



City of Phoenix
FINANCE DEPARTMENT

DATE: March 11, 2019

TO: Park Central Community Facilities District Board Members

FROM: Denise Olson, Chief Financial Officer
District Treasurer, Park Central Community Facilities District

SUBJECT: MARCH 20, 2019, MEETING OF THE PARK CENTRAL COMMUNITY
FACILITIES DISTRICT BOARD OF DIRECTORS

BACKGROUND

At the August 29, 2018 City Council meeting, the Mayor and Council of the City of Phoenix, Arizona, adopted Resolution No. 21669 which, among other things ordered and declared formation of Park Central Community Facilities District.

On December 12, 2018, the first meeting of the District Board was held at 2:30 p.m. immediately preceding the Formal City Council meeting. At this meeting, the District Board approved adoption of Resolution No. PC-01 taking action in regards to organization of the District; approving of a general plan for the District; and approving and authorizing the execution and delivery of a District Development Agreement. It also authorized the District Controller to accept and disburse funds.

AGENDA FOR THE MARCH 20, 2019 MEETING

This meeting of the District Board is scheduled for Wednesday, March 20, 2019, at 2:30 p.m. immediately preceding the Formal City Council meeting. At this meeting, the District Board will be asked to consider for adoption Resolution No. PC-02 ordering the preparation of a feasibility study relating to the acquisition, construction and financing of a parking garage in the District; calling a public hearing on such project and the feasibility thereof; and authorizing related actions. Attached as Exhibit "A" to Resolution No. P-02 is a form of notice for the public hearing. Enclosed are the following materials relating to the next March 20, 2019, District Board meeting:

1. Meeting notice and agenda
2. Program Script for Public Meeting
3. Minutes from the December 12, 2018, Park Central Community Facilities District Board Meeting

4. Proposed Resolution No. PC-02

CONCLUSION/ACTION REQUIRED

District Board approval of Resolution No. PC-02 is requested.

Copies of this report and enclosures to:

Ed Zuercher, City Manager
Milton Dohoney, Jr., Assistant City Manager
Deanna Jonovich, Assistant City Manager
Toni Maccarone, Special Assistant to the City Manager
Cris Meyer, City Attorney
Denise Archibald, City Clerk
Christine Mackay, Community and Economic Development Director
Alan Stephenson, Planning & Development Director
Thomas Stack, Asst City Attorney IV
Penny Parrella, Exec Assistant to City Council
Kathleen Gitkin, Deputy Finance Director-City Treasurer
Adam Miller, Planning and Development Team Leader
Jeff Stapleton, Economic Development Program Manager
Tim Pickrell, Squire Patton Boggs (US) LLP

NOTICE OF PUBLIC MEETING
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS and to the general public, that the PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS will hold a meeting open to the public on Wednesday, March 20, 2019 at 2:30 p.m. located in the Phoenix City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.

The agenda for the meeting is as follows:

1.	Call to order.
2.	Roll call.
3.	Approval of Minutes of the Park Central Community Facility District Board on December 12, 2018
4.	Consideration and possible adoption of Resolution No. PC-02, ordering the preparation of a feasibility study relating to the acquisition, construction and financing of a parking garage in the District; calling a public hearing on such project and the feasibility thereof; and authorizing related actions
5.	Adjournment.

For further information, please call Rita Murphy, Finance Department at 602-495-7116.

For reasonable accommodations, call Becky Kivioja at Voice/602-262-7166 or TTY/7-1-1 as early as possible to coordinate needed arrangements.

March 6, 2019

ATTACHMENT A

PROGRAM SCRIPT FOR PUBLIC MEETING OF
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS
March 20, 2019

1. (Call to Order)

“This is the time for the second meeting of the Board of Directors of the Park Central Community Facilities District.”

2. (Roll Call)

Will the Clerk please call the roll.”

3. Approval of Minutes of the December 12, 2019 Park Central Community Facility District Board Meeting

4. (Consideration for Adoption of Resolution No. PC-02)

“Is there a motion to adopt Resolution No. PC-02 ordering the preparation of a feasibility study relating to the acquisition, construction and financing of a parking garage in the District; calling a public hearing on such project and the feasibility thereof; and authorizing related actions.”

5. (Adjournment)

“This meeting is now adjourned.”

December 12, 2018

ITEM 1

CALL TO ORDER

The Board of Directors of the Park Central Community Facilities District convened on Wednesday, December 12, 2018, at 2:35 p.m. in the Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.

