City of Avondale

Alamar Community Facilities District Board

& City Council Meetings

Monday, June 1, 2026

Mayor and Council

Mike Pineda, Mayor

Curtis Nielson, Vice Mayor

Tina Conde, Councilmember | Jeannette Garcia, Councilmember

Gloria Solorio, Councilmember | Shari Weise, Councilmember

Max White, Councilmember

Administration

Ron Corbin, City Manager

Dale Nannenga, Assistant City Manager | Katie Gregory, Assistant City Manager

Jennifer Stein, Assistant City Manager | Andrew Mesquita, Assistant City Manager

Nicholle Harris, City Attorney | Marcella Sarmiento, City Clerk

City Council Chamber

11465 West Civic Center Drive

Avondale, AZ 85323

Watch a City Council Meeting On YouTube Live

All Regular City Council meetings will be livestreamed on the City of Avondale YouTube channel. The livestream will begin approximately 30 minutes prior to the meeting start time.

https://www.youtube.com/@cityofavondaleaz

Please note, the livestream will not be monitored by staff; therefore, anyone wishing to address the City Council shall appear in person to speak.

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

ALAMAR COMMUNITY FACILITIES DISTRICT (CFD) BOARD
REGULAR MEETING
5:30 PM

Physical Access to the Council Chamber will be available 30 minutes prior to the meeting.

CALL TO ORDER BY DISTRICT CHAIR
PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

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

2. **REGULAR AGENDA**

   a. **PUBLIC HEARING - PROPOSED FISCAL YEAR 2027 BUDGET AND TAX LEVY**
   The District Board will hold a public hearing to receive comments on the property tax levy and final budget for the fiscal year 2027 (FY2027). This item is for discussion only; no action is required.

   b. **PUBLIC HEARING AND CFD RESOLUTION 2-2026 - AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH REPORT; AUTHORIZING THE SALE AND ISSUANCE OF NOT TO EXCEED $4,000,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2026 OF THE DISTRICT, PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS INCLUDING MAKING CERTAIN FINDINGS, CERTIFICATIONS AND COVENANTS WITH RESPECT TO SUCH BONDS; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SERIES 2026 BOND REGISTRAR AND PAYING AGENT AGREEMENT, A BOND PURCHASE AGREEMENT, A SERIES 2026 CONTINUING DISCLOSURE UNDERTAKING AND CERTAIN OTHER DOCUMENTS RELATING TO SUCH BONDS; AWARDING SUCH BONDS TO THE PURCHASER THEREOF; DELEGATING THE DETERMINATION OF CERTAIN TERMS OF SUCH BONDS AND MATTERS RELATED THERETO TO THE DISTRICT MANAGER AND THE DISTRICT TREASURER; APPROVING A PRELIMINARY OFFICIAL STATEMENT RELATING TO SUCH BONDS; AUTHORIZING THE PREPARATION OF A FINAL OFFICIAL STATEMENT RELATING TO SUCH BONDS AND AUTHORIZING THE SUBSEQUENT LEVYING OF AN *AD VALOREM* PROPERTY TAX WITH RESPECT TO SUCH BONDS.**
   The District Board will: (a) conduct a public hearing on a Feasibility Report for projects, the construction of which is to be financed with proceeds of the sale of general obligation bonds; (b) consider a request to adopt CFD Resolution 2-2026; authorizing and ratifying the giving of Notice of Hearing with respect to approving a Feasibility Report and approving such Feasibility Report, authorizing all matters necessary to sell and issue General Obligation Bonds for the Alamar Community Facilities District not to exceed $4,000,000 in aggregate principal; and (c) authorize the District Manager and District Treasurer to determine certain matters related thereto. The Board will take appropriate action.

3. **ADJOURNMENT**

ALAMAR COMMUNITY FACILITIES DISTRICT BOARD
SPECIAL MEETING
Convene immediately following the 5:30 pm Alamar CFD Board 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 May 4, 2026 Alamar Community Facilities District Board meeting minutes. The Board will take appropriate action.

b. CFD RESOLUTION 3-2026 - SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2027

The District Board will consider a request to adopt CFD Resolution 3-2026, approving the final budget for fiscal year 2027 (FY2027) and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The Board will take appropriate action.

c. CFD RESOLUTION 4-2026 - SETTING THE PROPERTY TAX LEVY FOR THE FISCAL YEAR ENDING JUNE 30, 2027

The District Board will consider a request to adopt CFD Resolution 4-2026, levying upon the assessed valuation of the property within the Alamar Community Facilities District subject to ad valorem taxation a certain sum upon each one hundred ($100.00) of valuation for the fiscal year ending June 30, 2027 and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The Board will take appropriate action.

3. ADJOURNMENT

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under "Unscheduled Public Appearance" should submit an Online Request to Speak form (www.AvondaleAZ.gov/RequestToSpeak) at least one hour prior to the start of the meeting. Paper Request to Speak cards are also available at the meeting and should be submitted to staff prior to the start of the meeting.

CITY COUNCIL - REGULAR MEETING
Convene immediately following the Alamar CFD Board Special Meeting
CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS

a. GREEN FOR GOOD COMMUNITY SUSTAINABILITY GRANT PROGRAM AWARDEES

City Council will receive a presentation from Public Works on the 'Green for Good' Community Sustainability Grant Program awardees for Fiscal Year 2026. This item is for information only.

3. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

4. CONSENT AGENDA

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

a. MINUTES

City Council will consider a request to approve the May 4, 2026, City Council meeting minutes. The Council will take appropriate action.

b. APPOINTMENTS TO BOARDS AND COMMISSIONS

City Council will consider a request to approve various Board and Commission appointments as recommended by the City Council Subcommittee on Boards and Commissions and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

c. ANNUAL AUDIT PLAN ADOPTION

City Council will consider a request to adopt the Annual Audit Plan and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. ECONOMIC DEVELOPMENT AGREEMENT WITH THE AVONDALE AUTOMALL COMMON AREA MANAGEMENT ASSOCIATION

City Council will consider a request to approve an Economic Development Agreement with the Avondale Automall Common Area Management Association where the City shall contribute an amount not to exceed $150,000 for the upgrades to the Pylon Sign and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

e. RESOLUTION 1036-0626 - ADOPTION OF THE FISCAL YEAR 2027 PENSION FUNDING POLICY

City Council will consider a request to adopt Resolution 1036-0626, approving an updated Pension Funding Policy for Fiscal Year 2027 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. RESOLUTION 1037-0626 - DESIGNATION OF CHIEF FISCAL OFFICER FOR THE ANNUAL EXPENDITURE LIMITATION REPORT (AELR)

City Council will consider a request to adopt Resolution 1037-0626, designating Renee Weatherless as the Chief Fiscal Officer for the submittal of the AELR and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

g. RESOLUTION 1038-0626 - INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITY OF AVONDALE, THE CITY OF BUCKEYE, THE CITY OF EL MIRAGE, THE CITY OF GLENDALE, THE CITY OF GOODYEAR, THE CITY OF PEORIA, THE CITY OF SURPRISE, THE CITY OF TOLLESON, AND THE TOWN OF WICKENBURG FOR PARTICIPATION IN THE WEST VALLEY MOBILE FIELD FORCE RESPONSE TEAM (MFFRT).

City Council will consider a request to adopt Resolution 1038-0626, authorizing an Intergovernmental Agreement (IGA) renewal with the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, and the Town of Wickenburg, to enhance regional public safety coordination responses to incidents of public civil disturbances, public demonstrations, volatile situations, or events involving large crowds requiring multi-jurisdictional law enforcement resources and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. By partnering, the cities can improve operational readiness, strengthen mutual aid capabilities, and ensure a more effective, timely response to protect the community and maintain public order. The Council will take appropriate action.

h. RESOLUTION 1039-0626 - INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF GOODYEAR FOR SENIOR SERVICES

City Council will consider a request to adopt Resolution 1039-0626, approving an Intergovernmental Agreement with the City of Goodyear for fiscal year 2026-2027 for Senior Services provided to Goodyear residents by the Avondale Senior Services Division in the amount of $189,000 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

i. RESOLUTION 1040-0626 - MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF AVONDALE AND THE UNITED STATES SECRET SERVICE

City Council will consider a request to adopt Resolution 1040-0626, approving an MOU with the United States Secret Service, which will provide the Avondale Police Department access to training, equipment, and technology to be able to strengthen our ability to investigate crimes associated with fraud and cryptocurrency and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

j. ORDINANCE 2017-0626 — A) PROVIDING FOR THE SALE AND ISSUANCE OF CITY OF AVONDALE, GENERAL OBLIGATION BONDS, SERIES 2026 AND FOR THE ANNUAL LEVY OF A TAX FOR THE PAYMENT OF THE BONDS; B) APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF NECESSARY AGREEMENTS, INSTRUMENTS AND DOCUMENTS RELATED TO THE SALE AND ISSUANCE OF THE BONDS; C) DELEGATING AUTHORITY TO THE MAYOR, THE MANAGER AND THE FINANCE AND BUDGET DIRECTOR OF THE CITY TO DETERMINE CERTAIN MATTERS AND TERMS WITH RESPECT TO THE FOREGOING; D) AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THIS ORDINANCE AND RATIFYING ALL ACTIONS TAKEN TO FURTHER THIS ORDINANCE; AND E) DECLARING AN EMERGENCY.

City Council will consider a request to adopt Ordinance 2017-0626, approving the sale and execution and delivery of General Obligation bonds, Series 2026; authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing parks, recreation and library projects and pay the cost of issuance; approving the form and authorizing the execution and delivery of agreements necessary for such sale; delegating to the Mayor, the City Manager, and the Finance and Budget Director authority to determine certain matters and terms with respect to the foregoing, authorizing all actions to further this ordinance; declaring an emergency; authorizing staff to transfer the necessary appropriation authority to the appropriate funds and modify the interfund transfer schedule as necessary; and to authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

Note from the City Clerk: Item 4j includes an emergency clause and will require a 3/4 vote (at least six members of the City Council) to pass.

5. REGULAR AGENDA

a. PUBLIC HEARING - PROPOSED FISCAL YEAR 2027 FINAL BUDGET AND TAX LEVY

City Council will hold a public hearing to receive comment on the property tax levy and final budget for fiscal year 2026 - 2027 (FY2027). This item is for discussion only; no action is required.

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS

(5 minutes)

7. ADJOURNMENT

CITY COUNCIL - SPECIAL MEETING
Convene immediately following the City Council Regular Meeting
CALL TO ORDER BY MAYOR

1. ROLL CALL BY THE CITY CLERK

2. CONSENT AGENDA

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

a. RESOLUTION 1041-0626 - SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2026-2027

City Council will consider a request to adopt Resolution 1041-0626, approving the final budget for fiscal year 2026-2027 (FY2027) in the amount of $514,304,500 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

3. REGULAR AGENDA

a. JUDICIAL ADVISORY BOARD RECOMMENDATION ON THE REAPPOINTMENT OF CRAIG L. JENNINGS AS THE PRESIDING JUDGE

City Council will receive a presentation from staff and the Chair of the Judicial Advisory Board regarding the reappointment of Craig L. Jennings as the Presiding Judge. This item is for presentation only, no action will be taken at this time.

4. ADJOURNMENT INTO EXECUTIVE SESSION

City Council will consider a request to adjourn the Regular Meeting and hold an executive session pursuant to Ariz. Rev. Stat. § 38--431.03(A)(1) for discussion of the evaluation and salary of the Presiding Judge.

Councilmembers of the City of Avondale will attend either in person or by telephone or video conference call. 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 Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por vídeo. 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 del Concejo.

AGENDA ITEM REPORT

ITEM NUMBER: 2.a.

SUBJECT: Public Hearing - Proposed Fiscal Year 2027 Budget and Tax Levy

MEETING DATE: 6/1/2026

TO: Board Members

FROM: Renee Weatherless, District Treasurer

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

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

PURPOSE:
The District Board will hold a public hearing to receive comments on the property tax levy and final budget for the fiscal year 2027 (FY2027). This item is for discussion only; no action is required.

BACKGROUND:
The tentative budget for the Alamar Community Facilities District was adopted on May 4, 2026. A public hearing must be held before final adoption of the budget and notice of the public hearing must be published at least 10 days in advance of the public hearing. The public notice was published in the May 9 edition of the Southwest Valley Republic, as required by A.R.S. 48-716. The final budget must be approved before October 1, per A.R.S. 48-716.

DISCUSSION:
The FY2027 budget will set the expenditure limit for the district. Community facility districts may levy secondary property taxes to pay general obligation debt incurred by the district and to pay for the operation and maintenance expenses of the district. Per A.R.S. 48-723 the secondary property tax attributable to the repayment of general obligation debt is $3.85 per one-hundred dollars of assessed valuation and the property tax levy attributable to fund operation and maintenance expense of the district is limited to thirty cents ($0.30) per one-hundred dollars of assessed valuation. Based on the net assessed valuation of the district, the combined rate of $4.15 per $100 of assessed value will raise $1,192,886 in revenue.

The recommended expenditure limit for the district is $6,186,300. Any expenses not covered by the property tax levy or general obligation bonds will need to be covered through developer contributions. Neither the property tax levy nor the expenditure limit has changed between the approved tentative budget and the final budget.

BUDGET IMPACT:
The public hearing is a required step in adopting the FY2027 budget for the Alamar CFD.

RECOMMENDATION:
Staff recommends the District Board hold a public hearing to receive public comment on the final budget and tax levy for FY2027.

Contact person for document distribution:

AGENDA ITEM REPORT

ITEM NUMBER: 2.b.

SUBJECT: Public Hearing and CFD Resolution 2-2026 - Authorizing and Ratifying the Giving of Notice of Hearing with Respect to Approving a Feasibility Report which includes identifying the public infrastructure of the projects, the areas to be benefited, the expected method of financing and the system of providing revenues to operate and maintain the projects, all as provided in such report; approving such report; authorizing the sale and issuance of not to exceed $4,000,000 aggregate principal amount of General Obligation Bonds, Series 2026 of the District, prescribing certain terms and conditions of such bonds including making certain findings, certifications and covenants with respect to such bonds; approving the form and authorizing the execution and delivery of a series 2026 bond registrar and paying agent agreement, a bond purchase agreement, a series 2026 continuing disclosure undertaking and certain other documents relating to such bonds; awarding such bonds to the purchaser thereof; delegating the determination of certain terms of such bonds and matters related thereto to the District Manager and the District Treasurer; approving a preliminary official statement relating to such bonds; authorizing the preparation of a final official statement relating to such bonds and authorizing the subsequent levying of an *Ad Valorem* property tax with respect to such bonds.

MEETING DATE: 6/1/2026

TO: Board Members

FROM: Renee Weatherless, District Treasurer

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

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

PURPOSE:

The District Board will: (a) conduct a public hearing on a Feasibility Report for projects, the construction of which is to be financed with proceeds of the sale of general obligation bonds; (b) consider a request to adopt CFD Resolution 2-2026; authorizing and ratifying the giving of Notice of Hearing with respect to approving a Feasibility Report and approving such Feasibility Report, authorizing all matters necessary to sell and issue General Obligation Bonds for the Alamar Community Facilities District not to exceed $4,000,000 in aggregate principal; and (c) authorize the District Manager and District Treasurer to determine certain matters related thereto. The Board will take appropriate action.

BACKGROUND:

On October 15, 2018 the District adopted Resolution No. 1-2018 to establish the procedures to hold an election to approve the issuance of general obligation bonds. After the election was held on November 13, 2018, the Board adopted Resolution No. 2-2018 to certify the results of the election where the majority of qualified electors voted “Yes” that the Bonds in up to and including $70,000,000, aggregate principal amount are therefore authorized to be sold and issued over a series of years as development progress continues.

The proposed issuance will provide funds for public infrastructure improvements plus all costs related to the

sale and issuance of the third series of bonds. It is anticipated that general obligation bonds will be issued in series over time when the secondary assessed value of the property within the district is sufficient to support the bond debt service at the target tax rate of $3.85 per $100 of net assessed limited property valuation within the District. Property taxes attributable to fund operation and maintenance expenses of the district are limited to thirty cents ($0.30) per one-hundred dollars of assessed valuation for a maximum rate of $4.15 per $100 of net assessed limited property valuation within the District.

Pursuant to Section 48-715, Arizona Revised Statutes and the Organizational Resolution, the District Board has caused a report of the feasibility and benefits of certain projects relating to public infrastructure provided for in the General Plan and to be financed with proceeds of the sale of a third series of Bonds to be prepared.

The report includes a description of certain public infrastructure to be acquired and all other information useful to understand the projects to be acquired with the proceeds of the sale of the fourth Series of the Bonds. It includes a map showing the general location of the projects, an estimate of the cost to construct, acquire, operate and maintain such projects, an estimated schedule for completion of such projects, a map or description of the area to be benefited by such projects and a plan for financing such projects.

The projects and expected bond funds to be used that were identified in the report are as follows:

- Bond funds of approximately $4 million will be applied to infrastructure improvements on CFD Phase 4, Offsite infrastructure on Alamar Blvd, Alamar Ln, Dysart Road, and NH Park, among various others.

Interest rates will be determined based on the final credit rating and market conditions at the time of sale. The City will work closely with its Financial Advisor in connection with the sale and the establishment of the final interest rates.

DISCUSSION:
The Resolution will authorize and ratify the giving of notice of hearing with respect to approving the Feasibility Report and approve such Feasibility Report. The Resolution will also authorize this of the Bonds to be issued as a series of general obligation bonds of the District to be designated “General Obligation Bonds, Series 2026”, the execution of necessary agreements and documents, and a levy of secondary property taxes for each year the bonds are outstanding for the payment of the bonds. The Resolution also prescribes certain terms and provisions, including the authorization of the District Treasurer, the District Clerk, and other officers of the District to:

- Cause the District to acquire public infrastructure described in the General Plan, which is the subject of the Feasibility Report.
- Authorize the execution and delivery of a Series 2026 Bond Registrar and Paying Agent Agreement and the appointment of the Bond Registrar and Paying Agent.
- Approve the Bond Purchase Agreement with the Underwriter.
- Approve the form of the Preliminary Official Statement and the Official Statement.
- Ratify all actions taken with respect to the preparation and distribution of the Preliminary Official Statement.
- Approve the Continuing Disclosure Undertaking.
- Establish policies and procedures to ensure compliance with the applicable provisions of the Internal Revenue Code of 1986 to ensure that Tax-Exempt Obligations issued by the District comply with the provisions of the Code and regulations thereunder.
- Authorize and ratify all actions taken to further this Resolution.
- Authorize the subsequent levying of an Ad Valorem Property Tax with respect to the bonds.

BUDGET IMPACT:
The District will levy secondary property taxes to pay the general obligation principal and interest for this issuance. The Municipality will have no obligation of repayment of the bonds.

RECOMMENDATION:

Staff recommends the District Board of Directors adopt a CFD Resolution, authorizing and ratifying the giving of notice of hearing with respect to approving the Feasibility Report, approving the Feasibility Report, authorizing the sale and issuance of not to exceed $4,000,000 in principal amount of General Obligation Bonds, Series 2026 of the District; prescribing certain terms and conditions of such bonds including making certain findings, certifications and covenants with respect to such bonds; delegating the determination of certain terms of such bonds and matters related thereto to the District Manager and District Treasurer and authorizing the subsequent levying of an Ad Valorem property tax with respect to such bonds.

Contact person for document distribution:

FEASIBILITY REPORT

For The Issuance of

Not To Exceed
$4,000,000 Principal Amount

of

ALAMAR
COMMUNITY FACILITIES DISTRICT

(AVONDALE, ARIZONA)

GENERAL OBLIGATION BONDS,

SERIES 2026

Date of Public Hearing: June 1, 2026

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SECTION ONE

INTRODUCTION; PURPOSE OF FEASIBILITY REPORT; AND GENERAL DESCRIPTION OF DISTRICT

INTRODUCTION

This Feasibility Report (this "Report") has been prepared for presentation to the Board of Directors (the "Board") of Alamar Community Facilities District (the "District") in connection with the proposed issuance by the District of its General Obligation Bonds, Series 2026 (the "Bonds") in a principal amount of not to exceed $4,000,000 pursuant to the Community Facilities District Act of 1988, Title 48, Chapter 4, Article 6, Arizona Revised Statutes, as amended (the "Act"), specifically in accordance with the provisions of Section 48-715, Arizona Revised Statutes with respect to the feasibility and benefits of certain "public infrastructure" (as defined in Section 48-701, Arizona Revised Statutes) described herein (the "Public Infrastructure") and the plan for financing the costs of the Public Infrastructure with proceeds of the sale of the Bonds. The District is authorized to issue up to $70,000,000 in principal amount of general obligation bonds. After the sale of the Bonds, the District will have not less than $53,629,021 of remaining authorization.

The District, the City of Avondale, Arizona (the "City"), Brookfield Lakin LLC (the "Developer"), Brookfield Communities US Holdings LLC and North America Sekisui House, LLC have entered into a District Development, Financing Participation, Waiver and Intergovernmental Agreement (Alamar Community Facilities District), dated as of October 1, 2018 (as amended to date, the "Development Agreement"), which provides for the financing of the costs of certain portions of the Public Infrastructure necessary for the development of "Alamar", a master planned, mixed use development (the "Project"), being developed by the Developer.

PURPOSE OF FEASIBILITY REPORT

Pursuant to the Act, this Report includes (i) a description of the Public Infrastructure to be acquired and an estimate of the costs to construct, acquire, operate and maintain the Public Infrastructure [Section Two]; (ii) maps showing, in general, the location of the Public Infrastructure and the area to be benefited by the Public Infrastructure [Section Three]; (iii) an estimated schedule for the completion of the Public Infrastructure [Section Four]; and (iv) a plan for financing the Public Infrastructure [Section Five].

This Report has been prepared for the Board's exclusive consideration. It is not intended or anticipated that this Report will be relied upon by other persons, including, but not limited to, purchasers of the Bonds. This Report does not attempt to address the quality of the Bonds as investments or the likelihood of repayment of the Bonds. In preparing this Report, advisors, appraisers, counsel, engineers, staff of the District and other experts have been consulted as deemed appropriate.

GENERAL DESCRIPTION OF DISTRICT

The City approved formation of the District on May 21, 2018, upon the petition of the then-owners of all real property in the District. The District is located within the limits of the City and comprises approximately 1,086 acres that will include approximately 4,036 single-family homes at build-out of the Project and approximately 21 acres for a K-8 elementary school site.

The District was created to finance and acquire a portion of Public Infrastructure within the District that is part of the Project. A map of the location of the Project within the City is included in Section Three of this Report. A legal description of the property within the District is included as Appendix A to this Report.

As of April 30, 2026, the Developer has spent approximately $22 million to construct and install water, sewer, streets, curbs, gutters, and other public facilities at the Project, including approximately 4.0 miles of collector or arterial roads; and approximately $18 million on numerous community amenities, including approximately 46 acres of parks with sports courts, playgrounds and ramadas within the

community. The Developer is currently engineering approximately 1.5 additional miles of collector and arterial roads with all utilities installed at an estimated cost of approximately $19.5 million.

Home closings within the Project are set forth below. As of April 26, 2026, there were 53 homes under construction. From January 1, 2026 through April 26, 2026, the price range on home closings was from $379,990 to $724,738.

SINGLE-FAMILY HOME CLOSINGS *(a)*

Calendar Year	Alamar
2020	3
2021	246
2022	232
2023	237
2024	295
2025	187
2026 (4/26/26)	32
Total	1,232

SINGLE-FAMILY HOMES UNDER CONSTRUCTION *(b)*

Alamar
53

(a) The earliest close date shown is December 11, 2020 and the latest is April 26, 2026.

(b) Homes under construction as of April 26, 2026.

SECTION TWO

DESCRIPTION AND ESTIMATE OF COST OF PUBLIC INFRASTRUCTURE

DESCRIPTION AND ESTIMATE OF COST OF PUBLIC INFRASTRUCTURE

Listed below is a detailed description of the Public Infrastructure which has been acquired with the proceeds of prior bonds of the District or is eligible to be acquired by the District with the proceeds of the sale of the Bonds and future Bonds of the District. All Public Infrastructure segments have been completed and will result in beneficial use to land within the geographical limits of the District. Such use is principally to such land and in any case, at a minimum, is proportional.

Project Descriptions	Original Estimated Costs	Paid by Prior Bonds	Paid By Series 2026 Bonds	Paid By Future Bonds
1. **CFD Phase 1 Broadway Road West** – The Project consists of approximately 3,287 feet of four lane & raised median, full street surface improvements tying into existing improvements at Avondale & Broadway. Improvements include installation of potable water, storm drain, dry utilities, concrete curb & gutter, sidewalk, paving, striping, signage, street lights, signal conduit sleeves, landscaping, and irrigation. This work is completed.	$3,253,459	$3,253,459	$0	$0
2. **CFD Phase 1 Alamar Parkway** – The Project consists of approximately 1,420 feet of three lane, full street surface improvements tying into proposed improvements at Broadway. Improvements include installation of potable water, dry utilities, concrete curb & gutter, sidewalk, paving, striping, signage, street lights, landscaping, and irrigation. This work is completed.	1,250,864	1,250,864	0	0
3. **CFD Phase 1 Avondale Blvd** – The Project consists of approximately 1,371 feet of improvements adding one lane, west half-street surface improvements tying into existing pavement edge of Avondale Blvd. Improvements include installation of storm drain, dry utilities, concrete curb & gutter, sidewalk, paving, striping, signage, street lights, landscaping, and irrigation. This work is completed.	460,127	460,127	0	0

	Project Descriptions	Original Estimated Costs	Paid by Prior Bonds	Paid By Series 2026 Bonds	Paid By Future Bonds
4.	**CFD Phase 1 Dry Utilities** – This project consists of the installation of dry utilities in construction with the CFD Phase 1. This work is completed.	$1,194,093	$289,264	$0	$0
5.	**CFD Phase 2 Broadway Road, El Mirage Rd and Alamar Parkway** – Broadway Road consists of approximately 1,285 feet of a four lane and raised median, full street surface improvements tying into existing improvements at Alamar Parkway and Broadway Road. El Mirage Road consists of approximately 1,540 feet of three lane street and 3,490 feet of four lane and raised median, full street surface improvements tying into existing improvements at Elwood Street and El Mirage Road. Improvements include installation of potable water, storm drain, dry utilities, concrete curb and gutter, sidewalk, paving, striping, signage, street lights, signal conduit sleeves, landscaping and irrigation. This project consists of approximately 1,420 feet of three lane street previously completed. The current improvements include installation of landscaping and irrigation on the west side of the street. This work is completed	7,520,223	6,149,541	1,370,681	0
6.	**CFD Phase 3 El Mirage (Sewer Only) -** El Mirage Road improvements consist of approximately 1,540 feet of sewer line extending existing improvements. This work is completed	345,774	0	345,774	0

Project Descriptions	Original Estimated Costs	Paid by Prior Bonds	Paid By Series 2026 Bonds *(a)*	Paid By Future Bonds
7. **CFD Phase 4 Offsite Infrastructure (Alamar Blvd, Alamar Ln, Dysart Rd)** - Alamar Blvd consists of approximately 5,535 feet of a three lane, full street surface improvements tying into existing improvements at El Mirage Road and new improvements at Dysart Road. Improvements include installation of potable water, storm drain, dry utilities, concrete curb and gutter, sidewalk, paving, striping, signage, streetlights, and communication conduits. Alamar Ln consists of approximately 1,160 feet of a three lane, full street surface improvements tying into new improvements at Alamar Boulevard Road. Improvements include installation of potable water, storm drain, dry utilities, concrete curb and gutter, sidewalk, paving, striping, signage, and streetlights. Dysart Rd consists of approximately 1,175 feet of a three lane, half street surface improvements expanding existing pavements at Dysart Road. Improvements include relocation of dry utilities, paving, striping, and signage	$7,110,541	$0	$679,404	$6,431,138
8. **CFD Phase 4 Offsite NH Park**	1,107,805	0	1,107,805	0
Total Estimated Bond Projects	**$22,242,886**	**$11,403,255**	**$3,503,664**	**$6,431,138**

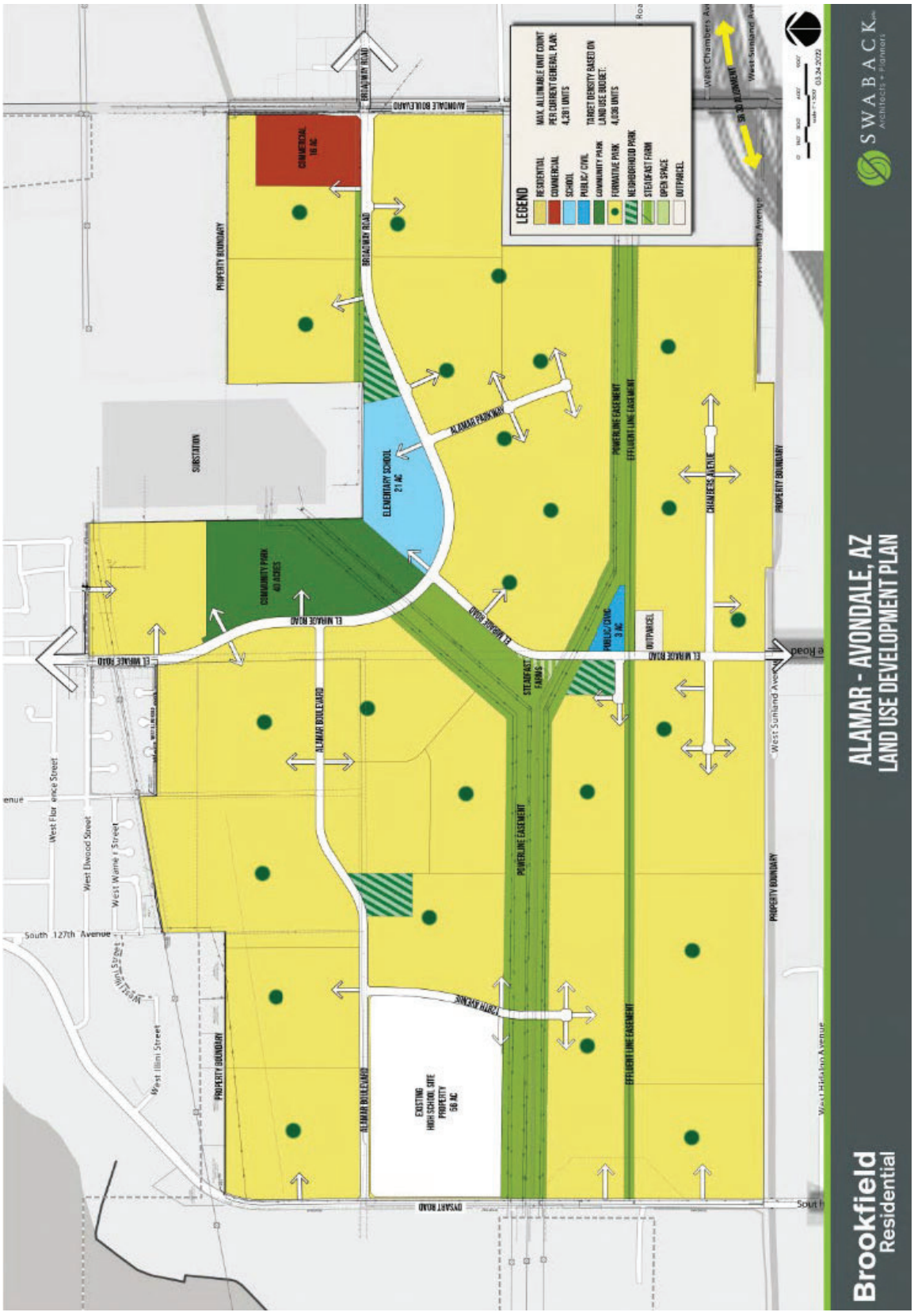
Upon completion of such acquisition, the District will dedicate or otherwise transfer all interests in the Public Infrastructure acquired from the Developer to the City and the costs to operate and maintain the same, if any, may be paid as necessary from the $0.30 per $100 net limited assessed property valuation ad valorem property tax levied by the District for such purpose or subsidized by the Developer pursuant to the Development Agreement or otherwise.

(a) Available proceeds of the Bonds will be determined at the time of issuance thereof. Amount of proceeds to be applied to acquire the projects identified herein is subject to change based on final bond amount.

SECTION THREE

MAP SHOWING DISTRICT BOUNDARIES, LOCATION OF PUBLIC INFRASTRUCTURE AND AREA TO BE BENEFITTED

DEPICTION OF THE ALAMAR COMMUNITY MASTER PLAN



MAP SHOWING DETAILS OF THE ALAMAR COMMUNITY

SECTION FOUR

TIMETABLE FOR COMPLETION OF PUBLIC INFRASTRUCTURE

TIMETABLE FOR
COMPLETION OF PUBLIC INFRASTRUCTURE

Construction of the Public Infrastructure that will be acquired by the District with a portion of the proceeds of the Bonds has been completed. The District will acquire the Public Infrastructure at the latter of date of issuance of the Bonds or when ready for acceptance by the City.

SECTION FIVE

PLAN OF FINANCE

PLAN OF FINANCE

The Bonds represent the fifth sale of general obligation bonds for the District; $15,979.52 aggregate principal amount of bonds were issued on September 9, 2021, $3,675,000 aggregate principal amount of bonds were issued on July 14, 2022, $2,955,000 aggregate principal amount of bonds were issued on July 13, 2023, and $5,725,000 aggregate principal amount of bonds were issued on June 17, 2025. At an election held on November 13, 2018, the District received authority to issue $70,000,000 of general obligation bonds. After the sale of the Bonds, the District will have not less than $53,629,021 of remaining authorization.

The District will issue the Bonds in a principal amount of not to exceed $4,000,000 to acquire certain of the Public Infrastructure shown in Section Two. This is a not-to-exceed amount and the actual amount of Bonds issued may be lower.

It is anticipated that the Bonds will be issued on or around June 30, 2026. It is currently estimated that the Bonds will have a final maturity of approximately 25-years and be structured such that the aggregate debt service of the District is approximately level.

Given the estimated net limited assessed property value of taxable property in the District for fiscal year 2026-27, the targeted secondary tax rate associated with the debt service on the Bonds is expected to be set at $3.85 per $100 of net limited assessed property valuation (not including the $0.30 per $100 of net limited assessed property valuation tax levy for operation and maintenance described in Section 2), for a total of $4.15 per $100 of net limited assessed property valuation. Notwithstanding the foregoing, any general obligation bonds of the District are, by law, to be paid from a property tax that is unlimited as to rate and amount.

The estimated sources and uses of funds related to the sale of the Bonds are shown below:

Estimated Sources:	
Principal of General Obligation Bonds, Series 2026	$3,820,000.00
Total	$3,820,000.00
Estimated Uses:	
Cost of Public Infrastructure	$3,503,663.61
Underwriting Fee (a)	51,740.00
Costs of Issuance	238,129.50
Bond Insurance	26,466.89
Total	$3,820,000.00

(a) Includes estimated fee for Underwriter's Counsel.

At the $3.85 tax rate level, assuming an average $400,000 home price and certain assumptions related to the County Assessor's methodology, the District portion of a tax bill for a homeowner is approximately $77 per month or $924 annually. Section 32-2181 et seq., Arizona Revised Statutes requires the disclosure of all property taxes to be paid by a homeowner in the Subdivision Public Report. Prior to each initial home sale by a homebuilder, each homebuyer must be supplied a Subdivision Public Report, and the homebuyer must acknowledge by signature that they have read and accepted the Subdivision Public Report. In addition, each homebuyer will receive a form detailing the existence of the District, the tax rate and its financial impact and receipt of this form will be acknowledged in writing by the homebuyer, and a signed copy will be kept on file with the City Clerk.

APPENDIX A

Legal Description for Alamar Community Facilities District

APPENDIX "A"
(Legal Description)

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

Revised March 15, 2018
February 13, 2018
WP# 174612

See attached CFD Formation Limits Map

PARCEL DESCRIPTION
Lakin Property
CFD Formation Limits

A parcel of land lying within Sections 23, 24, 25 and 26, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole, from which the south quarter of said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole, bears South 89°44'16" East (basis of bearing), a distance of 2622.79 feet;
THENCE along the west line of said Section 26, North 00°06'23" East, a distance of 1363.33 feet, to the north line of the south 66 feet of the north half of the southwest quarter of said Section 26, and the **POINT OF BEGINNING**;
THENCE continuing North 00°06'23" East, a distance of 1231.33 feet, to the west quarter corner of said Section 26;
THENCE continuing along the west line of said Section 26, North 00°06'28" East, a distance of 2594.90 feet, to the northwest corner of said Section 26, also being the southwest corner of said Section 23;
THENCE leaving said west line, along the west line of said Section 23, North 00°48'19" West, a distance of 965.92 feet, to the beginning of a curve;
THENCE leaving said west line, along the centerline of Dysart Road, northerly along said curve to the right, having a radius of 955.37 feet, concave easterly, whose radius bears North 89°11'41" East, through a central angle of 22°19'16", a distance of 372.19 feet, to the north line of the south half of the southwest quarter of said Section 23 and a point of intersection with a non-tangent line;
THENCE leaving said centerline, along said north line, South 89°56'32" East, a distance of 2550.30 feet, to the northeast corner of said south half of the southwest quarter, said point also being the southwest corner of the northwest quarter of the southeast quarter of said Section 23;
THENCE leaving said north line, along the west line of said northwest quarter of the southeast quarter, North 00°51'18" West, a distance of 598.74 feet, to the southwest corner of Lucy T. Homesites Unit Two, recorded in Book 142, page 26, Maricopa County Records (M.C.R.);
THENCE leaving said west line, along the southerly line of said Lucy T. Homesites Unit Two, North 79°56'43" East, a distance of 711.97 feet, to the east line of the west 50.00 feet of the east half of said northwest quarter of the southeast quarter;
THENCE leaving said southerly line, along said east line, South 00°56'08" East, a distance of 673.71 feet, to the north line of the south 50.00 feet of said southeast quarter of the northwest quarter of the southeast quarter;
THENCE leaving said east line, along said north line, South 89°56'50" East, a distance of 603.83 feet, to the east line of said southeast quarter of the northwest quarter of the southeast quarter

THENCE leaving said north line, along said east line, North 01°00'58" West, a distance of 606.33 feet, to the northeast corner of said southeast quarter of the northwest quarter of the southeast quarter, also being the northwest corner of the south half of the northeast quarter of said southeast quarter of Section 23;
THENCE leaving said east line, along the north line of said south half of the northeast quarter of the southeast quarter, South 89°49'25" East, a distance of 1306.08 feet, to the northeast corner of said south half of the northeast quarter of the southeast quarter, said point also being on the west line of said Section 24;
THENCE leaving said north line, along said west line, North 01°10'37" West, a distance of 653.56 feet, to the west quarter corner of said Section 24;
THENCE leaving said west line, along the east-west mid-section line of said Section 24, South 89°56'46" East, a distance of 1316.49 feet, to the northeast corner of the west half of the southwest quarter of said Section 24;
THENCE leaving said mid-section line, along the east line of said west half of the southwest quarter, South 00°56'20" East, a distance of 2621.40 feet, to the southeast corner of said west half of the southwest quarter;
THENCE leaving said east line, along the south line of said Section 24, South 89°37'21" East, a distance of 1305.77 feet, to the south quarter corner of said Section 24;
THENCE leaving said south line, along the north-south mid-section line of said Section 24, North 00°42'08" West, a distance of 1314.30 feet, to the northwest corner of the south half of the southeast quarter of said Section 24;
THENCE leaving said mid-section line, along the north line of said south half of the southeast quarter, South 89°47'10" East, a distance of 2622.42 feet, to the northeast corner of said south half of the southeast quarter;
THENCE leaving said north line, along the east line of said Section 24, South 00°13'52" East, a distance of 1321.53 feet, to the southeast corner of said Section 24, said point also being the northeast corner of said Section 25;
THENCE leaving said east line, along the east line of said Section 25, South 00°05'10" West, a distance of 1310.39 feet, to the southeast corner of the north half of the northeast quarter of said Section 25;
THENCE leaving said east line, along the south line of said north half of the northeast quarter, North 89°35'50" West, a distance of 1305.99 feet, to the northeast corner of the southwest quarter of the northeast quarter of said Section 25;
THENCE leaving said south line, along the east line of said southwest quarter of the northeast quarter, South 00°05'32" West, a distance of 1309.76 feet, to the southeast corner of said southwest quarter of the northeast quarter, said point also being the northeast corner of the northwest quarter of the southeast quarter of said Section 25;
THENCE leaving said east line, along the east line of said northwest quarter of the southeast quarter, South 00°05'36" West, a distance of 1146.52 feet, to the southeast corner of the north half of the south half of the south half of said northwest quarter of the southeast quarter;
THENCE leaving said east line, along the south line of said north half of the south half of the south half of the northwest quarter of the southwest quarter, North 89°32'04" West, a distance of 1306.23 feet, to the southwest corner of said north half of the south half of the south half of the northwest quarter of the southeast quarter, said point also being on the north-south mid-section line of said Section 25;
THENCE leaving said south line, along said mid-section line, South 00°05'54" West, a distance of 163.67 feet, to the southeast corner of the north half of the southwest quarter of said Section 25;

THENCE leaving said mid-section line, along the south line of said north half of the southwest quarter, North 89°32'03" West, a distance of 1768.47 feet, to the west line of the east 28 Rods of the northwest quarter of the southwest quarter of said Section 25;
THENCE leaving said south line, along said west line, North 00°06'27" East, a distance of 66.00 feet, to the north line of the south 66 feet of the north half of the southwest quarter of said Section 25;
THENCE leaving said west line, along said north line, North 89°32'03" West, a distance of 844.44 feet, to the west line of said Section 25, said point also being on the east line of said Section 26;
THENCE leaving said north line, along the north line of the south 66 feet of the north half of the southeast quarter of said Section 26, North 89°51'06" West, a distance of 2622.15 feet, to a point on the north-south mid-section line of said Section 26;
THENCE leaving said north line, along the north line of the south 66 feet of the north half of the southwest quarter of said Section 26, North 89°51'06" West, a distance of 2622.82 feet, to the **POINT OF BEGINNING.**

EXCEPT the following property described in Document 2007-0853115, M.C.R.:

BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26;
THENCE ALONG THE WEST LINE OF SAID SECTION 26, SOUTH 00 DEGREES 06 MINUTES 53 SECONDS EAST 104.65 FEET;
THENCE NORTH 89 DEGREES 53 MINUTES 07 SECONDS EAST 65.00 FEET TO A POINT IN A LINE PARALLEL WITH AND 65.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WEST LINE OF SECTION 26; SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 44 DEGREES 43 MINUTES 56 SECONDS EAST 56.72 FEET TO A POINT IN A LINE PARALLEL WITH AND 65.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE NORTHERLY LINE OF SAID SECTION 26;
THENCE ALONG LAST-MENTIONED PARALLEL LINE, NORTH 89 DEGREES 34 MINUTES 45 SECONDS EAST, 1857.16 FEET;
THENCE SOUTH 45 DEGREES 25 MINUTES 15 SECONDS EAST, 42.43 FEET;
THENCE SOUTH 00 DEGREES 25 MINUTES 15 SECONDS EAST, 125.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2930.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22 DEGREES 20 MINUTES 28 SECONDS AN ARC LENGTH OF 1142.49 FEET TO A POINT IN THE NORTH LINE OF THAT CERTAIN 160-FOOT ELECTRIC EASEMENT DESCRIBED IN DOCUMENT NOS. 02-1076599 AND 05-1738976, MARICOPA COUNTY, RECORDS;
THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 32 MINUTES 53 SECONDS WEST 1714.06 FEET TO SAID PARALLEL LINE DESCRIBED HEREIN;
THENCE ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 06 MINUTES 53 SECONDS WEST, 1203.60 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT the following property described in Document 2017-0704314, M.C.R.:

The westerly 840.07 feet of the northerly 668.35 feet of the northwest quarter of the southwest quarter of Section 25, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the Northerly 40.00 feet and the Westerly 55.00 feet

AND EXCEPT the following property described in Document 2017-0799341, M.C.R.:

THE WESTERLY 15.00 FEET AND NORTHERLY 40.0 FEET OF EASTERLY 800.07 FEET OF WESTERLY 840.07 FEET OF NORTHERLY 668.35 FEET OF NORTHWEST QUARTER SOUTHWEST QUARTER SECTION 25, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AND EXCEPT a parcel of land lying within the northwest quarter of Section 26, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly as follows:

COMMENCING at the west quarter corner of said Section 26, a 3-inch Maricopa County Highway Department brass cap in handhole stamped T1N R1W 1/4 S27 S26 2004 37174, from which the northwest corner of said section, a 3-inch Maricopa County Department of Transportation brass cap flush stamped T1N R1W S22 23 27 26 RLS 26411, bears North 00°06'28" East (basis of bearing), a distance of 2594.90 feet;
THENCE along the east-west mid-section line of said section, South 89°57'56" East, a distance of 50.00 feet, to the east line of the west 50 feet of said section and the **POINT OF BEGINNING;**
THENCE leaving said east-west mid-section line, along said east line, North 00°06'28" East, a distance of 1286.63 feet, to the westerly prolongation of the south line of that certain parcel of land described in Document No. 2007-0853115, Maricopa County Records (M.C.R.);
THENCE leaving said east line, along said prolongation and said south line, South 89°19'32" East, a distance of 940.05 feet;
THENCE leaving said south line, along a line that is parallel with the west line of said section, South 00°06'28" West, a distance of 1276.13 feet, to said east-west mid-section line;
THENCE leaving said parallel line, along said east-west mid-section line, North 89°57'56" West, a distance of 940.00 feet, to the **POINT OF BEGINNING.**

AND EXCEPT a parcel of land lying within the southeast quarter of Section 24, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly as follows:

COMMENCING at the southeast corner of said Section 24, a handhole with broken lid (monument not accessible – location based on lid and straddlers), from which the south quarter corner of said section, a 2-inch iron pipe with no identification, bears North 89°37'29" West (basis of bearing), a distance of 2611.69 feet;
THENCE along the south line of said section, North 89°37'29" West, a distance of 82.37 feet;

THENCE leaving said south line, North 00°22'31" East, a distance of 35.00 feet, to the north line of the south 35 feet of said section and the **POINT OF BEGINNING;**
THENCE along said north line, North 89°37'29" West, a distance of 643.02 feet;
THENCE leaving said north line, along a line parallel with the east line of said section, North 00°13'52" West, a distance of 1033.66 feet;
THENCE leaving said parallel line, South 89°47'04" East, a distance of 675.00 feet, to the west line of the east 50 feet of said section;
THENCE along said west line, South 00°13'52" East, a distance of 660.23 feet;
THENCE leaving said west line, South 04°06'44" West, a distance of 158.46 feet, to the west line of the east 62 feet of said section;
THENCE along said west line, South 00°13'52" East, a distance of 197.18 feet;
THENCE leaving said west line, South 45°04'19" West, a distance of 280.13 feet, to the **POINT OF BEGINNING.**

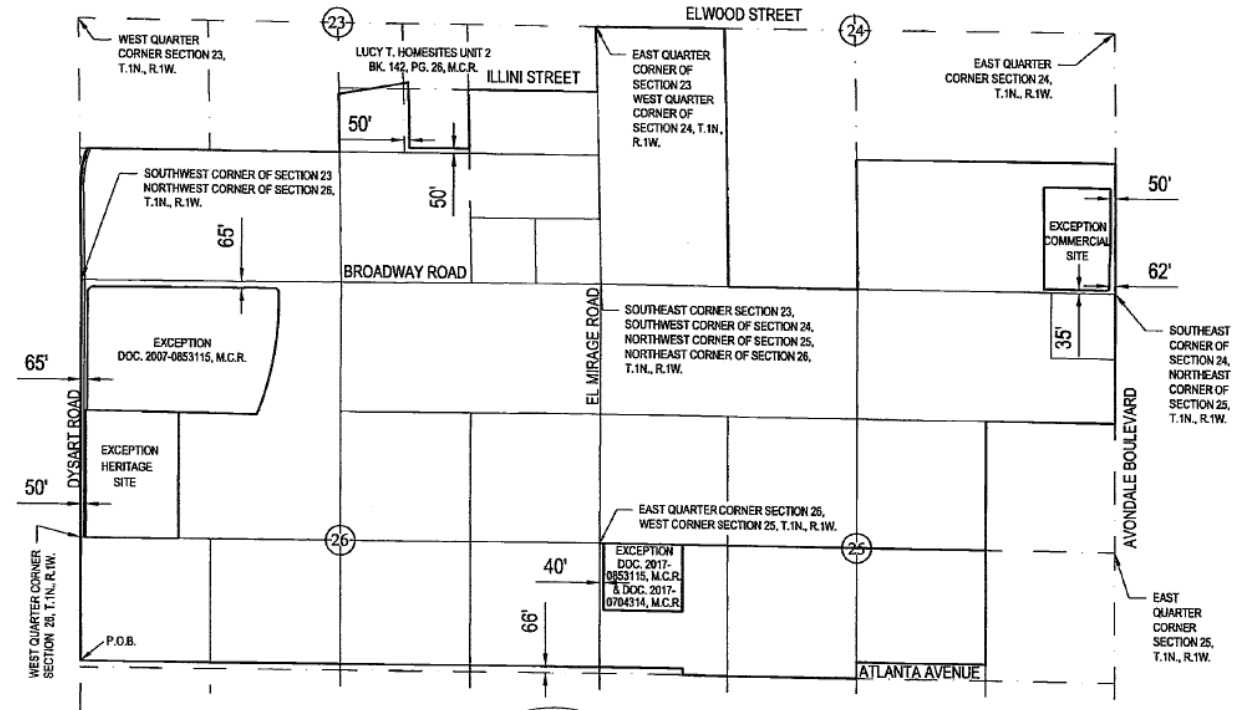
Containing 47,330,385 square feet or 1,086.5561 acres, more or less.

Subject to existing right-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2017. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2017\174612 Lakin Property CFD Formation Limits L06R01 03-15-18.docx

EXPIRES 06-30-20



WOOD/PATEL
MISSION: CLIENT SERVICE®
(602) 335-8500
WWW.WOODPATEL.COM

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27239
THOMAS R.
GETTINGS
Date Signed 3-15-18
ARIZONA U.S.A.

EXPIRES 06-30-20

N

LAKIN PROPERTY
CFD FORMATION LIMITS MAP
REVISED 3/15/2018
WP# 174612
PAGE 6 OF 6
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This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED JUNE __, 2026

NEW ISSUE – BOOK-ENTRY-ONLY **RATING: See "RATING" herein.**
INSURANCE: See "BOND INSURANCE" AND "RISK FACTORS RELATED TO BOND INSURANCE" herein.

In the opinion of Greenberg Traurig, LLP, Bond Counsel, assuming the accuracy of certain representations and certifications and the continuing compliance with certain tax covenants, under existing statutes, regulations, rulings and court decisions, interest on the Bonds will be excludable from gross income for federal income tax purposes. Further, interest on the Bonds will not be an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals but in the case of the alternative minimum tax imposed by Section 55(b)(2) of the Internal Revenue Code of 1986, as amended (the "Code"), on applicable corporations (as defined in Section 59(k) of the Code), interest on the Bonds is not excluded from the determination of adjusted financial statement income. See "TAX EXEMPTION" herein for a description of certain other federal tax consequences of ownership of the Bonds. Bond Counsel is further of the opinion that interest on the Bonds will be exempt from income taxation under the laws of the State of Arizona.

The Bonds will be designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code. See "QUALIFIED TAX-EXEMPT OBLIGATIONS" herein.

DRAFT II
5/19/2026

$3,820,000*
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2026
(BANK QUALIFIED)

Dated: Date of Delivery **Due: July 15 as shown on inside front cover page**

The Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2026 (the "Bonds") are authorized pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes and an election held on November 13, 2018, in and for Alamar Community Facilities District (the "District"), a community facilities district formed within the boundaries of the City of Avondale, Arizona (the "City"), and will be issued pursuant to a resolution of the board of directors of the District. The Bonds will be payable as to both principal and interest from *ad valorem* taxes to be levied on all taxable property within the boundaries of the District, without limitation as to rate or amount. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS" herein. Interest will accrue from the date of delivery and be payable on January 15, 2027*, and on each July 15 and January 15 thereafter, until maturity or prior redemption.

The Bonds will be registered only in the name of Cede & Co., the nominee of The Depository Trust Company ("DTC"), for purposes of the book-entry only system described herein. Utilization of the book-entry-only system will affect the method and timing of payment of principal of and interest on the Bonds and the method of transfer of the Bonds. DTC will be responsible for distributing the principal and interest payments to the DTC Participants (as defined herein) which will, in turn, be responsible for distribution of such amounts to the beneficial owners of the Bonds (the "Beneficial Owners"). As they will be in book-entry-only form, purchasers will not receive definitive certificates with respect to the Bonds. Beneficial ownership interests in the Bonds may be purchased through the facilities of DTC in amounts of $5,000 of principal due on a specific maturity date and integral multiples thereof. So long as any purchaser is the Beneficial Owner of a Bond, such purchaser must maintain an account with a broker or a dealer which is, or acts through, a DTC Participant to receive payment of principal of and interest on such Bond. See APPENDIX D – "BOOK-ENTRY-ONLY SYSTEM."

SEE BOND MATURITY SCHEDULE ON INSIDE FRONT COVER PAGE

The Bonds will be subject to redemption by the District prior to maturity as described under "THE BONDS – Redemption Provisions" herein.

The scheduled payment of principal of and interest on the Bonds when due will be guaranteed under a municipal bond insurance policy to be issued concurrently with the delivery of the Bonds by [BOND INSURER].

Proceeds of the sale of the Bonds will be used to pay (i) costs of acquisition of certain public infrastructure benefiting the District and (ii) costs of issuance relating to the Bonds.

Investment in the Bonds involves certain risks that each prospective investor should consider prior to investing. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS" and "RISK FACTORS" herein.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE STATE OF ARIZONA (THE "STATE") OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL BE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS WILL BE OBLIGATIONS OF THE DISTRICT ONLY. NONE OF THE CITY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL HAVE ANY OBLIGATION WITH RESPECT TO DEBT SERVICE FOR THE BONDS.

This cover page contains certain information for general reference only. It is not a summary of the issue of which the Bonds are a part. Investors are advised to read this Official Statement in its entirety to obtain information essential to the making of an informed investment decision with respect to the Bonds.

The Bonds will be offered when, as and if issued and subject to the approval of Greenberg Traurig, LLP, Phoenix, Arizona, Bond Counsel, as to validity and tax exemption. Certain matters will be passed upon for the Underwriter identified below by its counsel, Squire Patton Boggs (US) LLP, Phoenix, Arizona, and for Brookfield Lakin LLC by Barnes & Thornburg LLP, Phoenix, Arizona. It is expected that delivery of the Bonds in book-entry-only form will be made through the facilities of DTC on or about July __, 2026.*

* *Subject to change.*

HilltopSecurities

$3,820,000*
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2026
(BANK QUALIFIED)

Base CUSIP®[(1)] No. 010741

MATURITY SCHEDULE*

Maturity Date (July 15)	Principal Amount	Interest Rate	Yield	CUSIP®[(1)] No. 010741
2027	$70,000	%	%	
2028	70,000			
2029	75,000			
2030	80,000			
2031	85,000			
2032	85,000			
2033	90,000			
2034	90,000			
2035	95,000			
2036	105,000			
2037	105,000			
2038	110,000			
2039	115,000			
2040	120,000			
2041	125,000			
2042	130,000			
2043	135,000			
2044	140,000			
2045	150,000			
2046	155,000			
2047	160,000			
2048	165,000			
2049	175,000			
2050	180,000			
2051	1,010,000			

$___ __% Term Bond Due 7/15/20__, Price ___% CUSIP ____

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* *Subject to change.*

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ALAMAR COMMUNITY FACILITIES DISTRICT

DISTRICT BOARD

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*

DISTRICT ADMINISTRATIVE STAFF

Ron Corbin
District Manager

Renee Weatherless
District Treasurer

Nicholle Harris, Esq.
District Counsel

Marcella Sarmiento
District Clerk

MUNICIPAL ADVISOR

Stifel, Nicolaus & Company, Incorporated
Phoenix, Arizona

BOND COUNSEL

Greenberg Traurig, LLP
Phoenix, Arizona

BOND REGISTRAR AND PAYING AGENT

U.S. Bank Trust Company, National Association
Tempe, Arizona

REGARDING THIS OFFICIAL STATEMENT

This Official Statement, which includes the cover page, the inside front cover page and the appendices hereto, should be considered in its entirety, and no one subject should be considered less important than another by reason of location in the text. Brief descriptions of the Bonds, the Bond Resolution, the security for the Bonds, the District, the Developer and the Public Infrastructure (as such terms are defined herein) and other information are included in this Official Statement. Such descriptions do not purport to be comprehensive or definitive. All references herein to the Bonds, the Bond Resolution and any documents are qualified in their entirety by reference to such documents, copies which may be obtained from Hilltop Securities Inc. (the "Underwriter").

No dealer, broker, salesperson or other person has been authorized by the District, the Underwriter or Stifel, Nicolaus & Company, Incorporated (the "Municipal Advisor"), to give information or to make any representations other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing.

The information set forth herein has been obtained from the District, the Developer and other sources that are considered to be accurate and reliable and customarily relied upon in the preparation of similar official statements, but such information has not been independently confirmed or verified by the District, the Underwriter, the Developer (except for the section entitled "LAND DEVELOPMENT"), or the Municipal Advisor, is not guaranteed as to accuracy or completeness, and is not to be construed as the promise or guarantee of the District, the Underwriter, the Developer (except for the section entitled "LAND DEVELOPMENT"), or the Municipal Advisor.

The Underwriter has provided the following sentence for inclusion in this Official Statement: "The Underwriter has reviewed the information in this Official Statement pursuant to its responsibilities to investors under the federal securities laws, but the Underwriter does not guarantee the accuracy or completeness of such information."

The presentation of information, including tables of receipts from taxes and other sources, shows recent historical information and is not intended to indicate future or continuing trends in the financial position or other affairs of the District. All information, estimates and assumptions contained herein are based on past experience and on the latest information available and are believed to be reliable, but no representations are made that such information, estimates and assumptions are correct, will continue, will be realized or will be repeated in the future. To the extent that any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated to be such, they are made as such and not as representations of fact or certainty, and no representation is made that any of these statements have been or will be realized. All forecasts, projections, opinions, assumptions or estimates are "forward looking statements" that must be read with an abundance of caution and that may not be realized or may not occur in the future. Information other than that obtained from official records of the District has been identified by source and has not been independently confirmed or verified by the District, the Underwriter, the Municipal Advisor or the Developer and its accuracy cannot be guaranteed. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made pursuant hereto will, under any circumstances, create any implication that there has been no change in the affairs of the District or any of the other parties or matters described herein since the date hereof.

The Bonds will not be registered under the Securities Act of 1933, as amended, or any state securities law, and will not be listed on any stock or other securities exchange. Neither the Securities and Exchange Commission nor any other federal, state or other governmental entity or agency will have passed upon the accuracy or adequacy of this Official Statement or approved the Bonds for sale.

A wide variety of information, including financial information, concerning the District is available from publications and websites of the District and others. Any such information that is inconsistent with the information set forth in this Official Statement should be disregarded. References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such publications and websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of Rule 15c2-12 of the Securities and Exchange Commission.

The District will undertake to provide continuing disclosure as described in this Official Statement under the heading "CONTINUING DISCLOSURE" and in APPENDIX C – "FORM OF CONTINUING DISCLOSURE UNDERTAKING," all pursuant to Rule 15c2-12 of the Securities and Exchange Commission.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY ALLOW CONCESSIONS OR DISCOUNTS FROM THE INITIAL PUBLIC OFFERING PRICES TO DEALERS AND OTHERS.

[BOND INSURER DISCLOSURE]

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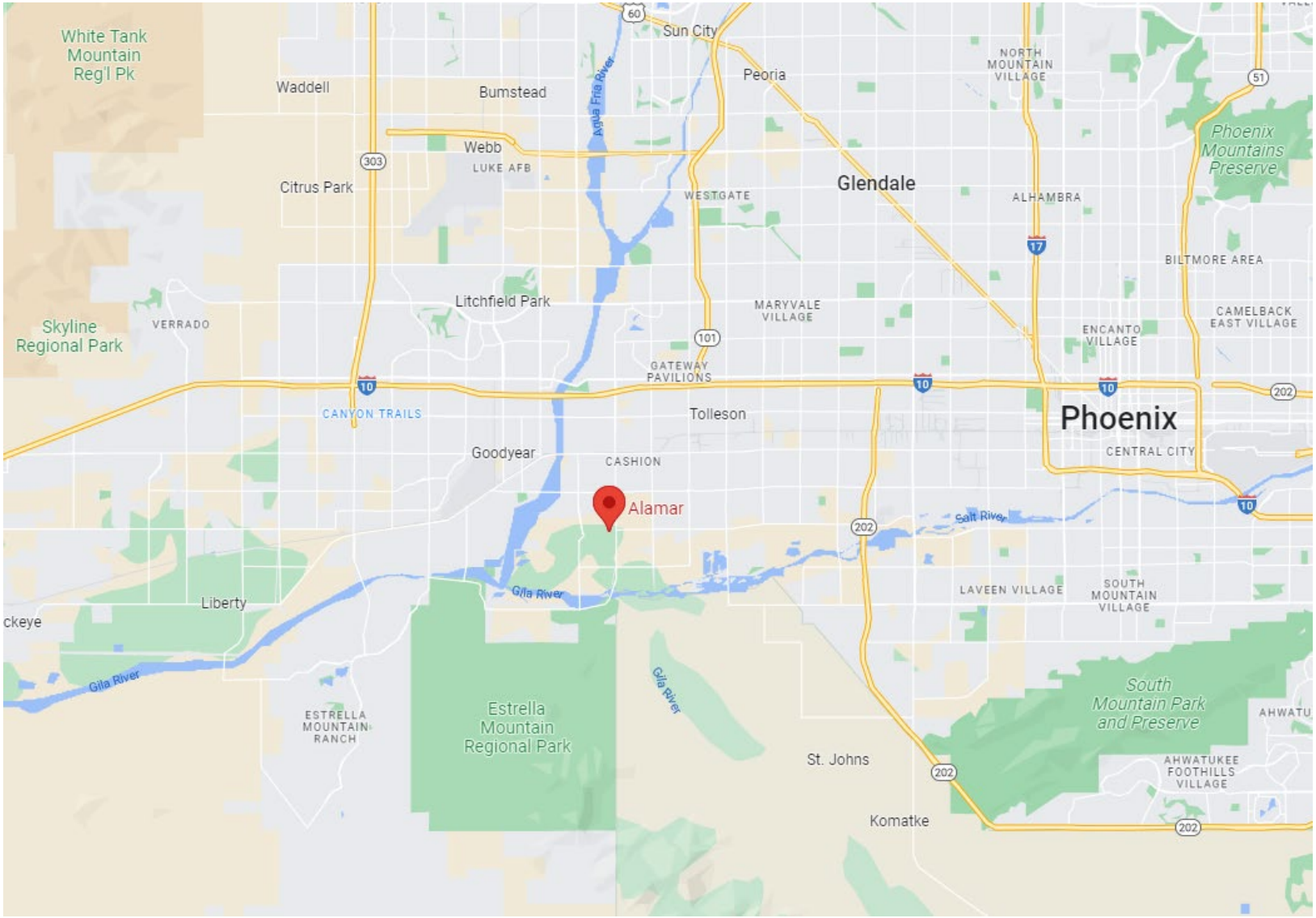
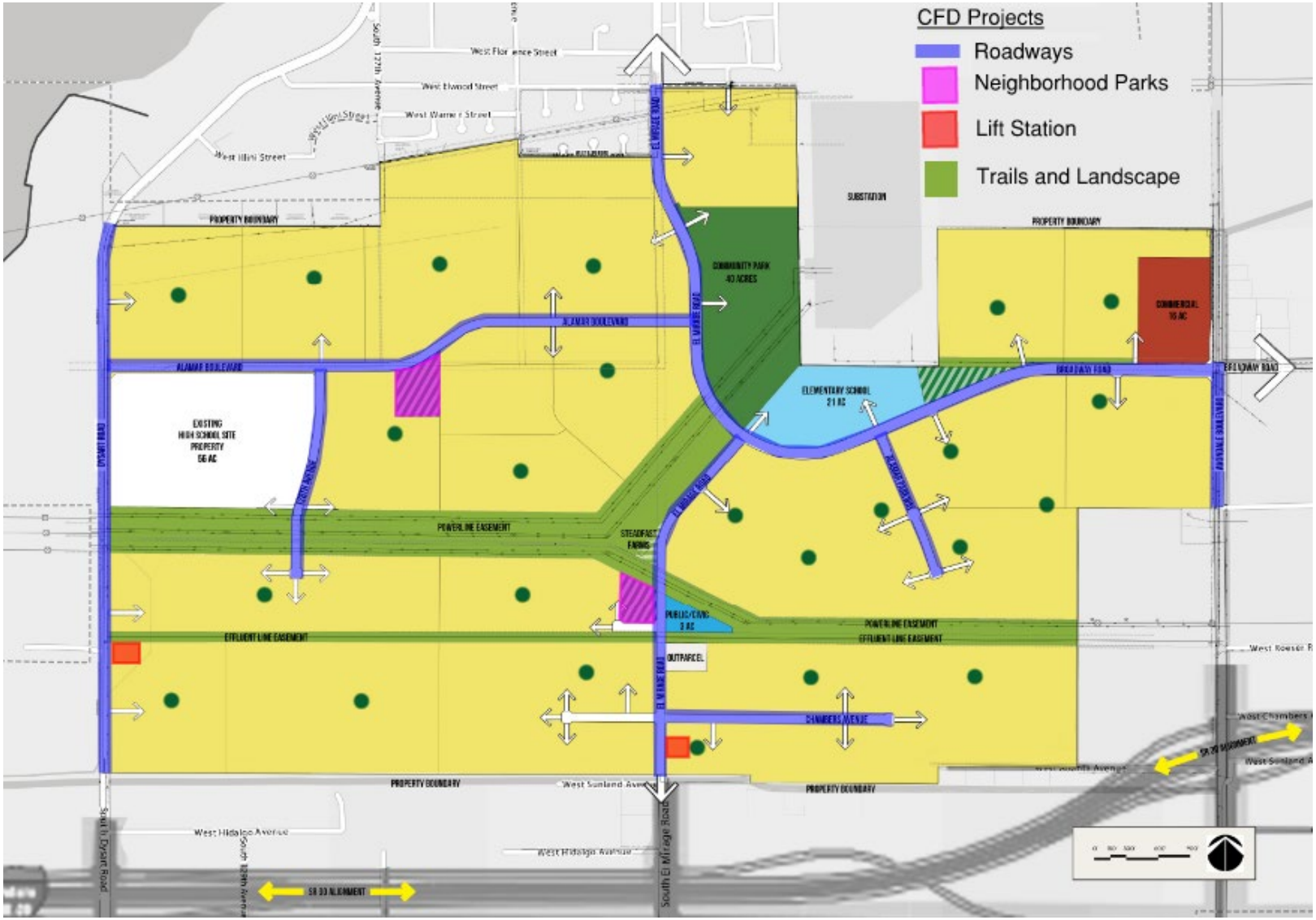
MAP SHOWING LOCATION OF DISTRICT IN CONTEXT OF SURROUNDING AREA



MAP SHOWING DETAILS OF THE ALAMAR COMMUNITY



DEPICTION OF THE ALAMAR COMMUNITY MASTER PLAN

OFFICIAL STATEMENT

$3,820,000*
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2026
(BANK QUALIFIED)

INTRODUCTORY STATEMENT

This Official Statement, which includes the cover page, the inside front cover page and the appendices hereto, provides certain information concerning the issuance of Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2026 (the "Bonds"), in the aggregate principal amount of $3,820,000*.

The Community Facilities District Act of 1988, constituting Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "Enabling Act"), was enacted to provide a method of financing (including through the issuance by the District (as defined herein) of general obligation bonds) certain "public infrastructure purposes" (as such term is defined in the Enabling Act) relating to a community facilities district. As provided by, and with the limitations set forth in, the Enabling Act, once formed, a community facilities district is a legally constituted municipal corporation and political subdivision within defined boundaries.

Pursuant to the Enabling Act and in response to a petition by all of the then owners of land therein, the Council (the "City Council") of the City of Avondale, Arizona (the "City" or "Avondale"), formed Alamar Community Facilities District (the "District") on May 21, 2018. (The District was originally formed under the name "Lakin Community Facilities District". Subsequent actions were taken by the City Council and the board of directors of the District (the "Board") to change that name to the current one.) The District encompasses approximately 1,086 acres (the "District Land") located in the southern portion of the City. The City is located approximately 15 miles west of downtown Phoenix, Arizona ("Phoenix") in the southwestern portion of the metropolitan Phoenix area and in the central portion of Maricopa County, Arizona (the "County"). See APPENDIX A – "INFORMATION REGARDING THE CITY OF AVONDALE, ARIZONA," which includes certain information about the City and surrounding area, and, generally, the information on pages (vi) through (viii).

The District is a special purpose, tax levying public improvement district for certain constitutional purposes and a municipal corporation for certain other statutory purposes. The District has the power to implement the District's general plan for public infrastructure primarily through the issuance of general obligation, special assessment or revenue bonds. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS – *Ad valorem* Property Taxation in the District – Direct General Obligation Bonded Debt Outstanding and to be Outstanding" and "OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS." (The District has no outstanding special assessment or revenue bonds and has no current plans to issue any.)

The City Council serves, *ex officio*, as the Board. Additionally, the Board has appointed the City Manager as the District Manager, the City Finance and Budget Director as the District Treasurer, the City Attorney as the District Counsel, and the City Clerk as the District Clerk.

See "LAND DEVELOPMENT – The Developer" for certain information about Brookfield Lakin LLC (the "Developer"), the entity which owns the remainder of the District Land being developed.

Pursuant to the results of the Election (as defined herein), the District has the authority to issue general obligation bonds in an aggregate principal amount of not to exceed $70,000,000, in one or more series, payable from *ad valorem* taxes (without limitation as to rate or amount) levied on all taxable property within the boundaries of the District.

---

* *Subject to change*.

The Bonds are being issued to finance a portion of the costs of acquiring certain public infrastructure within the boundaries of the District in the form of street and related improvements with respect to phase two of Broadway Road, El Mirage Road and Alamar Parkway (collectively, the "Public Infrastructure"). Please see TABLE 10 for a more complete description of the Public Infrastructure and certain other public infrastructure in the District.

Upon issuance of the Bonds and thereafter in each year, the Board will annually levy, and cause to be collected, an *ad valorem* tax, at the same time and in the same manner as other such taxes are levied and collected, on all taxable property in the District, sufficient to pay interest on and principal of the Bonds ("Debt Service"), as the same becomes due, whether at maturity or if applicable upon mandatory redemption. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS – *Ad valorem* Property Taxation in the District" and "RISK FACTORS."

In addition to the levy of *ad valorem* property taxes for the payment of Debt Service on the Bonds, pursuant to the results of the Election, the District also is authorized to levy and collect an *ad valorem* tax at a tax rate of not to exceed $0.30 per $100 of Net Limited Assessed Property Value (as defined herein) on all taxable property within the boundaries of the District for operation and maintenance expenses of the District (the "Operation and Maintenance Tax"). The District is currently levying and collecting the Operation and Maintenance Tax at a rate of $0.30 per $100 of Net Limited Assessed Property Value.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE STATE OF ARIZONA (THE "STATE"), OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL BE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS WILL BE OBLIGATIONS OF THE DISTRICT ONLY. NONE OF THE CITY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL HAVE ANY OBLIGATION WITH RESPECT TO DEBT SERVICE FOR THE BONDS.

THE BONDS

Authorization and Purpose

The Bonds are authorized pursuant to the Enabling Act and a vote of the owners of land in the District at a special bond election held in and for the District on November 13, 2018 (the "Election"), pursuant to which the District has been authorized to incur general obligation bonded indebtedness in an amount not to exceed $70,000,000 in order to finance, among other things, the costs of public infrastructure purposes within the District, including incidental costs and the costs of issuing bonds, and will be issued pursuant to a resolution adopted by the Board on June 1, 2026 (the "Bond Resolution"). The Bonds represent the fifth series of bonds issued pursuant to the authorization approved at the Election, and, after issuance of the Bonds, $53,809,021* aggregate principal amount of bonds will remain authorized but unissued. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS – *Ad valorem* Property Taxation in the District", "ESTIMATED DEBT SERVICE REQUIREMENTS" and "OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS – Additional General Obligation Bonded Indebtedness of the District." Additional amounts of general obligation bonds payable from the same source as the Bonds may be issued in the future pursuant to authority approved at the Election or at future elections held in and for the District.

Terms of the Bonds – Generally

The Bonds will be dated as of the date of initial delivery and will be registered only in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), under the book-entry-only system described herein (the "Book-Entry-Only System"). See APPENDIX D – "BOOK-ENTRY-ONLY SYSTEM." The Bonds will mature on the dates and in the principal amounts and will bear interest at the rates set forth on the inside front cover page of this Official Statement. Beneficial ownership interests in the Bonds may be purchased in amounts of $5,000 of principal due on a specific maturity date or integral multiples thereof. Interest on the Bonds will accrue from their dated date and be payable semiannually commencing on January 15, 2027*, and on each July 15 and January 15 thereafter (each an "interest payment date") until maturity or prior redemption. (The District has chosen the first day of the month of each interest payment date as the "record date" for the Bonds.)

* *Subject to change*.

See "TAX EXEMPTION" herein for a discussion of the treatment of interest on the Bonds for federal or State income tax purposes.

Bond Registrar and Paying Agent

U.S. Bank Trust Company, National Association will serve as the initial bond registrar, transfer agent and paying agent (the "Bond Registrar and Paying Agent") for the Bonds. The District may change the Bond Registrar and Paying Agent without notice to or consent of the owners of the Bonds.

Redemption Provisions*

Optional Redemption. The Bonds maturing before or on July 15, 20__, will not be subject to redemption prior to maturity. The Bonds maturing on or after July 15, 20__, will be subject to redemption prior to maturity, at the option of the District, in whole or in part from maturities selected by the District on July 15, 20__, or on any date thereafter, by the payment of a redemption price equal to the principal amount of each Bond redeemed, plus interest accrued to the date fixed for redemption but without a premium.

Mandatory Redemption. The Bonds maturing on July 15 of the following years (the "Term Bonds") will be subject to mandatory redemption and will be redeemed on July 15 of the respective years and in the principal amounts set forth below, by payment of the principal amount of each Bond redeemed, plus interest accrued to the date fixed for redemption, but without premium:

Term Bond Maturing July 15, 20__*

Year	Principal Amount
20__	$
20__	
20__	
20__ (maturity)	

Whenever Term Bonds are redeemed (other than pursuant to mandatory redemption) or are delivered to the Bond Registrar and Paying Agent for cancellation, the principal amount of the Term Bonds of such maturity so retired shall satisfy and be credited against the mandatory redemption requirements for such maturity on a pro rata basis, to the extent practicable provided, however, that each remaining mandatory payment shall be in an amount of at least $5,000 of principal.

Notice of Redemption. Notices of redemption will be sent to DTC in the manner required by DTC not more than 60 nor less than 30 days prior to the date set for redemption. See APPENDIX D – "BOOK-ENTRY-ONLY SYSTEM." If moneys for the payment of the redemption price are not held by or on behalf of the Bond Registrar and Paying Agent prior to sending the notice of redemption, such redemption shall be conditional on such moneys being so held on or prior to the redemption date and if not so held by the redemption date the redemption shall be cancelled and be of no force and effect. The notice of redemption shall describe the conditional nature of the redemption.

Effect of Redemption. On the date designated for redemption, the Bonds or portions thereof to be redeemed will become and be due and payable at the redemption price for such Bonds or portions thereof, and, if moneys for payment of the redemption price are held in a separate account by the Bond Registrar and Paying Agent, interest on such Bonds or portions thereof to be redeemed will cease to accrue, such Bonds or portions thereof will cease to be entitled to any benefit or security under the Bond Resolution, the owners of such Bonds or portions thereof will have no rights in respect thereof except to receive payment of the redemption price thereof and such Bonds or portions thereof will be deemed paid and no longer outstanding.

Any amount included in a Bond subject to prior redemption may be redeemed in a denomination equal to or in excess of, but divisible by, $5,000.

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* *Subject to change*.

SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS

General

The Board will annually levy, and cause to be collected, an *ad valorem* tax, at the same time and in the same manner as other such taxes are levied and collected, on all taxable property in the District, sufficient to pay Debt Service, whether at maturity or, if applicable, upon mandatory redemption. Amounts derived from the levy of such tax when collected constitute funds to pay Debt Service and will be kept separately from other funds of the District. With respect to such *ad valorem* property taxes, the Bonds will be payable from such taxes on the same basis as previously issued general obligation bonds of the District that are currently outstanding (the "Prior Bonds Outstanding") as well as general obligation bonds and general obligation refunding bonds of the District that may be issued in the future.

Such Prior Bonds Outstanding, the Bonds and other general obligation or general obligation refunding bonds of the District hereafter issued will be payable on a parity basis with respect to the collection and application of such taxes, which will be allocated to each series of general obligation bonds in accordance with any debt service then due and, in any case, taking into account other funds held by the District for such payment. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS – *Ad valorem* Property Taxation in the District – Direct General Obligation Bonded Debt Outstanding to be Outstanding" and "OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS – Additional General Obligation Bonded Indebtedness of the District."

In addition to the levy of *ad valorem* property taxes for the payment of Debt Service on the Bonds, the Board also levies the Operation and Maintenance Tax. (The Operation and Maintenance Tax has been levied since fiscal year 2019/20.) See TABLE 2.

Investment in the Bonds involves certain risks that each prospective investor should consider prior to investing. See "RISK FACTORS."

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL BE PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS WILL BE OBLIGATIONS OF THE DISTRICT ONLY. NONE OF THE CITY, THE STATE OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) WILL HAVE ANY OBLIGATION WITH RESPECT TO DEBT SERVICE FOR THE BONDS.

Defeasance

Pursuant to the Bond Resolution, payment of all or any part of the Bonds may be provided for by the irrevocable deposit, in trust, of moneys or obligations issued or guaranteed by the United States of America ("Defeasance Obligations") or both, which, with the maturing principal of and interest on such Defeasance Obligations, if any, will be sufficient, as evidenced by a certificate or report of an accountant, to pay when due the principal or redemption price of and interest on such Bonds. If the maturing principal on the Defeasance Obligations or other moneys, or both, is sufficient to pay the principal of, premium, if any, and interest on such Bond or portion thereof as the same matures, comes due or becomes payable upon prior redemption, a certificate or report of an accountant will not be required. Any Bonds so provided for will no longer be outstanding under the Bond Resolution or payable from *ad valorem* taxes on taxable property in the District, and the owners of such Bonds shall thereafter be entitled to payment only from the moneys and Defeasance Obligations deposited in trust.

Ad valorem Property Taxation in the District

Taxable Property. Real property and improvements and personal property are either valued by the Assessor of the County or the Arizona Department of Revenue (the "Department of Revenue"). Property valued by the Assessor of the County is referred to as "locally assessed" property and generally encompasses residential, agricultural and traditional commercial and industrial property. Property valued by the Department of Revenue is referred to as "centrally valued" property and generally includes large mine and utility entities.

Locally assessed property is assigned two values: Full Cash Value and Limited Property Value (both as defined herein). Centrally valued property is assigned one value: Full Cash Value.

Full Cash Value. In the context of a specific property parcel, full cash value ("Full Cash Value") is statutorily defined to mean "the value determined as prescribed by statute" or if a statutory method is not prescribed it is "synonymous with market value, which means the estimate of value that is derived annually by using standard appraisal methods and techniques," which generally include the market approach, the cost approach and the income approach. In valuing locally assessed property, the Assessor of the County generally uses a cost approach to value commercial/industrial property and a market approach to value residential property. In valuing centrally valued property, the Department of Revenue begins generally with information provided by taxpayers and then applies procedures provided by State law. State law allows taxpayers to appeal such Full Cash Values by providing evidence of a lower value, which may be based upon another valuation approach. Full Cash Value is used as the ceiling for determining Limited Property Value. Unlike Limited Property Value, increases in Full Cash Value are not limited.

Limited Property Value. In the context of a specific property parcel, limited property value ("Limited Property Value") is a property value determined pursuant to the Arizona Constitution and the Arizona Revised Statutes. Except as described in the next sentence, for locally assessed property in existence in the prior year, Limited Property Value is limited to the lesser of Full Cash Value or an amount 5% greater than Limited Property Value determined for the prior year for such specific property parcel. In the following circumstances, Limited Property Value is established at a level or percentage of Full Cash Value that is comparable to that of other properties of the same or a similar use or classification: property that was erroneously totally or partially omitted from the property tax rolls in the preceding tax year, except as a result of the matters described in this sentence; property for which a change in use has occurred since the preceding tax year and property that has been modified by construction, destruction, or demolition since the preceding valuation year such that the total value of the modification is equal to or greater than 15% of the Full Cash Value. (Limited Property Value of property that has been split, subdivided or consolidated varies depending on when the change occurred.) A separate Limited Property Value is not provided for centrally valued property.

Full Cash Value and Limited Property Value for Taxing Jurisdictions. The Full Cash Value in the context of a taxing jurisdiction is the sum of the Full Cash Value associated with each parcel of property in the jurisdiction. Full Cash Value of the jurisdiction is the basis for determining constitutional and statutory debt limits for certain political subdivisions in Arizona, including the District.

The Limited Property Value in the context of a taxing jurisdiction is the sum of the Limited Property Value associated with each parcel of locally assessed property within the jurisdiction plus the sum of the Full Cash Value associated with each parcel of centrally valued property within the jurisdiction. Limited Property Value of the jurisdiction is used as the basis for levying both primary and secondary taxes. See "Primary Taxes" and "Secondary Taxes" below.

Property Classification and Assessment Ratios. All property, both real and personal, is assigned a classification (defined by property use) and related assessment ratio that is multiplied by the Limited Property Value or Full Cash Value of the property, as applicable, to obtain the "Limited Assessed Property Value" and the "Full Cash Assessed Value," respectively.

[Remainder of page left intentionally blank]

The assessment ratios for each property classification are set forth by tax year in the following table.

TABLE 1

Property Tax Assessment Ratios (Tax Year)

Property Classification *(a)*	2022	2023	2024	2025	2026
Mining, utilities, commercial and industrial *(b)*	17.5%	17%	16.5%	16%	15.5%
Agricultural and vacant land	15	15	15	15	15
Owner occupied residential	10	10	10	10	10
Leased or rented residential	10	10	10	10	10
Railroad, private car company and airline flight property *(c)*	15	14	14	13	13

(a) Additional classes of property exist, but seldom amount to a significant portion of a municipal body's total valuation.

