



## City of Avondale

### Alamar Community Facilities District Board Meeting

Monday, December 15, 2025

### District Board Members

Mike Pineda, Chairperson

Curtis Nielson, Vice Chairperson

Tina Conde, Boardmember | Jeannette Garcia, Boardmember

Gloria Solorio, Boardmember | Shari Weise, Boardmember

Max White, Board Member

### Administration

Ron Corbin, District Manager

Tracy Stevens  
Assistant District Manager

Katie Gregory  
Assistant District Manager

Dale Nannenga  
Deputy District Manager

Nicholle Harris  
District Attorney

Marcella Sarmiento, District Clerk

### City Council Chambers

11465 West Civic Center Drive, Avondale, AZ 85323

### Watch a CFD Board Meeting Online

Visit the link below to watch a meeting live online:

<https://www.avondaleaz.new.swagit.com/views/540/>

Please note, the live stream will not be monitored by staff; therefore, anyone wishing to address the Board Members shall appear in person to speak.



Alamar Community Facilities District Board  
Meeting Notice & Agenda  
Monday, December 15, 2025

CITY COUNCIL CHAMBER | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

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**ALAMAR COMMUNITY FACILITIES DISTRICT BOARD  
SPECIAL MEETING**

**Convene immediately following the 5:30 pm City Council Regular Meeting**

**CALL TO ORDER BY DISTRICT CHAIR**

**1. ROLL CALL BY THE DISTRICT CLERK**

**2. CONSENT AGENDA**

**a. MINUTES**

The District Board will consider a request to approve the June 2, 2025 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

**b. CFD RESOLUTION 5-2025 - FIRST AMENDMENT TO CFD DEVELOPMENT AGREEMENT 2025**

The District Board will consider a request to adopt CFD Resolution 5-2025, approving and authorizing the first amendment to district development, financing participation and intergovernmental agreement for the Alamar Community Facilities District (CFD) and authorize the Chair or District Manager, District Attorney and District Clerk to execute the necessary documents. The amendment replaces Brookfield Residential (Arizona) LLC with Brookfield Communities US LLC and North America Sekisui House, LLC. This amendment was requested by the developer because of corporate restructuring. The Board will take appropriate action.

**3. ADJOURNMENT**

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Members will attend either in person or by telephone conference call. Los miembros participaran ya sea en persona o por medio de llamada telefonica.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1000 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1000 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta.