



City of Avondale

Alamar Community Facilities District Board Meeting

Monday, May 4, 2026

District Board Members

Mike Pineda, Chairperson

Curtis Nielson, Vice Chairperson

Tina Conde, Board Member | Jeannette Garcia, Board Member

Gloria Solorio, Board Member | Shari Weise, Board Member

Max White, Board Member

Administration

Ron Corbin, District Manager

Katie Gregory,
Assistant District Manager

Dale Nannenga,
Assistant District Manager

Jennifer Stein,
Assistant District Manager

Nicholle Harris,
District Attorney

Marcella Sarmiento, District Clerk

City Council Chamber

11465 West Civic Center Drive, Avondale, AZ 85323

Watch a Meeting Online

Join the meeting and view presentations:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 213 421 215 559 25 | Passcode: 5CY9Q7zX

Using a Mobile Device? Download the Microsoft Teams Meeting application.

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
Notice & Agenda
Monday, May 4, 2026

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

**ALAMAR COMMUNITY FACILITIES DISTRICT BOARD
REGULAR 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 December 15, 2025 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

3. REGULAR AGENDA

a. CFD RESOLUTION 1-2026 - ADOPTION OF THE ALAMAR COMMUNITY FACILITIES DISTRICT FISCAL YEAR 2027 TENTATIVE BUDGET

The District Board will consider a request to adopt CFD Resolution 1-2026, setting forth the fiscal year 2026-2027 tentative budget and authorize the Chairperson or District Manager, District Attorney and District Clerk to execute the necessary documents. The Board will take appropriate action.

4. ADJOURNMENT

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.

ITEM NUMBER: 2.a.

SUBJECT: Minutes

MEETING DATE: 5/4/2026

TO: Board Members

FROM: Marcella Sarmiento, District Clerk

THROUGH: Jennifer Stein, Assistant District Manager, (623) 333-1014

REVIEWED: Ron Corbin, District Manager, (623) 333-1011

PURPOSE:

The District Board will consider a request to approve the December 15, 2025 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statute §§ 38-431.01(B), the District must provide written minutes of all Board meetings.

DISCUSSION:

The District Board held a meeting and the attached minutes have been prepared for approval.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends the District Board will consider a request to approve the December 15, 2025 Alamar Community Facilities District Board meeting minutes.

Contact person for document distribution:

MINUTES OF THE ALAMAR COMMUNITY FACILITIES DISTRICT BOARD
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
December 15, 2025

A **Special 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 7:06 p.m.

Members Present: Chair Mike Pineda; Vice Chair Curtis Nielson; Board Members Tina Conde, Jeannette Garcia, Gloria Solorio, Shari Weise, and Max White.

Members Absent: None.

Other Municipal Officials Present: 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; Edith Baltierrez, Neighborhood and Family Services Assistant Director; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Craig Jennings, Judge; Elisabeth Kahn, Assistant District Engineer; Corey Larriva, Parks and Recreation Director; Andy Mesquita, Human Resources Director; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Jennifer Stein, Economic Development Director; and Renee Weatherless, District Treasurer.

Audience: Approximately 10 members of the public were present.

1. ROLL CALL BY THE DISTRICT CLERK

2. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the District Board at a previous meeting. They are intended to be acted upon in one motion. Board members may pull items from consent if they would like them considered separately.

Mayor Pineda asked if any Councilmember wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Councilmember Garcia, seconded by Councilmember Conde, to approve the Consent Agenda.

Upon vote, the motion was carried unanimously 7 to 0.

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Solorio	Aye
Board Member Weise	Aye

Board Member White	Aye
Vice Chair Nielson	Aye
Chair Pineda	Aye

a. MINUTES

The District Board approved the June 2, 2025 Alamar Community Facilities District Board meeting minutes.

b. CFD RESOLUTION 5-2025 - FIRST AMENDMENT TO DISTRICT DEVELOPMENT, FINANCING PARTICIPATION, WAIVER, AND INTERGOVERNMENTAL AGREEMENT - ALAMAR COMMUNITY FACILITIES DISTRICT (CFD)

The District Board adopted CFD Resolution 5-2025, approving and authorizing the first amendment to district development, financing participation and intergovernmental agreement for the Alamar CFD and authorized 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

There being no further business before the Council, Board Member Garcia moved to adjourn the Special Meeting; Board Member Conde seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Board Member Conde	Aye
Board Member Garcia	Aye
Board Member Solorio	Aye
Board Member Weise	Aye
Board Member White	Aye
Vice Chair Nielson	Aye
Chair Pineda	Aye

The meeting was adjourned at 7:07 p.m.

