY (TOC) BUT NOT ZONED DTC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT PER CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5.
- c. FOR SITES NOT LOCATED WITHIN A DESIGNATED TOC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT ZONED R-3 (SECTION 615), AS MAY BE MODIFIED BY ANY EXISTING SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN APPLICABLE TO THE SITE.

G. **EXEMPTIONS AND EXCLUDED AREAS.**

- 1. **EXEMPTIONS.** THE FOLLOWING PROPERTIES ARE NOT ELIGIBLE TO UTILIZE THE PROVISIONS OF THIS SECTION FOR MULTI-FAMILY CONVERSION PURSUANT TO A.R.S. SECTION 9-462.10:
 - a. PROPERTIES ZONED HP OR HP-L;
 - b. PROPERTIES DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES;
 - c. LAND IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALY-LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN A.R.S. SECTION 28-8486.
 - d. LAND IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN A.R.S. SECTION 28-8461; AND
 - e. LAND LOCATED IN THE CITY THAT IS LOCATED ON TRIBAL LAND.

2. **EXCLUDED AREAS. RESERVED.**

SECTION 3: Chapter 7, Section 712 (Mobile Home Parks), is hereby amended to strike everything, and to replace with the following language:

SECTION 712. ADAPTIVE REUSE

A. **PURPOSE.** THIS SECTION ESTABLISHES DEVELOPMENT STANDARDS FOR ADAPTIVE REUSE OF EXISTING BUILDINGS.

B. **APPLICABILITY.** THE PROVISIONS OF THIS SECTION APPLY TO THE ADAPTIVE REUSE OF EXISTING BUILDINGS. AN ADAPTIVE REUSE PROJECT MUST ALSO COMPLY WITH THE FOLLOWING:

1. **SITE PLAN.** A SITE PLAN, PER THE PROVISIONS OF SECTION 507, DEVELOPMENT REVIEW APPROVAL, IS REQUIRED UNLESS WAIVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. **WATER AND SEWER.** ADEQUATE WATER AND SEWER SERVICE, AS DETERMINED BY THE WATER SERVICES DEPARTMENT, MUST BE PROVIDED TO THE SITE.

3. **CONSTRUCTION AND FIRE CODES.** ALL BUILDINGS WITHIN THE DEVELOPMENT MUST COMPLY WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES.

4. **OBSOLETE BUILDINGS.** THE EXISTING BUILDING(S) MUST BE ECONOMICALLY OR FUNCTIONALLY OBSOLETE.

B. **ADAPTIVE REUSE REGULATIONS.**

1. **DEMOLITION.** THE DEMOLITION OF A PORTION OF THE EXISTING OBSOLETE BUILDING OR BUILDINGS SHALL BE ALLOWED, AS PERMITTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. **SETBACKS.** THE SETBACK REQUIREMENTS FOR THE PROPOSED USE SHALL APPLY. IF THE MINIMUM SETBACK REQUIREMENT THAT APPLIES TO THE EXISTING BUILDING IS LESS THAN THE MINIMUM SETBACK REQUIREMENT THAT APPLIES TO THE PROPOSED USE, THE EXISTING BUILDING SHALL BE CONSIDERED NONCONFORMING FOR SETBACK PURPOSES.
3. **HEIGHT.** IF THE MAXIMUM ALLOWABLE HEIGHT THAT APPLIES TO THE EXISTING BUILDING EXCEEDS THE MAXIMUM ALLOWABLE HEIGHT FOR THE PROPOSED USE, THE EXISTING HEIGHT MAY REMAIN AND SHALL BE CONSIDERED NONCONFORMING FOR HEIGHT PURPOSES.
4. **PARKING.** PARKING REQUIREMENTS FOR AN ADAPTIVE REUSE PROJECT SHALL BE THE LESSER OF:
 - A. STANDARD PARKING REQUIREMENTS FOR THE PROPOSED USE(S) IN THE APPLICABLE ZONING DISTRICT; OR
 - B. PARKING REQUIREMENTS IN ACCORDANCE WITH POLICIES FOR ADAPTIVE REUSE ADOPTED BY CITY COUNCIL.
5. **SITE IMPROVEMENTS.** THE ON-SITE IMPROVEMENTS REQUIRED FOR AN ADAPTIVE REUSE PROJECT SHALL BE AS REQUIRED FOR THE PROPOSED USE IN THE APPLICABLE ZONING DISTRICT, UNLESS OTHERWISE PERMITTED BY POLICIES FOR ADAPTIVE REUSE ADOPTED BY CITY COUNCIL.

PASSED by the Council of the City of Phoenix this 19th day of February, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Jeffrey Barton, City Manager

DRAFT

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Zoning Ordinance Text Amendment Z-TA-9-24-Y January 27, 2025

Application No. Z-TA-9-24-Y: Amend the Phoenix Zoning Ordinance Chapter 2, Section 202 (Definitions) to revise and clarify definitions regarding affordable housing and related items; replace Chapter 7, Section 711 (Planned Development--Reserved) to establish standards for Multi-Family Conversion of obsolete commercial, office, and/or mixed-use buildings; and replace Section 712 (Mobile Home Parks--Reserved) to establish development standards for adaptive reuse of existing buildings.

Staff recommendation: Staff recommends approval of Z-TA-9-24-Y per the language proposed in Exhibit A.