(b) The assessment ratio for this property classification will decrease to 15% for tax year 2027 and each tax year thereafter.

(c) This percentage is determined annually pursuant to Section 42-15005, Arizona Revised Statutes.

Source: *State and County Abstract of the Assessment Roll, Arizona Department of Revenue*.

Primary Taxes. Per State statute, taxes levied for the maintenance and operation of counties, cities, towns, school districts, community college districts and the State are "primary taxes." Primary taxes are levied against Net Limited Assessed Property Value. "Net Limited Assessed Property Value" is determined by excluding the value of property exempt from taxation from Limited Assessed Property Value of locally assessed property and from Full Cash Assessed Value of centrally valued property and combining the resulting two amounts.

The primary taxes levied by each county, city, town and community college district are constitutionally limited to a maximum increase of 2% over the maximum allowable prior year's levy limit plus any taxes on property not subject to taxation in the preceding year (e.g., new construction and property brought into the jurisdiction because of annexation). The 2% limitation does not apply to primary taxes levied on behalf of school districts.

The combined taxes on owner occupied residential property only, for purposes other than voter-approved bonded indebtedness and overrides and certain special district assessments, are constitutionally limited to 1% of the Limited Property Value of such property. This constitutional limitation on the combined tax levies for owner occupied residential property is implemented by reducing the school district's taxes. To offset the effects of reduced school district property taxes, the State compensates the school district by providing additional State aid.

Secondary Taxes. Per State statute, taxes levied for payment of bonds like the Bonds, voter-approved budget overrides, taxes levied by school districts for qualified desegregation expenditures and the taxes levied for maintenance and operation of special purpose districts such as sanitary, fire, road improvement, and career technical education districts, are "secondary taxes." Like primary taxes, secondary taxes are also levied against Net Limited Assessed Property Value. There is no constitutional or statutory limitation on annual levies for voter-approved bond indebtedness (including the Bonds) and overrides and certain special district assessments.

Tax Procedures. The State tax year has been defined as the calendar year, notwithstanding the fact that tax procedures begin prior to January 1 of the tax year and continue through May of the succeeding calendar year.

On or before the third Monday in August each year the Board of Supervisors of the County prepares the tax roll setting forth certain valuations by taxing district of all property in the County subject to taxation. The tax roll is then forwarded to the Treasurer of the County. (The Assessor of the County is required to have completed the assessment

roll by December 15th of the year prior to the levy. This roll identifies the valuation and classification of each parcel located within the County for the tax year.)

Property owners may file an appeal with the Assessor of the County to request a review of the Assessor of the County's determination of the Full Cash Value and legal classification of their property. Once the appeals process is complete, the Assessor of the County, if necessary, corrects the tax roll based upon the appeal decisions and sends the corrected values to each taxing jurisdiction (cities, school districts, community colleges and special districts such as the District).

With the various budgetary procedures having been completed by the governmental entities, the appropriate tax rate for each jurisdiction is then levied upon each non-exempt parcel of property in order to determine the total tax owed by each property owner. Any subsequent decrease in the value of the tax roll due to appeals or other reasons reduces the amount of taxes received by each jurisdiction.

On occasion, it may be determined that a taxpayer or class of taxpayers is due a property tax refund associated with a successful appeal. These refunds may be for a single year or several years and may range widely in amount. Generally, these refunds are paid by the treasurer of the appropriate county with amounts received from the underlying taxing jurisdictions which, in most cases, may levy an additional property tax in the following year to account for that underlying taxing jurisdiction's portion of the taxpayer refund. Importantly, in most cases, taxpayer refunds of this type are not the ultimate burden of the underlying taxing jurisdiction, as the underlying taxing jurisdictions levied a tax in an amount which was based on the approved (i.e., pre-appeal) property tax levy. Refunds do not change the amount of revenue the underlying taxing jurisdictions are eligible to receive for the affected fiscal years, but such refunds do change the distribution of the burden of the property taxes among the taxpayers. This is reconciled by the underlying taxing jurisdictions levying for the refunded amounts in a subsequent year.

The property tax lien on real property attaches on January 1 of the year the tax is levied. Such lien is prior and superior to all other liens and encumbrances on the property subject to such tax except liens or encumbrances held by the State or liens for taxes accruing in any other years and liens imposed by the United States. Set forth below is a record of property taxes levied and collected in the District for a portion of the current fiscal year and the previous two fiscal years. (The Operation and Maintenance Tax has been levied since fiscal year 2019/20.)

TABLE 2

Property Taxes Levied and Collected *(a)*
Alamar Community Facilities District

Fiscal Year	District Tax Rate	District Tax Levy	Adjusted District Tax Levy as of June 30th	Collected to June 30th of Initial Fiscal Year		Adjusted District Tax Levy as of 10/31/2025	Cumulative Collections to October 31, 2025	
				Amount	% of Adj. Levy		Amount	% of Adj. Levy
2025/26	$ 4.1500	$ 926,826	$ 926,665	*(b)*	*(b)*	$ 926,826	$ 439,643	47.44%
2024/25	4.1500	677,559	677,398	$ 665,455	98.24 %	677,398	672,529	99.28
2023/24	4.1500	483,564	482,813	476,137	98.62	482,703	482,703	100.00
2022/23	4.1500	286,389	265,017	264,995	99.99	264,684	264,684	100.00
2021/22	4.1500	18,394	18,321	17,029	92.95	18,321	18,321	100.00
2020/21	0.3000	5,425	1,076	1,073	99.72	1,076	1,076	100.00

(a) Taxes are collected by the Treasurer of the County. Taxes in support of debt service are levied by the Board of Supervisors of the County as required by Arizona Revised Statutes. Delinquent taxes are subject to an interest and penalty charge of 16% per annum, which is prorated at a monthly rate of 1.33%. Interest and penalty collections for delinquent taxes are not included in the collection figures above, but are deposited in the County's General Fund. Interest and penalties with respect to the first half tax collections (delinquent November 1) are waived if the full year's taxes are paid by December 31.

(b) 2025/26 taxes in course of collection:
First installment due 10-01-25; delinquent 11-01-25;
Second installment due 03-01-26; delinquent 05-01-26.

Source: The Office of Budget and Finance of the County.

Delinquent Tax Procedures. The property taxes due the District are billed, along with State and other taxes, each September and are due and payable in two installments on October 1 and March 1 and become delinquent on November 1 and May 1, respectively. Delinquent taxes are subject to an interest penalty of 16% per annum, prorated monthly at a rate of 1.33% as of the first day of the month. (Interest and penalties for delinquent taxes are waived if a taxpayer, delinquent as to the November 1 payment, pays the entire year's tax bill by December 31.) After the close of the tax collection period, the Treasurer of the County prepares a delinquent property tax list and the property so listed is subject to a tax lien sale in February of the succeeding year. In the event that there is no purchaser for the tax lien at the sale, the tax lien is assigned to the State, and the property is reoffered for sale from time to time until such time as it is sold, subject to redemption, for an amount sufficient to cover all delinquent taxes.

After three years from the sale of the tax lien, the tax lien certificate holder may bring an action in a court of competent jurisdiction to foreclose the right of redemption and, if the delinquent taxes plus accrued interest are not paid by the owner of record or any entity having a right to redeem, a judgment is entered ordering the Treasurer of the County to deliver a treasurer's deed to the certificate holder as prescribed by law.

Chapter 176, Laws of Arizona 2024 (commonly referred to by its original bill number as "SB 1431") revises the redemption and foreclosure process for tax lien certificate holders whereby a delinquent taxpayer may request an entry of judgment directing the sale of the property for excess proceeds. If a delinquent taxpayer requests an excess proceeds sale, and an entry of judgment is granted to direct such excess proceeds sale, a tax lien certificate holder's potential financial return on the subject tax lien eligible for foreclosure may decrease relative to the tax lien certificate holder's potential financial return on such tax lien prior to the enactment of SB 1431. Therefore, in connection with the new excess proceeds sale process instituted by SB 1431, it is reasonable to conclude that "tax sale investors" may be less willing to purchase tax liens. The effective date of SB 1431 was September 14, 2024. None of the District, the Municipal Advisor (as defined herein), the Underwriter (as defined herein) or the counsel or agents of any of them, are able to determine or predict what impact, if any, SB 1431 will have on property tax collections in the District.

In the event of bankruptcy of a taxpayer pursuant to the United States Bankruptcy Code (the "Bankruptcy Code"), the law is currently unsettled as to whether a lien can attach against the taxpayer's property for property taxes levied during the pendency of bankruptcy. Such taxes might constitute an unsecured and possibly non-interest bearing administrative expense payable only to the extent that the secured creditors of a taxpayer are oversecured, and then possibly only on the prorated basis with other allowed administrative claims. It cannot be determined, therefore, what adverse impact bankruptcy might have on the ability to collect *ad valorem* taxes on property of a taxpayer within the District. Proceeds to pay such taxes come only from the taxpayer or from a sale of the tax lien on delinquent property.

When a debtor files or is forced into bankruptcy, any act to obtain possession of the debtor's estate, any act to create or perfect any lien against the property of the debtor or any act to collect, assess or recover a claim against the debtor that arose before the commencement of the bankruptcy is stayed pursuant to the Bankruptcy Code. While the automatic stay of a bankruptcy court may not prevent the sale of tax liens against the real property of a bankrupt taxpayer, the judicial or administrative foreclosure of a tax lien against the real property of a debtor would be subject to the stay of bankruptcy court. It is reasonable to conclude that "tax sale investors" may be reluctant to purchase tax liens under such circumstances, and, therefore, the timeliness of the payment of post-bankruptcy petition tax collections becomes uncertain.

It cannot be determined what impact any deterioration of the financial conditions of any taxpayer, whether or not protection under the Bankruptcy Code is sought, may have on payment of or the secondary market for the Bonds. None of the District, the Underwriter, the Municipal Advisor, the Developer or their respective agents or consultants has undertaken any independent investigation of the operations and financial condition of any taxpayer, nor have they assumed responsibility for the same.

In the event the County is expressly enjoined or prohibited by law from collecting taxes due from any taxpayer, such as may result from the bankruptcy of a taxpayer, any resulting deficiency could be collected in subsequent tax years by adjusting the District's tax rate charged to non-bankrupt taxpayers during such subsequent tax years.

TABLE 3

Net Limited Assessed Property Value by Property Classification
Alamar Community Facilities District

Class	2026/27 *(a)*	2025/26	2024/25	2023/24	2022/23
Commercial, industrial, utilities & mines	$ 312,748	$ 296,122	$ 140,408	$ 136,090	$ 90,760
Agricultural and vacant	983,279	1,699,560	1,061,579	929,683	1,335,245
Residential (owner occupied)	22,072,442	16,577,648	11,559,341	6,972,720	3,786,312
Residential (rental)	5,375,797	3,759,804	3,566,368	3,613,884	1,688,587
Totals *(b)*	$ 28,744,266	$ 22,333,134	$ 16,327,696	$ 11,652,377	$ 6,900,905

(a) Fiscal year 2026/27 values are subject to adjustment until approved by the Board of Supervisors of the County before or on August 17, 2026.

(b) Totals may not add up due to rounding.

Source: The Assessor of the County.

TABLE 4

Net Limited Assessed Property Value of Major Taxpayers
Alamar Community Facilities District

Major Taxpayer *(a)*	2025/26 Net Limited Assessed Property Value	As % of 2025/26 Net Limited Assessed Property Value
Empire West Title Agency LLC TR No. 1305 TRTAZ	$ 1,167,332	5.23%
Brookfield Lakin LLC	185,516	0.83
A75 41 LLC	126,367	0.57
Richmond American Homes of Arizona Inc.	125,529	0.56
A75 42 LLC	115,561	0.52
TJL Investments LLC	101,164	0.45
Weekley Homes LLC	70,559	0.32
Pulte Home Company LLC	57,921	0.26
Resendiz Jose Miguel Arellano	53,513	0.24
BRP Homes Arizona LLC	48,165	0.22
	$ 2,051,626	9.19%

(a) Some of such taxpayers or their parent corporations are subject to the informational requirements of the Securities Exchange Act of 1934, as amended (the "Exchange Act"), and in accordance therewith file reports, proxy statements and other information with the Securities and Exchange Commission (the "SEC"). Such

reports, proxy statements and other information (collectively, the "Filings") may be inspected, copied and obtained at prescribed rates at the SEC's public reference facilities at 100 F Street, N.E., Washington, D.C. 20549-2736. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, New York 10005. The Filings may also be obtained through the Internet on the SEC's EDGAR data base at http://www.sec.gov. No representative of the District, the Municipal Advisor, the Underwriter, the Developer (except for Filings for Brookfield Lakin LLC), or counsel to any of them has examined the information set forth in the Filings for accuracy or completeness, nor does any such representative assume responsibility for the same.

Source: The Assessor of the County.

TABLE 5

Comparative Net Limited Assessed Property Values
Alamar Community Facilities District

Fiscal Year	Alamar Community Facilities District	City of Avondale	Maricopa County	State of Arizona
2026/27 *(a)*	$ 28,744,266	$ 778,852,307	$ 64,199,174,760	$ 97,490,938,852
2025/26	22,333,134	711,470,312	60,724,517,168	92,368,086,849
2024/25	16,327,696	647,533,043	58,328,686,358	88,425,625,840
2023/24	11,652,377	586,321,066	54,722,310,149	83,026,514,349
2022/23	6,900,905	544,220,341	51,575,018,189	78,405,598,978
2021/22	443,214	493,207,192	48,724,126,672	74,200,360,750

(a) Fiscal year 2026/27 values are subject to adjustment until approved by the Board of Supervisors of the County before or on August 17, 2026.

Source: *Property Tax Rates Assessed Values*, Arizona Tax Research Association, *State and County Abstract of the Assessment Roll,* Arizona Department of Revenue and the Assessor of the County.

TABLE 6

Estimated Net Full Cash Value History
Alamar Community Facilities District

Fiscal Year	Estimated Net Full Cash Value *(a)*
2026/27 *(b)*	$ 508,024,233
2025/26	413,673,308
2024/25	306,654,819
2023/24	201,612,728
2022/23	108,057,101

(a) Estimated Net Full Cash Value is the total market value of the property within the District less the estimated Full Cash Value of property exempt from taxation within the District.

(b) Fiscal year 2026/27 values are subject to adjustment until approved by the Board of Supervisors of the County before or on August 17, 2026.

Source: The Assessor of the County.

Direct General Obligation Bonded Debt Outstanding and to be Outstanding
Alamar Community Facilities District

TABLE 7

Issue Series	Original Amount	Purpose	Final Maturity Date	Balance Outstanding and to be Outstanding
2022	$ 3,675,000	Public infrastructure	7/15/2047	$ 3,420,000
2023	2,955,000	Public infrastructure	7/15/2048	2,835,000
2025	5,725,000	Public infrastructure	6/15/2050	5,590,000
Total General Obligation Bonded Debt Outstanding				$ 11,845,000
Plus: The Bonds				3,820,000*
Total General Obligation Bonded Debt Outstanding and to be Outstanding				$ 15,665,000*

* *Subject to change.*

BOND INSURANCE

[Bond Insurer Disclosure]

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RISK FACTORS RELATED TO BOND INSURANCE

The following are risk factors relating to bond insurance generally. In the event of default of the payment of principal or interest with respect to any of the Bonds when all or some become due, any owner of the Bonds on which such principal or interest was not paid will have a claim under the Policy for such payments. In the event the Bond Insurer is unable to make payment of principal and interest as such payments become due under the Policy, the Bonds will remain payable solely from *ad valorem* property taxes as described under "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS." In the event the Bond Insurer becomes obligated to make payments with respect to the Bonds, no assurance will be given that such event will not adversely affect the market price of the Bonds and the marketability (liquidity) of the Bonds.

The long-term ratings on the Bonds will be dependent in part on the financial strength of the Bond Insurer and its claims paying ability. The Bond Insurer's financial strength and claims paying ability will be predicated upon a number of factors which could change over time. No assurance will be given that the long-term rating of the Bond Insurer and of the rating on the Bonds insured by the Bond Insurer will not be subject to downgrade, and such event could adversely affect the market price of the Bonds and the marketability (liquidity) of the Bonds.

The obligations of the Bond Insurer will be general obligations of the Bond Insurer, and in an event of default by the Bond Insurer, the remedies available may be limited by applicable bankruptcy law, state receivership or other similar laws related to insolvency of insurance companies.

None of the District, the Underwriter, the Developer, the Municipal Advisor or their respective attorneys, agents or consultants have made independent investigation into the claims paying ability of the Bond Insurer and no assurance or representation regarding the financial strength or projected financial strength of the Bond Insurer will be given. Thus, when making an investment decision, potential investors should carefully consider the ability of the District to pay principal of and interest on the Bonds and the claims paying ability of the Bond Insurer, particularly over the life of the investment.

SOURCES AND USES OF FUNDS

Sources

Principal Amount	$3,820,000.00*
[Net] Original Issue Premium *(a)*	
Total Sources of Funds	$

Uses

Costs of Acquisition	$
Costs of Issuance *(b)*	
Total Uses of Funds	$

* *Subject to change.*

(a) [Net original issue premium consists of original issue premium on the Bonds, less original issue discount on the Bonds.]

(b) Will include the premium for the Policy and costs of the Underwriter with respect to the issuance of the Bonds.

ESTIMATED DEBT SERVICE REQUIREMENTS

The following table illustrates (i) the annual debt service on the Prior Bonds Outstanding, (ii) the estimated annual debt service on the Bonds and (iii) the estimated combined annual debt service requirements after issuance of the Bonds.

TABLE 8 *(a)*

Maturity Date (July 15)	Prior Bonds Outstanding		The Bonds*		Total Estimated Annual Debt Service Requirements*
	Principal	Interest	Principal	Interest *(b)*	
2025/26	$ 255,000	$ 561,125			$ 816,125
2026/27	270,000	548,375	$70,000	$ 286,500 *(c)*	1,174,875
2027/28	285,000	534,875	70,000	187,500	1,077,375
2028/29	295,000	520,625	75,000	184,000	1,074,625
2029/30	310,000	505,875	80,000	180,250	1,076,125
2030/31	325,000	490,375	85,000	176,250	1,076,625
2031/32	345,000	474,125	85,000	172,000	1,076,125
2032/33	360,000	456,875	90,000	167,750	1,074,625
2033/34	380,000	439,850	90,000	163,250	1,073,100
2034/35	395,000	422,863	95,000	158,750	1,071,613
2035/36	410,000	405,163	105,000	154,000	1,074,163
2036/37	430,000	386,800	105,000	148,750	1,070,550
2037/38	450,000	367,513	110,000	143,500	1,071,013
2038/39	470,000	346,963	115,000	138,000	1,069,963
2039/40	490,000	325,338	120,000	132,250	1,067,588
2040/41	515,000	302,763	125,000	126,250	1,069,013
2041/42	540,000	279,050	130,000	120,000	1,069,050
2042/43	565,000	254,181	135,000	113,500	1,067,681
2043/44	590,000	227,906	140,000	106,750	1,064,656
2044/45	615,000	200,100	150,000	99,750	1,064,850
2045/46	645,000	171,113	155,000	92,250	1,063,363
2046/47	675,000	140,694	160,000	84,500	1,060,194
2047/48	710,000	108,875	165,000	76,500	1,060,375
2048/29	740,000	76,000	175,000	68,250	1,059,250
2049/50	780,000	35,750	180,000	59,500	1,055,250
2050/51	-	-	1,010,000	50,500	1,060,500
	$ 11,845,000		$ 3,820,000		

(a) *Prepared by Stifel, Nicolaus & Company, Incorporated (the "Municipal Advisor").*

(b) *Interest is estimated.*

(c) *The first interest payment on the Bonds will be due on January 15, 2027*. Thereafter, interest payments will be made semiannually on each July 15 and January 15 thereafter, until maturity or prior redemption.*

* *Subject to change.*

OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS

Overlapping General Obligation Bonded Indebtedness

Overlapping general obligation bonded indebtedness is shown below including a breakdown of each overlapping jurisdiction's applicable general obligation bonded indebtedness, Net Limited Assessed Property Value and combined tax rate per $100 Net Limited Assessed Property Value. The applicable percentage of each jurisdiction's Net Limited Assessed Property Value which lies within the District's boundaries was derived from information obtained from the Assessor of the County. **See "RISK FACTORS - Direct and Overlapping Indebtedness."**

TABLE 9

Direct and Overlapping Jurisdiction	2025/26 Net Limited Assessed Property Value	General Obligation Bonded Debt Outstanding *(a)*	Proportion Applicable to the District *(b)* Approximate Percent	Proportion Applicable to the District *(b)* Net Debt Amount	2025/26 Tax Rates Per $100 Net Limited Assessed Property Value
State of Arizona	$ 92,368,086,849	None	0.02%	None	None
Maricopa County	60,724,517,168	None	0.04	None	$1.1591
Maricopa County Community College District	60,724,517,168	$ 26,675,000	0.04	$ 9,810	1.0828
Maricopa County Fire District Assistance Tax	60,724,517,168	None	0.04	None	0.0076
Maricopa County Special Health Care District	60,724,517,168	512,560,000	0.04	188,508	0.2914
Maricopa County Library District	60,724,517,168	None	0.04	None	0.0462
Maricopa County Flood Control District *(c)*	56,554,825,877	None	0.04	None	0.1428
Western Maricopa Education Center District No. 402	23,716,679,850	241,985,000	0.09	227,868	0.1815
Littleton Elementary School District No. 65	485,455,772	40,005,000	4.60	1,840,409	4.1988
Tolleson Union High School District No. 214	2,060,374,378	374,045,000	1.08	4,054,407	5.7601
City of Avondale *(d)*	711,470,312	68,160,000	3.14	2,139,550	1.4592
Alamar Community Facilities District	**22,333,134**	**15,665,000*(e)**	**100.00**	**15,665,000*(e)**	**4.1500**
Total Direct and Overlapping General Obligation Bonded Debt to be Outstanding				$ 24,125,553*	

* *Subject to change.*

(a) Proportion applicable to the District is computed on the ratio of Net Limited Assessed Property Value for fiscal year 2025/26.

(b) Includes total stated principal amount of general obligation bonds outstanding. Does not include outstanding principal amount of certificates of participation, revenue obligations or loan obligations outstanding for the jurisdictions listed above. Does not include outstanding principal amounts of various special assessment bonds, as those bonds are presently being paid from special assessments against property for such purpose.

Does not include presently authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future as indicated in the following table. Authorized but unissued amounts in the following table may be subject to additional reductions based on certain amounts of net premium but such reductions are not reflected in the table. Additional bonds may also be authorized by voters within overlapping jurisdictions pursuant to future elections.

Overlapping Jurisdiction	*General Obligation Bonds Authorized but Unissued*
Maricopa County Special Health Care District	*$898,000,000*
Western Maricoa Education Center District No. 402	*215,000,000*
City of Avondale (d)	*62,695,000**
The District (f)	*53,809,021**

** Subject to change.*

Also does not include the obligation of the Central Arizona Water Conservation District ("CAWCD") to the United States Department of the Interior (the "Department of the Interior"), for repayment of certain capital costs for construction of the Central Arizona Project ("CAP"). CAP is a 336-mile long system of aqueducts, tunnels, pumping plants and pipelines which delivers water from the Colorado River to Maricopa, Pinal and Pima Counties in Arizona (including the City). The obligation to CAP is evidenced by a master contract between CAWCD and the Department of the Interior. In April 2003, the United States and CAWCD agreed to settle litigation over the amount of the construction cost repayment obligation, the amount of the respective obligations for payment of the operation, maintenance and replacement costs and the application of certain revenues and credits against such obligations and costs. Under the agreement, CAWCD's obligation for substantially all of the CAP features that have been constructed so far will be set at $1.646 billion, which amount assumes (but does not mandate) that the United States will acquire a total of 667,724 acre feet of CAP water for federal purposes. The United States will complete unfinished CAP construction work related to the water supply system and regulatory storage stages of CAP at no additional cost to CAWCD. Of the $1.646 billion repayment obligation, 73% will be interest bearing and the remaining 27% will be non-interest bearing. These percentages are fixed for the entire 50-year repayment period, which commenced October 1, 1993. CAWCD is a multi-county water conservation district having boundaries coterminous with the exterior boundaries of Maricopa, Pima and Pinal Counties. It was formed for the express purpose of paying administrative costs and expenses of the CAP and to assist in the repayment to the United States of the CAP capital costs. Repayment will be made from a combination of power revenues, subcontract revenues (i.e., agreements with municipal, industrial and agricultural water users for delivery of CAP water) and a tax levy against all taxable property within CAWCD's boundaries. At the date of this Official Statement, the tax levy is limited to 14 cents per $100 of Net Limited Assessed Property Value, of which 14 cents is being levied. (See Sections 48-3715 and 48-3715.02, Arizona Revised Statutes.) There can be no assurance that such levy limit will not be increased or removed at any time during the life of the contract.

(c) The assessed value of the Maricopa County Flood Control District does not include any personal property assessed valuation of the County.

(d) On June 1, 2026, the Mayor and Council of the City adopted an ordinance authorizing the issuance of General Obligation Bonds of the City in a principal amount not to exceed $22,000,000.

(e) Includes the Bonds.

(f) Reflects reduction in authorization from the Election in connection with the issuance of the Bonds.

Source: The various entities, *Property Tax Rates and Assessed Values,* Arizona Tax Research Association, *State and County Abstract of the Assessment Roll,* Arizona Department of Revenue and the Treasurer of the County.

Additional General Obligation Bonded Indebtedness of the District

In addition to the Bonds, the District retains the right to issue, in accordance with the procedures set forth in the Enabling Act, additional series of bonds payable from *ad valorem* taxes levied on all taxable property in the District. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District – Direct General Obligation Bonded Debt Outstanding and to be Outstanding." **See also "RISK FACTORS - Direct and Overlapping Indebtedness."**

The Enabling Act provides that the total aggregate outstanding amount of bonds and any other indebtedness for which the full faith and credit of the District are pledged will not exceed 60 percent of the aggregate of the estimated market value of the real property and improvements in the District after the public infrastructure of the District is completed plus the value of the public infrastructure owned or to be acquired by the District with the proceeds of the bonds. (Based on the Full Cash Value of the property in the District as reported by the County Assessor plus the value of the public infrastructure acquired or to be acquired by the District with the proceeds of previously issued general obligation bonds and the Bonds, the Board has determined that issuance of the Bonds will meet the test set forth above. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District - Full Cash Value.")

Pursuant to the Election, the District is authorized to incur general obligation bonded indebtedness in an amount not to exceed $70,000,000 and will have $53,809,021* of such amount remaining after issuance of the Bonds in order to finance, among other things, the costs of public infrastructure purposes within the District, including incidental costs. Additional general obligation indebtedness could be authorized for the District in the future pursuant to other elections.

Additional Overlapping General Obligation Bonded Indebtedness

The District has no control over the amount of additional indebtedness payable from *ad valorem* taxes on all or a portion of the property within the District that may be issued in the future by other political subdivisions, including but not limited to, the City, the County, Maricopa County Community College District, Maricopa County Flood Control District, Maricopa County Special Health Care District, Maricopa County Library District, Western Maricopa Education Center District No. 402, Littleton Elementary School District No. 65 and Tolleson Union High School District No. 214 or other entities having jurisdiction over all or a portion of the District Land. Additional indebtedness could be authorized for such overlapping jurisdictions in the future. **See "RISK FACTORS - Direct and Overlapping Indebtedness."**

LAND DEVELOPMENT

[UPDATES IN PROGRESS FOR LAND DEVELOPMENT AND RISK FACTORS FROM DEVELOPER]

The information contained in the following section relates to and has been obtained from the Developer unless otherwise sourced or noted, and none of the District, the Underwriter, or the Municipal Advisor or the counsel or agents of any of them have made any independent investigation regarding the accuracy or completeness thereof. The Developer makes no representation regarding projected development plans within the District (except for those of the Developer), the financial soundness of the other property owners and developers (excluding the Developer) or the managerial ability of such persons and entities to complete development as planned. The development of the District Land may be affected by factors such as governmental policies with respect to land development, the availability of utilities, the availability of energy, construction costs, interest rates, competition from other developments, public health directives and restrictions, and other political, legal and economic conditions beyond the control of the District, the Developer, or other property owners and developers. Further, the District Land may be subject to encumbrances as security for obligations payable to various parties, the default of which could adversely affect construction activity. See "RISK FACTORS."

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* *Subject to change.*

The Project

The District Land is being developed as a planned residential community known as "Alamar", formerly known as "Lakin Ranch" (the "Project"), featuring a range of low to high density neighborhood housing. The maximum allowable residential build-out of the Project is approximately 4,036 units. The Project includes a 40-acre regional park, a 21-acre K-8 elementary school site, and over 10-acres of community parks. A trail network of 9+ miles will connect the open space park system to 3 community parks and over 20 neighborhood parks within the Project. The Project is anticipated to be a diverse residential community serving both families and active adults. As of March 31, 2025, the Developer has sold 1,293 residential lots and builders have closed on over 1,071 residential homes within the Project.

The Project has a 100-year assured water supply provided by the City through approval of the Arizona Department of Water Resources ("ADWR"). An assured water supply means that sufficient water of adequate quality will be continuously available to satisfy the water needs of the proposed use for at least 100 years, that any projected groundwater use is consistent with the water management plan approved by ADWR and achievement of the management goal for the area, and that financial capability to construct the delivery system and any necessary treatment work has been demonstrated to ADWR. The assured water supply designation, which can be terminated or modified by ADWR should circumstances warrant, is a necessary condition to the legal right of the Developer (or any purchaser of the Developer) to plat, construct and sell homes within the Project. See "RISK FACTORS – Availability of Water" herein.

As of April 30, 2026, the Developer has spent approximately $22 million to construct and install water, sewer, streets, curbs, gutters, and other public facilities at the Project, including approximately 4.0 miles of collector or arterial roads; and approximately $18 million on numerous community amenities, including approximately 46 acres of parks with sports courts, playgrounds and ramadas within the community. The Developer is currently engineering approximately 1.5 additional miles of collector and arterial roads with all utilities installed at an estimated cost of approximately $19.5 million.

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TABLE 10

	Acquisition Project Description	Total Estimated Costs (a)	Certified Engineer's Costs	To Be Paid By the Bonds (b)	Paid by Prior Bonds	Eligible for Funding from Future Bonds	Completion Date (c)
1.	CFD Phase 1 Broadway Rd West	$3,253,459	$3,253,459	-	$3,253,459	-	Dec-20
2.	CFD Phase 1 Alamar Parkway	1,250,864	1,250,864	-	1,250,864	-	Dec-20
3.	CFD Phase 1 Avondale Blvd	460,127	460,127	-	460,127	-	Dec-20
4.	CFD Phase 1 Dry Utilities	1,194,093	1,194,093	-	289,264	-	Dec-20
5.	CFD Phase 2 Broadway Rd, El Mirage Rd and Alamar Parkway	7,520,223	7,520,223	$1,370,681	6,149,541	-	April-23
6.	CFD Phase 3 El Mirage (Sewer Only)	345,774	345,774 *(d)*	345,774	-	-	Oct-23
7.	CFD Phase 4 Offsite Infrastructure	7,110,541	7,110,541 *(d)*	679,404	-	$6,431,138	Jun-24
8.	CFD Phase 4 Offsite NH Park	1,107,805	1,107,805 *(d)*	1,107,805	-	-	Jun-24
	Total	$22,242,886	$22,242,886	$3,503,664	$11,403,255	$6,431,138	

(a) Represents the total estimated costs which may differ once the District certifies eligible costs.

(b) Represents an estimate of the proceeds of the Bonds that will be used to acquire such public infrastructure.

(c) Represents the date by which the Developer constructed public infrastructure which may differ from the date that it was or will be accepted by the City.

(d) Engineer's certification of costs is in process for this public infrastructure. Such certification is expected to be completed in June 2026, and it is not expected that there will be material deviations from the numbers shown in this table.

The Project is being developed with both a family-oriented community. The Project is expected to include (i) 3 community parks totaling approximately 10 acres with 1 outdoor pool, playgrounds, outdoor grill station, ramadas and sports courts, (ii) a regional park with a basketball court, fitness court, 2 baseball fields, lighted multi-purpose field, splash pad, urban fishing lake, amphitheater and a dog park, and (iii) landscaped open areas with playgrounds, art features, grills, fire pits, trails, disc golf, ramadas, and benches. The City is responsible for the continued maintenance of Alamar (regional) Park and the Alamar Community Association, Inc. (the "Association") is responsible for the continued maintenance of the remainder of the community amenities. Costs for the continued maintenance are included in Association assessments. The Association may charge use and consumption fees for services and facilities provided by or through the Association.

TABLE 11

Total Project	Approximate District Acres
Single Family Residential	914
Non-residential *(a)*	236
Total	1,150

(a) Includes churches, police and fire stations, schools, civic and commercial uses and common area and neighborhood open space.

Home closings within the Project are set forth in Table 12 below. As of April 26, 2026, there were 53 homes under construction. From January 1, 2025 through April 26, 2026, the price range on home closings was from $379,990 to $724,738.

TABLE 12

SINGLE-FAMILY HOME CLOSINGS *(a)*

Calendar Year	Alamar
2020	3
2021	246
2022	232
2023	237
2024	295
2025	187
2026 (4/26/26)	32
Total	1,232

SINGLE-FAMILY HOMES UNDER CONSTRUCTION *(b)*

Alamar
53

(a) The earliest close date shown is December 11, 2020 and the latest is April 26, 2026.

(b) Homes under construction as of April 26, 2026.

Information herein relating to anticipated future sales and development is provided based on information and projected activity as of date of this Official Statement. Notwithstanding anything in this Official Statement to the contrary, no homebuilders or other prospective purchasers have agreed to final pricing except as otherwise stated herein and there can be no assurance now or at the time the Bonds are issued that the projected activity will be realized or that present or subsequent landowners will have the financial capability to, or will, commence or complete development on any other portion of the District land acquired. See "RISK FACTORS – Concentration of Ownership; Subsequent Transfer."

Services and Utilities

The Project is within the boundaries of Littleton Elementary School District No. 65 of Maricopa County, Arizona. Lakin Prep Academy opened for the 2023-2024 school year. The school is currently serving K-5th grades and plan to expand to K-8 in the future. Currently, students are served by existing elementary schools within the Littleton Elementary School District.

The Project is within the boundaries of the Tolleson Union High School District No. 214 of Maricopa County, Arizona. Students are served by existing high schools within the Tolleson Union High School District. A high school is planned for development on the southeast corner of Alamar Boulevard and Dysart Road, no opening date is confirmed as of yet.

The following retail establishments are within the area, but outside the District: Fry's (grocery store), Avondale Fiesta Shopping Center, Pecan Promenade, Target Super Center, Walmart Super Center, Costco, and Sprouts, among others.

The Project is subject to certain development agreements with the City and certain master plan and zoning approvals. Such agreements provide, among other things, the City's contributions to, and reimbursements for, infrastructure, the processing of permits, payment for City services, and other matters generally provided for in similar agreements within the State.

The City provides municipal services within the Project, including police protection, fire, refuse collection and water and sewer services. The City has a water portfolio of groundwater, recharge credits and surface water in place that covers current and future water needs. Arizona Public Service provides electric power; Southwest Gas Corporation provides natural gas; and Cox, Wyyerd and Lumen provide cable television and telephone service.

The Developer

The Developer for the Project is Brookfield Lakin LLC. The Developer has entered into a Development Management Agreement for the Project with Brookfield Arizona Management, LLC and Brookfield Arizona Development, LLC. The Developer is wholly owned by NASH Brookfield Alamar LLC (the "Joint Venture"). The two members of the Joint Venture are NASH Alamar Holdings, LLC ("NASH Alamar") and Brookfield Communities (Alamar) LLC ("BCA"). NASH Alamar is a wholly owned subsidiary of North America Sekisui House, LLC ("NASH") which is the business arm of Sekisui House, Ltd., one of the world's largest homebuilders and a leader in sustainable residential development. For more information regarding NASH visit www.nashcommunities.com. BCA is a wholly owned subsidiary of Brookfield Residential Properties, LLC which is a leading land developer and homebuilder in North America. Brookfield Residential Properties, LLC is a subsidiary of Brookfield Corporation ("Brookfield Corporation") a leading global investment firm that focuses on alternative asset management, wealth solutions, renewable power, infrastructure, business and industrial services, and real estate. Brookfield Corporation is a public company listed on the New York Stock Exchange and the Toronto Stock Exchange under the symbol BN.

Brookfield Corporation is subject to the informational requirements of the Securities Exchange Act of 1934, as amended (the "Exchange Act") and in accordance therewith files reports, proxy statements and other information with the Securities and Exchange Commission (the "Commission"). Such reports, proxy statement and other information (collectively, the "Filings") particularly, Brookfield Corporation's Annual Report on Form 40-F for the fiscal year ended December 31, 2024, as filed by Brookfield Corporation with the Commission on or about March 21, 2025, and Brookfield Corporation's Report of Foreign Private Issuer Pursuant to Rule 13a-16 or 15d-16 under the Securities Exchange Act of 1934 on Form 6-K which sets forth Brookfield Corporation's financial results for the fiscal quarter ended March 31, 2025, as filed by Brookfield Corporation with the Commission on or about May 12, 2025, set forth certain data relative to the consolidated results of operations and financial position of Brookfield Corporation and its subsidiaries, as of such dates. The Filings which may be inspected, copied and obtained at prescribed rates at the Commission's public reference facilities at 100 F Street, N.E., Washington, D.C. 20549-2736. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, New York 10005. The Filings may also be obtained through the Internet on the Commission's EDGAR data base at www.sec.gov. All documents subsequently filed by Brookfield Corporation pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the Commission prescribes. No representative of the District, Bond Counsel, the Municipal Advisor, the Underwriter or counsel to the Underwriter have examined the information set forth in the Filings for accuracy or completeness, nor do they assume responsibility for the same.

The foregoing Internet addresses and references to filings with the Commission are included for reference only, and the information on these Internet websites and on file with the Commission are not a part of this Official Statement and are not incorporated by reference into this Official Statement. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on such Internet websites. Investors should not rely on

the information and financial statements contained on these websites in evaluating whether to buy, hold or sell the Bonds. Some of the statements contained in the annual reports and the quarterly and current reports may be construed as "forward-looking statements" within the meaning of Section 27A of the Securities Act of 1933, Section 21E of the Exchange Act and the Private Securities Litigation Reform Act of 1995. Forward-looking statements are based on the beliefs of Brookfield Corporation's management as well as assumptions made by, and information currently available to the management of Brookfield Corporation. These forward-looking statements typically include the words "anticipate," "believe," "consider," "continue," "could," "estimate," "expect," "forecast," "goal," "intend," "likely," "may," "outlook," "plan," "possible," "potential," "predict," "projection," "seek," "should," "strategy," "target," "will," "would" or other words of similar meaning. Any or all of the forward-looking statements included in the annual reports and the quarterly and current reports may not approximate actual experience, and the expectations derived from them may not be realized, due to risks, uncertainties and other factors. As a result, actual results may differ materially from the expectations or results in the forward-looking statements.

RISK FACTORS

THIS SECTION SETS FORTH A BRIEF SUMMARY OF SOME OF THE PRINCIPAL RISK FACTORS IN INVESTING IN THE BONDS. PROSPECTIVE INVESTORS SHOULD FULLY UNDERSTAND AND EVALUATE THESE RISKS, IN ADDITION TO THE OTHER FACTORS SET FORTH IN THIS OFFICIAL STATEMENT, BEFORE MAKING AN INVESTMENT DECISION. INVESTMENT IN THE BONDS SHOULD BE MADE ONLY AFTER CAREFUL EXAMINATION OF THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES HERETO.

The discussion of risk factors is not, and is not intended to be, exhaustive, and such risk factors are not necessarily presented in order of magnitude.

General Risks of Real Estate Investment and Development; Certain Factors Which May Adversely Affect Development; Consequences

Investments in developing real estate such as undeveloped areas in the District are generally considered to be speculative in nature and to involve a high degree of risk. Owners of land in the District will be subject to the risks generally incident to real estate investments and development including those described herein.

Construction of houses on the remaining lots within the District may be affected by changes in the income tax treatment of real property ownership; changes in national, regional and local market and economic conditions; changes in long and short term interest rates; changes in the climate for real estate purchases; changes in demand for or supply of competing properties; unanticipated development costs, market preferences and architectural trends; unforeseen environmental risks and controls, including, without limitation, drought mitigation and other governmental actions taken to address certain water resource allocations; the adverse use of adjacent and neighboring real estate; changes in interest rates and the availability of mortgage funds to buyers of the homes to be built in the District, which may render the sale of such homes difficult or unattractive; acts of war, terrorism or other political instability; delays or inability to obtain governmental approvals; changes in laws; moratorium; force majeure (which may result in uninsured losses); strikes; labor shortages; energy shortages; material shortages; inflation; adverse weather conditions; subcontractor defaults; and other unknown contingencies and factors beyond the control of the owners of such land. Land development within the District could also be affected adversely by changes in governmental policies, including, but not limited to, governmental policies to restrict or control development. (Any approvals needed in the future for the development must come from the City and other governmental authorities, over which the District has no control.)

Homebuilders throughout the Phoenix metropolitan area are concerned with uncertainty of tariffs and future supply chain issues that may affect the national economy, specifically the timely availability of materials necessary to build new homes**.** While advantage is being taken of all available alternatives, completion of homes has been slowed. This circumstance is expected to continue for the near term and to affect home closings. Such supply chain factors will affect other owners of property within the District, such as owners constructing communities for rentals, if any.

The residential development business, particularly with respect to communities such as the District, is highly competitive in the Phoenix metropolitan area. The business of merchant builders building in the District will face

competition from a number of competitors in the City and other developments throughout the Phoenix metropolitan area, many of which offer or intend to offer lots and parcels in similar communities to a similar target market.

Decreased absorption rates associated with future slowdown could adversely affect land values and reduce the ability or desire of the property owners to pay *ad valorem* property taxes and assessments. In that event, there could be a default in the payment of principal of and interest on the Bonds.

An inability to develop the remaining land within the District will likely reduce the diversity of ownership of land within the District, making the holders of the Bonds more dependent upon timely payment of the *ad valorem* property taxes levied on the vacant lots.

Development requires obtaining a variety of governmental approvals and permits. Such approvals and permits are necessary to initiate development and construction and to allow the sale and occupancy of homes and to satisfy conditions included in the approvals and permits. There can be no assurance that all of these permits and approvals can be obtained or that the conditions to the approvals and permits can be fulfilled. The failure to obtain any of the required approvals or fulfill any one of the conditions could cause materially adverse financial results for the Developer.

No Review of Filings

As described in footnote (a) to TABLE 4 and under the heading "LAND DEVELOPMENT – The Developer", no representative of the District, the Municipal Advisor, the Underwriter or counsel to any of them has examined the information set forth in the Filings for accuracy or completeness, or examined similar information for entities or their parent companies that are not subject to same or similar informational requirements.

Competition from Other Developments

The residential development business, particularly with respect to communities such as the Project, is highly competitive in the surrounding area. The business of homebuilding by the Developer in the District will face competition from a number of competitors in the City and other developments throughout the surrounding area, many of which offer or intend to offer lots and parcels to a similar target market.

Assessed Valuation of Property

The District's ability to retire the indebtedness evidenced by the Bonds solely from *ad valorem* property taxes levied on all taxable property in the District is dependent upon the development and maintenance of an adequate tax base from which the District may collect revenues. The District's ability to achieve a tax base adequate to generate *ad valorem* property tax revenues for timely payment of the Bonds will depend upon the continued and successful development of the Project. The District faces competition from other residential developments in surrounding areas. Such competition may adversely affect the rate of development within the District. Many unpredictable factors could influence the actual rate of construction within the District, including the prevailing interest rates, availability of funds, market and economic conditions generally, supply of housing in the greater Phoenix metropolitan area, construction costs, labor conditions, access to building supplies, availability of water and water taps, availability and costs of fuel and transportation costs, among other things.

It is anticipated that the assessed valuation of the land in the District will increase if and as the development of the Project continues. However, changes in the future assessed valuation of the land in the District may reduce the willingness of landowners to pay the *ad valorem* property taxes securing the Bonds or adversely affect the interest of potential buyers of such property. See also "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District."

Concentration of Ownership; Subsequent Transfers

There can be no assurance that the Developer or future developers or homebuilders will have the financial capability to continue and complete development of the Project. None of the District, the Underwriter, the Municipal Advisor or counsel to any of them have reviewed the financial resources or development capabilities of the Developer to develop its property or sell it to others for development, or the capability of the Developer to pay *ad valorem* property

taxes as they come due. No assurances can be given that the Developer or any subsequent District property owner will have the necessary financial resources to pay *ad valorem* property taxes as they come due. See "LAND DEVELOPMENT."

Failure or Inability to Complete Proposed Project

The continuing development and successful completion of the Project is contingent upon construction or acquisition of major public improvements, such as arterial streets, water distribution facilities, wastewater collection and transmission facilities, drainage facilities, telephone and electrical facilities, recreational facilities and street lighting, as well as local in-tract improvements. If the Developer or other developers or, as applicable, the City are unable to complete these additional improvements, the ability to sell homes in the Project would be affected adversely.

No assurances can be given that the Developer and other developers will be able to obtain on a continuing basis the financing necessary to pay for required development costs. Cash generated from the sale of land within the District is expected to fund a substantial portion of the costs of the development. However, the cost of these additional improvements plus the public and private in-tract, on-site and off-site improvements would increase the public and private debt for which all or portions of the District Land is security. See "– Direct and Overlapping Indebtedness" below.

The Project may be affected by changes in general economic conditions, fluctuations in the real estate market and interest rates, changes in the income tax treatment of real property ownership, increases in development costs and other similar factors as well as availability of utilities and the development of environmental problems with such land. See "LAND DEVELOPMENT" above. While the Developer has in place a development agreement with the City, addressing, among other things, the vesting of zoning approvals necessary to develop the Project, development within the District could nevertheless be affected by changes in governmental policies and laws, including, but not limited to, governmental policies and laws to restrict or control development. (Any approvals needed in the future for the development of the Project must come from the City or other governmental authorities, over which the District has no control.) Land development within the District also could be affected by competition from other residential developments in surrounding areas. A slowdown of the development process and the related absorption rate within the Project because of any or all of the foregoing could affect adversely land values and impair the developers' ability to finance the costs of development. ANY OR ALL OF THE FOREGOING COULD REDUCE THE WILLINGNESS AND THE ABILITY OF LANDOWNERS TO PAY *AD VALOREM* PROPERTY TAXES AND COULD GREATLY REDUCE THE VALUE OF SUCH PROPERTY IN THE EVENT IT HAS TO BE FORECLOSED UPON.

Effect of Valuation of Property

Information is provided herein with respect to the valuation of land within the District. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District." Such valuation and particularly decreases therein may reduce the willingness of landowners to pay the *ad valorem* taxes securing the Bonds, as well as adversely affect the interest of potential buyers of such property at any foreclosure sale for purposes of paying such taxes.

Direct and Overlapping Indebtedness

The willingness or ability of owners of land in the District to pay their *ad valorem* taxes could be affected by the existence of other taxes and assessments imposed upon the property. The District and other political subdivisions, such as the State, the County, the City, Maricopa County Community College District, Maricopa County Flood Control District, Maricopa County Special Health Care District, Maricopa County Library District, Western Maricopa Education Center District No. 402, Littleton Elementary School District No. 65 and Tolleson Union High School District No. 214, etc., whose boundaries overlap those of the District could, without the consent of the District and, in certain cases, without the consent of the owners of the land within the District, impose additional *ad valorem* taxes or assessment liens on the property within the District in order to finance public improvements to be located inside or outside of the District. (The existing public debt relating to the District is set forth in "OVERLAPPING, ADDITIONAL AND ADDITIONAL OVERLAPPING INDEBTEDNESS" above). The lien created on the property within the District by the levy of additional *ad valorem* taxes would be on a parity with the lien for the *ad valorem* taxes securing the Bonds.

The imposition of additional parity liens, or junior liens in the case of, for instance, special assessments, may reduce the ability or willingness of the landowners to pay the *ad valorem* taxes securing the Bonds as well as, in the case of failure of payment thereof, the existence of buyers of such property at any foreclosure sale for purposes of paying such taxes. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District."

From time to time, there are legislative proposals in the Arizona Legislature that, if enacted, could alter the basis on which *ad valorem* taxes (including those that secure the Bonds) are assessed, levied and collected and which could affect, among other things, the distribution of the amount of taxes that various classifications of property may be obligated to pay. It cannot be predicted whether or in what form any such proposals might be enacted or whether, if enacted, they would affect the Bonds or other obligations issued prior to their enactment.

Bankruptcy and Foreclosure Delays

The payment of the *ad valorem* taxes securing the Bonds and the ability of the District to foreclose the lien of delinquent, unpaid, *ad valorem* taxes may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. Although bankruptcy proceedings would not extinguish the *ad valorem* taxes securing the Bonds, bankruptcy of a property owner could result in a delay in the foreclosure proceedings. Such delay would increase the likelihood of a delay or default in payment of the Bonds when due. See "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS - *Ad valorem* Property Taxation in the District - Delinquent Tax Procedures."

It should be noted that in the event of a bankruptcy of a taxpayer pursuant to the Bankruptcy Code, the law is currently unsettled as to whether a lien can be attached against the taxpayer's property for property taxes levied during the pendency of the bankruptcy proceedings. Such taxes might constitute an unsecured and possible non-interest bearing administrative expense payable only to the extent that the secured creditors of a taxpayer are over secured, and then possibly only on a pro rata basis with other allowed administrative claims. It cannot be determined, therefore, what adverse impact the bankruptcy of a property owner might have on the ability of the District to collect *ad valorem* taxes levied on that property before or during the bankruptcy proceedings. Proceeds to pay such taxes come only from the taxpayer or from a sale of the tax lien on the property.

When a debtor files or is forced into bankruptcy, any act to obtain possession of the debtor's estate, any act to create or perfect any lien against the property of the debtor or any act to collect, assess or recover any claim against the debtor or its estate that arose before the commencement of the bankruptcy is automatically stayed pursuant to the Bankruptcy Code. While the stay may not prevent the sale of tax liens against the real property of a bankrupt taxpayer, the judicial or administrative foreclosure of a tax lien against the real property of a debtor in bankruptcy would be subject to the stay of bankruptcy court. Furthermore, "tax sale investors" may be reluctant to purchase tax liens under such circumstances, and, therefore, the timeliness of post-bankruptcy petition tax collections becomes uncertain.

In the event none of the District is expressly enjoined or prohibited by law from collecting taxes due from any taxpayer, such as may result from the bankruptcy of a taxpayer, any resulting deficiency could be collected in subsequent tax years by adjusting the District's tax rate charged to non-bankrupt taxpayers during such subsequent years.

It cannot be determined what impact any deterioration of the financial condition of any taxpayer, whether or not protection under the Bankruptcy Code is sought, may have on payment of or the secondary market for the Bonds. None of the District, the Municipal Advisor, the Underwriter, the Developer, or their respective agents or consultants have undertaken any independent investigation of the operations and financial condition of any of the property owners in the District, nor have they assumed responsibility for the same.

In addition, the various legal opinions to be delivered concurrently with the delivery of the Bonds (including Bond Counsel's approving legal opinion) will be qualified, as to the enforceability of the various legal instruments, by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

Risk of Internal Revenue Service Audit

The Internal Revenue Service (the "Service") has announced a program of auditing tax-exempt bonds which can include those issued by special purpose governmental units, such as the District, for the purpose of determining whether the Service agrees (a) with the determination of bond counsel that interest on the Bonds is tax-exempt for federal income tax purposes or (b) that the District is in or remains in compliance with Service regulations and rulings applicable to governmental bonds such as the Bonds. The commencement of an audit of the Bonds could adversely affect the market value and liquidity of the Bonds, regardless of the final outcome. An adverse determination by the Service with respect to the tax-exempt status of interest on the Bonds could be expected to adversely impact the secondary market, if any, for the Bonds, and, if a secondary market exists, would also be expected to adversely impact the price at which the Bonds can be sold. The Bond Resolution does not provide for any adjustment to the interest rates borne by the Bonds in the event of a change in the tax-exempt status of the Bonds. Owners of the Bonds should note that, if the Service audits the Bonds, under current audit procedures the Service will treat the District as the taxpayer during the initial stage of the audit, and the owners of the Bonds will have limited rights to participate in such procedures. There can be no assurance that the District will have revenues available to contest an adverse determination by the Service. No transaction participant, including the District, Bond Counsel, counsel to the Underwriter, or the Underwriter is obligated to pay or reimburse the owner of any of the Bonds for audit or litigation costs in connection with any legal action, by the Service or otherwise, relating to the Bonds.

There can be no assurance that an audit by the Service of the Bonds will not be commenced. However, the District has no reason to believe that any such audit will be commenced, or that if commenced, an audit would result in a conclusion of noncompliance with any applicable Service position, regulation or ruling. No rulings have been or will be sought from the Service with respect to any federal tax matters relating to the issuance, purchase, ownership, receipt or accrual of interest upon, or disposition of the Bonds. See also "TAX EXEMPTION" herein.

Amendment of Documents Referenced

The development of the property within the District is maturing [IS THIS STILL AN ACCURATE STATEMENT]. Circumstances could change as the development process continues and other issues are raised or new developers or owners become involved. Accordingly, the Developer anticipates that there may be significant changes to the agreements and contracts relating to the development of the Project to address any such issues; however, the Developer does not presently anticipate that any modifications of the current contracts or agreements would materially affect the repayment of the Bonds.

Environmental Matters

Property in the District will be subject to risks arising out of environmental, archaeological and biological considerations generally associated with the ownership of real estate and the construction of improvements located thereon. Such risks include, in general, potential liability arising as a result of any contamination later discovered on the site and the possibility of a decline in property values resulting from any contamination on the site or from the proximity of the site to other contaminated areas; or discovery of archaeological artifacts located on the site or in the vicinity of the site; discovery of endangered species of animals, plants or other habitat for endangered species and a determination of the waterways of the United States against dredging or fill. In addition, liability may arise under a variety of federal, state or local environmental laws and regulations, including, but not limited to, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), the Resource Conservation and Recovery Act (RCRA), the Endangered Species Act and the National Historical Preservation Act.

For example, development may require approvals and actions under the Clean Water Act and the National Environmental Protection Act may limit, delay or change materially the number and type of development on the site.

Availability of Water

The Developer's ability to develop the land within the District and to subdivide the real property included within the District is dependent upon the land having a 100-year assured water supply, as determined by ADWR and applicable law. The Project is located in the City, which has been designated as having a 100-year water supply based on the City's available surface and groundwater rights. If the City were to lose its 100-year water supply designation,

however, the sale of subdivided land within the Project would be halted until the situation could be resolved. Since January 2022, Arizona has operated under a drought contingency plan and has received a reduced allocation of Colorado River water for agricultural purposes through CAP. (See the final paragraph in footnote (b) to TABLE 9 for a description of CAP.) The City's water supply comes from a variety of sources which include not only Colorado River water received through an allocation from the CAP but also water from Salt River Project, reclaimed water/treated effluent, replenished groundwater and groundwater. Assuming development of the Project proceeds as described under the heading "LAND DEVELOPMENT" herein, the City does not anticipate any near-term disruption to the provision of water to the Project by the City.

LITIGATION

At the time of delivery and payment for the Bonds, appropriate representatives of the District will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, pending or, overtly threatened against the District affecting the existence of the District, or the titles of its officers to their respective offices, or seeking to restrain or to enjoin the sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Bond Resolution, or the collection or application of any revenues providing for the payment of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Bond Resolution, any action of the District contemplated by any of the said documents, or the collection or application of the revenues provided for the payment of the Bonds, or in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto, or contesting the powers of the District or its authority with respect to the Bonds or any action of the District contemplated by any of said documents.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The Bonds will be designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended (the "Code"), as the Board does not reasonably anticipate that the aggregate amount of qualified tax-exempt obligations that will be issued by or on behalf of the District in calendar year 2026 will exceed $10,000,000.

GENERAL PURPOSE FINANCIAL STATEMENTS

The financial statements of the District as of June 30, 2025, and for its fiscal year then ended, which are included as APPENDIX E to this Official Statement, have been audited by Heinfeld, Meech & Co., P.C. as stated in its opinion which appears in APPENDIX E – "AUDITED FINANCIAL STATEMENTS FOR FISCAL YEAR ENDED JUNE 30, 2025." The District neither requested nor obtained the consent of Heinfeld, Meech & Co., P.C. to include its report and Heinfeld, Meech & Co., P.C. has performed no procedures subsequent to rendering its opinion on the financial statements. In addition, as a "blended component unit" of the City, certain information regarding the District is contained in the City's annual comprehensive financial reports. The City's annual comprehensive financial report for the fiscal year ended June 30, 2025, is publicly available and is available upon request from the District Treasurer.

THE FINANCIAL STATEMENTS INCLUDED IN APPENDIX C OF THIS OFFICIAL STATEMENT ARE CURRENT AS OF THEIR DATE ONLY AND MAY NOT REPRESENT THE CURRENT FINANCIAL CONDITION OF THE DISTRICT.

The Developer is not required to, nor does it prepare, financial statements that are separately audited.

TAX EXEMPTION

In General

The Code includes requirements which the District must continue to meet after the issuance of the Bonds in order that the interest on the Bonds be and remain excludable from gross income for federal income tax purposes. The District's failure to meet these requirements may cause the interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds. The District and Brookfield (as defined in Appendix B) have covenanted in the Bond Resolution and the Development Agreement, respectively, to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds.

In the opinion of Greenberg Traurig, LLP, Phoenix, Arizona, Bond Counsel ("Bond Counsel"), assuming the accuracy of certain representations and certifications of the District and continuing compliance by the District and Brookfield with the tax covenants referred to above, under existing statutes, regulations, rulings and court decisions, the interest on the Bonds will be excludable from gross income of the owners thereof for federal income tax purposes. Interest on the Bonds will not be an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals, but in the case of the alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 59(k) of the Code), interest on the Bonds is not excluded from the determination of adjusted financial statement income. Bond Counsel is further of the opinion that the interest on the Bonds will be exempt from income taxation under the laws of the State. Bond Counsel will express no opinion as to any other tax consequences regarding the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors as to the status of interest on the Bonds under the tax laws of any state other than the State.

The above opinion on federal tax matters with respect to the Bonds will be based on and will assume the accuracy of certain representations and certifications of the District, and compliance with certain covenants of the District and Brookfield to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Bonds will be and will remain obligations the interest on which is excludable from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those certifications and representations. Bond Counsel will express no opinion as to any other consequences regarding the Bonds.

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the receipt or accrual of the interest on the Bonds, or the ownership or disposition of the Bonds. Prospective purchasers of Bonds should be aware that the ownership of Bonds may result in other collateral federal tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry the Bonds, (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by the applicable statutory percentage of certain items, including the interest on the Bonds, (iii) the inclusion of the interest on the Bonds in the earnings of certain foreign corporations doing business in the United States for purposes of a branch profits tax, (iv) the inclusion of the interest on the Bonds in the passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year, (v) the inclusion of interest on the Bonds in the determination of the taxability of certain Social Security and Railroad Retirement benefits to certain recipients of such benefits, (vi) net gain realized upon the sale or other disposition of property such as the Bonds generally must be taken into account when computing the Medicare tax with respect to net investment income or undistributed net investment income, as applicable, imposed on certain high income individuals and specified trusts and estates, and (vii) receipt of certain investment income, including interest on the Bonds, is considered when determining qualification limits for obtaining the earned income credit provided by Section 32(a) of the Code. The nature and extent of the other tax consequences described above will depend on the particular tax status and situation of each owner of the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors as to the impact of these other tax consequences.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on factual representations made to Bond Counsel as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of a particular result, and are not binding on the Service or the courts; rather, such opinions represent

Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

Original Issue Discount and Original Issue Premium

Certain of the Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount Bonds and Premium Bonds should consult their own tax advisors as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable or amortizable in any period with respect to the Discount Bonds or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals suggested, debated, introduced or pending in Congress or in the State legislature that, if enacted into law, could alter or amend one or more of the federal tax matters, or State tax matters, respectively, described above including, without limitation, the excludability from gross income of interest on the Bonds, adversely affect the market price or marketability of the Bonds, or otherwise prevent the holders from realizing the full current benefit of the status of the interest thereon. It cannot be predicted whether or in what form any such proposal may be enacted, or whether, if enacted, any such proposal would affect the Bonds. Prospective purchasers of the Bonds should consult their tax advisors as to the impact of any proposed or pending legislation.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Bonds is subject to information reporting to the Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of the Bonds, under certain circumstances, to "backup withholding" at the rates set forth in the Code, with respect to payments on the Bonds and proceeds from the sale of the Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of the Bonds. This withholding generally applies if the owner of the Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an

incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

RATING

S&P is expected to assign the insured rating of "__" (stable outlook) to the Bonds with the understanding that the Policy will be issued and delivered by the Bond Insurer simultaneously with the issuance of the Bonds. Such rating reflects only the view of S&P. An explanation of the significance of a rating assigned by S&P may be obtained at One California Street, 31st Floor, San Francisco, California 94111. Such rating may be revised or withdrawn entirely at any time by S&P if, in its judgment, circumstances so warrant. Any downward revision or withdrawal of such ratings may have an adverse effect on the market price or marketability of the Bonds. The District will covenant in its continuing disclosure certificate with respect to the Bonds that it will file notice of any formal change in any rating relating to the Bonds. See "CONTINUING DISCLOSURE" and APPENDIX C – "FORM OF CONTINUING DISCLOSURE UNDERTAKING" herein.

LEGAL MATTERS

Legal matters incident to the issuance of the Bonds and with regard to the tax-exempt status of the interest thereon are subject to the legal opinion of Greenberg Traurig, LLP, Bond Counsel, a form of which is included herein as APPENDIX B. See "TAX EXEMPTION." Signed copies of the opinion, dated and speaking only as of the date of delivery of the Bonds, will be delivered upon the initial delivery of the Bonds. Certain legal matters will be passed upon for the Underwriter by its counsel, Squire Patton Boggs (US) LLP, and for the Developer by its counsel, Barnes & Thornburg LLP.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issue explicitly addressed therein. By rendering a legal opinion, the opinion giver does not become an insurer of guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

UNDERWRITING

The Bonds will be purchased by Hilltop Securities Inc. (the "Underwriter") at an aggregate purchase price of $_____, pursuant to a purchase contract (the "Purchase Contract") entered into by and between the District and the Underwriter. If the Bonds are sold to produce the prices or yields shown on the inside front cover page hereof, the Underwriter's compensation will be $_____. The Purchase Contract provides that the Underwriter will purchase all of the Bonds so offered if any are purchased. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts) and others at prices higher or yields lower than the public offering prices or yields stated on the inside front cover page hereof. The initial offering prices or yields set forth on the inside front cover page may be changed, from time to time, by the Underwriter.

MUNICIPAL ADVISOR

The Municipal Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance and delivery of the Bonds. The Municipal Advisor has not verified, and does not assume any responsibility for, the information, covenants and representations contained in any of the legal documents with respect to the federal income tax status of the Bonds, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

The Municipal Advisor has provided the following sentence for inclusion in this Official Statement: "The Municipal Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the District and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Municipal Advisor does not guarantee the accuracy or completeness of such information."

RELATIONSHIPS AMONG PARTIES

Greenberg Traurig, LLP, Bond Counsel, and Squire Patton Boggs (US) LLP, counsel to the Underwriter, have each acted as bond counsel in other transactions underwritten by the Underwriter and have each acted as counsel to the Underwriter and to the Municipal Advisor in other transactions. Greenberg Traurig, LLP and Squire Patton Boggs (US) LLP have also acted as bond counsel and/or underwriter's counsel with respect to bonds issued by the City and other overlapping political subdivisions. Barnes & Thornburg LLP has acted as counsel to the Underwriter in other transactions underwritten by the Underwriter and has acted as counsel to the Municipal Advisor in other transactions.

CONTINUING DISCLOSURE

The District will covenant for the benefit of the owners of the Bonds to provide certain financial information and operating data relating to the District by not later than February 1 of each year, commencing February 1, 2027 (the "Annual Reports"), and to provide notices of the occurrence of certain enumerated events (the "Notices of Listed Events"). The method of filing of, and specific nature of the information to be contained in, the Annual Reports and the Notices of Listed Events are set forth herein in APPENDIX C – "FORM OF CONTINUING DISCLOSURE UNDERTAKING" which includes the form of undertaking which will be executed by the District with respect to the Bonds.

These covenants have been made in order to assist the Underwriter in complying with Rule 15c2-12(b)(5) of the SEC. The ability of the District to comply with such covenants will be subject to the annual appropriation of funds, sufficient to provide for the costs of compliance for such covenants. Should the District not comply with such covenants, it has covenanted to provide notice of such fact as it would for a Notice of Listed Event. A failure to provide continuing disclosure may adversely affect the transferability and liquidity of the Bonds and their market price.

[To be confirmed upon receipt of the District's third-party continuing disclosure report]
The District entered into a continuing disclosure undertaking with respect to previously issued general obligation bonds that requires the filing of the Annual Reports on or before February 1 of each year. The District did not file the Annual Reports for the fiscal year ended June 30, 2022 until May 9, 2023. The District has implemented procedures to facilitate compliance with its continuing disclosure undertakings.

CONCLUDING STATEMENT

To the extent that any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated to be such, they are made as such and not as representations of fact or certainty, and no representation is made that any of these statements have been or will be realized. All financial and other information in this Official Statement has been derived by the District from official records and other sources and is believed by the District to be accurate and reliable. Information other than that obtained from official records of the District has been identified by source and has not been independently confirmed or verified by the District and its accuracy is not guaranteed. The presentation of information, including tables of receipts from taxes and other sources, is intended to show recent historic information and is not intended to indicate future or continuing trends in the financial position or other affairs of the District. No representation is made that past experience, as is shown by that financial and other information, will necessarily continue or be repeated in the future.

ALAMAR COMMUNITY FACILITIES DISTRICT

By_____
Chairperson, District Board

APPENDIX A

INFORMATION REGARDING THE CITY OF AVONDALE, ARIZONA

The following information regarding the City is provided for background information only. No attempt has been made to determine what part, if any, of the data presented is applicable to the District; consequently no representation is made as to the relevance of the data to the District or the Bonds. THE BONDS WILL NOT BE OBLIGATIONS OF THE CITY. The Bonds will be direct obligations of the District, payable solely from ad valorem property taxes levied against all taxable property in the District as described under the heading "SECURITY FOR AND SOURCES OF PAYMENT OF THE BONDS."

General

Avondale is located approximately 15 miles west of downtown Phoenix in the southwestern portion of the metropolitan Phoenix area and in the central portion of the County, contiguous to the communities of Litchfield Park to the north, Phoenix to the north and east, Tolleson to the east and Goodyear to the north and west. Unique to Avondale is the convergence of the Gila, Salt and Agua Fria rivers. Avondale was incorporated in 1946 and is considered one of the fastest growing residential areas in the County.

POPULATION STATISTICS
City of Avondale, Arizona

	City of Avondale
2025 Estimate *(a)*	100,686
2020 Census	89,334
2010 Census	76,238
2000 Census	35,883
1990 Census	16,169
1980 Census	8,168

(a) Estimate as of July 2025 (data released in December 2025).

Source: Arizona Office of Economic Opportunity and the U.S. Census Bureau.

Municipal Government and Organization

Avondale operates under a Council-Manager form of government in accordance with its Charter. The Mayor is elected for a four year term and six City Council members are elected at large on a non-partisan basis for four-year, staggered terms. The Mayor and City Council appoint a manager who has full responsibility for carrying out City Council policy and administering operations. The manager in turn appoints department heads.

Avondale provides its residents with sanitation, water and sewer services. Electricity is provided by both Arizona Public Service Company and Salt River Project. Natural gas is supplied by Southwest Gas Corporation.

Economy of the Area

Avondale is developing from an agriculturally based community into a center for commerce and light industry. Avondale's economy is a mix of services, retail and manufacturing. Avondale has two employment corridors that are able to access a labor pool of more than half a million employees within a 30-minute commute. The I-10 Corridor and the Avondale Boulevard Corridor serve the 66-acre Avondale Civic Center and a 16,000 square foot Hilton complex.

MAJOR EMPLOYERS
City of Avondale, Arizona

Employer	Description	Approximate Number of Employees in Avondale
Amazon.com	Retail	1,030
Maricopa County Community College District	Education	830
City of Avondale	Government	750
Tolleson Union High School District No. 214	Education	550
Fry's Food Stores	Grocery	470
Avondale Elementary School District No. 44	Education	460
Akos	Healthcare	400
Costco Wholesale	Retail	390
Walmart Stores Inc.	Retail	370
Littleton Elementary School District No. 65	Education	370

Source: Maricopa Association of Governments Employer Database (retrieved January 2026).

The following table illustrates the unemployment rate averages for Avondale.

UNEMPLOYMENT RATE AVERAGES
City of Avondale, Arizona

Calendar Year	City of Avondale *(a)*
2026 *(b)*	4.2%
2025	4.0
2024	3.4
2023	3.4
2022	3.7
2021	5.6

(a) Each year, historical estimates from the Local Area Unemployment Statistics (LAUS) program are revised to reflect new population controls from the Census Bureau, updated input data, and re-estimation. The data for model-based areas also incorporate new seasonal adjustment, and the unadjusted estimates are controlled to new census division and U.S. totals. Substate area data subsequently are revised to incorporate updated inputs, re-estimation, and controlling to new statewide totals.

(b) Data through March 2026.

Source: Arizona Office of Economic Opportunity, prepared in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

Commerce

The following table illustrates the past five years of sales tax collections.

SALES TAX COLLECTIONS
City of Avondale, Arizona

Fiscal Year	Amount
2025/26 *(a)*	$64,788
2024/25	88,055
2023/24	86,817
2022/23	86,881
2021/22	76,127
2020/21	65,979

(a) *Data through March 2026.*

Source: Arizona Department of Revenue, Municipal Privilege Tax Collection Program.

APPENDIX B

FORM OF LEGAL OPINION OF BOND COUNSEL

[Closing Date]

Board of Directors
Alamar Community Facilities District
c/o City of Avondale, Arizona
11465 West Civic Center Drive
Avondale, Arizona 85323

Re: Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2026

We have acted as Bond Counsel in connection with the issuance by Alamar Community Facilities District (hereinafter referred to as the "Issuer") of the captioned Bonds, dated the date hereof (hereinafter referred to as the "Bonds").

We have examined, and in rendering the opinions herein have relied upon, original or certified copies of the proceedings had in connection with issuance of the Bonds; certifications made by officers of the Issuer relating to, among other things, the expected use of proceeds of the sale of the Bonds and certain other funds of the Issuer and to certain other facts within the knowledge and control of such officers; representations made by the officers of Brookfield Lakin LLC , Brookfield Communities US Holdings LLC and North America Sekisui House, LLC (hereinafter referred to, collectivley, as "Brookfield"), as to plans to develop and sell land owned within the boundaries of the Issuer and such other material and matters of law as we deem relevant to the matters discussed hereinbelow. In such examination, we have assumed the authenticity of all documents submitted to us as originals, the conformity to original copies of all documents submitted to us as certified or photostatic copies and the accuracy of the statements contained in such certifications and representations. As to any facts material to our opinion, we have, when relevant facts were not independently established, relied upon the aforesaid proceedings, certifications, representations, material and matters.

We are of the opinion, based upon such examination and subject to the reliances, assumptions and exceptions hereinabove and hereinafter set forth, that, under applicable law of the State of Arizona and federal law of the United States of America in force and effect on the date hereof:

1. The Bonds are valid and legally binding obligations of the Issuer payable from the sources, and enforceable in accordance with the terms and conditions, described therein, except to the extent that the enforceability thereof and provisions for the security therefor may be affected by bankruptcy, insolvency, reorganization, moratorium or other similar laws affecting creditors' rights or the exercise of judicial discretion in accordance with general principles of equity.

2. The Issuer is to annually levy and cause an *ad valorem* tax to be collected, at the same time and in the same manner as other taxes are levied and collected on all taxable property within the boundaries of the Issuer, sufficient to pay debt service on the Bonds when due. All of the taxable property within the Issuer is subject to the levy of a tax, without limitation as to rate or amount, to pay the principal of and interest on the Bonds.

3. Under existing statutes, regulations, rulings and court decisions, subject to the reliance and assumption stated in the last sentence of this paragraph, interest on the Bonds is excludable from the gross income of the owners thereof for federal income tax purposes.

Furthermore, interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Internal Revenue Code of 1986, as amended (hereinafter referred to as the "Code") on applicable corporations (as defined in Section 59(k) of the Code), interest on the Bonds is not excluded from the determination of adjusted financial statement income. (We express no opinion regarding other federal tax consequences resulting from the ownership, receipt or accrual of interest on, or disposition of, the Bonds.) The Code includes requirements which the Issuer and Brookfield must continue to meet after the issuance of the Bonds in order that interest on the Bonds not be included in gross income for federal income tax purposes. The failure of the Issuer or Brookfield to meet these requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactive to their date of issuance. Officers of the Issuer and Brookfield have either indicated their compliance with, or covenanted to take the actions required by, applicable provisions of the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds. In rendering the opinion expressed above, we have relied on certifications of officers of the Issuer and Brookfield with respect to certain matters necessary for, and have assumed continuing compliance with certain covenants by the Issuer and Brookfield included in, respectively, the resolution authorizing the issuance of the Bonds and a District Development, Financing Participation, Waiver and Intergovernmental Agreement (Alamar Community Facilities District), dated as of October 1, 2018, as amended, by and among the Issuer, the City of Avondale, Arizona and Brookfield (which are, as to their enforceability, subject to the same exceptions described in paragraph 1 hereinabove) that must be met after the issuance of the Bonds in order that, interest on the Bonds not be included in gross income for federal tax purposes.

4. The interest on the Bonds is exempt from income taxation under the laws of the State of Arizona. (We express no opinion regarding other state tax consequences resulting from the receipt or accrual of interest on, or disposition or ownership of, the Bonds.)

This opinion represents our legal judgment based upon our review of the law and the facts we deem relevant to render such opinion and is not a guarantee of a result. This opinion is given as of the date hereof, and we assume no obligation to review or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Respectfully submitted,

APPENDIX C

FORM OF CONTINUING DISCLOSURE UNDERTAKING

$3,820,000*
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2026

CONTINUING DISCLOSURE UNDERTAKING

(CUSIP BASE NUMBER 010741)

This Undertaking is executed and delivered by Alamar Community Facilities District (hereinafter referred to as the "Issuer"), in connection with the issuance of the captioned municipal securities (hereinafter referred to as the "Securities") for the benefit of the owners of the Securities, being the registered owners thereof or any person which has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any of the Securities (including persons holding the Securities through nominees, depositories or other intermediaries) or is treated as the owner of any Securities for federal income tax purposes.

Section 1. Definitions.

"Annual Report" shall mean any annual report provided by the Issuer pursuant to, and as described in, Section 2.

"Authorizing Document" shall mean the resolution authorizing the issuance of the Securities.

"Dissemination Agent" shall mean any agent which has executed a dissemination agent agreement with the Issuer and such successors and assigns of such agent.

"EMMA" shall mean the Electronic Municipal Market Access system of the Municipal Securities Rulemaking Board. Information regarding submissions to EMMA is available at http://emma.msrb.org.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Listed Events" shall mean any of the events listed in Section 3(a).

"MSRB" shall mean the Municipal Securities Rulemaking Board.

"Notice of Listed Event" shall mean any notice provided by the Issuer pursuant to, and as described in, Section 3.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

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* *Subject to change.*

Section 2. Contents and Provision of Annual Reports.

(a) (i) ***SUBJECT TO ANNUAL APPROPRIATION OF FUNDS SUFFICIENT TO PROVIDE FOR THE COSTS THEREOF, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, NOT LATER THAN FEBRUARY 1 OF EACH YEAR, COMMENCING FEBRUARY 1, 2027, PROVIDE THROUGH EMMA AN ANNUAL REPORT WHICH IS CONSISTENT WITH THE REQUIREMENTS OF SUBSECTION (b) OF THIS SECTION.***

(ii) ***IF THE ISSUER IS UNABLE OR FOR ANY OTHER REASON FAILS TO PROVIDE AN ANNUAL REPORT OR ANY PART THEREOF BY THE DATE REQUIRED IN SUBSECTION (a)(i) OF THIS SECTION AND SUBJECT TO ANNUAL APPROPRIATION OF FUNDS SUFFICIENT TO PROVIDE FOR THE COSTS THEREOF, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, SEND A NOTICE TO THAT EFFECT NOT LATER THAN SUCH DATE THROUGH EMMA ALONG WITH THE OTHER PARTS, IF ANY, OF THE ANNUAL REPORT.***

(b) (i) The Annual Reports shall contain or incorporate by reference the following:

(A) Information of the type in TABLES 2, 3, 4, 6 and 7 of the Official Statement, dated _____, 2026, with respect to the Securities.

(B) Audited financial statements for the preceding fiscal year, if any, such statements to be prepared on the basis of generally accepted accounting principles as applied to governmental units. (The Issuer does not currently prepare audited financial statements, and execution of this Undertaking shall not obligate the Issuer to prepare audited financial statements for any fiscal year.) ***IF AUDITED FINANCIAL STATEMENTS ARE PREPARED AND INCLUDED IN THE ANNUAL REPORT AND THEREAFTER THE FISCAL YEAR OF THE ISSUER CHANGES, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, FILE A NOTICE OF SUCH CHANGE IN THE SAME MANNER AS FOR A NOTICE OF LISTED EVENT***.

(ii) The Annual Report may be submitted as a single document or as separate documents comprising a package and may incorporate by reference from other documents other information, including final offering documents of debt issues of the Issuer or related public entities which have been submitted to the Municipal Securities Rulemaking Board. If the document incorporated by reference is a final offering document, it must be available from the Municipal Securities Rulemaking Board. The Issuer shall clearly identify each such other document so incorporated by reference.

(iii) ***If audited financial statements are to be included in an Annual Report but are not available in time to satisfy the requirements of Subsection (a)(i) of this Section, unaudited financial statements must be provided at the requisite time as part of the Annual Report and as soon as possible (but not later than thirty (30) days) after such audited financial statements become available, the audited financial statements shall be provided through EMMA***.

Section 3. Reporting of Listed Events.

(a) This Section shall govern the giving of notices of the occurrence of any of the following events (the "Listed Events") with respect to the Securities:

1. Principal and interest payment delinquencies,

2. Nonpayment related defaults, if material,

3. Unscheduled draws on debt service reserves reflecting financial difficulties,

4. Unscheduled draws on credit enhancements reflecting financial difficulties,

5. Substitution of the credit or liquidity providers or their failure to perform,

6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations, in each case, with respect to the tax status of the Securities, or other material events affecting the tax status of the Securities,

7. Modifications to rights of holders, if material,

8. Bond calls, if material, or tender offers,

9. Defeasances,

10. Release, substitution or sale of property securing repayment of the Securities, if material,

11. Rating changes,

12. Bankruptcy, insolvency, receivership or similar events of the Issuer, being if any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under State or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer,

13. The consummation of a merger, consolidation or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material,

14. Appointment of a successor trustee or an additional trustee or the change of the name of the trustee, if material,

15. The incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material,

16. A default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties, and

17. Notice of a failure of the Issuer to provide required annual financial information on or before the date specified in Section 2 above, including any non-appropriation to cover applicable costs.

(b) Whether events subject to the standard "material" would be material shall be determined under applicable federal securities laws.

(c) Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Securities pursuant to the Authorizing Document.

(d) ***SUBJECT TO ANNUAL APPROPRIATION OF FUNDS SUFFICIENT TO PROVIDE FOR THE COSTS THEREOF, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, PROMPTLY, BUT NOT MORE THAN TEN (10) BUSINESS DAYS THEREAFTER, FILE A NOTICE OF LISTED EVENT OF SUCH OCCURRENCE THROUGH EMMA***.

Section 4. Termination of Reporting Obligation. The obligations of the Issuer pursuant to this Undertaking shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Securities. ***SUBJECT TO ANNUAL APPROPRIATION OF FUNDS SUFFICIENT TO PROVIDE FOR THE COSTS THEREOF, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, GIVE NOTICE OF SUCH TERMINATION THROUGH EMMA AS SOON AS PRACTICABLE, BUT NOT LATER THAN THE DATE AN ANNUAL REPORT WOULD OTHERWISE HAVE BEEN DUE***.

Section 5. Amendment or Waiver.

(a) Notwithstanding any other provision of this Undertaking, the Issuer may amend this Undertaking, and any provision of this Undertaking may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, to the effect that (i) such amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law or change in the identity, nature or status of the Issuer or type of business conducted; (ii) this Undertaking, as amended or affected by such waiver, would have complied with the requirements of the Rule at the time of the primary offering of the Securities, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances and (iii) such amendment or waiver does not materially impair the interests of the owners of the Securities, as determined either by parties (such as bond counsel) unaffiliated with the Issuer or by an approving vote of the registered owners of the Securities pursuant to the terms of the Authorizing Document at the time of the amendments.

(b) The Annual Report containing amended operating data or financial information resulting from such amendment or waiver, if any, shall explain, in narrative form, the reasons for the amendment or waiver and the impact of the change in the type of operating data or financial information being provided. If an amendment or waiver is made specifying the accounting principles to be followed in preparing financial statements, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. Such comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information in order to provide information to investors to enable them to evaluate the ability of the Issuer to meet its obligations. To the extent reasonably feasible, such comparison also shall be quantitative. ***IF THE ACCOUNTING PRINCIPLES OF THE ISSUER CHANGE, THE ISSUER SHALL, OR SHALL CAUSE THE DISSEMINATION AGENT TO, FILE A NOTICE OF SUCH CHANGE IN THE SAME MANNER AS FOR A NOTICE OF LISTED EVENT***.

Section 6. Additional Information. Nothing in this Undertaking shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Report or Notice of Listed Event, in addition to that which is required by this Undertaking. If the Issuer chooses to include any information in any Annual Report or Notice of Listed Event in addition to that which is specifically required by this Undertaking, the Issuer shall have no obligation under this Undertaking to update such information or include it in any future Annual Report or Notice of Listed Event.