Mike Pineda, Chair

Special Meeting
Alamar Community Facilities District Board
December 15, 2025
Page 2 of 2

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the Alamar Community Facilities District Board of the City of Avondale held on the 15th day of December 2025. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, District Clerk

Date Approved by the Board

ITEM NUMBER: 3.a.

SUBJECT: CFD Resolution 1-2026 - Adoption of the Alamar Community Facilities District Fiscal Year 2027 Tentative Budget

MEETING DATE: 5/4/2026

TO: Board Members

FROM: Renee Weatherless, Director of Finance & Budget

THROUGH: Ron Corbin, District Manager, (623) 333-1011

REVIEWED: Ron Corbin, District Manager, (623) 333-1011

PURPOSE:

The District Board will consider a request to adopt CFD Resolution 1-2026, setting forth the fiscal year 2026-2027 tentative budget and authorize the Chairperson or District Manager, District Attorney and District Clerk to execute the necessary documents. The Board will take appropriate action.

BACKGROUND:

The adoption of the tentative budget will set the maximum limit of expenditures for FY2027. The total budget may be reduced prior to the final adoption, but cannot be increased. The tentative budget for the district must be approved by resolution on or before July 15.

DISCUSSION:

Per A.R.S 48-716, on or before July 15, the district treasurer shall prepare a proposed budget for the ensuing fiscal year for the district board's approval. Public notice is required at least 10 days before the tentative budget. Public notice will be published per the requirements of A.R.S. 48-715. The final budget shall be adopted before October 1.

BUDGET IMPACT:

This action will set the maximum expenditure limit for FY2027. Revisions can be made to decrease, but not increase the total expenditure amount for the final budget.

RECOMMENDATION:

Staff recommends adoption of a resolution setting forth the FY2027 tentative budget and annual expenditure limitation and authorize staff to proceed with required publications.

Contact person for document distribution:

**Alamar Community Facilities District
Summary Schedule of estimated revenues and expenditures/expenses
Fiscal year 2027**

Fiscal year	S c h	Funds								
		General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total all funds	
2026	E	1	0	67,282	863,448	10,000,000	0	0	0	10,930,730
2026	E	2	0	10,000	816,200	5,422,000	0	0	0	6,248,200
2027		3	0	0	0	0	0	0	0	0
2027	B	4	0	86,232						86,232
2027	B	5			1,106,654					1,106,654
2027	C	6	0	0	0	0	0	0	0	0
2027	D	7	0		0	5,000,000	0	0	0	5,000,000
2027	D	8	0	0	0	0	0	0	0	0
2027	D	9	0	0	0	0	0	0	0	0
2027	D	10	0	0	0	0	0	0	0	0
2027			Line 11: Reduction for fund balance reserved for future budget year expenditures							
										0
										0
										0
										0
2027		12	0	86,232	1,106,654	5,000,000	0	0	0	6,192,886
2027	E	13	0	86,300	1,100,000	5,000,000	0	0	0	6,186,300

<u>Expenditure limitation comparison</u>	2026	2027
1 Budgeted expenditures/expenses	\$ 10,930,730	\$ 6,186,300
2 Add/subtract: estimated net reconciling items		
3 Budgeted expenditures/expenses adjusted for reconciling items	10,930,730	6,186,300
4 Less: estimated exclusions		
5 Amount subject to the expenditure limitation	\$ 10,930,730	\$ 6,186,300
6 EEC expenditure limitation or voter-approved alternative expenditure limitation	\$	\$

 The city/town does not levy property taxes and does not have special assessment districts for which property taxes are levied. Therefore, Schedule B has been omitted.