BACKGROUND

This text amendment is a response to House Bill 2297, approved by the Fifty-Sixth Legislature, Second Session (2024) which modified the Arizona Revised Statutes § 9-462.10 to require municipalities to allow multi-family conversion and adaptive reuse of existing “economically or functionally obsolete” commercial, office, and/or mixed-used buildings by right. However, the permissions are restricted to “not more than 10% of the total existing commercial, office or mixed-use buildings within the municipality,” and also must comply with certain development standards and requirements, including the provision of at least 10% of the dwelling units for low-income or moderate-income housing. Qualifying sites may be located anywhere within the City, unless located in one of the areas exempted under the statute.

PURPOSE

This amendment to the Zoning Ordinance, Z-TA-9-24-Y, is intended to create by-right permissions for multi-family conversion and adaptive reuse of existing economically or functionally obsolete commercial, office, and mixed-use buildings, City-wide, as required by the revised statute.

PROPOSAL

Staff recommends creation of a new section of the Zoning Ordinance, Section 711, to allow conversion of existing obsolete commercial, office, or mixed-use buildings city-wide in a limited capacity, as well as codify the permissions for adaptive reuse of existing buildings in a new Section 712, per the provisions of A.R.S. § 9-462.10.

DESCRIPTION OF THE PROPOSED TEXT AMENDMENT

The proposed text amendment includes three main components: 1) new and revised definitions; 2) creation of a new Section 711, Multi-Family Conversion, and 3) creation of a new Section 712, Adaptive Reuse.

1. New and Revised Definitions

The following new definitions are proposed:

- Economically or Functionally Obsolete
- Housing, Workforce
- Multi-Family Conversion

The following existing definitions are proposed to be revised:

- Adaptive Reuse
- Commercial Use
- Housing, Affordable

A.R.S. § 9-462.10 provides the definition for “Economically or Functionally Obsolete”, and that language is used for the Zoning Ordinance definition. The same applies to “Adaptive Reuse”, which already had a definition in the Zoning Ordinance, but has been updated to use language more similar to that provided in the statute.

The change proposed for “Housing, Affordable” and the new definition for “Housing, Workforce” are written to match the language typically used by the City of Phoenix Housing Department: “Affordable Housing” is low-income housing, meaning for residents earning up to 80% of the area median income; and “Workforce Housing” is moderate-income housing, meaning for residents earning from 80% to 120% of the area median income.

The definition of “Commercial Use” was revised to be more descriptive and identify a “commercial” building, which in addition to office buildings and/or mixes of the two,

are the only type of existing buildings qualified for conversion to multi-family per the provisions of the statute.

The definition of “Multi-Family Conversion” was created to make clear that is it not the same as the general term “multi-family development”. “Multi-Family Conversion” is specifically defined as redevelopment of existing qualifying obsolete buildings with multi-family housing, including the provision of affordable and/or workforce housing in accordance with A.R.S. § 9-462.10 and the new Section 711.

2. Creation of a new Section 711, Multi-Family Conversion.

The existing Section 711, Planned Development, is “reserved” and provides no language or regulations, except for the title. This text amendment proposes to replace the title and use the section for regulations regarding Multi-Family Conversion.

A.R.S. § 9-462.10 requires that the City designate “not more than 10% of the total existing commercial, office, or mixed use buildings within the municipality” for adaptive reuse and/or multi-family conversion, by right (i.e. no public hearings). However, there are eligibility criteria provided in the statute, which in turn are provided in the standards of Section 711.

Objective Standards

A municipality must require the following objective standards, but no more, to qualify for the by-right permissions of A.R.S. § 9-462.10:

- An administrative site plan review process.
- Determination of adequate public water and sewer to serve the site.
- Compliance with all applicable building construction and fire codes.
- Determination that any existing on-site building is “economically and functionally obsolete”.
- A minimum parcel size of one acre, and a maximum size of 20 acres.
- Requirement that a minimum of 10% of the provided dwelling units are either low- and/or moderate-income housing (affordable and/or workforce housing).

Height and Density

In addition to the Objective Standards, by-right multi-family development has requirements regarding permitted height and density:

- Permitted height is 5 stories and 56 feet, except where within 100 feet of single-family zoned properties, where the height is limited to two stories and 30 feet.
- Density shall be equal to the highest allowable density within one mile of the building to be redeveloped.

Other Development Standards

Section 711 also provides direction on development standards applicable to a Multi-Family Conversion other than height and density, summarized as follows:

- Sites zoned Downtown Code (DTC) must comply with the height provisions of A.R.S. § 9-462.10, but density is unlimited since all of Downtown is located within one mile of the DTC Business Core Character Area, which has no density restrictions. All other development standards to be applied are the same as for any other DTC development.
- Sites not located within Downtown but in a Transit-Oriented Community (TOC) area must comply with the height provisions of A.R.S. § 9-462.10, but density is unlimited since the TOC areas have been designated for future rezoning to the Walkable Urban Code (WU Code, Chapter 13), which also has no density restrictions. All other development standards to be applied in a TOC area are the same as for a multi-family development zoned WU Code.
- All other sites must comply with the height provisions of A.R.S. § 9-462.10, and with all other development standards that are applied for multi-family development in the R-3 zoning district. This is consistent with how multi-family development is permitted in the City's commercial zoning districts. The only exception is permitted density. Upon the applicant's request, the density of the development may be increased to match the maximum density of a multi-family zoned site located within one mile of the proposed Multi-Family Conversion site.

Site Eligibility

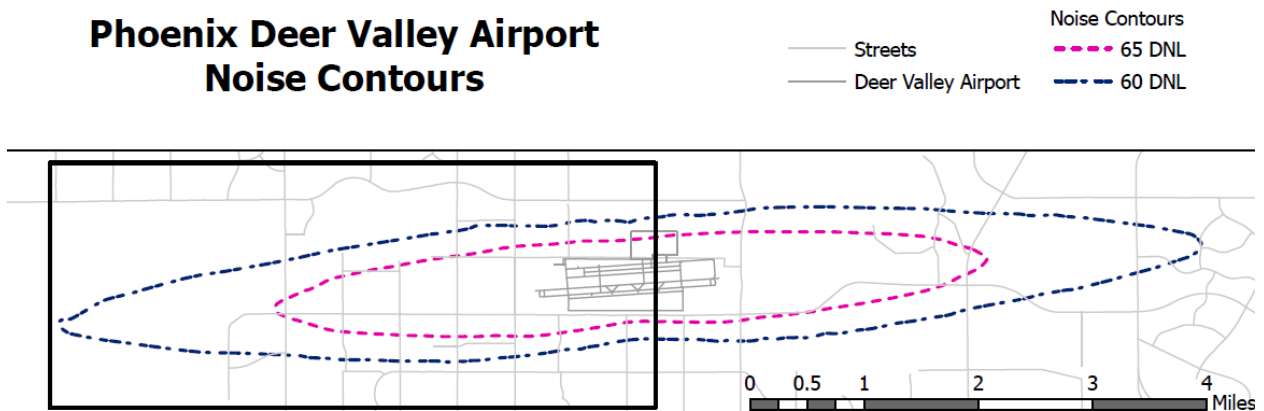
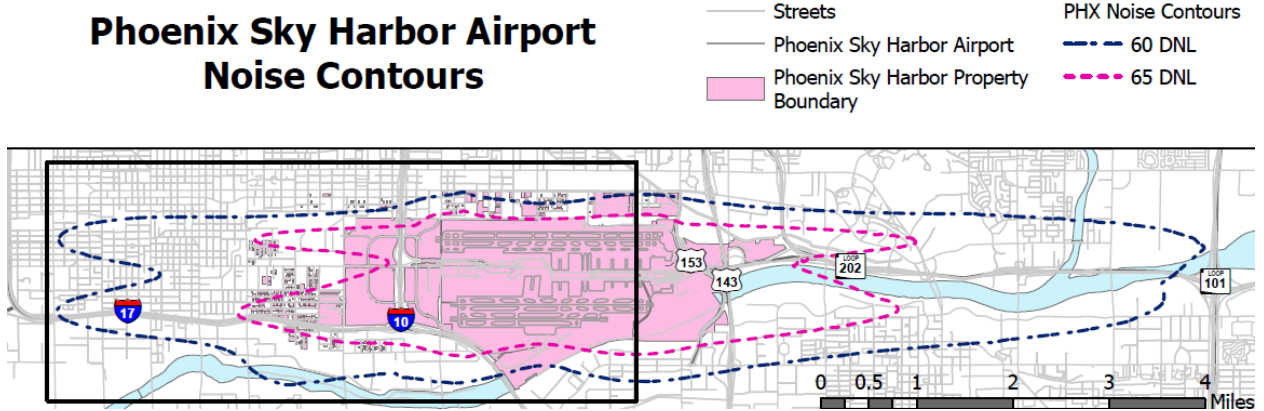
Section 711 proposes a process by which an application is submitted to the Planning and Development Department to demonstrate how the proposed site will comply with the required Objective Standards required by the statute. Upon review of the application, if determined to be eligible, the City would then provide a written notice of eligibility, which would then allow the development review process, including plan submittals, to commence. If a site is deemed ineligible per the provisions of the statute, the written notice will provide the reason(s) why the application was denied.