Section 7. Default. In the event of a failure of the Issuer to comply with any provision of this Undertaking, any owner of a Security for the benefit of which this Undertaking is being provided may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer to comply with its obligations under this Undertaking. A default under this Undertaking shall not be deemed an event of default for other purposes of the Authorizing Document, and the sole remedy under this Undertaking in the event of any failure of the Issuer to comply with this Undertaking shall be an action to compel performance.

Section 8. Non-Appropriation. The performance by the Issuer of its obligations in this Undertaking shall be subject to the annual appropriation of any funds that may be necessary to permit such performance. In the event of a failure by the Issuer to comply with its covenants under this Undertaking due to a failure to appropriate the necessary funds, the Issuer covenants to provide prompt notice of such fact to the Municipal Securities Rulemaking Board through EMMA.

Section 9. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist the Issuer in satisfying the obligations of the Issuer hereunder and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent.

Section 10. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Undertaking and the applicable, related agency agreement, and, to the extent permitted by applicable law, the Issuer shall indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless for, from and against any loss, expense and liabilities which the Dissemination Agent may incur arising out of or in the exercise or performance of the powers and duties of the Dissemination Agent pursuant to this Undertaking and the applicable, related agency agreement, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the gross negligence or willful misconduct of the Dissemination Agent. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Securities.

Dated: [Closing Date]

ALAMAR COMMUNITY FACILITIES DISTRICT

By:_____
Chairman, Board of Directors

APPENDIX D

BOOK-ENTRY-ONLY SYSTEM

The Depository Trust Company ("DTC") will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC or held by the Bond Registrar and Paying Agent for DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants" and together with the Direct Participants, the "Participants"). DTC has Standard & Poor's rating of: "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of the Bonds may wish to ascertain that the nominee holding the

Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Bond Registrar and Paying Agent and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Payment of principal of and interest on the Bonds and the redemption price of any Bond will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Bond Registrar and Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Bond Registrar and Paying Agent or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal of and interest on the Bonds and the redemption price of any Bonds will be made to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District or Bond Registrar and Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the District or the Bond Registrar and Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but none of the District, the Developer, Bond Counsel, the Municipal Advisor, the Underwriter or counsel to any of them takes responsibility for the accuracy thereof.

APPENDIX E

AUDITED FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

APPENDIX F

SPECIMEN MUNICIPAL BOND INSURANCE POLICY

DRAFT
04/27/26

SERIES 2026 BOND REGISTRAR AND PAYING AGENT AGREEMENT

$____,000
ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BONDS, SERIES 2026

THIS SERIES 2026 BOND REGISTRAR AND PAYING AGENT AGREEMENT, dated as of July 1, 2026 (this "Agreement"), by and between _____ (the "Bond Registrar and Paying Agent") and ALAMAR COMMUNITY FACILITIES DISTRICT (the "District"),

W I T N E S S E T H:

WHEREAS, pursuant to a resolution duly adopted by the Board of Directors (the "Board") of the District on June 1, 2026 (the "Bond Resolution"), the Board authorized the sale and issuance of $_____,000 principal amount of Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2026 (the "Bonds"); and

WHEREAS, by the Bond Resolution, the Board appointed the Bond Registrar and Paying Agent as the agent of the District, to act as authenticating agent, bond registrar, transfer agent and paying agent for and in connection with the Bonds and has authorized and directed the Bond Registrar and Paying Agent to keep all the books and records necessary for registration, transfer or exchange of the Bonds (the "Register");

NOW, THEREFORE, in consideration of the premises and the mutual agreements hereinafter contained, the District and the Bond Registrar and Paying Agent agree as follows:

Section 1. At the time and place for the original delivery of the Bonds (the "Closing"), the District shall deliver to the Bond Registrar and Paying Agent the duly executed Bonds and any other information needed to complete the Bonds at the Closing. The Bond Registrar and Paying Agent, through a duly authorized representative or representatives, shall (i) coordinate the completion of the Bonds to be delivered at the Closing; (ii) record the names and addresses of the registered owners in, and otherwise complete the Register; and (iii) sign the Certificate of Authentication on the Bonds, all so as to permit delivery of the Bonds at the Closing. These procedures shall also be used, as appropriate, for the completion and authentication of any Bond to be delivered to the Bond Registrar and Paying Agent for transfer as provided herein.

Section 2. The Bond Registrar and Paying Agent shall keep and maintain the Register at its designated corporate trust office so long as any Bond remains outstanding and shall perform, without limitation, authentication, transfer, registration and paying agent functions, and related mechanical, clerical and record or bookkeeping functions, in connection with the Bonds in accordance with this Agreement, the Bond Resolution, and any applicable requirements of Section 149(a) of the Internal Revenue Code of 1986, as amended, and applicable regulations, proposed regulations (if they are proposed to take effect retrospectively) and rulings thereunder.

Section 3. In accordance with the Bond Resolution, the Bond Registrar and Paying Agent shall:

(i) Transfer any Bond upon presentation and surrender thereof at the office of the Bond Registrar and Paying Agent, together with a request for an assignment, signed by the registered owner or by a person authorized by the registered owner to do so by a power of attorney in a form satisfactory to the Bond Registrar and Paying Agent, and complete, authenticate and deliver the new Bonds to the registered owner or the registered owner of the transferred Bonds in a denomination or denominations equal in the aggregate to the unmatured and unredeemed principal amount of the Bonds surrendered, bearing interest at the same rate and maturing on the same date.

(ii) Record the transfer of any Bond on the Register.

(iii) Complete the transfer, completion, authentication and delivery of the new Bonds within the time required by then applicable rules and regulations.

Section 4. (A) The fees and expenses of the Bond Registrar and Paying Agent are set forth in the Exhibit hereto.

(B) The Bond Registrar and Paying Agent shall charge the registered owner of any transferred Bond an amount sufficient to reimburse it for any fee, tax or other charge required to be paid with respect to the transfer. The Bond Registrar and Paying Agent may require that those charges be paid before it begins the procedure for the transfer.

Section 5. The Bond Registrar and Paying Agent shall complete, authenticate, deliver and register new Bonds to replace any Bond lost, stolen, destroyed, or mutilated, upon receipt by the Bond Registrar and Paying Agent of evidence satisfactory to it of the loss, theft, destruction or mutilation of any Bond and of indemnity satisfactory to it.

Section 6. The Bond Registrar and Paying Agent shall cancel any Bond surrendered to it pursuant to the Bond Resolution for payment or retirement or for replacement or transfer. The cancelled Bonds shall be destroyed by the Bond Registrar and Paying Agent and a record of such destruction and the number and amount of Bonds destroyed shall be kept by the Bond Registrar and Paying Agent and upon request of the District, furnished by the Bond Registrar and Paying Agent to the District.

Section 7. The Bond Registrar and Paying Agent shall retain and store the Register for seven (7) years after full payment of the Bonds. At any time and upon request by an authorized representative of the District, the Bond Registrar and Paying Agent shall permit such representative to inspect the Register and shall provide such representative with a copy of the Register. In the event of a request to the Bond Registrar and Paying Agent by any person other than such representative of the District for inspection of the Register, the Bond Registrar and Paying Agent shall notify the District and shall not permit that inspection unless it is approved by

such representative of the District, except that the Bond Registrar and Paying Agent may permit an inspection pursuant to an order of a court of competent jurisdiction.

Section 8. The Bond Registrar and Paying Agent shall pay the principal of and interest on the Bonds and shall redeem Bonds in accordance with the Bond Resolution, but only from moneys deposited with the Bond Registrar and Paying Agent by the District for that purpose. The District shall cause funds to be on deposit with the Bond Registrar and Paying Agent in an amount sufficient and available to pay the interest, or principal and interest, then to be due on the day prior to the day on which that payment is to be made. The Bond Registrar and Paying Agent shall pledge assets to secure the deposits made for the purpose of paying either principal or interest or both principal and interest on the Bonds.

Section 9. In the event any check for payment of interest on a Bond is returned to the Bond Registrar and Paying Agent unendorsed or is not presented for payment within two (2) years from its payment date or any Bond is not presented for payment of principal due at the maturity or redemption date, if funds sufficient to pay such interest or principal due upon such Bond shall have been made available to the Bond Registrar and Paying Agent for the benefit of the registered owner thereof, it shall be the duty of the Bond Registrar and Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the registered owner of such Bond who shall thereafter be restricted exclusively to such funds for any claim of whatever nature relating to such Bond or amounts due thereunder. The obligation of the Bond Registrar and Paying Agent to hold such funds shall continue for two (2) years and six (6) months following the date on which such interest or principal amount became due, whether at maturity, or at the date fixed for redemption, or otherwise, at which time the Bond Registrar and Paying Agent shall surrender such unclaimed funds so held to the District, whereupon any claim of whatever nature by the registered owner of such Bond arising under such Bond shall be made upon the District.

Section 10. On July __, 2026, there was deposited proceeds of the Bonds in the amount of $_____ to be held by the Bond Registrar and Paying Agent in a separate account designated as the "Alamar Community Facilities District Series 2026 Costs of Issuance Account" (the "Costs of Issuance Account"). The Bond Registrar and Paying Agent shall use the amounts in the Costs of Issuance Account to pay (or reimburse the District for the payment of) the following expenses upon the presentation of appropriate invoices for payment thereof:

Stifel, Nicolaus & Company, Incorporated (Municipal Advisor).....	$
Greenberg Traurig, LLP (Bond Counsel)	
Standard & Poor's Financial Services LLC (Rating Agency).....	
_____ (Registrar)	
Imagemaster, LLC (Printer).....	
Total Expenses	$

The amount in the Costs of Issuance Account not disbursed by the Bond Registrar and Paying Agent before or on October 1, 2026, shall be paid to the District for deposit to the credit of the "Debt Service Fund" of the District for the Bonds, and the Costs of Issuance Account shall be closed.

Section 11. In the absence of bad faith on its part in the performance of its services under this Agreement, the Bond Registrar and Paying Agent shall be protected in acting upon any notice, request, certificate, affidavit, letter, telegram or other paper or document reasonably believed by it to be genuine and correct and to have been signed or sent by the proper party or parties.

Section 12. (A) The Bond Registrar and Paying Agent may resign as Bond Registrar and Paying Agent at any time by giving thirty (30) days' written notice of resignation to an authorized representative of the District. The Bond Registrar and Paying Agent may be removed at any time by written notice signed by such authorized representative and delivered to the Bond Registrar and Paying Agent. Upon the effectiveness of the resignation or termination, the Bond Registrar and Paying Agent shall deliver the Register and all other records (or copies of those records) pertaining to the Bonds and all forms of Bond to the District.

(B) Every successor Bond Registrar and Paying Agent appointed pursuant to this Section shall be a trust company or bank in good standing located in or incorporated under the laws of the State of Arizona, duly authorized to exercise trust powers and subject to examination by federal or state authority, having a reported capital and surplus of not less than $50,000,000.

(C) Any bank, trust company or national banking association into which the Bond Registrar and Paying Agent or its successor may be converted, merged or with which it may be consolidated, or to which it may sell or transfer all or substantially all of its corporate trust business shall be the successor of the Bond Registrar and Paying Agent under this Bond Registrar and Paying Agent Agreement with the same rights, powers, duties and obligations and subject to the same restrictions, limitations and liabilities as its predecessor, all without the execution or filing of any papers or any further act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

Section 13. Notice shall be sufficient hereunder if it is contained in a writing sent to the District at 11465 West Civic Center Drive, Avondale, Arizona 85323, Attention: District Treasurer, and to the Bond Registrar and Paying Agent at _____, Attention: Global Corporate Trust, or any other address which may be designated from time to time by either party in writing delivered to the District or the Bond Registrar and Paying Agent, as applicable.

Section 14. Neither this Agreement nor any provision hereof may be changed, revised or amended, except by a writing signed by the District and the Bond Registrar and Paying Agent.

Section 15. In case any section or provision of this Agreement, or any agreement, obligation, act or action, or part thereof, made, assumed, entered into, done or taken under this Agreement, or any application thereof, is held to be illegal or invalid for any reason, or is inoperable at any time, that illegality, invalidity or inoperability shall not affect the remainder of this Agreement or any other section or provision of this Agreement or any other agreement, obligation, act or action, or part thereof, made, assumed, entered into, done or taken under this Agreement, all of which shall be construed and enforced at the time as if the illegal, invalid or inoperable portion were not contained therein. Any illegality, invalidity or inoperability shall not

affect any legal, valid and operable section, provision, agreement, obligation, act, action, part or application, all of which shall be deemed to be effective, operative, made, assumed, entered into, done or taken in the manner and to the full extent permitted by law from time to time.

Section 16. (A) To the extent applicable by provision of law, the Bond Registrar and Paying Agent acknowledges that this Agreement is subject to cancellation pursuant to Section 38-511, Arizona Revised Statutes, the provisions of which are incorporated herein and which provides that the District may within three years after its execution cancel any contract (including this Agreement) without penalty or further obligation made by the District if any person significantly involved in initiating, negotiating, securing, drafting or creating the contract on behalf of the District is at any time while the contract or any extension of the contract is in effect, an employee or agent of any other party to the contract in any capacity or a consultant to any other party to the contract with respect to the subject matter of the contract.

(B) To the extent applicable under Section 41-4401, Arizona Revised Statutes, the Bond Registrar and Paying Agent shall comply with all federal immigration laws and regulations that relate to its employees and its compliance with the "e-verify" requirements under Section 23-214(A), Arizona Revised Statutes. The breach by the Bond Registrar and Paying Agent of the foregoing shall be deemed a material breach of this Agreement and may result in the termination of the services of the Bond Registrar and Paying Agent by the District. The District retains the legal right to randomly inspect the papers and records of the Bond Registrar and Paying Agent to ensure that the Bond Registrar and Paying Agent is complying with the foregoing. The Bond Registrar and Paying Agent shall keep such papers and records open for random inspection during normal business hours by the District. The Bond Registrar and Paying Agent shall cooperate with the random inspections by the District including granting the District entry rights onto its property to perform such random inspections and waiving its rights to keep such papers and records confidential.

(C) To the extent applicable under Section 35-393, et seq., Arizona Revised Statutes, the Bond Registrar and Paying Agent hereby certifies it is not currently engaged in, and for the duration of this Agreement shall not engage in, a boycott of Israel. The term "boycott" has the meaning set forth in Section 35-393, Arizona Revised Statutes. If the District determines that the Bond Registrar and Paying Agent's certification above is false or that it has breached such agreement, the District may impose remedies as provided by law.

(D) To the extent applicable under Section 35-394, Arizona Revised Statutes, the Bond Registrar and Paying Agent hereby certifies it does not currently, and for the duration of this Agreement shall not use: (i) the forced labor of ethnic Uyghurs in the People's Republic of China, (ii) any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China, and (iii) any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China. The foregoing certification is made to the best knowledge of the Bond Registrar and Paying Agent without any current independent investigation or without any future independent investigation for the duration of this Agreement. If the Bond Registrar and Paying Agent becomes aware during the duration of this Agreement that it is not in compliance with such certification, the Bond Registrar and Paying Agent shall take such actions as provided

by law, including providing the required notice to the District. If the District determines that the Bond Registrar and Paying Agent is not in compliance with the foregoing certification and has not taken remedial action, the District shall terminate the Bond Registrar and Paying Agent's role as the Bond Registrar and Paying Agent hereunder pursuant to Section 11.

Section 17. This Agreement shall for all purposes be governed by and construed in accordance with the laws of the State of Arizona. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors. This Agreement may be executed in several counterparts, each of which shall be deemed an original.

[Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Bond Registrar and Paying Agent Agreement as of the day and year first above written.

_____,
as Bond Registrar and Paying Agent

By.....
Authorized Representative

ALAMAR COMMUNITY FACILITIES DISTRICT

By.....
District Treasurer

ATTEST:

.....
District Clerk

Attachment:

Exhibit - Fee Schedule

EXHIBIT

CFD RESOLUTION NO. 2-2026

(ALAMAR COMMUNITY FACILITIES DISTRICT)

A RESOLUTION OF THE BOARD OF DIRECTORS OF ALAMAR COMMUNITY FACILITIES DISTRICT AUTHORIZING AND RATIFYING THE GIVING OF NOTICE OF HEARING WITH RESPECT TO APPROVING A FEASIBILITY REPORT WHICH INCLUDES IDENTIFYING THE PUBLIC INFRASTRUCTURE OF THE PROJECTS, THE AREAS TO BE BENEFITTED, THE EXPECTED METHOD OF FINANCING AND THE SYSTEM OF PROVIDING REVENUES TO OPERATE AND MAINTAIN THE PROJECTS, ALL AS PROVIDED IN SUCH REPORT; APPROVING SUCH REPORT; AUTHORIZING THE SALE AND ISSUANCE OF NOT TO EXCEED $4,000,000 AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS, SERIES 2026 OF THE DISTRICT; PRESCRIBING CERTAIN TERMS AND CONDITIONS OF SUCH BONDS INCLUDING MAKING CERTAIN FINDINGS, CERTIFICATIONS AND COVENANTS WITH RESPECT TO SUCH BONDS; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SERIES 2026 BOND REGISTRAR AND PAYING AGENT AGREEMENT, A BOND PURCHASE AGREEMENT, A SERIES 2026 CONTINUING DISCLOSURE UNDERTAKING AND CERTAIN OTHER DOCUMENTS RELATING TO SUCH BONDS; AWARDING SUCH BONDS TO THE PURCHASER THEREOF; DELEGATING THE DETERMINATION OF CERTAIN TERMS OF SUCH BONDS AND MATTERS RELATED THERETO TO THE DISTRICT MANAGER AND THE DISTRICT TREASURER; APPROVING A PRELIMINARY OFFICIAL STATEMENT RELATING TO SUCH BONDS; AUTHORIZING THE PREPARATION OF A FINAL OFFICIAL STATEMENT RELATING TO SUCH BONDS AND AUTHORIZING THE SUBSEQUENT LEVYING OF AN *AD VALOREM* PROPERTY TAX WITH RESPECT TO SUCH BONDS

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ALAMAR COMMUNITY FACILITIES DISTRICT as follows:

1. Findings.

a. Pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (hereinafter referred to as the "Act"), and Section 9-500.05, Arizona Revised Statutes and certain documents heretofore executed and delivered, the City of Avondale, Arizona (hereinafter called the "Municipality"), Alamar Community Facilities District (hereinafter called the "District"), Brookfield Residential (Arizona) LLC (hereinafter called "Brookfield") and Brookfield Lakin

LLC (hereinafter called the "Developer") entered into a District Development, Financing Participation, Waiver and Intergovernmental Agreement (Alamar Community Facilities District), dated as of October 1, 2018 (hereinafter referred to as the "Original Development Agreement"), to specify, among other things, conditions, terms, restrictions and requirements for public infrastructure (as such term is defined in the Act) and the financing of public infrastructure and subsequent reimbursements or repayments over time.

b. Pursuant to the Act and Section 9-500.05, Arizona Revised Statutes, the Municipality, the District, the Developer, Brookfield Communities US Holdings LLC (hereinafter called "Brookfield Communities") and North America Sekisui House, LLC (hereinafter called "Sekisui"), entered into a First Amendment to District Development, Financing Participation, Waiver and Intergovernmental Agreement (Alamar Community Facilities District), dated as of January 1, 2026 (hereinafter referred to as the "First Amendment", and the Original Development Agreement as amended by the First Amendment is hereinafter referred to as the "Development Agreement"), pursuant to which, from and after January 29, 2026 (the "Effective Date"), (i) Brookfield was released from and no longer bound by the Development Agreement with respect to acts, omissions or events first arising after the Effective Date, and (ii) prospectively from the Effective Date, Brookfield Communities and Sekisui became bound, jointly and severally, by the terms of the Development Agreement whenever, pursuant to the Development Agreement, Brookfield would have been so bound with respect to acts, omissions or events first arising after the Effective Date.

c. With regard to the property which makes up the real property included within the District, the District, the Developer, Brookfield Communities and Sekisui specified some of such matters in the Development Agreement, particularly matters relating to the acquisition or construction of certain public infrastructure by the District, the acceptance by the Municipality or other appropriate political subdivisions, the reimbursement or repayment of the Developer, Brookfield Communities and Sekisui with respect thereto, the advance of moneys for public infrastructure purposes and the repayment of such advances and the obtaining of credit enhancement for, and processing of disbursement and investment of proceeds of, certain bonds, all pursuant to the Act.

d. The District is authorized (1) by Section 48-719, Arizona Revised Statutes to sell and issue general obligation bonds of the District to provide moneys for public infrastructure purposes consistent with the General Plan for the Proposed Alamar Community Facilities District (hereinafter referred to as the "General Plan"), and (2) by Section 48-709(G), Arizona Revised Statutes to repay all or part of fees and charges collected from landowners for public infrastructure purposes, the advance of moneys by landowners for public infrastructure purposes or the granting of real property by landowners for public infrastructure purposes from the proceeds of such bonds pursuant to agreements entered into with landowners and the Municipality pursuant to Section 48-709(A)(10), Arizona Revised Statutes.

e. Such bonds may not be issued unless approved at an election ordered and called to submit to the qualified electors of the District or to those persons who will be qualified to vote pursuant to Section 48-707(G), Arizona Revised Statutes [being, if no person has registered to vote within the area to be included within the boundaries of the District within fifty (50) days immediately preceding any scheduled election date, the owners of land within the District who will be qualified electors of the State of Arizona and other landowners according to Section

48-3043, Arizona Revised Statutes (hereinafter referred to as the "qualified electors"),] the question of authorizing the Board of Directors of the District (hereinafter called the "District Board") to issue such bonds (hereinafter referred to as the "Bonds").

f. The District Board deemed it necessary and advisable to order and call such an election and to establish the procedures whereby such election should be held and did so pursuant to Resolution No. 1-2018 adopted on October 15, 2018 (hereinafter referred to as the "Organizational Resolution"), which provided that a special election be held on November 13, 2018 (hereinafter referred to as the "Election"), at which time there was submitted to the qualified electors of the District the questions set forth in the official ballot described in the Organizational Resolution.

g. The election board for the Election filed with the District Board its returns of election and the ballots cast at the polling place, and the District Board canvassed the returns of the Election and determined (1) that a total of one (1) ballot(s) had been cast in response to the questions, submitted, that in answer to the questions submitted, such ballot(s) was/were marked "Bonds, Yes" and no ballots were marked "Bonds, No" with respect to the issuance of the Bonds, (2) that the Election had been conducted and the returns thereof made as required by law, and (3) that only qualified electors were permitted to vote at the Election.

h. Pursuant to Resolution No. 2-2018, adopted by the District Board on November 19, 2018, the District Board found and determined that a majority of the votes cast by the qualified electors voting at the Election voted "Bonds, Yes" and that the Bonds in up to and including $70,000,000 aggregate principal amount are therefore authorized to be sold and issued.

i. Pursuant to CFD Resolution No. 3-2021, adopted by the District Board on June 7, 2021, the District Board caused the sale and issuance of the first series of the Bonds, dated September 9, 2021 (hereinafter referred to as the "First Series of the Bonds"), in the principal amount of $15,979.52 to provide funds for expenses of the District incident and reasonably necessary to carry out the purposes specified in the Act. The First Series of the Bonds has been paid in full.

j. Pursuant to CFD Resolution No. 4-2022, adopted by the District Board on June 13, 2022, the District Board caused the sale and issuance of the second series of the Bonds, dated July 14, 2022 (hereinafter referred to as the "Second Series of the Bonds"), in the principal amount of $3,675,000 to finance certain projects relating to public infrastructure provided in the General Plan. A portion of the Second Series of the Bonds remains outstanding and unpaid.

k. Pursuant to CFD Resolution No. 4-2023, adopted by the District Board on June 5, 2023, the District Board caused the sale and issuance of the third series of the Bonds, dated July 13, 2023 (hereinafter referred to as the "Third Series of the Bonds"), in the principal amount of $2,955,000 to finance certain projects relating to public infrastructure provided in the General Plan. A portion of the Third Series of the Bonds remains outstanding and unpaid.

l. Pursuant to CFD Resolution No. 2-2025, adopted by the District Board on May 19, 2025, the District Board caused the sale and issuance of the fourth series of the

Bonds, dated June 17, 2025 (hereinafter referred to as the "Fourth Series of the Bonds"), in the principal amount of $5,725,000 to finance certain projects relating to public infrastructure provided in the General Plan. A portion of the Fourth Series of the Bonds remains outstanding and unpaid.

m. Pursuant to Section 48-715, Arizona Revised Statutes and the Organizational Resolution, the District Board has caused a report of the feasibility and benefits of certain projects relating to public infrastructure provided for in the General Plan and to be financed with proceeds of the sale of a fifth series of Bonds (hereinafter referred to as the "Fifth Series of the Bonds") to be prepared, such report having included a description of certain public infrastructure to be acquired and all other information useful to understand the projects to be acquired with the proceeds of the sale of the Fifth Series of the Bonds, a map showing, in general, the location of such projects, an estimate of the cost to construct, acquire, operate and maintain such projects, an estimated schedule for completion of such projects, a map or description of the area to be benefitted by such projects and a plan for financing such projects (hereinafter referred to as the "Report"). A public hearing on the Report was held immediately preceding the adoption of this Resolution (hereinafter referred to as the "Report Hearing"), after provision for publication of notice thereof as provided by law.

n. It has been requested that the District Board cause the District to acquire certain of the public infrastructure described in the General Plan which was the subject of the Report (hereinafter referred to as the "Projects") described in the Development Agreement, and the District Board hereby determines that the District should acquire the Projects as described in the Development Agreement.

o. Pursuant to Section 48-719, Arizona Revised Statutes, the District Board (1) hereby determines to authorize the sale and issuance of the Fifth Series of the Bonds to provide funds to acquire the Projects, and (2) shall enter in its minutes a record of the Fifth Series of the Bonds sold and their numbers and dates and levy and cause an *ad valorem* tax to be collected, at the same time and in the same manner as other taxes are levied and collected on all taxable property in the boundaries of the District sufficient to pay debt service with respect to the Fifth Series of the Bonds when due.

p. In order to provide for authentication and delivery of the Fifth Series of the Bonds and subsequent matters with respect thereto, the District Board hereby determines to authorize the execution and delivery of a Series 2026 Bond Registrar and Paying Agent Agreement, to be dated as of the first day of the month of the dated date of the Fifth Series of the Bonds (hereinafter referred to as the "Agency Agreement"), by and between the District and U.S. Bank Trust Company, National Association (hereinafter called the "Bond Registrar and Paying Agent").

q. The District Board hereby also determines to enter into a Series 2026 Continuing Disclosure Undertaking, to be dated even date with the delivery of the Fifth Series of the Bonds (hereinafter referred to as the "Undertaking"), necessary for purposes of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (hereinafter referred to as the "Rule").

r. There have been placed on file with the District Clerk of the District and presented to the District Board, in connection with the purposes described in paragraphs 1.m. through q., the proposed forms of (1) the Agency Agreement, (2) the Undertaking, and (3) the Preliminary Official Statement relating to the Bonds, to be dated the date of the dissemination thereof (hereinafter referred to as the "Preliminary Official Statement"). (The documents described in Clauses (1) and (2) are hereinafter referred to, collectively with the hereinafter defined Bond Purchase Agreement, as the "Bond Documents.")

s. The District Board hereby further determines that (1) the proposed amount of indebtedness evidenced by the Fifth Series of the Bonds will not exceed the estimated cost of the public infrastructure improvements to be financed with the proceeds of the sale thereof plus all costs connected with the public infrastructure purposes related thereto and sale and issuance of the Fifth Series of the Bonds, and (2) the total aggregate outstanding amount of the Second Series of the Bonds, the Third Series of the Bonds, the Fourth Series of the Bonds and the Fifth Series of the Bonds will not exceed sixty percent (60%) of the aggregate of the estimated market value of the real property and improvements in the District after the public infrastructure of the District is completed plus the value of the public infrastructure acquired or to be acquired by the District with proceeds of the Second Series of the Bonds, the Third Series of the Bonds, the Fourth Series of the Bonds and the Fifth Series of the Bonds, all as provided in Section 48-708, Arizona Revised Statutes.

t. All formal actions concerning and relating to the passage of this Resolution were taken in an open meeting, in compliance with all legal requirements, and all things required to be done preliminary to the authorization, sale and issuance of the Fifth Series of the Bonds have been duly done and performed in the manner required by law, and the District Board is now empowered to proceed with the sale and issuance of the Fifth Series of the Bonds.

2. a. Authorization and Ratification of Notice of Hearing on Report. Notice of the public hearing on the Report provided by the District Manager and attached as Exhibit "A" hereto (hereinafter referred to as the "Notice") is hereby authorized and ratified in all respects as well as the mailing of the Report and the Notice to the governing body of the Municipality. The providing of the Notice as provided by law and as caused by the District Manager is hereby authorized and ratified.

b. Preparation of Report. The preparation of the Report is hereby ratified and confirmed. (Upon completion of a draft of the Report, the Report, marked in a conspicuous fashion "DRAFT," was submitted to the District Board for their review and comment.)

c. Approval of Report. After review of the Report and based on the Report Hearing and the mailing of the Report to the governing body of the Municipality, the Report is hereby approved in the form submitted to the District Board, and, subject to the provisions set forth in the Report, such reasonable actions shall be taken as may be necessary to cause the results contemplated by and set forth in the Report, including particularly the acquisition of the Projects for the benefit of the areas described in the Report and the consummation of the expected method of financing, and an appropriate system of providing revenues or other means to maintain, the Projects, all as provided in the Report. The Projects will result in a beneficial use to land within the geographical limits of the District. Such use is principally to such land and, in any case, at a

minimum, is proportional. (Based on review of the Report and the Report Hearing, the District hereby conclusively establishes that the Projects will result in such use.)

3. a. Approval of Sale and Issuance of Fifth Series of the Bonds. The Fifth Series of the Bonds are hereby authorized to be issued as a series of general obligation bonds of the District to be designated "General Obligation Bonds, Series 2026." The District Manager and the District Treasurer are each hereby authorized and directed to determine on behalf of the District: (1) the dated date and aggregate principal amount (but not to exceed $4,000,000) of the Fifth Series of the Bonds; (2) the final principal and maturity schedule of the Fifth Series of the Bonds (but none of the Fifth Series of the Bonds to mature later than July 15, 2051); (3) the interest rate on each maturity of the Fifth Series of the Bonds and the dates for payment of such interest (hereinafter referred to as "interest payment dates"); (4) the provisions for redemption in advance of maturity of the Fifth Series of the Bonds; (5) the sales date, sales price and other terms of sale of the Fifth Series of the Bonds; (6) the identity of the Bond Registrar and Paying Agent; and (7) the provisions for credit enhancement, if any, for the Fifth Series of the Bonds upon the advice of Hilltop Securities Inc. (hereinafter referred to as the "Underwriter"); provided, however, that the foregoing determinations must result in a yield with respect to the Fifth Series of the Bonds, calculated for federal income tax purposes, of not to exceed six percent (6%). The Fifth Series of the Bonds shall be sold to the Underwriter in accordance with the terms of a Bond Purchase Agreement with the Underwriter, in substantially the same form as that used in connection with the sale of the District's General Obligation Bonds, Series 2025, with such changes as are approved by the District Manager and the District Treasurer, and at a price specified therein with original issue discount, original issue premium and underwriter's compensation in an amount, in each case, as determined by the District Manager and the District Treasurer who are each hereby authorized and directed to so determine such matters.

b. Forms, Terms and Provisions, and Execution and Delivery, of Fifth Series of the Bonds.

1. The Fifth Series of the Bonds shall be issued in denominations of $5,000 of principal amount and integral multiples in excess thereof and only in fully registered form and shall bear interest from their date to the maturity or prior redemption of each bond of the Fifth Series of the Bonds, payable on the interest payment dates.

2. The principal of, and premium, if any, and interest on, the Fifth Series of the Bonds shall be payable in lawful money of the United States of America. The principal of and premium, if any, on the Fifth Series of the Bonds shall be payable at maturity or prior redemption upon presentation and surrender thereof at the designated corporate trust office of the Bond Registrar and Paying Agent, and interest on the Fifth Series of the Bonds shall be payable by check, dated as of the interest payment date, mailed to the registered owners thereof, as shown on the registration books maintained by the Bond Registrar and Paying Agent at the address appearing therein at the close of business on the first (1st) day of the month of that interest payment date (hereinafter referred to as the "regular record date"). Any such interest on a bond of the Fifth Series of the Bonds which is not timely paid or duly provided for shall cease to be payable to the registered owner thereof (or of one or more predecessor Fifth Series of the Bonds) as of the regular record date, and shall be payable to the registered owner thereof (or of one or more predecessor Fifth Series of the Bonds) at the close of business on a special record date for the payment of that overdue interest. The special record date shall be fixed by the Bond Registrar and

Paying Agent whenever moneys become available for payment of the overdue interest, and notice of the special record date shall be given to the registered owners of Fifth Series of the Bonds not less than ten (10) days prior thereto.

3. (A) Notice of redemption of any bond of the Fifth Series of the Bonds shall be mailed by first class mail, postage prepaid, not more than sixty (60) nor less than thirty (30) days prior to the date set for redemption to the registered owners of the Fifth Series of the Bonds being redeemed at the address shown on the registration books for the Fifth Series of the Bonds maintained by the Bond Registrar and Paying Agent. If moneys for the payment of the redemption price are not held on behalf of registered owners of the Fifth Series of the Bonds affected thereby prior to sending the notice of redemption, such redemption shall be conditional on such moneys being so held on or prior to the redemption date and if not so held by the redemption date the redemption shall be cancelled and be of no force and effect. The notice of redemption shall describe the conditional nature of the redemption. Failure to properly give notice of redemption shall not affect the redemption of any bond of the Fifth Series of the Bonds for which notice was properly given.

(B) On the date designated for redemption by notice given as herein provided, the Fifth Series of the Bonds or portions thereof to be redeemed shall become and be due and payable at the redemption price for such Fifth Series of the Bonds or such portions thereof on such date, and, if moneys for payment of the redemption price are held in separate accounts by the Bond Registrar and Paying Agent, interest on such Fifth Series of the Bonds or such portions thereof shall cease to accrue, such Fifth Series of the Bonds or such portions thereof shall cease to be entitled to any benefit or security hereunder, the registered owners of such Fifth Series of the Bonds or such portions thereof shall have no rights in respect thereof except to receive payment of the redemption price thereof and accrued interest thereon and such Fifth Series of the Bonds or such portions thereof shall be deemed paid and no longer outstanding.

(C) The District may redeem by random method any amount which is included in a bond of the Fifth Series of the Bonds in the denomination in excess of, but divisible by, $5,000. In that event, the registered owner shall submit such bond for partial redemption, the Bond Registrar and Paying Agent shall make such partial payment and shall cause to be issued a new bond in a principal amount which reflects the redemption so made, to be authenticated and delivered to the registered owner thereof.

(D) Any bond of the Fifth Series of the Bonds or portion thereof in authorized denominations shall be deemed paid and defeased and thereafter shall have no claim on *ad valorem* taxes levied on taxable property in the District (i) if there is deposited with a bank or comparable financial institution, in trust, moneys or obligations issued by or guaranteed by the United States government (hereinafter referred to as "Defeasance Obligations") or both which, with the maturing principal of and interest on such Defeasance Obligations, if any, will be sufficient, as evidenced by a certificate or report of an accountant, to pay the principal of and interest and any premium on such bond or portion thereof as the same matures, comes due or becomes payable upon prior redemption, and (ii) if such defeased bond or portion thereof is to be redeemed, notice of such redemption has been given in accordance with provisions hereof or the District has submitted to the Bond Registrar and Paying Agent instructions expressed to be irrevocable as to the date upon which such bond of the Fifth Series of the Bonds or portion thereof is to be redeemed and as to the giving of notice of such redemption. If the maturing principal of

the Defeasance Obligations or other moneys, or both, is sufficient to pay the principal of, premium, if any, and interest on such bond of the Fifth Series of the Bonds or portion thereof as the same matures, comes due or becomes payable upon prior redemption, a certificate or report of an accountant shall not be required. Bonds of the Fifth Series of the Bonds the payment of which has been provided for in accordance with this Section shall no longer be deemed payable or outstanding hereunder and thereafter such bonds shall be entitled to payment only from the moneys or Defeasance Obligations deposited to provide for the payment of such bonds.

4. (A) The bonds of the Fifth Series of the Bonds (including the form of certificate of authentication and form of assignment therefor) shall be in substantially the form set forth in Exhibit "B" attached hereto. There may be such necessary and appropriate omissions, insertions and variations as are permitted or required hereby or by the Bond Purchase Agreement and are approved by those officers executing the bonds of the Fifth Series of the Bonds in such form. Execution thereof by such officers shall constitute conclusive evidence of such approval.

(B) The bonds of the Fifth Series of the Bonds may have notations, legends or endorsements required by law, securities exchange rule or usage. Each bond of the Fifth Series of the Bonds shall show both the date of the issue and the date of authentication and registration of each Bond.

(C) The bonds of the Fifth Series of the Bonds are prohibited from being converted to coupon or bearer bonds without the consent of the District Board and approval of an attorney or firm of attorneys of nationally recognized standing in the field of law relating to municipal bonds selected by the District (hereinafter called "Bond Counsel").

(D) The bonds of the Fifth Series of the Bonds shall be executed for and on behalf of the District by the Chairman or Vice Chairman of the District Board and attested by the District Clerk. Such signatures may be by mechanical reproduction; however, such officers shall manually sign a certificate adopting as and for such signatures on the bonds of the Fifth Series of the Bonds the respective mechanically reproduced signatures affixed to such bonds.

(E) If an officer whose signature is on a bond of the Fifth Series of the Bonds no longer holds that office at the time such bond is authenticated and registered, such bond shall nevertheless be valid and binding so long as such bond would otherwise be valid and binding.

(F) A bond of the Fifth Series of the Bonds shall not be valid or binding until authenticated by the manual signature of an authorized representative of the Bond Registrar and Paying Agent. The signature of the authorized representative of the Bond Registrar and Paying Agent shall be conclusive evidence that such bond has been authenticated and issued pursuant to this Resolution.

5. In case any bond of the Fifth Series of the Bonds becomes mutilated or destroyed or lost, the District shall cause to be executed and delivered a new bond, of like type, date, maturity and tenor in exchange and substitution for and upon the cancellation of

such mutilated bond or in lieu of and in substitution for such bond destroyed or lost, upon the registered owner paying the reasonable expenses and charges of the District in connection therewith and, in the case of a bond destroyed or lost, filing with the Bond Registrar and Paying Agent by the registered owner evidence satisfactory to the Bond Registrar and Paying Agent that such bond was destroyed or lost, and furnishing the Bond Registrar and Paying Agent with a sufficient indemnity bond pursuant to Section 47-8405, Arizona Revised Statutes.

6. (A) A bond of the Fifth Series of the Bonds may be transferred on the registration books for the Fifth Series of the Bonds upon delivery and surrender of the bond to the Bond Registrar and Paying Agent at its designated corporate trust office, accompanied by a written instrument of transfer in form and with guaranty of signature satisfactory to the Bond Registrar and Paying Agent, duly executed by the registered owner of such bond, to be transferred or the attorney-in-fact or legal representative of such owner, containing written instructions as to the details of the transfer of such bond. No transfer of any bond of the Fifth Series of the Bonds shall be effective until entered on the registration books for the Fifth Series of the Bonds.

(B) In the event of the transfer of a bond of the Fifth Series of the Bonds, the Bond Registrar and Paying Agent shall enter the transfer of ownership in the registration books for the Fifth Series of the Bonds and shall authenticate and deliver in the name of the transferee or transferees a new fully registered bond or bonds of the same maturity and of authorized denominations (except that no bond shall be issued which relates to more than a single principal maturity) for the aggregate principal amount which the registered owner is entitled to receive at the earliest practicable time in accordance with the provisions of this Resolution.

(C) All costs and expenses of initial registration and payment of the Fifth Series of the Bonds shall be borne by the District, but the District and the Bond Registrar and Paying Agent shall charge the registered owner of such bond for every subsequent transfer of a bond, an amount sufficient to reimburse them for any transfer fee, tax or other governmental charge required to be paid with respect to such transfer and may require that such transfer fee, tax or other charge be paid before any such bond shall be delivered.

(D) The District and the Bond Registrar and Paying Agent shall not be required to issue or transfer any bond of the Fifth Series of the Bonds during a period beginning with the opening of business on any regular record date described in the form of such bond of the Fifth Series of the Bonds and ending with the close of business on the corresponding interest payment date.

(E) The bonds of the Fifth Series of the Bonds shall be subject to a Book-Entry System (as that term is hereinafter defined) of ownership and transfer, except as provided in Subsection (III) of this Subsection. The general provisions for effecting the Book-Entry System are as follows:

(I) The District hereby designates The Depository Trust Company as the initial Depository (as that term is hereinafter defined) hereunder.

(II) Notwithstanding the provisions of this Subsection or of the bonds of the Fifth Series of the Bonds to the contrary and so long as the bonds

of the Fifth Series of the Bonds are subject to a Book-Entry System, such bonds shall initially be evidenced by one typewritten certificate for each maturity, in an amount equal to the aggregate principal amount thereof. The bonds of the Fifth Series of the Bonds so initially delivered shall be registered in the name of "Cede & Co." as nominee for The Depository Trust Company. The bonds of the Fifth Series of the Bonds may not thereafter be transferred or exchanged on the registration books for the Fifth Series of the Bonds maintained by the Bond Registrar and Paying Agent except:

- to any successor Depository designated pursuant to Subsection (III) of this subsection;

- to any successor nominee designated by a Depository or if the District shall elect to discontinue the Book-Entry System pursuant to Subsection (III) of this Subsection, the District shall cause the Bond Registrar and Paying Agent to authenticate and deliver replacement bonds in fully registered form in authorized denominations in the names of the Beneficial Owners (as such term is hereinafter defined) or their nominees, as certified by the Depository, at the expense of the District; thereafter the other applicable provisions of this Resolution regarding registration, transfer and exchange of the bonds of the Fifth Series of the Bonds shall apply.

(III) The Bond Registrar and Paying Agent, pursuant to a request from the District for the removal or replacement of the Depository, and upon thirty (30) days' notice to the Depository, may remove or replace the Depository. The Bond Registrar and Paying Agent shall remove or replace the Depository at any time pursuant to the request of the District. The Depository may determine not to continue to act as Depository for the bonds of the Fifth Series of the Bonds upon thirty (30) days written notice to the District and the Bond Registrar and Paying Agent. If the use of the Book-Entry System is discontinued, then after the Bond Registrar and Paying Agent has made provision for notification of the Beneficial Owners of their book entry interests in the Fifth Series of the Bonds by appropriate notice to the then Depository, the District and the Bond Registrar and Paying Agent shall permit withdrawal of the bonds of the Fifth Series of the Bonds from the Depository and authenticate and deliver bond certificates in fully registered form and in denominations authorized by this Resolution to the assignees of the Depository or its nominee. Such withdrawal, authentication and delivery shall be at the cost and expense (including costs of printing or otherwise preparing, and delivering, such replacement bond certificates) of the District.

(IV) So long as the Book-Entry System is used for the bonds of the Fifth Series of the Bonds, the District and the Bond Registrar and Paying Agent shall give any notice of redemption or any other notices required to be given to registered owners of bonds only to the Depository or its nominee registered as the owner thereof. Any failure of the Depository to advise any of its participants, or of any participant to notify the Beneficial Owner, of any such notice and its content or effect shall not affect the validity of the redemption of the bonds of the Fifth Series of the Bonds to be redeemed or of any other action premised on such notice. Neither the District nor the Bond Registrar and Paying Agent shall be responsible or liable for the failure of the Depository or any participant thereof to make any payment or give any notice to a Beneficial Owner in respect of the bonds of the Fifth Series of the Bonds or any error or delay relating thereto.

(V) Notwithstanding any other provision of this Resolution or of the bonds of the Fifth Series of the Bonds to the contrary, so long as the bonds of the Fifth Series of the Bonds are subject to a Book-Entry System, it shall not be necessary for the registered owner to present the applicable bond for payment of mandatory redemption installments, if any. The mandatory redemption installments may be noted on books for the Fifth Series of the Bonds kept by the Bond Registrar and Paying Agent and the Depository for such purpose, and the bonds of the Fifth Series of the Bonds shall be tendered to the Bond Registrar and Paying Agent at their maturity.

(VI) For purposes of this subsection, "Beneficial Owners" shall mean actual purchasers of bonds of the Fifth Series of the Bonds whose ownership interest is evidenced only in the Book-Entry System maintained by the Depository; "Book-Entry System" shall mean a system for clearing and settlement of securities transactions among participants of a Depository (and other parties having custodial relationships with such participants) through electronic or manual book-entry changes in accounts of such participants maintained by the Depository hereunder for recording ownership of bonds of the Fifth Series of the Bonds by Beneficial Owners and transfers of ownership interests in bonds of the Fifth Series of the Bonds and "Depository" shall mean The Depository Trust Company or any successor depository designated pursuant to this Section.

c. Forms, Terms and Provisions, and Execution and Delivery, of Bond Documents. The forms, terms and provisions of the Bond Documents in substantially the forms of such of the Bond Documents (including the exhibits thereto) presented at the meeting at which this Resolution is adopted, are hereby approved, with such insertions, deletions and changes as are not inconsistent herewith and as are approved by the officers authorized to execute the Bond Documents, which approval will be conclusively demonstrated by the execution thereof, and the Chairman or Vice Chairman of the District Board, the District Manager or the District Treasurer and the District Clerk or any of such officers are hereby authorized to execute and attest and deliver, respectively, the Bond Documents.

d. Authorization to Execute and Deliver. The District Manager or the District Treasurer are hereby authorized to execute and deliver to the Bond Registrar and Paying Agent the written order of the District for the authentication and delivery of the Fifth Series of the Bonds by the Bond Registrar and Paying Agent.

e. Other Actions Necessary. The District Manager, the District Treasurer, the District Clerk and the other officers of the District shall retain consultants and counsel necessary to carry out the purposes of this Resolution and shall take all other actions necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated by the Bond Documents, including without limitation, the closing and other documents required to be delivered in connection with the sale and delivery of the Fifth Series of the Bonds. (The persons who shall so take such actions shall be the persons holding such offices at the time of the initial issuance and delivery of the Fifth Series of the Bonds.)

f. Distribution of Disclosure Documents.

1. The distribution by the Underwriter of the Preliminary Official Statement is hereby authorized and directed, and the District Manager and the District

Treasurer are each hereby authorized and directed to prepare, or cause the preparation of, and to execute a "Final Official Statement" for the Fifth Series of the Bonds in substantially the form of the Preliminary Official Statement and reflecting the results of the sale of the Fifth Series of the Bonds, to be dated even date with their sale, and the distribution of such Final Official Statement by the Underwriter is hereby approved.

2. The Chairman or Vice Chairman of the District Board, the District Manager and the District Treasurer are each hereby authorized to deem the Preliminary Official Statement "final" as of its date for purposes of the Rule. In that respect, the Chairman or Vice Chairman of the District Board, the District Manager and the District Treasurer are each further authorized to modify, or authorize the modification of, the Preliminary Official Statement.

g. Tax Levy.

1. For each year while any bond of the Fifth Series of the Bonds is outstanding, the District Board shall annually levy and cause to be collected an *ad valorem* tax, at the same time and in the same manner as other taxes are levied and collected, on all taxable property in the District, sufficient, to pay debt service with respect to the Fifth Series of the Bonds when due.

2. Moneys derived from the levy of the tax provided for in this Section with respect to the Fifth Series of the Bonds when collected constitute funds to pay debt service with respect to the Fifth Series of the Bonds and shall be kept separately from other funds of the District.

3. The District Board shall make annual statements and estimates of the amount to be raised to pay debt service with respect to the Fifth Series of the Bonds. The District Board shall file the annual statements and estimates with the Clerk of the Municipality and shall publish a notice of the filing of the estimate. The District Board, on or before the date set by law for certifying the annual budget of the Municipality, shall fix, levy and assess the amounts to be raised by *ad valorem* taxes of the District and shall cause certified copies of the order to be delivered to the Board of Supervisors of Maricopa County, Arizona, and to the Department of Revenue of the State. All statutes relating to the levy and collection of State and county taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, apply to the taxes provided for by this Section.

4. Any other general obligation or general obligation refunding bonds of the District hereafter issued will be secured on a parity basis as to the collection and application of property tax revenues of the District with the bonds of the Second Series of the Bonds, the Third Series of the Bonds, the Fourth Series of the Bonds and the Fifth Series of the Bonds, and such property taxes will be allocated to each such series of general obligation and general obligation refunding bonds in accordance with any debt service then due, taking into account other funds held by the District for such payment. Property tax revenues allocated for any such series of bonds shall be set aside separately for such series.

h. No Obligation of Municipality. Neither the full faith and credit nor the general taxing power of the Municipality is pledged to the payment of the Fifth Series of the Bonds. Nothing contained in this Resolution, the Bond Documents or any other instrument related

to the Fifth Series of the Bonds shall be construed as obligating the Municipality or as incurring a charge upon the general credit or any other credit or revenues of the Municipality nor shall the breach of any agreement contained in this Resolution, the Bond Documents or any other instrument or documents executed in connection therewith impose any charge upon the general credit or any other credit or revenues of the Municipality.

i. Appointment of Bond Registrar and Paying Agent. The District Manager and the District Treasurer are hereby authorized to appoint the Bond Registrar and Paying Agent for the purposes of the Agency Agreement as indicated in Section 3.a. hereof.

j. Use of Proceeds. The proceeds from the sale of the Fifth Series of the Bonds shall be set aside and deposited by the District Treasurer in a separate fund. The proceeds of the sale of the Fifth Series of the Bonds shall be expended only for the purposes set forth in the ballot used at the Election and in the Report and as provided in the Development Agreement.

k. Federal Tax Law Covenants.

1. As will be provided in more detail in the Certificate Relating To Federal Tax Matters relating to the Fifth Series of the Bonds to be delivered by the District in connection with the original issuance and delivery of the Fifth Series of the Bonds (hereinafter referred to as the "Tax Certificate"), there shall not be any investment or other use of the proceeds of the Fifth Series of the Bonds which would cause such bonds to be "arbitrage bonds" as that term is defined in Section 148 (or any successor provision thereto) of the Code and the Regulations, or "private activity bonds" as that term is defined in Section 141 (or any successor provision thereto) of the Code, and the requirements of such Sections of the Code and the Regulations shall be complied with throughout the term of the Fifth Series of the Bonds. Particularly, the District shall be the owner of the facilities financed with the proceeds of the sale of the Fifth Series of the Bonds (hereinafter referred to as the "Facilities") for federal income tax purposes. Except as otherwise advised in an opinion signed by Bond Counsel, the District shall not enter into (i) any management or service contract with any entity other than a governmental entity for the operation of any portion of the Facilities unless the management or service contract complies with the requirements of such authority as may control at the time or (ii) any lease or other arrangement with any entity other than a governmental entity that gives such entity special legal entitlements with respect to any portion of the Facilities. Also, the payment of principal of and interest on the Fifth Series of the Bonds shall not be guaranteed (in whole or in part) by the United States or any agency or instrumentality of the United States. The proceeds of the Fifth Series of the Bonds, or amounts treated as proceeds of the Fifth Series of the Bonds, shall not be invested (directly or indirectly) in federally insured deposits or accounts, except to the extent such proceeds (i) may be so invested for an initial temporary period until needed for the purpose for which the Fifth Series of the Bonds are being issued, (ii) may be so used in making investments of a bona fide debt service fund or (iii) may be invested in obligations issued by the United States Treasury. In consideration of the purchase and acceptance of the Fifth Series of the Bonds by the owners thereof from time to time and of retaining such exclusion and as authorized by Title 35, Chapter 3, Article 7, Arizona Revised Statutes, the appropriate officials of the District are hereby directed to take all action required to retain such exclusion and to refrain from taking any action prohibited by the Code which would adversely affect in any respect such exclusion.

2. The procedures required by any arbitrage rebate provision or separate agreement executed in connection with the issuance of the Fifth Series of the Bonds (initially those in the Tax Certificate and in the written procedures described in paragraph 5 below) shall be complied with for so long as compliance is necessary in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Fifth Series of the Bonds. However, as the District Board hereby represents and warrants that (A) the District has general taxing powers, (B) the Fifth Series of the Bonds are not "private activity bonds" within the meaning of the Code, (C) 95 percent or more of the "net proceeds" of the Fifth Series of the Bonds shall be used for local governmental activities of the District, and (D) the aggregate face amount of all tax-exempt bonds or obligations (other than private activity bonds within the meaning of the Code) issued by the District during the 2025 calendar year is not reasonably expected to exceed $5,000,000, there is presently an exception to the need for any such procedures.

3. The Fifth Series of the Bonds are designated as "qualified tax-exempt obligations" within the meaning of and pursuant to the provisions of Section 265(b) of the Code as the District Board hereby represents and warrants that the reasonably anticipated amount of "qualified tax-exempt obligations" (other than private activity bonds within the meaning of the Code) which will be issued by the District during the 2026 calendar year will not exceed $10,000,000.

4. (i) All necessary and desirable steps to comply with the requirements hereunder in order to ensure that interest on the Fifth Series of the Bonds is excluded from gross income for federal income tax purposes under the Code shall be taken; provided, however, that compliance with any such requirement shall not be required in the event the District receives an opinion signed by Bond Counsel that either compliance with such requirement is not required to maintain the exclusion from gross income of interest on the Fifth Series of the Bonds or compliance with some other requirement will meet the requirements of the Code. In the event the District receives such an opinion, this Resolution shall be amended to conform to the requirements set forth in such opinion.

(ii) If for any reason any requirement hereunder is not complied with, all necessary and desirable steps shall be taken to correct such noncompliance within a reasonable period of time after such noncompliance is discovered or should have been discovered with the exercise of reasonable diligence, and the District shall pay any required interest or penalty under the Regulations.

5. Written procedures have been adopted to ensure that all nonqualified obligations are remediated according to the requirements under the Code and the Regulations and to monitor the requirements of Section 148 of the Code relating to arbitrage, with which the District will comply.

l. Matters Relating to Undertaking. Subject to annual appropriation to cover the costs of preparing and mailing as necessary therefor, the District shall comply with and carry out all the provisions of the Undertaking. Notwithstanding any other provision of this Resolution, failure of the District (if obligated pursuant to the Undertaking) to comply with the Undertaking shall not be considered an event of default; however, any Benefitted Owner (as such term is hereinafter defined) may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the District to comply with its obligations

under this Subsection. For purposes of this Subsection, "Benefitted Owner" means any person which has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any bonds of the Fifth Series of the Bonds (including persons holding such bonds through nominees, depositories or other intermediaries), or is treated as the owner of any bonds of the Fifth Series of the Bonds for federal income tax purposes.

4. Repeal of this Resolution; Severability; Effect; Inconsistencies; Effective Date; Ratification.

a. After any of the bonds of the Fifth Series of the Bonds are delivered upon receipt of payment therefor, this Resolution shall be and remain irrepealable until the bonds of the Fifth Series of the Bonds and the interest thereon shall have been fully paid, canceled and discharged.

b. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

c. This Resolution shall constitute a contract between the District and the registered owners of the Fifth Series of the Bonds and shall not be amended in any manner which would impair, impede or lessen the rights of the registered owners of the Fifth Series of the Bonds then outstanding.

d. All resolutions or parts thereof inconsistent herewith are hereby waived to the extent only of such inconsistency.

e. This Resolution shall be effective immediately.

f. All actions of the officers and agents of the District including the District Board which conform to the purposes and intent of this Resolution and which further the issuance and sale of the Fifth Series of the Bonds as contemplated by this Resolution, whether heretofore or hereafter taken, are hereby ratified, confirmed and approved. The proper officers and agents of the District are hereby authorized and directed to do all such acts and things and to execute and deliver all such documents on behalf of the District as may be necessary to carry out the terms and intent of this Resolution.

[Remainder of page left blank intentionally.]

PASSED by the Board of Directors of Alamar Community Facilities District this 1st day of June 2026.

_____
Mike Pineda, Chairman, Board of Directors,
Alamar Community Facilities District

ATTEST:

_____
Marcella Sarmiento, District Clerk,
Alamar Community Facilities District

APPROVED AS TO FORM:

_____
Nicholle Harris, District Counsel,
Alamar Community Facilities District

* * *

ATTACHMENTS:

EXHIBIT "A" -- Form of Notice of Hearing on Report
EXHIBIT "B" -- Form of Fifth Series Bond

EXHIBIT "A"

FORM OF NOTICE OF HEARING ON REPORT

NOTICE FOR HEARING REQUIRED BY A.R.S. § 48-715 ON REPORT OF THE FEASIBILITY AND BENEFITS OF CERTAIN PROJECTS TO BE FINANCED WITH THE PROCEEDS OF THE SALE OF GENERAL OBLIGATION BONDS OF ALAMAR COMMUNITY FACILITIES DISTRICT

Pursuant to Section 48-715, Arizona Revised Statutes, notice is hereby given that a public hearing on the report of the feasibility and benefits of projects to be financed with the proceeds of the sale of general obligation bonds of Alamar Community Facilities District (the "District") shall be held by the Board of Directors of the District on June 1, 2026, at or after 6:00 p.m. (Arizona time), or immediately preceding or following the meeting of the Mayor and Council of the City of Avondale, Arizona, on the same date in the City Council Chambers located at 11465 West Civic Center Drive, Avondale, Arizona 85323. Such feasibility report is on file with the City Clerk of the City of Avondale, Arizona/District Clerk of the District, 11465 West Civic Center Drive, Avondale, Arizona 85323, telephone number: 623-333-1000.

Dated this ____day of _____ 2026.

/s/ Ron Corbin

_____

District Manager, Alamar Community Facilities District

EXHIBIT "B"

FORM OF BOND

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY ("DTC") TO THE DISTRICT OR ITS AGENT FOR REGISTRATION OF TRANSFER, EXCHANGE OR PAYMENT, AND ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.*

REGISTERED
NO. _____

REGISTERED
$_____

UNITED STATES OF AMERICA

STATE OF ARIZONA

ALAMAR COMMUNITY FACILITIES DISTRICT
(AVONDALE, ARIZONA)
GENERAL OBLIGATION BOND, SERIES 2026

Interest Rate	Maturity Date	Dated	CUSIP
.....%	July 15, ...	....., 2026	010741 .....

REGISTERED OWNER: CEDE & CO.*

PRINCIPAL AMOUNT: _____ DOLLARS

Alamar Community Facilities District, a community facilities district duly formed pursuant to Title 48, Chapter 4, Article 6, Arizona Revised Statutes (the "District"), for value received, hereby promises to pay to the aforesaid registered owner, or registered assigns, the aforesaid principal amount on the aforesaid maturity date unless earlier redeemed, and to pay interest on the principal amount from the date as of which this Bond is dated as indicated hereinabove at the aforesaid interest rate on _____ 15, ___, and on each _____ 15 and _____ 15 thereafter (each an "interest payment date") to the maturity or redemption prior to maturity of this Bond. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the designated corporate trust office of _____, as the initial "Bond Registrar and Paying Agent." Interest on the bonds of the issue of which this

*Insert so long as The Depository Trust Company is the Depository.

Bond is one, evidenced by this Bond is payable by check, dated as of the interest payment date, mailed to the registered owner hereof, as shown on the registration books maintained by the Bond Registrar and Paying Agent at the address appearing therein at the close of business on the 1st day of the calendar month of that interest payment date (the "regular record date"). Any such interest on this Bond which is not timely paid or duly provided for shall cease to be payable to the registered owner hereof (or of one or more predecessor Bonds) as of the regular record date and shall be payable to the registered owner hereof (or of one or more predecessor Bonds) at the close of business on a special record date for the payment of that overdue interest. The special record date shall be fixed by the Bond Registrar and Paying Agent whenever moneys become available for payment of that overdue interest and notice of the special record date shall be given to registered owners of the Bonds not less than 10 days prior thereto.

The principal of, and interest and premium, if any, on, this Bond are payable in lawful money of the United States of America, on the respective dates when principal and interest become due.

This Bond is one of a series of bonds indicated above (the "Bonds") in the aggregate principal amount of $___,000 of like tenor except as to amount, maturity date, redemption feature, rate of interest and number, issued by the District pursuant to a resolution of the Board of Directors of the District, duly adopted prior to the issuance hereof, all of the terms of which are hereby incorporated herein (the "Resolution"), and pursuant to the Constitution and laws of the State of Arizona relative to the sale and issuance of general obligation bonds of community facilities districts, and all amendments thereto, and all other laws of the State of Arizona thereunto enabling.

The Bonds are issuable as fully registered bonds initially only in denominations of $5,000 of principal amount and any integral multiple thereof.

The Bonds are payable, equally and ratably with such other general obligation bonds of the District from the proceeds of an ad valorem tax to be collected, at the same time and in the same manner as other taxes are levied and collected on all taxable property within the boundaries of the District, sufficient to pay debt service on the Bonds when due.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF AVONDALE, ARIZONA, OR THE STATE OF ARIZONA OR ANY POLITICAL SUBDIVISION THEREOF (OTHER THAN THE DISTRICT) IS PLEDGED TO THE PAYMENT OF THE BONDS.

The Bonds maturing before and on July 15, ____ are not subject to redemption prior to maturity. The Bonds maturing on and after July 15, ____ are subject to redemption prior to maturity, in whole or in part, on July 15, ____, or any date thereafter, by the payment of a redemption price equal to the principal amount of each such Bond redeemed plus interest accrued to the date fixed for redemption plus a premium (calculated as a percentage of the principal amount of such Bonds to be redeemed) to be computed as follows:

Redemption Dates	Premium
July 15, ..., and January 15, ...	...%
July 15, ..., and January 15, ...	...
July 15, ..., and thereafter	0.0

The Bonds maturing on July 15, ..., shall be redeemed prior to maturity on July 15, in the years and amounts set forth below, by payment of the principal amount of each Bond to be redeemed plus interest accrued to the date fixed for redemption, but without a premium:

Year	Amount
	$

A remaining principal amount of $___,000 of Bonds maturing on July 15, ___, shall mature on July 15, ____

Not more than 75 nor less than 60 days prior to the mandatory redemption date for any Bonds subject to mandatory redemption, the Bond Registrar and Paying Agent shall proceed to select for redemption (by lot in such manner as the Bond Registrar and Paying Agent may determine) from all such Bonds outstanding a principal amount of such Bonds equal to the aggregate principal amount of such Bonds to be redeemed and shall redeem such Bonds on the next July 15 and give notice of such redemption.

Notice of redemption of any Bond will be mailed by first class mail, postage prepaid, not more than 60 nor less than 30 days prior to the date set for redemption to the registered owner of such Bond or Bonds being redeemed at the address shown on the registration books for the Bonds maintained by the Bond Registrar and Paying Agent. Failure to give properly such notice of redemption shall not affect the redemption of any such Bond for which notice was properly given.

The Bond Registrar and Paying Agent shall maintain the registration books of the District for the registration of ownership of each Bond as provided in the Resolution. (The Bond Registrar and Paying Agent may be changed without notice or consent.)

This Bond may be transferred on the registration books upon delivery and surrender hereof to the Bond Registrar and Paying Agent at its designated corporate trust office, accompanied by a written instrument of transfer in form and with guaranty of signature satisfactory

to the Bond Registrar and Paying Agent, duly executed by the registered owner of this Bond or his or her attorney-in-fact or legal representative, containing written instructions as to the details of the transfer. No transfer of this Bond shall be effective until entered on the registration books.

In all cases upon the transfer of this Bond, the Bond Registrar and Paying Agent shall transfer the ownership in the registration books and shall authenticate and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same maturity and of authorized denominations (except that no Bond shall be issued which relates to more than a single principal maturity) for the aggregate principal amount which the registered owner is entitled to receive at the earliest practicable time in accordance with the provisions of the Resolution. The District and the Bond Registrar and Paying Agent shall charge the owner of such Bond, for every transfer of a Bond, an amount sufficient to reimburse them for any transfer fee, tax or other charge required to be paid with respect to such transfer, and may require that such transfer fee, tax or other charge be paid before any such new Bond shall be delivered.

The District and the Bond Registrar and Paying Agent shall not be required to issue or transfer any Bonds during a period beginning with the opening of business on a regular record date and ending with the close of business on the corresponding interest payment date.

This Bond shall not be entitled to any security or benefit under the Resolution or be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar and Paying Agent.

It is hereby certified, recited and declared (i) that all conditions, acts and things required by the Constitution and laws of the State of Arizona to happen, to be done, to exist and to be performed precedent to and in the issuance of this Bond and of the series of which it is one, have happened, have been done, do exist and have been performed in regular and due form and time as required by law; (ii) that the obligation evidenced by the series of Bonds of which this is one, together with all other existing indebtedness of the District, does not exceed any applicable constitutional or statutory limitation, and (iii) that due provision has been made for the levy and collection of a direct, annual, ad valorem tax upon taxable property within the District, over and above all other taxes authorized or limited by law, sufficient to pay the principal hereof and the interest hereon as each becomes due.

IN WITNESS WHEREOF, ALAMAR COMMUNITY FACILITIES DISTRICT has caused this Bond to be executed in the name of the District by the facsimile signature of the _____ of the Board of Directors of the District and such signature of the _____ of the Board of Directors of the District to be attested by the facsimile signature of the _____

ALAMAR COMMUNITY FACILITIES DISTRICT

By_____

_____

ATTEST:

_____

_____

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Alamar Community Facilities District (Avondale, Arizona) General Obligation Bonds, Series 2026 described in the within mentioned Resolution.

Date of Authentication: _____

_____,
as Bond Registrar and Paying Agent

By_____
Authorized Representative

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____
(Name and Address of Transferee)

the within Bond and irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____ _____
Signature

Signature Guaranteed:

_____ _____
Signature

[Insert proper legend]

Note: The signature(s) on this assignment must correspond with the name(s) as it appears upon the face of the within Bond in every particular, without alteration or any change whatsoever.

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT MIN ACT - _____ Custodian _____
(Cust) (Minor)

under Uniform Gifts to Minors Act _____
(State)

Additional abbreviations may also be used though not included in the above list.

ALL FEES AND COSTS OF TRANSFER
SHALL BE PAID BY THE TRANSFEROR

* * *

AGENDA ITEM REPORT

ITEM NUMBER: 2.a.

SUBJECT: Minutes

MEETING DATE: 6/1/2026

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 May 4, 2026 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 May 4, 2026 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
May 4, 2026

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 8:59 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; Jennifer Stein, Assistant District Manager; Katie Gregory, Assistant District Manager; Dale Nannenga, Assistant District Manager; Nicholle Harris, District Attorney; Marcella Sarmiento, District Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Andy Mesquita, Human Resources Director; Kimberly Moon, District Engineer; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Stacy Swainston, Parks, Recreation & Libraries Assistant Director; Cheryl Covert, Interim Economic Development Director; and Renee Weatherless, District Treasurer.

Audience: Approximately three 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.

Chair Pineda asked if any Board Member wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Board Member White, seconded by Board Member Solorio, 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 December 15, 2025 Alamar Community Facilities District Board meeting minutes.

3. REGULAR AGENDA

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

The District Board considered 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.

Renee Weatherless, District Treasurer, presented the Fiscal Year 2027 tentative budget for the Alamar Community Facilities District (CFD), noting that the District plans to issue bonds this year and will levy both a primary and secondary property tax totaling $4.15 per $100 of assessed valuation. She clarified that these taxes apply only to property owners within the CFD boundaries. The primary tax rate, capped at $0.30, will fund the district's maintenance and operations, while the secondary tax rate of $3.85 will be used exclusively for debt service on the planned bond issuance, generating approximately $1.1 million.

Ms. Weather less provided an overview of FY2027 revenue sources and compared to the total budgeted expenditures. She outlined the next steps in the budget process, including public notices required in May and returning to the Alamar CFD Board on June 1, 2026, to hold public hearings on the final budget adoption, property tax adoption, and authorization of the bonds through consideration of the bond feasibility report and bond resolution.

Councilmember White asked whether residents within the district can vote on the bonds. Ms. Weatherless explained that is included with the property at the time of purchase.

Board Member Solorio moved 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; Vice Mayor Nielson 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

4. ADJOURNMENT

There being no further business before the Council, Board Member Solorio moved to adjourn the Regular 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 9:03 p.m.

_____
Mike Pineda, Chair

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 4th day of May 2026. 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

AGENDA ITEM REPORT

ITEM NUMBER: 2.b.

SUBJECT: CFD Resolution 3-2026 - Setting Forth the Final Budget for Fiscal Year 2027

MEETING DATE: 6/1/2026

TO: Board Members

FROM: Renee Weatherless, District Treasurer

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 3-2026, approving the final budget for fiscal year 2027 (FY2027) and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The Board will take appropriate action.

BACKGROUND:
The tentative budget for FY2027 was adopted on May 4, 2026. A notice of public hearing must be published at least 10 days in advance of the public hearing on the final adoption of the budget and tax levy. The public notice was published on May 9, 2026 in the Southwest Valley Republic as required by A.R.S. 48-716. A public hearing was held on June 1, 2026 to receive comment on the final District budget and tax levy. The final budget must be approved before October 1st, per A.R.S. 48-716.

DISCUSSION:
The FY2027 budget will set the expenditure limit for the district. Community facility districts may levy secondary property taxes to pay general obligation debt incurred by the district and to pay for the operation and maintenance expenses of the district. Per A.R.S. 48-723 the secondary property tax attributable to the repayment of general obligation debt is $3.85 per one-hundred dollars of assessed valuation and the property tax levy attributable to fund operation and maintenance expense of the district is limited to thirty cents ($0.30) per one-hundred dollars of assessed valuation. Based on the appraised value, the combined rate of $4.15 per $100 of assessed value will raise $1,192,886 in revenue.

The recommended expenditure limit for the district is $6,186,300. Any expenses not covered by the property tax levy or general obligation bonds will need to be covered through developer contributions. Neither the property tax levy or expenditure limit have changed between the approved tentative budget and final budget.

BUDGET IMPACT:
This action will set the expenditure limitation for the district for FY2027.

RECOMMENDATION:
Staff recommends the District Board adopt the resolution setting forth the District's final budget for FY2027.

Contact person for document distribution:

RESOLUTION NO. 3-2026

A RESOLUTION OF THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2026-2027.

WHEREAS, pursuant to the provisions of the laws of the State of Arizona, the Alamar Community Facilities District Board (the "District Board") is required to adopt an annual budget for the Alamar Community Facilities District (the "ACFD"); and

WHEREAS, on May 4, 2026, the District Board adopted Resolution 1-2026, setting the expenditure limitation for ACFD for the fiscal year beginning July 1, 2026, and ending June 30, 2027; and

WHEREAS, Resolution No. 2-2026 directed the District Manager or designee to: (i) hold a public hearing prior to final budget adoption and (ii) publish a notice of the public hearing of the District Board to hear taxpayers; and

WHEREAS, on June 1, 2026, the District Board held a public hearing on the final budget and proposed tax levy as required by law.

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 ACFD final budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Resolution or any part of the statements and schedules incorporated herein by reference are for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

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.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the District Board of the Alamar Community Facilities District on June 1, 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
RESOLUTION NO. 3-2026

[Statements and Schedules]

See following pages.

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

Fiscal year		Sch		Funds							
				General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total all funds
2026	Adopted/adjusted budgeted expenditures/expenses*	E	1	0	67,282	863,448	10,000,000	0	0	0	10,930,730
2026	Actual expenditures/expenses**	E	2	0	10,000	816,200	5,422,000	0	0	0	6,248,200
2027	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		3	0	0	0	0	0	0	0	0
2027	Primary property tax levy	B	4	0	86,232						86,232
2027	Secondary property tax levy	B	5			1,106,654					1,106,654
2027	Estimated revenues other than property taxes	C	6	0	0	0	0	0	0	0	0
2027	Other financing sources	D	7	0		0	5,000,000	0	0	0	5,000,000
2027	Other financing (uses)	D	8	0	0	0	0	0	0	0	0
2027	Interfund transfers in	D	9	0	0	0	0	0	0	0	0
2027	Interfund Transfers (out)	D	10	0	0	0	0	0	0	0	0
2027	Line 11: Reduction for fund balance reserved for future budget year expenditures		11								
	Maintained for future debt retirement										0
	Maintained for future capital projects										0
	Maintained for future financial stability										0
	Maintained for future retirement contributions										0
											0
2027	Total financial resources available		12	0	86,232	1,106,654	5,000,000	0	0	0	6,192,886
2027	Budgeted expenditures/expenses	E	13	0	86,300	1,100,000	5,000,000	0	0	0	6,186,300

	Expenditure limitation comparison	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)	$	$
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)	$	
3.	Property tax levy amounts		
	A. Primary property taxes	$ 67,282	$ 86,232
	Property tax judgment		
	B. Secondary property taxes	863,448	1,106,654
	Property tax judgment		
	C. Total property tax levy amounts	$ 930,730	$ 1,192,886
4.	Property taxes collected*		
	A. Primary property taxes		
	(1) **Current** year's levy	$ 67,282	
	(2) Prior years' levies		
	(3) Total primary property taxes	$ 67,282	
	B. Secondary property taxes		
	(1) **Current** year's levy	$ 819,300	
	(2) Prior years' levies		
	(3) Total secondary property taxes	$ 819,300	
	C. Total property taxes collected	$ 886,582	
5.	Property tax rates		
	A. City/Town tax rate		
	(1) Primary property tax rate	0.3000	0.3000
	Property tax judgment		
	(2) Secondary property tax rate	3.8500	3.8500
	Property tax judgment		
	(3) Total city/town tax rate	4.1500	4.1500

B. Special assessment district tax rates

Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating one 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 Sources	Other financing 2027 (Uses)	Interfund transfers 2027 In	Interfund transfers 2027 (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.

Alamar Community Facilities District
Expenditures/expenses by department
Fiscal year 2027

Department/Fund	Adopted budgeted expenditures/ expenses 2026	Expenditure/ expense adjustments approved 2026	Actual expenditures/ expenses* 2026	Budgeted expenditures/ expenses 2027
General Operations:				
Alamar CFD Operating	$ 67,282	$	$ 10,000	$ 86,300
Capital	10,000,000		5,422,000	5,000,000
Debt	863,448		816,200	1,100,000
Department total	$ 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.

AGENDA ITEM REPORT

ITEM NUMBER: 2.c.

SUBJECT: CFD Resolution 4-2026 - Setting the Property Tax Levy for the Fiscal Year Ending June 30, 2027

MEETING DATE: 6/1/2026

TO: Board Members

FROM: Renee Weatherless, District Treasurer

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 4-2026, levying upon the assessed valuation of the property within the Alamar Community Facilities District subject to ad valorem taxation a certain sum upon each one hundred ($100.00) of valuation for the fiscal year ending June 30, 2027 and authorize the District Chair or District Manager and District Clerk to execute the necessary documents. The Board will take appropriate action.

BACKGROUND:
As required by ARS 48-723, the property tax levy must be adopted by the District Board before the third Monday in August.

DISCUSSION:
Community facility districts may levy secondary property tax to pay general obligation debt incurred by the district and to pay for the operation and maintenance expenses of the district. Per ARS 48-723, the property tax attributable to the operations and maintenance expenses of the district is limited to thirty cents ($0.30) per one hundred dollars of assessed valuation. The property tax attributable to the general obligation debt service is limited to $3.85 per one hundred of assessed valuation.

BUDGET IMPACT:
The property tax levies will raise resources to support the operations and maintenance of the district and to pay for outstanding debt. This is the final step in the Alamar CFD budget process.

RECOMMENDATION:
Staff is requesting that the District Board adopt a resolution setting the primary property tax levy in the amount of $86,232 at a rate of $0.30 per $100 of assessed valuation and the secondary property tax levy in the amount of $1,106,654 at a rate of $3.85 per $100 of assessed valuation.

Contact person for document distribution:

RESOLUTION NO. 4-2026

A RESOLUTION OF THE DISTRICT BOARD OF THE ALAMAR COMMUNITY FACILITIES DISTRICT, ORDERING THAT AN AD VALOREM TAX BE FIXED, LEVIED AND ASSESSED ON THE ASSESSED VALUE OF ALL THE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT IN AMOUNTS SPECIFIED IN THE FILED STATEMENTS AND ESTIMATES; PROVIDING FOR CERTIFIED COPIES OF THIS RESOLUTION AND ORDER TO BE DELIVERED TO THE MARICOPA COUNTY BOARD OF SUPERVISORS AND THE ARIZONA DEPARTMENT OF REVENUE; AND PROVIDING THAT THIS RESOLUTION SHALL BE EFFECTIVE AFTER ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, on May 21, 2018, the Mayor and Council of the City of Avondale, Arizona (the "City"), adopted Resolution 3453-518 forming Alamar (formerly Lakin) Community Facilities District ("ACFD"), a community facilities district in accordance with ARIZ. REV. STAT. § 48-701 et seq.; 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, a special election was held and the qualified electors of ACFD voted to issue general obligation bonds to cover costs of public infrastructure purposes, and to levy and collect an annual ad valorem tax at a rate not to exceed thirty cents ($0.30) per one hundred dollars ($100) of assessed valuation for operation and maintenance expenses of ACFD; and

WHEREAS, on June 1, 2026, the District Board held a public hearing on the final budget and proposed tax levy as required by law; and

WHEREAS, in accordance with ARIZ. REV. STAT. § 48-716, at the conclusion of the public hearing held on June 1, 2026, the District Board adopted the final budget by Resolution No. 3-2026.

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. It is hereby ordered that, in FY2027, an ad valorem tax be fixed, levied and assessed, based on the assessed value of all the real and personal property within the boundaries of ACFD, and in the amounts set forth in the statements and estimates attached hereto and expressly made a part hereof as Exhibit A.

SECTION 3. Certified copies of this Resolution and Order be delivered by U.S. Mail to the Maricopa County Board of Supervisors and to the Arizona Department of Revenue on or after July 1, 2026 (inasmuch as the tax levy must be filed by the Maricopa County Board of Supervisors on or before the third Monday in August).

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this Resolution or any part of the statements and schedules incorporated herein by reference are for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. 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 Community Facilities District on June 1, 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
RESOLUTION NO. 4-2026

[Statements and Schedules]

See following pages.

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

Fiscal year		Sch		Funds							
				General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Permanent Fund	Enterprise Funds Available	Internal Service Funds	Total all funds
2026	Adopted/adjusted budgeted expenditures/expenses*	E	1	0	67,282	863,448	10,000,000	0	0	0	10,930,730
2026	Actual expenditures/expenses**	E	2	0	10,000	816,200	5,422,000	0	0	0	6,248,200
2027	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		3	0	0	0	0	0	0	0	0
2027	Primary property tax levy	B	4	0	86,232						86,232
2027	Secondary property tax levy	B	5			1,106,654					1,106,654
2027	Estimated revenues other than property taxes	C	6	0	0	0	0	0	0	0	0
2027	Other financing sources	D	7	0		0	5,000,000	0	0	0	5,000,000
2027	Other financing (uses)	D	8	0	0	0	0	0	0	0	0
2027	Interfund transfers in	D	9	0	0	0	0	0	0	0	0
2027	Interfund Transfers (out)	D	10	0	0	0	0	0	0	0	0
2027	Line 11: Reduction for fund balance reserved for future budget year expenditures		11								
	Maintained for future debt retirement										0
	Maintained for future capital projects										0
	Maintained for future financial stability										0
	Maintained for future retirement contributions										0
											0
2027	Total financial resources available		12	0	86,232	1,106,654	5,000,000	0	0	0	6,192,886
2027	Budgeted expenditures/expenses	E	13	0	86,300	1,100,000	5,000,000	0	0	0	6,186,300

	Expenditure limitation comparison	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)	$	$
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)	$	
3. Property tax levy amounts		
A. Primary property taxes	$ 67,282	$ 86,232
Property tax judgment		
B. Secondary property taxes	863,448	1,106,654
Property tax judgment		
C. Total property tax levy amounts	$ 930,730	$ 1,192,886
4. Property taxes collected*		
A. Primary property taxes		
(1) **Current** year's levy	$ 67,282	
(2) Prior years' levies		
(3) Total primary property taxes	$ 67,282	
B. Secondary property taxes		
(1) **Current** year's levy	$ 819,300	
(2) Prior years' levies		
(3) Total secondary property taxes	$ 819,300	
C. Total property taxes collected	$ 886,582	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	0.3000	0.3000
Property tax judgment		
(2) Secondary property tax rate	3.8500	3.8500
Property tax judgment		
(3) Total city/town tax rate	4.1500	4.1500

B. Special assessment district tax rates

Secondary property tax rates—As of the date the proposed budget was prepared, the city/town was operating one 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 Sources	Other financing 2027 (Uses)	Interfund transfers 2027 In	Interfund transfers 2027 (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.

Alamar Community Facilities District
Expenditures/expenses by department
Fiscal year 2027

Department/Fund	Adopted budgeted expenditures/ expenses 2026	Expenditure/ expense adjustments approved 2026	Actual expenditures/ expenses* 2026	Budgeted expenditures/ expenses 2027
General Operations:				
Alamar CFD Operating	$ 67,282	$	$ 10,000	$ 86,300
Capital	10,000,000		5,422,000	5,000,000
Debt	863,448		816,200	1,100,000
Department total	$ 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.

CITY COUNCIL REPORT

ITEM NUMBER: 2.a.

SUBJECT: Green for Good Community Sustainability Grant Program Awardees

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Kirk Beaty, Public Works Director

THROUGH: Katie Gregory, Assistant City Manager, (623) 333-1015

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Areas:

- Community Well-Being – Avondale is a city where all people feel safe, supported, and connected to resources that promote and enhance their well-being. The City prioritizes public safety, natural resources, healthcare, and wellness while promoting mental, physical, and emotional health for all to enjoy an enriching quality of life.

The Green for Good grant program will help to promote and create environmental resilience through small-scale sustainability projects that directly impact Avondale residents.

PURPOSE:
City Council will receive a presentation from Public Works on the 'Green for Good' Community Sustainability Grant Program awardees for Fiscal Year 2026. This item is for information only.

BACKGROUND:
The 'Green for Good' Community Sustainability Grant Program was established to support community-led projects that advance the goals of the Avondale Community Sustainability Plan. Fiscal Year 2026 represents the first year of the grant program.

The grant opportunity is open to businesses, non-profit organizations, community organizations, and individuals proposing projects that enhance one or more of the Sustainability Plan pathways, including: clean transportation; resilience to extreme heat; reliable water supply; efficient buildings and renewable energy; healthy environment; waste as a resource; and fresh food for all.

DISCUSSION:
Staff received and reviewed 14 applications to confirm eligibility and completeness. Eligible applications were then forwarded to the Avondale Sustainability Commission for evaluation and selection.

