

**MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD MEETING**  
**CITY OF AVONDALE, ARIZONA**  
May 5, 2025

A **Regular Meeting** of the Alamar Community Facilities District Board of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 6:50 p.m.

**Members Present:** Chairperson Mike Pineda; Vice Chairperson Curtis Nielson; Board Members Tina Conde, Shari Weise, Jeanette Garcia, and Max White.

**Members Absent:** Board Member Gloria Solorio.

**Other Municipal Officials Present:** Ron Corbin, District Manager; Tracy Stevens, Assistant District Manager; Katie Gregory, Assistant District Manager; Nicholle Harris, District Attorney; Marcella Sarmiento, District Clerk; Eric Bay, Public Works Assistant Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Julie Knoll; Deputy District Clerk; Craig Jennings, Judge; Corey Larriva, Parks and Recreation Director; Chris Lopez, Neighborhood and Family Services Director; Ingrid Melle, Communications and Marketing Program Manager; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Jodie Novak, Development Services Director; Abril Ruiz-Ortega, Court Administrator; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Jennifer Stein, Economic Development Director; and Renee Weatherless, Finance and Budget Director.

**Audience:** Approximately 2 members of the public were present.

- 1. ROLL CALL BY THE DISTRICT CLERK**
- 2. REGULAR AGENDA**
- 3. MINUTES**

Board Member Conde moved to approve June 3, 2024 Alamar Community Facilities District Board meeting minutes; Board Member White seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Weise	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

**4. CFD RESOLUTION 1-2025 - ADOPTION OF THE ALAMAR COMMUNITY FACILITIES DISTRICT FISCAL YEAR 2026 TENTATIVE BUDGET**

The District Board considered a request to adopt CFD Resolution 1-2025, setting forth the fiscal year 2025-2026 tentative budget and authorized the Chairperson or District Manager, District Attorney and District Clerk to execute the necessary documents.

Renee Weatherless, Finance and Budget Director, presented the fiscal year 2026 tentative budget. The Alamar Community Facilities District (CFD) budgeted sources consist of property tax revenue and bond proceeds from an annual bond issuance in fiscal year 2026. This fiscal year's bond issuance will be brought back before the board for approval on May 19, 2025. The expenses consist of ongoing costs to operate the CFD, the cost to repay existing debt service payments, and the capital costs of the public infrastructure that have been completed within the district. For fiscal year 2026, that total is \$10.9 million.

The CFD will levy a combined property tax rate of \$4.15 per \$100 assessed valuation. This combined property tax rate consists of the primary rate which is limited to \$0.30 and is used to fund the general operations of the district, and the secondary rate is limited to \$3.85 per \$100 assessed valuation and is used to repay the debt service payments of the district.

Board Member Conde moved to adopt Resolution 1-2025, setting forth the FY2026 tentative budget and annual expenditure limitation and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Board Member White; seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Weise	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

**5. ADJOURNMENT**

There being no further business before the Board, Board Member White moved to adjourn the Regular Meeting; Board Member Garcia seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

Board Member Conde	Aye
Board Member Weise	Aye
Board Member Garcia	Aye
Board Member White	Aye
Vice Chairperson Nielson	Aye
Chairperson Pineda	Aye

Meeting adjourned at 6:54 p.m.

*Mike Pineda*

Mike Pineda (May 22, 2025 10:35 PDT)

Mike Pineda, Chairperson

#### CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Alamar Communities Facilities District Board of the City of Avondale held on the 5<sup>th</sup> day of May 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

*Marcella Sarmiento*

Marcella Sarmiento, District Clerk