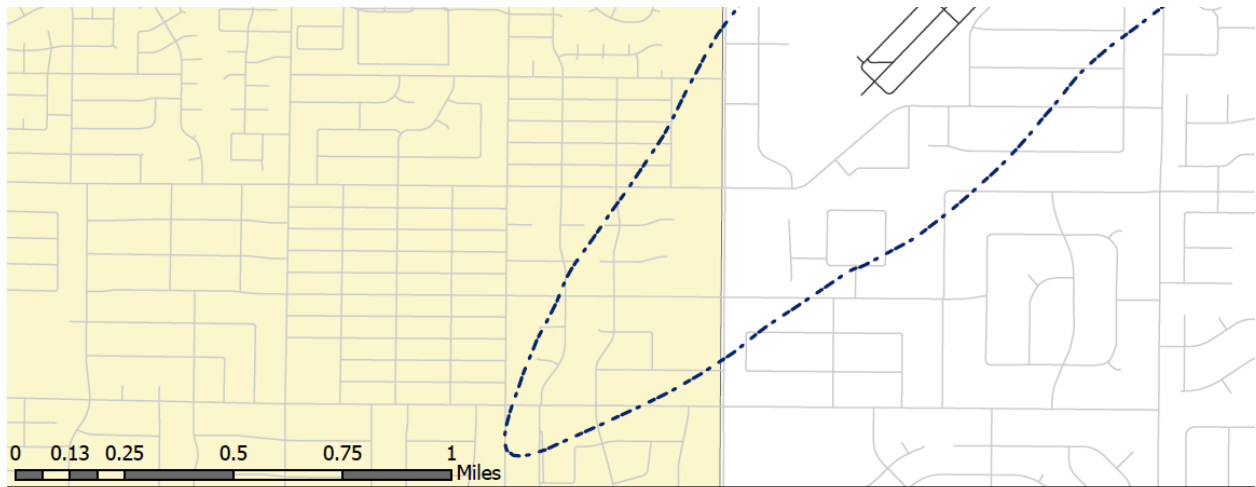
Exemptions

A.R.S. § 9-462.10 also includes exemptions for properties adjacent to FAA-licensed airports, properties designated as historic, and tribal lands. Section 711 includes these exemptions. The exemptions related to airports fall within the “territory in the vicinity of a public airport”, which under State statute, means the areas within the 60 decibel day-night average sound level. The airports which created exempted areas within the City of Phoenix are as follows:

- Phoenix Sky Harbor Airport
- Phoenix Deer Valley Airport
- Scottsdale Airport

The areas are mapped as follows:





Scottsdale Airport Noise Contour

- Streets
- Scottsdale Airport
- 60 DNL
- City of Phoenix Limit

3. Creation of a new Section 712, Adaptive Reuse.

The existing Section 712, Mobile Home Parks, is “reserved” and provides no language or regulations, except for the title. This text amendment proposes to replace the title and use the section for regulations regarding Adaptive Reuse.

A.R.S. § 9-462.10 also addresses “adaptive reuse” and provides a definition, which is not identical to the City’s existing definition, but close. It has been updated, but with a provision that any building qualifying for adaptive reuse must also still be considered a “building” (roof and walls). This is consistent with the provision in A.R.S. § 9-462.10 which only allow “partial demolition” for buildings subject to adaptive reuse.

The same Objective Standards which apply for Multi-Family Conversion also apply to Adaptive Reuse, though the requirement to provide Affordable and/or Workforce Housing apply only when dwelling units are provided. The language provided regarding demolition, applicable setbacks, permitted height, parking, and site improvements adapts key provisions of A.R.S. § 9-462.10 for application to adaptive reuse projects.

The application of Section 712 is not anticipated to require any modifications to the City’s existing adaptive reuse program. It has been created primarily to codify the required adaptive reuse provisions of A.R.S. § 9-462.10.

CONCLUSION

Staff recommends approval of Z-TA-9-24-Y per the language proposed in Exhibit A.

Writer

C. DePerro
January 27, 2025

Exhibits

A. Proposed Language

Exhibit A

Staff proposed language that may be modified during the public hearing process is as follows:

Amend Chapter 2, Section 202 (Definitions) to add or modify definitions as follows:

Adaptive Reuse: Adaptive Reuse is the practice of ~~adapting existing buildings for new purposes when the original use of a building changes or becomes obsolete~~

CONVERTING AN EXISTING BUILDING FROM THE USE FOR WHICH IT WAS CONSTRUCTED TO A NEW USE, WHILE RETAINING ENOUGH OF THE EXISTING BUILDING TO MAINTAIN COMPLIANCE WITH THE DEFINITION OF "BUILDING" PROVIDED IN THIS SECTION.

Building: A structure having a roof supported by columns or walls for the shelter, support, or enclosure of persons, animals, or chattel.

Commercial Use: A use, operated for profit or compensation, THAT PROVIDES CONSUMER PRODUCTS AND SERVICES, ENTERTAINMENT, RECREATION OR AMUSEMENT BUSINESSES, OR HOSPITALITY AND TOURISM TRADES, OR SIMILAR. COMMERCIAL USES SHALL HAVE AN ON-SITE PUBLIC POINT OF SALE OR SERVICE.

ECONOMICALLY OR FUNCTIONALLY OBSOLETE: A BUILDING THAT IS IN A STATE OF DISREPAIR OR HAS AT LEAST A 50 PERCENT VACANCY RATE IN THE TOTAL LEASABLE SQUARE FOOTAGE.

~~*Affordable Housing, AFFORDABLE:* Residential or mixed-use development providing UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) or other assisted low-income housing, as verified by the Phoenix Housing Department; typically includes dwelling unit(s) committed for a minimum term through covenants or restrictions to households with incomes at 80 percent or less of the area median income, as defined by HUD. the United States Department of Housing and Urban Development for the City.~~

HOUSING, WORKFORCE: RESIDENTIAL OR MIXED-USE DEVELOPMENT PROVIDING UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) OR OTHER ASSISTED MODERATE-INCOME HOUSING, AS

VERIFIED BY THE PHOENIX HOUSING DEPARTMENT; TYPICALLY INCLUDES DWELLING UNIT(S) COMMITTED FOR A MINIMUM TERM THROUGH COVENANTS OR RESTRICTIONS TO HOUSEHOLDS WITH INCOMES OF AT LEAST 80 PERCENT AND UP TO 120 PERCENT OF THE AREA MEDIAN INCOME, AS DEFINED BY HUD.