The Sustainability Commission reviewed and ranked projects using pre-established scoring criteria which included: demonstrated community need and impact; clearly defined, measurable, and attainable project goals; longevity of project impacts; and overall project feasibility.
After the list of grant recipients was developed based on the highest-scoring applications, funding was then awarded, in sequential order, until grant award funding reached the program budget limit of $15,000. This approach ensured that proposed projects that best aligned with the City's sustainability goals were most likely to receive 'Green for Good' grant funding. A total of four projects were selected for funding.

- Desert Bloom Composting – Global Shapers Phoenix
- A Multi-Campus Cooling Initiative – Littleton Elementary School District
- The Maker's Warehouse – AZ Community Impact
- Mercy House Heat Relief and Hydration Program – Mercy House Community Center

BUDGET IMPACT:
Grant awards are funded through the Environmental Fund. A total of $15,000 has been budgeted for award in the current fiscal year. The program budget is approved and available in the Fiscal Year 2026 budget.

RECOMMENDATION:
This item is for information only.

Contact person for document distribution:

Kimberly Anderson, Sustainability Officer

Eric V. Bay, Public Works Assistant Director

CITY COUNCIL REPORT

ITEM NUMBER: 4.a.

SUBJECT: Minutes

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Marcella Sarmiento, City Clerk

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

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

STRATEGIC PLAN:
This agenda item supports the following Avondale Strategic Outcome Area: **Connected & Engaged Community**

Avondale informs, prepares, and engages our community to ensure residents are connected to resources, the region, and each other.

PURPOSE:
City Council will consider a request to approve the May 4, 2026, City Council meeting minutes. The Council will take appropriate action.

BACKGROUND:
Pursuant to Arizona Revised Statute § 38-431.01(B), the City must provide written minutes of all City Council meetings.

DISCUSSION:
City Council held a meeting and the attached minutes have been prepared for approval.

BUDGET IMPACT:
This item has no budget impact.

RECOMMENDATION:
Staff recommends City Council approve the May 4, 2026 City Council meeting minutes.

Contact person for document distribution: *Chris Pierson*

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
May 4, 2026

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:30 p.m.

Mayor Mike Pineda led the Pledge of Allegiance, followed by a moment of silent reflection.

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

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Jennifer Stein, Assistant City Manager; Katie Gregory, Assistant City Manager; Dale Nannenga, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; Stacy Swainston, Parks, Recreation & Libraries Assistant Director; Cheryl Covert, Interim Economic Development Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 150 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. PROCLAMATION – LAW DAY

City Council presented a proclamation recognizing May 1, 2026, as Law Day. This item was for discussion only.

b. PROCLAMATION – ECONOMIC DEVELOPMENT, TOURISM, AND SMALL BUSINESS MONTH

City Council presented a proclamation recognizing May 2026 as Economic Development, Tourism, and Small Business Month. This item was for discussion only.

c. PROCLAMATION – BUILDING SAFETY MONTH

City Council presented a proclamation recognizing the month of May 2026 as Building Safety Month in the City of Avondale. This item was for discussion only.

d. LOCAL FIRST ARIZONA SMALL BUSINESS UPDATE

City Council received an update on Local First Arizona, an organization that supports the small business community by offering programming, events and resources. This item was for discussion only.

e. 2026 CITIZEN POLICE ACADEMY

The Avondale Police Department presented the 2026 Citizen Police Academy graduates to the City Council. This item was for discussion only.

3. UNSCHEDULED PUBLIC APPEARANCES

- Eileen Ginns, addressed the Council regarding the recent death of her 12-year-old son, who was struck and killed near 121st Lane and Lower Buckeye Road on April 17. She described the profound impact of this loss on her family and the surrounding neighborhood and emphasized that the incident occurred only steps from their home in an area where two residential communities sit directly across from one another without safe pedestrian access.

  She urged the City to implement immediate safety improvements, including reduced speed limits, enhanced lighting, and the installation of safe crosswalks or other protected pedestrian connections between the adjoining neighborhoods. She stated that children currently must travel several blocks to reach the nearest crosswalk despite a posted speed limit of 45 mph, which she described as inappropriate for a residential corridor.

  Mrs. Ginn noted that many children, families, and community members are grieving alongside her, and she expressed concern that the lack of safe passage between homes, parks, recreation centers, and nearby stores places all children at risk. She asked the Council to consider the preventable nature of her son's death and to prioritize safety infrastructure in this and other developing areas.

  She concluded by calling for urgent action, stating that the community stands united in seeking change so that no other family experiences a similar tragedy, and urged the City to take her concerns to heart as part of its broader commitment to public safety.

  Mayor Pineda expressed the Council's empathy for Mrs. Ginn and her family's loss. He stated that the City hears her concerns and acknowledged that she has been connected with staff for continued discussions. He noted that the Engineering team will conduct studies to identify appropriate locations for potential sidewalk installations and related safety improvements.

  Mayor Pineda affirmed that change will come and emphasized the City's commitment to supporting Ms. Ginn, ensuring she has a voice in the process, and honoring the legacy of her son.

- Barney Hernandez addressed the Council regarding the April 17 fatality involving a child near 121st Lane and Lower Buckeye Road. He noted that the area has transitioned rapidly from former farmland to a growing residential community with new businesses and future development, while roadway infrastructure has not kept pace with that growth. He emphasized that Lower Buckeye Road functions as a daily pedestrian route for families, students, and children, despite lacking design features that support safe crossings.

  He acknowledged that crosswalk improvements are included in the City's plans and expressed appreciation that these efforts are being prioritized in response to community concerns. He also recognized an independent assessment will be conducted to determine the safest placement for new crosswalks and stated his support for that process.

  Mr. Hernandez requested consideration of a reduced speed limit along Lower Buckeye Road, stating the corridor between Avondale Boulevard and El Mirage Road has become a high-speed thoroughfare. He suggested that a 30-mph speed limit would be more appropriate given the presence of families and children. He also referenced similar concerns along El Mirage Road near Alamar Park.

  He thanked the many residents, neighbors, and families who have united in support of improved safety measures and emphasized that the issue extends beyond a single neighborhood. He urged the City to ensure that roadway infrastructure reflects the needs of the community it serves and to prioritize measures that protect lives.

- Lisa Collins spoke in support of the Ginn family and emphasized that, although she does not know the family personally, she shares their concerns as a parent. She stated that the community needs not only safer streets, visible crosswalks, and reduced speed limits, but also consistent enforcement to ensure compliance. She noted that without enforcement, signage and infrastructure improvements alone would not be effective.

  Ms. Collins referenced her own experiences driving through the Littleton school zone, where she frequently observes drivers speeding or attempting to pass her despite posted warnings. She encouraged the City to prioritize both the installation of safety measures and the enforcement of those measures to protect families and prevent future tragedies.

- Jackie Grant addressed the Council regarding a pedestrian collision she experienced in October 2023 while crossing Lower Buckeye Road between Cantada Ranch and Del Rio Ranch. She stated that she was struck by a vehicle despite wearing bright clothing and waiting for traffic to clear. As a result of the incident, she was hospitalized for a week and sustained multiple injuries, including a broken collarbone, two fractured vertebrae, a knee injury, and several torn ligaments. She noted that she continues to experience ongoing medical issues.

  Mrs. Grant reported that after her incident, she submitted concerns to the City but was informed at the time that there were not enough documented cases to warrant changes. She emphasized that the installation of new traffic signals at El Mirage

Road and Lower Buckeye Road was previously presented as part of the solution, yet a child has now been killed in the same general area.

Mrs. Grant urged the Council to move quickly with crosswalk installation and reducing vehicle speeds along that corridor. She emphasized her experience serves as a personal example of the dangers present and the need for immediate safety improvements.

- Veronica Malone spoke regarding serious safety concerns along Lower Buckeye Road, particularly east of El Mirage Road. She referenced the recent fatality involving a child in the area, stating such incidents highlight the urgent need for safer infrastructure. She requested the installation of marked crosswalks to protect pedestrians and urged the City to take a proactive approach as development continues along that corridor, including the upcoming Fry's development.

  Ms. Malone noted there is currently a one-mile stretch between Avondale Boulevard and El Mirage Road with no traffic signal, limited lighting, a posted speed limit of 45 mph, and few safe crossing options. She stated that waiting until development is complete to address these issues places the community at continued risk.

  She encouraged the City to prioritize safety by approving improved lighting, adding crosswalks, and investing in infrastructure ahead of development rather than reacting afterward. She acknowledged current budget constraints but respectfully asked that funding for these safety improvements be included as the Council considers adoption of the tentative budget. She concluded by stating that residents, especially children, deserve to feel safe walking and crossing the street.

  Teresa Desanti addressed the Council regarding an interaction that occurred at the Avondale Fiesta event. She stated that while gathering signatures in the designated free-speech area, Councilmember Jeannette Garcia made comments about her petition activity and discouraged a voter from signing. The speaker expressed concern about the accuracy of statements posted on social media following the event and stated that she believed the situation was misrepresented. She concluded by stating that her concerns relate to conduct and representation, not personal dislike.

  Councilmember Garcia responded, stating that she did not claim the speaker hated her personally but had referenced political differences in the context of petition activity. She stated that she has been the subject of repeated false allegations and that she is entitled to correct misinformation in public settings. Councilmember Garcia referenced a prior incident involving accusations made against her, noting that the related lawsuit was withdrawn after police reports were released. She stated that her comments were made in defense against what she viewed as inaccurate statements and emphasized that she has consistently supported City initiatives and votes in alignment with community interests.

- Ashley Archer expressed concerns regarding the data center located near her neighborhood. She stated that she and other community members have recently experienced loud, unexplained noises that she believes may be associated with the facility. She shared that the noises have caused distress for her family and raised questions about potential impacts on health, utilities, and the surrounding environment.

  Ms. Archer voiced concern about the placement of the data center near residential areas and a public park and stated that she intends to continue researching the facility's approvals and operational requirements. She also referenced personal and neighborhood health concerns, noting that she plans to follow up with medical providers and continue monitoring the situation.

  She reported contacting the Avondale Police Department regarding the noises and was informed no other similar reports had been received. She also noted that she has reached out to external advocacy resources for additional guidance. The speaker concluded by stating that community members are organizing to further engage on this issue and expressed hope that the City will review and address their concerns.

- Daniel Berriel addressed the Council regarding environmental and infrastructure concerns related to ongoing development in the area. He stated he has lived in Avondale for many years and has been closely following rezoning activity, utility planning, and long-term infrastructure discussions. He expressed concern that community members may not be fully aware of the scope of development occurring, including data center projects and proposed battery-storage facilities.

  Mr. Berriel referenced issues such as water supply, utility capacity, and environmental impacts, and encouraged the City to ensure that scientific data and long-term sustainability considerations are fully evaluated as part of future approvals. He also noted concerns about safety, crime, and community behavior in certain areas, as well as the pace of growth along Lower Buckeye Road and surrounding corridors.

  He urged the Council to continue asking detailed questions, to ensure transparency in development decisions, and to prioritize the long-term well-being of residents. He concluded by encouraging the City to verify that new technologies and cooling systems meet safety and environmental standards and to remain attentive to the cumulative impacts of growth.

- Nick Gonzales, a Sgt. Nick Gonzales with the Avondale Police Department, offered condolences to the Ginn family. He then recognized City Manager Ron Corbin for his leadership and ongoing support of public safety. Sgt. Gonzales stated that effective policing requires partnership, trust, and investment from City leadership, and that Mr. Corbin has consistently demonstrated these qualities.

He highlighted several initiatives supported by the City Manager, including the implementation of the take-home vehicle program, which he noted has improved officer readiness, visibility, and safety. He also acknowledged Mr. Corbin's role in extending TIGER Act protections to non-sworn personnel, reinforcing a culture of fairness and inclusion within the department.

Sgt. Gonzales further recognized Mr. Corbin's commitment to employee wellness, citing support for benefits and quarterly physical-fitness assessments that promote long-term health and resilience. He also noted Mr. Corbin's openness to innovative approaches, including exploration of a drone-as-first-responder program and support for the Axon Drop 1 proposal to reduce administrative workload and enhance service delivery.

He concluded by stating that these efforts reflect a broader leadership philosophy centered on valuing people and strengthening the department. On behalf of the Avondale Police Department, he thanked Mr. Corbin for his continued support and forward-thinking leadership.

- Calen Smith on behalf of the Avondale Professional Firefighters Association, Local 3924, offered condolences to Mrs. Ginn and her family. He stated that he was speaking on behalf of the association regarding the City Manager's contract, which appeared on the consent agenda, and wished to share the department's perspective on Mr. Corbin's leadership.

  He highlighted several recent accomplishments that have significantly benefited the Fire Department, including the opening of the new fire training center, expanded presumptive cancer coverage that exceeds state requirements, and provisions within the current MOU that support recruitment and retention. He noted that while these achievements were carried out by many individuals across the organization, they reflect the leadership, direction, and team-building fostered by the City Manager.

- Mr. Smith stated that the City's high level of collaboration and operational effectiveness begins with the direction set by Mr. Corbin and supported by the Council. He described Mr. Corbin as honest, transparent, and accountable, and emphasized his support for public safety employees as well as all City staff and residents. He also referenced Mr. Corbin's participation in community events, charitable efforts, and public-safety initiatives.

  He concluded by thanking the Mayor, Vice Mayor, and Council for selecting and retaining Mr. Corbin as City Manager, and for empowering him to cultivate a positive organizational culture that enables employees to better serve the community.

The following written comments were received:

- *"Good evening, Mayor and Council. My name is Natosha Edmonds I am here tonight not just as a resident, but mother to mother, and parent to parent. On April*

17th, the 'nightmare' we all pray never happens became a reality for one of our own. We lost 12-year-old Louis Ginns IV—a beautiful soul, a son, and a neighbor- just 500 feet from his front door. Every morning, we send our children out into this city. We tell them to look both ways. We tell them to be careful. But as mothers, we know that all the 'caution' in the world can't protect a child against a road that isn't designed for their safety. According to ADOT, pedestrian deaths in our state have hit a five-year high. MAG data identifies this stretch of Lower Buckeye as a danger zone. But we don't need a spreadsheet to tell us what we feel in our gut every time a car flies down that road. I know there are plans for widening roads and future budgets. But as a mother, I'm asking you: How many more 'future plans' can we afford? Louis couldn't wait for the next fiscal year. We are asking for immediate action. We need HAWK signals, high-visibility crosswalks, and lighting that ensures our children are seen. We cannot bring Louis back, but we can honor his life by making sure no other mother has to stand at this podium with a broken heart, asking why their child's safety wasn't a priority." – Natosha Edmonds

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Councilmembers 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 White, seconded by Councilmember Weise, to approve the Consent Agenda.

Upon vote, the motion was carried unanimously 6 to 1.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye
Councilmember White	Nay

a. MINUTES

City Council approved the March 23, 2026, and April 6, 2026, City Council meeting minutes.

b. SERIES 10 (BEER AND WINE STORE) LIQUOR LICENSE — MJ MERCADO DEL VALLE LLC

City Council recommended approval to the Arizona Department of Liquor License and Control of an application for a Series 10 (Beer and Wine Store) Liquor License submitted by Murad Rida Jreissat for the sale of alcohol at MJ Mercado Del Valle LLC located at 425 N Central Ave in Avondale and authorized the City Clerk to execute the necessary documents.

c. AMENDMENT TO THE PROFESSIONAL SERVICES AND EMPLOYMENT AGREEMENT WITH RON CORBIN (CITY MANAGER)
This item was pulled from the consent agenda for further discussion. Item is listed below in more detail.

d. RESOLUTION 1027-0526 - COMPREHENSIVE FINANCIAL POLICIES
City Council adopted Resolution 1027-0526, adopting Comprehensive Financial Policies and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

e. RESOLUTION 1028-0526 - ADOPTION OF REIMBURSEMENT RESOLUTION FOR WATER UTILITY REVENUE OBLIGATIONS AND WASTEWATER UTILITY REVENUE OBLIGATIONS
City Council adopted Resolution 1028-0526, adopting a reimbursement resolution for Water Utility Revenue Obligations and Wastewater Utility Revenue Obligations to declare official intent to be reimbursed in connection with certain capital expenditures relating to environmental mitigation and water and wastewater utility system capital improvement projects and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

f. ORDINANCE 2012-0526 — APPROVING THE SALE, EXECUTION AND DELIVERY OF WASTEWATER SYSTEM REVENUE AND/OR REVENUE REFUNDING OBLIGATIONS, IN ONE OR MORE SERIES; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF NECESSARY AGREEMENTS, INSTRUMENTS, AND DOCUMENTS; DELEGATING AUTHORITY TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE FOREGOING; AND DECLARING AN EMERGENCY
City Council adopted Ordinance 2012-0526, approving the sale and execution and delivery of Wastewater System Revenue and Wastewater System Revenue Refunding Obligations, in one or more series; authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing a portion of the Charles M. Wolf Water Reclamation Facility expansion and refinance existing Water and Sewer Revenue Obligations, Series 2016 and pay the cost of issuance; approving the form and authorizing the execution and delivery of agreements necessary for such sale; delegating to the Mayor, the City Manager, and the Finance and Budget Director authority to determine certain matters and terms with respect to the foregoing, authorizing all actions to further this ordinance; and declaring an emergency; and authorizing staff to transfer the necessary appropriation authority to the Wastewater Enterprise Funds and modify the interfund transfer schedule as necessary; and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

g. ORDINANCE 2013-0526 — AUTHORIZING THE SALE, EXECUTION AND DELIVERY OF WATER SYSTEM REVENUE OBLIGATIONS; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF NECESSARY AGREEMENTS, INSTRUMENTS AND DOCUMENTS; DELEGATING AUTHORITY

TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE FOREGOING; AND DECLARING AN EMERGENCY

City Council adopted Ordinance 2013-0526, approving the sale and execution and delivery of Water System Revenue Obligations; authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing various design and construction projects for the water system, and pay the cost of issuance; approving the form and authorizing the execution and delivery of agreements necessary for such sale; delegating to the Mayor, the City Manager, and the Finance and Budget Director authority to determine certain matters and terms with respect to the foregoing, authorizing all actions to further this ordinance; and declaring an emergency; and authorizing staff to transfer the necessary appropriation authority to the Water Enterprise Funds and modify the interfund transfer schedule as necessary; and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

h. ORDINANCE 2014-0526 – ACCEPTANCE OF AN EXCLUSIVE UTILITY EASEMENT FROM RANCHO SANTA FE HOA

City Council adopted Ordinance 2014-0526, authorizing the acceptance of an Exclusive Utility Easement from Rancho Santa Fe HOA and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

i. ORDINANCE 2015-0526 – ACCEPTANCE OF DEDICATION OF REAL PROPERTY FROM BROOKFIELD LAKIN, LLC, FOR PUBLIC RIGHT-OF-WAY AND DECLARING SAID PROPERTY AS PUBLIC RIGHT-OF-WAY

City Council adopted Ordinance 2015-0526, authorizing the acceptance of dedication of real property generally located along the west side of Dysart Road and south of Vermeersch Road from Brookfield Lakin, LLC, and declaring said real property as public right-of-way and authorized the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

NOTE FROM THE CITY CLERK: THE FOLLOWING ITEM WAS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY.

c. AMENDMENT TO THE PROFESSIONAL SERVICES AND EMPLOYMENT AGREEMENT WITH RON CORBIN (CITY MANAGER)

City Council considered a request to approve an amendment to the Professional Services and Employment Agreement ("Employment Agreement") with City Manager, Ron Corbin, and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents.

Councilmember White inquired how often off-cycle pay adjustments are implemented. Mr. Mesquita responded that pay is reviewed when department heads submit information indicating a need, particularly related to retention or specific position titles. He noted that a citywide market study is typically conducted every other year, subject to budget capacity, and the most recent study was completed in FY2025 to prepare for anticipated adjustments within the FY2026 budget.

Councilmember White further asked how the proposed changes would affect the General Fund Forecast. Ms. Weatherless stated the $5,700 adjustment to the current contract would have minimal impact and could be absorbed within the existing budget. She noted the impact on the FY2027 budget is approximately $44,000 and would be incorporated into the final adopted budget, noting that this would become an ongoing expense.

Councilmember White moved to postpone Agenda Item 4(c). Councilmember Solorio seconded the motion.

Councilmembers engaged in discussion related to Councilmember White's motion.

- Councilmember Solorio read a prepared statement explaining her reasons for voting against the proposed salary increase for the City Manager from $306,000 to $339,000. Sighting the importance of providing full context for residents, she noted that the proposed increase of approximately $33,000 was being considered in connection with retention efforts following the City Manager's exploration of an external opportunity in Gilbert. She also stated that an additional increase related to cost-of-living and merit is up for consideration next month as part of the City Manager's annual review.

  Councilmember Solorio referenced the City's broader financial outlook, noting that the Council unanimously approved a 5 percent organizational pay adjustment in the previous year while aware of upcoming fiscal challenges. She stated that the City is now in a different position, citing recent discussions on balancing the budget and reductions to programs and services, including the elimination or scaling back of several community events. She also referenced departmental reductions and vacant positions included in the budget, as well as rising water rate increases for residents.

  She emphasized that her comments were not intended to diminish the City Manager's contributions but to maintain transparency and a fiscally conservative approach. Approving a significant executive salary increase while reducing services and asking departments to do more with less sends the wrong message to employees and the community. For these reasons, she stated she would not support the proposed increase.

- Councilmember Weise stated since 2013 the City has had six different City Managers, and the cost of recruiting a new City Manager would likely be significant. She noted that the Council previously requested updated salary comparisons for recently hired City Managers in other jurisdictions and emphasized that, like recent adjustments made to recruit and retain high-quality police personnel, the City should also ensure it can retain strong executive leadership.

Councilmember Weise referenced feedback from department directors, noting that many provided detailed comments regarding Mr. Corbin's leadership, work ethic, and commitment to fairness. She highlighted examples of Mr. Corbin's leadership style, including empowering department heads, fostering collaboration, breaking down departmental silos, and ensuring alignment with Council priorities. She noted that Mr. Corbin has strengthened organizational culture through weekly department-head meetings, quarterly all-staff meetings, and a more unified approach to citywide initiatives. She also referenced his role in improving the budget process, supporting staff development, and leading a successful Council retreat that incorporated external stakeholders and private-sector perspectives.

Councilmember Weise stated that there are often reasons beyond salary that may cause an employee to explore other opportunities, and she expressed her support for retaining Mr. Corbin. She concluded by stating that she believes the proposed salary adjustment would help ensure the City continues to benefit from his leadership.

- Councilmember Conde thanked Councilmember Weise for reading the department-head feedback and noted all that information had been previously reviewed by the City Manager. She stated that, given the strong support expressed by staff and public safety personnel, she was surprised and disappointed to learn that Mr. Corbin had recently explored employment opportunities in other cities. She expressed concern that this occurred during a period of significant growth when strong leadership is especially important.

  Councilmember Conde stated that she did not believe salary was the primary factor influencing the City Manager's decision to explore other opportunities, noting if compensation was the issue, he could have waited for his upcoming annual review. She expressed that while she does not oppose providing an increase, she does not believe that offering additional compensation alone will ensure retention. She referenced language in the employment agreement indicating that the City Manager would withdraw from current external opportunities but noted that nothing in the agreement requires him to remain with the City for a specified period.

  She reiterated that she values the City Manager's contributions but remains disappointed that he pursued multiple external opportunities. She concluded by stating that she would vote "no" on the proposed adjustment.

- Councilmember Garcia stated as Councilmember Weise noted, employees often explore other opportunities for reasons unrelated to salary. She commented that even if the proposed adjustment were not approved and the City Manager chose to leave, the City would still need to recruit a replacement who would likely expect

a comparable salary or potentially higher than what is being proposed for an individual who already knows the organization and works effectively with staff.

- Councilmember Garcia expressed support for accountability, efficiency, and attracting high-performing personnel, stating she believes the City Manager demonstrates those qualities. She noted that despite recent budget reductions, Mr. Corbin led efforts to identify responsible cuts and prioritize essential services. She stated that while community events are valuable, she would prioritize safety improvements, such as crosswalk installations over optional events when budget reductions are necessary.

  She emphasized the City Manager did not request the proposed salary increase and the recommendation originated from the Council. She stated that Mr. Corbin is highly engaged in the community and supportive of public safety and City staff. Councilmember Garcia concluded by stating that she would vote in favor of the adjustment.

- Vice Mayor Nielson stated that City Manager Corbin has made a significant positive impact on City staff and the community, noting that he has worked to rebuild relationships and support employees. He commented that while the City Manager has strong support from staff, the Council has not always aligned with his vision.

  Vice Mayor Nielson noted that if the City were to recruit a new City Manager, the process would require substantial time and effort, and other cities are currently experiencing challenges filling similar positions. He stated that while a new hire could be better or worse, the City already knows the quality of Mr. Corbin's leadership and the direction he provides. He concluded by stating that he would vote in support of the proposed adjustment.

- Councilmember White explained her thought process regarding the proposed salary adjustment and that she consulted an AI tool to find general HR practices for off-cycle pay increases, especially when it is related to the employee seeking other employment opportunities. She clarified she is not opposed to providing additional compensation to the City Manager but believed the discussion should occur during his upcoming annual review, which is only a month away. She stated after last year's review Mr. Corbin stated he felt undervalued and created governance challenges and Council participating in Good Governance training.
  Councilmember White expressed concern with approving a non-performance based increase at a time when departments were asked to implement 3 percent reductions, stating that doing so could appear inconsistent or hypocritical. She also referenced the City Manager's applications to three external positions, highlighting the one Mr. Corbin was a finalist for.

She stated that while she believes the City Manager is performing well, there have been periods in the past when performance concerns existed, and she personally has experienced exclusion and negative interactions. She emphasized that her position is not personal but procedural, and that compensation discussions should occur during the established review process. She concluded by reiterating her belief that the matter should be postponed until the annual evaluation.

- Councilmember Solorio stated she agreed with Councilmember White's comments and reiterated that her position was not based on whether the City Manager deserves additional compensation. She noted the annual review is only one month away, during which the City Manager would already be eligible for a cost-of-living adjustment and potentially a merit increase. She emphasized that postponing the discussion would simply align the decision with the established review process.

  Councilmember Solorio expressed disappointment as the City Manager sought external opportunities, particularly after stating the issue was not related to salary. She acknowledged the positive feedback shared by staff but noted that employees are unlikely to submit negative comments about their supervisor. She stated that while the City Manager is performing well, the Council must also consider budget priorities, including the possibility that the proposed $33,000 adjustment could instead support safety improvements such as crosswalk installations.

  She concluded by stating that the request was only to postpone the matter for three weeks until the scheduled review and doing so would maintain consistency and transparency in the City's compensation practices.

- Mayor Pineda offered clarification regarding earlier statements. He noted that the previously referenced Council agreement was in the context of placing the item on the agenda for discussion, not in reference to any prior vote or decision.

  Mayor Pineda emphasized the proposed salary adjustment for the City Manager was not arbitrary but was brought forward as a retention effort after learning that Mr. Corbin had been a finalist for another City Manager position. He stated, as Mayor, he believed it was his responsibility to act in the City's best interest by presenting an offer intended to retain the City Manager, subject to Council approval. Further noting the Mr. Corbin is currently compensated 13 percent below market rate, based on information provided by Human Resources. Replacing him would require hiring a consultant at an estimated cost of $28,000–$32,000 in addition to offering a competitive salary to any new candidate. He stated retaining proven leadership, maintaining organizational stability, and avoiding turnover costs were key considerations in bringing the proposal forward.

Mayor Pineda emphasized the adjustment should not be viewed as a bonus or incentive but as an investment in continuity and leadership. The City Manager's upcoming annual evaluation is a separate process, and the intent was to address retention concerns before reaching that point. Further, under the proposed agreement, the City Manager would withdraw from pursuing external employment opportunities.

Mayor Pineda encouraged Council to set aside personal differences and focus on the organizational impact of potentially losing the City Manager. He stated that while Councilmembers may disagree, the discussion reflects healthy debate and a shared desire to act in the City's best interest.

He concluded by explaining the procedural implications of the pending motion: a "yes" vote would postpone the item to the evaluation period, while a "no" vote would allow the Council to proceed with consideration of the proposed adjustment.

Upon vote, the motion failed 3 to 4.

Councilmember Conde	Aye
Councilmember Solorio	Aye
Councilmember White	Aye

Councilmember Garcia	Nay
Councilmember Weise	Nay
Vice Mayor Nielson	Nay
Mayor Pineda	Nay

Mayor Pineda moved to approve an amendment to the Professional Services and Employment Agreement ("Employment Agreement") with City Manager, Ron Corbin, and authorized the Mayor, City Attorney and City Clerk to execute the necessary documents; Councilmember Garcia seconded the motion.

Upon vote, the motion carried 4 to 3.

Councilmember Garcia	Aye
Councilmember Weise	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

Councilmember Conde	Nay
Councilmember Solorio	Nay
Councilmember White	Nay

Mayor Pineda congratulated City Manager Corbin and stated that, despite the debate and differing viewpoints expressed, much of the Council supports him. He noted that the Council looks forward to his continued service and that any future compensation considerations will occur during the upcoming evaluation period, which is a separate process from the action taken that evening.

Mr. Corbin thanked Mayor Pineda and the Councilmembers.

5. REGULAR AGENDA

a. RESOLUTION 1029-0526 - ADOPTION OF THE FISCAL YEAR 2027 TENTATIVE BUDGET

City Council considered a request to adopt Resolution 1029-0526, setting forth the fiscal year (FY) 2027 tentative budget and establishing the City's annual expenditure limitation and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Renee Weatherless, Finance and Budget Director, presented the Tentative Budget for Fiscal Year 2027 for adoption. She explained that adoption of the tentative budget establishes the maximum expenditure limit for the fiscal year. When the Final Budget is presented in June, total expenditures may be reduced but cannot exceed the amount approved in the tentative budget. She noted that the budget may be amended throughout the year as needed.

Ms. Weatherless reviewed changes made since the last budget presentation, including:

1. An increase of $102,000 in lease expenses for the Southwest Family Advocacy Center.
2. A $200,000 increase to the Dysart Road Water Line Capital Improvement Project.
3. The movement of Intergovernmental Agreements to the Intergovernmental Agreements Fund.
4. Ongoing carryover adjustments as final FY2026 expenditure figures are finalized and incorporated into the FY2027 budget.

Ms. Weather less provided an overview of FY2027 funding sources and compared total revenues to total budgeted expenditures across all funds, as well as within the General Fund.

Ms. Weatherless outlined the next steps in the budget process, including posting required public notices in May, returning to City Council on June 1, 2026, to present the Final Budget, conducting the Property Tax Levy Public Hearing, and seeking adoption of the FY2027 budgets for both the City of Avondale and the Alamar Community Facilities District, along with the Property Tax Levy.
In response to a question from Councilmember Conde regarding potential funding for crosswalk installations or other improvements on Lower Buckeye Road, Ms. Weatherless explained that depending on the funding source, the Finance Department

could return to Council with a budget adjustment request if additional funds were needed.

Vice Mayor Nielson moved to adopt Resolution 1029-0526, setting forth the fiscal year (FY) 2027 tentative budget and establishing the City's annual expenditure limitation and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Councilmember Weise seconded the motion.

Upon vote, the motion was carried 5 to 2.

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Weise	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

Councilmember Solorio	Nay
Councilmember White	Nay

b. RESOLUTION 1030-0526 - AVONDALE GENERAL OBLIGATION BOND ELECTION 2026 - RESOLUTION ORDERING AND CALLING ELECTION

City Council considered a request to adopt Resolution 1030-0526, ordering and calling a special bond election to be held on November 3, 2026, and authorizing the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Renee Weatherless, Finance and Budget Director, presented the Avondale General Obligation Bond (GOB) Election 2026 Resolution to order and call a Special Election in November 2026 for Public Safety. She reviewed City Council's direction last year to form a Citizen Bond Committee to review the City's Capital Improvement Plan, remaining bond authorization, prior bond usage, and the City's property tax rate. The committee met four times and recommended placing two bond questions on the ballot: one for Parks, Recreation, and Libraries, and one for Public Safety. The Parks, Recreation, and Libraries bond passed; the Public Safety bond failed by 13 votes.

City Council subsequently directed staff to return with the option of calling another Public Safety bond election in November 2026 for up to $55 million. Ms. Weatherless explained that the proposed Public Safety bond would include the same five projects previously recommended by the committee:

1. **Southern Avondale Fire and Police Substation** – Located on dedicated land within the Alamar subdivision and currently under design. The facility would improve response times, support major events at Phoenix Raceway, and provide a police briefing and office space. Bond funding would cover a portion of project costs.
2. **New Public Safety Headquarters** – Needed to centrally house the Office of Public Safety, Fire and Medical Administration, and essential support staff. Fire Administration currently shares space in the Phoenix Raceway building, and other

functions are dispersed across the City Hall campus. A new facility will be necessary within the next 10 years.

3. **Police Firearms Training Facility** – Avondale does not have its own training facility, requiring officers to travel to Glendale for required training. Access to those facilities is increasingly limited. A local facility would improve training access, certification maintenance, and patrol availability.
4. **Main Police Station Expansion** – The existing headquarters houses dispatch, evidence, crime lab, and support services. The building was designed for future expansion, and this project would complete the final build-out to accommodate growth.
5. **City Court Office Expansion** – Due to increased caseloads and statutory file-retention requirements, the court has exceeded its available space. Staff are currently working in filing rooms not intended for office use. The project would provide additional office and storage capacity.

Ms. Weatherless reviewed the property tax implications, noting that due to continued growth and stable property values, new bonds can be issued without increasing the City's property tax rate. As older debt is paid down, new capacity becomes available, allowing projects to be timed to maintain a steady rate. Council must approve each bond issuance before it proceeds.

Council was asked to consider whether other taxing districts may place measures on the November ballot, noting that cities and towns appear last in ballot order. She also noted that voter participation is expected to be higher this year compared to last year's all-mail special election.

If Council approves the call for election, next steps include notifying Maricopa County, preparing public informational materials, and conducting outreach. Early voting begins October 7, 2026, and Election Day is November 3, 2026. If voters approve the authorization, projects would be incorporated into the City's CIP Plan in the appropriate years and remain subject to Council approval during the annual budget process.

Vice Mayor Nielson asked how the presence of multiple bond measures from other entities on the November ballot might affect voter participation and outcomes.
Ms. Weatherless explained that cities and towns appear at the end of the ballot, which can impact voter response rates. She noted that in the City's prior election, more voters participated in the first ballot question than in the second, demonstrating a decline in participation as voters progressed through the ballot.

Councilmember Nielson asked whether additional outreach or publicity was planned to ensure the public is informed.

Mr. Corbin responded that staff will continue community education and outreach only regarding the ballot measure but will not advocate. However, other organizations may conduct their own advocating efforts independently. He also noted that, based on

discussions with the City's consultant, higher voter turnout is expected in the upcoming election, and they expect the negative effects experienced in the previous election from being on the last page to be mitigated.

The Mayor expressed support for moving forward with the proposed Public Safety GOB election, stating that the City was narrowly short of approval in the prior election and that community organizations are better positioned this year to communicate, advocate, and educate voters on the importance of the measure. He noted that the projects remain current and the City has the infrastructure in place to support a successful effort.

Councilmember Garcia emphasized the importance of voter education, noting that the previous measure failed by only 13 votes. She stated that local elections demonstrate how impactful individual votes can be and encouraged community advocacy. She expressed strong support for the bond, particularly the police training facility and the City Court expansion. Mr. Corbin clarified that the 13-vote margin equated to a difference of only seven voters.

Councilmember White requested the estimated cost of the proposed police training facility. Mr. Corbin advised that all project estimates are preliminary and do not include inflation or other variables. He stated that while the $55 million authorization may not fully fund all projects, it would significantly advance them, and Council would determine project priorities if the bond passed. Finance and Budget Director Weatherless stated the current estimate for the training facility is $10–12 million.

Councilmember White asked whether grant funding could be pursued for such a facility. Ms. Weatherless stated that staff could explore applicable grant opportunities. Mr. Corbin added that while grants for constructing buildings are uncommon, grants for equipment or training components may be available, and federal partnerships or congressional direct spending could also be explored. He noted that if the bond does not pass, staff would evaluate alternative funding options, though none would be ideal.

Councilmember White stated she would support the bond, emphasizing the importance of having a dedicated police training facility rather than relying on neighboring jurisdictions. She noted that Glendale has been accommodating but is increasingly limited in capacity. She encouraged strong public communication efforts and stated that messaging will be critical given the narrow margin in the prior election.

Councilmember Solorio agreed with the importance of clear public education, noting that ballot language can be confusing and that voters may lose interest as they progress through the ballot. She stated that simple, accessible explanations will be important and encouraged community volunteers to assist with outreach. She expressed support for the bond, noting the need for a dedicated firearms training facility.

Councilmember Solorio moved to adopt Resolution 1030-0526, ordering and calling a special bond election to be held on November 3, 2026, and authorize the Mayor and City Manager, City Attorney and City Clerk to execute the necessary documents; Vice Mayor Nielson seconded the motion.

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

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

c. PUBLIC HEARING AND ORDINANCE 2016-0526 HABITAT FOR HUMANITY – HISTORIC AVONDALE INFILL OVERLAY REZONE – APPLICATION PL-25-0236

City Council held a public hearing to considered a request to adopt Ordinance 2016-0526, approving a request by Tana Nichols of Habitat for Humanity of Central Arizona, to apply the Historic Avondale Infill Overlay (HAIO) to 0.16 acres located approximately 150 feet west of the northwest corner of East Hill Drive and North 5th Street and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The site is currently zoned Multi-Family Residential (R-4). Approval of the request will modify development standards and adopt a HAIO development plan on the subject site, allowing two duplex buildings for a total of four dwelling units.

Josh Orton, Lead Senior Planner, presented application PL-25-0236, a request for a Historic Avondale Infill Overlay (HAIO) rezone for a Habitat for Humanity housing project. He explained the purpose of the HAIO district is to promote redevelopment of vacant, underutilized, or abandoned properties within the City's revitalization area. The overlay provides a mechanism to apply alternative development standards when existing zoning tools cannot adequately address a property's development needs, while maintaining compatibility with surrounding neighborhood character.

Mr. Orton stated the subject property is located west of the northwest corner of 5th Street and Hill Drive, across from the Hill Tract Estates development constructed approximately 12–15 years ago. The property is currently vacant and contains a Roosevelt Irrigation District easement running through the center of the block. He noted the request includes a development plan establishing the proposed alternative standards. The General Plan land use designation and underlying R-4 Multifamily zoning will remain unchanged; the action before Council is solely the adoption of the HAIO overlay and associated development plan.

The applicant proposes reductions to perimeter setbacks, building coverage, and minimum lot dimensions to allow subdivision and sale of the units to individual homebuyers. No changes are proposed to the district's maximum building height.
The development plan includes two duplex buildings for a total of four single-family attached units. Access would be provided from Hill Drive using a portion of the irrigation district easement. The buildings are proposed as three-story structures with three-car garages on the first floor, private fenced yards, and internal sidewalks. Conceptual elevations were provided, and final designs will be subject to administrative approval and must comply with City design manuals and the International Residential Code.

Staff found the request consistent with the General Plan, applicable design standards, and the intent of the HAIO district, noting the proposal would facilitate development of a long-vacant parcel and result in compatible land-use relationships.

A neighborhood meeting was held on March 3, 2026, at the Avondale Resource Center with four attendees. Questions focused primarily on Habitat for Humanity's program and qualification process. No public comments have been received through the online platform.

On April 15, 2026, the Planning Commission conducted a public hearing on the request. Commissioners asked questions regarding building height and materials on the west side of the property. Following discussion, the Commission voted 6-0 to recommend approval of the rezone to the City Council.

Mayor Pineda and Councilmembers had an opportunity to comment and ask questions.

Councilmember Weise asked whether there were any existing three-story buildings in the surrounding area. Mr. Orton responded that there are currently none; however, the entire block is zoned to allow building heights up to 35 feet. Councilmember Weise also noted the reduced setbacks and asked whether the rear setback would place the building directly against the property line. Mr. Orton confirmed that the western setback was reduced to accommodate the project and that the fenced private yards are located between the units and along the outer edges.

Councilmember Solorio expressed support for the project and thanked staff for the presentation, noting her appreciation for Habitat for Humanity's work in providing dignified homeownership opportunities.

Councilmember White asked how many garage spaces each unit would include. Mr. Orton stated that each unit will have a two-car garage.

Councilmember Conde shared her positive experience volunteering with Habitat for Humanity in Avondale and expressed strong support for the project.

Councilmember Garcia also voiced support, noting that Habitat for Humanity brings the community together to help families achieve homeownership and she looks forward to supporting and volunteering with this project.

Mayor Pineda opened the public hearing and did not receive any requests to speak. Mayor Pineda closed the public hearing and opened the floor for comments from Council.

Mayor Pineda expressed appreciation for the project and the benefits it brings to the neighborhood. Further recognizing Council's discussions related to the importance of providing diverse housing options and acknowledged the strong support expressed for Habitat for Humanity. He added the proposed infill overlay provides an opportunity to activate a vacant parcel in a manner consistent with the surrounding area, particularly given the similar Habitat for Humanity development located directly across the street.

Councilmember Garcia moved to adopt Ordinance 2016-0526, approving a request by Tana Nichols of Habitat for Humanity of Central Arizona, to apply the Historic Avondale Infill Overlay (HAIO) to 0.16 acres located approximately 150 feet west of the northwest corner of East Hill Drive and North 5th Street, and to approve the proposed H A I O development plan, subject to 5 conditions of approval as set forth in the staff report and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents; Councilmember White seconded the motion.

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

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

d. OPIOD YOUTH PREVENTION SERVICES GRANT PROGRAM UPDATE

City Council received an update regarding the Opioid Youth Prevention Services Grant Program.

Jerie Guajardo, Family Services Manager, presented an update on the City's Opioid Youth Prevention Services Grant. It was noted that the City Council approved participation in the statewide Opioid Settlement Distribution Agreement in November 2021, finalized in 2022 as part of the National Opioid Litigation Settlement.

For the 2025 program year, the City allocated $200,000, with a maximum award of $50,000 per proposal. Six nonprofit organizations applied requesting a total of $244,000. The City's Opioid Settlement Committee, comprised of staff from

Neighborhood and Family Services, Public Safety, Marketing and Public Relations, Finance and Budget, Parks, Recreation and Libraries, and Fire and Medical, conducted comprehensive reviews and recommended funding for five organizations.

- EMPACT served 1,823 residents with evidence-based prevention curriculum;
- Jobs for Arizona Graduates served 200 youth through mentorship and leadership development;
- notMYkid served 2,121 residents with gains in opioid risk awareness and help-seeking behaviors;
- Sounds of Autism served 790 residents through outreach to vulnerable populations and families;
- Youth4Youth Inc. reached 6,372 residents with peer-led prevention, resiliency education, and Narcan training.

Ms. Guajardo provided information on which schools were served and shared a success story from each organization. She reported that all five organizations demonstrated successful outcomes and are being considered for renewed funding in the next grant cycle. Further, at the request of Mr. Corbin, Ms. Guajardo provided an overview of how the Sounds of Autism provide education on prevention to children with special needs.

During discussion, Councilmembers expressed strong appreciation for the program's impact, the value of success stories, and the importance of reaching vulnerable populations, including youth with autism. Members highlighted the innovative work of the nonprofit partners, the leadership of staff in regional collaboration, and the need to continue expanding outreach to additional schools and families. Councilmembers emphasized the importance of prevention education, Narcan access, and continued innovation in the City's use of opioid settlement funds. Suggestions included exploring community events for parents, ensuring equitable school coverage, and improving the rendering quality of opioid-prevention programming on the City's public access channel.

Ms. Guajardo responded that some school overlap was intentional due to nonprofit collaboration and confirmed ongoing efforts to broaden outreach.

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCILMEMBERS

- Councilmember Solorio reported that she received a scholarship through the National League of Cities to participate in a six-week course on housing as an economic development tool, noting that the course is valued at $1,500 and has been eye-opening in demonstrating the range of housing types and strategies available to cities
- Councilmember White shared that she attended a presentation at ASU featuring President Michael Crow, who discussed the university's five-year plan and emphasized continued innovation, as well as the importance of supporting

students financially who wish to attend ASU. She suggested the possibility of helping Avondale students attend ASU in the future.

- Councilmember Conde noted the Kingswell Church was successful in fulfilling its mission with the assistance of Neighborhood and Family Services identifying a resident in need. On Saturday volunteers painted the home of an 80-year-old Avondale resident at no cost as part of the church's mission to serve the community.
- Councilmember Garcia highlighted a monthly veterans' gathering at Modern Grind, noting its value in fostering connection and support among local veterans. She also shared her experience attending the Fiesta event over the weekend.
- Vice Mayor Nielson shared his opportunity to attend Avondale Middle School's spring tree-planting event, where 37 trees were planted with the help of approximately 120 students. He also spoke at an autism and abuse awareness event. He added that he and his wife had the unique opportunity to stand on the runway at Luke Air Force Base during aircraft takeoffs.
- Mayor Pineda thanked staff for the recent tour of the Avondale Training Center, emphasizing the importance of local firefighter training resources. He shared that he recently fulfilled a "Lunch with the Mayor" prize for a Read Better Be Better fundraiser, meeting with an eighth-grade student from Desert Mirage Elementary. He also commended staff for a successful Fiesta event and noted positive feedback from attendees.

7. ADJOURNMENT

There being no further business before the Council, Councilmember White moved to adjourn the Regular Meeting; Councilmember Solorio seconded the motion.

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

Councilmember Conde	Aye
Councilmember Garcia	Aye
Councilmember Solorio	Aye
Councilmember Weise	Aye
Councilmember White	Aye
Vice Mayor Nielson	Aye
Mayor Pineda	Aye

The meeting was adjourned at 8:58 p.m.

_____
Mike Pineda, Mayor

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 Council of the City of Avondale held on the 4th day of May 2026. I further certify that the meeting was duly called and held, and that the quorum was present.

_____ _____

Marcella Sarmiento, City Clerk Date Approved by City Council

CITY COUNCIL REPORT

ITEM NUMBER: 4.b.

SUBJECT: Appointments to Boards and Commissions

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Marcella Sarmiento, City Clerk

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

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

STRATEGIC PLAN:
This agenda item supports the following Avondale Strategic Outcome Area: **Connected & Engaged Community**

Avondale informs, prepares, and engages our community to ensure residents are connected to resources, the region, and each other.

PURPOSE:
City Council will consider a request to approve various Board and Commission appointments as recommended by the City Council Subcommittee on Boards and Commissions and authorize the City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:
The City Council Subcommittee on Boards, Commissions, and Committees (Subcommittee) makes recommendations for membership based on term expiration, vacancies from resignations, or changes to member eligibility status. The Subcommittee met on May 11, 2026, and made appointment recommendations. As required in the City Council Rules of Procedures, all candidates have been notified of the recommendations.

DISCUSSION:
The Subcommittee recommended the following:

Judicial Advisory Board:
• Xiomy Perez as a new Regular Member for a full term to expire on 06/30/2030.
• Frank Moskowitz reappointed as a Regular Member (Superior Court Judge) for a full term to expire on 06/30/2030.

Neighborhood and Family Services Commission:
• Amber Bailey Light as a new Alternate Member for a partial term to expire on 12/31/2028.

Parks, Recreation and Libraries Advisory Board:

• Jay D Koenig as a new Alternate Member for a partial term to expire on 12/31/2028.

BUDGET IMPACT:
This item has no budget impact.

RECOMMENDATION:
Staff is recommending that the Council approve the subcommittee's recommendations for the appointment of members of the city's boards, commissions, and committees.

Contact person for document distribution: *n/a*

CITY COUNCIL REPORT

ITEM NUMBER: 4.c.

SUBJECT: Annual Audit Plan Adoption

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Barbara Coppage, City Auditor

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

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Innovative and Effective Government**

Avondale's elected leaders, employees, and strategic partners collaborate to serve as a model of innovation, efficiency, and responsive government.

PURPOSE:

City Council will consider a request to adopt the Annual Audit Plan and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Preparation of the Annual Audit Plan is the responsibility of the City Auditor as established in Ordinance No. 2045-0722. The City Auditor prepares the Annual Audit Plan using a risk-based approach. The Annual Audit Plan is a report of planned audits to be completed during FY2027.

Audits that the City Auditor plans to conduct during the fiscal year are included in the Annual Audit Plan. Audits identified are based on the City Auditor's assessment of citywide risk. This proposed Annual Audit Plan was discussed and approved at the May 11, 2026, Audit Committee meeting.

DISCUSSION:

The voting members approved the Annual Audit Plan, which is presented for City Council approval. The creation of the Annual Audit Plan is authorized per Ordinance No. 2045-0722. In addition, the Audit Committee is considering audits that will be placed on a Contingent Audit Plan that will be submitted to the City Council at a later date.

BUDGET IMPACT:

FY2027 budget anticipates funding the audits proposed in the Annual Audit Plan.

RECOMMENDATION:

Staff recommends City Council approve the FY2026//2027 Annual Audit Plan.

Contact person for document distribution: *Barbara Coppage*

TO: Mayor Pineda
Vice Mayor Neilson
City Councilmembers

FROM: Barbara Coppage, City Auditor

DATE: May 18, 2026

SUBJECT: FY2027 RISK ASSESSMENT AND AUDIT PLAN

Purpose

The City Council-appointed Audit Committee met on May 11, 2026, to review and discuss the proposed FY2027 Audit Plan. Following its review, the Audit Committee unanimously recommended approval of the plan. The FY2027 Audit Plan is now presented to the City Council for final approval.

The Audit Plan outlines the City Auditor's priorities and planned work for FY2027. Audits will be carried out using a combination of internal resources and contracted third-party audit firms.

Background

The City Auditor provides independent oversight to help ensure public resources are used effectively, lawfully, and transparently (IIA Standards; GAGAS).

Generally Accepted Government Auditing Standards (GAGAS) outlines planning considerations that include:

- Understanding the City and its environment
- Identifying relevant risks
- Considering internal controls at a high level
- Considering risks of fraud, noncompliance, and abuse
- Using professional judgment to determine significance

From Risk Assessment to Audit Plan

In accordance with GAGAS, the City Auditor conducts a risk assessment as the foundation for planning audit work. This process involves identifying and evaluating risks across departments before determining audit priorities.

In government, risks generally relate to factors that could:

- Disrupt operations or service delivery

- Result in financial loss or budget overruns
- Lead to noncompliance with laws, regulations, contracts, or grant requirements
- Cause errors in reporting or data
- Damage public trust or reputation
- Create safety concerns

The City Auditor considers the City Council Strategic Plan goal areas as a foundation for assessing risk:

- Economic Growth and Prosperity (EGP)
- Community Well-Being (CWB)
- Resilient Infrastructure and Transportation (RIT)
- Connected and Engaged Community (CEC)
- Innovative and Effective Government (IEG)

The risk assessment also incorporates consideration of internal controls that may be established at an organization-wide level. Examples include:

- Written policies, procedures, or processes
- System access restrictions
- Lack of segregation of duties, which increases fraud risk
- Outdated systems that may lead to data inaccuracies
- Insufficient monitoring of grant compliance requirements

The City Auditor interviews management regarding emerging or existing high-risk areas within their respective departments. In addition to the identification of high-risk areas, eleven sensitive risk areas are discussed and grouped into the following four categories:

- **Public Sensitivity** – The extent to which an activity directly affects public services and the community's day-to-day experience (e.g., transparency, procurement, service delivery, permitting, complaints)
- **Mission Criticality** – The importance of an activity in achieving the City's objectives and maintaining core operations (e.g., cybersecurity, infrastructure, IT systems, payroll, utilities)
- **Cash Handling / Convertible Assets** – The degree to which assets can be readily converted to cash or misappropriated (e.g., portable items, inventory, fuel)
- **Regulatory Impact** – The potential consequences of noncompliance, including findings, penalties, or mandated corrective actions (e.g., grants, labor laws, compliance)

The City Auditor reviews the recency and results of prior audit coverage, including repeat issues, unresolved recommendations, and areas with limited recent review.

The City Auditor collaborates with other local government auditors and performs research on risks affecting local government. These audit areas and trends are incorporated into the evaluation of risks across departments.

Audit areas are then prioritized based on the combination of risk level, organizational impact, and available audit resources.

The FY2027 Audit Plan is designed to maximize audit impact within available resources by focusing on areas with the highest risk and greatest organizational impact.

Risk Management is Everyone's Responsibility

While the City Auditor plays a key role in identifying risks and conducting audits, effective risk management is a shared responsibility throughout the organization. The Institute of Internal Auditors describes this through the Three Lines Model:

- The first line role - City Management, responsible for identifying risks, implementing controls, and managing daily operations
- The second line role - Oversight departments that provide guidance, monitoring, and compliance support within their specialized areas
- The third line role - Independent assurance providers, including internal and external auditors and regulatory agencies

Other Audit Activities

In addition to the FY2027 audits, the City Auditor performs various supporting activities, including preparation for the GAGAS compliance, audit software maintenance, presentations, continuing professional education, and completion of the required peer review.

Summary

The selected audits focus on key risk areas and priorities to strengthen controls, enhance operations, safeguard assets, and support public trust.

The FY2027 Audit Plan provides balanced coverage across key risk domains:

- Financial Risk
- Cybersecurity Risk
- Operational/Public Safety Risk
- Internal Control Environment

FY2027 Audit Plan

Audit Title	Preliminary Scope
Facilities – Facilities Maintenance	To determine whether the City's assets are accounted for and properly maintained and managed.
Info Technology – General Controls	To determine the effectiveness of foundational controls within the information technology infrastructure.
Citywide – Contract Monitoring	To evaluate whether the City has effective processes and controls in place to monitor contracts and ensure vendors meet agreed-upon terms, performance expectations, and compliance requirements.
Finance and Budget – Munis Roles and Responsibilities	To evaluate whether roles and responsibilities within the City's financial system are appropriately defined and managed to support effective internal controls and accountability.
Finance and Budget / Human Resources – Payroll Transactions Follow-up	To determine whether selected payroll transactions were properly supported, complied with City policies and managed to support effective internal controls and accountability.
Info Technology – IT Asset Management	To determine whether controls are adequately designed and operating effectively to ensure authorized use, proper configuration, safeguarding of assets, and compliance with applicable policies and requirements.
Citywide –	Other services upon request
Required Activities (GAGAS / Ordinance)	**Integrity Line** – Inquiries / Investigations **Office of the City Auditor** – Peer Review **Status of Audit Recommendations** **Citywide Risk Assessment** **Auditor Quality Assurance Review**

Note: The first two audits are carried over from the FY2026 Contingency Audit Plan.

CITY COUNCIL REPORT

ITEM NUMBER: 4.d.

SUBJECT: Economic Development Agreement with the Avondale Automall Common Area Management Association

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Cheryl Covert, Interim Economic Development Director

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

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

STRATEGIC PLAN:
This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

PURPOSE:
City Council will consider a request to approve an Economic Development Agreement with the Avondale Automall Common Area Management Association where the City shall contribute an amount not to exceed $150,000 for the upgrades to the Pylon Sign and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:
In 2011, the City and the Association entered into an Economic Development Agreement for the design and construction of a monument sign, including an electronic message display board, together with all related on-site improvements located along Dealer Drive to advertise dealerships at the Avondale Automall.

The Association desires to upgrade the Pylon Sign to include a new sign face, enhanced graphics, and a significantly larger LED display to improve visibility and modernize the sign's functionality. The City desires to participate in the Association's cost of upgrading the Pylon Sign in exchange for advertising time for City facilities and events during the rotations on the electronic message display board.

DISCUSSION:
The Association will make available for the City's use one sign rotation out of every five rotations available to the Association on the electronic message display board for use by the City to promote City facilities and City-sponsored programs, events and services. For so long as the Association fully performs the Association Obligations, the City shall contribute an amount not to exceed $150,000 for the upgrades to the Pylon Sign.

BUDGET IMPACT:

The $150,000 is budgeted and will come from the Economic Development Opportunities fund.

RECOMMENDATION:
Staff recommends approval of the Economic Development Agreement and the contribution of an amount not to exceed $150,000 for the upgrades to the Pylon Sign.

Contact person for document distribution: *Cheryl Covert*

WHEN RECORDED RETURN TO:

City of Avondale
Attn: City Clerk
11465 West Civic Center Drive
Avondale, AZ 85323

ECONOMIC DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF AVONDALE
AND
AVONDALE AUTO MALL COMMON AREA MANAGEMENT ASSOCIATION, INC.

THIS ECONOMIC DEVELOPMENT AGREEMENT (this "Agreement") is by and between the City of Avondale, an Arizona municipal corporation (the "City") and Avondale Auto Mall Common Area Management Association, Inc., an Arizona nonprofit corporation (the "Association").

RECITALS

A. In 2010, the City and the Association entered into an Economic Development Agreement for the design and construction of a monument sign, including an electronic message display board, together with all related on-site improvements (the "Pylon Sign") on real property generally located along Dealer Drive in Avondale, Arizona to advertise dealerships at the Avondale Auto Mall.

B. The Association desires to upgrade the Pylon Sign to include a new sign face, enhanced graphics, and a significantly larger LED display to improve visibility and modernize the sign's functionality (collectively, the "Upgrades"). The Association shall complete the Upgrades in accordance design and cost proposal set forth in it's vender contract with Yesco, LLC, dated January 27, 2026, attached hereto at Exhibit A and incorporated herein by reference (collectively, the "Proposal").

C. The City desires to participate with the Association's cost of upgrading the Pylon Sign in exchange for advertising time for City purposes and events during the rotations on the electronic message display board.

D The City Council is empowered, pursuant to ARIZ. REV. STAT. § 9-500.11, to appropriate public funds for economic enhancement of the City. Accordingly, the City Council has determined that it is in the best interests of the citizens of Avondale to assist the Association with the cost of the Upgrades to provide opportunities for enhanced economic development in Avondale and for effective advertising for the City's events, activities and facilities.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the mutual promises and covenants contained herein, and other good and

valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Developer hereby agree as follows:

1. Association Obligations.

1.1 Pylon Sign Upgrades. The Association's contractor shall be complete the Upgrades according to (A) the City standards and (B) the Proposal attached hereto as Exhibit A. The Association agrees and understands that the City Contribution (defined below) is specifically conditioned upon the Association (C) upgrading the Pylon Sign in accordance with the Proposal and (D) operating the electronic message display board for the term of this Agreement. Notwithstanding the foregoing, the Association may amend or otherwise modify the Proposal so long as such amendments or modifications are (E) in accordance with the City's customary policies and procedures for such amendments or modifications and (F) consistent with the intent of this Agreement, as determined by the City in its sole discretion.

1.2. Advertising Time. The Association shall make available for the City's use one sign rotation out of every five rotations available to the Association on the electronic message display board for use by the City to promote City facilities and City sponsored programs, events and services.

2. City Obligation. The City shall contribute an amount not to exceed one hundred and fifty thousand dollars ($150,000.00) for the Upgrades to the Pylon Sign (the "City Contribution"). The Association Obligations set forth in Section 1 above shall be a pre-condition to the City's obligation as set forth in this Section 2.

3. Term. This Agreement shall be effectiv as of the date of the last signature set forth below (the "Effective Date") and shall remain in full force and effect until the date that is ten years after the Effective Date, unless sooner terminated pursuant to Section 5 below.

4. Payment Not a Debt. The City's obligations pursuant to the provisions of this Agreement that require the expenditure of funds do not constitute a general obligation or indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restriction, and do not obligate the City to make any expenditure from proceeds of ad valorem taxes or obligations to which any general taxing authority is pledged unless the expenditure has been duly budgeted, if and to the extent required by law, and is within all budget and expenditure limitations of, and is not in conflict with, the Constitution or laws of the State of Arizona. The City's failure to annually appropriate any amounts necessary to meet its obligations under this Agreement shall not diminish the Association's rights to assert claims for such payments.

5. Default. If either party fails to perform any obligation, and such party fails to cure its nonperformance within 30 days after notice of nonperformance is given by the non-defaulting party, such party will be in default. In the event of such default, the non-defaulting party may terminate this Agreement and will have all remedies that are available to it at law or in equity including, without limitation, the remedy of specific performance. If the nature of the defaulting party's nonperformance is such that it cannot reasonably be cured within 30 days, then the defaulting party will have such additional periods of time as may be reasonably necessary under the circumstances, provided the defaulting party immediately commences to cure its nonperformance and thereafter

diligently continues to completion the cure of its nonperformance. In no event shall any such cure period exceed 120 days.

6. Liquidated Damages. Without limiting the remedies available to the City pursuant to Section 5 above, the Association understands and acknowledges that if it fails to fulfill the Association Obligations as set forth in Section 1 above, the City will suffer damages that are difficult to accurately specify and ascertain. The Association hereby agrees that, upon its default hereunder and expiration of the cure period set forth in Section 5 above, it shall pay the City, as liquidated damages, within 30 days of receipt of the City's written demand therefore, 100% of the City Contribution. Such liquidated damages shall be payable in immediately available funds of United States currency.

7. Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (1) delivered to the party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (iii) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to the City:	City of Avondale 11465 West Civic Center Drive, Suite 220 Avondale, Arizona 85323-6809 Attn: Ron Corbin, City Manager
With copy to:	City of Avondale 11465 West Civic Center Drive, Suite 220 Avondale, Arizona 85323-6809 Attn: Nicholle Harris, City Attorney
If to Association:	Avondale Auto Mall Common Area Maintenance Association, Inc. 10151 W. Papago Freeway Avondale, Arizona 85323 Attn: Joey Staples, Director
With copy to:	_____ _____ _____ Attn:_____

or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this Section. Notices shall be deemed received (i) when delivered to the party, (ii) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage or (iii) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party shall mean and refer to the date on which the

party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

8. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the City or the Association of the breach of any covenant of this Agreement shall be construed as a waiver of any preceding or succeeding breach of the same or any other covenant or condition of this Agreement.

9. Attorneys' Fees. In the event either party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or conditions hereof, or by reason of any breach or default hereunder, the party prevailing in such action or other proceeding shall be paid all reasonable costs and reasonable attorneys' fees by the other party and, in the event any judgment is secured by said prevailing party, all such costs and attorneys' fees shall be included therein, such fees to be set by the court and not by jury.

10. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signature of all parties may be physically attached to a single document.

11. Headings. The descriptive headings of the sections of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions hereof.

12. Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

13. Time of the Essence. Time is of the essence in this Agreement.

14. Assignment. This Agreement may be assigned, in whole or in part, by the Association only upon the prior, written approval of the City, as evidenced by the City Manager's signature thereon, which approval may be withheld by the City for any reason.

15. Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

16. Amendment. No amendment or waiver of any provision in this Agreement will be binding (i) on the City unless and until it has been approved by the City Council and has become effective or (ii) on the Association unless and until it has been executed by an authorized representative.

17. Governing Law. This Agreement is entered into in Arizona and shall be construed and interpreted under the laws of the State of Arizona.

18. Severability. Every provision of this Agreement is and will be construed to be a separate and independent covenant. If any provision in this Agreement or the application of the same is, to any extent, found to be invalid or unenforceable, the remainder of this Agreement or the application of that provision to circumstances other than those to which it is invalid or unenforceable will not be affected by that invalidity or unenforceability. Each provision in this Agreement will be valid and will be enforced to the extent permitted by law and the parties will negotiate in good faith for such amendments of this Agreement as may be necessary to achieve its intent, notwithstanding such invalidity or unenforceability.

19. Covenant of Good Faith. In exercising their rights and in performing their obligations pursuant to this Agreement, the parties will cooperate with one another in good faith to ensure the intent of this Agreement can be attained.

20. Conflict of Interest. This Agreement may be cancelled by the City pursuant to ARIZ. REV. STAT. § 38-511.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year first set forth below.

"**Association**"	"**City**"
Avondale Auto Mall Common Area Management Association, Inc., an Arizona nonprofit corporation	CITY OF AVONDALE, an Arizona municipal corporation
_____	_____
Joey Staples, Director	Ron Corbin, City Manager
Date:_____	Date:_____
	ATTEST:
	_____
	Marcella Sarmiento, City Clerk

EXHIBIT A
TO
ECONOMIC DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF AVONDALE
AND
AVONDALE AUTO MALL COMMON AREA MANAGEMENT ASSOCIATION, INC.

[Proposal]

See following pages.

Docusign Envelope ID: 6D0236CC-AAA4-48FD-8455-2C345424A8DE

SHORT TERM VENDOR CONTRACT

THIS Vendor Contract, (the "Contract") is made this January 27, 2026 by and between Avondale Auto Mall Common Area Management Association (hereinafter referred to as "Owner"), and Yesco, LLC, (hereinafter referred to as "Vendor").

WITNESSETH:

WHEREAS, Owner and Vendor agree that Vendor shall provide remove and dispose of existing LED sign faces and install new Medica Resources 16.67 MM display, (the "Services"), more particularly described in Exhibit "A", as an independent contractor, for that certain property located at 10305 W. Papago Freeway, Avondale, AZ 85323, and commonly known as, (the "Property"), Owner hereby appoints Vendor to provide said services subject to this Contract and Vendor hereby accepts said appointment.

NOW, THEREFORE, in consideration of the foregoing and the mutual Contracts and conditions hereinafter set forth both parties agree as follows:

1. VENDOR SERVICES

1.1 Vendor agrees to provide the one-time services described on **EXHIBIT A** attached to and made a part of this Contract (the "Services"). Vendor shall, at Vendor's sole expense, provide all labor, materials, tools and equipment necessary to perform the Services in a first class, expeditious manner satisfactory to Owner. Vendor shall perform the Services required by this Contract in accordance with good practices and generally accepted methods and standards, free from defects.

1.2 Vendor shall not interfere with the business operations of Owner or the tenants or other occupants of the Property.

1.3 Upon completion of the Services, Vendor shall clean the Property thoroughly and remove any and all rubbish and debris resulting from its provision of Services.

1.4 Vendor shall take such measures as may be necessary to protect all persons and property from injury or loss arising out of providing the Services and provide and maintain all passageways, guards, fences, lights and such other facilities for the protection of persons and property as may be necessary to ensure safety or as required by any public authority.

1.5 Vendor shall comply with all applicable statutes, ordinances, rules, regulations and codes, including, without limitation, those regulating hazardous or toxic substances, materials, wastes or compounds or health, safety and the environment.

1.6 Vendor represents that it has obtained, at Vendor's expense, any and all licenses, permits or approvals required to perform the Services.

1.7 Vendor also shall have full and exclusive responsibility and liability for payroll taxes and for contributions for unemployment insurance, pensions, annuities and other benefits, imposed or assessed under any provision of any law, that are applicable or become payable as a result of the Services.

1.8 Vendor shall not cause or allow any lien to be attached to the Property.

1.9 Within Thirty (30) days of completion of the Services, Vendor will provide all applicable warranty documents to Owner.

2. TERM: Owner hereby employs Vendor, as an independent contractor, to perform and provide said Services required under this Contract and set forth in **EXHIBIT A** commencing on January 27, 2026, and completed in a timely manner. Either party to this Contract may terminate this Contract for any reason

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by giving the other party three (3) days prior written notice of its election to terminate this Contract. Owner may cancel this Contract with a forty-eight (48) hour notice for just cause as may be determined by Owner. This Contract will automatically terminate upon disposition of the Property by Owner.

3. COMPENSATION: Owner shall pay Vendor the sum of SIX HUNDRED FORTY-FIVE THOUSAND Dollars ($ 645,000.00) in accordance with the provisions of this Contract, and further outlined on **EXHIBIT B**, payable within thirty (30) days following presentation of Vendor's invoice and applicable lien waivers to owner at ap@eaglecommercial.com . Both Parties agree that payment by Owner of Vendor's invoice shall not be acceptance or approval by Owner of adequate service by Vendor. Acceptance by Vendor of such payment from Owner shall serve as a release to Owner of all claims and liability to Vendor or for any act or omission of Owner relating to or affecting the Services. Final payment shall be contingent on Vendor providing fully executed final lien waiver documents from vendor, and all subcontractors and suppliers utilized in performance of this Contract.

4. INSURANCE: VALID INSURANCE CERTIFICATES AND ENDORSEMENTS ARE REQUIRED TO BE ON FILE AT THE OWNER'S AND/OR AGENT'S OFFICE. NO VENDORS SHALL RECEIVE PAYMENT UNLESS INSURANCE IS IN FULL FORCE, IN COMPLIANCE WITH THIS SECTION 4, AND A COPY IS ON FILE.

Vendor agrees to maintain, at its own expense and at all times, during the term of this Contract, adequate insurance coverage and protection with a responsible insurance company or companies, licensed to do business within the State of Arizona. Said policy or policies are subject to approval by Owner and shall contain, as a minimum, commercial general public liability and property damage insurance, with minimum limits of not less than $1,000,000.00 against claims for property damage; as well as Automobile Liability Insurance with minimum limits of $250,000 each person, $500,000 each occurrence for bodily injury and $1,000,000 each occurrence for property damage, covering all Owned, Non-owned and Hired Vehicles. Such policy or policies of insurance shall insure against loss, injury, death or damage to persons or property of the public, the Owner or Eagle Commercial Realty Services and their respective partners, directors, officers, employees, agents, patrons, or customers. **Owner and Eagle Commercial Realty Services shall be named as additionally insured on all policies and shall include the following endorsements: additional insured, waiver of subrogation and 30-day notice of cancellation. Vendor shall provide evidence of such insurance to Owner at insurance@eaglecommercial.com .**

Vendor shall at all times during the term of this Contract, provide and maintain Workers' Compensation and Employer's Liability Insurance for all employees and agents directly or indirectly connected with the performance by Vendor of the Services under terms of this Contract.

Vendor waives all subrogation rights against Owner and Eagle Commercial Realty Services with respect to any claims (including but not limited to claims for bodily injury and property damage), which are caused by, or result from

(i) Risks insured against under any valid and collectible insurance contract or policy carried by Vendor and in force at the time of any such injury and/or damage or

(ii) Risks that would be covered under any insurance required to be obtained and maintained by Vendor hereunder, whether obtained or not obtained by Vendor. Said waiver shall be in addition to, and not in limitation of derogation of, any other waiver or release contained in this Contract with respect to any bodily injury or any loss or damage to property of the parties hereto.

Vendor shall cause each insurance policy provided under the terms of this Contract, to provide that the insurer waives all rights of recovery by way of subrogation against Owner and Eagle Commercial Realty

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Services and their respective partners, directors, officers and employees, in connection with any claims for bodily injury or property damage covered by such policy, and such waiver shall be indicated on any insurance certificate to be provided pursuant to this Contract.

5. INDEMNIFICATION: Vendor agrees to indemnify, defend and hold harmless Owner and Eagle Commercial Realty Services, and their respective partners, directors, officers, employees, agents, affiliates and subsidiaries, for, from and against any action, cause of action, suit, debt, cost, expense (including but not limited to attorney's fees), loss, injury, death of any person, lien, claim or demand whatsoever brought by any person whomsoever, at law or in equity, which arise out of or relate to this Contract or the Services to be provided by Vendor hereunder, or which arise out of or relate to any act or omission or willful misconduct of Vendor or its sub-vendors or their respective partners, directors, officers, members, managers, agents or employees, whether or not the same are claimed to be caused by or as the result of the negligence of Owner or any of the other indemnified parties listed above, or by any of their agents or employees or servants, or by any other person or entity.

6. TERMINATION:

6.1 Either Party may terminate this Contract at any time, with or without cause, by giving the other Party three (3) days written notice in accordance with the notice provisions of Section 11 below.

6.2 Owner may terminate this Contract upon three (3) business day's written notice for any reason if Vendor defaults. If this Contract terminates for cause, as solely determined by Owner, Owner will be entitled to reimbursement for losses sustained by Owner by reason of Vendor's default. Owner may deduct from any amount payable to Vendor under this Contract any amount sufficient to cover such damages or losses.

7. SUPPLIES AND EQUIPMENT: Vendor shall, at no additional cost or expense to the Owner, provide all necessary items necessary to perform the Services required under the terms of this Contract.

8. RELATIONSHIP OF THE PARTIES: It is the intent of this Contract that the relationship between Owner and Vendor shall solely be that of independent Vendor. It is not the intention of the parties hereto that the terms, conditions and provisions of this Contract be binding upon Eagle Commercial Realty Services. Vendor understands that it is an independent contractor and that it has no authority whatsoever to act for or to incur any liability or obligation on behalf of Owner.

9. COMPLIANCE WITH LAWS AND REGULATIONS: Vendor agrees to fully comply with all federal, state, county or municipal statutes, ordinances rules and regulations governing the Property and the business conducted therein in connection with the performance of Services under this Contract. Vendor further agrees to comply with any and all building rules and regulations, which may be issued or promulgated by Owner.

10. PERSONNEL: Vendor agrees to maintain good order while on the Property and shall be responsible for the good behavior of its employees at all times. In the event that Owner shall deem an employee unacceptable or unsatisfactory, Vendor shall promptly remove the employee from the Property and promptly provide an acceptable replacement.

11. CONTACTS:

Eagle Commercial Realty Services at phone: (602) 952-1282 and fax: 602-778-0416

Vendor at phone: 480-403-7726 and email: tlambson@yesco.com

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SHORT TERM VENDOR CONTRACT

VENDOR NOTICES ADDRESS:

Yesco, LLC
6725 W Chicago Street
Chandler, AZ 85226
tlambson@yesco.com

OWNER NOTICES ADDRESS:

Avondale Auto Mall Common Area Management Association

c/o Eagle Commercial Realty Services
2929 N. 44th. St., #345
Phoenix, AZ 85018

12. ATTORNEY'S FEES: In the event Vendor or Owner shall institute legal proceedings against the other arising out of the terms of this Contract or the performance thereunder, the prevailing party shall recover from the other party all reasonable attorneys' fees, costs and expenses incurred in any such action.

13. SEVERABILITY: If any one or more of the provisions of this Contract or the applicability of any such provision to a specific situation shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Contract and all other application of such provisions shall not be affected thereby.

14. AUTHORITY TO SIGN: This contract shall not be valid or binding as to the Owner unless and until executed by an authorized officer of Eagle Commercial Realty Services. It is specifically understood that Eagle Commercial Realty Services is executing this Contract on behalf of, and as the managing agent of, the Owner. The person signing on behalf of Vendor warrants to Owner that he has the authority and power to execute this contract on behalf of Vendor. Vendor understands that this contract shall not be binding upon the Owner until properly accepted and signed below.

15. GOVERNING LAW: This Contract and the obligations of the Owner and Manager shall be interpreted, construed and enforced in accordance with the laws of the State of Arizona.

16. CHANGES AND MODIFICATIONS: No change in the scope of Services shall be undertaken by Vendor unless Owner gives to Vendor a written order signed by a duly authorized representative of Owner.

17. WAIVER: The waiver by either Party of any breach or violation of any provision of this Contract, or default under this Contract, is not a waiver of any other provision of this Contract or of any subsequent breach, violation or default.

18. SURVIVAL OF CERTAIN PROVISIONS HEREIN: It is expressly understood and agreed that the provisions of sections 4, 5 and 6 herein shall survive the termination or assignment of this Contract.

19. FORCE MAJEURE: Neither Party shall be liable in damages, or otherwise, or be considered in default or breach of this Contract, if, by reason of an act of nature, fire or public enemy, by reason of a strike, lockout, boycott, picket line, riot or insurrection or by reason of any governmental order, rule, regulation or ordinance, it shall be delayed in, or prevented from, complying with the terms or conditions of this Contract.

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SHORT TERM VENDOR CONTRACT

20. **HEADINGS:** The headings in this Contract are for convenience and ease of reference only, and in no way define, limit or describe the scope or intent of this Contract.

21. **PROPOSALS:** The terms and conditions of Vendor proposals (if any), as may be attached from time to time as an Exhibit, are subordinate to the terms and conditions of the Vendor Contract of which it is a part.

22. **NOTIFICATION PRIOR TO COMMENCING WORK:** Vendor agrees to provide Owner Seventy-Two (72) hours' notice before commencing any work requested by Owner or its Agents. Vendor acknowledges and agrees that such notice is appropriate in order to allow Owner, in its discretion, to coordinate any work by Vendor with the tenant(s) and/or associations at the properties owned by Owner.

23. **ENTIRE CONTRACT:** This document represents the entire Contract between the parties with respect to the subject matter hereof, and to the extent inconsistent therewith, supersedes all other Contracts, representations and covenants, oral or written.

IN WITNESS WHEREOF, Vendor and Owner have executed this Contract the day and year first written above.

OWNER:

Avondale Auto Mall Common Area Management Association

By: Signed by: Patti Perkins B87E49D0942042D...

Its: AUTHORIZED AGENT FOR ASSOC.

Date: 2/11/2026 | 9:58 AM MST

VENDOR:

Yesco, LLC

By: DocuSigned by: Paul Gullo 7C8E4422F67F493...

Its: Vice President, Paul Gullo

Date: 1/30/2026 | 8:11 AM PST

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SHORT TERM VENDOR CONTRACT

EXHIBIT A

Description of Services

The proposed description of services to be provided by the Vendor to the Owner, labeled Exhibit A and attached hereto, is incorporated herein but only as to scope of services described in Paragraphs One, Seven, and Ten thereof. No other provisions of the proposed Contract, including, without limitation, the General Conditions, are incorporated herein or made a part of this Contract.

Description of services:

See attached:

Please see the following itemized inclusions:

A. Remove existing LED Sign Faces and Dispose.
B: Install new media Resources 16.67 mm display:
C: 5 Year total parts Warranty from Media Resources
D: 5 Year Labor Warranty to replace all parts-YESCO
E. 5 Year Complete Programming Services of Media by YESCO-Content provided by Owners
F: 5 Year Cellular Plan by Media Resources
G: Product to work with current power center- 208Y/120V 3 phase 4 wire service-200 Amp Service
H. 5 yr. Maintenace on the large Cabinet Face with Flex faces.

YESCO to provide & install new full color DF Media Resources EMC
* 16.67 mm - 450 x 780 Matrix
* 5G Wireless Communication, 5 yr Hassel Free Data Plan
* 5 Yr Parts & 5 Yr Labor
* Host computer provided BY CLIENT
* Web Based Software & Training
* Dedicated EMC circuits to be provided By Others & Energized 24/7
Paint LED cabinet Black.

Plus any entitlement services to be billed separately- If necessary.

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EXHIBIT "A"
The terms & conditions of this
Proposed Contract are subordinate to the terms
and conditions of the Vendor Contract
of which it is a part.

Agreement

For Work At
Avondale Auto Mall
10305 W Papago Fwy
Avondale AZ 85323-5310
United States

Billing Address
Avondale Auto Mall Common Area Management Association, Inc. C/O Eagle Commercial Realty Services
2929 N 44th St Ste 345
Phoenix AZ 85018-7241
United States

Account Executive
006105 Timothy R Lambson
tlambson@yesco.com
480-403-7726
YESCO - Phoenix
6725 West Chicago Street
Chandler AZ 85226
United States

Date	Project Number	Project Description	Terms	Pricing Valid Until	Deposit
01/30/2026	PRY-50803	Avondale Automall-LED Retrofit	Net 30	01/15/2026	$225,750.00

Item	Amount
Arizona Sign Sales Freeway Pylon Sign Retrofit: Please see the following itemized inclusions: A. Remove existing LED Sign Faces and Dispose. B: Install new media Resources 16.67 mm display: C: 5 Year total parts Warranty from Media Resources D: 5 Year Labor Warranty to replace all parts-YESCO E. 5 Year Complete Programming Services of Media by YESCO-Content provided by Owners F: 5 Year Cellular Plan by Media Resources G: Product to work with current power center- 208Y/120V 3 phase 4 wire service-200 Amp Service H. 5 yr. Maintenace on the large Cabinet Face with Flex faces. YESCO to provide & install new full color DF Media Resources EMC * 16.67 mm - 450 x 780 Matrix * 5G Wireless Communication, 5 yr Hassel Free Data Plan * 5 Yr Parts & 5 Yr Labor * Host computer provided BY CLIENT * Web Based Software & Training * Dedicated EMC circuits to be provided By Others & Energized 24/7 Paint LED cabinet Black.. Plus any entitlement services to be billed separately- If necessary.. Lead Time: Approx. 120 days... NOTE: All pricing is based on supplier pricing as of the date of this proposal. All pricing is subject to change due to increases in supplier pricing, changes to tax and tariff rates, and other causes beyond YESCO¶s reasonable control. Pricing shown will need to be updated after 10 days due to fluctuating materials Terms: Initial deposit - 35% to order electronics Progress payment - 45% upon receipt of electronics FOB YESCO. Due upon completion - 20%	$645,000.00

Subtotal	$645,000.00
Tax Total (%)	$0.00
Total	$645,000.00

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Standard Terms and Conditions

1. Terms: The terms and conditions described in this document are incorporated by reference into a written estimate, quotation, proposal, agreement, order, or other transaction form ("Transaction Document") (together with these YESCO Standard Terms and Conditions, the "Agreement"), and pertain to the manufacturing, repair, service, installation, or other goods or services provided by YESCO (the "Work", "goods", "products", and/or "services", including, if applicable, "Service Work" as defined below) as requested by you, the Customer, as further described in the Transaction Document. "YESCO" refers to the entity providing the Work, as identified in the applicable Transaction Document, or in the absence thereof, YESCO LLC, a Utah limited liability company, doing business in California as YESCO Signs LLC.

2. Pricing Exclusions: Unless otherwise included in the Transaction Document, YESCO's pricing does not include sales and use taxes, tariffs, customs fees, duties, or other charges levied by customs or taxing authorities, including any material cost increases due to the escalation of any of these costs ("Assessments"). Assessments may be noted in the Transaction Document; however, they are only estimates. You agree to pay the actual cost for these Assessments as invoiced by YESCO, including any escalation of the same.

3. Payment: In the absence of specified payment terms in the Transaction Document, you agree to pay 50% of the purchase price upon signing this Agreement and to pay the remaining balance upon completion of the Work. You agree to pay monthly payments, if any, on the first business day of each month in advance. If you choose to make payment(s) by credit card, you agree to pay a 2% surcharge on the total amount of such payment(s). In the event that YESCO is ready to install the products but you are not, you agree to pay YESCO the remaining Agreement balance, less 5% retention, at such time that YESCO is prepared to commence installation; you agree to pay the 5% retention at the earlier of the completion of installation or 90 days from the date YESCO is ready to commence installation.

4. Inspection and Acceptance: You must carefully inspect the Work within ten calendar days after delivery. If the Work does not meet the written requirements as the described in the Transaction Document, or if the Work has any defect in manufacture, installation, or operation, you must give YESCO written notice of the nonconformance or defect claimed within five calendar days. ABSENCE OF SUCH WRITTEN NOTICE SHALL BE CONCLUSIVE EVIDENCE THAT THE WORK IS ACCEPTABLE TO YOU AS DELIVERED. If a third-party carrier delivers any goods, you must inspect the goods and promptly notify YESCO and the carrier if any damage exists before moving the goods from the place of delivery. If damage exists, you must retain the packing materials and otherwise comply with all requirements necessary to preserve all claims against the carrier. If you or your agent moves the goods before inspecting the goods, accept the goods in a damaged condition, or otherwise fail to comply with the requirements of this paragraph, YESCO shall have no responsibility for defects notwithstanding the warranty set forth below.