* Includes expenditure/expense adjustments approved in the current year from Schedule E.
 ** Includes actual amounts as of the date the proposed budget was prepared, adjusted for estimated activity for the remainder of the fiscal year.
 *** Amounts on this line represent beginning fund balance/(deficit) or net position/(deficit) amounts except for nonspendable amounts (e.g., prepaids and inventories) or amounts legally or contractually required to be maintained intact (e.g., principal of a permanent fund). See the Instructions tab, cell C17 for more information about the amounts that should and should not be included on this line.

Alamar Community Facilities District
Tax levy and tax rate information
Fiscal year 2027

	2026	2027
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	\$ <u> </u>	\$ <u> </u>
2. Amount received from primary property taxation in the current year in excess of the sum of that year's maximum allowable primary property tax levy. A.R.S. §42-17102(A)(18)	\$ <u> </u>	
3. Property tax levy amounts		
A. Primary property taxes	\$ <u> 67,282</u>	\$ <u> 86,232</u>
Property tax judgment		
B. Secondary property taxes	<u> 863,448</u>	<u> 1,106,654</u>
Property tax judgment		
C. Total property tax levy amounts	\$ <u> 930,730</u>	\$ <u> 1,192,886</u>
4. Property taxes collected*		
A. Primary property taxes		
(1) Current year's levy	\$ <u> 67,282</u>	
(2) Prior years' levies		
(3) Total primary property taxes	\$ <u> 67,282</u>	
B. Secondary property taxes		
(1) Current year's levy	\$ <u> 819,300</u>	
(2) Prior years' levies		
(3) Total secondary property taxes	\$ <u> 819,300</u>	
C. Total property taxes collected	\$ <u> 886,582</u>	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	<u> 0.3000</u>	<u> 0.3000</u>
Property tax judgment		
(2) Secondary property tax rate	<u> 3.8500</u>	<u> 3.8500</u>
Property tax judgment		
(3) Total city/town tax rate	<u> 4.1500</u>	<u> 4.1500</u>
B. Special assessment district tax rates		
Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating <u> one </u> special assessment districts for which secondary property taxes are levied. For information pertaining to these special assessment districts and their tax rates, please contact the city/town.		

* Includes actual property taxes collected as of the date the proposed budget was prepared, plus estimated property tax collections for the remainder of the fiscal year.

**Alamar Community Facilities District
Revenues other than property taxes
Fiscal Year 2027**

Source of revenues	Estimated revenues 2026	Actual revenues* 2026	Estimated revenues 2027
Special revenue funds			
Miscellaneous Revenue - Operations	\$ _____	\$ _____ 2,000	\$ _____ 5,000
Miscellaneous Revenue - Capital	_____	_____	_____
Miscellaneous Revenue - Debt	_____	_____ 2,000	_____ 5,000
Contingency	_____	_____	_____
	\$ _____ 0	\$ _____ 4,000	\$ _____ 10,000
Total all funds	\$ _____ 0	\$ _____ 4,000	\$ _____ 10,000

* Includes actual revenues recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated revenues for the remainder of the fiscal year.

Alamar Community Facilities District
Other financing sources/(uses) and interfund transfers
Fiscal year 2027

Fund	Other financing 2027		Interfund transfers 2027	
	Sources	(Uses)	In	(Out)
Special revenue funds				
Bond Issuance	\$ 5,000,000	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total special revenue funds	\$ 5,000,000	\$ 0	\$ 0	\$ 0
Total all funds	\$ 5,000,000	\$ 0	\$ 0	\$ 0

**Alamar Community Facilities District
Expenditures/expenses by fund
Fiscal year 2027**

Fund/Department	Adopted budgeted expenditures/expenses 2026	Expenditure/expense adjustments approved 2026	Actual expenditures/expenses* 2026	Budgeted expenditures/expenses 2027
Special revenue funds				
General Operations	\$ 67,282	\$	\$ 10,000	\$ 86,300
Capital	10,000,000		5,422,000	5,000,000
Capital - Finance				
Debt	863,448		816,200	1,100,000
Contingency	0			
Total special revenue funds	\$ 10,930,730	\$ 0	\$ 6,248,200	\$ 6,186,300
Total all funds	\$ 10,930,730	\$ 0	\$ 6,248,200	\$ 6,186,300

* Includes actual expenditures/expenses recognized on the modified accrual or accrual basis as of the date the proposed budget was prepared, plus estimated expenditures/expenses for the remainder of the fiscal year.