MULTI-FAMILY CONVERSION: REDEVELOPMENT OF A SITE FOR MULTI-FAMILY HOUSING THAT HAS AN ECONOMICALLY OR FUNCTIONALLY OBSOLETE COMMERCIAL, OFFICE, OR MIXED-USE BUILDING, PER THE PROVISIONS OF A.R.S. § 9-462.10, AND SECTION 711 OF THE ZONING ORDINANCE.

Amend Chapter 7, Section 711 (Planned Development) to strike everything, and replace with the following text:

SECTION 711. MULTI-FAMILY CONVERSION

- A. **PURPOSE.** THIS SECTION DESCRIBES ELIGIBILITY REQUIREMENTS, REVIEW PROCEDURES, AND DEVELOPMENT STANDARDS UTILIZED BY THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN REVIEWING AN APPLICATION FOR MULTI-FAMILY CONVERSION OF QUALIFIED OBSOLETE COMMERCIAL BUILDINGS PURSUANT TO A.R.S. § 9-462.10. THE REGULATIONS IN THIS SECTION ARE IN ADDITION TO OTHER CODES AND REQUIREMENTS OF THE CITY OF PHOENIX.
- B. **APPLICABILITY.** MULTI-FAMILY CONVERSION MAY BE PERMITTED FOR EXISTING COMMERCIAL, OFFICE, OR MIXED-USE BUILDINGS IN ANY ZONING DISTRICT, WHEN ALSO IN COMPLIANCE WITH THE REGULATIONS OF THIS SECTION. A REQUEST TO REZONE THE PROPERTY THROUGH THE PUBLIC HEARING PROCESS PURSUANT TO SECTION 506.B IS NOT REQUIRED TO ENTITLE A SITE FOR MULTI-FAMILY CONVERSION. LAND USE CONFORMITY PURSUANT TO SECTION 600 IS ALSO NOT APPLICABLE TO THIS SECTION.
- C. **SITE ELIGIBILITY.** A PROPERTY IS ELIGIBLE FOR MULTI-FAMILY CONVERSION WHEN IN COMPLIANCE WITH ALL OF THE FOLLOWING:
1. THE PROPERTY IS NOT LOCATED WITHIN ONE OF THE STATUTORY EXEMPTED AREAS AS SET FORTH IN SECTION 711.G.1.

2. THE PROPERTY IS NOT LOCATED WITHIN ONE OF THE DESIGNATED EXCLUDED AREAS AS SET FORTH IN SECTION 711.G.2.
3. THE PROPERTY IS AT LEAST ONE ACRE, BUT NOT MORE THAN 20 ACRES IN SIZE.
4. THE PROPERTY CONTAINS A COMMERCIAL, OFFICE, OR MIXED-USE BUILDING THAT EXISTED AS OF MARCH 21, 2025 AND IS ECONOMICALLY OR FUNCTIONALLY OBSOLETE.
5. THE PROPOSED REDEVELOPMENT WILL DESIGNATE AT LEAST 10 PERCENT OF THE TOTAL DWELLING UNITS PROVIDED FOR AFFORDABLE HOUSING OR WORKFORCE HOUSING, OR ANY COMBINATION OF THE TWO FOR AT LEAST 20 YEARS AFTER INITIAL OCCUPATION.
6. AVAILABILITY FOR THE PROPERTY TO UTILIZE MULTI-FAMILY CONVERSION EXISTS AT THE TIME OF APPLICATION, AS SET FORTH IN SECTION 711.E.5.a.

D. VERIFICATION OF SITE ELIGIBILITY.

1. **APPLICATION FOR SITE ELIGIBILITY.** AN APPLICATION SHALL BE FILED WITH THE PLANNING AND DEVELOPMENT DEPARTMENT FOR ANY REQUEST TO UTILIZE THE PROVISIONS OF THIS SECTION, AND INCLUDE (AT A MINIMUM) THE FOLLOWING ITEMS:
 - a. APPLICANT NAME AND CONTACT INFORMATION.
 - b. PROPERTY OWNER NAME AND CONTACT INFORMATION.
 - c. PARCEL INFORMATION: LOCATION/ADDRESS(ES), NET SIZE(S), AND EXISTING ZONING CLASSIFICATION(S).

d. A WRITTEN NARRATIVE AND SUPPORTING DOCUMENTATION, SATISFACTORY TO THE PLANNING AND DEVELOPMENT DEPARTMENT, THAT DEMONSTRATES COMPLIANCE WITH EACH OF THE ELIGIBILITY REQUIREMENTS SET FORTH IN SECTION 711.C.

(1) THE DOCUMENTATION PROVIDED FOR 711.C.4 MUST EXPLICITLY SHOW HOW THE BUILDING IS IN DISREPAIR, OR THAT THE BUILDING HAS A VACANCY RATE OF AT LEAST 50 PERCENT.

(2) THE DOCUMENTATION PROVIDED FOR 711.C.5 MUST STATE THE TOTAL PROPOSED NUMBER OF DWELLING UNITS, THE PROPOSED NUMBER OF AFFORDABLE HOUSING UNITS, THE PROPOSED NUMBER OF WORKFORCE DWELLING UNITS, AND THE TIME PERIOD PROPOSED FOR RESTRICTION OF THE UNITS.