5. Installation: If the Work involves installation of goods, additional work beyond that contemplated in the Agreement will be required if YESCO encounters subsurface or concealed conditions which are extraordinary or unexpected such as subsurface water, caliche, rock, or utilities. You must compensate YESCO for such additional work on a time and materials basis at YESCO's standard rates. YESCO shall not be responsible for damage to underground pipes, sewer lines, sprinkling systems, or any other underground obstructions unless notified of them in writing prior to commencement of the Work. Absent such written notification, you agree to pay for any resulting damage. YESCO is not an Exterior Insulation and Finish System ("EIFS") contractor, and if YESCO's responsibilities hereunder involve penetrations of EIFS, YESCO will seal such penetrations with products and procedures that are common in the sign industry—but which may not meet EIFS warranty requirements. YESCO shall thereafter have no responsibility for damage resulting from the penetrations.

6. Limited Warranty: A. Manufactured Products. YESCO warrants that products manufactured and installation services provided by YESCO will be free from material defects in workmanship and materials for a period of one year from the date of delivery. On-site labor is warranted only when YESCO performs the installation. Upon expiration of the one-year warranty, labor and materials are warranted solely in accordance with applicable manufacturers' separate warranties, if any.
B. Electronic Displays and Programable Lighting. Electronic displays and programmable lighting products, related controllers, and similar components are warranted solely in accordance with the manufacturer's warranty, if any. You agree to look solely to the manufacturer of such products for any warranty and related claims.
C. Service Work and Lighting Retrofits. YESCO warrants that service, repair and/or lighting retrofit services (e.g., the upgrade of existing light fixtures) will be free from material defects in workmanship for a period of 90 days from the completion of the repair, maintenance, and or retrofit. YESCO's warranty includes on-site labor only; any goods are warranted solely in accordance with the manufacturer's warranty, if any.
YESCO's warranties exclude damage caused by ordinary wear and tear, accident, abuse, misuse, misapplication of electricity, extreme winds or rain, hail, wildlife or rodent damage, or other casualty, unless the same is caused solely by YESCO. YESCO SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES OF ANY TYPE, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF NON-INFRINGEMENT, MERCHANTABILITY OR, FITNESS FOR PURPOSE. YESCO will either repair or replace, at YESCO's election, any part of the goods or services that prove to be materially defective during the warranty period, in accordance with the terms of the above warranties. YESCO's warranties terminate upon movement of the goods and/or worked performed on the goods by you or others.

7. Service, Repair, and Maintenance Services: If the Work includes the service, repair, or maintenance of goods ("Service Work") for a monthly or up-front fee (including, without limination extended warranties), the provisions of this paragraph will apply. So long as your payment obligations are current, and you are not in default to YESCO or any YESCO affiliate under any agreement (e.g., a lease agreement), including this Agreement, YESCO agrees to perform the Service Work described in the Transaction Document. When the goods require Service Work, you agree to notify YESCO in writing, and YESCO agrees to expedite scheduling the Service Work on a priority basis. Unless specifically included in the description of the Service Work, the Service Work excludes, and you agreed to hold YESCO harmless for any liability arising from: (i) the repair or replacement of structural defects of any kind; (ii) cleaning or painting, (iii) work and materials that would be necessary to conform the goods to the National Electrical Code, Qualified Electrical Testing Laboratory specifications, and/or building or local requirements, (iv) the repair of primary electrical supply components, including, but not limited to wiring, conduit, distribution boxes, fuses and over-current protection devices, and (v) any increase in the frequency or scope of the Service Work resulting from a modification to the goods, change in the use of the goods, or lack of safe or available access to the goods without the use of specialty high-reach equipment or rappelling. You represent that goods that are not new are fully functional and properly grounded at the commencement of this Agreement; in the event the goods are not functional or properly grounded, you agree to pay for any necessary repairs on a time and material basis. If YESCO determines that replacement parts become unavailable or unusually expensive, the affected portion of the Service Work will be excluded and your monthly fee will be ratably reduced. YESCO's obligation to perform the Service Work is limited to ordinary maintenance and repair, and is inapplicable to damage or destruction due to accident, abuse, misuse, vandalism, riot, terrorism, theft, fire, insufficient ventilation, misapplication of electricity or electrical surge, extreme winds or rain, hail, wildlife or rodent damage, or other casualty, regardless of fault.

8. Risk of Loss, Damage or Destruction; Insurance: Except to the extent of damage caused by the negligent or otherwise wrongful acts of YESCO, you bear all risk of loss or damage to any goods, including, without limitation, loss or damage caused by seizure, casualty, vandalism, terrorism, accident, theft, riot, strike, insurrection, war, fire, and acts of God. Any shipments are FOB YESCO. Until your obligations are fully satisfied, at your sole cost and expense, you must insure any goods against loss or damage at least in the amount owed to YESCO for the Work, and you must name YESCO as loss payee with respect to such insurance.

9. Liens and Taxes: Until your obligations are fully satisfied, at your sole cost and expense you must maintain the Work free and clear of all levies, liens, and encumbrances. You must declare as required, and pay when due all taxes, fees, assessments, charges, and all associated penalties and interest (collectively "Assessments"). If YESCO, at its option, pays any Assessments, you must immediately reimburse YESCO for the same.

10. Security Interest: Until your obligations are fully satisfied, you agree that the Work and related goods are YESCO's property, free of any ownership claim by you, the owner of any adjacent realty, or the creditors of either. To secure the performance of your obligations, including, without limitation your payment obligations, you grant to YESCO a security interest in the goods and permission to perfect, assign, amend, continue, and terminate the security interest in any way allowed by applicable law, both as to personal property and as to fixtures.

11. Default: If you default in the payment of any amount when due, or fail to perform any other obligation in this Agreement after delivery of the Work or after YESCO is ready to perform the Work, whichever first occurs, or if at any time bankruptcy, receivership, or other insolvency proceedings are commenced by or against you or any guarantor, you will, without notice, become obligated to immediately pay to YESCO an amount equal to the sum of 1) all previously billed but unpaid amounts, and 2) all unbilled remaining amounts and other payments owed to YESCO pursuant to any other agreement between you and YESCO or any of YESCO's affiliates. In addition, YESCO has the right to stop the Work, including, without limitation, suspending warranty obligations until YESCO is paid in full. You agree that these remedies for default are fair and reasonable compensation for the damage to YESCO resulting from your breach, and are not a penalty. YESCO's acceptance of a late payment(s) or forbearance of any other event of default shall not operate as a waiver of YESCO's rights as to any subsequent late payment(s) or any other event of default.

12. Repossession: If you fail to make any payment when due or otherwise default in any of your obligations in this Agreement, YESCO may terminate this Agreement and may (but has no obligation to) repossess the goods or any component(s) thereof, without resort to judicial process, and without liability for trespass. YESCO's right of repossession includes the right to remove the goods, and also to disconnect or otherwise render the goods unusable. Repossession is not an acceptance of your surrender of the goods, and shall not require patching painting, touch up, etc. afterwards. YESCO's rights of termination and repossession shall be in addition to and not as an alternative to YESCO's right to its other remedies in this Agreement and any other remedy available at law or in equity.

13. Indemnification: Except to the extent of YESCO's negligence or willful misconduct, you agree to indemnify, defend, and hold harmless YESCO and its officers, directors, employees, agents, and subcontractors from any and all claims, costs, expenses (including reasonable attorney's fees), damages, and liabilities, at law or in equity arising out of or related to the Work. The provisions of this paragraph shall survive the completion of the Work and/or the termination of the Agreement.

14. Disputes: This Agreement is governed and construed by Utah law, without reference to its conflict of laws provisions. The parties irrevocably consent to the exclusive jurisdiction of the state or federal courts situated in Salt Lake County, Utah for all claims and disputes in any way relating to this Agreement, including noncontractual claims. THE PARTIES IRREVOCABLY WAIVE ALL RIGHTS TO A TRIAL BY JURY AND ANY CLAIM OF FORUM NON CONVENIENS. Each party waives and releases all claims against the other party for special, indirect, incidental or consequential damages, including lost profits.

15. LIMITATION OF LIABILITY FOR PATROL, INSPECTION, AND SURVEY SERVICES: YESCO'S PATROL, INSPECTION, AND SITE SURVEY SERVICES ARE NOT SAFETY INSPECTIONS. YOU AGREE THAT THE MAXIMUM LIABILITY OF YESCO FOR ANY NEGLIGENCE IN THE PERFORMANCE OF SUCH SERVICES IS LIMITED TO TWO TIMES THE SUM OF ALL FEES (IF ANY) RECEIVED BY YESCO THAT ARE DIRECTLY ATTRIBUTABLE TO SUCH SERVICES. YOU AGREE TO WAIVE, RELEASE, INDEMNIFY, DEFEND, AND HOLD YESCO HARMLESS FROM ANY CLAIM, LOSS, OR DAMAGES (INCLUDING ATTORNEY'S FEES) IN EXCESS OF SUCH LIMIT.

16. Possession, Transfers, and Assignment: Until fully paid for, you must keep any goods in your sole possession and control, and will not allow the goods to be modified, relocated, removed, or otherwise tampered with in any way without YESCO's prior written consent. If you determine to sell or otherwise transfer ownership (or other rights) to your business assets, the Work, or the real property on which any goods are located, you agree to deliver to YESCO written notice of such intention at least 30 days prior to closing. At the time of closing and with proceeds therefrom, you agree to pay to YESCO all amounts then outstanding and all unbilled remaining amounts owed to YESCO, unless YESCO has previously agreed in writing to your assignment of this Agreement. All the terms and conditions hereof shall be binding upon and inure to the benefit of the successors, assigns, and legal representatives of the respective parties, including, if applicable, successors to your interest in the Work, the real property upon which any goods are located, and any successor owners of interests in any of your business assets. You may transfer your interests, rights, and obligations in this Agreement only upon the prior written consent of YESCO. YESCO may assign its interests, rights, and obligations in this Agreement as may be expedient to perform the Work.

17. Your Special Duties: You agree to warrant and obtain and maintain all necessary access rights (including computer access, if necessary) for YESCO to safely perform the Work on the premises for which the Work is ordered, and to disconnect, render unusable, and/or remove the Work, or any component or part thereof, free and clear of lien, encumbrance, or claim of trespass. You agree to indemnify YESCO against and hold YESCO harmless from damage or expense resulting from a breach of this provision. The Work excludes primary-side electrical and communication wiring, service, controllers (e.g., timers and photo cells), circuit breakers, and fuses. At your own expense, you agree to furnish and maintain power lines, controllers, and data service as necessary for the performance of the goods and compliance with applicable law, and agree to install the same as designated by YESCO ready and in place for connection at the intended time of installation. For Work in Colorado, connection of the goods to electrical power is excluded from the Work unless specifically described in the Agreement as an inclusion. You agree to provide all necessary reinforcements to any previously existing building, pole, base, or any other object or surface on which the goods will be installed, or which will be utilized by YESCO in the installation or access thereof, if applicable. You agree to advise YESCO in writing of all cellular antennas, microwave, and other equipment or hazards that may be dangerous to workers. YESCO's performance is subject to you properly securing or otherwise rendering safe all such dangers whenever YESCO's employees will be in the area. You represent and warrant that you are solely responsible for the selection of any LED electronic displays, and will hold YESCO harmless from any claim relating to deficiencies in the performance, quality, longevity, or functionality of the same.

You agree to bear all permitting, entitlement, and other compliance costs and risks pertaining to federal, state, or local laws, regulations, and ordinances that relate to the placement, configuration, operation, and use of the goods and services, including, without limitation, land use, building, and lane closure permits required to perform the Work. You acknowledge that outdoor advertising laws generally prohibit advertisements that are not the principal business, products, services, or activities where the advertisement is located. You agree to be solely be responsible for the procurement of outdoor advertising permits (if desired) and compliance with outdoor advertising laws. You acknowledge and agree that your rights, whether arising under contract, permit from a land use authority, or otherwise, to install or operate the Work may be or become subject to revocation, limitation, suspension, condemnation, modification, restriction, or adverse interpretation by judicial, governmental agency, or other third party action. Upon the occurrence and during the pendency of any such event, you will not be released from your payment obligations under this Agreement.

18. Miscellaneous Provisions:

A. No statement made by YESCO's account executive(s) will be binding on YESCO unless incorporated in this Agreement in writing. Although the Agreement may be signed by YESCO's account executive(s), the Agreement shall not be binding upon YESCO for any purpose until an executive officer or another authorized agent of YESCO accepts this Agreement by providing a written signature evidencing such acceptance on the applicable Transaction Document.

B. Time is of the essence. All past due amounts shall bear an annual interest rate of the lesser of 18% percent or the maximum rate allowed by law.

C. Performance by YESCO shall be subject to delay due to strike, labor dispute, parts or materials unavailability, breakage, fire, unforeseen commercial delays, infectious disease, epidemic, pandemic, insurrection, war, acts of terror, acts of God, governmental regulation, or other causes beyond YESCO's reasonable control.

D. YESCO shall not be responsible for wireless interference or the replacement or repair of LED display components, neon, or lighting because of color change, dimming, or reduction of brilliance.

E. YESCO's listing of contractor's licenses available on the Internet at http://www.yesco.com/licenses.html is incorporated by reference herein.

F. If any part of this Agreement is found invalid or unenforceable, that part will be amended to achieve as nearly as possible the intent and economic effect of the original provision to the fullest extent permitted by law, and the remaining provisions shall continue in full force and effect.

G. Except for original works created by you or your agents, all designs, animations, or other advertising content (collectively, "Content") provided by YESCO is the sole property of YESCO. You warrant that you have the full legal right to use any original works created by you and delivered to YESCO by you for your use. You are granted a non-exclusive, non-transferable license to use the YESCO-owned Content for so long as you operate your business. You agree to not create derivative works of the YESCO-owned Content. YESCO may reject any request for Content that YESCO determines may reflect adversely on the character, integrity, or standing of any person or business.

This Agreement is a complete integration and final expression of the agreement between the parties, and may not be amended, supplemented, or otherwise modified except by written agreement executed by authorized representatives of each.

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AGREEMENT ADDENDUM

That certain Short Term Vendor Agreement dated January 27, 2026, by and between Avondale Automall Common Area Management Association, ("Owner"), a Arizona Corporation, and YESCO LLC, ("Vendor"), a Utah limited liability company, a copy of which Agreement is attached hereto (collectively the "Agreement"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, is by this Addendum supplemented, amended, and/or modified. Notwithstanding any provision of the Agreement to the contrary, the following are controlling terms and provisions:

INDEMNIFICATION. References to indemnification, defend, guarantee, hold harmless, and other terms of similar meaning as may exist at various places in the Agreement collectively "Indemnification", are understood by the parties to mean that Vendor shall provide such Indemnification only to the extent that damages result from the negligence or otherwise wrongful acts or omissions of only Vendor, its employees, subcontractors, and agents.

WAIVER OF SUBROGATION. The waiver of subrogation provisions of the Agreement shall not apply (i) to the extent of subrogated claims for active negligence or breach of contract, or (ii) to subrogation claims from Vendor's worker's compensation insurer or third-party administrator.

PENALTIES/DAMAGES. Vendor will use commercially reasonable efforts to procure the necessary permits to complete the work (the "Permits") and will provide notice to Owner when the Permits are received. Vendor will commence the off-site portion of the work upon receipt of the Permits and shall complete the off-site portion of the work within forty-five (45) days after receipt of the Permits (the "OffSite Deadline"), which date shall be subject to extension in the event Vendor is unable to procure necessary materials for reasons beyond Vendor's reasonable control. Vendor shall exercise commercially reasonable efforts to obtain necessary materials from alternate sources if necessary and shall provide prompt notice (and reasonable supporting documentation) to Owner if Vendor is unable to procure necessary materials. Vendor will provide notice to Owner when the off-site work is complete. In the event Vendor does not complete the off-site work by the Off-Site Deadline, Vendor will pay Owner liquidated damages of $75.00 per day for each day thereafter until Vendor completes such work. Once Vendor completes its off-site work, Vendor shall complete the on-site portion of the work within fourteen (14) days of the date of the completion of the off-site work (the "On-Site Deadline"). In the event Vendor does not complete such work on or before the applicable deadline, Vendor will pay Owner liquidated damages of $75.00 per day for each day thereafter until Vendor completes the on-site work. Owner and Vendor hereby acknowledge and agree that (i) Vendor's failure to comply with the foregoing deadlines will cause Owner to incur damages not contemplated by the Agreement, the exact amount of which will be extremely difficult to ascertain, and (ii) the foregoing liquidated damages represent a fair and reasonable estimate of the damages that Owner will incur by reason of such failure and are not a penalty. Except as set forth in the preceding sentences of this paragraph, neither Owner nor Vendor will be liable for any liquidated, special, incidental, indirect or consequential damages as a result of a breach, dispute or default under the Agreement.

Except as specifically supplemented or modified above in this Addendum, the Agreement, and all provisions therein remain controlling, and in full force and effect.

DATED this 27th day of January 2026.

Avondale Auto Mall Common Area Management Association Inc
an Arizona corporation

Signed by:
By: Patti Perkins
B87E49D0942042D...

Its: AUTHORIZED AGENT FOR ASSOC.

a Utah limited liability company

DocuSigned by:
By: Paul Gullo
7C8E4422F67F493...

Its: vice President, Paul Gullo

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SHORT TERM VENDOR CONTRACT

EXHIBIT B

Compensation Schedule

The proposed compensation schedule, labeled Exhibit B and attached hereto, is incorporated herein but only as to the compensation schedule described in Paragraph Three thereof. No other provisions of the proposed Contract, including, without limitation, the General Conditions, are incorporated herein or made a part of this Contract.

Docusign Envelope ID: 6D0236CC-AAA4-48FD-8455-2C345424A8DE

YESCO

Agreement

For Work At
Avondale Auto Mall
10305 W Papago Fwy
Avondale AZ 85323-5310
United States

Billing Address
Avondale Auto Mall Common Area Management Association, Inc. C/O Eagle Commercial Realty Services
2929 N 44th St Ste 345
Phoenix AZ 85018-7241
United States

Account Executive
006105 Timothy R Lambson
tlambson@yesco.com
480-403-7726
YESCO - Phoenix
6725 West Chicago Street
Chandler AZ 85226
United States

Date	Project Number	Project Description	Terms	Pricing Valid Until	Deposit
01/30/2026	PRY-50803	Avondale Automall-LED Retrofit	Net 30	01/15/2026	$225,750.00

Item	Amount
Arizona Sign Sales Freeway Pylon Sign Retrofit: Please see the following itemized inclusions: A. Remove existing LED Sign Faces and Dispose. B: Install new media Resources 16.67 mm display: C: 5 Year total parts Warranty from Media Resources D: 5 Year Labor Warranty to replace all parts-YESCO E. 5 Year Complete Programming Services of Media by YESCO-Content provided by Owners F: 5 Year Cellular Plan by Media Resources G: Product to work with current power center- 208Y/120V 3 phase 4 wire service-200 Amp Service H. 5 yr. Maintenace on the large Cabinet Face with Flex faces. YESCO to provide & install new full color DF Media Resources EMC * 16.67 mm - 450 x 780 Matrix * 5G Wireless Communication, 5 yr Hassel Free Data Plan * 5 Yr Parts & 5 Yr Labor * Host computer provided BY CLIENT * Web Based Software & Training * Dedicated EMC circuits to be provided By Others & Energized 24/7 Paint LED cabinet Black.. Plus any entitlement services to be billed separately- If necessary.. Lead Time: Approx. 120 days... NOTE: All pricing is based on supplier pricing as of the date of this proposal. All pricing is subject to change due to increases in supplier pricing, changes to tax and tariff rates, and other causes beyond YESCO¶s reasonable control. Pricing shown will need to be updated after 10 days due to fluctuating materials Terms: Initial deposit - 35% to order electronics Progress payment - 45% upon receipt of electronics FOB YESCO. Due upon completion - 20%	$645,000.00

Subtotal	$645,000.00
Tax Total (%)	$0.00
Total	$645,000.00

CITY COUNCIL REPORT

ITEM NUMBER: 4.e.

SUBJECT: Resolution 1036-0626 - Adoption of the Fiscal Year 2027 Pension Funding Policy

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Renee Weatherless, Finance & Budget Director

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

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Innovative and Effective Government**

Avondale's elected leaders, employees, and strategic partners collaborate to serve as a model of innovation, efficiency, and responsive government.

PURPOSE:

City Council will consider a request to adopt Resolution 1036-0626, approving an updated Pension Funding Policy for Fiscal Year 2027 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

During the 2018 legislative session, HB2097 was adopted, amending Arizona Revised Statutes 38-846.01, requiring participants in the Arizona Public Safety Personnel Retirement System (PSPRS) to formally adopt a pension funding policy. The governing body must re-adopt the policy annually, accept the employer's share of the system's assets and liabilities, and post the policy on its website. The City Council adopted the original policy at the 6/3/2019 Council meeting. The policy for FY2027 updates the city plans' assets, liabilities and funded status percentages recently provided by the PSPRS' actuarial firm for FY2024. The policy also identifies the city's annual required contribution (ARC) for the upcoming fiscal year.

DISCUSSION:

The City's sworn Police and Fire personnel are members in legacy pension plans designated for each group. Plan information in the policy is presented only for the two legacy plans. The City's newer public safety personnel are members of a shared pension plan that consists of multiple employers due to the size of staff with individual employers. The City's legacy plans' combined funded status increased from 72.9% in FY2024 to 76.8% in FY2025. The required contribution for FY2027 is $5,243,556 and the City is planning to contribute $9,350,800. The additional contribution results from an increase in the public safety positions budgeted since the calculation of the ARC. In addition, the city budgets Tier 3 PSPRS positions at the Tier 1/Tier 2 contribution amount in order to allocate more funds towards the Tier 1/Tier 2 unfunded liability.

BUDGET IMPACT:
There is no budgetary impact associated with this action. The City's required contributions to PSPRS are included in the FY2027 proposed budget.

RECOMMENDATION:
Staff recommends Council adopt the updated Pension Funding Policy for FY2027.

Contact person for document distribution: *Renee Weatherless, Aaron White*

RESOLUTION NO. 1036-0626

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, ADOPTING THE PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM PENSION FUNDING POLICY AND FORMALLY ACCEPTING THE EMPLOYER'S SHARE OF THE ASSETS AND LIABILITIES UNDER THE SYSTEM, BASED ON THE SYSTEM'S ACTUARIAL VALUATION REPORT.

WHEREAS, ARIZ. REV. STAT. § 38-863.01 requires the governing bodies of all Public Safety Personnel Retirement System (PSPRS) employers to adopt a pension funding policy and formally accept their share of the assets and liabilities based on the PSPRS actuarial valuation report annually; and

WHEREAS, the City of Avondale desires to adopt a PSPRS pension funding policy to clearly communicate the Council's pension funding objectives and its commitment to City employees and the sound financial management of the City and to comply with the statutory requirements contained in ARIZ. REV. STAT. § 38-863.01.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

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

SECTION 2. To meet the Arizona statutory requirements contained in ARIZ. REV. STAT. § 38-863.01, the City of Avondale hereby adopts the FY2027 PSPRS Pension Funding Policy (the "Policy") attached hereto as Exhibit A and incorporated herein by this reference and hereby accepts, as set forth in the Policy, the City's share of the assets and liabilities based on the PSPRS actuarial valuation report.

SECTION 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 1, 2026.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1036-0626

[Policy]

See following pages.

City of Avondale
Public Safety Personnel Retirement System
FY2027 Pension Funding Policy

The intent of this policy is to clearly communicate the Council's pension funding objectives and its commitment to our employees and the sound financial management of the City and to comply with Arizona Revised Statutes Title 38 Chapter 5 Article 4 Section 863.01.

Several terms are used throughout this policy:

Unfunded Actuarial Accrued Liability (UAAL) – Is the difference between trust assets and the estimated future cost of pensions earned by employees. This UAAL results from actual results (interest earnings, member mortality, disability rates, etc.) being different from the assumptions used in previous actuarial valuations.

Annual Required Contribution (ARC) – Is a percentage of the current payroll. It is the annual amount required to pay into the pension funds, as determined through annual actuarial valuations. It is comprised of two primary components:

- normal pension cost – which is the estimated cost of pension benefits earned by employees in the current year; and
- amortization of UAAL – which is the cost needed to cover the unfunded portion of pensions earned by employees in previous years. According to PSPRS policy, gains and losses for Tiers 1 & 2 for both PSPRS and CORP beginning with 6/30/2020 actuarial valuation will be amortized as a new layer over the same amortization period as the regular unfunded liability to a minimum of 15 years.

  Starting in fiscal year 2022, each year's gains and losses will be amortized as a new layer amortized over 15 years.

Funded Ratio – Is a ratio of fund assets to actuarial accrued liability. The higher the ratio the better funded the pension is, with 100% being fully funded.

Intergenerational equity – Ensures that no generation is burdened by substantially more or less pension costs than past or future generations.

The City's police and fire employees who are regularly assigned hazardous duty participate in the Public Safety Personnel Retirement System (PSPRS). The City's Detention Center correctional employees also participate in a separate Correction Officers Retirement Plan (CORP) that is also administered by PSPRS.

Public Safety Personnel Retirement System (PSPRS)

PSPRS is administered as an agent multiple-employer pension plan. An agent multiple-employer plan has two main functions: 1) to comingle assets of all plans under its administration, thus achieving economy of scale for more cost-efficient investments and

invest those assets for the benefit of all members under its administration and 2) serve as the statewide uniform administrator for the distribution of benefits.

Under an agent multiple-employer plan each agency participating in the plan has an individual trust fund reflecting that agencies' assets and liabilities. Under this plan all contributions are deposited into and distributions are made from that fund's assets, each fund has its own funded ratio and contribution rate, and each fund has a unique annual actuarial valuation. PSPRS operates as the administrator of two plan groups: 1) individual employer legacy plans for the City's longer-term public safety and detention center employees; and 2) a combined risk pool plan for newer public safety employees from multiple employers. In the legacy group, the City of Avondale has three trust funds, one for police employees, one for fire employees, and one for correctional employees. As the assets and liabilities of the risk pool plan are not employer-specific, data for Avondale is not provided.

Council formally accepts the assets, liabilities, and current funding ratio of the City's PSPRS legacy trust funds from the June 30, 2025 actuarial valuation, which are detailed below.

Trust Fund	Assets	Accrued Liability	Unfunded Actuarial Accrued Liability	Funded Ratio
Avondale Police	$66,740,911	$89,494,081	$22,753,170	74.6%
Avondale Fire	$53,895,150	$68,462,422	$14,567,272	78.7%
Detention CORP	$3,451,131	$3,608,598	$157,467	95.6%
City of Avondale Totals	$124,087,192	$161,565,101	$37,477,909	76.8%

PSPRS Funding Goal

Pensions that are less than fully funded place the cost of service provided in earlier periods (amortization of UAAL) on the current taxpayers. Fully funded pension plans are the best way to achieve taxpayer and member intergenerational equity. Most funds in PSPRS are underfunded, but the funded ratio has been increasing over the last several years. Fully funding the ARC allows the City to maintain stable contribution rates while progressing towards 100% funding.

The Council's PSPRS funding ratio goal is 100% (fully funded) by fully funding the ACR each year and making additional contributions as outlined below.
Council established this goal for the following reasons:

- The PSPRS trust funds represent only the City of Avondale's liability.
- The fluctuating cost of an UAAL causes strain on the City's budget, affecting the City's ability to provide services.
- A fully funded pension is the best way to achieve taxpayer and member intergenerational equity.

Maintain ARC payment from operating revenues

- Council is committed to maintaining the full ARC payment (normal cost and UAAL amortization) from operating funds. The estimated combined ARC for FY2027 is $5,243,556 and will be able to be paid from operating funds without diminishing City services.

- The ARC payments include a 15-year amortization schedule of unfunded liabilities accrued in any given year.

Additional payments above the ARC

- **Prepay the employer ARC within the first 90 days of the fiscal year** – Pre-funding the full City contribution has an immediate impact on long-term funding due to the increased investment returns applied directly to the City's PSPRS trust accounts.

- **Pay the budgeted employer contribution** – Employer contributions will be prepaid in full at the amount included in the City's annual budget for all plans funded at less than 100%. - The City's annual budget amount is based upon the actuarially determined rate applied to 100% full employment for all positions including budgeted vacant positions, positions filled by an employee in DROP, and all other eligible positions whereby contributions are not currently required but have been budgeted for by the City.

Plan	FY2027 Budgeted Employer Contributions
Avondale Police	$5,890,000
Avondale Fire	$3,586,000
Detention CORP	$ 135,800
City of Avondale Totals	$9,350,800

Plans that are funded at 100% or more will not be prepaid. Any remaining budget for these plans at the end of the fiscal year will be contributed to the plan with the lowest funding ratio.

- **Additional contributions –** As part of the City's annual budgetary process, staff will evaluate the assets, liabilities, and current funding ratio of the City's PSPRS trust funds from the most current actuarial valuation and the City's general fund financial position and consider funding pension contributions in excess of budgeted per employee amount. This contribution may include the utilization of a portion of vacancy salary savings accrued during the fiscal year.

CITY COUNCIL REPORT

ITEM NUMBER: 4.f.

SUBJECT: Resolution 1037-0626 - Designation of Chief Fiscal Officer for the Annual Expenditure Limitation Report (AELR)

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Renee Weatherless, Finance and Budget Director

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

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Innovative and Effective Government**

Avondale's elected leaders, employees, and strategic partners collaborate to serve as a model of innovation, efficiency, and responsive government.

PURPOSE:

City Council will consider a request to adopt Resolution 1037-0626, designating Renee Weatherless as the Chief Fiscal Officer for the submittal of the AELR and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The city is required (A.R.S. § 41-1279.07) to complete an annual expenditure limitation report (AELR) using the Arizona Auditor General's uniform expenditure reporting system. This reporting system demonstrates the city's compliance with the statutory expenditure limitation.

DISCUSSION:

The city is required to designate an individual as the Chief Fiscal Officer who is responsible for the submission of the required reports to the Auditor General's Office. This action names Renee Weatherless as the Chief Fiscal Officer for these purposes.

BUDGET IMPACT:

There is no budgetary impact associated with this action.

RECOMMENDATION:

Staff recommends Council adopt a Resolution designating the Chief Fiscal Officer for the submission of the AELR.

Contact person for document distribution: *Gregory Luethje*

RESOLUTION NO. 1037-0626

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEAR 2027 EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL.

WHEREAS, ARIZ. REV. STAT. § 41-1279.07(E) requires each county, city, town, and community college district to annually provide to the Arizona Auditor General by July 31 the name of the Chief Fiscal Officer the governing body designated to officially submit the current year's annual expenditure limitation report (AELR) on the governing body's behalf; and

WHEREAS, the City of Avondale (the "City") Council desires to designate Renee Weatherless, as the City's Chief Fiscal Officer; and

WHEREAS, entities must submit an updated form and documentation for any changes in the individuals designated to file the AELR.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONALE as follows:

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

SECTION 2. Renee Weatherless is hereby designated as the City's Chief Fiscal Officer for purposes of submitting the fiscal year 2027 AELR to the Arizona Auditor General on the City's behalf.

SECTION 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 1, 2026.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

REVIEWED BY:

Ron Corbin, City Manager

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

CITY COUNCIL REPORT

ITEM NUMBER: 4.g.

SUBJECT: Resolution 1038-0626 - Intergovernmental Agreement (IGA) between the City of Avondale, the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, and the Town of Wickenburg for participation in the West Valley Mobile Field Force Response Team (MFFRT).

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Memo Espinoza, Chief of Police

THROUGH: Dale Nannenga, Assistant City Manager, (623) 333-1017

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Innovative and Effective Government**

Avondale's elected leaders, employees, and strategic partners collaborate to serve as a model of innovation, efficiency, and responsive government.

An Intergovernmental Agreement (IGA) with the listed West Valley Law Enforcement Agencies will enhance regional public safety responses to incidents of public civil disturbances, public demonstrations, volatile situations, or events involving large crowds requiring multi-jurisdictional law enforcement resources.

PURPOSE:

City Council will consider a request to adopt Resolution 1038-0626, authorizing an Intergovernmental Agreement (IGA) renewal with the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, and the Town of Wickenburg, to enhance regional public safety coordination responses to incidents of public civil disturbances, public demonstrations, volatile situations, or events involving large crowds requiring multi-jurisdictional law enforcement resources and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. By partnering, the cities can improve operational readiness, strengthen mutual aid capabilities, and ensure a more effective, timely response to protect the community and maintain public order. The Council will take appropriate action.

BACKGROUND:

In July 2021, the City of Avondale Council adopted Resolution 1055-0721, approving an Intergovernmental Agreement with the West Valley Law Enforcement Agencies for the creation and participation in the West Valley Mobile Field Force Response Team. The West Valley police agencies have increasingly been called upon to manage multiple large-scale civil unrest situations involving large crowds. These events place

significant operational, logistical, and personnel demands on affected jurisdictions, often requiring extended deployments, coordinated crowd-management strategies, and rapid resource mobilization to maintain public safety and restore order. In recognition of these challenges, the West Valley Mobile Field Force Response Team was established as a collaborative agreement among participating West Valley Law Enforcement Agencies to provide mutual aid and supplemental personnel during major civil unrest situations. Through coordinated training, standardized tactics, and shared resources, the coalition enhances regional preparedness and ensures that agencies can respond effectively and efficiently to large-scale events that exceed the capabilities of a single jurisdiction.

DISCUSSION:

The renewal of the Intergovernmental Agreement will allow the City of Avondale Police Department to continue its commitment to the West Valley Mobile Field Force Response Team by providing personnel and resources to assist neighboring partner agencies during large-scale civil unrest situations when requested. The IGA will be in place through July 2031. This cooperative partnership strengthens regional response capabilities and ensures a coordinated approach to managing incidents that may exceed the capacity of a single jurisdiction. In return, should the City of Avondale experience a large-scale event requiring additional support, participating West Valley law Enforcement Agencies will provide mutual aid and operational assistance to help protect public safety, maintain order, and support the community during critical incidents.

BUDGET IMPACT:

The City of Avondale Police Department currently maintains a designated Mobile Field Force Response Team that is fully trained and equipped with the necessary resources to respond to large-scale civil unrest incidents. As a result, approval of this agreement will have minimal budgetary impact, with the only anticipated costs being personnel salaries associated with officer deployments during activation events.

RECOMMENDATION:

Staff recommends that the City Council adopts a resolution authorizing an Intergovernmental Agreement (IGA) between the City of Avondale, the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, and the Town of Wickenburg, to continue to participate in the West Valley Mobile Field Force Response Team and authorize the Mayor, or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

Contact person for document distribution: *Jenny Chavez*

RESOLUTION NO. 1038-0626

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT AMONGST THE CITY OF AVONDALE, THE CITY OF BUCKEYE, THE CITY OF EL MIRAGE, THE CITY OF GLENDALE, THE CITY OF GOODYEAR, THE CITY OF PEORIA, THE CITY OF SURPRISE, THE CITY OF TOLLESON, AND THE TOWN OF WICKENBURG RELATING TO THE CREATION AND PARTICIPATION IN THE WEST VALLEY MOBILE FIELD FORCE RESPONSE TEAM.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Intergovernmental Agreement amongst the City of Avondale, the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, and the Town of Wickenburg relating to the creation and participation in the West Valley Mobile Field Force Response Team ("WVMFFRT") (the "Agreement") is hereby approved in substantially the form and substance attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 1, 2026.

_____
Mike Pineda, Mayor

ATTEST:

_____
Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

_____
Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1038-0626

[Agreement]

See following pages.

INTERGOVERNMENTAL AGREEMENT
FOR PARTICIPATION IN THE
WEST VALLEY MOBILE FIELD FORCE RESPONSE TEAM

This Intergovernmental Agreement ("Agreement" or "IGA") is entered into by and between the municipal corporations of the City of Avondale, the City of Buckeye, the City of El Mirage, the City of Glendale, the City of Goodyear, the City of Peoria, the City of Surprise, the City of Tolleson, and the Town of Wickenburg, for and on behalf of their respective police departments or law enforcement agencies. Throughout this IGA the municipal corporations listed may be referred to as a "Party" and may be referred collectively as "Parties". The law enforcement agency of the Parties will be referred to as "Agency" or "Agencies".

I. RECITALS

WHEREAS, the Parties are authorized and empowered by A.R.S. Sections 11-951 *et. seq.* and A.RS. Section 13-3872, and in some instances by city charter provision, to enter into agreements for the joint exercise of governmental powers and law enforcement mutual aid; and

WHEREAS, agreements for mutual assistance and intergovernmental cooperation in public safety areas have existed between municipalities and governmental jurisdictions; and

WHEREAS, it is the desire of the Parties and Agencies to work together for mutual benefit of the public; and

WHEREAS, it is the desire of the Parties and Agencies to work together and coordinate response to incidents of civil disturbance, public demonstrations, volatile situations of large or intermediate scale, or any event involving large crowds; and

WHEREAS, the locations of each Party's jurisdiction and their proximity to each other makes it advantageous to enter into this IGA in order to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional criminal activity.

NOW THEREFORE, in consideration of the mutual promises, inducements, covenants, agreements, conditions and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

For purposes of this IGA, the Agencies of the aforementioned Parties shall hereinafter be known collectively as the West Valley Mobile Field Force Response Team (MFFRT). Each West Valley MFFRT agency shall provide a copy of its fully executed IGA to every other member agency. If any Native American Tribal Government becomes a party to this IGA and requests MFFRT assistance, all assisting MFFRT team members shall be granted tribal

peace officer authority for the duration of the MFFAT activation within the applicable tribal jurisdiction.

II. PURPOSE

The purpose of this Agreement is to create the West Valley Mobile Field Force Response Team ("MFFRT"). The primary goal of the MFFRT is to provide a pool of specialized officers available, upon request, to assist in responding to volatile situations, incidents of civil disturbance, public demonstrations or events involving large crowds.

III. ACTIVATION, PROCEDURES AND RESOURCES

Each Agency director shall appoint a MFFRT Leader ("Leader") as well as an Alternate for that Agency who shall be no less than the rank of commander or equivalent, and no less than four (4) sworn officers to be MFFRT Members ("Members"). Each Leader shall be responsible for all training, coordination and deployment of members from the same Agency, as well as coordination of training and deployment with each other Agency. Leaders are also responsible for mediating any disagreements between the Agencies during a MFFRT deployment. Each Agency shall notify every other Agency of the name and contact information of that Agency's Leader and Alternate, as well as when that designation or information changes.

Any Agency to the Agreement may request activation or deployment of MFFRT. It shall be the responsibility of the Agency requesting activation to contact assigned Leaders via the law enforcement communications center of each Agency.

The Agency that has jurisdiction over the incident or investigation will remain as the lead agency for the duration of a particular MFFRT deployment with support from MFFRT agencies.

Each Agency, if resources are available, shall make at least one sworn law enforcement officer available along with supporting equipment such as vehicles in support of any MFFRT deployment. In the event a MFFRT Member is not available or as the situation dictates, an MFFRT agency may provide other sworn officers not designated as MFFRT Members in support of a MFFRT deployment.

Each Agency shall have the sole discretion to determine how many or how long any of its personnel or resources shall be assigned in support of a MFFRT deployment.

IV. COSTS AND ANY REIMBURSEMENT

The Parties will be responsible for any and all associated costs accrued in implementing this Agreement that are incurred by their respective agencies to include but are not limited to employee salary, shift differential pay, overtime compensation, benefits, vehicles, equipment, etc. If any Party receives grant funds designated for the West Valley

Mobile Field Force Response Team, some or all of these expenses may be reimbursed to the Parties. In no event shall any Party charge other Parties tor any administrative fees for any work performed pursuant to this Agreement.

V. NONDISCRIMINATION

The Parties to this Agreement shall comply with all applicable provisions of state and federal non-discrimination laws and regulations which mandates that all persons, regardless of race, religion, sex, age, national origin or political affiliation shall have equal access to employment opportunities and all other federal and state employment and educational opportunity laws, rules and regulations, including the Americans with Disabilities Act; provided however, an Indian Community is subject to 25 U.S.C. § 450e(c). No Party shall engage in any form of illegal discrimination.

VI. INDEMNIFICATION

Each Party (as "indemnitor") agrees to defend, indemnify, and hold harmless the other Party (as "Indemnitee[11]) from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to the indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the indemnitor, its officers, officials, agents, employees, or volunteers.

VII. GOVERNING LAW

The laws of the State of Arizona shall govern this Agreement. Venue will be in the Maricopa County Superior Court unless the subject matter of the dispute involves an Indian Community, then venue shall be in the Federal District Court for the State of Arizona. In the event of any litigation or arbitration arising out of this Agreement, the substantially prevailing Party in such litigation or arbitration shall be entitled to recover its reasonable attorney fees, expert witness fees and other costs of litigation.

VIII. EFFECTIVE DATE, DURATION AND CANCELLATION OF AGREEMENT

This Agreement shall become effective upon execution by the Parties hereto and shall remain in effect until July 1, 2031, unless otherwise terminated by the terms of this Agreement or operation of law. Failure by one or more Parties to execute the Agreement shall not invalidate the Agreement as to those Parties who did so. Any Party may withdraw from this Agreement with or without cause by giving thirty (30) calendar days written notice to the other Parties to the Agreement.

IX. CANCELLATION PROVISIONS PURSUANT TO A.R.S §38-511

The Parties reserve all rights that each may have to cancel this Agreement for possible conflicts of interest under A.R.S. § 38-511, as amended.

X. MULTIPLE COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Neither a signature for every Party nor a signature line shall be required in each counterpart except that on a counterpart being brought forward by a Party to its legislative body or equivalent for approval, that particular counterpart shall have to be signed and executed in accordance with that Party's practice. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all Parties may be physically attached to a single document.

XI. WORKERS' COMPENSATION

Pursuant to A.R.S. §23-1022(0), tor the purposes of workers compensation coverage, all employees of each Party covered by this Agreement shall be deemed to be an employee of all Parties. The parent agency shall be solely liable for payment of worker's compensation benefits. In addition, any volunteer of a Party that is involved in the execution of training, events or activities pursuant to this Agreement shall be considered an employee of that Party pursuant to A.R.S. §23-901.06 and entitled to benefits pursuant to A.R.S. Title 23, Chapter 6 Worker's Compensation.

XII. OTHER PROVISIONS

In the event that any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not affect the validity or enforceability of any other provision hereof.

This Agreement contains the entire understanding between the Parties with respect to the subjects hereof and supersedes all prior negotiations and agreements. This Agreement may be amended only by an instrument in writing and signed by all the participating Parties. The waiver of any breach of this Agreement shall not be deemed to amend this Agreement and shall not constitute waiver of any other subsequent breach. Headings are for convenience and shall not affect interpretation.

Each party agrees to comply with A.R.S. 35-393 et seq. if applicable.

Nothing within this Agreement shall be construed to limit the ability of participating MFFRT members to provide or as otherwise allowed for by law, such assistance in any enforcement action as may be lawfully requested by a law enforcement officer having jurisdiction over an

incident, crime or matter under consideration.

The Parties expressly agree that this IGA is neither intended by any of its provisions to create any right of the public or any member thereof as a third-party beneficiary, nor authorize anyone not a Party to this IGA to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this IGA.

Neither this IGA, nor any of its rights and obligations, may be transferred of assigned by any Party, without the consent of all Parties.

No term or provision in this IGA is intended to create a partnership, joint venture or agency arrangement between the Parties.

XIII. COMPLIANCE WITH E-VERIFV PROGRAM

To the extent provisions of A.R.S. §41-4401 are applicable, all Parties warrant to each Party that they will comply with all Federal Immigration laws and regulations that relate to their employees and that each now complies with the E-Verify Program under A.RS. §23-214(A).

A breach of this warranty will be considered a material breach of this Agreement and may subject the breaching party to penalties up to and including termination of this Agreement.

All of the Parties retain the legal right to inspect the documentation of any employee who works pursuant to this Agreement or any related subcontract to ensure compliance with the warranty given above.

Any Party may conduct a random verification of the employment records of any other Party to ensure compliance with this warranty.

A Party will not be considered in material breach of this Agreement if it establishes that it has complied with the employment verification provisions prescribed by 8 USCA §1324(a) and (b) of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23-214(A).

The provisions of this Article must be included in any contract either Party enters into with any and all of its contractors or subcontractors who provide services under this Agreement.

XIV. NOTICES

Any notice required to be given under this Agreement will be provided to all Parties to this Agreement. The West Valley MFFRT Leaders shall compile a list of each Party's contact person, address, and phone number and distribute said list to each member to this Agreement.

IN WITNESS WHEREOF, the Party named below has executed this Agreement on this _____day of _____ ,2026.

CITY OF AVONDALE, an Arizona municipal corporation

By: _____
Ron Corbin
City Manager

ATTEST:

_____
Marcella Sarmiento (SEAL)
City Clerk

APPROVED AS TO FORM:

_____
Nicholle Harris
City Attorney

Reviewed By:

_____
Memo Espinoza
Chief of Police

INTERGOVERNMENTAL AGREEMENT DETERMINATION

In accordance with A.R.S. §11-952, this Agreement has been reviewed by the undersigned who determined that this Agreement is in appropriate form and is within the powers and authority of the respective parties.

By: _____
Nicholle Harris
City Attorney

Date: _____

CITY OF GLENDALE, an Arizona municipal corporation

By: _____
Patrick S. Banger
City Manager

ATTEST:

_____
Julie K. Bower (SEAL)
City Clerk

APPROVED AS TO FORM:

_____
Michael D. Bailey
City Attorney

Reviewed By:

_____
Colby Brandt
Chief of Police

INTERGOVERNMENTAL AGREEMENT DETERMINATION

In accordance with A.R.S. §11-952, this Agreement has been reviewed by the undersigned who determined that this Agreement is in appropriate form and is within the powers and authority of the respective parties.

By: _____
Michael D. Bailey
City Attorney

Date: _____

CITY COUNCIL REPORT

ITEM NUMBER: 4.h.

SUBJECT: Resolution 1039-0626 - Intergovernmental Agreement with the City of Goodyear for Senior Services

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Christopher Lopez, Neighborhood and Family Services Director

THROUGH: Dale Nannenga, Assistant City Manager, (623) 333-1017

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Community Well-Being**

Avondale is a city where all people feel safe, supported, and connected to resources that promote and enhance their well-being. The City prioritizes public safety, natural resources, healthcare, and wellness while promoting mental, physical, and emotional health for all to enjoy an enriching quality of life.

PURPOSE:

City Council will consider a request to adopt Resolution 1039-0626, approving an Intergovernmental Agreement with the City of Goodyear for fiscal year 2026-2027 for Senior Services provided to Goodyear residents by the Avondale Senior Services Division in the amount of $189,000 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

In 2014, an Intergovernmental Agreement (IGA) was established between the cities of Avondale and Goodyear, whereby the city of Goodyear agreed to pay $42,000 to the city of Avondale to support the provision of Human and Senior Services to Goodyear residents. This IGA has been renewed annually since that time. Since moving into the new Resource Center and as the pandemic ended, the Senior Center has flourished. Along with the increased demand for services has come rising service delivery costs. In fiscal year 2026, staff compiled the necessary data to calculate the cost per participant for individuals receiving services through the Senior Center. This information was shared with Goodyear staff, and a new IGA was drafted based on the cost analysis, which would result in an increase from $42,000 to $189,000 for fiscal year 2027, with the ability to renew annually with a 3% increase over the prior year. This allowed Goodyear the time to evaluate the feasibility of developing their own Senior Services Center and programming.

DISCUSSION:

The Senior Center has experienced a sustained increase in participation year after year, ranging from approximately 14% in Congregate Meals and Program participation at the Center to 4.5% and 6% in Home

Delivered Meals and Transportation, respectively. During fiscal year 2026, staff compiled data including the total number of unduplicated participants, the number of participants from the city of Goodyear, the Senior Services Division budget, including all funding sources, and the percentage of the total budget that comes from the Avondale General Fund to determine the cost per participant. Staff similarly entered into an IGA with the city of Litchfield Park for the provision of Senior Services to Litchfield Park residents in fiscal year 2026.

Staff then presented the information to Goodyear and provided them with time to review the information and ask questions. Goodyear staff agreed with the analysis and presented the information to their council in March 2026, agreeing that it was time for a new IGA and that, as both cities have grown, they would evaluate the feasibility of starting their own program for these types of services. Understanding that it would take time to build a program, Goodyear wishes to have Avondale continue to provide services for their seniors until which time they are able to take on the provision of those services. Through this Intergovernmental Agreement, the city of Avondale will continue to provide services to Goodyear residents within the specified service area and Goodyear will provide funding in support of the Senior Services Division to provide those services. The new IGA may be renewed annually and include a 3% increase over the previous year's funding amount to account for the inflation of operational costs, staffing, and to maintain service levels.

BUDGET IMPACT:

The City of Avondale will receive funds from the City of Goodyear in the amount of $189,000 for FY27 as agreed upon in the Intergovernmental Agreement. Funds in the amount of $189,000 have already been included in the FY2027 budget.

RECOMMENDATION
:

Staff recommends that City Council approve Resolution 1039-0626, approving an Intergovernmental Agreement between the City of Avondale and the City of Goodyear for FY2026-2027 providing Avondale Senior Services with $189,000 to support Goodyear seniors and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents and authorize a transfer of expenditure appropriations from the grant contingency account to provide the expenditure authority for these funds.

Contact person for document distribution: *Sandy Lopez, Senior Services Manager*

RESOLUTION NO. 1039-0626

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF GOODYEAR RELATING TO SENIOR SERVICES FOR GOODYEAR RESIDENTS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Intergovernmental Agreement with the City of Goodyear relating to providing senior services to Goodyear residents (the "Agreement") is hereby approved in substantially the form and substance attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2. The Mayor, the City Manager, the City Clerk, and the City Attorney are hereby authorized and directed to take all steps necessary to cause the execution of the Agreement and to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 1, 2026.

_____
Mike Pineda, Mayor

ATTEST:

_____
Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

_____
Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1039-0626

[Agreement]

See following pages.

INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CITY OF AVONDALE
AND
THE CITY OF GOODYEAR
FOR
SENIOR SERVICES

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is entered into as of June 1, 2026, between the City of Avondale, an Arizona municipal corporation ("Avondale") and the City of Goodyear, an Arizona municipal corporation ("Goodyear"). Avondale and Goodyear are referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

A. Goodyear desires to have Avondale provide certain senior services for Goodyear residents and has agreed to provide financial assistance to support such services, and Avondale desires to provide such services for Goodyear residents with Goodyear's financial assistance.

B. Avondale and Goodyear are authorized to enter into this Agreement pursuant to ARIZ. REV. STAT. §§ 11-951 *et seq*.

C. Avondale and Goodyear desire to enter into this Agreement to establish the Parties' rights and responsibilities with respect to Avondale providing Goodyear with the "Senior Services" as described in Section 1 below.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, the following mutual covenants and conditions and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Definitions.

1.1 "Senior Services" means the following services provided by Avondale to Goodyear residents:

A. Congregate Meals. Providing meals at the Arizona Complete Health Avondale Resource Center for registered participants.

B. Home-Delivered Meals. Delivering meals to eligible participants or private pay participants within the Service Area.

C. Transportation. Providing transportation to and from the Arizona Complete Health Avondale Resource Center for registered participants within the Service

Area.

1.2 "Service Area" means the area to which Avondale provides Home-Delivered Meals, with a western boundary of Sarival Avenue, an eastern boundary of 107th Avenue, a southern boundary of Southern Avenue and a northern boundary of Camelback Road.

2. Term. This Agreement shall be effective as of July 1, 2026, and shall remain in full force and effect until June 30, 2031 (the "Initial Term"), unless terminated as otherwise provided pursuant to the terms and conditions of this Agreement. After the expiration of the Initial Term, this Agreement shall automatically renew for successive one-year terms (each, a "Renewal Term") thereafter until one of the Parties terminates this Agreement pursuant to the terms and conditions contained herein. The Initial Term and any Renewal Term(s) are collectively referred to herein as the "Term." Upon renewal, the terms and conditions of this Agreement shall remain in full force and effect.

3. Goodyear Obligations. Goodyear shall:

3.1 Financial Assistance. For the first year of the Term, pay Avondale $189,000.00 for the Senior Services. Each following year, the amount shall be increased by 3% of the preceding year's amount.

3.2 Promotion. Promote the Senior Services on the Goodyear web page, program guides, if any, and information releases, if any and as appropriate. Avondale hereby grants Goodyear a license to use its registered logos and copyright for the sole purpose of promoting the Senior Services, subject to the following restrictions and Avondale's prior review and approval. Goodyear acknowledges that Avondale owns all of its trademarks, service marks, trade names, and logos (the "Marks") and that Goodyear has no rights to use them except as conferred by this Agreement. Goodyear agrees that it will not use any of the Marks in any way without the advance approval of Avondale and that Avondale may withdraw its approval of use of the Marks at any time with or without cause. Goodyear agrees that it will immediately cease using any of the Marks or any materials in which the Marks are used upon withdrawal of approval by Avondale.

4. Avondale Obligations. Avondale shall:

4.1. Services. Provide the Senior Services to Goodyear residents (A) when such Services are provided to Avondale residents, (B) in the same manner as the Senior Services are provided to Avondale residents, and (C) at the same fees as charged to Avondale residents. The eligibility requirements for the Senior Services shall be the same for Goodyear residents as they are for Avondale residents, except no Avondale residency requirements shall apply.

4.2 Reporting. By July 31 of each year of the Term, provide Goodyear with a report regarding the Senior Services provided to Goodyear residents during the preceding year. If the reports include services provided to all persons and not solely Goodyear residents, the reports shall segregate the services provided to Goodyear residents from services provided to

residents of other areas.

5. Payments. Goodyear shall pay Avondale the full amount of the financial assistance set forth in Subsection 3.1 above by July 1 of each year of the Term. Each payment shall be in advance for the period beginning on the due date of such payment. The first such payment shall be due by July 1, 2026, for the first year of the Initial Term.

6. Budget. Subject to Subsection 8.3 below, each Party shall provide for its own financial obligations under this Agreement through its annual budget process or by separate resolution as allowed by law and as deemed appropriate by its City Council. Nothing in this Agreement shall be construed as committing Avondale to incur capital expenditures for equipment, facilities, or otherwise, or to incur expenses not expressly set forth in this Agreement.

7. Insurance. The Parties agree to secure and maintain insurance coverage for any and all risks that may arise out of the terms, obligations, operations and actions as set forth in this Agreement, including but not limited to public entity insurance. The acquisition of insurance or the maintenance and operation of a self-insurance program may fulfill the insurance requirement.

8. Termination; Cancellation.

8.1 For Convenience. This Agreement may be terminated by either Party with or without cause upon 30 days' written notice to the other Party. If Avondale terminates the Agreement without cause, Avondale shall reimburse Goodyear a prorated portion of the financial assistance paid under Subsection 3.1, based on the number of days remaining between the date of cancellation and June 30 of that year.

8.2 Conflict of Interest. This Agreement may be canceled by either Party for conflict of interest pursuant to ARIZ. REV. STAT. § 38-511.

8.3 Agreement Subject to Appropriation. This Agreement is subject to the provisions of ARIZ. CONST. ART. IX, § 5 and ARIZ. REV. STAT. § 42-17106. The provisions of this Agreement for payment of funds or the incurring of expenses by Avondale or Goodyear shall be effective when funds are appropriated for purposes of this Agreement and are available for payment. Each Party shall be the sole judge and authority in determining the availability of funds under this Agreement, and each Party shall keep the other Party fully informed as to the availability of funds for the Agreement. The obligation of each Party to make any payment pursuant to this Agreement is a current expense of such Party, payable exclusively from such annual appropriations, and is not a general obligation or indebtedness of such Party. If the City Council of either Party fails to appropriate money sufficient to pay the amounts as set forth in this Agreement during any immediately succeeding fiscal year, the Parties may reduce the scope of this Agreement, if appropriate, or this Agreement shall terminate at the end of then-current fiscal year without further duty or obligation of the Parties.

9. Miscellaneous.

9.1 Independent Contractor. Avondale acknowledges and agrees that the Senior Services provided under this Agreement are being provided as an independent contractor, not as an employee or agent of Goodyear. Avondale, its employees, and its subcontractors are not entitled to workers' compensation benefits from Goodyear. Goodyear

does not have the authority to supervise or control the actual work of Avondale, its employees, or subcontractors. Avondale, and not Goodyear, shall determine the time of its performance of the Senior Services provided under this Agreement so long as Avondale meets the requirements set forth herein. Avondale and Goodyear do not intend to nor will they combine business operations under this Agreement.

9.2 Applicable Law; Venue. This Agreement shall be governed by the laws of the State of Arizona and suit pertaining to this Agreement may be brought only in courts in Maricopa County, Arizona.

9.3 Laws and Regulations. The Parties agree to comply with the provisions of applicable state and federal regulations governing equal employment opportunity and non-discrimination and immigration. Each Party shall keep fully informed and shall at all times during the performance of its duties under this Agreement ensure that it and any person for whom the Party is responsible for abides by, and remains in compliance with, all rules, regulations, ordinances, statutes or laws affecting the services, including, but not limited to, the following: (A) existing and future city and county ordinances and regulations, (B) existing and future state and federal laws and (C) existing and future Occupational Safety and Health Administration standards.

9.4 Amendments. This Agreement may be modified only by a written amendment approved by the Parties' respective City Councils and signed by persons duly authorized to enter into contracts on behalf of Avondale and Goodyear. Any attempt at oral modification of this Agreement shall be void and of no effect.

9.5 Provisions Required by Law. Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, this Agreement will promptly be physically amended to make such insertion or correction.

9.6 Relationship of the Parties. It is clearly understood that each Party will act in its individual capacity and not as an agent, employee, partner, joint venturer, associate, or associate of the other. An employee or agent of one Party shall not be deemed or construed to be the employee or agent of the other for any purpose.

9.7 Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the Parties with respect to its subject matter, and all previous agreements, whether oral or written, entered into prior to this Agreement are hereby revoked and superseded by this Agreement. No representations, warranties, inducements or oral agreements have been made by any of the Parties except as expressly set forth herein, or in any other contemporaneous written agreement executed for the purposes of carrying out the provisions of this Agreement. This Agreement shall be construed and interpreted according to its plain meaning, and no presumption shall be deemed to apply in favor of or against the Party drafting this Agreement. The Parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in the drafting of, review of and entry into this Agreement.

9.8 Assignment: Delegation. No right or interest in this Agreement shall be assigned by a Party to this Agreement without prior, written permission of the other Party signed by such other Party's City Manager, or authorized designee, and no delegation of any duty of any Party shall be made without prior, written permission of the other Party signed by such other Party's City Manager, or authorized designee. Any attempted assignment or delegation by either Party in violation of this provision shall be a breach of this Agreement.

9.9 Rights and Remedies. No provision in this Agreement shall be construed, expressly or by implication, as waiver by either Party of any existing or future right and/or remedy available by law in the event of any claim of default or breach of this Agreement.

9.10 Attorneys' Fees. In the event either Party brings any action for any relief, declaratory or otherwise, arising out of this Agreement or on account of any breach or default hereof, the prevailing Party shall be entitled to receive from the other Party reasonable attorneys' fees and reasonable costs and expenses, determined by the court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforced whether or not such action is prosecuted through judgment.

9.11 Disposition of Property upon Termination. The Parties do not anticipate having to dispose of any property upon partial or complete termination of this Agreement. However, to the extent that such disposition is necessary, property shall be returned to its original owner.

9.12 Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (A) delivered to the Party at the address set forth below, (B) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below or (C) given to a recognized and reputable overnight delivery service, to the address set forth below:

If to Avondale: City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Attn: City Manager

With copies to: City of Avondale
11465 West Civic Center Drive
Avondale, Arizona 85323
Attn: City Attorney

If to Goodyear: City of Goodyear
190 N. Litchfield Road
Goodyear, AZ 85338
Attn: City Manager

With copies to: City of Goodyear
190 N. Litchfield Road
Goodyear, AZ 85338
Attn: City Attorney

or at such other address, and to the attention of such other person or officer, as any Party may designate in writing by notice duly given pursuant to this subsection. Notices shall be deemed received (A) when delivered to the Party, (B) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, or (C) the following business day after being given to a recognized overnight delivery service, with the Party giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

9.13 Severability. The provisions of this Agreement are severable to the extent that any provision or application held to be invalid or unenforceable by a Court of competent jurisdiction shall not affect any other provision or application of this Agreement which may remain in effect without the invalid provision or application.

9.14 Counterparts. This Agreement may be executed in any number of counterparts, all such counterparts shall be deemed to constitute one and the same instrument, and each of said counterparts shall be deemed original hereof.

9.15 Captions. Captions and section headings used herein are for convenience only and are not a part of this Agreement and shall not be deemed to limit or alter any provisions hereof and shall not be deemed relevant to construing this Agreement.

10. E-verify, Records and Audits. To the extent applicable under ARIZ. REV. STAT. § 41-4401, the Parties and their respective subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under ARIZ. REV. STAT. § 23-214(A). The Parties' or a subcontractor's breach of the above-mentioned warranty shall be deemed a material breach of this Agreement and may result in the termination of this Agreement by either Party under the terms of this Agreement. The Parties each retain the legal right to randomly inspect the papers and records of the other Party and the other Party's subcontractors who work under this Agreement to ensure that the other Party and its subcontractors are complying with the above-mentioned warranty. The Parties warrant to keep their respective papers and records open for random inspection during normal business hours by the other Party. The Parties and their respective subcontractors shall cooperate with the other Party's random inspections including granting the inspecting Party entry rights onto their respective properties to perform the random inspections and waiving their respective rights to keep such papers and records confidential.

11. Indemnification. To the fullest extent permitted by law, each Party shall indemnify, defend, and hold harmless the other Party and each council member, officer,

employee or agent thereof (the Party being indemnified and any such person referred to herein as an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon the negligent acts, intentional misconduct, errors, mistakes or omissions, in connection with the work or services of the other Party, its officers, employees, agents, or any tier of subcontractor in the performance of this Agreement. The amount and type of insurance coverage secured by the indemnifying Party will in no way be construed as limiting the scope of the indemnity in this Section.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date and year first set forth above.

"Avondale"	**"Goodyear"**
Mike Pineda, Mayor	Joe Pizzillo, Mayor
ATTEST:	
Marcella Sarmiento, City Clerk	Jasmine Pernicano, City Clerk

In accordance with the requirements of ARIZ. REV. STAT. § 11-952(D), the undersigned attorneys acknowledge that (i) they have reviewed the above Agreement on behalf of their respective clients and that (ii) as to their respective clients only, each attorney has determined that this Agreement is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

Nicholle Harris, City Attorney	Roric Massey, City Attorney

CITY COUNCIL REPORT

ITEM NUMBER: 4.i.

SUBJECT: Resolution 1040-0626 - Memorandum of Understanding (MOU) between the City of Avondale and the United States Secret Service

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Memo Espinoza, Chief of Police

THROUGH: Dale Nannenga, Assistant City Manager, (623) 333-1017

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Innovative and Effective Government**

Avondale's elected leaders, employees, and strategic partners collaborate to serve as a model of innovation, efficiency, and responsive government.

Avondale's elected leaders, employees, and strategic partners collaborate to serve as a model of innovation, efficiency, and responsive government. An MOU with the United States Secret Service will provide the City of Avondale Police Department with access to training, equipment, and technology to be able to strengthen our ability to investigate cybercrimes associated with fraud and cryptocurrency.

PURPOSE:

City Council will consider a request to adopt Resolution 1040-0626, approving an MOU with the United States Secret Service, which will provide the Avondale Police Department access to training, equipment, and technology to be able to strengthen our ability to investigate crimes associated with fraud and cryptocurrency and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

The Avondale Police Department, along with the United States Secret Service, investigates cybercrimes, such as fraud and cryptocurrency-related crimes, that directly affect victims in the City of Avondale. The process of conducting these types of investigations requires equipment and technology that the Avondale Police Department does not have or access to, which can delay a complete investigation and potentially hold those responsible accountable.

DISCUSSION:

As part of the proposed MOU, the Avondale Police Department would assign one (1) detective to serve as a United States Secret Service Task Force Officer (TFO), which would allow that TFO to receive training and access to equipment and technology to investigate cyber-related crimes associated with fraud and

cryptocurrency. In return, the Avondale Police Department would agree to allow that TFO to assist the United States Secret Service in the event of a large-scale cyber incident targeting critical infrastructure within the State of Arizona.

BUDGET IMPACT:

Any overtime incurred by the Avondale Police Department for services provided to the United States Secret Service by the Avondale TFO may be reimbursed back to the city up to $15,000.00 per fiscal year.

RECOMMENDATION:

Staff recommends that the City Council adopt a resolution authorizing the Avondale Police Department to enter into an MOU agreement with the United States Secret Service, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

Contact person for document distribution:

RESOLUTION NO. 1040-0626

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF AVONDALE AND THE UNITED STATES SECRET SERVICE RELATING TO THE PARTICIPATION IN CYBER FRAUD TASK FORCES.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The Memorandum of Understanding between the City of Avondale and the United States Secret Service relating to the participation in Cyber Fraud Task Forces (the "Agreement") is hereby approved in substantially the form and substance attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 1, 2026.

_____
Mike Pineda, Mayor

ATTEST:

_____
Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

_____
Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1040-0626

[Agreement]

See following pages.

MEMORANDUM OF UNDERSTANDING
BETWEEN
THE CITY OF AVONDALE
AND
THE UNITED STATES SECRET SERVICE

The City of Avondale through the Avondale Police Department (Avondale Police Department) and the United States Secret Service (Secret Service) enter into this memorandum of understanding (MOU), which becomes effective with the signatures of both parties and remains in effect until terminated by the mutual agreement of the Avondale Police Department and the Secret Service or upon 30 day written notice by either party to this agreement.

I. AUTHORITY

This MOU is established pursuant to Title 18, United States Code, Section 3056 and provisions of Public Law 107-56, Title I, Section 105, the Uniting and Strengthening of America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism (USA PATRIOT) Act of 2001. This act directed the Secret Service to take appropriate actions to expand the national network of Electronic Crimes Task Forces (ECTF) throughout the United States. The Secret Service has since consolidated its Financial Crimes Task Forces with its ECTFs, renaming the consolidated task forces as its Cyber Fraud Task Forces (CFTFs).

This MOU is also established pursuant to provisions of the Treasury Forfeiture Fund Act of 1992, 31 U.S.C. § 9705, as amended. This act established the Department of the Treasury Forfeiture Fund and authorized the payment of certain overtime expenditures, travel, fuel, training, equipment and other similar costs of State and Local law enforcement officers, that are involved in joint operations, with a Department of the Treasury law enforcement organization, as prescribed in 31 U.S.C. § 9705 (a)(1)(I)(hereinafter "overtime costs and other expenses").

II. PURPOSE

This MOU establishes the procedures and responsibilities of both the Avondale Police Department and the Secret Service for:

(a) Information handling procedures

(b) Secret Service Digital Evidence Forensic Laboratory (DEFL) Forensic Partners

(c) Reimbursement of certain overtime costs and other expenses pursuant to 31 U.S.C. § 9705

(d) Deputation of law enforcement officers as Secret Service Task Force Officers (TFOs)

(e) Access to Secret Service systems and/or unescorted access to Secret Service facilities

MEMORANDUM OF UNDERSTANDING

III. DEFINITIONS

(i) CFTFs are a partnership between the Secret Service and its members from private industry, State, local, tribal, and territorial (SLTT) and Federal law enforcement agencies, Federal and State prosecutors, and academia. The mission of the CFTFs is to prevent, detect, and mitigate complex cyber-enabled financial crimes, with the goal of arresting and convicting the most harmful perpetrators. CFTFs effectively leverage the collective expertise of a range of key stakeholders necessary to combat cybercrime.

(ii) Digital Evidence Forensic Labs (DEFLs) are access controlled spaces within Secret Service field offices, where Secret Service Digital Forensics (DF) and partner examiners conduct forensic examinations and acquisitions of digital devices to be used for evidentiary purposes.

(iii) Task Force Members (TFMs), both law enforcement and non-law enforcement personnel, are assigned to Secret Service CFTFs and/or DEFLs. TFMs participate in Secret Service CFTF investigative and outreach activities.

(iv) Task Force Officers (TFOs) are law enforcement personnel assigned to Secret Service CFTFs and/or DEFLs. TFOs are certified law enforcement officers deputized by the United States Marshals Service (USMS) who are authorized to carry a firearm, have Secret Service issued Federal law enforcement credentials, and are authorized to perform federal law enforcement functions only as outlined in 18 United States Code (U.S.C.) § 3056, Powers, authorities, and duties of United States Secret Service. TFOs are assigned to a Secret Service CFTF supervisor and are subject to Secret Service Use of Force policies.

(v) Task Force Participants (TFP) are representatives of academia who participate in joint projects (e.g., research and development) with Secret Service CFTFs, or private sector companies who participate in information sharing (e.g., tactics, techniques, and procedures, and other cybersecurity communications) with Secret Service CFTFs.

(vi) Forensic Partners are law enforcement agency TFMs or TFOs who are either trained and equipped by the National Computer Forensics Institute (NCFI) or equivalent. Forensic Partners are assigned to Secret Service to DEFLs and use Secret Service tools and resources.

(vii) Federal Investigative Standards (FIS) established requirements for conducting background investigations to determine eligibility for logical and physical access, suitability for U.S. Government employment, fitness to perform work for, or on behalf of, the U.S. Government as a contract employee, and eligibility for access to classified information or to hold a sensitive position. FIS are governed by the U.S. Office of Personnel Management, Federal Investigative Services, and adjudicated by the Secret Service, Office of Security, Chief Security Officer. Further reference can be found on https://www.dhs.gov/sites/default/files/publications/personnel_security_contractor_fitness_fact_sheet_new.pdf.

MEMORANDUM OF UNDERSTANDING

IV. CONDITIONS AND PROCEDURES

The parties agree to the following conditions:

(a) Information Handling Procedures

(i) Information will be provided by the Secret Service to Avondale Police Department in a manner consistent with the Privacy Act (5 U.S.C. § 552a) and applicable regulations and policies. Personally Identifiable Information (PII) contained in records covered by a system of records should be handled in accordance with published Privacy Act routine uses. Information in the Criminal Investigative Information System of Records is authorized, amongst other routine uses, for disclosure to:

- Personnel assigned to Federal, SLTT, international or foreign law enforcement agencies for the purpose of developing a criminal or civil investigation.
- Employees and officials of financial and commercial business firms, and private individuals, where such disclosure is considered reasonably necessary for the purpose of furthering Secret Service efforts to investigate the activities of and apprehend criminal offenders and suspected criminal offenders.

(ii) Information provided by Avondale Police Department to the Secret Service may become a federal record subject to the Privacy Act and the Freedom of Information Act.

(b) DEFL Forensic Partner Status (TFO and TFM)

Law enforcement agency personnel assigned to Secret Service DEFLs may be eligible to receive a Forensic Partner status. The Forensic Partner status is granted by the Secret Service to authorize TFOs or TFMs to use Secret Service DEFL tools and resources and to perform digital forensics on behalf of the Secret Service and on behalf of their law enforcement agency.

Forensic Partners are assigned to a Secret Service DEFL supervisor. Forensic Partners and are subject to Secret Service Digital Forensics (DF), Evidence, Court Testimony, and other policies and procedures applicable to the Secret Service DEFL, when conducting exams in the Secret Service DEFL or using Secret Service tools and other applicable policies.

To receive a Secret Service Forensic Partner status, an officer of the Avondale Police Department must:

(i) Be available for a period of three (3) years to assist the Secret Service in the event of a large-scale cyber incident targeting Critical Infrastructure within their state.

(ii) Be able to assist the Secret Service with digital forensics examinations when requested by the DEFL supervisor.

MEMORANDUM OF UNDERSTANDING

(c) Reimbursement of Overtime and Other Expenses

(i) The Avondale Police Department may request reimbursement of payment of overtime costs and other expenses directly related to work performed by its officer(s) assigned to assist the Secret Service CFTF in conducting official investigations. The Avondale Police Department will submit all requests for reimbursement payments, together with appropriate documentation, to the Secret Service CFTF supervisor. Request for reimbursement will be based solely upon overtime worked and other expenses performed on behalf of the Secret Service CFTF.

(ii) All reimbursement hours of overtime costs and all other expenses covered under this MOU must be approved and certified by the Secret Service CFTF supervisor. The reimbursable overtime payments will be based upon the actual hourly overtime rate, exclusive of matching employer contributions for any taxes or benefits.

(iii) The Secret Service CFTF supervisor will forward all approved reimbursement requests through the Special Agent in Charge (SAIC) of the Criminal Investigative Division, Office of Field Operations, to the Treasury Forfeiture Fund's payment agent, the U.S. Customs National Finance Center (NFC).

(iv) During the period of assignment to the Secret Service CFTF, the Avondale Police Department will remain responsible for establishing the salary and benefits, including overtime of the officer(s) assigned to the CFTF and making all payments due them. Reimbursement under this MOU is contingent upon the availability of mandatory funds allocated to the Secret Service through the Department of the Treasury Forfeiture Fund.

(v) The Avondale Police Department shall permit and have readily available for examination and auditing by the Secret Service, the U.S. Department of Treasury, the Comptroller of the United States, and any of their duly authorized agents and representatives, any and all records, documents, accounts, invoices, receipts, or expenditures relating to this agreement. They shall maintain all such records and reports until all audits and examinations are completed and resolved, or for a period of three (3) years, whichever is sooner.

(vi) Payments may be made to the extent they are included in the Secret Service Fiscal Year Plan and the monies are available within the Department of Treasury Forfeiture Fund to satisfy the request(s) for reimbursable expenses. It should also be understood that the total amount(s) made available to the Secret Service through the Department of the Treasury Forfeiture Fund, for reimbursement to the Avondale Police Department, could change at any time.

(vii) Pursuant to the Treasury Executive Office for Asset Forfeiture (TEOAF) directive number 18, the maximum reimbursement entitlement for overtime costs to any one law enforcement official cannot exceed fifteen thousand ($15,000.00) dollars during the fiscal year.

MEMORANDUM OF UNDERSTANDING

(viii) This document does not obligate funds. Funding authority will be provided through other documents.

(ix) The Avondale Police Department shall provide the Secret Service within 10 days of the signing of this MOU, with their agency's mailing address, contact name, telephone number and tax identification number. Further, this agency must provide the name, account number and ABA routing number of the financial institution where the Avondale Police Department wants the Electronic Funds transfer (EFT) payment deposited for the reimbursement of overtime salary costs. Failure to provide this information within the prescribed period of time will nullify this MOU agreement.

(d) Special Deputy Status (TFO)

SLTT law enforcement personnel assigned to Secret Service CFTFs and/or DEFLs may be eligible to receive a Special Deputy status. The Special Deputy status is sponsored by the Secret Service and granted by the USMS to authorize TFOs to carry a firearm, have Secret Service issued Federal law enforcement credentials, and to perform federal law enforcement functions on behalf of the Secret Service and only as outlined in 18 U.S.C. § 3056.

TFOs are assigned to a Secret Service CFTF supervisor and are subject to Secret Service Use of Force and other applicable policies.

To receive Special Deputy status as a Secret Service CFTF TFO, an officer of Avondale Police Department must:

(i) Be employed by a law enforcement agency with full-time statutory law enforcement responsibility with general arrest authority (this includes civilian security officers employed on military installations and assigned the responsibility to enforce federal law).

(ii) Be United States citizen.

(iii) Possess at least one year of law enforcement experience with Avondale Police Department and must have successfully completed a basic law enforcement training program.

(iv) Not have been "convicted in any court of a misdemeanor crime of domestic violence," as per 18 U.S.C. § 922(g)(9) (also known as the Lautenberg Amendment).

(v) Have successfully qualified with an authorized firearm on an approved course of fire within six months of date of application.

(vi) Be subject to Secret Service Use of Force policies.

(e) Access to Secret Service Systems and/or Unescorted Access to Secret Service Facilities

(i) TFMs and TFOs can access Secret Service facilities unescorted, provided they first successfully attain FIS Tier 1 clearance authorized by the Secret Service Chief Security Officer.

(ii) TFMs and TFOs can access Secret Service systems, provided they first successfully attain FIS Tier 4 clearance authorized by the Secret Service Chief Security Officer.

(iii) TFMs and TFOs with access to Secret Service systems and/or unescorted access to Secret Service facilities are subject to applicable Secret Service policies.

V. REVISIONS

The terms of this MOU may be amended upon the written approval of both the Avondale Police Department and the Secret Service. Such amendment is effective upon the date of approval.

U.S. Secret Service
Phoenix Field Office

_____
SAIC William R. Mack

Date:_____

City of Avondale – Avondale Police Department

_____
Ron Corbin, City Manager

Date:_____

MEMORANDUM OF UNDERSTANDING

VI. TASK FORCE OFFICER ACKNOWLEDGEMENT

As a United States Secret Service Cyber Fraud Task Force (CFTF) Task Force Officer (TFO) with United States Marshals Service (USMS) Special Deputy Status, the undersigned acknowledges the following:

(a) I am authorized to carry a firearm, use a Secret Service issued Federal law enforcement Commission Book, and perform federal law enforcement functions only as outlined in 18 United States Code (U.S.C.) § 3056, Powers, authorities, and duties of United States Secret Service.

(b) I am assigned to a Secret Service supervisor with oversight and command authority over the performance of federal law enforcement functions as authorized by my Special Deputy Status.

(c) While performing federal law enforcement functions as authorized by my Special Deputy Status, I am subject to Secret Service Use of Force, Use of Government Vehicles, and other applicable policies.

(d) I am not authorized to fly armed on commercial carriers unless I receive an eight-character Unique Alphanumeric Identifier (UAI) from the Transportation Security Administration (TSA). I must also carry my USMS deputation forms and present them to TSA along with the UAI.

(e) I understand the Secret Service Commission Book remains the property of the Secret Service and I must surrender it immediately upon request of any special agent of the Secret Service, or upon expiration.

City of Avondale
Avondale Police Department

_____
(Designee Name)
(Designee Title)

Date: _____

U.S. Secret Service
Phoenix Field Office

_____
SAIC William R. Mack

Date:_____

CITY COUNCIL REPORT

ITEM NUMBER: 4.j.

SUBJECT: Ordinance 2017-0626 — a) Providing for the Sale and Issuance of City of Avondale, General Obligation Bonds, Series 2026 and for the annual levy of a tax for the payment of the bonds; b) approving the form and authorizing the execution and delivery of necessary agreements, instruments and documents related to the sale and issuance of the bonds; c) delegating authority to the Mayor, the Manager and the Finance and Budget Director of the City to determine certain matters and terms with respect to the foregoing; d) authorizing the taking of all other actions necessary to consummate the transactions contemplated by this ordinance and ratifying all actions taken to further this ordinance; and e) declaring an emergency.

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Renee Weatherless, Finance and Budget Director

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

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

PURPOSE:

City Council will consider a request to adopt Ordinance 2017-0626, approving the sale and execution and delivery of General Obligation bonds, Series 2026; authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing parks, recreation and library projects and pay the cost of issuance; approving the form and authorizing the execution and delivery of agreements necessary for such sale; delegating to the Mayor, the City Manager, and the Finance and Budget Director authority to determine certain matters and terms with respect to the foregoing, authorizing all actions to further this ordinance; declaring an emergency; authorizing staff to transfer the necessary appropriation authority to the appropriate funds and modify the interfund transfer schedule as necessary; and to authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

General Obligation bonds are backed by the "full faith and credit" of the City and repaid through the city's secondary property tax. To assist with funding capital projects, staff is recommending the City of Avondale issue approximately $22.0 million in General Obligation Bonds, Series 2026. The City has remaining voter

authorization to issue General Obligation Bonds from the November 4, 2025 election.

DISCUSSION:
Staff has identified several parks, recreation and libraries projects to use the proceeds of the General Obligation Bonds, Series 2026. This will be the first debt issuance from the special bond election passed by Avondale voters on November 4, 2025.

The proposed Ordinance will authorize the sale and issuance of City of Avondale, Arizona General Obligation Bonds, Series 2026, execution of necessary agreements and documents, and annual levy of property tax for the payment of the bonds. The Ordinance also prescribes certain terms and conditions, including the delegation to the Mayor, City Manager, and the Finance and Budget Director, or their designees, the authority to:

- Designate the final principal and payment amounts, maturities and payment dates, and interest rates and yields.
- Appoint a Bond Registrar and Paying Agent and approve the form of the contract.
- Accept a proposal from the Underwriter for the purchase of the General Obligation Bonds, Series 2026, and approve the form of the contract.
- Approve the form of the Preliminary Official Statement and Official Statement.
- Ratify all actions taken with respect to the preparation and distribution of the Preliminary Official Statement.
- Approve the continuing disclosure undertaking.
- Authorize and ratify all actions taken to further this Ordinance.
- Declare an emergency in order to have the Ordinance effective immediately.

The Finance and Budget Director will appoint the Bond Registrar and Paying Agent based on a competitive process.

The Preliminary Official Statement will provide information necessary to the prospective buyers of the General Obligation Bonds, Series 2026, including detailed information on the bonds, debt service requirements, sources and uses of funds, audited financial statements, and legal documents and disclosures.

BUDGET IMPACT:
The adopted FY2027 budget includes up to $31,050,000 in new, General Obligation bond proceeds for parks, recreation and libraries projects.

The debt associated with the General Obligation bonds will be repaid through property tax. The combined primary and secondary property tax rate is projected to remain below the rate of $2.00 per $100 of assessed valuation limit included in the city's adopted financial policies.

RECOMMENDATION:
Staff recommends that City Council adopt an Ordinance approving the sale and issuance of City of Avondale, Arizona General Obligation Bonds, Series 2026, to help finance capital projects and pay the cost of issuance; approving the form and authorizing the execution and delivery of agreements and documents necessary for the sale; delegating authority to determine certain matters and terms with respect to the foregoing; and authorizing all actions necessary to further this Ordinance; and authorize staff to transfer the necessary appropriation authority to the appropriate funds.

