

**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*

[Mike Pineda \(May 6, 2026 13:28:43 PDT\)](#)


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Mike Pineda, Chair

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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 15<sup>th</sup> day of December 2025. I further certify that the meeting was duly called and held, and that the quorum was present.



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Marcella Sarmiento, District Clerk

**May 4, 2026**

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Date Approved by the Board