2. **WRITTEN NOTICE OF SITE ELIGIBILITY.** UPON COMPLETION OF THE APPLICATION REVIEW, THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL ISSUE A WRITTEN NOTICE AS FOLLOWS:

a. NOTICE FOR A SITE NOT VERIFIED AS ELIGIBLE FOR MULTI-FAMILY CONVERSION SHALL INCLUDE THE SPECIFIC REASON(S) THAT THE SITE WAS DETERMINED TO BE INELIGIBLE.

b. NOTICE FOR A SITE VERIFIED AS ELIGIBLE FOR MULTI-FAMILY CONVERSION SHALL INCLUDE THE DATE BY WHICH SUBSEQUENT SUBMITTALS MUST BE MADE IN ORDER TO RETAIN ELIGIBILITY FOR MULTI-FAMILY CONVERSION.

E. **DEVELOPMENT REVIEW FOR MULTI-FAMILY CONVERSION.** A PROPERTY THAT HAS BEEN VERIFIED AS ELIGIBLE FOR MULTI-FAMILY CONVERSION PER THE PROVISIONS OF THIS SECTION MAY PROCEED WITH DEVELOPMENT REVIEW AS SET FORTH IN SECTION 507, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS.

1. **SITE PLAN.** SITE PLAN APPROVAL IS REQUIRED FOR A MULTI-FAMILY CONVERSION.
 - a. **PRELIMINARY SITE PLAN APPROVAL.** PRIOR TO ISSUANCE OF PRELIMINARY SITE PLAN APPROVAL, ANY REQUIRED DEED RESTRICTIONS AND/OR OTHER PERMANENT RESTRICTIONS MUST BE EXECUTED AND RECORDED. THE RESTRICTIONS MUST BE IN CONFORMANCE WITH THE SUBMITTED DOCUMENTATION REGARDING THE PROVISION OF AFFORDABLE AND/OR WORKFORCE HOUSING, PER SECTION 711.D.1.d(2).
 - b. **FINAL SITE PLAN APPROVAL.** ANY SITE PLAN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION SHALL INCLUDE THE FOLLOWING NOTE: "THIS SITE PLAN WAS APPROVED FOR MULTI-FAMILY CONVERSION IN ACCORDANCE WITH THE PROVISIONS OF A.R.S. § 9-462.10 AND SECTION 711 OF THE ZONING ORDINANCE."
2. **WATER AND SEWER.** ADEQUATE WATER AND SEWER SERVICE FOR THE PROPOSED REDEVELOPMENT, AS DETERMINED BY THE WATER SERVICES DEPARTMENT, MUST BE AVAILABLE TO THE SITE.
3. **UTILITIES REVIEW.** THE CITY MAY ROUTE THE SITE PLAN FOR REVIEW BY ANY OTHER UTILITY PROVIDER IMPACTED BY THE PROPOSED DEVELOPMENT TO DETERMINE ADEQUACY OF AVAILABLE SERVICES.
4. **CONSTRUCTION AND FIRE CODES.** ALL BUILDINGS WITHIN THE DEVELOPMENT MUST COMPLY WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES.
5. **LIMITS AND OCCUPANCY REQUIREMENTS.**
 - a. **LIMIT ON NUMBER OF ELIGIBLE BUILDINGS.** NO MORE THAN 10 PERCENT OF THE COMMERCIAL, OFFICE, OR MIXED-USE BUILDINGS EXISTING WITHIN THE CITY OF PHOENIX AS OF MARCH 21, 2025 MAY BE REDEVELOPED UNDER THE PROVISIONS OF SECTION 711.

b. **TIME LIMITATION OF SITE ELIGIBILITY.** A SITE THAT IS VERIFIED TO BE ELIGIBLE FOR MULTI-FAMILY CONVERSION SHALL ONLY RETAIN ELIGIBILITY FOR THE LATER OF:

- (1) ONE YEAR FROM THE VERIFICATION OF SITE ELIGIBILITY AS STATED IN THE WRITTEN NOTICE OF ELIGIBILITY, PER SECTION 711.D.2; OR
- (2) TWO YEARS FROM THE DATE OF A PRELIMINARY SITE PLAN APPROVAL; OR
- (3) AS LONG AS BUILDING PERMITS ISSUED FOR THE DEVELOPMENT HAVE NOT EXPIRED.

IF ELIGIBILITY EXPIRES, A NEW REQUEST PER THE PROVISIONS OF 711.D.1 IS REQUIRED, WHICH MAY BE DENIED IF ELIGIBILITY IS NO LONGER AVAILABLE, AS SET FORTH IN SECTION 711.E.5.a.

c. **CERTIFICATE OF OCCUPANCY (C OF O).** NO CERTIFICATE OF OCCPUANCY SHALL BE ISSUED FOR A MULTI-FAMILY CONVERSION UNTIL THE PROVISION OF AFFORDABLE AND/OR WORKFORCE HOUSING HAS BEEN CONFIRMED TO CONFORM WITH THE REQUIREMENTS OF THE RESTRICTIONS RECORDED AGAINST THE PROPERTY.

6. **ENTITLEMENT FOR MULTI-FAMILY CONVERSION.** A DEVELOPMENT SHALL BE CONSIDERED TO BE PERMANENTLY ENTITLED FOR MULTI-FAMILY CONVERSION UPON ISSUANCE OF AT LEAST ONE CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH SECTION 711.E.5.c.