Contact person for document distribution: *Renee Weatherless, Aaron White, Kimberly Grant, Stephen Kemp*

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2026

NEW ISSUE – BOOK-ENTRY-ONLY **RATINGS: See "RATINGS" herein.**

In the opinion of Bond Counsel, assuming the accuracy of certain representations and certifications and the continuing compliance with certain tax covenants, under existing statutes, regulations, rulings and court decisions, interest on the Bonds (i) is excludable from gross income for federal income tax purposes and (ii) is exempt from income taxation under the laws of the State of Arizona. Further, interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals but in the case of the alternative minimum tax imposed by Section 55(b)(2) of the Internal Revenue Code of 1986, as amended (the "Code"), on applicable corporations (as defined in Section 59(k) of the Code), interest on the Bonds is not excluded from the determination of adjusted financial statement income. See "TAX EXEMPTION" herein for a description of certain other federal tax consequences of ownership of the Bonds.

DRAFT II
5-19-26

$22,000,000*
CITY OF AVONDALE, ARIZONA
GENERAL OBLIGATION BONDS, SERIES 2026

Dated: Date of Initial Authentication and Delivery *Due:* July 1, as shown on the inside front cover page

The General Obligation Bonds, Series 2026 (the "Bonds") of the City of Avondale, Arizona (the "City"), will be issued in the form of fully-registered bonds, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). Beneficial ownership interests in the Bonds may be purchased in amounts of $5,000 of principal due on a specific maturity date or integral multiples thereof. The Bonds will mature on the dates and in the principal amounts and will bear interest from their date of delivery to their maturity or prior redemption as set forth on the inside front cover page. Interest on the Bonds will accrue from the date of initial authentication and delivery and will be payable semiannually on July 1 and January 1 of each year commencing on January 1, 2027*, until maturity or prior redemption.

The Bonds are being issued for the purpose of (i) financing the Projects (as defined herein) and (ii) paying costs relating to the issuance of the Bonds.

SEE MATURITY SCHEDULE ON INSIDE FRONT COVER PAGE

The City will initially utilize DTC's "book-entry-only system," although the City and DTC each reserve the right to discontinue the book-entry-only system at any time. Utilization of the book-entry-only system will affect the method and timing of payment of principal of and interest on the Bonds and the method of transfer of the Bonds. So long as the book-entry-only system is in effect, a single fully-registered Bond, for each maturity of the Bonds, will be registered in the name of Cede & Co., as nominee of DTC, on the registration books maintained by U.S. Bank Trust Company, National Association, the initial bond registrar and paying agent for the Bonds. DTC will be responsible for distributing the principal and interest payments to its direct and indirect participants who will, in turn, be responsible for distribution to the beneficial owners of the Bonds (the "Beneficial Owners"). So long as the book-entry-only system is in effect and Cede & Co. is the registered owner of the Bonds, all references herein (except under the heading "TAX EXEMPTION") to owners of the Bonds will refer to Cede & Co. and not the Beneficial Owners. See APPENDIX F – "BOOK-ENTRY-ONLY SYSTEM" herein.

The Bonds will be subject to optional redemption prior to their stated maturity dates as described under the heading "THE BONDS – Redemption Provisions" herein*.

The Bonds will be payable as to both principal and interest from a continuing, direct, annual, ad valorem tax to be levied against all of the taxable property located within the boundaries of the City as more fully described herein. The Bonds will be payable from such tax without limit as to rate or amount. See "SECURITY AND SOURCES OF PAYMENT OF THE BONDS" herein.

The Bonds will be offered when, as and if issued by the City and received by the underwriter identified below (the "Underwriter"), subject to the legal opinion of Greenberg Traurig, LLP, Phoenix, Arizona, Bond Counsel, as to validity and tax exemption. Certain legal matters will be passed on for the Underwriter by Squire Patton Boggs (US) LLP, Phoenix, Arizona. It is expected that the Bonds will be available for delivery through the facilities of DTC on or about _____, 2026*.

This cover page contains certain information with respect to the Bonds for convenience of reference only. It is not a summary of the issue of which the Bonds are a part. Investors must read this entire Official Statement to obtain information essential to the making of an informed investment decision with respect to the Bonds.

* *Subject to change.*

RBC Capital Markets

$22,000,000*
CITY OF AVONDALE, ARIZONA
GENERAL OBLIGATION BONDS, SERIES 2026

MATURITY SCHEDULE*

Maturity Date (July 1)	Principal Amount	Interest Rate	Yield	CUSIP®[(1)] No. 054314
2027	$200,000	%	%	
2028	100,000			
2029	1,100,000			
2030	1,600,000			
2031	650,000			
2032	900,000			
2033	500,000			
2034	950,000			
2035	500,000			
2036	400,000			
2037	500,000			
2038	550,000			
2039	1,100,000			
2040	1,800,000			
2041	1,950,000			
2042	2,800,000			
2043	2,100,000			
2044	2,600,000			
2045	1,700,000			

* *Subject to change.*

[(1)] *CUSIP® is a registered trademark of the American Bankers Association. CUSIP Global Services ("CGS") is managed on behalf of the American Bankers Association by FactSet Research Systems Inc. Copyright© 2026 CGS. All rights reserved. CUSIP® data herein is provided by CGS. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the City, Bond Counsel, the Municipal Advisor, the Underwriter or their agents or counsel assumes responsibility for the accuracy of such numbers.*

CITY OF AVONDALE, ARIZONA

CITY COUNCIL

Mike Pineda, *Mayor*

Curtis Nielson, *Vice Mayor*

Tina Conde, *Council Member*

Jeannette Garcia, *Council Member*

Gloria Solorio, *Council Member*

Shari Weise, *Council Member*

Max White, *Council Member*

CITY ADMINISTRATIVE OFFICIALS

Ron Corbin, *City Manager*

Katie Gregory, *Assistant City Manager*

Jennifer Stein, *Assistant City Manager*

Dale Nannenga, *Assistant City Manager*

Andrew Mesquita, *Assistant City Manager*

Renee Weatherless*, Finance and Budget Director*

BOND COUNSEL

Greenberg Traurig, LLP
Phoenix, Arizona

MUNICIPAL ADVISOR

Stifel, Nicolaus & Company, Incorporated
Phoenix, Arizona

BOND REGISTRAR AND PAYING AGENT

U.S. Bank Trust Company, National Association
Tempe, Arizona

REGARDING THIS OFFICIAL STATEMENT

No dealer, broker, salesperson or other person has been authorized by the City of Avondale, Arizona (the "City"), Stifel, Nicolaus & Company, Incorporated (the "Municipal Advisor") or RBC Capital Markets, LLC (the "Underwriter") to give any information or to make any representations other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor will there be any sale of the City's General Obligation Bonds, Series 2026 (the "Bonds") by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

The information set forth in this Official Statement, which includes the cover page, inside front cover page and appendices hereto, has been obtained from the City, the Arizona Department of Revenue, the Assessor, Office of Budget and Finance and Treasurer of Maricopa County, Arizona, and other sources that are considered to be accurate and reliable and customarily relied upon in the preparation of similar official statements, but such information has not been independently confirmed or verified by the City, the Municipal Advisor or the Underwriter, is not guaranteed as to accuracy or completeness, and is not to be construed as the promise or guarantee of the City, the Municipal Advisor or the Underwriter.

The Underwriter has provided the following sentence for inclusion in this Official Statement: "The Underwriter has reviewed the information in this Official Statement pursuant to its responsibilities to investors under the federal securities laws, but the Underwriter does not guarantee the accuracy or completeness of such information."

None of the City, the Municipal Advisor, the Underwriter, Bond Counsel or counsel to the Underwriter are actuaries. None of them have performed any actuarial or other analysis of the City's share of the unfunded liabilities of the Arizona State Retirement System, the Arizona Public Safety Personnel Retirement System, the Corrections Officers Retirement Plan or the Elected Officials Retirement Plan.

The presentation of information, including tables of receipts from taxes and other sources, shows recent historical information and is not intended to indicate future or continuing trends in the financial position or other affairs of the City. All information, estimates and assumptions contained herein are based on past experience and on the latest information available and are believed to be reliable, but no representations are made that such information, estimates and assumptions are correct, will continue, will be realized or will be repeated in the future. To the extent that any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated to be such, they are made as such and not as representations of fact or certainty, and no representation is made that any of these statements have been or will be realized. All forecasts, projections, opinions, assumptions or estimates are "forward looking statements" that must be read with an abundance of caution and that may not be realized or may not occur in the future. Information other than that obtained from official records of the City has been identified by source and has not been independently confirmed or verified by the City, the Municipal Advisor or the Underwriter and its accuracy cannot be guaranteed. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made pursuant hereto will, under any circumstances, create any implication that there has been no change in the affairs of the City or any of the other parties or matters described herein since the date hereof.

The Bonds will not be registered under the Securities Act of 1933, as amended, or any state securities law, and will not be listed on any stock or other securities exchange. Neither the Securities and Exchange Commission nor any other federal, state or other governmental entity or agency will have passed upon the accuracy or adequacy of this Official Statement or approved the Bonds for sale.

References to website addresses presented herein are for information purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of Rule 15c2-12 of the Securities and Exchange Commission.

The City will undertake to provide continuing disclosure as described in this Official Statement under the heading "CONTINUING DISCLOSURE" and in APPENDIX D – "FORM OF CONTINUING DISCLOSURE UNDERTAKING," all pursuant to Rule 15c2-12 of the Securities and Exchange Commission.

A wide variety of information, including financial information, concerning the City is available from publications and websites of the City and others. Any such information that is inconsistent with the information set forth in this Official Statement should be disregarded. No such information is a part of, or incorporated into, this Official Statement, except as expressly noted herein.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY ALLOW CONCESSIONS OR DISCOUNTS FROM THE INITIAL PUBLIC OFFERING PRICES TO DEALERS AND OTHERS.

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OFFICIAL STATEMENT

$22,000,000*
CITY OF AVONDALE, ARIZONA
GENERAL OBLIGATION BONDS, SERIES 2026

INTRODUCTORY STATEMENT

This Official Statement, which includes the cover page, inside front cover page and appendices hereto, sets forth information concerning the offering by the City of Avondale, Arizona (the "City") of its General Obligation Bonds, Series 2026 in the aggregate principal amount of $22,000,000* (the "Bonds"). See APPENDIX A – "CITY OF AVONDALE, ARIZONA – GENERAL AND DEMOGRAPHIC INFORMATION", APPENDIX B – "CITY OF AVONDALE, ARIZONA – FINANCIAL INFORMATION" and APPENDIX E – "CITY OF AVONDALE, ARIZONA – AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2025" for certain information regarding the City.

Reference to provisions of State of Arizona (the "State" or "Arizona") law, whether codified in the Arizona Revised Statutes or uncodified, or of the Arizona Constitution, are references to those current provisions. The provisions may be amended, repealed or supplemented.

THE BONDS

Authorization and Use of Funds

The Bonds are being issued by the City pursuant to Title 35, Chapter 3, Article 3, Arizona Revised Statutes, and an ordinance adopted by the Mayor and Council of the City on June 1, 2026 (the "Ordinance"). The Bonds will constitute a portion of the bonds authorized by the voters at the bond election held in the City on November 4, 2025 (the "Election"), and will be issued to (i) make improvements to the City's parks and recreation facilities (collectively, the "Projects"); and (ii) pay costs of issuance of the Bonds.

After the sale and delivery of the Bonds, the City will have $62,695,000* principal amount of authorized but unissued general obligation bonds (as shown below). The City has general obligation bonds currently outstanding, and additional general obligation bonds may be authorized at future special bond elections. See TABLE 14A – "Direct General Obligation Bonded Debt Outstanding and to be Outstanding" in APPENDIX B – "CITY OF AVONDALE, ARIZONA – FINANCIAL INFORMATION."

Authorized but Unissued General Obligation Bonds Remaining After Issuance of the Bonds

Election Date	Purpose	Approved	Issued	Remaining Authorization	Authorization After the Sale and Delivery of the Bonds*	
03/17/1992	Loan Agreements with WIFA	$ 10,000,000	$ 6,125,000	$ 3,875,000	$ 3,875,000	
10/10/1995	Water Improvements *(a)*	10,000,000	6,430,000	3,570,000	3,570,000	
09/08/1998	Street & Highway Improvements *(b)*	10,300,000	7,050,000	3,250,000	3,250,000	
05/15/2007	Street & Highway Improvements *(b)*	20,000,000	14,000,000	6,000,000	6,000,000	
11/04/2025	Parks, Recreation and Library Facilities	68,000,000	-	68,000,000	46,000,000	*(c)*
		$ 118,300,000	$ 33,605,000	$ 84,695,000	$ 62,695,000	*(d)*

* *Subject to change. See footnote (b) to TABLE 15 for a description of the treatment of certain proceeds of the Bonds for State voter authorization and debt limit purposes.*

(a) The City can pledge either enterprise revenues or property taxes in connection with the issuance of such authorization.

(b) The City can pledge either street and highway revenues or property taxes in connection with the issuance of such authorization.

(c) Authorization amount to be utilized for the issuance of the Bonds.

(d) On May 4, 2026, the Mayor and Council of the City adopted a resolution ordering and calling a general obligation bond election on November 3, 2026, to present to the qualified electors of the City the question of authorizing $55,000,000 aggregate principal amount of general obligation bonds the proceeds of which would be applied to public safety projects in and for the City.

Terms of the Bonds - Generally

The Bonds will be dated the date of delivery, and will be registered only in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), under the book-entry-only system described herein (the "Book-Entry-Only System"). See APPENDIX F – "BOOK-ENTRY-ONLY SYSTEM." The Bonds will mature on the dates and in the principal amounts and will bear interest from their dated date at the rates set forth on the inside front cover page of this Official Statement. Beneficial ownership interests in the Bonds may be purchased in amounts of $5,000 of principal due on a specific maturity date or integral multiples thereof. Interest on the Bonds will be payable semiannually on each July 1 and January 1, commencing January 1, 2027* (each an "Interest Payment Date"), until maturity or prior redemption. The City has chosen the fifteenth day of the month preceding an Interest Payment Date as the "Record Date" for the Bonds. Interest will be computed on the basis of a 360-day year of twelve 30-day months.

See "TAX EXEMPTION" herein for a discussion of the treatment of interest income on the Bonds for federal or State income tax purposes.

Bond Registrar and Paying Agent

U.S. Bank Trust Company, National Association will serve as the initial bond registrar, transfer agent and paying agent (the "Bond Registrar and Paying Agent") for the Bonds. The City may change the Bond Registrar and Paying Agent without notice to or consent of the owners of the Bonds.

Redemption Provisions*

Optional Redemption. The Bonds maturing before or on July 1, 20__ will not be subject to redemption prior to their stated maturity dates. The Bonds maturing on and after July 1, 20__ will be subject to optional redemption prior to their stated maturity dates, at the direction of the City, in whole or in part on July 1, 20__ and on any date thereafter, at a redemption price equal to the principal amount of Bonds being redeemed plus accrued interest to the date fixed for redemption, without premium.

Notice of Redemption. So long as the Bonds are held under the Book-Entry-Only System, notices of redemption will be sent to DTC in the manner required by DTC. See APPENDIX F – "BOOK-ENTRY-ONLY SYSTEM." If the Book-Entry-Only System is discontinued, notice of redemption of any Bond will be mailed to the registered owner of the Bond or Bonds being redeemed at the address shown on the bond register maintained by the Bond Registrar and Paying Agent not more than sixty (60) nor less than thirty (30) days prior to the date set for redemption. Notice of redemption may be sent to any securities depository by mail, facsimile transmission, wire transmission or any other means of transmission of the notice generally accepted by the respective securities depository. Neither the failure of any registered owner of Bonds to receive a notice of redemption nor any defect therein will affect the validity of the proceedings for redemption of Bonds as to which proper notice of redemption was given.

Notice of any redemption will also be provided as set forth in APPENDIX D – "FORM OF CONTINUING DISCLOSURE UNDERTAKING," but no defect in said further notice or record nor any failure to give all or a

* *Subject to change.*

portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as prescribed above.

If moneys for the payment of the redemption price and accrued interest are not held in separate accounts by the City or the Bond Registrar and Paying Agent prior to sending the notice of redemption, such redemption shall be conditional on such moneys being so held on the date set for redemption and if not so held by such date, the redemption shall be cancelled and be of no force and effect.

SECURITY AND SOURCES OF PAYMENT OF THE BONDS

General

The Bonds will be payable as to principal and interest from a continuing, direct, annual *ad valorem* tax to be levied against all taxable property within the City, such tax to be levied without limitation as to rate or amount. Such taxes are to be levied, assessed and collected as other taxes of the City, in an amount sufficient to pay the interest on all the Bonds then outstanding and installments of the principal of the Bonds becoming due and payable in the ensuing year.

General obligation bonds heretofore and hereafter issued by the City have and will have an equal claim with the Bonds upon the proceeds of the *ad valorem* taxes levied for debt service on the Bonds. See TABLE 14A – Direct General Obligation Bonded Debt Outstanding and to be Outstanding in APPENDIX B – "CITY OF AVONDALE, ARIZONA – FINANCIAL INFORMATION."

Defeasance

Pursuant to the Ordinance, payment of all or any part of the Bonds may be provided for by the irrevocable deposit, in trust, of moneys or obligations issued or guaranteed by the United States of America ("Defeasance Obligations") or both, which, with the maturing principal of and interest on such Defeasance Obligations, if any, will be sufficient, as evidenced by a certificate or report of an accountant, to pay when due the principal or redemption price of and interest on such Bonds. If the maturing principal on the Defeasance Obligations or other moneys, or both, is sufficient to pay the principal of, premium, if any, and interest on such Bond or portion thereof as the same matures, comes due or becomes payable upon prior redemption, a certificate or report of an accountant shall not be required. Any Bonds so provided for will no longer be outstanding under the Ordinance or payable from *ad valorem* taxes on taxable property in the City, and the owners of such Bonds shall thereafter be entitled to payment only from the moneys and Defeasance Obligations deposited in trust.

[Remainder of page left intentionally blank]

SOURCES AND USES OF FUNDS

Sources of Funds

Principal Amount	$22,000,000.00*
[Net] Original Issue Premium *(a)*	
Total Sources of Funds	

Uses of Funds

Cost of The Projects	
Payment of Costs of Issuance *(b)*	
Total Uses of Funds	

* *Subject to change.*

(a) *[Net] original issue premium consists of original issue premium on the Bonds, less original issue discount on the Bonds.*

(b) *Will include compensation and costs of the Underwriter (as defined herein) with respect to the Bonds.*

[Remainder of page left intentionally blank]

ESTIMATED DEBT SERVICE REQUIREMENTS

The following table illustrates the (i) annual debt service on the outstanding general obligation bonds of the City, (ii) estimated annual debt service on the Bonds and (iii) total estimated annual debt service on all general obligation bonds of the City outstanding after issuance of the Bonds.

TABLE 1

Schedule of Estimated Annual Debt Service Requirements *(a)*
City of Avondale

Fiscal Year	Bonds Outstanding		The Bonds*		Total Estimated Annual Debt Service Requirements*
	Principal	Interest	Principal	Interest *(b)*	
2025/26	$ 4,375,000	$ 2,070,525			$ 6,445,525
2026/27	3,820,000	1,851,775	$ 200,000	$ 976,250 *(c)*	6,848,025
2027/28	4,045,000	1,660,775	100,000	981,000	6,786,775
2028/29	2,275,000	1,458,525	1,100,000	976,500	5,810,025
2029/30	2,000,000	1,353,563	1,600,000	927,000	5,880,563
2030/31	2,080,000	1,258,900	650,000	855,000	4,843,900
2031/32	2,170,000	1,172,650	900,000	825,750	5,068,400
2032/33	2,255,000	1,082,650	500,000	785,250	4,622,900
2033/34	2,350,000	989,100	950,000	762,750	5,051,850
2034/35	2,450,000	891,550	500,000	720,000	4,561,550
2035/36	2,575,000	777,050	400,000	697,500	4,449,550
2036/37	2,675,000	670,050	500,000	679,500	4,524,550
2037/38	2,775,000	572,750	550,000	657,000	4,554,750
2038/39	2,880,000	471,700	1,100,000	632,250	5,083,950
2039/40	1,695,000	351,850	1,800,000	582,750	4,429,600
2040/41	1,740,000	276,850	1,950,000	501,750	4,468,600
2041/42	1,375,000	200,000	2,800,000	414,000	4,789,000
2042/43	1,350,000	131,250	2,100,000	288,000	3,869,250
2043/44	1,275,000	63,750	2,600,000	193,500	4,132,250
2044/45			1,700,000	76,500	1,776,500
	$ 46,160,000		$22,000,000		

* *Subject to change.*

(a) Prepared by Stifel, Nicolaus & Company, Incorporated (the "Municipal Advisor").

(b) Interest on the Bonds is estimated.

(c) The first interest payment on the Bonds will be due on January 1, 2027. Thereafter, interest payments will be made semiannually on each July 1 and January 1 until maturity or prior redemption.*

LITIGATION

To the knowledge of the City, no litigation or administrative action or proceeding is pending, restraining or enjoining, or seeking to restrain or enjoin, the issuance or delivery of the Bonds or the levy, collection or receipt of *ad valorem* property taxes to pay the debt service on the Bonds, contesting or questioning the proceedings and authority under which the Bonds have been authorized and are to be issued, sold, executed or delivered, or the validity of the Bonds. An authorized City representative will deliver a certificate to the same effect at the time of the original delivery of the Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, sale and issuance by the City of the Bonds and with regard to the tax-exempt status thereof will be passed upon by Greenberg Traurig, LLP, Phoenix, Arizona, as Bond Counsel whose services have been retained by the City. The signed legal opinion of Bond Counsel, dated and premised on the law in effect as of the date of the Bonds, will be delivered to the Underwriter at the time of original delivery of the Bonds. The form of that opinion is included as APPENDIX C – "FORM OF APPROVING LEGAL OPINION" hereto. The legal opinion to be delivered may vary from the text of APPENDIX C – "FORM OF APPROVING LEGAL OPINION" if necessary to reflect the facts and law existing on the date of delivery. The opinion will speak only as of its date, and subsequent distribution, by recirculation of this Official Statement or otherwise, should not be construed as a representation that Bond Counsel has reviewed or expressed any opinion concerning any matters relating to the Bonds subsequent to the original delivery of the Bonds.

Certain legal matters will be passed upon for the Underwriter by Squire Patton Boggs (US) LLP, Phoenix, Arizona, counsel to the Underwriter.

From time to time, there are legislative proposals (and interpretations of such proposals by courts of law and other entities and individuals) which, if enacted, could alter or amend the property tax system of the State and numerous matters, both financial and nonfinancial, impacting the operations of municipalities which could have a material impact on the City and could adversely affect the secondary market value or marketability of the Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, it would apply to obligations (such as the Bonds) issued prior to enactment.

The legal opinions to be delivered concurrently with the delivery of the Bonds will express the professional judgment of the attorneys rendering the opinion as to the legal issues explicitly addressed therein dated and speaking only as of the date of delivery of the Bonds. By rendering a legal opinion, the opinion giver does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

TAX EXEMPTION

General

The Internal Revenue Code of 1986, as amended (the "Code"), includes requirements which the City must continue to meet after the issuance of the Bonds in order that the interest on the Bonds be and remain excludable from gross income for federal income tax purposes. The City's failure to meet these requirements may cause the interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds. The City has covenanted in the Ordinance to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds.

In the opinion of Bond Counsel, assuming the accuracy of certain representations and certifications of the City and continuing compliance by the City with the tax covenants referred to above, under existing statutes, regulations, rulings and court decisions, the interest on the Bonds will be excludable from gross income of the owners thereof for federal income tax purposes. Interest on the Bonds will not be an item of tax preference for purposes of the federal

alternative minimum tax imposed on individuals, but in the case of the alternative minimum tax imposed by Section 55(b)(2) of the Code on applicable corporations (as defined in Section 59(k) of the Code), interest on the Bonds is not excluded from the determination of adjusted financial statement income. Bond Counsel is further of the opinion that the interest on the Bonds will be exempt from income taxation under the laws of the State. Bond Counsel will express no opinion as to any other tax consequences regarding the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors as to the status of interest on the Bonds under the tax laws of any state other than the State.

The above opinion on federal tax matters with respect to the Bonds will be based on and will assume the accuracy of certain representations and certifications of the City, and compliance with certain covenants of the City to be contained in the transcript of proceedings and that are intended to evidence and assure the foregoing, including that the Bonds will be and will remain obligations the interest on which is excludable from gross income for federal income tax purposes. Bond Counsel will not independently verify the accuracy of those certifications and representations. Bond Counsel will express no opinion as to any other consequences regarding the Bonds.

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the receipt or accrual of the interest on the Bonds, or the ownership or disposition of the Bonds. Prospective purchasers of the Bonds should be aware that the ownership of the Bonds may result in other collateral federal tax consequences, including (i) the denial of a deduction for interest on indebtedness incurred or continued to purchase or carry the Bonds, (ii) the reduction of the loss reserve deduction for property and casualty insurance companies by the applicable statutory percentage of certain items, including the interest on the Bonds, (iii) the inclusion of the interest on the Bonds in the earnings of certain foreign corporations doing business in the United States for purposes of a branch profits tax, (iv) the inclusion of the interest on the Bonds in the passive income subject to federal income taxation of certain Subchapter S corporations with Subchapter C earnings and profits at the close of the taxable year, (v) the inclusion of interest on the Bonds in the determination of the taxability of certain Social Security and Railroad Retirement benefits to certain recipients of such benefits, (vi) net gain realized upon the sale or other disposition of property such as the Bonds generally must be taken into account when computing the Medicare tax with respect to net investment income or undistributed net investment income, as applicable, imposed on certain high income individuals and specified trusts and estates, and (vii) receipt of certain investment income, including interest on the Bonds, is considered when determining qualification limits for obtaining the earned income credit provided by Section 32(a) of the Code. The nature and extent of the other tax consequences described above will depend on the particular tax status and situation of each owner of the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors as to the impact of these other tax consequences.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on factual representations made to Bond Counsel as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

Original Issue Discount and Original Issue Premium

Certain of the Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount Bonds and Premium Bonds should consult their own tax advisors as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable or amortizable in any period with respect to the Discount Bonds or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.

Changes in Federal and State Tax Law

From time to time, there are legislative proposals suggested, debated, introduced or pending in Congress or in the State legislature that, if enacted into law, could alter or amend one or more of the federal tax matters, or State tax matters, respectively, described above including, without limitation, the excludability from gross income of interest on the Bonds, adversely affect the market price or marketability of the Bonds, or otherwise prevent the holders from realizing the full current benefit of the status of the interest thereon. It cannot be predicted whether or in what form any such proposal may be enacted, or whether, if enacted, any such proposal would affect the Bonds. Prospective purchasers of the Bonds should consult their tax advisors as to the impact of any proposed or pending legislation.

On August 16, 2022, President Biden signed the Inflation Reduction Act of 2022 (H.R. 5376) into law. For tax years beginning after 2022, this legislation will impose a minimum tax of 15 percent on the adjusted financial statement income of applicable corporations as defined in Section 59(k) of the Code (which is primarily designed to impose a minimum tax on certain large corporations). For this purpose, adjusted financial statement income is not reduced for interest earned on tax-exempt obligations. Prospective purchasers that could be subject to this minimum tax should consult with their own tax advisors regarding the potential consequences of owning the Bonds.

Information Reporting and Backup Withholding

Interest paid on tax-exempt bonds such as the Bonds is subject to information reporting to the Internal Revenue Service in a manner similar to interest paid on taxable obligations. This reporting requirement does not affect the excludability of interest on the Bonds from gross income for federal income tax purposes. However, in conjunction with that information reporting requirement, the Code subjects certain non-corporate owners of the Bonds, under certain circumstances, to "backup withholding" at the rates set forth in the Code, with respect to payments on the Bonds and proceeds from the sale of the Bonds. Any amount so withheld would be refunded or allowed as a credit against the federal income tax of such owner of the Bonds. This withholding generally applies if the owner of the Bonds (i) fails to furnish the payor such owner's social security number or other taxpayer identification number ("TIN"), (ii) furnished the payor an incorrect TIN, (iii) fails to properly report interest, dividends, or other "reportable payments" as defined in the Code, or (iv) under certain circumstances, fails to provide the payor or such owner's securities broker with a certified statement, signed under penalty of perjury, that the TIN provided is correct and that such owner is not subject to backup withholding. Prospective purchasers of the Bonds may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

RATINGS

Moody's Ratings ("Moody's") and Fitch Ratings, Inc. ("Fitch") have assigned ratings of "___" and "___," respectively, to the Bonds. Such ratings reflect only the views of Moody's and Fitch. An explanation of the significance of a rating assigned by Moody's may be obtained at One Front Street, Suite 1900, San Francisco, CA 94111. An explanation of the significance of a rating assigned by Fitch may be obtained at One State Street Plaza, New York, New York 10004. Such ratings may be revised or withdrawn entirely at any time by Moody's or Fitch if, in their respective judgment, circumstances so warrant. Any downward revision or withdrawal of such ratings may have an adverse effect on the market price or marketability of the Bonds. The City will covenant in its continuing disclosure undertaking with respect to the Bonds that it will file notice of any formal change in any ratings relating to the Bonds. See "CONTINUING DISCLOSURE" and APPENDIX D – "FORM OF CONTINUING DISCLOSURE UNDERTAKING" herein.

UNDERWRITING

The Bonds will be purchased by RBC Capital Markets, LLC (the "Underwriter") at an aggregate purchase price of $_____, pursuant to a bond purchase agreement (the "Purchase Contract") entered into by and between the City and the Underwriter. If the Bonds are sold to produce the yields shown on the inside front cover page hereof, the Underwriter's compensation will be $_____. The Purchase Contract provides that the Underwriter will purchase all of the Bonds so offered if any are purchased. The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts) and others at yields lower than the public offering yields stated on the inside front cover page hereof. The initial offering yields set forth on the inside front cover page may be changed, from time to time, by the Underwriter without amendment of the Official Statement.

The Underwriter and its respective affiliates are full-service financial institutions engaged in various activities, that may include securities trading, commercial and investment banking, municipal advisory, brokerage, and asset management. In the ordinary course of business, the Underwriter and its respective affiliates may actively trade debt and, if applicable, equity securities (or related derivative securities) and provide financial instruments (which may include bank loans, credit support or interest rate swaps). The Underwriter and its respective affiliates may engage in transactions for their own accounts involving the securities and instruments made the subject of this securities offering or other offering of the District. The Underwriter and its respective affiliates may also communicate independent investment recommendations, market color or trading ideas and publish independent research views in respect of this securities offering or other offerings of the District.

The Underwriter has entered into a distribution arrangement with its affiliate RBC Securities, Inc. (RBC Securities) (formerly known as City National Securities, Inc). As part of this arrangement, the Underwriter may distribute municipal securities to investors through the financial advisor network of RBC Securities. As part of this arrangement, the Underwriter may compensate RBC Securities for its selling efforts with respect to the Bonds.

RELATIONSHIP AMONG PARTIES

Bond Counsel has previously represented, and is currently representing, the Underwriter and the Municipal Advisor, with respect to other financings and has acted or is acting as bond counsel with respect to other bonds underwritten by the Underwriter and the Municipal Advisor and may do so in the future. Bond Counsel also serves and has served as bond counsel for one or more of the political subdivisions that the City territorially overlaps. Counsel to the Underwriter has previously acted as bond counsel with respect to other bonds underwritten by the Underwriter and the Municipal Advisor and may continue to do so in the future if requested.

CONTINUING DISCLOSURE

The City will covenant for the benefit of the owners of the Bonds to provide certain financial information and operating data relating to the City by not later than February 1 in each year commencing February 1, 2027 (the

"Annual Reports"), and to provide notices of the occurrence of certain enumerated events (the "Notices of Listed Events"). The Annual Reports, the Notices of Listed Events and any other document or information required to be filed by the City as such will be filed with the Municipal Securities Rulemaking Board (the "MSRB") through the MSRB's Electronic Municipal Market Access System, each as described in APPENDIX D – "FORM OF CONTINUING DISCLOSURE UNDERTAKING." The specific nature of the information to be contained in the Annual Reports and the Notices of Listed Events is also set forth in APPENDIX D – "FORM OF CONTINUING DISCLOSURE UNDERTAKING." These covenants will be made in order to assist the Underwriter in complying with the Securities and Exchange Commission's Rule 15c2-12(b)(5) (the "Rule"). A failure by the City to comply with these covenants must be reported in accordance with the Rule and must be considered by any broker, dealer or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Consequently, such a failure may adversely affect the transferability and liquidity of the Bonds and their market price. *Pursuant to Arizona Law, the ability of the City to comply with such covenants will be subject to annual appropriation of funds sufficient to provide for the costs of compliance with such covenants.* Should the City not comply with such covenants due to a failure to appropriate for such purpose, the City has covenanted to provide notice of such fact to the MSRB. Absence of continuing disclosure, due to non-appropriation or otherwise, could adversely affect the Bonds and specifically their market price and transferability.

On January 31, 2023 the City filed a Notice of Failure to File Audited Annual Financial Report for the fiscal year ended June 30, 2022. On April 3, 2023 the City filed the Annual Comprehensive Financial Report for the City for fiscal year ended June 30, 2022.

MUNICIPAL ADVISOR

The Municipal Advisor's fee for services rendered with respect to the sale of the Bonds is contingent upon the issuance of the Bonds. The Municipal Advisor participated in the preparation of the Official Statement but has not verified, and does not assume any responsibility for, the information, covenants and representations contained in any of the legal documents with respect to the federal income tax status of the Bonds, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

The Municipal Advisor has provided the following sentence for inclusion in this Official Statement: "The Municipal Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the City, but the Municipal Advisor does not guarantee the accuracy or completeness of such information."

FINANCIAL STATEMENTS

The financial statements of the City as of June 30, 2025 and for its fiscal year then ended, which are included as APPENDIX E of this Official Statement, have been audited by Heinfeld, Meech & Co., P.C., as stated in its opinion which appears in APPENDIX E – "CITY OF AVONDALE, ARIZONA – AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2025." The City neither requested nor obtained the consent of Heinfeld, Meech & Co., P.C. to include its report and Heinfeld, Meech & Co., P.C. has performed no procedures subsequent to rendering its opinion on the financial statements.

THE FINANCIAL STATEMENTS INCLUDED IN APPENDIX C OF THIS OFFICIAL STATEMENT ARE CURRENT AS OF THEIR DATE ONLY AND MAY NOT REPRESENT THE CURRENT FINANCIAL CONDITION OF THE CITY.

CONCLUDING STATEMENT

To the extent that any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated to be such, they are made as such and not as representations of fact or certainty and no representation is made that any of these opinions or estimates have been or will be realized. Information in this Official Statement has been derived by the City from official and other sources and is believed by the City to be accurate and reliable. Information other than that obtained from official records of the City has not been independently confirmed or verified by the City and its accuracy is not guaranteed. Neither this Official Statement nor any statement that may have been or that may be made orally or in writing is to be construed as part of a contract with the original purchasers or subsequent owners of the Bonds.

CITY OF AVONDALE, ARIZONA

By:_____
Mayor

APPENDIX A

CITY OF AVONDALE, ARIZONA – GENERAL AND DEMOGRAPHIC INFORMATION

General

The City is located approximately 15 miles west of downtown Phoenix, Arizona ("Phoenix") in the southwestern portion of the metropolitan Phoenix area and in the central portion of Maricopa County, Arizona (the "County"), contiguous to the communities of Litchfield Park, Arizona to the north, Phoenix to the north and east, Tolleson, Arizona to the east and Goodyear, Arizona to the north and west. Unique to the City is the convergence of the Gila, Salt and Agua Fria rivers within the City. The City was incorporated in 1946.

TABLE 2

POPULATION STATISTICS

	City of Avondale	Maricopa County	State of Arizona
2025 Estimate *(a)*	100,686	4,787,790	7,718,747
2020 Census	89,334	4,420,568	7,151,502
2010 Census	76,238	3,817,117	6,392,017
2000 Census	35,883	3,072,149	5,130,632
1990 Census	16,169	2,122,101	3,665,339
1980 Census	8,168	1,509,175	2,716,546

(a) Estimate as of July 2025 (data released December 2025).

Source: Arizona Office of Economic Opportunity and the U.S. Census Bureau.

Municipal Government and Utilities

The City operates under a Council-Manager form of government in accordance with its charter. The Mayor is elected for a four-year term and six council members are elected at large on a non-partisan basis for four-year, staggered terms. The City Council appoints the City Manager who has full responsibility for carrying out Council policy and administering operations for the City. The City Manager in turn appoints department heads.

The City provides its residents with sanitation, water and sewer services. Electricity is provided by both Arizona Public Service Company and Salt River Project. Natural gas is supplied by Southwest Gas Corporation.

Economy

The City is strategically located within the rapidly growing Phoenix metropolitan area, with direct access to Interstate 10, Loop 101, Loop 202, and the future State Route 30 corridor. The City is approximately 18 minutes from Phoenix Sky Harbor International Airport and within close proximity to major employment centers, including TSMC and Intel, supporting continued residential and economic growth.

Avondale's population has grown from approximately 89,000 in 2020 to an estimated 101,000 in 2025, reflecting strong in-migration trends across the West Valley. Residential development activity remains robust, with ongoing single-family, multi-family, and townhome construction supporting expansion of the City's tax base and long-term valuation growth.

The local economy benefits from a diverse mix of retail, hospitality, healthcare, and industrial development. Regional attractions such as Phoenix Raceway and the City's growing BLVD District support tourism and commercial activity, while projects including the Avondale Tech Center and other industrial developments continue to expand employment opportunities in logistics, advanced manufacturing, and technology sectors.

Avondale is also expected to benefit from continued infrastructure investment, including the future State Route 30 freeway and expansion of healthcare and mixed-use development throughout the West Valley. Collectively, these factors position the City to participate in the broader economic growth of the Phoenix region while maintaining a diversified and expanding economic base.

TABLE 3

MAJOR EMPLOYERS
City of Avondale, Arizona

Employer	Description	Approximate Number of Employees
Amazon.com	Retail	1,030
Maricopa County Community College District	Education	830
City of Avondale	Government	750
Tolleson Union High School District No. 214	Education	550
Fry's Food Stores	Grocery	470
Avondale Elementary School District No. 44	Education	460
Akos	Healthcare	400
Costco Wholesale	Retail	390
Walmart Stores Inc.	Retail	370
Littleton Elementary School District No. 65	Education	370

Source: Maricopa Association of Governments Employer Database (retrieved January 2026).

The following table illustrates the unemployment rate averages for the City, the County, the State and the United States of America.

TABLE 4

UNEMPLOYMENT RATE AVERAGES

Calendar Year	City of Avondale *(a)*	Maricopa County	State of Arizona	United States
2026 *(b)*	4.2%	4.1%	4.6%	4.6%
2025	4.0	3.6	4.2	4.3
2024	3.4	3.1	3.6	4.0
2023	3.4	3.4	3.9	3.6
2022	3.7	3.3	3.8	3.6
2021	5.6	4.6	5.1	5.3

(a) *Each year, historical estimates from the Local Area Unemployment Statistics (LAUS) program are revised to reflect new population controls from the Census Bureau, updated input data, and re-estimation. The data for model-based areas also incorporate new seasonal adjustment, and the unadjusted estimates are controlled to new census division and U.S. totals. Sub-state area data subsequently are revised to incorporate updated inputs, re-estimation, and controlling to new statewide totals.*

(b) *Data through March 2026.*

Source: Arizona Office of Economic Opportunity, in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

Commerce

The following table illustrates the past five years of sales tax collections.

TABLE 5

SALES TAX COLLECTIONS
City of Avondale, Arizona
($000s omitted)

Fiscal Year	Amount
2025/26 *(a)*	$64,788
2024/25	88,055
2023/24	86,817
2022/23	86,881
2021/22	76,127
2020/21	65,979

(a) *Data through March 2026.*

Source: Arizona Department of Revenue, Municipal Privilege Tax Collection Program.

APPENDIX B

CITY OF AVONDALE, ARIZONA – FINANCIAL INFORMATION

PROPERTY TAXES

As described under the heading "SECURITY AND SOURCES OF PAYMENT OF THE BONDS," the City will be required by law to levy or to cause to be levied on all the taxable property in the City a continuing, direct, annual, ad valorem property tax sufficient to pay all principal, interest, and costs of administration for the Bonds as the same become due. The State's ad valorem property tax levy and collection procedures are summarized under this heading "PROPERTY TAXES."

Taxable Property

Real property and improvements and personal property are either valued by the Assessor of the County or the Arizona Department of Revenue (the "Department of Revenue"). Property valued by the Assessor of the County is referred to as "locally assessed" property and generally encompasses residential, agricultural and traditional commercial and industrial property. Property valued by the Department of Revenue is referred to as "centrally valued" property and generally includes large mine and utility entities.

Locally assessed property is assigned two values: Full Cash Value and Limited Property Value (both as defined herein). Centrally valued property is assigned one value: Full Cash Value.

Full Cash Value

In the context of a specific property parcel, full cash value ("Full Cash Value") is statutorily defined to mean "the value determined as prescribed by statute" or if a statutory method is not prescribed it is "synonymous with market value which means the estimate of value that is derived annually by using standard appraisal methods and techniques," which generally include the market approach, the cost approach and the income approach. In valuing locally assessed property, the Assessor of the County generally uses a cost approach to value commercial/industrial property and a market approach to value residential property. In valuing centrally valued property, the Department of Revenue begins generally with information provided by taxpayers and then applies procedures provided by State law. State law allows taxpayers to appeal such Full Cash Values by providing evidence of a lower value, which may be based upon another valuation approach. Full Cash Value is used as the ceiling for determining Limited Property Value. Unlike Limited Property Value, increases in Full Cash Value are not limited.

Limited Property Value

In the context of a specific property parcel, limited property value ("Limited Property Value") is a property value determined pursuant to the Arizona Constitution and the Arizona Revised Statutes. Except as described in the next sentence, for locally assessed property in existence in the prior year, Limited Property Value is limited to the lesser of Full Cash Value or an amount 5% greater than Limited Property Value determined for the prior year for such specific property parcel. In the following circumstances, Limited Property Value is established at a level or percentage of Full Cash Value that is comparable to that of other properties of the same or a similar use or classification: property that was erroneously totally or partially omitted from the property tax rolls in the preceding tax year, except as a result of the matters described in this sentence; property for which a change in use has occurred since the preceding tax year and property that has been modified by construction, destruction, or demolition since the preceding valuation year such that the total value of the modification is equal to or greater than fifteen percent of the Full Cash Value. (Limited Property Value of property that has been split, subdivided or consolidated varies depending on when the change occurred.) A separate Limited Property Value is not provided for centrally valued property.

Full Cash Value and Limited Property Value for Taxing Jurisdictions

The Full Cash Value in the context of a taxing jurisdiction is the sum of the Full Cash Value associated with each parcel of property in the jurisdiction. Full Cash Value of the jurisdiction is the basis for determining constitutional and statutory debt limits for certain political subdivisions in Arizona, including the City.

The Limited Property Value in the context of a taxing jurisdiction is the sum of the Limited Property Value associated with each parcel of locally assessed property within the jurisdiction plus the sum of the Full Cash Value associated with each parcel of centrally valued property within the jurisdiction. Limited Property Value of the jurisdiction is used as the basis for levying both primary and secondary taxes. See "Primary Taxes" and "Secondary Taxes" below.

Property Classification and Assessment Ratios

All property, both real and personal, is assigned a classification (defined by property use) and related assessment ratio that is multiplied by the Limited Property Value or Full Cash Value of the property, as applicable, to obtain the "Limited Assessed Property Value" and the "Full Cash Assessed Value," respectively.

The assessment ratios for each property classification are set forth by tax year in the following table.

TABLE 6

Property Tax Assessment Ratios (Tax Year)

Property Classification *(a)*	2022	2023	2024	2025	2026
Mining, utilities, commercial and industrial *(b)*	17.5%	17%	16.5%	16%	15.5%
Agricultural and vacant land	15	15	15	15	15
Owner occupied residential	10	10	10	10	10
Leased or rented residential	10	10	10	10	10
Railroad, private car company and airline flight property *(c)*	15	14	14	13	13

(a) Additional classes of property exist, but seldom amount to a significant portion of a municipal body's total valuation.

(b) The assessment ratio for this property classification will decrease to 15% for tax year 2027 and each tax year thereafter.

(c) This percentage is determined annually pursuant to Section 42-15005, Arizona Revised Statutes.

Source: *State and County Abstract of the Assessment Roll,* Arizona Department of Revenue.

Primary Taxes

Per State statute, taxes levied for the maintenance and operation of counties, cities, towns, school districts, community college districts and the State are "primary taxes." Primary taxes are levied against Net Limited Assessed Property Value (as defined herein). "Net Limited Assessed Property Value" is determined by excluding the value of property exempt from taxation from Limited Assessed Property Value of locally assessed property and from Full Cash Assessed Value of centrally valued property and combining the resulting two amounts.

The primary taxes levied by each county, city, town and community college district are constitutionally limited to a maximum increase of 2% over the maximum allowable prior year's levy limit plus any taxes on property not subject to taxation in the preceding year (e.g., new construction and property brought into the jurisdiction because of annexation). The 2% limitation does not apply to primary taxes levied on behalf of school districts.

The combined taxes on owner occupied residential property only, for purposes other than voter-approved bond indebtedness and overrides and certain special district assessments, are constitutionally limited to 1% of the Limited Property Value of such property. This constitutional limitation on the combined tax levies for owner occupied residential property is implemented by reducing the school district's taxes. To offset the effects of reduced school district property taxes, the State compensates the school district by providing additional State aid.

Secondary Taxes

Per State statute, taxes levied for payment of bonds like the Bonds, voter-approved budget overrides, the maintenance and operation of special purpose districts such as sanitary, fire, road improvement, water conservation and career technical education districts, and taxes levied by school districts for qualified desegregation expenditures are "secondary taxes." Like primary taxes, secondary taxes are also levied against Net Limited Assessed Property Value. There is no constitutional or statutory limitation on annual levies for voter-approved bond indebtedness and overrides and certain special district assessments.

Calculating Debt Limitations

Net Full Cash Assessed Value is determined by excluding the value of property exempt from taxation from Full Cash Assessed Value of both locally assessed and centrally valued property and combining the resulting two amounts. Net Full Cash Assessed Value is the basis for determining bonded debt limitations for certain political subdivisions in Arizona, including the City.

Tax Procedures

The State tax year has been defined as the calendar year, notwithstanding the fact that tax procedures begin prior to January 1 of the tax year and continue through May of the succeeding calendar year.

On or before the third Monday in August each year the Board of Supervisors of the County prepares the tax roll setting forth certain valuations by taxing district of all property in the County subject to taxation. The tax roll is then forwarded to the treasurer of the County (the "Treasurer"). (The Assessor of the County is required to have completed the assessment roll by December 20th of the year prior to the levy. This roll identifies the valuation and classification of each parcel located within the County for the tax year.)

Property owners may file an appeal with the Assessor of the County to request a review of the Assessor of the County's determination of the Full Cash Value and legal classification of their property. Once the appeals process is complete, the Assessor of the County, if necessary, corrects the tax roll based upon the appeal decisions and sends the corrected values to each taxing jurisdiction (cities, including the City, school districts, community colleges and special districts such as fire and health).

With the various budgetary procedures having been completed by the governmental entities, the appropriate tax rate for each jurisdiction is then levied upon each non-exempt parcel of property in order to determine the total tax owed by each property owner. Any subsequent decrease in the value of the tax roll due to appeals through the process described above or other reasons reduces the amount of taxes received by each jurisdiction.

On occasion, it may be determined that a taxpayer or class of taxpayers is due a property tax refund associated with a successful appeal. These refunds may be for a single year or several years and may range widely in amount. Generally, these refunds are paid by the treasurer of the appropriate county with amounts received from the underlying taxing jurisdictions which, in most cases, may levy an additional property tax in the following year to account for that underlying taxing jurisdiction's portion of the taxpayer refund. Importantly, in most cases, taxpayer refunds of this type are not the ultimate burden of the underlying taxing jurisdiction, as the underlying taxing jurisdictions levied a tax in an amount which was based on the approved (i.e., pre-appeal) property tax levy. Refunds do not change the amount of revenue the underlying taxing jurisdictions are eligible to receive for the affected fiscal years, but such refunds do change the distribution of the burden of the property taxes among the taxpayers. This is reconciled by the underlying taxing jurisdictions levying for the refunded amounts in a subsequent year.

The property tax lien on real property attaches on January 1 of the year the tax is levied. Such lien is prior and superior to all other liens and encumbrances on the property subject to such tax except liens or encumbrances held

by the State or liens for taxes accruing in any other years. Set forth below is a record of property taxes levied and collected in the City for a portion of the current fiscal year and all of the previous five fiscal years.

TABLE 7

Property Taxes Levied and Collected *(a)*
City of Avondale, Arizona

Fiscal Year	District Tax Rate	Adopted City Tax Levy	Adjusted City Tax Levy as of June 30th	Collected to June 30th of Initial Fiscal Year		Adjusted City Tax Levy as of 10/31/2025	Cumulative Collections to October 31, 2025	
				Amount	% of Adj. Levy		Amount	% of Adj. Levy
2025/26	$ 1.4592	$ 10,330,749	*(b)*	*(b)*	*(b)*	$10,329,819	$ 4,637,895	44.90%
2024/25	1.4592	9,432,591	$ 9,411,718	$ 9,273,198	98.53 %	9,411,479	9,328,572	99.12
2023/24	1.4579	8,619,846	8,535,011	8,414,661	98.59	8,522,994	8,520,188	99.97
2022/23	1.5508	8,459,442	8,429,081	8,293,953	98.40	8,385,193	8,383,431	99.98
2021/22	1.4224	6,995,317	6,987,119	6,877,146	98.43	6,972,424	6,971,133	99.98
2020/21	1.4242	6,579,129	6,524,649	6,414,655	98.31	6,499,081	6,497,957	99.98

(a) Taxes are collected by the Treasurer. Taxes are levied by the Board of Supervisors of the County as required by Arizona Revised Statutes. Delinquent taxes are subject to an interest and penalty charge of 16% per annum, which is prorated at a monthly rate of 1.33%. Interest and penalty collections for delinquent taxes are not included in the collection figures above, but are deposited in the County's General Fund. Interest and penalties with respect to the first half tax collections (delinquent November 1) are waived if the full year's taxes are paid by December 31.

(b) 2025/26 taxes in course of collection:
First installment due 10-01-25, delinquent 11-01-25;
Second installment due 03-01-26, delinquent 05-01-26.

Source: Office of Budget and Finance of the County.

SRP In Lieu Contribution

SPECIAL NOTE: The assessed value of property owned by the Salt River Project Agricultural Improvement and Power District ("SRP") is not included in the assessed value of the City in the prior table or in any other valuation information set forth in this Official Statement. Because of SRP's quasi-governmental nature, property owned by SRP is exempt from property taxation.

However, SRP may elect each year to make voluntary contributions in lieu of property taxes with respect to certain of its electrical facilities (the "SRP Electric Plant"). If SRP elects to make the in lieu contribution for the year, the Full Cash Value of the portion of the SRP Electric Plant located within the City and the in lieu contribution amount is determined in the same manner as the Full Cash Value and property taxes owed is determined for similar non-governmental public utility property, with certain special deductions.

If SRP elected not to make such contributions, the City would be required to contribute funds from other sources or levy an increased tax rate on all other taxable property to provide sufficient amounts to pay debt service on the Bonds. If after electing to make the in lieu contribution, SRP then failed to make the in lieu contribution when due, the Treasurer and the City have no recourse against the property of SRP and there may be a delay in the payment of that portion of the debt service on the Bonds that would have been paid by SRP's in lieu contribution.

Since 1964, when the in lieu contribution was originally authorized by the Arizona Revised Statutes, SRP has always elected to make the in lieu contribution. The fiscal year 2025/26 Net Limited Assessed Value equivalent of SRP within the City is $7,038,497, which represents approximately 0.48% of the combined fiscal year 2025/26 Net Limited Assessed Property Value in the City. The estimated fiscal year 2026/27 Net Limited Assessed Property

Value equivalent of SRP within the City is $6,821,000, which represents approximately 0.44% of the combined estimated fiscal year 2026/27 Net Limited Assessed Property Value in the City.

Delinquent Tax Procedures

The property taxes due the City are billed, along with State and other taxes, each September and are due and payable in two installments on October 1 and March 1 and become delinquent on November 1 and May 1, respectively. Delinquent taxes are subject to an interest penalty of 16% per annum prorated monthly as of the first day of each subsequent month. (Delinquent interest is waived if a taxpayer, delinquent as to the November 1 payment, pays the entire year's tax bill by December 31.) After the close of the tax collection period, the Treasurer prepares a delinquent property tax list and the property so listed is subject to a tax lien sale in February of the succeeding year. In the event that there is no purchaser for the tax lien at the sale, the tax lien is assigned to the State, and the property is reoffered for sale from time to time until such time as it is sold, subject to redemption, for an amount sufficient to cover all delinquent taxes.

After three years from the sale of the tax lien, the tax lien certificate holder may bring an action in a court of competent jurisdiction to foreclose the right of redemption and, if the delinquent taxes plus accrued interest are not paid by the owner of record or any entity having a right to redeem, a judgment is entered ordering the Treasurer to deliver a treasurer's deed to the certificate holder as prescribed by law.

Chapter 176, Laws of Arizona 2024 (commonly referred to by its original bill number as "SB 1431") revises the redemption and foreclosure process for tax lien certificate holders whereby a delinquent taxpayer may request an entry of judgment directing the sale of the property for excess proceeds. If a delinquent taxpayer requests an excess proceeds sale, and an entry of judgment is granted to direct such excess proceeds sale, a tax lien certificate holder's potential financial return on the subject tax lien eligible for foreclosure may decrease relative to the tax lien certificate holder's potential financial return on such tax lien prior to the enactment of SB 1431. Therefore, in connection with the new excess proceeds sale process instituted by SB 1431, it is reasonable to conclude that "tax sale investors" may be less willing to purchase tax liens. The effective date of SB 1431 was September 14, 2024. None of the City, the Municipal Advisor, the Underwriter or the counsel or agents of either of them, are able to determine or predict what impact, if any, SB 1431 will have on property tax collections in the City.

In the event of bankruptcy of a taxpayer pursuant to the United States Bankruptcy Code (the "Bankruptcy Code"), the law is currently unsettled as to whether a lien can attach against the taxpayer's property for property taxes levied during the pendency of bankruptcy. Such taxes might constitute an unsecured and possibly non-interest bearing administrative expense payable only to the extent that the secured creditors of a taxpayer are oversecured, and then possibly only on the prorated basis with other allowed administrative claims. It cannot be determined, therefore, what adverse impact bankruptcy might have on the ability to collect ad valorem taxes on property of a taxpayer within the City. Proceeds to pay such taxes come only from the taxpayer or from a sale of the tax lien on delinquent property.

When an owner of land or property within the City (a "debtor") files or is forced into bankruptcy, any act to obtain possession of the debtor's estate, any act to create or perfect any lien against the property of the debtor or any act to collect, assess or recover a claim against the debtor that arose before the commencement of the bankruptcy is stayed pursuant to the Bankruptcy Code. While the automatic stay of a bankruptcy court may not prevent the sale of tax liens against the real property of a bankrupt taxpayer, the judicial or administrative foreclosure of a tax lien against the real property of a debtor would be subject to the stay of bankruptcy court. It is reasonable to conclude that "tax sale investors" may be reluctant to purchase tax liens under such circumstances, and, therefore, the timeliness of the payment of post-bankruptcy petition tax collections becomes uncertain.

It cannot be determined what impact any deterioration of the financial conditions of any taxpayer, whether or not protection under the Bankruptcy Code is sought, may have on payment of or the secondary market for the Bonds. None of the City, the Municipal Advisor, the Underwriter or their respective agents or consultants has undertaken any independent investigation of the operations and financial condition of any taxpayer, nor have they assumed responsibility for the same.

In the event the County is expressly enjoined or prohibited by law from collecting taxes due from any taxpayer, such as may result from the bankruptcy of a taxpayer, any resulting deficiency could be collected in subsequent tax years by adjusting the City's tax rate charged to non-bankrupt taxpayers during such subsequent tax years.

ASSESSED VALUATIONS AND TAX RATES

TABLE 8

Direct and Overlapping Net Limited Assessed Property Values and Tax Rates *(a)*
Per $100 Net Limited Assessed Property Value

Overlapping Jurisdiction	2025/26 Net Limited Assessed Property Value	2025/26 Total Tax Rate Per $100 Net Limited Assessed Property Value
State of Arizona	$ 92,368,086,849	$0.0000
Maricopa County	60,724,517,168	1.1591
Maricopa County Community College District	60,724,517,168	1.0828
Maricopa County Fire District Assistance Tax	60,724,517,168	0.0076
Maricopa County Special Health Care District	60,724,517,168	0.2914
Maricopa County Library District	60,724,517,168	0.0462
Maricopa County Flood Control District *(b)*	56,554,825,877	0.1428
Central Arizona Water Conservation District *(c)*	60,724,517,168	0.1400
Elementary School Districts *(d)*		
Tolleson Elementary School District No. 17	312,629,053	4.1389
Liberty Elementary School District No. 25	501,070,687	3.7177
Avondale Elementary School District No. 44	829,320,601	3.5672
Littleton Elementary School District No. 65	485,455,772	4.1988
Litchfield Elementary School District No. 79	1,812,166,729	2.9306
Pendergast Elementary School District No. 92	603,981,546	5.2823
Union High School Districts *(d)*		
Agua Fria Union High School District No. 216	2,641,487,331	3.1740
Buckeye Union High School District No. 201	1,312,367,605	2.8998
Tolleson Union High School District No. 214	2,060,374,378	5.7601
Western Maricopa Education Center District No. 402	23,716,679,850	0.1815
Alamar Community Facilities District	22,333,134	4.1500
City of Avondale	711,470,312	1.4592

(a) The following overlapping jurisdictions are taxed as follows:

Overlapping Jurisdiction	Tax Rate Per Acre
Buckeye Water Conservation District	$15.2415 / acre
McMicken Irrigation District	2.0859 / acre
Roosevelt Irrigation District	37.3600 / acre
St. John's Irrigation District	82.9907 / acre

(b) The assessed value of the Maricopa County Flood Control District does not include the personal property assessed valuation of the County.

(c) Value shown for the Central Arizona Water Conservation District covers only the County portion of such District. (See footnote (b) to TABLE 16.)

(d) Each of the elementary school districts and union high school districts do not overlap other elementary school districts or union high school districts, respectively.

Source: *Property Tax Rates and Assessed Values,* Arizona Tax Research Association and Office of Budget and Finance of the County.

TABLE 9

Net Limited Assessed Property Value by Property Classification *(a)*
City of Avondale, Arizona

Class	2025/26	2024/25	2023/24	2022/23	2021/22
Commercial, Industrial, Utilities & Mines	$ 207,039,186	$ 203,882,509	$ 189,902,292	$ 181,019,439	$ 160,729,805
Agricultural and Vacant	26,528,482	21,714,050	20,464,686	20,976,377	18,673,793
Residential (owner occupied)	288,952,520	262,676,824	233,539,353	217,321,988	200,081,720
Residential (rental)	187,989,730	158,225,227	141,850,560	124,324,849	113,343,669
Railroad	549,983	621,369	564,173	519,234	322,535
Historical Property	345,509	342,654	-	-	-
Certain Government Property Improvements	64,902	70,410	2	58,454	55,670
Totals *(a)*	$ 711,470,312	$ 647,533,043	$ 586,321,066	$ 544,220,341	$ 493,207,192

(a) Totals may not add up due to rounding.

Source: *State and County Abstract of the Assessment Roll,* Arizona Department of Revenue.

TABLE 10

Net Limited Assessed Property Value of Major Taxpayers
City of Avondale, Arizona

Major Taxpayer *(a)*	2025/26 Net Limited Assessed Property Value	As % of 2025/26 Net Limited Assessed Property Value
Phoenix Speedway Corp.	$ 8,984,339	1.26 %
J. & J. Coldwater LLC	8,513,565	1.20
Salt River Project (T&D)	7,500,144	1.05
CPUS Fairway LP	6,667,134	0.94
Arizona Public Service	6,023,556	0.85
Avari LLC	5,876,577	0.83
Avalon TIC Two LLC/Avalon TIC One LLC	5,539,062	0.78
JIC Avondale LLC	5,445,937	0.77
Van Buren II Owner LLC	5,271,792	0.74
PR 101 Logistics Park Building 2 LLC	4,550,855	0.64
	$ 64,372,962	9.05 %

(a) Some of such taxpayers or their parent corporations are subject to the informational requirements of the Securities Exchange Act of 1934, as amended, and in accordance therewith file reports, proxy statements and other information with the Securities and Exchange Commission (the "Commission"). Such reports, proxy statements and other information (collectively, the "Filings") may be inspected, copied and obtained at prescribed rates at the Commission's public reference facilities at 100 F Street, N.E., Washington, D.C. 20549-2736. In addition, the Filings may also be inspected at the offices of the New York Stock Exchange at 20 Broad Street, New York, New York 10005. The Filings may also be obtained through the Internet on the Commission's EDGAR data base at http://www.sec.gov. No representative of the City, the Municipal Advisor, the Underwriter, Bond Counsel or counsel to the Underwriter has examined the information set forth in the Filings for accuracy or completeness, nor does any such representative assume responsibility for the same.

Source: The Assessor of the County.

TABLE 11

Comparative Net Limited Assessed Property Values

Fiscal Year	City of Avondale	Maricopa County	State of Arizona
2025/26	$ 711,470,312	$ 60,724,517,168	$ 92,368,086,849
2024/25	647,533,043	58,328,686,358	88,425,611,337
2023/24	586,321,066	54,722,310,149	83,026,514,349
2022/23	544,220,341	51,575,018,185	78,415,651,030
2021/22	493,207,192	48,724,126,672	74,200,360,570

Source: *State and County Abstract of the Assessment Roll,* Arizona Department of Revenue and *Property Tax Rates & Assessed Values*, Arizona Tax Research Association.

TABLE 12

Estimated Net Full Cash Value History
City of Avondale, Arizona

Fiscal Year	Estimated Net Full Cash Value *(a)*
2025/26	$ 12,455,511,016
2024/25	12,332,128,915
2023/24	9,536,947,183
2022/23	7,200,776,314
2021/22	6,477,548,277

(a) Estimated Net Full Cash Value is the total market value of the property within the City less the estimated Full Cash Value of property exempt from taxation within the City.

Source: *State and County Abstract of the Assessment Roll,* Arizona Department of Revenue.

DIRECT AND OVERLAPPING BONDED INDEBTEDNESS

TABLE 13

Current Year Statistics (For Fiscal Year 2025/26)
City of Avondale, Arizona

Net Limited Assessed Property Value	$ 711,470,312
Net Full Cash Assessed Value	1,449,387,025
Estimated Net Full Cash Value	12,455,511,016
Total General Obligation Bonds Outstanding and to be Outstanding	$ 68,160,000**(a)*
Total Water System Revenue Obligations Outstanding	19,500,000
Total Wastewater System Revenue Obligations Outstanding	51,670,000
Total Excise Tax Revenue Obligations Outstanding	12,495,000

The City's preliminary fiscal year 2026/27 Net Limited Assessed Property Value is estimated at $778,852,307, an increase of approximately 9.5% from the fiscal year 2025/26 Net Limited Assessed Property Value. The City's preliminary fiscal year 2026/27 Net Full Cash Assessed Value is estimated at $1,548,608,671, an increase of approximately 6.9% from the fiscal year 2025/26 Net Full Cash Assessed Value. The City's preliminary fiscal year 2026/27 Estimated Net Full Cash Value is estimated at $13,349,976,422, an increase of approximately 7.2% from the fiscal year 2025/26 Estimated Net Full Cash Value. The values are subject to positive or negative adjustments until approved by the Board of Supervisors of the County on or before August 17, 2026.

* *Subject to change.*

(a) Includes the Bonds. See footnotes (b) and (c) to TABLE 15 for a description of the treatment of certain proceeds of the Bonds and other general obligation bonds of the City for State debt limit purposes.

Source: *State and County Abstract of the Assessment Roll,* Arizona Department of Revenue and Office of Budget and Finance of the County.

TABLE 14A

Direct General Obligation Bonded Debt Outstanding and to be Outstanding
City of Avondale, Arizona

Issue Series	Original Amount	Purpose	Final Maturity Date (July 1)	Balance Outstanding and to be Outstanding
2017A	$ 14,740,000	Advance refunding	2029	$ 6,765,000
2019	21,390,000	Construction and improvements	2039	16,265,000
2021	13,670,000	Construction and improvements	2041	12,205,000
2025	11,205,000	Water system improvements	2044	10,925,000
Total General Obligation Bonded Debt Outstanding				$ 46,160,000
Plus: The Bonds				22,000,000*
Total General Obligation Bonded Debt Outstanding and to be Outstanding				$ 68,160,000*(a)

* *Subject to change.*

(a) See footnotes (b) and (c) to TABLE 15 for a description of the treatment of certain proceeds of the Bonds and other general obligation bonds of the City for State debt limit purposes.

[TABLES 14B and 14C to be updated upon the delivery of the City's upcoming Utility issuances]

TABLE 14B

Water System Revenue Obligations Outstanding
City of Avondale, Arizona

Issue Series	Original Amount	Purpose	Final Maturity Date (July 1)	Balance Outstanding
2026	$19,500,000	Water System improvements	2046	$ 19,500,000
Total Water System Revenue Obligations Outstanding				$ 19,500,000

TABLE 14C

Wastewater System Revenue Obligations Outstanding
City of Avondale, Arizona

Issue Series	Original Amount	Purpose	Final Maturity Date (July 1)	Balance Outstanding
2026A	$46,750,000	Wastewater treatment plant improvements	2056	$ 46,750,000
2026B	4,920,000	Refunding	2036	4,920,000
Total Wastewater System Revenue Obligations Outstanding				$ 51,670,000

TABLE 14D

Excise Tax Revenue Obligations Outstanding
City of Avondale, Arizona

Issue Series	Original Amount	Purpose	Final Maturity Date (July 1)	Balance Outstanding
2021	$11,770,000	Aquatic center	2031	$ 7,555,000
2021	7,765,000	Refunding	2031	4,940,000
Total Excise Tax Revenue Obligations Outstanding				$ 12,495,000

Direct Bonded Debt, Legal Limitation and Unused Borrowing Capacity
City of Avondale, Arizona

Under the provisions of the Arizona Constitution, outstanding general obligation bonded debt for combined water, sewer, light, parks and open space, transportation and public safety purposes may not exceed 20% of a city's Net Full Cash Assessed Value, nor may outstanding general obligation bonded debt for all other purposes exceed 6% of a city's Net Full Cash Assessed Value.

TABLE 15

General Municipal Purpose Bonds		Water, Light, Sewer, Open Space, Public Safety, Law Enforcement, Fire and Emergency Services, Park, Street and Transportation Facilities Bonds	
Total 6% General Obligation Bonding Capacity	$ 86,963,221	Total 20% General Obligation Bonding Capacity	$ 289,877,405
Less: 6% General Obligation Bonds Outstanding	(12,035,484)*(a)	Less: 20% General Obligation Bonds Outstanding	(56,124,516)*(a)
Less: Original Issue Premium for the Bonds	-*(b)	Less: Original Issue Premium for the Bonds	-*(b)
Less: Unamortized Net Original Issue Premium of Prior Bonds	(1,884,569)	Less: Unamortized Net Original Issue Premium of Prior Bonds	(3,286,158) (c)
Net 6% General Obligation Bonding Capacity	$ 73,043,168*	Net 20% General Obligation Bonding Capacity	$ 230,466,731*
Total Capacity	$303,509,899*		

* *Subject to change.*

(a) Includes the Bonds.

(b) This amount reduces in equal amount the borrowing capacity of the City under State statutes and the Arizona Constitution (as described under the heading "THE BONDS – Authorization and Use of Funds"). The principal amount authorized at the Election will be reduced by a total of $22,000,000. The City's borrowing capacity, but not authorization, will be recaptured as premium is amortized.*

(c) This amount of unamortized premium on certain of the City's outstanding general obligations bonds issued after August 2016 is treated as described in footnote (b) above.

TABLE 16

Direct and Overlapping General Obligation Bonded Debt
City of Avondale, Arizona

Overlapping Jurisdiction	General Obligation Bonded Debt *(b)*	Proportion Applicable to the City *(a)* Approximate Percent	Proportion Applicable to the City *(a)* Net Debt Amount
State of Arizona	None	0.77%	None
Maricopa County	None	1.17	None
Maricopa County Community College District	$ 26,675,000	1.17	$ 312,098
Maricopa County Special Health Care District	512,560,000	1.17	5,996,952
Tolleson Elementary School District No. 17	43,570,000	11.83	5,152,645
Avondale Elementary School District No. 44	38,995,000	9.49	3,699,627
Littleton Elementary School District No. 65	40,005,000	58.15	23,262,684
Litchfield Elementary School District No. 79	97,390,000	6.49	6,317,192
Pendergast Elementary School District No. 92	108,075,000	26.41	28,543,033
Agua Fria Union High School District No. 216	412,625,000	7.43	30,652,536
Tolleson Union High School District No. 214	374,045,000	23.24	86,918,008
Western Maricopa Education Center District No. 402	241,985,000	3.00	7,259,550
Alamar Community Facilities District	11,845,000	100.00	11,845,000
City of Avondale *(c)*	68,160,000*	100.00	68,160,000*
Net Direct and Overlapping General Obligation Bonded Debt			$ 278,119,325*

* *Subject to change.*

(a) Proportion applicable to the City is computed on the ratio of Net Limited Assessed Property Value for 2025/26.

(b) Includes total stated principal amount of general obligation bonds outstanding. Does not include outstanding principal amount of certificates of participation, revenue obligations or loan obligations outstanding for the jurisdictions listed above. Does not include outstanding principal amounts of various County improvement districts, as the bonds of these districts are presently being paid from special assessments against property within the various improvement districts.

Does not include presently authorized but unissued general obligation bonds of such jurisdictions which may be issued in the future as indicated in the following table. Additional bonds may also be authorized by voters within overlapping jurisdictions pursuant to future elections.

Overlapping Jurisdiction	*General Obligation Bonds Authorized but Unissued*
Maricopa County Special Health Care District	*$898,000,000*
Avondale Elementary School District No. 44	*65,000,000*
Litchfield Elementary School District No. 79	*10,000,000*
Pendergast Elementary School District No. 92	*50,800,000*
Western Maricoa Education Center District No. 402	*215,000,000*
Alamar Community Facillites District	*57,629,021*
City of Avondale (d)	*62,695,000**

Also does not include the obligation of the Central Arizona Water Conservation District ("CAWCD") to the United States Department of the Interior (the "Department of the Interior"), for repayment of certain capital costs for construction of the Central Arizona Project ("CAP"), a major reclamation project that has been substantially completed by the Department of the Interior. The obligation is evidenced by a master contract between CAWCD and the Department of the Interior. In April 2003, the United States and CAWCD agreed to settle litigation over the amount of the construction cost repayment obligation, the amount of the respective obligations for payment of the operation, maintenance and replacement costs and the application of certain revenues and credits against such obligations and costs. Under the agreement, CAWCD's obligation for substantially all of the CAP features that have been constructed so far will be set at $1.646 billion, which amount assumes (but does not mandate) that the United States will acquire a total of 667,724 acre feet of CAP water for federal purposes. The United States will complete unfinished CAP construction work related to the water supply system and regulatory storage stages of CAP at no additional cost to CAWCD. Of the $1.646 billion repayment obligation, 73% will be interest bearing and the remaining 27% will be non-interest bearing. These percentages will be fixed for the entire 50-year repayment period, which commenced October 1, 1993. CAWCD is a multi-county water conservation district having boundaries coterminous with the exterior boundaries of Arizona's Maricopa, Pima and Pinal Counties. It was formed for the express purpose of paying administrative costs and expenses of the CAP and to assist in the repayment to the United States of the CAP capital costs. Repayment will be made from a combination of power revenues, subcontract revenues (i.e., agreements with municipal, industrial and agricultural water users for delivery of CAP water) and a tax levy against all taxable property within CAWCD's boundaries. At the date of this Official Statement, the tax levy is limited to 14 cents per $100 of Net Limited Assessed Property Value, of which 14 cents is being levied. (See Sections 48-3715 and 48-3715.02, Arizona Revised Statutes.) There can be no assurance that such levy limit will not be increased or removed at any time during the life of the contract.

(c) Includes the Bonds.

(d) Reflects reduction in authorization from the Election in connection with the issuance of the Bonds.

Source: The various entities, *State and County Abstract of the Assessment Roll*, Arizona Department of Revenue and the Assessor of the County.

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* *Subject to change.*

TABLE 17

Direct and Overlapping General Obligation Bonded Debt Ratios
City of Avondale, Arizona

	Per Capita Bonded Debt Population Estimated @ 100,686	As % of City's 2025/26 Net Limited Assessed Property Value	As % of City's 2025/26 Estimated Net Full Cash Value
Net Direct General Obligation Bonded Debt**(a)*	$676.96	9.58%	0.55%
Net Direct and Overlapping General Obligation Debt**(a)*	2,762.24	39.09	2.23

* *Subject to change.*

(a) Includes the Bonds.

Source: *State and County Abstract of the Assessment Roll,* Arizona Department of Revenue, the Arizona Office of Economic Opportunity, and the City.

Other Obligations
City of Avondale, Arizona

Item	Approximate Payment Amount	Payments
LED streetlights	$107,000.00	Semi-annually through June 2028
Chiller plant	50,000.00	Quarterly through January 2034

CITY EMPLOYEE RETIREMENT SYSTEM

Retirement Benefits

The City contributes to the retirement plans described below and as referenced in Note 10 in APPENDIX E – "CITY OF AVONDALE, ARIZONA – AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2025." Benefits are established by State statute and, depending on the plan, provide retirement, death, long-term disability, survivor and health insurance premium benefits. Both the City and each covered employee contribute to the plans. The City also participates in the Corrections Officers Retirement Plan ("CORP") and the Elected Officials Retirement Plan ("EORP"). The City's CORP and EORP plans are considered to be immaterial to the financial operations of the City and as such are not included in the audited financial statements of the City included as APPENDIX E or in this section of the Official Statement.

Each of the plans has reported increases in its unfunded liabilities The increases in unfunded liabilities is expected to result in increased future annual contributions by the City and its employees; however the specific impact on the City's and its employees' future contributions cannot be determined at this time.

The Governmental Accounting Standards Board ("GASB") adopted Statement No. 68, Accounting and Financial Reporting for Pensions, which requires that cost-sharing employers report their "proportionate share" of a plan's net pension liability in their government-wide financial statements and that the cost-sharing employer's pension expense component include its proportionate share of the system's pension expense, the net effect of annual changes in the employer's proportionate share and the annual differences between the employer's actual contributions and its proportionate share. GASB's Statement No. 67, Financial Reporting for Pensions, is designed to improve financial reporting by state and local governmental pension plans.

Starting on page 98 in APPENDIX E – "CITY OF AVONDALE, ARIZONA – AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2025" is information about the plans based on GASB's Statements Nos. 67 and 68. Please refer to APPENDIX E for more specific information about the plans. In the case of any difference between what is here versus what is in APPENDIX E, the latter supersedes the former.

The Arizona State Retirement System ("ASRS"). ASRS is a multiple-employer defined benefit pension plan, a multiple-employer defined benefit health insurance premium benefit plan, and a multiple-employer defined benefit long-term disability plan for approximately 650,000 Arizona public employees including qualified employees of the State, municipal governments, counties and K-12 education agencies. As of June 30, 2025, the unfunded liability for ASRS was $18.294 billion with a funding ratio of 75.6% and an assumed earning rate of 7.0%. As of June 30, 2025, the City reported a liability of $45,220,254 for its proportionate share of the net pension liability under ASRS. Pursuant to State statute, the contribution rate for the employer (the City) and active members of ASRS are equal. For Fiscal Year 2025/26, the actuarially determined contribution rate for the City and active members of ASRS is 12.00% (11.86% for retirement and health insurance and 0.14% for long-term disability).

The table below shows recent actuarially determined contribution rates that the active ASRS members and the City are/were required to contribute, the plan's funded status and the pension contributions under ASRS for the current and past four Fiscal Years.

Fiscal year ended	Retirement and Health Insurance Premiums	Long-term Disability	Total Contribution Rate	Funded Status	Pension Contributions
June 30, 2027	11.87%	0.11%	11.98%	unavailable	unavailable
June 30, 2026	11.86	0.14	12.00	unavailable	unavailable
June 30, 2025	12.12	0.15	12.27	75.6%	$5,303,510
June 30, 2024	12.14	0.15	12.29	74.0	4,629,986
June 30, 2023	12.03	0.14	12.17	73.1	4,083,719

The Public Safety Personnel Retirement System ("PSPRS"). PSPRS is an agent multiple-employer defined benefit pension plan and an agent multiple employer defined benefit health insurance premium benefit plan that covers public safety personnel who are regularly assigned to hazardous duties for which the Arizona State Legislature establishes active plan members' contribution rates and member benefits. This is not a "pooled" system – a separate account exists for the police and fire employees of each participating political subdivision. In total, there are 258 individual plans in PSPRS. Each plan has its own financial condition, funding status, etc. which varies greatly across the system.

A 2016 amendment to the State constitution ("Prop 124") created an exception to the prohibition in the Constitution against diminishing or impairing public retirement system benefits by allowing for certain adjustments to PSPRS and preserved the State's legislative ability to modify public retirement benefits. Prop 124 allowed for, among other things, the replacement of permanent benefit increases then required by law with COLA (defined below) provisions tied to the regional consumer price indexes.

PSPRS active membership is comprised of three separate "tiers" based on date of hire which are shown in the following table.

"Tier 1" Members	"Tier 2" Members	"Tier 3" Members
Hired into PSPRS position before January 1, 2012	Hired into PSPRS position on or after January 1, 2012 and before July 1, 2017	Hired into PSPRS position on or after July 1, 2017

The different tiers have different types of plans. Tier 1 members have a defined benefit plan, Tier 2 members have a defined benefit or defined benefit hybrid plan and Tier 3 members have a defined contribution, defined benefit or defined benefit hybrid plan. (The hybrid plan is a pension with an additional defined contribution tax-deferred retirement savings account for Tier 2 and Tier 3 members who do not contribute to Social Security). For Tier 1 and Tier 2 members, the type of plan is determined automatically. For Tier 3 members the type of plan is an irrevocable career choice with a default to a defined benefit plan after 90 days. The actuarially determined employer contribution rate varies among the different tiers and the different types of plans as shown in the tables below.

As of June 30, 2025, the unfunded liability for Tiers 1 and 2 of PSPRS was $7.1 billion with a funding ratio of 70.5%. When calculating, an assumed earning rate of 7.2% was used and an assumed rate of 1.75% was used for increases in the cost of living allowance ("COLA").

The following tables show the actuarially determined annual contribution rates, funded status and total audited contribution amounts for PSPRS.

Fire

	Fiscal Year Ended				
	6/30/2027	6/30/2026	6/30/2025	6/30/2024	6/30/2023
Contribution Rates*					
Tier 1 Defined Benefit Employer	32.32%	32.94%	31.83%	31.07%	30.55%
Tier 1 Defined Benefit Employee	7.65%	7.65%	7.65%	7.65%	7.65%
Tier 2 Defined Benefit Employer (a)	32.32%	32.94%	31.83%	31.07%	30.55%
Tier 2 Defined Benefit Employee (a)(b)	7.65%	7.65%	7.65%	7.65%	7.65%
Tier 3 Defined Benefit Employer (a)(c)	24.42%	24.72%	23.65%	23.22%	25.17%
Tier 3 Defined Benefit Employee (a)	8.66%	8.69%	8.89%	9.56%	9.94%
Tier 3 Defined Contribution Employer (c)	26.54%	26.77%	25.49%	24.26%	26.08%
Tier 3 Defined Contribution Employee	10.78%	10.74%	10.73%	10.60%	10.85%
Pension Funded Status	N/A	N/A	78.7%	77.0%	77.9%
Health Funded Status	N/A	N/A	148.4%	145.4%	136.1%
Total City (Employer) Pension and Health Contribution	N/A	N/A	$2,569,402	$2,249,669	$2,262,891

Police

	Fiscal Year Ended				
	6/30/2027	6/30/2026	6/30/2025	6/30/2024	6/30/2023
Contribution Rates*					
Tier 1 Defined Benefit Employer	30.56%	31.97%	32.23%	32.02%	32.28%
Tier 1 Defined Benefit Employee	7.65%	7.65%	7.65%	7.65%	7.65%
Tier 2 Defined Benefit Employer (a)	30.56%	31.97%	32.23%	32.02%	32.28%
Tier 2 Defined Benefit Employee (a)(b)	7.65%	7.65%	7.65%	7.65%	7.65%
Tier 3 Defined Benefit Employer (a)(c)	25.06%	26.29%	26.48%	27.21%	28.40%
Tier 3 Defined Benefit Employee (a)	8.66%	8.69%	8.89%	9.56%	9.94%
Tier 3 Defined Contribution Employer (c)	27.18%	28.34%	28.32%	28.25%	29.31%
Tier 3 Defined Contribution Employee	10.78%	10.74%	10.73%	10.60%	10.85%
Pension Funded Status	N/A	N/A	74.6%	70.9%	69.0%
Health Funded Status	N/A	N/A	143.3%	129.8%	128.0%
Total City (Employer) Pension and Health Contribution	N/A	N/A	$3,033,268	$4,574,027	$4,052,949

* Sum of the Pension and Health insurance premium benefit contribution rates.

(a) Does not include additional contribution percentage of 3% associated with defined benefit ("DB") members additionally participating in the defined contribution ("DC") plan. Employer rate is 4% for Tier 2 members for a period of time depending on the individual's membership date.

(b) Tier 2 employees contribute a maximum of 11.65%, but statutory requirements dictate only 7.65% is applied toward employer costs.

(c) The amortization of unfunded liabilities for Tier 1 and Tier 2 is applied to the payroll for employees in all tiers, including Tier 3, on a level percent basis.

Statutory Changes and Court Decisions Regarding the PSPRS, CORP and EORP

PSPRS, CORP and EORP are all operated under the umbrella of the Public Safety Personnel Retirement System and the Public Safety Personnel Retirement System Board of Trustees. Since 2011 there have been various modifications designed to mitigate increasing unfunded liabilities in the programs. Some of these modifications were enacted by the Arizona Legislature; some changes resulted from successful court challenges to those statutory changes; and other changes were implemented by voter approved amendments to the State Constitution. Substantively, the modifications have included changes to contribution rates, retirement criteria, funding horizons, retirement benefits and post-retirement benefit increase calculations.