CFD RESOLUTION 1-2026

A RESOLUTION OF THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT, SETTING FORTH THE TENTATIVE BUDGET AND ESTABLISHING THE EXPENDITURE LIMITATION FOR ALAMAR (FORMERLY LAKIN) COMMUNITY FACILITIES DISTRICT FOR FISCAL YEAR 2026-2027.

WHEREAS, on May 21, 2018, the Mayor and Council of the City of Avondale, Arizona (the “City”), adopted Resolution No. 3453-518 forming Alamar Community Facilities District (“ACFD”), a community facilities district in accordance with ARIZ. REV. STAT. § 48-701 et seq., as amended; and

WHEREAS, ACFD is a special purpose district for purposes of Article IX, Section 19, of the Arizona Constitution, a tax-levying public improvement district for the purposes of Article XIII, Section 7, of the Arizona Constitution, and a municipal corporation for all purposes of ARIZ. REV. STAT. Title 35, Chapter 3, Articles 3, 3.1, 3.2, 4 and 5, as amended, and (except as otherwise provided in ARIZ. REV. STAT. § 48-708(B), as amended) is considered to be a municipal corporation and political subdivision of the State of Arizona, separate and apart from the City; and

WHEREAS, a primary purpose for creating ACFD was to finance certain public infrastructure needed for the development known as “Alamar Park” through assessment of ad valorem taxes on all real and personal property within ACFD; and

WHEREAS, in accordance with ARIZ. REV. STAT. §§ 48-716 and 48-723, as amended, the District Treasurer of ACFD has submitted to the District Board of ACFD a proposed budget for Fiscal Year 2026-2027 which includes statements and estimates of the operation and maintenance expenses of ACFD, the costs of capital improvements to be financed by the authorized ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy; and

WHEREAS, the District Board of ACFD desires now to approve said tentative budget for the Fiscal Year 2026-2027, to publish notice of having filed the required statements and estimates, and to set a date (and publish notice thereof) for a public hearing to receive comment on the tentative budget.

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

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The statements and schedules attached hereto as Exhibit A and incorporated herein by reference are hereby adopted as the District's official tentative budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027, including the establishment of the expenditure limitation for such fiscal year.

SECTION 3. The public hearing date of May 4, 2026, beginning at or after 5:30 p.m. at the City of Avondale City, Council Chambers, 11465 W. Civic Center Drive, Avondale, Arizona, is hereby set to consider said tentative budget (including, but expressly not limited to, consideration of those portions of the statements), and a notice shall be published once in a newspaper of general circulation no later than ten (10) days prior to said hearing date.

SECTION 4. The District Board Chairman, the District Manager, the District Clerk and the District Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the District Board of the Alamar (formerly Lakin) Community Facilities District on May 4, 2026.

Mike Pineda, Chairman District Board
Alamar Community Facilities District

ATTEST:

Marcella Sarmiento, District Clerk
Alamar Community Facilities District

APPROVED AS TO FORM:

Nicholle Harris, District Attorney
Alamar Community Facilities District

EXHIBIT A
TO
CFD RESOLUTION 1-2026

[Statements and Schedules]

See following pages.

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Fiscal year 2027**

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Fiscal Year 2027**

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Miscellaneous Revenue - Debt	_____	_____ 2,000	_____ 5,000
Contingency	_____	_____	_____
	\$ _____ 0	\$ _____ 4,000	\$ _____ 10,000
Total all funds	\$ _____ 0	\$ _____ 4,000	\$ _____ 10,000

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Alamar Community Facilities District
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Fiscal year 2027

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Total special revenue funds	\$ 5,000,000	\$ 0	\$ 0	\$ 0
Total all funds	\$ 5,000,000	\$ 0	\$ 0	\$ 0

**Alamar Community Facilities District
Expenditures/expenses by fund
Fiscal year 2027**

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