F. **DEVELOPMENT STANDARDS AND REQUIREMENTS.** MULTI-FAMILY CONVERSION DEVELOPMENTS SHALL COMPLY WITH THE FOLLOWING STANDARDS AND REQUIREMENTS:

1. **DEMOLITION.** THE DEMOLITION OF ALL OR A PORTION OF THE EXISTING COMMERCIAL, OFFICE OR MIXED-USE BUILDING OR BUILDINGS SHALL BE ALLOWED.

2. **SETBACKS.** SETBACKS FOR MULTI-FAMILY CONVERSION SHALL BE AS FOLLOWS:
 - a. FOR SITES ZONED DOWNTOWN CODE (DTC), THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT PER THE APPLICABLE CHARACTER AREA REGULATIONS AND OTHER APPLICABLE REGULATIONS AS SET FORTH IN CHAPTER 12.

 - b. FOR SITES LOCATED WITHIN A DESIGNATED TRANSIT-ORIENTED COMMUNITY (TOC) BUT NOT ZONED DTC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT PER CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5.

 - c. FOR SITES NOT LOCATED WITHIN A DESIGNATED TOC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT ZONED R-3 (SECTION 615), AS MAY BE MODIFIED BY ANY EXISTING SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN APPLICABLE TO THE SITE.

3. **HEIGHT.** THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED:
 - A. TWO STORIES AND 30 FEET, WHEN LOCATED WITHIN 100 FEET OF A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.

 - B. FIVE STORIES AND 56 FEET, WHEN GREATER THAN 100 FEET FROM A SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT.

4. **DENSITY.** THE MAXIMUM DENSITY PERMITTED SHALL BE AS FOLLOWS:
 - a. FOR SITES ZONED DOWNTOWN CODE (DTC), UNLIMITED DENSITY IS PERMITTED.

- b. FOR SITES LOCATED WITHIN A DESIGNATED TRANSIT-ORIENTED COMMUNITY (TOC) BUT NOT ZONED DTC, UNLIMITED DENSITY IS PERMITTED.
 - c. FOR SITES NOT LOCATED WITHIN A DESIGNATED TOC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT ZONED R-3 (SECTION 615), AS MAY BE MODIFIED BY ANY EXISTING SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN APPLICABLE TO THE SITE.
 - d. **ADDITIONAL DENSITY PROVISION.** UPON REQUEST BY THE APPLICANT, A SITE SHALL BE PERMITTED A MAXIMUM DENSITY EQUIVALENT TO AN EXISTING SITE HAVING MULTI-FAMILY ZONING LOCATED WITHIN THE CITY OF PHOENIX AND WITHIN ONE MILE OF THE PROPOSED MULTI-FAMILY CONVERSION SITE. IF THERE IS NO SITE HAVING MULTI-FAMILY ZONING IN THE CITY OF PHOENIX WITHIN ONE MILE OF THE SITE TO BE REDEVELOPED, THE MAXIMUM DENSITY PERMITTED SHALL BE EQUIVALENT TO WHAT IS ALLOWED FOR THE NEXT CLOSEST SITE HAVING MULTI-FAMILY ZONING LOCATED IN THE CITY OF PHOENIX. THE APPLICANT SHALL IDENTIFY THE SITE TO BE USED BY STAFF FOR EVALUATION OF THIS PROVISION.
5. **OTHER DEVELOPMENT STANDARDS.** A MULTI-FAMILY CONVERSION SHALL COMPLY WITH ALL OTHER APPLICABLE MULTI-FAMILY DEVELOPMENT STANDARDS, AS FOLLOWS:
- a. FOR SITES ZONED DOWNTOWN CODE (DTC), THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT PER THE APPLICABLE CHARACTER AREA REGULATIONS AND OTHER APPLICABLE REGULATIONS AS SET FORTH IN CHAPTER 12.
 - b. FOR SITES LOCATED WITHIN A DESIGNATED TRANSIT-ORIENTED COMMUNITY (TOC) BUT NOT ZONED DTC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT PER CHAPTER 13, WALKABLE URBAN CODE, TRANSECT T5:5.

- c. FOR SITES NOT LOCATED WITHIN A DESIGNATED TOC, THE SAME AS REQUIRED FOR MULTI-FAMILY DEVELOPMENT ZONED R-3 (SECTION 615), AS MAY BE MODIFIED BY ANY EXISTING SPECIAL PLANNING DISTRICT, SPECIFIC PLAN, NEIGHBORHOOD PLAN, OR SIMILAR REGULATORY PLAN APPLICABLE TO THE SITE.

G. EXEMPTIONS AND EXCLUDED AREAS.

1. **EXEMPTIONS.** THE FOLLOWING PROPERTIES ARE NOT ELIGIBLE TO UTILIZE THE PROVISIONS OF THIS SECTION FOR MULTI-FAMILY CONVERSION PURSUANT TO A.R.S. SECTION 9-462.10:

- a. PROPERTIES ZONED HP OR HP-L;
- b. PROPERTIES DESIGNATED AS HISTORIC ON THE NATIONAL REGISTER OF HISTORIC PLACES;
- c. LAND IN THE TERRITORY IN THE VICINITY OF: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT; PHOENIX DEER VALLEY AIRPORT; AND SCOTTSDALE AIRPORT; EACH OF WHICH IS A FEDERAL AVIATION ADMINISTRATION COMMERCIALY-LICENSED AIRPORT OR A GENERAL AVIATION OR PUBLIC AIRPORT AS DEFINED IN A.R.S. SECTION 28-8486.
- d. LAND IN THE TERRITORY IN THE VICINITY OF A MILITARY AIRPORT OR ANCILLARY MILITARY FACILITY AS DEFINED IN A.R.S. SECTION 28-8461; AND
- e. LAND LOCATED IN THE CITY THAT IS LOCATED ON TRIBAL LAND.