Potential Future State Legislation Affecting ASRS and PSPRS

Bills are frequently introduced at sessions of the State Legislature that, if enacted, could impact the administration of the ASRS and PSPRS and the eligibility, timing and payment of benefits from such plans. The City is unable to determine whether any such bills will be enacted into legislation or in what form such legislation may be enacted and what the impact of any such legislation may be.

Other Post-Employment Retirement Benefits

During the year ended June 30, 2018, the City implemented the provisions of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB 75"). The City is required to report the actuarially accrued cost of post-employment benefits, other than pension benefits ("OPEB"), such as health and life insurance for current and future retirees. GASB 75 addresses reporting by governments that provide OPEB by measuring and recognizing net assets or liabilities, deferred outflows of resources, deferred inflows of resources, and expenses/expenditures related to OPEB provided through defined benefit OPEB plan. Please refer to APPENDIX E of the Official Statement which includes the City's audited financial statements and specifically "Note 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES."

The City does not offer any OPEB. The City's employees, their spouses and survivors may be eligible for certain retiree health care benefits under health care programs provided by the State. Employees on long-term disability and their spouses also may qualify for retiree health care benefits through the State. Such individuals may obtain the health care benefits offered by the State by paying 100% of the applicable health care insurance premium, net of any subsidy provided by the State. The benefits are available to all retired participants in the State's health care program. The City does not make payments for OPEB costs for such retirees.

REVENUES AND EXPENDITURES

State law requires that the City's financial books and records be audited by the State Auditor General or independent certified public accountants on an annual basis. The audited financial statements of the City are presented in APPENDIX E – "CITY OF AVONDALE, ARIZONA – AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2025."

The table below summarizes audited Revenues, Expenses and Changes in Fund Balance for the fiscal years 2020/21 through 2024/25 and budgeted figures for fiscal year 2025/26. The information contained in the summary should be read in conjunction with the financial statements and accompanying notes in APPENDIX E of this Official Statement.

The Bonds will be payable solely from the source described under the heading "SECURITY AND SOURCES OF PAYMENT OF THE BONDS." The information provided in the following table is for reference only.

	Audited					Budgeted
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26 *(a)*
FUND BALANCE AT BEGINNING OF YEAR	$ 59,341,181	$ 87,646,674	$ 93,495,366	$ 121,870,719	$ 135,225,195	$ 136,402,546
REVENUES						
Taxes	$ 49,846,967	$ 57,269,850	$ 63,188,714	$63,146,599	$63,360,912	$60,711,000
Licenses and permits	6,322,897	8,344,118	6,329,191	5,030,024	6,352,661	4,033,000
Intergovernmental	27,660,948	31,466,328	37,763,116	45,883,958	43,415,520	42,187,700
Charges for services	1,899,697	2,604,389	3,620,729	2,983,761	7,993,221	4,488,100
Fines, forfeitures, and penalties	1,034,521	1,036,240	831,996	1,067,714	1,911,239	1,246,000
Investment income	693,931	(2,172,800)	(1,162,101)	9,582,124	11,467,221	3,466,000
Net increase/decrease in the fair value of investment	(647,404)	-	-	-	-	-
Contributions	13,703	4,740	5,530	17,027	24,131	54,000
Miscellaneous	1,405,935	1,190,012	682,655	1,077,412	1,010,621	1,495,500
TOTAL REVENUES	$ 88,231,195	$ 99,742,877	$ 111,259,830	$ 128,788,619	$ 135,535,526	$ 117,681,300
ADJUSTMENTS						
Sale of capital assets	$ 2,168,851	$ 6,827	$ 23,148	$ 3,073,807	$ 34,110	$62,000
Capital leases	-	-	-	1,265,610	-	-
Transfers in	1,137,007	3,170,709	1,648,601	1,140,286	1,029,000	1,070,000
Transfers out *(b)*	(2,654,000)	(25,590,805)	(9,820,000)	(31,617,641)	(32,672,213)	(74,205,400)
TOTAL OTHER FINANCING SOURCES (USES)	$ 148,224,234	$ 164,976,282	$ 196,606,945	$ 224,521,400	$ 239,151,618	$ 181,010,446
EXPENDITURES						
Current:						
General government	$ 16,946,865	$ 18,944,506	$ 22,782,452	$ 29,941,392	$ 30,741,187	$34,310,500
Public safety	27,282,385	35,001,067	35,435,185	38,733,823	50,344,138	54,761,900
Health and welfare	1,967,394	-	-	-	-	-
Economic and community development	6,355,983	5,476,628	2,859,966	5,493,483	5,444,135	8,115,500
Culture and recreation	4,935,971	-	-	-	-	-
Community services	-	6,608,516	4,544,282	10,583,676	11,729,561	16,369,300
Streets and transportation	-	1,955,708	7,659,553	2,833,602	3,346,605	3,793,100
Other	-	-	-	(212,158)	-	-
Debt service:						
Principal	104,970	118,675	142,062	163,963	266,342	179,000
Interest and other charges	67,369	64,433	60,936	56,972	77,813	49,000
Capital outlay	2,916,623	3,311,383	1,251,790	1,701,452	799,291	467,600
TOTAL EXPENDITURES	$ 60,577,560	$ 71,480,916	$ 74,736,226	$ 89,296,205	$ 102,749,072	$ 118,045,900
FUND BALANCE AT END OF YEAR	**$ 87,646,674**	**$ 93,495,366**	**$ 121,870,719**	**$ 135,225,195**	**$ 136,402,546**	**$ 62,964,546**

(a) Reflects the City's budgeted figures for fiscal year 2025/26 which are unaudited and subject to change upon audit. The expenditure categories reflect the implementation of a new financial system and chart of accounts. These amounts are "forward looking" statements and should be considered with an abundance of caution.

(b) The changes in transfers out between fiscal years are primarily due to one-time funding of capital projects.

APPENDIX C

FORM OF APPROVING LEGAL OPINION

[Closing Date]

Mayor and Council
City of Avondale, Arizona

Re: City of Avondale, Arizona General Obligation Bonds, Series 2026

We have examined copies of the proceedings of the Mayor and Council of the City of Avondale, Arizona (the "City"), and other proofs submitted to us relative to the issuance of the captioned Bonds (the "Bonds"). In addition, we have examined such other proceedings, proofs, instruments, certificates and other documents as well as such other materials and such matters of law as we have deemed necessary or appropriate for the purposes of the opinion rendered herein below. In such examination, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals and the conformity to the original documents of all documents submitted to us as copies. As to any facts material to our opinion, we have, when relevant facts were not independently established, relied upon the aforesaid proceedings and proofs.

We are of the opinion that such proceedings and proofs show lawful authority for the sale and issuance of the Bonds pursuant to the Constitution and laws of the State of Arizona now in force and that the Bonds are valid and legally binding obligations of the City, all of the taxable property within which is subject to the levy of a tax without limitation as to rate or amount to pay the principal of and interest on the Bonds.

Under existing statutes, regulations, rulings and court decisions, subject to the reliance and assumption stated in the last sentence of this paragraph, interest on the Bonds is excludable from the gross income of the owners thereof for federal income tax purposes, and interest on the Bonds is exempt from income taxation under the laws of the State of Arizona. Furthermore, interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. In the case of the alternative minimum tax imposed by Section 55(b)(2) of the Internal Revenue Code of 1986, as amended (the "Code"), on applicable corporations (as defined in Section 59(k) of the Code), interest on the Bonds is not excluded from the determination of adjusted financial statement income. (We express no opinion regarding other tax consequences resulting from the ownership, receipt or accrual of interest on, or disposition of, the Bonds.) The Code includes requirements which the City must continue to meet after the issuance of the Bonds in order that interest on the Bonds not be included in gross income for federal income tax purposes. The failure of the City to meet these requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactive to their date of issuance. The Mayor and Council of the City have resolved in Ordinance No. _____, adopted by the Mayor and Council of the City on June 1, 2026, to take the actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds. (Subject to the same limitations in the penultimate paragraph hereof, the City has full legal power and authority to comply with such covenants.) In rendering the opinion expressed above, we have assumed continuing compliance with the tax covenants referred to above that must be met after the issuance of the Bonds in order that interest on the Bonds not be included in gross income for federal tax purposes.

The rights of the holders of the Bonds and the enforceability of those rights may be subject to bankruptcy, insolvency, reorganization, moratorium and similar laws affecting creditors' rights. The enforcement of such rights may also be subject to the exercise of judicial discretion in accordance with general principles of equity.

This opinion represents our legal judgment based upon our review of the law and the facts we deem relevant to render such opinion and is not a guarantee of a result. This opinion is given as of the date hereof, and we assume no obligation to review or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Respectfully submitted,

APPENDIX D

FORM OF CONTINUING DISCLOSURE UNDERTAKING

CONTINUING DISCLOSURE UNDERTAKING

$22,000,000*
CITY OF AVONDALE, ARIZONA
GENERAL OBLIGATION BONDS, SERIES 2026

This Continuing Disclosure Undertaking (this "Undertaking") is executed and delivered by the City of Avondale, Arizona (the "City"), in connection with the sale and issuance of $22,000,000* principal amount of City of Avondale, Arizona General Obligation Bonds, Series 2026 (the "Bonds"). The Bonds are being issued pursuant to an ordinance adopted by the Mayor and Council of the City on June 1, 2026 (the "Ordinance"). The City covenants and agrees as follows:

1. Definitions. In addition to those defined hereinabove, the terms set forth below shall have the following meanings in this Undertaking, unless the context clearly otherwise requires:

"Annual Financial Information" means the financial information and operating data set forth in Exhibit I.

"Annual Financial Information Disclosure" means the dissemination of disclosure concerning Annual Financial Information and the dissemination of the Audited Financial Statements as set forth in Section 4.

"Audited Financial Statements" means the audited financial statements of the City prepared pursuant to the standards and as described in Exhibit I.

"Commission" means the Securities and Exchange Commission.

"Dissemination Agent" means any agent designated as such in writing by the City and which has filed with the City a written acceptance of such designation, and such agent's successors and assigns.

"*EMMA*" means the Electronic Municipal Market Access system of the MSRB. Information regarding submissions to EMMA is available at http://emma.msrb.org.

"*Exchange Act*" means the Securities Exchange Act of 1934, as amended.

"*Final Official Statement"* means the Final Official Statement relating to the Bonds, dated _____, 2026.

"*Financial Obligation*" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"*GAAP*" means generally accepted accounting principles, as applied to governmental units as modified by the laws of the State.

"*Listed Event*" means the events set forth in Exhibit II.

"*Listed Events Disclosure*" means dissemination of disclosure concerning a Listed Event as set forth in Section 5.

"MSRB" means the Municipal Securities Rulemaking Board.

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* *Subject to change.*

"Participating Underwriter" means each broker, dealer or municipal securities dealer acting as an underwriter in the primary offering of the Bonds.

"Rule" means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Exchange Act.

"State" means the State of Arizona.

2. Purpose of this Undertaking. This Undertaking is executed and delivered by the City as of the date set forth below for the benefit of the beneficial owners of the Bonds and in order to assist the Participating Underwriter in complying with the requirements of the Rule. The City represents that it will be the only obligated person with respect to the Bonds at the time the Bonds are delivered to the Participating Underwriter and that no other person is expected to become so committed at any time after such delivery of the Bonds.

3. CUSIP Numbers. The CUSIP Numbers of the Bonds are as follows:

CUSIP No. (Base 054314)	Maturity Date (July 1)

4. Annual Financial Information Disclosure. Subject to Section 8 of this Undertaking, the City shall disseminate its Annual Financial Information and its Audited Financial Statements, if any (in the form and by the dates set forth in Exhibit I), through EMMA.

If any part of the Annual Financial Information can no longer be generated because the operations to which it is related have been materially changed or discontinued, the City will disseminate a statement to such effect as part of its Annual Financial Information for the year in which such event first occurs.

If any amendment is made to this Undertaking, the Annual Financial Information for the year in which such amendment is made shall contain a narrative description of the reasons for such amendment and its impact on the type of information being provided.

5. Listed Events Disclosure. Subject to Section 8 of this Undertaking, the City shall disseminate in a timely manner, but not more than ten (10) business days after the occurrence of the event, Listed Events Disclosure through EMMA. Whether events subject to the standard "material" would be material shall be determined under applicable federal securities laws.

6. Consequences of Failure of the City to Provide Information. The City shall give notice in a timely manner through EMMA of any failure to provide Annual Financial Information Disclosure when the same is due hereunder.

In the event of a failure of the City to comply with any provision of this Undertaking, the beneficial owner of any Bond may seek mandamus or specific performance by court order, to cause the City to comply with its obligations under this Undertaking. A default under this Undertaking shall not be deemed an event of default under the Ordinance, and the sole remedy available to such owners of the Bonds under this Undertaking in the event of any failure of the City to comply with this Undertaking shall be an action to compel performance.

7. Amendments; Waiver. Notwithstanding any other provision of this Undertaking, the City by certified resolution or ordinance authorizing such amendment or waiver, may amend this Undertaking, and any provision of this Undertaking may be waived only if:

(a) The amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City, or type of business conducted;

(b) This Undertaking, as amended or affected by such waiver, would have complied with the requirements of the Rule at the time of the primary offering, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver does not materially impair the interests of the beneficial owners of the Bonds, as determined by parties unaffiliated with the City or by approving vote of the owners of the Bonds at the time of the amendment.

The Annual Financial Information containing amended operating data or financial information resulting from such amendment or waiver, if any, shall explain, in narrative form, the reasons for the amendment or waiver and the impact of the change in the type of operating data or financial information being provided. If an amendment or waiver is made specifying an accounting principle to be followed in preparing financial statements and such changes are material, the Annual Financial Information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles. Such comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles in the presentation of the financial information in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, such comparison also shall be quantitative. If the accounting principles of the City change or the fiscal year of the City changes, the City shall file a notice of such change in the same manner as for a notice of Listed Event.

8. Non-Appropriation. The performance by the City of its obligations in this Undertaking shall be subject to the annual appropriation of any funds that may be necessary to permit such performance. In the event of a failure by the City to comply with its covenants under this Undertaking due to a failure to appropriate the necessary funds, the City covenants to provide prompt notice of such fact to the MSRB through EMMA, in a format prescribed by the MSRB.

9. Termination of Undertaking. This Undertaking shall be terminated hereunder if the City shall no longer have liability for any obligation on or relating to repayment of the Bonds under the Ordinance.

10. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Undertaking, and may discharge any such Agent, with or without appointing a successor Dissemination Agent.

11. Additional Information. Nothing in this Undertaking shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Undertaking or any other means of communication, or including any other information in any Annual Financial Information Disclosure or notice of occurrence of a Listed Event, in addition to that which is required by this Undertaking. If the City chooses to include any information from any document or notice of occurrence of a Listed Event in addition to that which is

specifically required by this Undertaking, the City shall have no obligation under this Undertaking to update such information or include it in any future Annual Financial Information Disclosure or Listed Events Disclosure.

12. Beneficiaries. This Undertaking has been executed in order to assist the Participating Underwriter in complying with the Rule; however, this Undertaking shall inure solely to the benefit of the City, the Dissemination Agent, if any, and the beneficial owners of the Bonds, and shall create no rights in any other person or entity.

13. Recordkeeping. The City shall maintain records of all Annual Financial Information Disclosure and Listed Events Disclosure including the content of such disclosure, the names of the entities with whom such disclosure was filed and the date of filing such disclosure.

14. Governing Law. This Undertaking shall be governed by the laws of the State.

DATED: [Closing Date]

CITY OF AVONDALE, ARIZONA

By.....
Mayor

ATTEST:

.....
City Clerk

APPROVED AS TO FORM:

.....
City Attorney

EXHIBIT I

ANNUAL FINANCIAL INFORMATION AND TIMING AND
AUDITED FINANCIAL STATEMENTS

"Annual Financial Information" means financial information and operating data of the type contained in Appendix B of the Final Official Statement in Table Nos. 7, 9, 10, and 15 (in each case, actual results for most recently completed fiscal year only).

All or a portion of the Annual Financial Information and the Audited Financial Statements as set forth below may be included by reference to other documents which have been submitted through EMMA or filed with the Commission. If the information included by reference is contained in a final official statement, the final official statement must be available from the MSRB. The City shall clearly identify each such item of information included by reference.

Annual Financial Information exclusive of Audited Financial Statements will be provided through EMMA by February 1 of each year, commencing February 1, 2027. Audited Financial Statements as described below should be filed at the same time as the Annual Financial Information. If Audited Financial Statements are not available when the Annual Financial Information is filed, unaudited financial statements shall be included, to be followed up by Audited Financial Statements within 30 days after availability to the City.

Audited Financial Statements will be prepared according to GAAP.

If any change is made to the Annual Financial Information as permitted by Section 4 of this Undertaking, the City will disseminate a notice of such change as required by Section 4, including changes in fiscal year or GAAP.

EXHIBIT II

EVENTS FOR WHICH LISTED EVENTS DISCLOSURE IS REQUIRED

1. Principal and interest payment delinquencies.
2. Non-payment related defaults, if material.
3. Unscheduled draws on debt service reserves reflecting financial difficulties.
4. Unscheduled draws on credit enhancements reflecting financial difficulties.
5. Substitution of credit or liquidity providers, or their failure to perform.
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations, in each case, with respect to the tax status of the security, or other material events affecting the tax status of the security.
7. Modifications to the rights of security holders, if material.
8. Bond calls, if material, or tender offers.
9. Defeasances.
10. Release, substitution or sale of property securing repayment of the securities, if material.
11. Rating changes.
12. Bankruptcy, insolvency, receivership or similar events of the City, being if any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the City in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under State or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.
13. The consummation of a merger, consolidation or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material.
15. Incurrence of a Financial Obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material.
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the City, any of which reflect financial difficulties.

APPENDIX E

CITY OF AVONDALE, ARIZONA –

AUDITED ANNUAL FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2025

APPENDIX F

BOOK-ENTRY-ONLY SYSTEM

The Depository Trust Company ("DTC") will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants" and together with the Direct Participants, the "Participants"). DTC has Standard & Poor's rating of: "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial

Owners may wish to provide their names and addresses to the Bond Registrar and Paying Agent and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Payment of principal of and interest on the Bonds and the redemption price of any Bond will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or the Bond Registrar and Paying Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Bond Registrar and Paying Agent or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal of and interest on the Bonds and the redemption price of any Bonds will be made to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or Bond Registrar and Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the City or the Bond Registrar and Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

ORDINANCE NO. 2017-0626

ORDINANCE (1) PROVIDING FOR THE SALE AND ISSUANCE OF CITY OF AVONDALE, ARIZONA GENERAL OBLIGATION BONDS, SERIES 2026 AND FOR THE ANNUAL LEVY OF A TAX FOR THE PAYMENT OF THE BONDS; (2) APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF NECESSARY AGREEMENTS, INSTRUMENTS AND DOCUMENTS RELATED TO THE SALE AND ISSUANCE OF THE BONDS; (3) DELEGATING AUTHORITY TO THE MAYOR, THE MANAGER AND THE FINANCE AND BUDGET DIRECTOR OF THE CITY TO DETERMINE CERTAIN MATTERS AND TERMS WITH RESPECT TO THE FOREGOING; (4) AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO CONSUMMATE THE TRANSACTIONS CONTEMPLATED BY THIS ORDINANCE AND RATIFYING ALL ACTIONS TAKEN TO FURTHER THIS ORDINANCE; AND (5) DECLARING AN EMERGENCY.

WHEREAS, at a special bond election held in and for the City of Avondale, Arizona (the "City"), on November 4, 2025 (the "Election"), there was submitted to the qualified electors thereof, among others, the following question:

QUESTION 1

PURPOSE: PARKS, RECREATION AND LIBRARY PROJECTS

AMOUNT: $68,000,000

Shall the City of Avondale, Arizona be authorized to issue and sell general obligation bonds in the principal amount of up to $68,000,000 to provide funding for parks, recreation and library projects, including, but not limited to:

- Designing, constructing, improving, and acquiring new and existing community and neighborhood parks and facilities, including shade structures, bike and pedestrian paths and bridges, trails, recreational facilities, open space preservation, water conservation, and library buildings?

Generated funds will be used to pay for all necessary design, construction, reconstruction, improvement, repair, renovation, equipment, and associated costs, including the acquisition of land or interests necessary for such purposes, all legal, financial, consulting, and other costs and fees in connection therewith. Such bonds will be issued in one or more series as tax-exempt or taxable bonds and may be sold at prices that include premiums not greater than permitted

> by law. Such bonds may have principal payable not later than 25 years from the date of issuance of each series. Such bonds will be issued as general obligations bonds, and the issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on the bonds.

; and

WHEREAS, the returns of the Election were duly canvassed by the Mayor and Council of the City (the "Council"), and a certificate disclosing the purpose of the Election, the total number of votes cast thereat, the total number of votes for and against the issuance of the bonds, and stating that the creation of the indebtedness by the issuance of the bonds in accordance with the foregoing question was ordered, has been filed and recorded in the office of the County Recorder of Maricopa County, Arizona; and

WHEREAS, a majority of the qualified electors of the City, voting at the Election voted "Bond Approval, Yes," in answer to the foregoing question; and

WHEREAS, the Council has determined to sell and issue all or a portion of the authorized amount of such bonds (the "Bonds") as general obligation bonds for the purposes granted at the Election; and

WHEREAS, the Council will receive a proposal from RBC Capital Markets, LLC (the "Underwriter"), and has determined that the Bonds should be sold through negotiation to the Underwriter on such terms as may hereafter be approved by the Authorized Representatives (as defined herein); and

WHEREAS, the City has retained Stifel, Nicolaus & Company, Incorporated as municipal advisor to the City pursuant to the Strategic Alliance of Volume Expenditures (SAVE) Cooperative Response Proposal #C-005-2223; and

WHEREAS, all things required to be done preliminary to the authorization, sale and issuance of the Bonds have been duly done and performed in the manner required by law, and the Council is now empowered to proceed with the sale and issuance of the Bonds.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF AVONDALE, ARIZONA, as follows:

Section 1. Authorization and Terms.

(a) (1) The Bonds, to provide funds for the purposes set forth in the above-mentioned form of ballot question submitted to the qualified electors of the City at the Election, are hereby authorized to be sold and issued as a series of bonds of the City to be designated "City of Avondale, Arizona General Obligation Bonds, Series 2026" in accordance with this Ordinance and applicable law.

(2) The Bonds are authorized by the provisions of Title 35, Chapter 3, Article 3, Arizona Revised Statutes and constitute the first series of bonds of a total authorized amount of not to exceed $68,000,000 principal amount of bonds of the City approved by the qualified electors of the City at the Election.

(3) The proceeds from the sale of the Bonds shall be credited against the total principal amount of bonds and the specific amount of bonds so authorized by the qualified electors of the City at the Election and for each respective purpose and project as set forth in the question on the official form of ballot, and the proceeds of the Bonds shall be applied to each respective purpose and project as determined by the Authorized Representatives on behalf of the City.

(b) The Mayor, any other member of the Council, the Manager, the Finance and Budget Director of the City or the designees of any of them (collectively, the "Authorized Representatives") are hereby authorized and directed to determine on behalf of the City: (1) the total principal amount of the Bonds (but not to exceed $22,000,000 aggregate principal amount) and the amounts to be allocated to each of the purposes authorized by the Election; (2) the final principal and maturity schedule of the Bonds (but none of the Bonds to mature later than July 1, 2046); (3) the interest rates with respect to the Bonds and the dates for payment of such interest (the "interest payment dates"); (4) the provisions for redemption in advance of maturity of the Bonds; (5) the sales date, sales price and other sales terms of the Bonds (including provision for underwriter's compensation, original issue discount and original issue premium); and (6) the provision for credit enhancement, if any, for the Bonds; provided, however, that such determinations must result in a yield for federal income tax purposes with respect to the Bonds of not to exceed six percent (6%).

(c) (1) The Bonds shall be dated the date of their initial authentication and delivery and issued in the denomination of $5,000 of principal amount each or integral multiples thereof and only in fully registered form.

(2) The principal of and premium, if any, on the Bonds shall be payable at maturity or prior redemption upon presentation and surrender thereof at the designated corporate trust office of the Bond Registrar and Paying Agent (as defined herein).

(3) The Bonds shall bear interest at their respective rates from their date to the maturity or prior redemption of each Bond, payable commencing on the first interest payment date. Interest on the Bonds shall be payable by check, dated as of the interest payment date, mailed to the registered owners thereof and at the addresses appearing on the registration books maintained by the Bond Registrar and Paying Agent at the close of business on the fifteenth (15th) day of the month next preceding that interest payment date (the "regular record date"). Any such interest on a Bond which is not timely paid or duly provided for shall cease to be payable to the registered owner thereof (or of one or more predecessor Bonds) as of the regular record date, and shall be payable to the registered owner thereof (or of one or more predecessor Bonds) at the close of business on a special record date for the payment of that overdue interest. The special record date shall be fixed by the Bond Registrar and Paying Agent whenever moneys become available for payment of the overdue interest, and notice of the special record date shall be given to the registered owners of Bonds not less than ten (10) days prior thereto.

(4) The principal of and premium, if any, and interest on the Bonds shall be payable in lawful money of the United States of America. Notwithstanding anything to the contrary herein and as may be set forth in the definitive form of the Bonds, the principal of and premium, if any, and interest on the Bonds may be paid by wire transfer in immediately available funds if satisfactory arrangements are made.

Section 2. Prior Redemption of the Bonds.

(a) Notice of redemption of any Bond shall be mailed by first class mail, postage prepaid, not more than sixty (60) nor less than thirty (30) days prior to the date set for redemption to the registered owner of the Bond or Bonds being redeemed at the address shown on the registration books for the Bonds maintained by the Bond Registrar and Paying Agent. Failure to properly give such notice of redemption shall not affect the redemption of any Bond for which notice was properly given. Such notice may provide that the redemption is conditional upon moneys for payment of the redemption price being held in separate accounts by the Bond Registrar and Paying Agent.

(b) On the date designated for redemption by notice given as herein provided, the Bonds or portions thereof to be redeemed shall become and be due and payable at the redemption price for such Bonds or such portions thereof on such date, and, if moneys for payment of the redemption price are held in separate accounts by the Bond Registrar and Paying Agent, interest on such Bonds or such portions thereof shall cease to accrue, such Bonds or such portions thereof shall cease to be entitled to any benefit or security hereunder, the registered owners of such Bonds or such portions thereof shall have no rights in respect thereof except to receive payment of the redemption price thereof and accrued interest thereon and such Bonds or such portions thereof shall be deemed paid and no longer outstanding.

(c) The City may redeem any amount which is included in a Bond in the denomination in excess of, but divisible by, $5,000. In that event, the registered owner shall submit the Bond for partial redemption and the Bond Registrar and Paying Agent shall make such partial payment and shall cause to be issued a new Bond in a principal amount which reflects the redemption so made, to be authenticated and delivered to the registered owner thereof.

Section 3. Security; Defeasance.

(a) After the Bonds are issued, the Council shall enter on its minutes a record of the Bonds sold and their numbers and dates. For the purpose of paying the principal of, interest on and costs of administration of the registration and payment of the Bonds, there shall be levied on all the taxable property in the City a continuing, direct, annual, ad valorem tax sufficient to pay all such principal, interest and administration costs of and on the Bonds as the same become due, such taxes to be levied, assessed and collected at the same time and in the same manner as other taxes of the City are levied, assessed and collected. The tax shall be extended and collected for the City, and the officials of the City and Maricopa County, Arizona, charged with the annual extension and collection of taxes, without further instructions from the Council, shall extend and collect the tax upon issuance of the Bonds. All moneys collected through such tax shall be paid into the treasury of the City, to the credit of a "Debt Service Fund" of the City for the Bonds, from which fund the Bonds shall be payable, which tax moneys shall be held in subfunds to be known

as the "Interest Fund" and the "Redemption Fund," which funds shall be kept separate and apart from and not commingled with any other funds or moneys and which shall be used solely for, respectively, payment of interest on and principal of, and premium, if any, on the Bonds.

(b) Any Bond or portion thereof in authorized denominations shall be deemed paid and defeased and thereafter shall have no claim on ad valorem taxes levied on taxable property in the City (i) if there is deposited with a bank or comparable financial institution, in trust, moneys or obligations issued by or guaranteed by the United States government ("Defeasance Obligations") or both which, with the maturing principal of and interest on such Defeasance Obligations, if any, will be sufficient, as evidenced by a certificate or report of an accountant, to pay the principal of and interest and any premium on such Bond or portion thereof as the same matures, comes due or becomes payable upon prior redemption, and (ii) if such defeased Bond or portion thereof is to be redeemed, notice of such redemption has been given in accordance with provisions hereof or the City has submitted to the Bond Registrar and Paying Agent instructions expressed to be irrevocable as to the date upon which such Bond or portion thereof is to be redeemed and as to the giving of notice of such redemption. If the maturing principal of the Defeasance Obligations or other moneys, or both, is sufficient to pay the principal of, premium, if any, and interest on such Bond or portion thereof as the same matures, comes due or becomes payable upon prior redemption, a certificate or report of an accountant shall not be required. Bonds the payment of which has been provided for in accordance with this Section shall no longer be deemed payable or outstanding hereunder and thereafter such Bonds shall be entitled to payment only from the moneys or Defeasance Obligations deposited to provide for the payment of such Bonds.

Section 4. Use of Proceeds. Proceeds of the sale of the Bonds shall be deposited in the treasury of the City to the credit of the "General Obligation Bonds Series 2026 Construction Fund" in the amounts determined as provided in Section 1(a)(3) hereof. The City will use appropriate project fund accounting to track the separate projects and to ensure proceeds are used solely for the purposes specified in the aforementioned ballot question submitted to the qualified electors of the City at the Election; provided, however, that (i) such proceeds may be invested in the manner and under the circumstances allowed by law, and (ii) any moneys remaining in any subfund after such purposes shall have been accomplished shall be transferred to the applicable "Interest Fund" and "Redemption Fund" in the same fashion as taxes.

Section 5. Form of Bonds.

(a) The Bonds (including the form of certificate of authentication and form of assignment therefor) shall be in substantially the form set forth in the Exhibit attached hereto. There may be such necessary and appropriate omissions, insertions and variations as are permitted or required hereby and are approved by those officers executing the Bonds in such form. Execution thereof by such officers shall constitute conclusive evidence of such approval.

(b) The Bonds may have notations, legends or endorsements required by law, securities exchange rule or usage. Each Bond shall show both the date of the issue and the date of authentication and registration of each Bond.

(c) The Bonds are prohibited from being converted to coupon or bearer bonds without the consent of the Council and approval of a nationally recognized bond counsel to the City.

Section 6. Execution and Delivery of Bonds.

(a) The Bonds shall be executed for and on behalf of the City by the Mayor of the City and attested by the Clerk of the City. Such signatures may be by mechanical reproduction; however, such officers shall manually sign a certificate adopting as and for such signatures on the Bonds the respective mechanically reproduced signatures affixed to the Bonds.

(b) If an officer whose signature is on a Bond no longer holds that office at the time such Bond is authenticated and registered, the Bond shall nevertheless be valid and binding so long as such Bond would otherwise be valid and binding.

(c) A Bond shall not be valid or binding until authenticated by the manual signature of an authorized representative of the Bond Registrar and Paying Agent. The signature of the authorized representative of the Bond Registrar and Paying Agent shall be conclusive evidence that the Bond has been authenticated and issued pursuant to this Ordinance.

Section 7. Mutilated, Lost or Destroyed Bonds. In case any Bond becomes mutilated or destroyed or lost, the City shall cause to be executed and delivered a new Bond of like type, date, maturity date and tenor in exchange and substitution for and upon the cancellation of such mutilated Bond or in lieu of and in substitution for such Bond destroyed or lost, upon the registered owner paying the reasonable expenses and charges of the City in connection therewith and, in the case of a Bond destroyed or lost, filing with the Bond Registrar and Paying Agent by the registered owner evidence satisfactory to the Bond Registrar and Paying Agent that such Bond was destroyed or lost, and furnishing the Bond Registrar and Paying Agent with a sufficient indemnity bond pursuant to Section 47-8405, Arizona Revised Statutes.

Section 8. Acceptance of Proposal.

(a) Subject to the discretion delegated by Section 1(b) hereof, the Authorized Representatives are hereby authorized to accept a proposal of the Underwriter for the purchase of the Bonds which satisfies the terms and conditions of this Ordinance on behalf of the Council, and the Bonds are hereby ordered to be sold to the Underwriter in accordance with the terms of a Bond Purchase Agreement (the "Purchase Agreement") with the Underwriter, in substantially the same form as that used in connection with the sale of the City's General Obligation Bonds, Series 2025, with such changes as are approved by the Authorized Representatives. Any of the Authorized Representatives are hereby authorized to execute the Purchase Agreement, for and on behalf of the Council, in a final form satisfactory to the Authorized Representatives, and such execution and delivery by the Authorized Representatives shall indicate the approval thereof on behalf of the Council by the Authorized Representatives.

(b) The Authorized Representatives are hereby requested to cause the Bonds to be delivered to the Underwriter upon receipt of payment therefor and satisfaction of the

other conditions for delivery thereof in accordance with the terms of the sale provided in the Purchase Agreement.

Section 9. Official Statement and Continuing Disclosure.

(a) (1) The preparation, distribution and use of a preliminary official statement relating to the Bonds (the "Preliminary Official Statement") in substantially the form presented to the Council at the meeting at which this Ordinance was adopted is in all respects hereby ratified, approved and confirmed, and the Authorized Representatives are hereby authorized to certify or otherwise represent that the Preliminary Official Statement, in original or revised form, is a "deemed final" official statement (except for permitted omissions) of the City as of a particular date for purposes of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended.

(2) The Underwriter is authorized to prepare or cause to be prepared, and the Authorized Representatives are authorized and directed to approve, on behalf of the Council, and to execute and deliver, a final Official Statement in substantially the form of the Preliminary Official Statement, modified to reflect matters related to the sale of the Bonds, for distribution and use in connection with the offering and sale of the Bonds. The execution and delivery of such final Official Statement by any of the Authorized Representatives shall be conclusively deemed to evidence the approval of the status, form and contents thereof by the Council.

(b) Subject to annual appropriation to cover the costs of compliance therewith, the City shall comply with and carry out all of the provisions of a Continuing Disclosure Undertaking, to be dated the date of issuance of the Bonds (the "Undertaking"), with respect to the Bonds, which any of the Authorized Representatives are hereby authorized, for and on behalf of the Council, to execute, and the Clerk or the Deputy Clerk of the City is hereby authorized to attest and deliver, in substantially the form submitted to the Council at the meeting at which this Ordinance was adopted, with such additions, deletions and modifications as shall be approved by the Authorized Representatives, and such execution and delivery shall constitute evidence of the approval of the Authorized Representatives of any departures from the form submitted to the Council at the time of adoption of this Ordinance. Notwithstanding any other provision of this Ordinance, failure of the City (if obligated pursuant to the Undertaking) to comply with the Undertaking shall not be considered an event of default; however, any beneficial owner (i.e., any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes) may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the City to comply with its obligations under this Section.

Section 10. Bond Registrar and Paying Agent.

(a) U.S. Bank Trust Company, National Association is hereby appointed as the initial authenticating agent, bond registrar, transfer agent and paying agent with respect to the Bonds (the "Bond Registrar and Paying Agent"), and a standard form contract

therewith covering such services, with such additions, deletions and modifications as shall be approved by the Authorized Representatives, is hereby approved, and any of the Authorized Representatives are hereby authorized to execute, and the Clerk or the Deputy Clerk of the City are hereby authorized to attest and deliver, such contract. The Bond Registrar and Paying Agent shall maintain the books of the City for the registration of ownership of each Bond.

(b) A Bond may be transferred on the registration books upon delivery and surrender of the Bond to the Bond Registrar and Paying Agent at its designated corporate trust office, accompanied by a written instrument of transfer in form and with guaranty of signature satisfactory to the Bond Registrar and Paying Agent, duly executed by the registered owner of the Bond to be transferred or the attorney-in-fact or legal representative thereof, containing written instructions as to the details of the transfer of such Bond. No transfer of any Bond shall be effective until entered on the registration books.

(c) In all cases upon the transfer of a Bond, the Bond Registrar and Paying Agent shall enter the transfer of ownership in the registration books and shall authenticate and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same type and of the authorized denominations (except that no Bond shall be issued which relates to more than a single principal maturity) for the aggregate principal amount which the registered owner is entitled to receive at the earliest practicable time in accordance with the provisions of this Section.

(d) All costs and expenses of initial registration and payment of the Bonds shall be borne by the City, but the City and the Bond Registrar and Paying Agent shall charge the registered owner of such Bond for every subsequent transfer of a Bond including an amount sufficient to reimburse them for any transfer fee, tax or other governmental charge required to be paid with respect to such transfer and may require that such charge including for such transfer fee, tax or other governmental charge be paid before any such new Bond shall be delivered.

(e) The City and the Bond Registrar and Paying Agent shall not be required to issue or transfer any Bonds during a period beginning with the opening of business on any regular record date and ending with the close of business on the corresponding interest payment date.

(f) The Bonds shall be subject to a Book-Entry System (as defined herein) of ownership and transfer, except as provided in subsection (3) of this subsection. The general provisions for effecting the Book-Entry System are as follows:

(1) The City hereby designates The Depository Trust Company as the initial Depository (as defined herein) hereunder.

(2) Notwithstanding the provisions of this Section or of the Bonds to the contrary and so long as the Bonds are subject to a Book-Entry System, the Bonds shall initially be evidenced by one typewritten certificate for each maturity in an amount equal to the aggregate principal amount thereof. The Bonds so initially delivered shall be registered in the name of "Cede & Co." as nominee for The Depository Trust

Company. The Bonds may not thereafter be transferred or exchanged on the registration books of the City maintained by the Bond Registrar and Paying Agent except:

(a) to any successor Depository designated pursuant to subsection (3) of this subsection;

(b) to any successor nominee designated by a Depository; or

(c) if the City shall elect to discontinue the Book-Entry System pursuant to subsection (3) of this subsection, the City shall cause the Bond Registrar and Paying Agent to authenticate and deliver replacement Bonds in fully registered form in authorized denominations in the names of the Beneficial Owners (as defined herein) or their nominees, as certified by the Depository, at the expense of the City; thereafter the other applicable provisions of this Ordinance regarding registration, transfer and exchange of the Bonds shall apply.

(3) The Bond Registrar and Paying Agent, pursuant to a request from the City for the removal or replacement of the Depository, and upon thirty (30) days' notice to the Depository, may remove or replace the Depository. The Bond Registrar and Paying Agent shall remove or replace the Depository at any time pursuant to the request of the City. The Depository may determine not to continue to act as Depository for the Bonds upon thirty (30) days' written notice to the City and the Bond Registrar and Paying Agent. If the use of the Book-Entry System is discontinued, then after the Bond Registrar and Paying Agent has made provision for notification of the Beneficial Owners of their book entry interests in the Bonds by appropriate notice to the then Depository, the City and the Bond Registrar and Paying Agent shall permit withdrawal of the Bonds from the Depository and authenticate and deliver the Bond certificates in fully registered form and in denominations authorized by this Section to the assignees of the Depository or its nominee. Such withdrawal, authentication and delivery shall be at the cost and expense (including costs of printing or otherwise preparing, and delivering, such replacement Bond certificates) of the City.

(4) So long as the Book-Entry System is used for the Bonds, the City and the Bond Registrar and Paying Agent shall give any notice of redemption or any other notices required to be given to registered owners of Bonds only to the Depository or its nominee registered as the owner thereof. Any failure of the Depository to advise any of its participants, or of any participant to notify the Beneficial Owner, of any such notice and its content or effect shall not affect the validity of the redemption of the Bonds to be redeemed or of any other action premised on such notice. Neither the City nor the Bond Registrar and Paying Agent shall be responsible or liable for the failure of the Depository or any participant thereof to make any payment or give any notice to a Beneficial Owner in respect of the Bonds or any error or delay relating thereto.

(5) Notwithstanding any other provision of this Section or Section 2(b) hereof or of the Bonds to the contrary, so long as the Bonds are subject to a Book-Entry System, it shall not be necessary for the registered owner to present the

applicable Bond for payment of mandatory redemption installments, if any. The mandatory redemption installments may be noted on books kept by the Bond Registrar and Paying Agent and the Depository for such purpose, and the Bonds shall be tendered to the Bond Registrar and Paying Agent at their maturity.

(6) For purposes of this Section, "Beneficial Owners" shall mean actual purchasers of the Bonds whose ownership interest is evidenced only in the Book-Entry System maintained by the Depository; "Book-Entry System" shall mean a system for clearing and settlement of securities transactions among participants of a Depository (and other parties having custodial relationships with such participants) through electronic or manual book-entry changes in accounts of such participants maintained by the Depository hereunder for recording ownership of the Bonds by Beneficial Owners and transfers of ownership interests in the Bonds and "Depository" shall mean The Depository Trust Company or any successor depository designated pursuant to this Section.

Section 11. General Federal Tax Law Covenants.

(a) (1) As will be provided in greater detail in the Certificate Relating To Federal Tax Matters to be delivered upon the initial delivery of the Bonds (the "Tax Certificate"), the City shall not make or direct the making of any investment or other use of the proceeds of any Bonds which would cause such Bonds to be "arbitrage bonds" as that term is defined in Section 148 (or any successor provision thereto) of the Internal Revenue Code of 1986, as amended (the "Code"), or "private activity bonds" as that term is defined in Section 141 (or any successor provision thereto) of the Code, and shall comply with the requirements of the Code sections and the regulations promulgated thereunder (the "Regulations") throughout the term of the Bonds. In consideration of the purchase and acceptance of the Bonds by such holders from time to time and of retaining such exclusion and as authorized by Title 35, Chapter 3, Article 7, Arizona Revised Statutes, the Council covenants, and the appropriate officials of the City are hereby directed, to take all action required to maintain such exclusion or to refrain from taking any action prohibited by the Code which would adversely affect in any respect such exclusion.

(2) The City shall be the owner of the facilities financed with the proceeds of the sale of the Bonds (the "Facilities") for federal income tax purposes. Except as otherwise advised in a Bond Counsel's Opinion (as defined herein), the City shall not enter into (i) any management or service contract with any entity other than a governmental entity for the operation of any portion of the Facilities unless the management or service contract complies with the requirements of the Code, the Regulations and any applicable interpretive guidance with respect thereto as may control at the time, or (ii) any lease or other arrangement with any entity other than a governmental entity that gives such entity special legal entitlements with respect to any portion of the Facilities. Also, the payment of principal and interest with respect to the Bonds shall not be guaranteed (in whole or in part) by the United States or any agency or instrumentality of the United States. The proceeds of the Bonds, or amounts treated as proceeds of the Bonds, shall not be invested (directly or indirectly) in federally insured deposits or accounts, except to the extent such proceeds (i) may be so invested for an initial temporary period until needed for the purpose for which the Bonds are being issued, (ii) may be so used in making investments of a bona fide debt service fund or (iii) may be invested in obligations issued by the United States Treasury.

(3) The procedures and covenants contained in any arbitrage rebate provision or separate agreement executed in connection with the issuance of the Bonds (initially Section 12 hereof) shall be complied with for so long as compliance is necessary in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Bonds.

(b) (1) The City shall take all necessary and desirable steps, as determined by the Council, to comply with the requirements hereunder in order to ensure that interest on the Bonds is excluded from gross income for federal income tax purposes under the Code; provided, however, compliance with any such requirement shall not be required in the event the City receives a Bond Counsel's Opinion that either (i) compliance with such requirement is not required to maintain the exclusion from gross income of interest on the Bonds, or (ii) compliance with some other requirement will meet the requirements of the Code. In the event the City receives such a Bond Counsel's Opinion, this Ordinance shall be amended to conform to the requirements set forth in such opinion.

(2) If for any reason any requirement hereunder is not complied with, the Council shall take all necessary and desirable steps, as determined by the City, to correct such noncompliance within a reasonable period of time after such noncompliance is discovered or should have been discovered with the exercise of reasonable diligence and the City shall pay any required interest or penalty under Regulations Section 1.148-3(h).

(c) The City has adopted post-issuance tax compliance procedures, with which the City shall comply.

Section 12. Arbitrage Rebate Covenants.

(a) Terms not otherwise defined in Subsection (b) hereof shall have the meanings given to them in the Tax Certificate.

(b) The following terms shall have the following meanings:

"Bond Counsel's Opinion" shall mean an opinion signed by an attorney or firm of attorneys of nationally recognized standing in the field of law relating to municipal bonds selected by the City.

"Bond Year" shall mean each one-year period beginning on the day after the expiration of the preceding Bond Year. The first Bond Year shall begin on the date of issue of the Bonds and shall end on the date selected by the City, provided that the first Bond Year shall not exceed one calendar year. The last Bond Year shall end on the date of retirement of the last Bond.

"Bond Yield" is as indicated in the Tax Certificate. Bond Yield shall be recomputed if required by Regulations Section 1.148-4(b)(4) or 4(h)(3). Bond Yield shall mean the discount rate that produces a present value equal to the Issue Price of all unconditionally payable payments of principal, interest and fees for qualified guarantees within the meaning of Regulations Section 1.148-4(f) and amounts reasonably expected to be paid as fees for qualified

guarantees in connection with the Bonds as determined under Regulations Section 1.148-4(b). The present value of all such payments shall be computed as of the date of issue of the Bonds and using semiannual compounding on the basis of a 360-day year.

"Gross Proceeds" shall mean:

(i) any amounts actually or constructively received by the City from the sale of the Bonds but excluding amounts used to pay accrued interest on the Bonds within one year of the date of issuance of the Bonds;

(ii) transferred proceeds of the Bonds under Regulations Section 1.148-9;

(iii) any amounts actually or constructively received from investing amounts described in (i), (ii) or this (iii); and

(iv) replacement proceeds of the Bonds within the meaning of Regulations Section 1.148-1(c). Replacement proceeds include amounts reasonably expected to be used directly or indirectly to pay debt service on the Bonds, pledged amounts where there is reasonable assurance that such amounts will be available to pay principal or interest on the Bonds in the event the City encounters financial difficulties and other replacement proceeds within the meaning of Regulations Section 1.148-1(c)(4). Whether an amount is Gross Proceeds is determined without regard to whether the amount is held in any fund or account.

"Investment Property" shall mean any security, obligation (other than a tax-exempt bond within the meaning of Code Section 148(b)(3)(A)), annuity contract or investment-type property within the meaning of Regulations Section 1.148-1(b).

"Issue Price" is as indicated in the Tax Certificate and shall be determined as provided in Regulations Section 1.148-1(b).

"Nonpurpose Investment" shall mean any Investment Property acquired with Gross Proceeds, and which is not acquired to carry out the governmental purposes of the Bonds.

"Payment" shall mean any payment within the meaning of Regulations Section 1.148-3(d)(1) with respect to a Nonpurpose Investment.

"Rebate Requirement" shall mean at any time the excess of the future value of all Receipts over the future value of all Payments. For purposes of calculating the Rebate Requirement the Bond Yield shall be used to determine the future value of Receipts and Payments in accordance with Regulations Section 1.148-3(c). The Rebate Requirement is zero for any Nonpurpose Investment meeting the requirements of a rebate exception under Section 148(f)(4) of the Code or Regulations Section 1.148-7.

"Receipt" shall mean any receipt within the meaning of Regulations Section 1.148-3(d)(2) with respect to a Nonpurpose Investment.

"Regulations" shall mean Sections 1.148-1 through 1.148-11 and Section 1.150-1 of the regulations of the United States Department of the Treasury promulgated under the Code, including and any amendments thereto or successor regulations.

(c) The City shall cause the Rebate Requirement to be calculated and shall pay to the United States of America:

(1) not later than 60 days after the end of the fifth Bond Year and every fifth Bond Year thereafter, an amount which, when added to the future value of all previous rebate payments with respect to the Bonds (determined as of such Computation Date), is equal to at least 90% of the sum of the Rebate Requirement (determined as of the last day of such Bond Year) plus the future value of all previous rebate payments with respect to the Bonds (determined as of the last day of such Bond Year); and

(2) not later than 60 days after the retirement of the last Bond, an amount equal to 100% of the Rebate Requirement (determined as of the date of retirement of the last Bond).

Each payment required to be made under this Section shall be filed with the Internal Revenue Service Center, Ogden, Utah 84201, on or before the date such payment is due, and shall be accompanied by IRS Form 8038-T.

(d) No Nonpurpose Investment shall be acquired for an amount in excess of its fair market value. No Nonpurpose Investment shall be sold or otherwise disposed of for an amount less than its fair market value.

(e) For purposes of Subsection (d), whether a Nonpurpose Investment has been purchased or sold or disposed of for its fair market value shall be determined as follows:

(1) The fair market value of a Nonpurpose Investment generally shall be the price at which a willing buyer would purchase the Nonpurpose Investment from a willing seller in a bona fide arm's length transaction. Fair market value shall be determined on the date on which a contract to purchase or sell the Nonpurpose Investment becomes binding.

(2) Except as provided in Subsection (f) or (g), a Nonpurpose Investment that is not of a type traded on an established securities market, within the meaning of Code Section 1273, is rebuttably presumed to be acquired or disposed of for a price that is not equal to its fair market value.

(3) If a United States Treasury obligation is acquired directly from or sold or disposed of directly to the United States Treasury, such acquisition or sale or disposition shall be treated as establishing the fair market value of the obligation.

(f) The purchase price of a certificate of deposit that has a fixed interest rate, a fixed payment schedule and a substantial penalty for early withdrawal is considered to be its fair market value if the yield on the certificate of deposit is not less than:

(1) the yield on reasonably comparable direct obligations of the United States; and

(2) the highest yield that is published or posted by the provider to be currently available from the provider on reasonably comparable certificates of deposit offered to the public.

(g) A guaranteed investment contract shall be considered acquired and disposed of for an amount equal to its fair market value if:

(1) A bona fide solicitation in writing for a specified guaranteed investment contract, including all material terms, is timely forwarded to all potential providers. The solicitation must include a statement that the submission of a bid is a representation that the potential provider did not consult with any other potential provider about its bid, that the bid was determined without regard to any other formal or informal agreement that the potential provider has with the City or any other person (whether or not in connection with the Bonds), and that the bid is not being submitted solely as a courtesy to the City or any other person for purposes of satisfying the requirements in the Regulations that the City receive bids from at least one reasonably competitive provider and at least three providers that do not have a material financial interest in the Bonds.

(2) All potential providers have an equal opportunity to bid, with no potential provider having the opportunity to review other bids before providing a bid.

(3) At least three reasonably competitive providers (i.e. having an established industry reputation as a competitive provider of the type of investments being purchased) are solicited for bids. At least three bids must be received from providers that have no material financial interest in the Bonds (e.g., a lead underwriter within 15 days of the issue date of the Bonds or a financial advisor with respect to the investment) and at least one of such three bids must be from a reasonably competitive provider. If the City uses an agent to conduct the bidding, the agent may not bid.

(4) The highest-yielding guaranteed investment contract for which a qualifying bid is made (determined net of broker's fees) is purchased.

(5) The determination of the terms of the guaranteed investment contract takes into account as a significant factor the reasonably expected deposit and drawdown schedule for the amounts to be invested.

(6) The terms for the guaranteed investment contract are commercially reasonable (i.e. have a legitimate business purpose other than to increase the purchase price or reduce the yield of the guaranteed investment contract).

(7) The provider of the investment contract certifies the administrative costs (as defined in Regulations Section 1.148-5(e)) that it pays (or expects to pay) to third parties in connection with the guaranteed investment contract.

(8) The City retains until three years after the last outstanding Bond is retired, (i) a copy of the guaranteed investment contract, (ii) a receipt or other record of the amount actually paid for the guaranteed investment contract, including any administrative costs paid by the City and a copy of the provider's certification described in (7) above, (iii) the name of the person and entity submitting each bid, the time and date of the bid, and the bid results and (iv) the bid solicitation form and, if the terms of the guaranteed investment contract deviates from the bid solicitation form or a submitted bid is modified, a brief statement explaining the deviation and stating the purpose of the deviation.

(h) The employment of such experts and consultants to make, as necessary, any calculations in respect of rebates to be made to the United States of America in accordance with Section 148(f) of the Code is hereby authorized.

Section 13. Ordinance a Contract; Severability; Ratification of Actions.

(a) This Ordinance shall constitute a contract between the City and the registered owners of the Bonds and shall not be repealed or amended in any manner which would impair, impede or lessen the rights of the registered owners of the Bonds then outstanding.

(b) If any section, paragraph, subdivision, sentence, clause or phrase of this Ordinance is for any reason held to be illegal or unenforceable, such decision will not affect the validity of the remaining portions of this Ordinance. The Council hereby declares that it would have adopted this Ordinance and each and every other section, paragraph, subdivision, sentence, clause or phrase hereof and authorized the issuance of the Bonds, pursuant hereto irrespective of the fact that any one or more sections, paragraphs, subdivisions, sentences, clauses or phrases of this Ordinance may be held illegal, invalid or unenforceable.

(c) All actions of the officers, employees and agents of the City including the Council which conform to the purposes and intent of this Ordinance and which further the sale and issuance of the Bonds as contemplated by this Ordinance, including retention of consultants and counsel necessary to carry out the purposes of this Ordinance, whether taken before or after adoption of this Ordinance, are hereby ratified, confirmed and approved. The proper officers and agents of the City are hereby authorized and directed to do all such acts and things and to execute and deliver all such documents on behalf of the City as may be necessary to carry out the terms and intent of this Ordinance.

(d) All acts and conditions necessary to be performed by the City or to have been met precedent to and in the issuing of the Bonds in order to make them legal, valid and binding general obligations of the City will at the time of delivery of the Bonds have been performed and have been met, in regular and due form as required by law, and no statutory, charter or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Bonds.

(e) All formal actions of the Council concerning and relating to the passage of this Ordinance were taken in an open meeting of the Council, and all deliberations of the Council and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

Section 14. Declaration of Emergency. The immediate operation of this Ordinance is necessary for the preservation of the public health and welfare, particularly to be able to finance the capital needs of the City on the most advantageous terms presently available, and an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval by the Council of the City, as required by law, and it is hereby exempt from the referendum provisions of the Charter of the City and the Constitution and laws of the State of Arizona.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 1, 2026.

_____
Mike Pineda, Mayor

ATTEST:

_____
Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

_____
Nicholle Harris, City Attorney

EXHIBIT

[FORM OF BOND]

UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY ("DTC") TO THE ISSUER OR ITS AGENT FOR REGISTRATION OF TRANSFER, EXCHANGE OR PAYMENT, AND ANY BOND ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.*

REGISTERED
NO. _____

REGISTERED
$_____

UNITED STATES OF AMERICA
STATE OF ARIZONA

CITY OF AVONDALE, ARIZONA
GENERAL OBLIGATION BOND, SERIES 2026

Interest Rate:	Maturity Date:	Dated:	CUSIP:
_____%	July 1, _____	_____, 2026	054314 ___

REGISTERED OWNER: CEDE & CO.*

PRINCIPAL AMOUNT: _____DOLLARS

THE CITY OF AVONDALE, ARIZONA, a body politic and corporate, duly incorporated and existing pursuant to the laws of the State of Arizona (the "City"), for value received, hereby promises to pay to the aforesaid registered owner, or registered assigns, the aforesaid principal amount on the aforesaid maturity date unless earlier redeemed and then on the applicable redemption date, and to pay interest on the principal amount from the date this Bond is dated, at the aforesaid interest rate (computed on the basis of a 360-day year of twelve 30-day months) on each January 1 and July 1 (each an "interest payment date"), commencing _____, ____, to its maturity or its redemption prior to maturity. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the designated corporate trust office of _____, as the "Bond Registrar and Paying

* Insert only while The Depository Trust Company is the Securities Depository.

Agent." Interest on this Bond is payable by check, dated as of the interest payment date, mailed to the registered owner hereof and at the address appearing on the registration books maintained by the Bond Registrar and Paying Agent at the close of business on the 15th day of the month next preceding that interest payment date (the "regular record date"). Any such interest which is not timely paid or duly provided for shall cease to be payable to the registered owner hereof (or of one or more predecessor Bonds) as of the regular record date and shall be payable to the registered owner hereof (or of one or more predecessor Bonds) at the close of business on a special record date for the payment of that overdue interest. The special record date shall be fixed by the Bond Registrar and Paying Agent whenever moneys become available for payment of the overdue interest, and notice of the special record date shall be given to the registered owner of this Bond not less than 10 days prior thereto.

The principal of and interest and premium, if any, on this Bond are payable in lawful money of the United States of America, on the respective dates when principal and interest become due.

This Bond is one of a series of bonds (the "Bonds") indicated above in the aggregate principal amount of $_____,000 of like tenor except as to amount, maturity date, rate of interest and number. The Bonds represent the first installment of an aggregate voted amount of $68,000,000 principal amount approved at a special bond election duly called and held in and for the City on November 4, 2025, for the purposes provided in the Question No. 1 at such election. The Bonds are being issued by the City pursuant to an Ordinance of the Mayor and Council of the City, duly adopted prior to the issuance hereof, all of the terms of which are hereby incorporated herein (the "Ordinance"), and pursuant to the Constitution and laws of the State of Arizona relative to the sale and issuance of general obligation bonds of municipalities, and all amendments thereto, the Charter of the City and all other laws of the State of Arizona thereunto enabling.

For the purpose of paying the principal of, interest on and costs of administration of the registration and payment of this Bond, there shall be levied on all taxable property in the City a continuing, direct, annual, ad valorem tax sufficient to pay all such principal, interest and administration costs of and on this Bond as the same become due, such taxes to be levied, assessed and collected at the same time and in the same manner as other taxes of the City are levied, assessed and collected.

The Bonds maturing before and on July 1, ___, are not subject to redemption prior to maturity. The Bonds maturing on and after July 1, ___, are subject to redemption prior to maturity, in whole or in part, on July 1, ___, or any date thereafter, by the payment of a redemption price equal to the principal amount of each such Bond redeemed plus interest accrued to the date fixed for redemption plus a premium (calculated as a percentage of the principal amount of such Bonds to be redeemed) to be computed as follows:

Redemption Dates	Premium
July 1, ___, and January 1, ___	___%
July 1, ___, and January 1, ___	___
July 1, ___, and thereafter	0.0

The Bonds maturing on July 1, ____, shall be redeemed prior to maturity on July 1, in the years and amounts set forth below, by payment of the principal amount of each Bond to be redeemed plus interest accrued to the date fixed for redemption, but without a premium:

Year	Amount
	$

A remaining principal amount of $____,000 of Bonds maturing on July 1, ____, shall mature on July 1, ____

Not more than seventy-five (75) nor less than sixty (60) days prior to the mandatory redemption date for the Bonds maturing on July 1, ____, the Bond Registrar and Paying Agent shall proceed to select for redemption (by lot in such manner as the Bond Registrar and Paying Agent may determine) from all the Bonds maturing on July 1, ____, outstanding a principal amount of the Bonds maturing on July 1____, equal to the aggregate principal amount of the Bonds maturing on July 1, ____, to be redeemed and shall redeem such Bonds maturing on July 1, ____, on the next July 1 and give notice of such redemption.

Notice of redemption of any such Bond will be mailed not more than sixty (60) nor less than thirty (30) days prior to the date set for redemption to the registered owner of such Bond or Bonds being redeemed at the address shown on the registration books for the Bonds maintained by the Bond Registrar and Paying Agent. Failure to properly give such notice of redemption shall not affect the redemption of any such Bond for which notice was properly given.

The Bond Registrar and Paying Agent shall maintain the registration books of the City for the registration of ownership of each Bond as provided in the Ordinance. (The Bond Registrar and Paying Agent may be changed without notice or consent.)

This Bond may be transferred on the registration books upon delivery and surrender hereof to the Bond Registrar and Paying Agent at its designated corporate trust office, accompanied by a written instrument of transfer in form and with guaranty of signature satisfactory to the Bond Registrar and Paying Agent, duly executed by the registered owner of this Bond or his or her attorney-in-fact or legal representative, containing written instructions as to the details of the transfer. No transfer of this Bond shall be effective until entered on the registration books.

In all cases upon the transfer of this Bond, the Bond Registrar and Paying Agent shall transfer the ownership in the registration books and shall authenticate and deliver in the name

of the transferee or transferees a new fully registered Bond or Bonds of authorized denominations (except that no Bond shall be issued which relates to more than a single principal maturity) for the aggregate principal amount which the registered owner is entitled to receive at the earliest practicable time in accordance with the provisions of the Ordinance. The City and the Bond Registrar and Paying Agent shall charge the owner of such Bond for every transfer of a Bond, including an amount sufficient to reimburse them for any transfer fee, tax or other charge required to be paid with respect to such transfer and may require that such charge, including such transfer fee, tax or other charge be paid before any such new Bond shall be delivered.

The City and the Bond Registrar and Paying Agent shall not be required to issue or transfer any Bonds during a period beginning with the opening of business on any regular record date and ending with the close of business on the corresponding interest payment date.

This Bond shall not be entitled to any security or benefit under the Ordinance or be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Bond Registrar and Paying Agent.

Pursuant to the Ordinance, payment of all or any part of the Bonds may be provided for by the irrevocable deposit, in trust, of moneys or obligations issued or guaranteed by the United States government ("Defeasance Obligations") or both, which, with the maturing principal of and interest on such Defeasance Obligations, if any, will be sufficient, as evidenced by a certificate or report of an accountant, to pay the principal or redemption price of and interest on such Bonds. Any Bonds so provided for will no longer be outstanding under the Ordinance or payable from ad valorem taxes on taxable property in the City, and the owners of such Bonds shall thereafter be entitled to payment only from the moneys and Defeasance Obligations deposited in trust.

It is hereby certified, recited and declared (i) that all conditions, acts and things required by the Constitution and laws of the State of Arizona to happen, to be done, to exist and to be performed precedent to and in the issuance of this Bond and of the series of which it is one, have happened, have been done, do exist and have been performed in regular and due form and time as required by law, (ii) that the obligation evidenced by the series of Bonds of which this is one, together with all other existing indebtedness of the City, does not exceed any applicable constitutional or statutory limitation, and (iii) that due provision has been made for the levy and collection of a direct, annual, ad valorem tax upon taxable property within the City, over and above all other taxes authorized or limited by law, sufficient to pay the principal hereof and the interest hereon as each becomes due.

IN WITNESS WHEREOF, THE CITY OF AVONDALE, ARIZONA, has caused this Bond to be executed in the name of the City by the facsimile signature of the Mayor of the City and such signature of the Mayor of the City to be attested by the facsimile signature of the Clerk of the City.

CITY OF AVONDALE, ARIZONA

By (Facsimile)
Mayor

ATTEST:

By (Facsimile)
Clerk

APPROVED AS TO FORM:

By (Facsimile)
City Attorney

[FORM OF CERTIFICATE OF AUTHENTICATION]

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within-mentioned Ordinance and is one of the City of Avondale, Arizona General Obligation Bonds, Series 2026.

Date of Authentication: _____

_____,
as Bond Registrar and Paying Agent

By_____,
Authorized Representative

[FORM OF ASSIGNMENT]

ASSIGNMENT

For value received, the undersigned sells, assigns and transfers unto _____ the within Bond and irrevocably constitutes and appoints _____ attorney to transfer this Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____ _____
Signature

Signature Guaranteed:

_____ _____
[Insert proper legend] Signature

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatsoever.

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM	-	as tenants in common
TEN ENT	-	as tenants by the entireties
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common

UNIF GIFT/TRANS MIN ACT - _____ Custodian._____
(Cust) (Minor)

under Uniform Gifts/Transfers to Minors Act _____
(State)

Additional abbreviations may also be used though not included in the above list

ALL FEES AND COSTS OF TRANSFER
SHALL BE PAID BY THE TRANSFEROR

CERTIFICATION

I hereby certify that the foregoing Ordinance No. _____-_____ was duly passed and adopted by the Mayor and the Council of the City of Avondale, Arizona, at a regular meeting held on the 1st day of June 2026, and the vote was _____ ayes and _____ nays and that the Mayor and _____ Councilmembers were present thereat.

_____
Clerk, City of Avondale, Arizona

CITY COUNCIL REPORT

ITEM NUMBER: 5.a.

SUBJECT: Public Hearing - Proposed Fiscal Year 2027 Final Budget and Tax Levy

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Renee Weatherless, Finance and Budget Director

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

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

STRATEGIC PLAN:
This agenda item supports all Avondale Strategic Outcome Areas. The Strategic Plan guides the allocation of funding to the highest priorities.

PURPOSE:
City Council will hold a public hearing to receive comment on the property tax levy and final budget for fiscal year 2026 - 2027 (FY2027). This item is for discussion only; no action is required.

BACKGROUND:
The tentative budget for FY2027 was adopted on May 4, 2026 and a summary of the budget was published in the May 23 and May 30 editions of the Southwest Valley Republic. As required by A.R.S. §42-17103, the tentative budget was posted within seven days of adoption in a prominent location on the City's website. A public hearing must be held and a special meeting convened for adoption of the final budget after the close of the public hearing.

Per Arizona Revised Statute 42-17104 the City is required to hold a public hearing on proposed expenditures and tax levy (the final budget) in which any taxpayer may appear and be heard in favor of or against any proposed expenditure or tax levy.

Per Arizona Revised Statute 42-17107, an increase in the primary property tax levy, exclusive of new construction, requires the city to conduct a Truth in Taxation hearing on or before final budget adoption. The City is not increasing the primary property tax levy, exclusive of new construction. The City will not be holding a truth in taxation public hearing.

The resolution adopting the FY2027 final budget is scheduled for Council action later in the special meeting. After the public hearing, a roll call vote to direct staff to prepare the enacting property tax resolution is requested. A property tax resolution is required to levy the primary and secondary property taxes even without increasing the primary property tax rate exclusive of new construction.

The resolution to establish the FY2027 tax levies is scheduled for adoption at the June 15, 2026 City Council meeting.

DISCUSSION:
The FY2027 expenditure limitation of $673,632,011 has not changed in total from the tentative budget adopted on May 4, 2026.

The following changes have been made since the tentative budget adopted on May 4:

- Increase to General Fund salaries and employee related expenditures $43,000
- Fund correction for vehicle purchase (moved from General Fund to Water Utility Fund $60,000)
- Adjustments to CIP carryover appropriations
- Adjustments to RICO program carryover appropriations

The public hearing will serve to fulfill the requirements of state statute with respect to property tax levies public hearing requirements. Notice of the hearing was published May 23 and May 30 in the Southwest Valley Republic in compliance with state statute. For FY2027, the primary property tax rate will decrease from $0.6095 per $100 of assessed valuation to $0.5813 per $100 of assessed valuation. The primary property tax levy is projected to increase from $4,336,412 to $4,527,130. The increase is attributed to new construction only. Per Arizona Revised Statute 42-17051, the primary property tax levy (the total dollar amount raised by the levy) may only increase 2% year to year, excluding new construction. Avondale is not increasing the primary levy in excess of new construction and therefore will not be holding a Truth in Taxation hearing. If property values increase more than 2% in a year, then the rate will decrease while the levy increases by the 2%. The percent increase of valuation in Avondale due to appreciation was 4.9% and the increase in valuation due to new growth was 4.6%.

The secondary property tax levy is determined by the amount of principal and interest on general obligation debt in a given year. For FY2027, the secondary property tax rate will increase from $0.8497 per $100 of assessed valuation to $0.8779 per $100 of assessed valuation. The levy will increase from $6,045,332 in FY2026 to $6,837,490 in FY2027.

The total proposed combined rate is $1.4592 per $100 of assessed valuation, the same as last year. This rate is below the maximum rate of $2.00 per $100 of assessed valuation that is included in the City's Comprehensive Financial Policies.

BUDGET IMPACT:
This public hearing is a necessary step in the budget adoption process, allowing residents to comment on the FY2026 final budget.

RECOMMENDATION:
Staff recommends the City Council hold a public hearing to receive comment on the proposed FY2027 final budget and the primary and secondary property tax levies.

Contact person for document distribution: *Gregory Luethje; Renee Weatherless*

CITY COUNCIL REPORT

ITEM NUMBER: 2.a.

SUBJECT: Resolution 1041-0626 - Setting forth the Final Budget for Fiscal Year 2026-2027

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Renee Weatherless, Finance and Budget Director

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

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

STRATEGIC PLAN:
The agenda item supports all Avondale Strategic Outcome Areas. The Strategic Plan guides the allocation of funding to the highest priorities.

PURPOSE:
City Council will consider a request to adopt Resolution 1041-0626, approving the final budget for fiscal year 2026-2027 (FY2027) in the amount of $514,304,500 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:
The tentative fiscal year 2026-2027 (FY2027) budget was adopted on May 4, 2026 and was published in the May 23 and May 30 editions of the Southwest Valley Republic. As required by §42-17103, the tentative budget was posted within seven days of adoption in a prominent location on the City's website. A public hearing was held on June 1, 2026 as required by A.R.S. §42-17104. As required by A.R.S. §42- 17105, a special meeting must be convened for adoption of the final budget.

DISCUSSION:
By state statute, the total amount of the final budget may not be greater than the budget tentatively adopted on May 4, 2026. Any increases to the budget require an offsetting decrease in another line item included in the budget.

The following changes have been made since the tentative budget adopted on May 4:

- Increase to General Fund salaries and employee related expenditures $43,000
- Fund correction for vehicle purchase (moved from General Fund to Water Utility Fund $60,000)
- Adjustments to CIP carryover appropriations
- Adjustments to RICO program carryover appropriations

Included with the final budget is a schedule specifying certain budgeted items in excess of $100,000. The Avondale Procurement Code specifies that for budgeted line items in excess of $100,000 that were considered

during the budget process, the procurement agent or authorized designee may approve the award for these items. This schedule is intended to provide greater transparency into these budgeted line items. Any items where the award is greater than what is indicated on the schedule will return to City Council in the future for separate consideration and action.

The final budget includes a schedule of interfund transfers for FY2027. This schedule is intended to set the maximum amounts for these interfund transfers although actuals may be lower than the schedule indicates. Any transfers in excess of these amounts will return to council for consideration.

Also included with the final budget is a schedule showing the five-year Capital Improvement Plan (CIP) with the total project budget for projects included in the CIP.

BUDGET IMPACT:
This will establish the formal expenditure limit and annual budget for FY2027.

RECOMMENDATION:
Staff recommends the Mayor and Council adopt a Resolution, Setting forth the Final Budget for Fiscal Year 2026-2027.

Contact person for document distribution: *Greg Luethje; Renee Weatherless; Irma Gonzalez*

RESOLUTION NO. 1041-0626

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, SETTING FORTH THE FINAL BUDGET FOR FISCAL YEAR 2026-2027.

WHEREAS, pursuant to the provisions of the laws of the State of Arizona and the City Charter, the Council of the City of Avondale (the "City Council") is required to adopt an annual budget for the City of Avondale (the "City"); and

WHEREAS, in accordance with ARIZ. REV. STAT. § 42-17102, the City Manager prepared and filed with the City Council the City Manager's Budget estimates for the fiscal year beginning July 1, 2026 and ending June 30, 2027; and

WHEREAS, on May 4, 2026 the City Council approved Resolution 1029-0526, adopting (i) an expenditure limitation and (ii) the estimates of expenditures for the fiscal year beginning July 1, 2026, and ending June 30, 2027, as the tentative budget for the City; and

WHEREAS, Resolution 1029-0526 also directed the City Manager or designee to: (i) publish in the official City newspaper once per week for two consecutive weeks, (a) the official tentative budget and (b) a notice of the public hearing of the City Council to hear taxpayers and make tax levies at designated times and places; and (ii) not later than seven business days following consideration of Resolution 1029-0526 by the City Council, (a) make available at the Avondale Civic Center Library, the Sam Garcia Western Avenue Library and the Avondale City Hall a complete copy of the tentative budget, and (b) post the tentative budget on the City's website; and

WHEREAS, due notice has been given by the City Clerk as required by law that the City Council would meet on June 1, 2026, at the City Council Chambers for the purposes (i) hearing taxpayers on the proposed expenditures and proposed tax levies as set forth in the estimates and (ii) adopting the tentative budget as final; and

WHEREAS, on June 1, 2026, the City Council held a public hearing on the final budget as required by law; and

WHEREAS, the City of Avondale Procurement Code 25-6 specificies that budgeted line items approved by the City Council in the review and adoption of the annual budget of the City, and for which an award is within the allocated expenditure, may be approved by the procurement agent or authorized designee.

NOW, THEREFORE, **BE IT RESOLVED** BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

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

SECTION 2. The statements and schedules hereto as Exhibit A and incorporated herein by reference are hereby formally adopted as the official final budget for the City for the fiscal year beginning July 1, 2026 and ending June 30, 2027.

SECTION 3. The statements and schedules hereto as Exhibit B and incorporated herein by reference are hereby identified as specifically budgeted line items greater than $100,000 for the City of Avondale, Arizona for the fiscal year July 1, 2026 through June 30, 2027.

SECTION 4. The statements and schedules hereto as Exhibit C and incorporated herein by reference are hereby identified as the scheduled Interfund Transfers and scheduled Interfund Loans for the City of Avondale, Arizona for the fiscal year July 1, 2026 through June 30, 2027.

SECTION 5. The statements and schedules hereto as Exhibit D and incorporated herein by reference are hereby identified as the Capital Improvement Plan for the City of Avondale, Arizona for the fiscal year July 1, 2026 through June 30, 2027.

SECTION 6. Upon the recommendation by the City Manager and with approval of the City Council, transfers of appropriation from the non-departmental contingencies are permissible.

SECTION 7. Money from any fund may be used for any of these appropriations except money specifically restricted by State Law, City Ordinance, City Council action or City Charter.

SECTION 8. If any section, subsection, sentence, clause, phrase or portion of this Resolution or any part of the statements and schedules or fee schedule incorporated herein by reference are for any reason to be held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 9. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, June 1, 2026.

Mike Pineda, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 1041-0626

[Statements and Schedules]

See following pages.

City of Avondale
Summary Schedule of Estimated Revenues and Expenditures/Expenses
Fiscal Year 2027

Fiscal Year		Sch		FUNDS						
				General Fund	Special Revenue Fund	Debt Service Fund	Capital Projects Fund	Enterprise Funds Available	Internal Service Funds	Total All Funds
2026	Adopted/Adjusted Budgeted Expenditures/Expenses*	E	1	200,436,481	113,873,293	8,896,000	17,678,793	117,179,678	26,595,200	484,659,445
2026	Actual Expenditures/Expenses**	E	2	171,478,881	113,378,293	8,896,000	17,678,793	117,179,678	26,595,200	455,206,845
2027	Beginning fund balance/(deficit) or net position/(deficit) at July 1***		3	110,313,054	43,598,379	161,088	53,248,091	149,778,868	6,163,710	363,263,191
2027	Primary Property Tax Levy	B	4	4,527,130						4,527,130
2027	Secondary Property Tax Levy	B	5			6,837,490				6,837,490
2027	Estimated Revenues Other than Property Taxes	C	6	118,390,000	69,228,200	65,000	6,155,000	61,833,100	29,494,800	285,166,100
2027	Other Financing Sources	D	7	0	0	0	31,050,000	69,750,000	0	100,800,000
2027	Other Financing (Uses)	D	8	0	0	0	0	0	0	0
2027	Interfund Transfers In	D	9	27,166,000	4,837,600	2,443,000	3,104,000	49,712,000	0	87,262,600
2027	Interfund Transfers (Out)	D	10	31,490,600	4,522,000	0	0	51,250,000	0	87,262,600
2027	Line 11: Reduction for fund balance reserved for future budget year expenditures		11							
LESS:	Maintained for future debt retirement									0
	Maintained for future capital projects									0
	Maintained for future financial stability			43,058,000	4,267,536	0	0	18,070,649	0	65,396,185
	Maintained for future retirement contributions									0
										0
2027	Total Financial Resources Available		12	185,847,584	108,874,643	9,506,578	93,557,091	261,753,319	35,658,510	695,197,726
2027	Budgeted Expenditures/Expenses	E	13	185,626,300	93,414,900	9,352,000	28,308,000	166,251,600	31,351,700	514,304,500

	EXPENDITURE LIMITATION COMPARISON	2026	2027
1	Budgeted expenditures/expenses	$ 486,614,500	$ 514,304,500
2	Add/subtract: estimated net reconciling items		
3	Budgeted expenditures/expenses adjusted for reconciling items	486,614,500	514,304,500
4	Less: estimated exclusions		129,783,000
5	Amount subject to the expenditure limitation	$ 486,614,500	$ 384,521,500
6	EEC expenditure limitation or voter-approved alternative expenditure limitatio	$ 628,793,800	$ 673,632,011

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.

City of Avondale
Tax Levy and Tax Rate Information
Fiscal Year 2027

	2026	2027
1. Maximum allowable primary property tax levy. A.R.S. §42-17051(A)	$ 4,336,412	$ 4,527,130
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)	$	
3. Property tax levy amounts		
A. Primary property taxes	$ 4,336,412	$ 4,527,130
Property tax judgment		
B. Secondary property taxes	6,045,322	6,837,490
Property tax judgment		
C. Total property tax levy amounts	$ 10,381,734	$ 11,364,620
4. Property taxes collected*		
A. Primary property taxes		
(1) **Current** year's levy	$ 4,336,412	
(2) Prior years' levies	(492,000)	
(3) Total primary property taxes	$ 3,844,412	
B. Secondary property taxes		
(1) **Current** year's levy	$ 6,045,322	
(2) Prior years' levies	0	
(3) Total secondary property taxes	$ 6,045,322	
C. Total property taxes collected	$ 9,889,734	
5. Property tax rates		
A. City/Town tax rate		
(1) Primary property tax rate	0.6095	0.5813
Property tax judgment		
(2) Secondary property tax rate	0.8497	0.8779
Property tax judgment		
(3) Total city/town tax rate	1.4592	1.4592

B. Special assessment district tax rates

Secondary property tax rates - As of the date the proposed budget was prepared, the city/town was operating 1 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.

City of Avondale
Revenues Other Than Property Taxes
2027

SOURCE OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
GENERAL FUND			
Local taxes			
Local Sales Tax	$ 56,329,000	$ 57,059,000	$ 58,172,000
SRP Payment in lieu of property tax	46,000	46,000	47,000
Licenses and permits			
Franchise Fees	1,496,000	1,582,500	1,520,000
Building & Development Permits	3,976,000	6,335,500	4,506,000
Licenses	57,000	70,600	58,500
Intergovernmental			
State Urban Revenue Sharing	18,614,000	18,830,800	20,069,500
Federal Sources	0	51,300	0
City's Share of St. Sales Tax	14,842,000	14,685,700	15,025,300
Auto Lieu Tax	4,892,000	4,830,500	5,000,000
State Reimbursements	0	0	0
Other State Sources	655,000	631,500	655,000
Other Cities & Towns	1,961,900	1,961,900	2,081,600
Other Governments	865,800	549,600	0
Charges for services			
Development Charges for Service	1,667,600	2,703,600	2,080,600
Other Charges for Service	468,500	315,900	503,500
Recreation Charges for Service	856,000	975,700	888,000
Fines and forfeits			
Court Fines	1,246,000	1,207,300	1,052,000
Other Fines	0	100	0
Interest on investments			
Interest	3,466,000	3,466,700	3,354,500
Miscellaneous			
Sale of Assets	0	4,800	0
Other Revenue	762,000	1,561,000	764,000
Donations	6,000	7,200	6,000
Operating Lease	1,200,500	1,298,600	1,225,500
	$ 113,407,300	$ 118,175,800	$ 117,009,000
Developer Contributions			
Development Charges for Service	$ 0	$ 300,000	$ 1,381,000
	$ 0	$ 300,000	$ 1,381,000
Total General Fund	$ 113,407,300	$ 118,475,800	$ 118,390,000

* 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.

SPECIAL REVENUE FUNDS

Highway User Revenue Fund			
Highway User Revenue Fees	$ 7,202,000	$ 7,168,000	$ 7,082,800
Sale of Assets	0	800	0
Other Revenue	32,100	18,800	0
	7,234,100	7,187,600	7,082,800

City of Avondale
Revenues Other Than Property Taxes
2027

SOURCE OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
Senior Nutrition			
Federal Sources	418,000	486,100	418,400
Other Revenue	44,500	36,300	26,000
	462,500	522,400	444,400
Community Action Program			
Federal Sources	364,400	377,500	297,000
Interest	0	0	0
Other Cities and Towns	25,000	14,600	0
	389,400	392,100	297,000
HOME Grant			
Federal Sources	1,429,200	1,276,900	1,218,000
	1,429,200	1,276,900	1,218,000
Other Grants			
Other State Sources	1,344,000	1,394,000	1,013,600
Other Federal Sources	6,408,900	6,562,401	5,041,200
Other Grants and Donations	1,576,700	1,576,700	1,847,700
Interest	0	0	6,000
Other Revenue	14,401,900	13,379,639	14,562,500
	23,731,500	22,912,740	22,471,000
Other Interest Bearing Grants			
Other Revenue	522,000	522,000	522,000
Interest	0	600	0
	522,000	522,600	522,000
Cemetery Maintenance Fund			
Interest	5,500	7,200	6,000
	5,500	7,200	6,000
Transit Fund			
Other Revenue	0	21,300	120,000
Other Grants and Donations	240,000	140,000	0
Arizona Lottery Fund	225,800	131,800	225,800
	465,800	293,100	345,800
State RICO			
State Sales Tax	0	0	439,000
	0	0	439,000
Federal RICO			
Federal Sources	0	0	200,000
	0	0	200,000
County RICO			
Seizure of Property	0	74,800	150,000
Other Grants and Donations	0	0	400,000
	0	74,800	550,000

City of Avondale
Revenues Other Than Property Taxes
2027

SOURCE OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
Court Enhancements			
Court Fines	42,000	42,200	50,000
	42,000	42,200	50,000
Judicial Collection Enhancement			
Court Fines	18,000	19,600	18,600
	18,000	19,600	18,600
Fill the Gap			
Court Fines	8,000	4,700	8,000
	8,000	4,700	8,000
Regional Family Advocacy			
Federal Sources	515,600	1,452,900	0
Other State Sources	0	515,600	0
Other Cities and Towns	1,652,900	1,181,300	1,989,700
Interest	0	45,000	0
	2,168,500	3,194,800	1,989,700
0.5% Dedicated Sales Tax			
City Sales Tax	14,021,000	13,515,300	14,803,000
Interest	0	0	0
	14,021,000	13,515,300	14,803,000
Public Safety Dedicated Sales Tax			
City Sales Tax	14,021,000	13,515,300	14,803,000
	14,021,000	13,515,300	14,803,000
Public Arts			
Development Charges for Service	0	0	100,000
	0	0	100,000
Community Development Block Grant			
Other Federal Sources	1,736,100	1,736,100	962,100
	1,736,100	1,736,100	962,100
VOCA Crime Victim			
Other Federal Sources	0	167,600	360,000
	0	167,600	360,000
Emergency Response Deployment			
State Sales Tax	0	0	20,000
	0	0	20,000
Intergovernmental Services			
Intergovernmental Revenues	0	0	1,172,500
	0	0	1,172,500
Environmental Programs Fund			
Environmental Fee	340,000	340,100	340,000
Penalties on Utilities	0	1,000	1,300
	340,000	341,100	341,300
Wildland Fire Deployment			
Other State Sources	250,000	145,900	250,000
	250,000	145,900	250,000
Tow Impound Fund			
Other Fines	70,000	67,900	70,000
	70,000	67,900	70,000

City of Avondale
Revenues Other Than Property Taxes
2027

SOURCE OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
American Rescue Plan Act			
Federal Sources	130,600	130,600	0
	130,600	130,600	0
Employee Assistance			
Interest	0	2,600	0
	0	2,600	0
One AZ Opioid Settlement			
Other State Sources	923,000	538,500	584,000
Interest	0	0	0
	923,000	538,500	584,000
Tourism Fund			
Other State Sources	120,000	0	120,000
	120,000	0	120,000
Total Special Revenue Funds	$ 68,088,200	$ 66,611,640	$ 69,228,200

* 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.