ITEM 2

ROLL CALL

Present: Board Members Andrew Conlin, Steve Gervais, Vania Guevara, Felicita Mendoza, Michael Nowakowski, Laura Pastor, Debra Stark, Vice Chair Jim Waring, and Chairman Thelda Williams
Absent: Board Member Sal DiCiccio

ITEM 3

**CONSIDERATION FOR
ADOPTION OF RESOLUTION
NO. PC-01**

MOTION was made by Board Member Conlin, **SECONDED** by Board Member Gervais, to approve Resolution **MOTION CARRIED 9-0** with Board Member DiCiccio absent.

ITEM 4

ADJOURNMENT

There being no further business to come before the Board, Chairman Williams declared the meeting adjourned at 2:37 p.m.

CHAIRMAN

ATTEST:

DISTRICT CLERK

ATTACHMENT B

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

RESOLUTION NO. PC-02

RESOLUTION OF THE DISTRICT BOARD OF THE PARK CENTRAL COMMUNITY FACILITIES DISTRICT (CITY OF PHOENIX, ARIZONA) ORDERING THE PREPARATION OF A FEASIBILITY REPORT RELATING TO THE ACQUISITION, CONSTRUCTION AND FINANCING OF CERTAIN PUBLIC INFRASTRUCTURE COMPRISING A PARKING GARAGE BENEFITTING CERTAIN PARCELS WITHIN THE DISTRICT; CALLING A PUBLIC HEARING ON THE PUBLIC INFRASTRUCTURE AND THE FEASIBILITY THEREOF; PROVIDING THAT THE PROPOSED ACQUISITION, CONSTRUCTION AND FINANCING OF SUCH PUBLIC INFRASTRUCTURE WILL BE PERFORMED AND THAT AN ASSESSMENT AREA BE FORMED AND THAT SPECIAL ASSESSMENT REVENUE BONDS OF THE DISTRICT WILL BE ISSUED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 6, ARIZONA REVISED STATUTES, AS AMENDED.

WHEREAS, pursuant to Section 48-715, Arizona Revised Statutes ("A.R.S."), as amended, the District Board (the "Board") of the Park Central Community Facilities District (the "District") hereby desires that a report (the "Report") be prepared on the feasibility and benefits of the acquisition, construction and financing of certain Public Infrastructure, as defined in Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (the "Act"), comprising a Parking Garage (the "Project"), as provided for in the General Plan of the District, to be financed with the proceeds of the sale of special assessment revenue bonds of the District, which Report will discuss the matters relating to the Project required by A.R.S. Section 48-715; and

WHEREAS, pursuant to Section 48-715, A.R.S., a public hearing on the Project and the Report shall be held by the Board prior to the formal consideration of the Project or the Report by the Board, after provision for publication of notice thereof as provided by law;

WHEREAS, a copy of the Report shall be on file with the District Clerk prior to the public hearing:

NOW, THEREFORE, BE IT RESOLVED BY THE DISTRICT BOARD OF PARK
CENTRAL COMMUNITY FACILITIES DISTRICT as follows:

Section 1. Preparation of the Feasibility Study. The Report shall be prepared on the feasibility and benefits of the acquisition, construction and financing of the Project, discussing the matters required by A.R.S. Section 48-715. The Report shall be filed with the District Clerk prior to the public hearing to be held pursuant to the Act.

Section 2. Publication of Notice of Hearing. Notice of the public hearing on the Project and the Report shall be published by the District Clerk pursuant to the Act not less than ten (10) days in advance of the date of the public hearing on the Report. The form of notice of the public hearing in substantially the form attached hereto as Exhibit A is hereby approved in all respects.

Section 3. Effect. This resolution shall be effective immediately.

PASSED AND ADOPTED by the District Board of Park Central Community Facilities

District on March __, 2019.

Chairperson, District Board,
Park Central Community Facilities District

ATTEST:

District Clerk

APPROVED AS TO FORM:

District Attorney

REVIEWED BY:

District Manager

Exhibit A Notice of Public Hearing

EXHIBIT A

NOTICE OF PUBLIC HEARING

TO THE GENERAL PUBLIC AND THE MEMBERS OF THE BOARD OF DIRECTORS OF
PARK CENTRAL COMMUNITY FACILITIES DISTRICT (CITY OF PHOENIX, ARIZONA):

NOTICE IS HEREBY GIVEN that the District Board the Park Central Community Facilities District (City of Phoenix, Arizona) will meet on _____, 2019, which will begin at ____ p.m. to be held in the Phoenix City Council Chambers, 200 West Jefferson Street, Phoenix, Arizona 85003, to conduct a public hearing on, and to consider and review a feasibility report relative to a proposed public infrastructure project comprising a parking garage to be financed by the issuance of special assessment revenue bonds of the District. A copy of the feasibility report may be reviewed at the office of the District Clerk, 200 West Washington Street, Phoenix, Arizona 85003.

Publish once no later than _____, 2019