2. **EXCLUDED AREAS.** RESERVED.

Amend Chapter 7, Section 712 (Mobile Home Parks) to strike everything, and replace with the following text:

SECTION 712. ADAPTIVE REUSE

A. **PURPOSE.** THIS SECTION ESTABLISHES DEVELOPMENT STANDARDS FOR ADAPTIVE REUSE OF EXISTING BUILDINGS.

B. **APPLICABILITY.** THE PROVISIONS OF THIS SECTION APPLY TO THE ADAPTIVE REUSE OF EXISTING BUILDINGS. AN ADAPTIVE REUSE PROJECT MUST ALSO COMPLY WITH THE FOLLOWING:

1. **SITE PLAN.** A SITE PLAN, PER THE PROVISIONS OF SECTION 507, DEVELOPMENT REVIEW APPROVAL, IS REQUIRED UNLESS WAIVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. **WATER AND SEWER.** ADEQUATE WATER AND SEWER SERVICE, AS DETERMINED BY THE WATER SERVICES DEPARTMENT, MUST BE PROVIDED TO THE SITE.

3. **CONSTRUCTION AND FIRE CODES.** ALL BUILDINGS WITHIN THE DEVELOPMENT MUST COMPLY WITH ALL APPLICABLE CONSTRUCTION AND FIRE CODES.

4. **OBSOLETE BUILDINGS.** THE EXISTING BUILDING(S) MUST BE ECONOMICALLY OR FUNCTIONALLY OBSOLETE.

B. **ADAPTIVE REUSE REGULATIONS.**

1. **DEMOLITION.** THE DEMOLITION OF A PORTION OF THE EXISTING OBSOLETE BUILDING OR BUILDINGS SHALL BE ALLOWED, AS PERMITTED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

2. **SETBACKS.** THE SETBACK REQUIREMENTS FOR THE PROPOSED USE SHALL APPLY. IF THE MINIMUM SETBACK REQUIREMENT THAT APPLIES TO THE EXISTING BUILDING IS LESS THAN THE MINIMUM SETBACK REQUIREMENT THAT APPLIES TO THE PROPOSED USE, THE EXISTING BUILDING SHALL BE CONSIDERED NONCONFORMING FOR SETBACK PURPOSES.

3. **HEIGHT.** IF THE MAXIMUM ALLOWABLE HEIGHT THAT APPLIES TO THE EXISTING BUILDING EXCEEDS THE MAXIMUM ALLOWABLE HEIGHT FOR THE PROPOSED USE, THE EXISTING HEIGHT MAY REMAIN AND SHALL BE CONSIDERED NONCONFORMING FOR HEIGHT PURPOSES.

4. **PARKING.** PARKING REQUIREMENTS FOR AN ADAPTIVE REUSE PROJECT SHALL BE THE LESSER OF:
 - A. STANDARD PARKING REQUIREMENTS FOR THE PROPOSED USE(S) IN THE APPLICABLE ZONING DISTRICT; OR

 - B. PARKING REQUIREMENTS IN ACCORDANCE WITH POLICIES FOR ADAPTIVE REUSE ADOPTED BY CITY COUNCIL.

5. **SITE IMPROVEMENTS.** THE ON-SITE IMPROVEMENTS REQUIRED FOR AN ADAPTIVE REUSE PROJECT SHALL BE AS REQUIRED FOR THE PROPOSED USE IN THE APPLICABLE ZONING DISTRICT, UNLESS OTHERWISE PERMITTED BY POLICIES FOR ADAPTIVE REUSE ADOPTED BY CITY COUNCIL.



*****REQUEST TO ADD-ON (SEE ATTACHED MEMO)*** Revised Request for City Council to Call to Meet in Executive Session on Specific Dates January through December 2025 - Citywide**

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

- January 14
- January 28
- February 11
- February 25
- March 3
- March 18
- April 15
- May 6
- June 10
- July 1
- September 9
- September 23
- October 7
- October 28
- November 4
- November 25
- December 9

Public Outreach

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

Council Action

This is an amendment to the previous action taken by the City Council on November 13, 2024.

Responsible Department

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



City of Phoenix
OFFICE OF THE CITY ATTORNEY

To: Jeffrey J. Barton
City Manager

Date: February 14, 2025

From: Julie M. Kriegh
City Attorney 

Subject: REQUEST TO ADD AN ITEM TO THE FEBRUARY 19, 2025 FORMAL AGENDA – AMENDING 2025 DATES FOR CITY COUNCIL TO MEET IN EXECUTIVE SESSION

This memo requests to add an item to the February 19, 2025 Formal agenda to amend dates for City Council to meet in Executive Session for 2025.

Approved by:


Jeffrey J. Barton
City Manager