DEBT SERVICE FUNDS			
General Obligation			
Interest	$ 3,000	$ 4,500	$ 65,000
	$ 3,000	$ 4,500	$ 65,000
Dysart Road MDC			
Interest	$ 17,000	$ 0	$ 0
	$ 17,000	$ 0	$ 0
Total Debt Service Funds	$ 20,000	$ 4,500	$ 65,000
CAPITAL PROJECTS FUNDS			
Landscaping Landfill Remediation			
Other Revenue	82,000	47,900	82,000
Interest	53,500	61,700	24,000
Franchise Fees	0	31,600	0
	135,500	141,200	106,000
Streets Development Impact Fee Fund			
Development Impact Fees	1,773,000	1,623,400	1,773,000
Interest	242,000	588,500	137,000
	2,015,000	2,211,900	1,910,000
Police Development Impact Fee Fund			
Development Impact Fees	1,364,000	1,242,900	1,364,000
Interest	312,000	288,400	130,000
	1,676,000	1,531,300	1,494,000
Fire Development Impact Fee Fund			
Development Impact Fees	2,223,000	1,758,700	1,400,000
Interest	259,000	251,600	101,000
	2,482,000	2,010,300	1,501,000

City of Avondale
Revenues Other Than Property Taxes
2027

SOURCE OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
Parks Development Impact Fee Fund			
Development Impact Fees	1,073,000	978,100	898,000
Interest	105,000	73,600	53,000
	1,178,000	1,051,700	951,000
General Obligation Construction 2021			
Interest	0	400	0
	0	400	0
General Obligation Construction 2025			
Bond Proceeds	0	179,700	131,000
	0	179,700	131,000
Vehicle Replacement			
Sale of Assets	62,000	87,200	62,000
Interest	0	0	0
	62,000	$ 87,200	$ 62,000
Total Capital Projects Funds	$ 7,548,500	$ 7,213,700	$ 6,155,000

* 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.

ENTERPRISE FUNDS

Water Fund			
Water Sales	$ 20,810,000	$ 20,567,900	$ 22,580,700
Interest	183,000	827,000	659,000
Operating Lease	41,400	43,000	41,400
Sale of Assets	0	6,000	0
Other Revenue	15,000	17,000	15,000
Other Fines	5,000	10,800	5,000
	$ 21,054,400	$ 21,471,700	$ 23,301,100
Water Resource Fund			
Water Sales	$ 0	$ 0	$ 1,350,000
	$ 0	$ 0	$ 1,350,000
Water Treatment Fund			
Water Sales	$ 0	$ 0	$ 1,630,000
Other Revenue	0	2,924,700	0
	$ 0	$ 2,924,700	$ 1,630,000
Sewer Operations			
Sewer Fees	$ 15,460,000	$ 15,050,034	$ 16,365,000
Penalties on Utilities	0	$ 34,400	$ 48,100
Interest	572,000	677,600	398,000
	$ 16,032,000	$ 15,762,034	$ 16,811,100
Solid Waste			
Sanitation Fees	9,094,000	9,088,900	9,984,000
Interest	248,500	258,300	107,000
Penalties on Utilities	0	21,500	29,900
	9,342,500	9,368,700	10,120,900
Water Equipment Replacement			

City of Avondale
Revenues Other Than Property Taxes
2027

SOURCE OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
Sale of Assets	0	15,100	0
Interest	0	0	0
	0	15,100	0
Solid Waste Equipment Replacement			
Sale of Assets	0	22,400	0
Interest	0	0	0
	0	22,400	0
Water Development Impact Fees			
Development Fees	2,514,000	2,194,700	2,514,000
Interest	320,000	412,300	219,000
	2,834,000	2,607,000	2,733,000
Sewer Development Impact Fees			
Development Fees	1,908,000	1,685,300	5,500,000
Interest	756,000	757,400	387,000
	2,664,000	2,442,700	5,887,000
Total Enterprise Funds	$ 51,926,900	$ 54,614,334	$ 61,833,100

* 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.

INTERNAL SERVICE FUNDS			
Risk Management			
Internal Service Charges	$ 5,075,000	$ 5,075,000	$ 5,302,000
Other Revenue	40,500	67,400	40,500
Interest	231,000	292,000	200,000
	$ 5,346,500	$ 5,434,400	$ 5,542,500
Fleet Services Management			
Internal Service Charges	$ 5,264,100	$ 4,481,400	$ 5,211,300
Other Cities and Towns	15,000	25,600	15,000
Sale of Assets	0	800	0
	0	4,900	0
	$ 5,279,100	$ 4,512,700	$ 5,226,300
Worker's Compensation			
Internal Service Charges	$ 1,154,000	$ 1,075,200	$ 1,240,000
Interest	62,500	77,100	55,000
	$ 1,216,500	$ 1,152,300	$ 1,295,000
Employee Benefit Trust			
Contributions	$ 12,371,000	9,875,300	$ 17,356,000
Interest	44,000	97,000	75,000
Other Revenue	300,000	328,300	0
	$ 12,715,000	$ 10,300,600	$ 17,431,000
Total Internal Service Funds	$ 24,557,100	$ 21,400,000	$ 29,494,800

City of Avondale
Revenues Other Than Property Taxes
2027

SOURCE OF REVENUES	ESTIMATED REVENUES 2026	ACTUAL REVENUES* 2026	ESTIMATED REVENUES 2027
TOTAL ALL FUNDS	$ 265,548,000	$ 268,319,974	$ 285,166,100

* 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.

City of Avondale
Other Financing Sources/(Uses) and Interfund Transfers
Fiscal Year 2027

FUND	OTHER FINANCING 2027 SOURCES	OTHER FINANCING 2027 (USES)	INTERFUND TRANSFERS 2027 IN	INTERFUND TRANSFERS 2027 (OUT)
GENERAL FUND				
Operating Transfers	$	$	$ 1,135,000	$ 2,453,600
Capital Transfers			0	29,037,000
General Fund Asset Replacement			4,694,000	0
General Fund Capital			19,530,000	0
Economic Opportunities - from General Fund			1,807,000	0
Total General Fund	$ 0	$ 0	$ 27,166,000	$ 31,490,600
SPECIAL REVENUE FUNDS				
Dedicated Sales Tax - Debt	$	$	$ 0	$ 4,522,000
Transit Fund			4,191,000	0
Regional Family Advocacy - Operating Transfers			596,600	0
Intergovernmental Services			0	$ 0
Public Arts Fund - Operating Transfers			50,000	$ 0
Total Special Revenue Funds	$ 0	$ 0	$ 4,837,600	$ 4,522,000
DEBT SERVICE FUNDS				
2019 PRO Debt Service - Debt Transfer			952,000	0
2021 PRO Debt Service			1,491,000	0
Total Debt Service Funds	$ 0	$ 0	$ 2,443,000	$ 0
CAPITAL PROJECTS FUNDS				
General Obligation Bond Construction - Parks	31,050,000	0	0	0
Vehicle Replacement - Capital	0	0	3,104,000	0
Total Capital Projects Funds	$ 31,050,000	$ 0	$ 3,104,000	$ 0
ENTERPRISE FUNDS				
Water Fund - Operating Transfers	$	$ 0	$ 0	$ 646,000
Sewer Fund - Operating Transfers			0	$ 489,000
Water Fund - Capital Transfers			0	26,410,000
Sewer Fund - Capital Transfers			0	17,692,000
Water Construction			22,079,000	0
Water PRO Debt			1,532,000	0
Water Impact Fees			0	403,000
Water Equipment Replacement - Capital			2,799,000	0
Water Bond Construction	21,000,000		0	
Sewer Construction			13,854,000	0
Sewer Equipment Replacement - Capital			1,884,000	0
Sewer Dev Impact Fee			0	2,068,000
Sewer Bond Construction	48,750,000		0	
Sewer PRO Debt			4,022,000	
Solid Waste			0	3,542,000
Solid Waste Equipment Replacement - Capital			3,517,000	0
Solid Waste Fund - Capital Transfers			25,000	0
Total Enterprise Funds	$ 69,750,000	$ 0	$ 49,712,000	$ 51,250,000
TOTAL ALL FUNDS	$ 100,800,000	$ 0	$ 87,262,600	$ 87,262,600

City of Avondale
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
GENERAL FUND				
City Administration	$ 2,381,400	$ 84,800	$ 2,466,200	$ 2,214,000
City Attorney	2,485,000	89,800	$ 2,574,800	$ 2,662,300
City Auditor	382,100	0	382,100	422,600
City Clerk	1,147,400	(14,700)	1,132,700	1,175,000
City Council	387,600	(19,000)	368,600	436,300
City Court	1,682,900	(17,800)	1,665,100	2,534,200
Contingency	28,147,000	810,600	0	34,957,000
Development Services	4,095,200	(190,600)	3,904,600	3,954,200
Economic Development	2,055,500	(27,000)	2,028,500	2,088,700
Engineering Services	4,432,900	(111,300)	4,321,600	3,682,300
Facilities	6,205,300	61,100	6,266,400	6,762,300
Finance & Budget	6,868,100	(45,700)	6,822,400	7,934,400
Fire and Medical	17,870,600	(203,500)	17,667,100	19,931,400
Human Resources	2,299,200	39,600	2,338,800	2,364,900
Indirect Costs	(5,904,900)	0	(5,904,900)	(6,527,800)
Information Technology	13,278,400	(65,400)	13,213,000	14,110,000
Marketing & Public Relations	1,411,200	(4,900)	1,406,300	1,424,700
Neighborhood and Family Services	4,191,600	66,000	4,257,600	4,406,700
Non-Departmental	3,590,600	(1,669,300)	1,921,300	4,179,600
Office of Public Safety	4,586,600	(147,000)	4,439,600	4,766,800
Parks & Recreation	12,182,700	(150,100)	12,032,600	11,862,600
Police	30,709,800	(7,600)	30,702,200	32,496,400
Public Works	381,700	0	381,700	375,700
Economic Opportunities Fund				
Economic Development	1,325,000	(82,000)	1,243,000	1,807,000
General Fund Capital				
City Administration	1,754,000	(1,693,213)	60,787	60,000
City Court	1,135,000	124,202	1,259,202	1,646,000
Engineering Services	3,990,000	(69,195)	3,920,805	1,552,000
Economic Development	0	0	0	125,000
Facilities	294,000	(23,071)	270,929	0
Fire and Medical	15,639,000	(2,762,468)	12,876,532	3,269,000
Human Resources	300,000	(10,438)	289,562	250,000
Information Technology	1,020,000	(428,109)	591,891	199,000
Office of Public Safety	1,864,000	(108,630)	1,755,370	829,000
Neighborhood and Family Services	2,659,000	0	2,659,000	52,000
Parks & Recreation	21,722,000	(1,896,515)	19,825,485	9,302,000
Police	8,273,000	(3,685,775)	4,587,225	857,000
Public Works	4,217,000	(1,977,700)	2,239,300	1,389,000
Developer Contributions				
Engineering Services	1,061,000	(49,048)	1,011,952	1,381,000
General Fund Asset Replacement				
Engineering Services	0	0	0	0
Facilities	1,462,000	(202,212)	1,259,788	1,133,000
Fire and Medical	461,000	(27,984)	433,016	358,000
Information Technology	2,667,000	(329,356)	2,337,644	2,743,000
Neighborhood and Family Services	0	0	0	0
Parks & Recreation	676,000	(206,907)	469,093	248,000
Police	0	0	0	212,000
Total General Fund	$ 215,386,900	$ (14,950,419)	$ 171,478,881	$ 185,626,300
0.5% Dedicated Sales Tax				
City Administration	168,000	(70,076)	97,924	0
Contingency	0	0	0	300,000

City of Avondale
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
Engineering Services	20,957,000	(1,545,297)	19,411,703	22,952,000
Information Technology	0	0	0	5,800
Public Works	5,246,000	(1,606,294)	3,639,706	943,000
Public Safety Dedicated Sales Tax				
City Court	734,700	0	734,700	0
Contingency	495,000	0	0	70,000
Fire and Medical	8,497,000	(3,955,000)	4,542,000	4,660,700
Information Technology	1,348,000	(49,585)	1,298,415	1,127,000
Office of Public Safety	124,900	0	124,900	0
Police	10,961,600	96,573	11,058,173	11,605,300
Environmental Programs Fund				
Public Works	624,700	(8,000)	616,700	599,900
Public Arts Fund				
Parks & Recreation	681,900	(218,000)	463,900	408,800
Tow Impound Fund				
Police	53,100	0	53,100	56,200
Court Enhancements				
City Court	31,000	0	31,000	31,000
Cemetery Maintenance Fund				
Parks & Recreation	15,700	0	15,700	15,700
State RICO				
Information Technology	0	0	0	239,000
Police	0	0	0	200,000
Highway User Revenue Fund				
Engineering Services	6,988,000	(1,659,437)	5,328,563	3,721,300
Information Technology	225,000	(1,240)	223,760	299,000
Non-Departmental	227,000	0	227,000	234,000
Public Works	4,382,900	0	4,382,900	9,391,000
Transit Fund				
Public Works	4,589,500	120,000	4,709,500	4,535,200
Court Payments				
Judicial Collection Enhancement				
City Court	67,500	0	67,500	67,500
Contingency	0	0	0	200,000
Fill the Gap				
City Court	10,200	80,800	91,000	10,200
Contingency	0	0	0	100,000
Wildland Fire Deployment Fund				
Fire and Medical	250,000	0	250,000	250,000
Tourism Fund				
Economic Development	120,000	0	120,000	120,000
One AZ Opioid Settlement				
Office of Public Safety	923,000	(443,000)	480,000	584,000
Co. RICO With Mar. Co. Atty				
Police	0	339,360	339,360	550,000
Senior Nutrition				
Neighborhood and Family Services	517,200	12,000	529,200	444,400
Community Action Program				
Neighborhood and Family Services	389,400	80,400	469,800	297,000
Home Grants				
Neighborhood and Family Services	1,429,200	371,800	1,801,000	1,218,000
Federal RICO				
Police	0	0	0	200,000
VOCA Crime Victim				
Police	0	287,200	287,200	360,000

City of Avondale
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
Emergency Response Deployment				
Office of Public Safety	0	10,800	10,800	20,000
Intergovernmental Services				
Police	0	0	0	971,500
Neighborhood and Family Services	0	0	0	201,000
Community Development Block Grant				
Engineering Services	191,000	0	191,000	184,000
Neighborhood and Family Services	1,544,700	0	1,544,700	778,100
Parks & Recreation	0	0	0	0
American Rescue Plan Act				
Neighborhood and Family Services	110,600	(29,778)	80,822	0
Parks & Recreation	0	0	0	0
Other Grants				
Engineering Services	2,511,000	(361,982)	2,149,018	810,000
Fire and Medical	53,500	137,901	191,401	195,500
Neighborhood and Family Services	3,593,700	93,010	3,686,710	4,321,200
Non-Departmental	14,307,900	23,297,480	37,605,380	14,381,000
Parks & Recreation	146,000	(86,000)	60,000	100,000
Police	2,219,400	126,000	2,345,400	1,290,400
Public Works	900,000	43,458	943,458	1,257,900
Regional Family Advocacy				
Indirect Costs	168,200	0	168,200	222,100
Information Technology	0	0	0	175,000
Police	2,484,700	0	2,484,700	2,189,200
Other Interest Bearing Grants				
Neighborhood and Family Services	522,000	0	522,000	522,000
Total Special Revenue Funds	$ 98,810,200	$ 15,063,093	$ 113,378,293	$ 93,414,900
General Obligation				
Non-Departmental	$ 6,457,000	$ 0	6,457,000	6,909,000
2019 PRO Debt Service				
Non-Departmental	948,000	0	948,000	952,000
2021 PRO Debt Service				
Non-Departmental	1,491,000	0	1,491,000	1,491,000
Total Debt Service Funds	$ 8,896,000	$ 0	8,896,000	9,352,000
Streets Development Impact Fee				
Finance & Budget	0	0	0	46,000
Engineering Services	340,000	0	340,000	1,120,000
Police Development Impact Fee				
Finance & Budget	0	0	0	46,000
Fire Development Impact Fee				
Fire and Medical	38,000	0	38,000	7,000
Finance & Budget	0	0	0	46,000
Office of Public Safety	270,000	0	270,000	297,000
Parks Development Impact Fee				
Finance & Budget	0	0	0	46,000
Parks & Recreation	3,049,000	0	3,049,000	2,314,000
General Obligation Bond Construction 2024				
Public Works	10,613,000	(680,153)	9,932,847	8,633,000
General Obligation Bond Construction - Parks				
Parks & Recreation	0	0	0	7,424,000

City of Avondale
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
Non-Departmental	0	0	0	2,000,000
Vehicle Replacement				
Fire and Medical	1,291,000	600,000	1,891,000	3,413,000
Public Works	2,945,000	(856,333)	2,088,667	2,916,000
Total Capital Projects Funds	$ 18,546,000	$ (867,207)	$ 17,678,793	$ 28,308,000
Water Operations				
Information Technology	$ 83,300	$ 0	83,300	145,000
Non-Departmental	317,000	(52,000)	265,000	323,000
Public Works	16,472,600	(185,200)	16,287,400	17,191,200
Indirect Costs	2,354,500	0	2,354,500	2,480,800
Contingency	1,000,000	237,200	1,237,200	500,000
Water Treatment				
Public Works	0	4,206,304	4,206,304	2,057,000
Water Capital				
City Administration	25,000	0	25,000	25,000
Engineering Services	12,534,000	(2,153,525)	10,380,475	8,917,000
Public Works	14,552,000	(455,912)	14,096,088	13,137,000
Water Asset Replacement				
Information Technology	697,000	38,000	735,000	783,000
Public Works	2,603,000	(173,557)	2,429,443	2,016,000
Water Development Impact Fee				
Finance & Budget	0	0	0	46,000
Public Works	3,758,000	106,869	3,864,869	4,019,000
Water Bond Construction				
Non-Departmental	0	0	0	1,500,000
Public Works	20,044,000	(4,428,168)	15,615,832	19,794,000
Water PRO Debt Service				
Non-Departmental	0	0	0	1,532,000
Sewer Operations				
Information Technology	84,900	0	84,900	83,400
Non-Departmental	122,000	0	122,000	124,000
Public Works	7,945,300	0	7,945,300	8,046,800
Indirect Costs	1,545,400	0	1,545,400	1,754,100
Contingency	1,000,000	0	1,000,000	500,000
Sewer Capital				
City Administration	25,000	0	25,000	25,000
Engineering Services	261,000	(34,432)	226,568	288,000
Public Works	6,756,000	(215,302)	6,540,698	13,541,000
Sewer Asset Replacement				
Information Technology	101,000	24,000	125,000	203,000
Public Works	1,943,000	(310,404)	1,632,596	1,681,000
Sewer Development Impact Fee				
Finance & Budget	50,000	(4,395)	45,605	46,000
Sewer Bond Construction				
Non-Departmental	0	0	0	2,000,000
Public Works	11,750,000	0	11,750,000	46,750,000
Sewer PRO Debt Service				
Non-Departmental	590,000	0	590,000	4,021,000
Solid Waste Operations				
Information Technology	6,000	(6,000)	0	34,700
Non-Departmental	238,000	6,000	244,000	236,000
Public Works	7,290,800	0	7,290,800	7,465,200
Indirect Costs	1,245,400	0	1,245,400	1,344,400

City of Avondale
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
Contingency	500,000	0	500,000	100,000
Solid Waste Capital				
City Administration	25,000	0	25,000	25,000
Solid Waste Asset Replacement				
Information Technology	9,000	0	9,000	12,000
Public Works	2,452,000	2,200,000	4,652,000	3,505,000
Total Enterprise Funds	$ 118,380,200	$ (1,200,522)	117,179,678	$ 166,251,600
Risk Management Fund				
Human Resources	5,758,100	0	5,758,100	7,103,700
Information Technology	85,100	0	85,100	85,100
Indirect Costs	113,400	0	113,400	153,200
Fleet Services Fund				
Information Technology	0	0	0	117,000
Public Works	4,766,200	0	4,766,200	4,759,100
Indirect Costs	478,000	0	478,000	573,200
Workers' Compensation Fund				
Human Resources	2,301,600	0	2,301,600	2,299,700
Employee Benefit Trust				
Human Resources	$ 13,092,800	$ 0	13,092,800	16,260,700
Total Internal Service Funds	$ 26,595,200	$ 0	$ 26,595,200	$ 31,351,700
TOTAL ALL FUNDS	$ 486,614,500	$ (1,955,055)	$ 455,206,845	$ 514,304,500

* 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.

City of Avondale
Expenditures/Expenses by Department
Fiscal Year 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
City Administration				
General Fund	$ 2,381,400	$ 84,800	$ 2,466,200	$ 2,214,000
General Fund Capital	1,754,000	$ (1,693,213)	$ 60,787	$ 60,000
0.5% Dedicated Sales Tax	168,000	$ (70,076)	$ 97,924	$ 0
Water Capital	25,000	$ 0	$ 25,000	$ 25,000
Sewer Capital	25,000	$ 0	$ 25,000	$ 25,000
Solid Waste Capital	25,000	$ 0	$ 25,000	$ 25,000
Department Total	$ 4,378,400	$ (1,678,489)	$ 2,699,911	$ 2,349,000
List Department: City Attorney				
General Fund	$ 2,485,000	$ 89,800	$ 2,574,800	$ 2,662,300
Department Total	$ 2,485,000	$ 89,800	$ 2,574,800	$ 2,662,300
List Department: City Auditor				
General Fund	$ 382,100	$ 0	$ 382,100	$ 422,600
Department Total	$ 382,100	$ 0	$ 382,100	$ 422,600
List Department: City Clerk				
General Fund	$ 1,147,400	$ (14,700)	$ 1,132,700	$ 1,175,000
Department Total	$ 1,147,400	$ (14,700)	$ 1,132,700	$ 1,175,000
List Department: City Council				
General Fund	$ 387,600	$ (19,000)	$ 368,600	$ 436,300
Department Total	$ 387,600	$ (19,000)	$ 368,600	$ 436,300
List Department: City Court				
General Fund	$ 1,682,900	$ (17,800)	$ 1,665,100	$ 2,534,200
General Fund Capital	1,135,000	$ 124,202	$ 1,259,202	$ 1,646,000
Public Safety Dedicated Sales Tax	734,700	$ 0	$ 734,700	$ 0
Court Enhancement	31,000	$ 0	$ 31,000	$ 31,000
Judicial Collection Enhancement	67,500	$ 0	$ 67,500	$ 67,500
Fill the Gap	10,200	$ 80,800	$ 91,000	$ 10,200
Department Total	$ 3,661,300	$ 187,202	$ 3,848,502	$ 4,288,900
List Department: Development Services				
General Fund	$ 4,095,200	$ (190,600)	$ 3,904,600	$ 3,954,200
Department Total	$ 4,095,200	$ (190,600)	$ 3,904,600	$ 3,954,200
List Department: Economic Development				
General Fund	$ 2,055,500	$ (27,000)	$ 2,028,500	$ 2,088,700
General Fund Capital	$ 0	$ 0	$ 0	$ 125,000
Economic Opportunities Fund	1,325,000	$ (82,000)	$ 1,243,000	$ 1,807,000
Tourism Fund	120,000	$ 0	$ 120,000	$ 120,000
Department Total	$ 3,500,500	$ (109,000)	$ 3,391,500	$ 4,140,700
List Department: Engineering Services				
General Fund	4,432,900	$ (111,300)	$ 4,321,600	$ 3,682,300
General Fund Capital	3,990,000	$ (69,195)	$ 3,920,805	$ 1,552,000
Developer Contributions	1,061,000	$ (49,048)	$ 1,011,952	$ 1,381,000
General Fund Asset Replacement	0	$ 0	$ 0	$ 0
0.5% Dedicated Sales Tax	20,957,000	$ (1,545,297)	$ 19,411,703	$ 22,952,000
Highway User Revenue Fund	6,988,000	$ (1,659,437)	$ 5,328,563	$ 3,721,300

City of Avondale
Expenditures/Expenses by Department
Fiscal Year 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
Community Development Block Grant	191,000	0	191,000	184,000
Other Grants	2,511,000	(361,982)	2,149,018	810,000
Streets Development Impact Fee	340,000	0	340,000	1,120,000
PRO Bond Construction 2019	0	0	0	0
Water Capital	12,534,000	(2,153,525)	10,380,475	8,917,000
Sewer Capital	261,000	(34,432)	226,568	288,000
Department Total	53,265,900	(5,984,216)	47,281,684	44,607,600
List Department: Facilities				
General Fund	6,205,300	61,100	6,266,400	6,762,300
General Fund Capital	294,000	(23,071)	270,929	0
General Fund Asset Replacement	1,462,000	(202,212)	1,259,788	1,133,000
Department Total	7,961,300	(164,183)	7,797,117	7,895,300
List Department: Finance & Budget				
General Fund	6,868,100	(45,700)	6,822,400	7,934,400
Streets Development Impact Fee	0	0	0	46,000
Police Development Impact Fee	0	0	0	46,000
Fire Development Impact Fee	0	0	0	46,000
Parks Development Impact Fee	0	0	0	46,000
Water Development Impact Fee	0	0	0	46,000
Sewer Development Impact Fee	50,000	(4,395)	45,605	46,000
Other Grants				
Department Total	6,918,100	(50,095)	6,868,005	8,210,400
List Department: Fire and Medical				
General Fund	17,870,600	(203,500)	17,667,100	19,931,400
General Fund Capital	15,639,000	(2,762,468)	12,876,532	3,269,000
General Fund Asset Replacement	461,000	(27,984)	433,016	358,000
Other Grants	53,500	137,901	191,401	195,500
Public Safety Dedicated Sales Tax	8,497,000	(3,955,000)	4,542,000	4,660,700
Wildland Fire Deployment Fund	250,000	0	250,000	250,000
Fire Development Impact Fee	38,000	0	38,000	7,000
Vehicle Replacement	1,291,000	600,000	1,891,000	3,413,000
Department Total	44,100,100	(6,211,051)	37,889,049	32,084,600
List Department: Human Resources				
General Fund	2,299,200	39,600	2,338,800	2,364,900
General Fund Capital	300,000	(10,438)	289,562	250,000
Employee Benefit Trust	13,092,800	0	13,092,800	16,260,700
Risk Management Fund	5,758,100	0	5,758,100	7,103,700
Workers' Compensation Fund	2,301,600	0	2,301,600	2,299,700
Department Total	23,751,700	29,162	23,780,862	28,279,000
List Department Indirect Costs				
General Fund	(5,904,900)	0	(5,904,900)	(6,527,800)
Regional Family Advocacy	168,200	0	168,200	222,100
Water Operations	2,354,500	0	2,354,500	2,480,800
Sewer Operations	1,545,400	0	1,545,400	1,754,100
Solid Waste Operations	1,245,400	0	1,245,400	1,344,400
Risk Management Fund	113,400	0	113,400	153,200
Employee Benefits	0	0	0	0
Fleet Services Fund	478,000	0	478,000	573,200
Department Total	0	0	0	0

City of Avondale
Expenditures/Expenses by Department
Fiscal Year 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
List Department: Information Technology				
General Fund	$ 13,278,400	$ (65,400)	$ 13,213,000	$ 14,110,000
General Fund Capital	1,020,000	$ (428,109)	$ 591,891	$ 199,000
General Fund Asset Replacement	2,667,000	$ (329,356)	$ 2,337,644	$ 2,743,000
State RICO	0	$ 0	$ 0	$ 239,000
Highway User Revenue Fund	225,000	$ (1,240)	$ 223,760	$ 299,000
Dedicated Sales Tax	0	$ 0	$ 0	$ 5,800
Public Safety Dedicated Sales Tax	1,348,000	$ (49,585)	$ 1,298,415	$ 1,127,000
Community Development Block Grant	0	$ 0	$ 0	$ 0
Regional Family Advocacy	0	$ 0	$ 0	$ 175,000
Water Operations	83,300	$ 0	$ 83,300	$ 145,000
Sewer Operations	84,900	$ 0	$ 84,900	$ 83,400
Solid Waste Operations	6,000	$ (6,000)	$ 0	$ 34,700
Water Asset Replacement	697,000	$ 38,000	$ 735,000	$ 783,000
Sewer Asset Replacement	101,000	$ 24,000	$ 125,000	$ 203,000
Solid Waste Equipment Replacement	9,000	$ 0	$ 9,000	$ 12,000
Fleet Services Fund	0	$ 0	$ 0	$ 117,000
Risk Management Fund	85,100	$ 0	$ 85,100	$ 85,100
Department Total	$ 19,604,700	$ (817,690)	$ 18,787,010	$ 20,361,000
List Department: Marketing & Public Relations				
General Fund	$ 1,411,200	$ (4,900)	$ 1,406,300	$ 1,424,700
Department Total	$ 1,411,200	$ (4,900)	$ 1,406,300	$ 1,424,700
List Department: Neighborhood and Family Services				
General Fund	$ 4,191,600	$ 66,000	$ 4,257,600	$ 4,406,700
General Fund Capital	2,659,000	$ 0	$ 2,659,000	$ 52,000
General Fund Asset Replacement	0	$ 0	$ 0	$ 0
Senior Nutrition	517,200	$ 12,000	$ 529,200	$ 444,400
American Rescue Plan Act	110,600	$ (29,778)	$ 80,822	$ 0
Community Action Program	389,400	$ 80,400	$ 469,800	$ 297,000
Home Grants	1,429,200	$ 371,800	$ 1,801,000	$ 1,218,000
Other Grants	3,593,700	$ 93,010	$ 3,686,710	$ 4,321,200
Community Development Block Grant	1,544,700	$ 0	$ 1,544,700	$ 778,100
Intergovernmental Revenues	0	$ 0	$ 0	$ 201,000
Other Interest Bearing Grants	522,000	$ 0	$ 522,000	$ 522,000
Department Total	$ 14,957,400	$ 593,432	$ 15,550,832	$ 12,240,400
List Department: Non-Departmental				
General Fund	$ 3,590,600	$ (1,669,300)	$ 1,921,300	$ 4,179,600
Volunteer Firefighter's Pension	0	$ 0	$ 0	$ 0
Highway User Revenue Fund	227,000	$ 0	$ 227,000	$ 234,000
One AZ Opioid Settlement	0	$ 0	$ 0	$ 0
Other Grants	14,307,900	$ 23,297,480	$ 37,605,380	$ 14,381,000
Cemetery Maintenance Fund	0	$ 0	$ 0	$ 0
Regional Family Advocacy	0	$ 0	$ 0	$ 0
General Obligation	6,457,000	$ 0	$ 6,457,000	$ 6,909,000
General Obligation Bond Const 2024	0	0	0	0
General Obligation Bond Construction - Parks	0	0	0	2,000,000
Water Bond Construction	0	0	0	1,500,000
Water PRO Debt	0	0	0	1,532,000
Sewer Bond Construction	0	0	0	2,000,000
0.5% Dedicated Sales Tax Debt Service	0	$ 0	$ 0	$ 0
2019 PRO Debt Service	948,000	$ 0	$ 948,000	$ 952,000
2021 PRO Debt Service	1,491,000	$ 0	$ 1,491,000	$ 1,491,000
Water Operations	317,000	$ (52,000)	$ 265,000	$ 323,000

City of Avondale
Expenditures/Expenses by Department
Fiscal Year 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
Sewer Operations	122,000	0	122,000	124,000
Solid Waste Operations	238,000	6,000	244,000	236,000
Sewer PRO Debt Service	590,000	0	590,000	4,021,000
Fleet Services Fund	0	0	0	0
Workers' Compensation Fund	0	0	0	0
Department Total	28,288,500	21,582,180	49,870,680	39,882,600
List Department: Office of Public Safety				
General Fund	4,586,600	(147,000)	4,439,600	4,766,800
General Fund Capital	1,864,000	(108,630)	1,755,370	829,000
Public Safety Dedicated Sales Tax	124,900	0	124,900	0
Emergency Response Deployment	0	10,800	10,800	20,000
Fire Development Impact Fee	270,000	0	270,000	297,000
One AZ Opioid Settlement	923,000	(443,000)	480,000	584,000
Department Total	7,768,500	(687,830)	7,080,670	6,496,800
List Department: Parks & Recreation				
General Fund	12,182,700	(150,100)	12,032,600	11,862,600
General Fund Capital	21,722,000	(1,896,515)	19,825,485	9,302,000
General Fund Asset Replacement	676,000	(206,907)	469,093	248,000
Cemetery Maintenance Fund	15,700	0	15,700	15,700
American Rescue Plan Act	0	0	0	0
Community Development Block Grant	0	0	0	0
Public Arts	681,900	(218,000)	463,900	408,800
Other Grants	146,000	(86,000)	60,000	100,000
General Obligation Bond Construction - Parks	0	0	0	7,424,000
Future General Obligation Bond Issuance	0	0	0	0
2021 PRO Bond Construction	0	0	0	0
Parks Development Impact Fee	3,049,000	0	3,049,000	2,314,000
Department Total	38,473,300	(2,557,522)	35,915,778	31,675,100
List Department: Police				
General Fund	30,709,800	(7,600)	30,702,200	32,496,400
General Fund Capital	8,273,000	(3,685,775)	4,587,225	857,000
General Fund Asset Replacement	0	0	0	212,000
State RICO	0	0	0	200,000
Federal RICO	0	0	0	200,000
VOCA Crime Victim	0	287,200	287,200	360,000
American Rescue Plan Act	0	0	0	0
Intergovernmental Services	0	0	0	971,500
Regional Family Advocacy	2,484,700	0	2,484,700	2,189,200
Public Safety Dedicated Sales Tax	10,961,600	96,573	11,058,173	11,605,300
Other Grants	2,219,400	126,000	2,345,400	1,290,400
Tow Impound Fund	53,100	0	53,100	56,200
General Obligation Bond Construction 2021	0	69,279	69,279	0
Other Interest Bearing Grants	0	0	0	0
Co. RICO With Mar. Co. Atty	0	339,360	339,360	550,000
Department Total	54,701,600	(2,774,963)	51,926,637	50,988,000
List Department: Public Works				
General Fund	381,700	0	381,700	375,700
General Fund Capital	4,217,000	(1,977,700)	2,239,300	1,389,000
Dedicated Sales Tax	5,246,000	(1,606,294)	3,639,706	943,000
Environmental Programs	624,700	(8,000)	616,700	599,900
Highway User Revenue Fund	4,382,900	0	4,382,900	9,391,000
Transit Fund	4,589,500	120,000	4,709,500	4,535,200

City of Avondale
Expenditures/Expenses by Department
Fiscal Year 2027

DEPARTMENT/FUND	ADOPTED BUDGETED EXPENDITURES/ EXPENSES 2026	EXPENDITURE/ EXPENSE ADJUSTMENTS APPROVED 2026	ACTUAL EXPENDITURES/ EXPENSES* 2026	BUDGETED EXPENDITURES/ EXPENSES 2027
Other Grants	$ 900,000	$ 43,458	$ 943,458	$ 1,257,900
Police Development Impact Fee	$ 0	$ 0	$ 0	$ 0
General Obligation Bond Construction 2024	$ 10,613,000	$ (680,153)	$ 9,932,847	$ 8,633,000
Vehicle Replacement	$ 2,945,000	$ (856,333)	$ 2,088,667	$ 2,916,000
Water Operations	$ 16,472,600	$ (185,200)	$ 16,287,400	$ 17,191,200
Water Resources	$ 0	$ 0	$ 0	$ 0
Water Treatment	$ 0	$ 4,206,304	$ 4,206,304	$ 2,057,000
Water Capital	$ 14,552,000	$ (455,912)	$ 14,096,088	$ 13,137,000
Water Asset Replacement	$ 2,603,000	$ (173,557)	$ 2,429,443	$ 2,016,000
Water Development Impact Fee	$ 3,758,000	$ 106,869	$ 3,864,869	$ 4,019,000
Water Bond Construction	$ 20,044,000	$ (4,428,168)	$ 15,615,832	$ 19,794,000
Sewer Operations	$ 7,945,300	$ 0	$ 7,945,300	$ 8,046,800
Sewer Capital	$ 6,756,000	$ (215,302)	$ 6,540,698	$ 13,541,000
Sewer Asset Replacement	$ 1,943,000	$ (310,404)	$ 1,632,596	$ 1,681,000
Sewer Bond Construction	$ 11,750,000	$ 0	$ 11,750,000	$ 46,750,000
Solid Waste Operations	$ 7,290,800	$ 0	$ 7,290,800	$ 7,465,200
Solid Waste Capital	$ 0	$ 0	$ 0	$ 0
Solid Waste Asset Replacement	$ 2,452,000	$ 2,200,000	$ 4,652,000	$ 3,505,000
Fleet Services Fund	$ 4,766,200	$ 0	$ 4,766,200	$ 4,759,100
Department Total	$ 134,232,700	$ (4,220,392)	$ 130,012,308	$ 174,003,000
List Department: Contingency				
General Fund	$ 28,147,000	810,600	0	34,957,000
Dedicated Sales Tax	0	0	0	300,000
Public Safety Dedicated Sales Tax	495,000	0	0	70,000
Judicial Collection Enhancement	0	0	0	200,000
Fill the Gap	0	0	0	100,000
Water Operations	1,000,000	237,200	1,237,200	500,000
Sewer Operations	1,000,000	0	1,000,000	500,000
Solid Waste Operations	500,000	0	500,000	100,000
Department Total	$ 31,142,000	$ 1,047,800	$ 2,737,200	$ 36,727,000
TOTAL ALL DEPARTMENTS	$ 486,614,500	$ (1,955,055)	$ 455,206,845	$ 514,304,500

* 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.

City of Avondale
Full-Time Employees and Personnel Compensation
Fiscal Year 2027

FUND	Full-Time Equivalent (FTE) 2027	Employee Salaries and Hourly Costs 2027	Retirement Costs 2027	Healthcare Costs 2027	Other Benefit Costs 2027	Total Estimated Personnel Compensation 2027
GENERAL FUND	578.31	$ 62,436,200	$ 15,879,200	$ 10,353,100	$ 2,758,300	$ 91,426,800
SPECIAL REVENUE FUNDS						
Highway User Revenue Fund	27.80	$ 2,585,100	$ 482,500	$ 615,900	$ 96,200	$ 3,779,700
Senior Nutrition	4.57	228,500	$ 45,200	$ 27,200	$ 8,800	309,700
Community Action Program	1.00	79,900	$ 15,800	$ 32,800	$ 100	128,600
Other Grants	6.00	500,600	$ 81,400	$ 115,700	$ 7,500	705,200
American Rescue Plan Act	0.00	0	$ 0	$ 0	$ 0	0
Regional Family Advocacy	9.00	880,000	$ 173,700	$ 158,300	$ 8,200	1,220,200
Intergovernmental Services	0.00	591,700	$ 227,800	$ 128,600	$ 23,400	971,500
Public Safety Dedicated Sales Tax	86.00	9,584,500	$ 3,291,300	$ 1,780,200	$ 776,700	15,432,700
Community Development Block Grant	1.91	180,500	$ 35,700	$ 38,200	$ 1,900	256,300
Environmental Programs Fund	1.45	136,200	$ 26,600	$ 18,800	$ 3,600	185,200
Wildland Fire Deployment	0.00	217,500	$ 0	$ 0	$ 0	217,500
Transit Fund	1.50	219,300	$ 43,200	$ 45,300	$ 2,100	309,900
Tow Impound Fund	0.41	39,400	$ 7,900	$ 4,600	$ 2,300	54,200
One AZ Opioid Settlement	0.00	20,000	$ 0	$ 0	$ 0	20,000
Total Special Revenue Funds	139.64	$ 15,263,200	$ 4,431,100	$ 2,965,600	$ 930,800	$ 23,590,700
ENTERPRISE FUNDS						
Water Operations	42.70	$ 3,958,900	$ 763,700	$ 852,900	$ 113,000	$ 5,688,500
Sewer Operations	26.20	2,524,300	$ 490,700	$ 557,900	$ 61,000	3,633,900
Sanitation	30.50	2,584,000	$ 485,300	$ 579,000	$ 106,300	3,754,600
Total Enterprise Funds	99.40	$ 9,067,200	$ 1,739,700	$ 1,989,800	$ 280,300	$ 13,077,000
INTERNAL SERVICE FUND						
Fleet Services Fund	12.35	$ 1,193,300	$ 233,100	$ 229,200	$ 25,200	$ 1,680,800
Worker's Compensation Fund	1.20	138,300	$ 27,400	$ 24,000	$ 1,700	191,400
Employee Benefit Trust	2.00	170,200	$ 33,700	$ 31,900	$ 1,700	237,500
Risk Management Fund	0.80	100,000	$ 19,700	$ 6,300	$ 900	126,900
Total Internal Service Fund	16.35	$ 1,601,800	$ 313,900	$ 291,400	$ 29,500	$ 2,236,600
TOTAL ALL FUNDS	833.70	$ 88,368,400	$ 22,363,900	$ 15,599,900	$ 3,998,900	$ 130,331,100

EXHIBIT B
TO
RESOLUTION NO. 1041-0626

[Specifically Budgeted Line Items Greater Than $100,000 for]

See following pages.

FY2027 Administrative Award - Operating

Department / Reference / Description

	Amount
City Administration	**150,000**
27265 - Professional Lobbying Services	150,000
City Attorney	**1,250,000**
27268 - Outside Legal Services and Attorney Fees	1,000,000
27269 - City Prosecutor	250,000
City Auditor	**180,000**
27271 - Professional Audit Services	180,000
City Clerk	**275,000**
27275 - Citywide Postage	275,000
City Court	**600,000**
27277 - Interpreter, Transcription, Translation Services	200,000
27278 - Public Defender	235,000
27279 - Pro-Tem Services	165,000
Development Services	**950,000**
27281 - Professional Services - Building Inspections and Plan Review	450,000
27282 - Gila River Implementation Plan	500,000
Economic Development	**1,650,000**
27285 - Small Business Growth Opportunities (tools, reports, memberships, etc.)	300,000
27286 - Marketing Services, Website Design, Digital Support & Maintenance	600,000
27287 - Real Estate Services	500,000
27288 - Outsourced Fast-Track Review Services	250,000
Engineering Services	**3,000,000**
27290 - Project Support (Engineering)	600,000
27291 - Real Estate Services	200,000
27292 - Engineering Plan Review	200,000
27293 - On-Call various services	250,000
27294 - Traffic Signal Supplies and Maintenance (electronic equipment, wiring, cameras, etc.)	300,000
27295 - Traffic Signs and Supplies (posts & blanks, markings, reflective sign sheeting, etc.)	200,000
27296 - Traffic Calming Supply & Service	300,000
27297 - Streetlight Supplies and Replacements (poles, fixtures, Services, etc.)	450,000

	Amount
27298 - Street Maintenance (Restriping, school crosswalks, etc.)	500,000
Facilities	**6,525,000**
27300 - Site Security	710,000
27301 - Citywide - Janitorial Services	2,200,000
27302 - Pest Control	160,000
27303 - Mechanical Systems Service - HVAC, Plumbing, Energy Management	1,250,000
27304 - Repair & Maintenance	1,210,000
27305 - Waste Disposal and Trash Removal	200,000
27306 - Fire Protection Services	145,000
27307 - Citywide Furniture	500,000
27308 - Professional Services	150,000
Finance & Budget	**3,350,000**
27310 - Professional Services - Accounting/Audit	150,000
27311 - Finance, Banking and Financial Management Fees	1,500,000
27312 - Contractual Services - Water Billing (Printing, Handling & Mailing)	250,000
27313 - Citywide Temporary Staffing Services	800,000
27314 - Citywide Office Products	500,000
27315 - On-Call various services	150,000
Fire & Medical	**3,045,000**
27320 - Medical Services	300,000
27321 - Dispatch Fees	950,000
27322 - Vehicle Maintenance and Repair	750,000
27323 - Safety Equipment and Apparel	500,000
27324 - Safety Equipment and Apparel Maintenance and Repairs	120,000
27325 - Fire/Medical Supplies	175,000
27326 - Fire Training	250,000
Human Resources	**29,950,000**
27330 - Appraisal Services	110,000
27331 - Attorney Fees	115,000
27332 - Professional Services - Medical Fees	110,000
27333 - Professional Services - HR specific	350,000
27334 - Professional Services - Broker Services	165,000
27335 - Insurance Premiums	4,100,000
27336 - Insurance Claims	5,000,000
27337 - Citywide Group Benefit Plans Premiums and Associated Services (Medical, Dental, Vision, etc.)	20,000,000
Information Technology	**16,275,000**

	Amount
27340 - Training and Professional Development Services, Support Consulting	125,000
27341 - Payroll Services (Finance ADP)	1,000,000
27342 - Telecommunication Services	1,500,000
27343 - Regional Wireless Cooperative (RWC) participation	750,000
27344 - Copier/Printer/Plotter Maintenance, Services, Support and Warranties	200,000
27345 - Cybersecurity Software & Services	500,000
27346 - Technology Software, Equipment, Repair, Services, Support and related	2,600,000
27347 - Technology Hardware, Equipment, Repair, Services, Support and related	1,500,000
27348 - Contractual Maintenance, Licensing, Subscription, Services, and Support	5,400,000
27349 - Public Safety - Comm., Safety, Security and Video; Equipment, Maint., Services, Support & Supplies	1,500,000
27350 - Temporary & Part time Staffing Support & Services	200,000
27351 - Managed Services, Support - Technical / Professional	1,000,000
Marketing & Public Relations	**700,000**
27355 - Promotion and Publicity	250,000
27356 - Citywide Printing Services	450,000
Neighborhood and Family Services	**4,335,000**
27360 - Home Repair Program	400,000
27361 - Substantial Home Rehabilitation	350,000
27362 - Homeless Outreach Services	330,000
27363 - Summer Youth Employment	110,000
27364 - Redevelopment	610,000
27365 - Nourishment Program	585,000
27366 - Security Services	110,000
27367 - Temporary Staffing Services	500,000
27368 - Contributions Assistance Program	250,000
27369 - Resident Temporary Housing - Pilot	225,000
27370 - Youth Services Division	220,000
27371 - Crisis Case Management, Behavioral Health and Financial Assistance Services CAP	645,000
Parks, Recreation & Libraries	**11,545,000**
27375 - American Sports Center (ASC) Covenant Payments	150,000
27376 - Aquatic Chemicals	300,000
27377 - Citywide Landscaping Services	2,500,000
27378 - Fencing & Windscreens	250,000
27379 - Holiday Lighting and Related Services	400,000

	Amount
27380 - Invasive plant species removed in the Agua Fria River	155,000
27381 - Landscaping Environmental and Ecological (Crystal Gardens)	500,000
27382 - Library Materials	750,000
27383 - Park Maintenance Equipment	900,000
27384 - Park Maintenance Supplies	750,000
27385 - Public Artwork	1,040,000
27386 - Recreation Equipment (Libraries, Aquatics, Parks, Recreation Programs)	600,000
27387 - Recreation Programming	600,000
27388 - Repair & Maintenance	100,000
27389 - Facility & Site Improvements	500,000
27390 - Special Events	1,250,000
27391 - Aquatics Maintenance	600,000
27392 - Furniture	200,000
Police Department	**3,160,000**
27395 - Contracted Jail Per Diem and Housing Services	250,000
27396 - False Alarm Contract - Revenue Share Payment	110,000
27397 - Police Training	150,000
27398 - Family Advocacy Center Lease	600,000
27399 - Training Equipment and Supplies	300,000
27400 - Safety Apparel/Equipment	200,000
27401 - VOCA Trauma Therapy and supervision	300,000
27402 - Citywide - Public Safety Uniforms	400,000
27403 - Speed Mitigation Safety Camera Program	200,000
27404 - Cameras and Drone equipment, services, and warranty	400,000
27405 - Emergency Telecommunications Service Systems	250,000
Public Safety	**510,000**
27410 - Professional Services - Abatement	110,000
27411 - Professional Services - Demolition	125,000
27412 - Occupation Cancer State Program	275,000
Public Works	**30,750,000**
27415 - Citywide Rental - Uniform, Safety Equipment, Towels, Rug, Equipment	200,000
27416 - Citywide Security Services	200,000
27417 - Citywide Maintenance, Repair and Operations Supplies (MRO) (tools, spare parts, gloves etc.)	150,000
27418 - Chemicals	1,800,000
27419 - Contract Services - Contract Maintenance - Building & Grounds	850,000

	Amount
27420 - Contract Services - Vehicle Repairs	200,000
27421 - Equipment for Public Works	250,000
27422 - Fleet - Oil & Lubricants, Tires, Tubes, and batteries, parts, supplies	600,000
27423 - Fuel	2,000,000
27424 - Landfill fees (including sludge and biosolids hauling)	3,000,000
27425 - Laboratory Services and Fees	225,000
27426 - External Support Services for Sustainability and Stormwater efforts	200,000
27427 - External Support Services for Water, Wastewater, Fleet, Solid Waste, Streets, Transit efforts	2,000,000
27428 - Promotional Items and Recreation Supplies	100,000
27429 - Recycling Fees and Supplies	400,000
27430 - Repair & Maintenance (R&M) Machinery & Equipment	100,000
27431 - Repair & Maintenance (R&M) Water/Wastewater (Wells, Equipment, Service, Arsenic/Nitrate Brine Disposal)	1,800,000
27432 - Repair & Maintenance (R&M) Transit	400,000
27433 - SCADA Video Equipment, Maintenance, Services & Supplies	500,000
27434 - SCADA Communications Equipment, Equipment, Maintenance, Support & Supplies	500,000
27435 - Solid Waste Containers	750,000
27436 - Supplies - Streets	175,000
27437 - Supplies and Parts - Water/Wastewater	1,500,000
27438 - Testing Materials and Lab Supplies	100,000
27439 - Transit Services	4,200,000
27440 - Uniforms and Safety Equipment Purchases	150,000
27441 - Vehicle Purchases	1,000,000
27442 - Water Meters	900,000
27443 - Water/Wastewater Pumps, Motors, Tank Inspections, and Chlorine System Parts	500,000
27444 - Water Purchases	5,500,000
27445 - Water/Wastewater System Improvements	500,000
Grand Total	**118,200,000**

FY2027 Administrative Award - Capital

Department / Reference / Project Number / Description

	Amount
City Administration	**285,000**
27001 - M0425 - Design Concept for New Operational Warehouse	91,000
27002 - M0462 - New Operations Warehouse	63,000
27003 - M0463 - Municipal Operations Center Study	131,000
City Court	**1,746,000**
27006 - S0428 - Courtroom Audio/Video System Refresh	450,000
27007 - S0430 - City Court Expansion Phase 2 - City Court Training/Conference Room	1,296,000
Economic Development	**1,350,000**
27011 - B0515 - New BLVD Parking Lot	1,350,000
Engineering Services	**62,317,000**
27015 - A0426 - Streets Asset Replacement	74,000
27016 - A0457 - Streets Asset Replacement	828,000
27017 - A0532 - Streets Asset Replacement FY2027	1,093,000
27018 - T0163 - Western Avenue Pedestrian Streetlights	111,000
27019 - T0200 - Old Town Avondale Phase III Improvement	290,000
27020 - T0201 - Old Town Avondale Phase IV Improvement	9,130,000
27021 - T0203 - Old Town Avondale Phase V Improvement	4,573,000
27022 - T0206 - Traffic Signal - 99th Avenue and Encanto Boulevard	371,000
27023 - T0213 - Traffic Signal - 107th Avenue and Roosevelt Street	800,000
27024 - T0240 - Old Town Avondale Phase VI Improvement	4,837,000
27025 - T0249 - Traffic Signal - Avondale Boulevard and Miami Avenue	1,245,000
27026 - T0251 - Traffic Signal - Roosevelt Parkway and Van Buren Street	760,000
27027 - T0253 - Traffic Signal - 111th Avenue and Van Buren Street	164,000
27028 - T0306 - Communication Conduit and Fiber Backbone Program	326,000
27029 - T0312 - Drainage Improvements at 113th Avenue and Durango Street (Formerly Street Drainage Issues FY2024)	332,000
27030 - T0336 - HAWK Signal on Avondale Boulevard at Palm Lane	57,000

	Amount
27031 - T0338 - HAWK Signal on El Mirage Road at Pima Street	51,000
27032 - T0339 - HAWK Signal on Coldwater Springs Boulevard on the west side of 118th Avenue	51,000
27033 - T0341 - HAWK Signal on Central Avenue at Holly Lane	89,000
27034 - T0342 - HAWK Signal on El Mirage Road at the Northern Alamar Park Access	61,000
27035 - T0343 - Transportation Master Plan Update	213,000
27036 - T0376 - Lower Buckeye Road Widening: Litchfield Road to 107th Avenue (formerly Lower Buckeye Corridor Study)	17,803,000
27037 - T0378 - Citywide Sidewalk Expansion and Gap Improvement Program	220,000
27038 - T0404 - El Mirage Road Widening & Improvements - Calle Hermosa to Illini	5,000,000
27039 - T0405 - Dysart Road/McDowell Road Intersection	3,339,000
27040 - T0407 - Communication Conduit and Fiber Backbone Program	460,000
27041 - T0408 - Traffic Signal - 116th Ave and McDowell	853,000
27042 - T0409 - Wayfinding Signage	100,000
27043 - T0412 - Gateway Program	339,000
27044 - T0416 - Safety Action and Demonstration Plan	750,000
27045 - T0417 - Cellular Communication Equipment and CCTV Intersection Cameras	333,000
27046 - T0418 - Improvements at Western Avenue and Central Avenue	994,000
27047 - T0419 - Traffic Signal - Thomas Road and 111th Avenue	559,000
27048 - T0438 - Las Ligas ADA Sidewalk Ramps	234,000
27049 - T0489 - Sidewalk Accessibility Improvements at Avondale Boulevard & McDowell Road	250,000
27050 - T0490 - Communication Conduit Improvements - Sam Garcia Library to Van Buren & Central Signal	494,000
27051 - T0492 - Gateway Monument Sign SW Corner of 99th Avenue & Indian School Road	278,000
27052 - T0507 - McDowell Bridge Lighting	455,000
27053 - T0510 - Roosevelt Street 1/2 Street Improvements - Avondale Boulevard to Park Avenue	1,520,000
27054 - T0535 - Citywide Sidewalk Expansion, Gap or Accessibility Improvements	250,000
27055 - T0542 - Intersection Improvements at Van Buren Street and Dysart Road	1,000,000
27056 - T0544 - Dysart Road Intersection Improvements at I-10 to Rancho Santa Fe	930,000

	Amount
27057 - T0547 - City Fiber Program: Indian School & Dysart Backbone Expansion Project	550,000
27058 - T0555 - Bridge Repairs FY2027	150,000
Facilities	**1,533,000**
27071 - A0291 - Randall McDaniel Sports Complex Asset Replacement	52,000
27072 - A0328 - Avondale Campus Painting Project	195,000
27073 - A0351 - City Hall Interior Paint	117,000
27074 - A0403 - Facilities Asset Replacement	238,000
27075 - A0455 - Facilities Asset Replacement	57,000
27076 - A0456 - Randall McDaniel Sports Complex Asset Replacement	336,000
27077 - A0530 - Facilities Asset Replacement FY2027	199,000
27078 - A0531 - Randall McDaniel Sports Complex Asset Replacement FY2027	339,000
Finance & Budget	**526,000**
27085 - M0541 - Land Use Assumptions / Infrastructure Improvement Plan Update	452,000
27086 - M0546 - Bi-annual Impact Fee Audit	74,000
Fire & Medical	**8,151,000**
27092 - A0397 - 2 Fire Engine Replacements	397,000
27093 - A0400 - Fire Equipment and Asset Replacement	66,000
27094 - A0453 - Fire Equipment and Asset Replacement	287,000
27095 - A0454 - Ladder Tender Replacement	1,549,000
27096 - A0528 - Fire Equipment and Asset Replacement FY2027	155,000
27097 - A0529 - Fire Apparatus Replacement FY2027	1,570,000
27098 - S0056 - Additional Fire Apparatus	57,000
27099 - S0104 - Fire Station #171 Replacement	1,853,000
27100 - S0225 - Fire Apparatus Replacement	97,000
27101 - S0398 - Training Tower	1,758,000
27102 - S0399 - New Fire Engine (Formerly New Fire Apparatus)	248,000
27103 - S0464 - Raceway Building Additional Restrooms	114,000
Human Resources	**350,000**
27110 - M0460 - ADA Transition Plan	200,000
27111 - M0536 - ADA Transition Plan FY2027	150,000
Information Technology	**6,021,000**
27116 - A0394 - Communication Systems and Data Center Asset Replacement	215,000
27117 - A0395 - Computer and Equipment Asset Replacement	314,000

	Amount
27118 - A0451 - Computer and Equipment Asset Replacement	1,428,000
27119 - A0452 - Communication Systems and Data Center Asset Replacement	1,318,000
27120 - A0526 - Computer and Equipment Asset Replacement FY2027	564,000
27121 - A0527 - Communication Systems and Data Center Asset Replacement FY2027	1,216,000
27122 - M0177 - City Fiber Backbone - Sam Garcia Library to MOSC	72,000
27123 - M0297 - Communication Systems and Data Center Asset Replacements	617,000
27124 - M0459 - Multiple Site Cellular Connectivity Booster Project	158,000
27125 - M0498 - Conference Room Redesigns and Upgrades	119,000
Neighborhood and Family Services	**1,070,000**
27130 - M0176 - Bridge Housing	1,012,000
27131 - M0461 - Las Ligas Veteran Housing	58,000
Office of Public Safety	**24,783,000**
27135 - S0013 - Southern Avondale Fire/Police Station	24,555,000
27136 - S0392 - Regional Wireless Cooperative (RWC) Tower	82,000
27137 - S0508 - I-10 Underpass Fencing	146,000
Parks, Recreation & Libraries	**41,631,000**
27142 - A0524 - Parks & Recreation Asset Replacement FY2027	160,000
27143 - A0525 - Library Asset Replacement FY2027	188,000
27144 - P0012 - Agua Fria Pedestrian Bridge to Friendship Park	7,732,000
27145 - P0015 - Agua Fria Trailhead at Friendship Park and McDowell Rd (Formerly Recharge Park)	89,000
27146 - P0120 - Sport Field Lighting Friendship Park	218,000
27147 - P0327 - Sport Field Lighting Festival Fields Park	515,000
27148 - P0330 - Donatela Park	5,413,000
27149 - P0331 - Cashion Land for Single Family Home	117,000
27150 - P0334 - Softball Field Enhancements at Friendship Park	464,000
27151 - P0335 - Festival Fields Disc Golf and Trailhead	1,972,000
27152 - P0383 - Trail Improvements in the BLVD Area	1,393,000
27153 - P0384 - Agua Fria Multi-Use Path - Buckeye Rd/MC 85 Crossing	3,300,000
27154 - P0385 - Agua Fria Multi-Use Path - Lower Buckeye Rd Crossing	3,287,000

	Amount
27155 - P0386 - Old Town Plaza (Formerly Dysart & Western Ave Pocket Park)	961,000
27156 - P0387 - Base and Meridian Wildlife Area Restoration	54,000
27157 - P0389 - Dessie Lorenz Park Improvements	1,386,000
27158 - P0466 - Trailhead - Agua Fria & MC85	5,552,000
27159 - P0468 - Friendship Park Entry/Exit and Parking Improvements	2,195,000
27160 - P0469 - Fred Campbell Park Renovation	3,510,000
27161 - P0472 - Trail at Van Buren to I-10 Underpass	250,000
27162 - P0509 - Agua Fria Trail Pedestrian Bridge North Landing	220,000
27163 - P0511 - Friendship Park Soccer Field Restoration	250,000
27164 - P0537 - Festival Fields Park Shade Expansion	950,000
27165 - P0539 - New Splash Pad at Donnie Hale Park	200,000
27166 - P0549 - Sports Court Shade Study - Friendship and Festival Fields Parks	105,000
27167 - P0554 - Friendship Park Playground Replacement	1,150,000
Police	**1,314,000**
27181 - A0448 - Police Asset Replacement Program	95,000
27182 - A0518 - Police Asset Replacement Program FY2027	262,000
27183 - S0434 - Agua Fria River Bottom Controls	522,000
27184 - S0497 - Agua Fria River Bottom Controls Phase 2	435,000
Public Works	**233,255,000**
27195 - A0359 - Vehicle Replacement	102,000
27196 - A0441 - WRF Asset Replacement	70,000
27197 - A0442 - Lift Station Rehabilitation Program	170,000
27198 - A0443 - Vehicle Replacement	4,006,000
27199 - A0444 - Water Meter Replacement	156,000
27200 - A0446 - SCADA Security Asset Replacement	150,000
27201 - A0447 - Fleet Reincorporation of Replaced Vehicles	517,000
27202 - A0512 - Vehicle Replacement FY2027	5,593,000
27203 - A0519 - Lift Station Rehabilitation FY2027	250,000
27204 - A0520 - SCADA Security Asset Replacement FY2027	226,000
27205 - A0521 - Water Meter Replacement FY2027	675,000
27206 - A0522 - Water Asset Replacement FY2027	550,000
27207 - A0523 - WRF Asset Replacement FY2027	200,000
27208 - B0191 - New Park & Ride at BLVD Parking Garage	64,000
27209 - M0458 - Fleet Shop Office Remodel	273,000
27210 - M0504 - New Vehicles	503,000

	Amount
27211 - M0556 - New Vehicles FY2027	110,000
27212 - T0365 - New Transit Shelters	346,000
27213 - T0375 - Sidewalk Inventory and Condition Assessment	101,000
27214 - T0486 - Pavement Management Program	442,000
27215 - T0487 - Street Maintenance New Concrete Mixer Truck	350,000
27216 - T0517 - New Transit Shelters Phase II	550,000
27217 - T0533 - Pavement Management Program FY2027	5,320,000
27218 - U0044 - Dysart Road Sewer Replacement - Corral Street to Lower Buckeye Road	2,600,000
27219 - U0062 - Garden Lakes Nitrate Equipment Replacement	930,000
27220 - U0153 - Holly Acres Water System Improvements	7,537,000
27221 - U0156 - Well 22	5,878,000
27222 - U0157 - Well 7 Site Development	2,058,000
27223 - U0159 - Well at 107th Avenue & Encanto Boulevard - Shared Well	1,069,000
27224 - U0164 - White Mountain Apache Tribe Water Settlement	3,150,000
27225 - U0218 - Well #26 Replacement	1,844,000
27226 - U0219 - Water Reclamation Facility - Phase II Expansion	152,433,000
27227 - U0238 - Site Security at Well and Booster Stations	53,000
27228 - U0257 - New Well #25	2,911,000
27229 - U0340 - Sediment Removal - Crystal Gardens & McDowell Recharge Basins	400,000
27230 - U0350 - Update the Integrated Utility Master Plan	190,000
27231 - U0362 - Land Purchase - Water Treatment & Storage Sites	650,000
27232 - U0366 - Harrison Drive Sewer Reversal	1,050,000
27233 - U0367 - 7th Street Sewer Replacement	2,050,000
27234 - U0368 - Northside Booster Station BW Tank Rehabilitation	800,000
27235 - U0369 - 10th Street Lift Station Rehabilitation	4,208,000
27236 - U0372 - City Wide Sewer Improvements	238,000
27237 - U0373 - Large Diameter Sewer Line Repair	55,000
27238 - U0476 - Small Diameter Sewer Line Repair (formerly City Wide Sewer Improvements)	320,000
27239 - U0477 - Large Diameter Sewer Line Repair	779,000
27240 - U0479 - Well Electrical Equipment Upgrades	1,275,000
27241 - U0480 - New Modular Building at Coldwater Booster Station	392,000

	Amount
27242 - U0482 - Lift Station Flow Meter Purchase and Installation	489,000
27243 - U0483 - New Water Distribution Valve Exerciser	260,000
27244 - U0484 - PFAS Treatment Facility - Land & Design	15,901,000
27245 - U0485 - Contributions for Dysart Road Water Line	850,000
27246 - U0534 - Small Diameter Sewer Line Repair FY2027	230,000
27247 - U0538 - Large Diameter Sewer Line Repair FY2027	1,931,000
Grand Total	**384,332,000**

EXHIBIT C
TO
RESOLUTION NO. 1041-0626

[Schedule of Interfund Transfers]

See following pages.

Schedule of Interfund Transfers - FY2027

Transfer To:	Transfer From: General Fund	Dedicated Sales Tax	Water Operations	Water Development	Sewer Operations	Sewer Development	Solid Waste	Total
Operating Funds								
General Fund	-	-	646,000	-	489,000	-	-	1,135,000
Economic Opportunities	1,807,000	-	-	-	-	-	-	1,807,000
Transit Fund	218,000	3,973,000	-	-	-	-	-	4,191,000
Regional Family Advocacy	596,600	-	-	-	-	-	-	596,600
Public Arts	50,000	-	-	-	-	-	-	50,000
Subtotal	**2,671,600**	**3,973,000**	**646,000**	**-**	**489,000**	**-**	**-**	**7,779,600**
Debt Funds								
2019 PRO Debt	-	549,000	-	403,000	-	-	-	952,000
2021 PRO Debt	1,491,000	-	-	-	-	-	-	1,491,000
Sewer PRO Debt	-	-	-	-	1,954,000	2,068,000	-	4,022,000
Water PRO Debt	-	-	1,532,000	-	-	-	-	1,532,000
Subtotal	**1,491,000**	**549,000**	**1,532,000**	**403,000**	**1,954,000**	**2,068,000**	**-**	**7,997,000**
Capital Funds								
General Fund Capital	19,530,000	-	-	-	-	-	-	19,530,000
General Fund Asset Replacement	4,694,000	-	-	-	-	-	-	4,694,000
Vehicle Replacement	3,104,000	-	-	-	-	-	-	3,104,000
Water Construction	-	-	22,079,000	-	-	-	-	22,079,000
Water Equipment Replacement	-	-	2,799,000	-	-	-	-	2,799,000
Sewer Construction	-	-	-	-	13,854,000	-	-	13,854,000
Sewer Equipment Replacement	-	-	-	-	1,884,000	-	-	1,884,000
Solid Waste Capital	-	-	-	-	-	-	25,000	25,000
Solid Waste Equip. Replacement	-	-	-	-	-	-	3,517,000	3,517,000
Subtotal	**27,328,000**	**-**	**24,878,000**	**-**	**15,738,000**	**-**	**3,542,000**	**71,486,000**
Total Transfers	**31,490,600**	**4,522,000**	**27,056,000**	**403,000**	**18,181,000**	**2,068,000**	**3,542,000**	**87,262,600**

*Schedule sets projected maximum amount. Actual transfer may be less

EXHIBIT D
TO
RESOLUTION NO. 1041-0626

[Capital Improvement Plan]

See following pages.

Capital Improvement Plan

Capital Improvement Plan Project Summary

Project Funding by Project Type

	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total	FY32-36 Total
Asset Replacement	20,546,039	11,957,000	24,591,000	10,305,000	13,701,000	14,105,000	12,440,000	75,142,000	67,993,000
BLVD	14,000	14,000	139,000	1,175,000	0	0	0	1,314,000	0
General Government	6,468,257	2,190,000	2,566,000	1,002,000	24,000	0	24,000	3,616,000	48,000
Parks and Recreation	16,924,176	8,891,000	19,040,000	21,726,000	12,450,000	5,987,000	11,570,000	70,773,000	15,130,000
Public Safety	17,945,767	6,905,000	7,409,000	11,855,000	12,377,000	325,000	0	31,966,000	0
Transportation	36,083,245	24,964,000	42,507,000	29,861,000	7,170,000	7,400,000	5,420,000	92,358,000	43,527,000
Utilities	65,543,181	58,070,000	108,531,000	77,750,000	43,500,000	21,067,000	8,500,000	259,348,000	26,650,000
Grand Total	**163,524,665**	**112,991,000**	**204,783,000**	**153,674,000**	**89,222,000**	**48,884,000**	**37,954,000**	**534,517,000**	**153,348,000**

Asset Replacement

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
A0268 - Facilities Asset Replacement FY2028 and Beyond	571,000	0	0	0	305,000	116,000	110,000	40,000	571,000
A0270 - Fire Equipment and Asset Replacement FY2028 and Beyond	1,181,000	0	0	0	350,000	120,000	162,000	549,000	1,181,000
A0272 - Lift Station Rehabilitation Program FY2028 and Beyond	975,000	0	0	0	200,000	250,000	250,000	275,000	975,000
A0274 - Parks and Recreation Asset Replacement Plan 2028 and Beyond	283,000	0	0	0	0	248,000	35,000	0	283,000
A0276 - Police Asset Replacement Program	737,000	0	0	0	231,000	266,000	133,000	107,000	737,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
FY2028 and Beyond									
A0278 - SCADA Security Asset Replacement FY2028 and Beyond	1,104,000	0	0	0	152,000	152,000	400,000	400,000	1,104,000
A0280 - Streets Asset Replacement FY2028 and Beyond	5,272,000	0	0	0	1,293,000	1,293,000	1,368,000	1,318,000	5,272,000
A0282 - Vehicle Replacement FY2028 and Beyond	22,943,000	0	0	0	5,723,000	5,618,000	6,622,000	4,980,000	22,943,000
A0284 - Water Meter Replacement FY2028 and Beyond	2,550,000	0	0	0	625,000	625,000	650,000	650,000	2,550,000
A0286 - Computer and Equipment Asset Replacement FY2028 and Beyond	2,569,000	0	0	0	376,000	947,000	598,000	648,000	2,569,000
A0290 - Library Asset Replacement	289,000	0	0	0	50,000	109,000	89,000	41,000	289,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
FY2028 and Beyond									
A0291 - Randall McDaniel Sports Complex Asset Replacement	176,000	120,979	2,000	2,000	0	0	0	0	2,000
A0292 - Randall McDaniel Sports Complex Asset Replacement FY2028 and Beyond	336,000	0	0	0	0	150,000	150,000	36,000	336,000
A0324 - Water Asset Replacement FY2028 and Beyond	2,025,000	0	0	0	500,000	500,000	500,000	525,000	2,025,000
A0328 - Avondale Campus Painting Project	500,000	285,833	55,000	145,000	0	0	0	0	145,000
A0329 - American Sports Center Painting and Surfacing	330,000	253,553	0	0	0	246,000	0	0	246,000
A0351 - City Hall Interior Paint	214,000	71,281	67,000	67,000	0	0	0	0	67,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
A0359 - Vehicle Replacement	4,058,000	1,074,223	52,000	52,000	0	0	0	0	52,000
A0394 - Communication Systems and Data Center Asset Replacement	1,186,000	387,594	165,000	165,000	0	0	0	0	165,000
A0395 - Computer and Equipment Asset Replacement	3,188,000	380,322	264,000	264,000	0	0	0	0	264,000
A0397 - 2 Fire Engine Replacements	2,804,000	340,000	243,000	347,000	0	0	0	0	347,000
A0400 - Fire Equipment and Asset Replacement	276,000	104,016	16,000	16,000	0	0	0	0	16,000
A0403 - Facilities Asset Replacement	693,000	394,695	188,000	188,000	0	0	0	0	188,000
A0426 - Streets Asset Replacement	1,043,000	134,905	24,000	24,000	0	0	0	0	24,000
A0441 - WRF Asset Replacement	150,000	150,000	20,000	20,000	0	0	0	0	20,000
A0442 - Lift Station	200,000	200,000	120,000	120,000	0	0	0	0	120,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Rehabilitation Program									
A0443 - Vehicle Replacement	5,758,000	5,758,000	3,956,000	3,956,000	0	0	0	0	3,956,000
A0444 - Water Meter Replacement	600,000	600,000	106,000	106,000	0	0	0	0	106,000
A0446 - SCADA Security Asset Replacement	176,000	176,000	100,000	100,000	0	0	0	0	100,000
A0447 - Fleet Reincorporation of Replaced Vehicles	512,000	512,000	467,000	467,000	0	0	0	0	467,000
A0448 - Police Asset Replacement Program	209,000	209,000	45,000	45,000	0	0	0	0	45,000
A0451 - Computer and Equipment Asset Replacement	1,804,000	1,804,000	1,378,000	1,378,000	0	0	0	0	1,378,000
A0452 - Communication Systems and Data Center Asset Replacement	1,339,000	1,339,000	1,268,000	1,268,000	0	0	0	0	1,268,000
A0453 - Fire Equipment and	311,000	311,000	237,000	237,000	0	0	0	0	237,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Asset Replacement									
A0454 - Ladder Tender Replacement	1,500,000	1,500,000	1,499,000	1,499,000	0	0	0	0	1,499,000
A0455 - Facilities Asset Replacement	34,000	34,000	7,000	7,000	0	0	0	0	7,000
A0456 - Randall McDaniel Sports Complex Asset Replacement	286,000	286,000	286,000	286,000	0	0	0	0	286,000
A0457 - Streets Asset Replacement	1,293,000	1,293,000	778,000	778,000	0	0	0	0	778,000
A0496 - WRF Asset Replacement FY2028 and Beyond	750,000	0	0	0	175,000	175,000	200,000	200,000	750,000
A0512 - Vehicle Replacement FY2027	5,543,000	2,200,000	0	5,543,000	0	0	0	0	5,543,000
A0518 - Police Asset Replacement Program FY2027	212,000	0	0	212,000	0	0	0	0	212,000
A0519 - Lift Station	200,000	0	0	200,000	0	0	0	0	200,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Rehabilitation FY2027									
A0520 - SCADA Security Asset Replacement FY2027	176,000	0	0	176,000	0	0	0	0	176,000
A0521 - Water Meter Replacement FY2027	625,000	0	0	625,000	0	0	0	0	625,000
A0522 - Water Asset Replacement FY2027	500,000	0	0	500,000	0	0	0	0	500,000
A0523 - WRF Asset Replacement FY2027	150,000	0	0	150,000	0	0	0	0	150,000
A0524 - Parks & Recreation Asset Replacement FY2027	110,000	0	0	110,000	0	0	0	0	110,000
A0525 - Library Asset Replacement FY2027	138,000	0	0	138,000	0	0	0	0	138,000
A0526 - Computer and Equipment Asset	514,000	0	0	514,000	0	0	0	0	514,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Replacement FY2027									
A0527 - Communication Systems and Data Center Asset Replacement FY2027	1,166,000	0	0	1,166,000	0	0	0	0	1,166,000
A0528 - Fire Equipment and Asset Replacement FY2027	105,000	0	0	105,000	0	0	0	0	105,000
A0529 - Fire Apparatus Replacement FY2027	1,520,000	0	0	1,520,000	0	0	0	0	1,520,000
A0530 - Facilities Asset Replacement FY2027	149,000	0	0	149,000	0	0	0	0	149,000
A0531 - Randall McDaniel Sports Complex Asset Replacement FY2027	289,000	0	0	289,000	0	0	0	0	289,000
A0532 - Streets Asset Replacement FY2027	1,043,000	0	0	1,043,000	0	0	0	0	1,043,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
M0297 - Communication Systems and Data Center Asset Replacements	608,000	575,638	567,000	567,000	0	0	0	0	567,000
M0298 - Communication Systems and Data Center Asset Replacements FY2028 and Beyond	3,620,000	0	0	0	325,000	1,386,000	1,038,000	871,000	3,620,000
S0225 - Fire Apparatus Replacement	3,738,000	51,000	47,000	47,000	0	0	0	0	47,000
S0302 - Fire Apparatus Replacement FY2028 and Beyond	5,100,000	0	0	0	0	1,500,000	1,800,000	1,800,000	5,100,000
Grand Total	**95,731,000**	**20,546,039**	**11,957,000**	**24,591,000**	**10,305,000**	**13,701,000**	**14,105,000**	**12,440,000**	**75,142,000**

BLVD

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
B0191 - New Park & Ride at BLVD Parking Garage	764,000	14,000	14,000	14,000	0	0	0	0	14,000
B0515 - New BLVD Parking Lot	1,300,000	0	0	125,000	1,175,000	0	0	0	1,300,000
Grand Total	**2,064,000**	**14,000**	**14,000**	**139,000**	**1,175,000**	**0**	**0**	**0**	**1,314,000**

General Government

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
M0176 - Bridge Housing	2,989,061	2,748,594	962,000	962,000	0	0	0	0	962,000
M0177 - City Fiber Backbone - Sam Garcia Library to MOSC	700,000	120,891	22,000	22,000	0	0	0	0	22,000
M0425 - Design Concept for New Operational Warehouse	500,000	289,772	41,000	41,000	0	0	0	0	41,000
M0458 - Fleet Shop Office Remodel	275,000	275,000	223,000	223,000	0	0	0	0	223,000
M0459 - Multiple Site Cellular Connectivity Booster Project	331,000	331,000	108,000	108,000	0	0	0	0	108,000
M0460 - ADA Transition Plan	150,000	150,000	150,000	150,000	0	0	0	0	150,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
M0461 - Las Ligas Veteran Housing	50,000	50,000	8,000	8,000	0	0	0	0	8,000
M0462 - New Operations Warehouse	500,000	1,450,000	13,000	13,000	0	0	0	0	13,000
M0463 - Municipal Operations Center Study	100,000	100,000	81,000	81,000	0	0	0	0	81,000
M0498 - Conference Room Redesigns and Upgrades	140,000	140,000	69,000	69,000	0	0	0	0	69,000
M0504 - New Vehicles	813,000	813,000	453,000	453,000	0	0	0	0	453,000
M0536 - ADA Transition Plan FY2027	100,000	0	0	100,000	0	0	0	0	100,000
M0541 - Land Use Assumptions / Infrastructure Improvement Plan Update	402,000	0	0	252,000	150,000	0	0	0	402,000
M0545 - Bi-annual Impact Fee Audit FY2028 and Beyond	48,000	0	0	0	0	24,000	0	24,000	48,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
M0546 - Bi-annual Impact Fee Audit	24,000	0	0	24,000	0	0	0	0	24,000
M0553 - Resource Center Generator	852,000	0	0	0	852,000	0	0	0	852,000
M0556 - New Vehicles FY2027	60,000	0	60,000	60,000	0	0	0	0	60,000
Grand Total	**8,034,061**	**6,468,257**	**2,190,000**	**2,566,000**	**1,002,000**	**24,000**	**0**	**24,000**	**3,616,000**

Parks and Recreation

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
P0012 - Agua Fria Pedestrian Bridge to Friendship Park	7,956,000	193,904	182,000	2,182,000	5,500,000	0	0	0	7,682,000
P0015 - Agua Fria Trailhead at Friendship Park and McDowell Rd (Formerly Recharge Park)	585,000	611,000	39,000	39,000	0	0	0	0	39,000
P0120 - Sport Field Lighting Friendship Park	1,564,000	346,000	168,000	168,000	0	0	0	0	168,000
P0327 - Sport Field Lighting Festival Fields Park	919,000	919,000	465,000	465,000	0	0	0	0	465,000
P0330 - Donatela Park	5,594,000	2,898,417	2,843,000	5,363,000	0	0	0	0	5,363,000
P0331 - Cashion Land for Single Family Home	80,000	79,250	67,000	67,000	0	0	0	0	67,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
P0334 - Softball Field Enhancements at Friendship Park	442,000	413,979	414,000	414,000	0	0	0	0	414,000
P0335 - Festival Fields Disc Golf and Trailhead	1,984,000	64,970	22,000	1,922,000	0	0	0	0	1,922,000
P0383 - Trail Improvements in the BLVD Area	1,409,000	1,396,680	1,343,000	1,343,000	0	0	0	0	1,343,000
P0384 - Agua Fria Multi-Use Path - Buckeye Rd/MC 85 Crossing	3,342,000	1,982,000	200,000	200,000	0	3,050,000	0	0	3,250,000
P0385 - Agua Fria Multi-Use Path - Lower Buckeye Rd Crossing	3,330,000	3,083,000	200,000	200,000	0	0	3,037,000	0	3,237,000
P0386 - Old Town Plaza (Formerly Dysart & Western Ave Pocket Park)	1,052,000	1,018,589	911,000	911,000	0	0	0	0	911,000
P0387 - Base and Meridian	1,300,000	1,300,000	4,000	4,000	0	0	0	0	4,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Wildlife Area Restoration									
P0389 - Dessie Lorenz Park Improvements	1,415,000	1,365,387	1,336,000	1,336,000	0	0	0	0	1,336,000
P0466 - Trailhead - Agua Fria & MC85	6,030,000	532,000	2,000	2,000	0	0	500,000	5,000,000	5,502,000
P0468 - Friendship Park Entry/Exit and Parking Improvements	2,170,000	150,000	125,000	1,339,000	806,000	0	0	0	2,145,000
P0469 - Fred Campbell Park Renovation	3,460,000	0	0	310,000	3,150,000	0	0	0	3,460,000
P0472 - Trail at Van Buren to I-10 Underpass	200,000	200,000	200,000	200,000	0	0	0	0	200,000
P0473 - Las Ligas Park Improvements	14,000,000	0	0	0	1,000,000	2,000,000	0	5,500,000	8,500,000
P0499 - Development of Trail - Agua Fria West Thomas to Indian School	1,520,000	0	0	0	170,000	1,350,000	0	0	1,520,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
P0501 - Shade Expansion at City Parks	3,000,000	0	0	0	600,000	800,000	800,000	800,000	3,000,000
P0509 - Agua Fria Trail Pedestrian Bridge North Landing	170,000	170,000	170,000	170,000	0	0	0	0	170,000
P0511 - Friendship Park Soccer Field Restoration	200,000	200,000	200,000	200,000	0	0	0	0	200,000
P0516 - Civic Center Library Renovation	5,500,000	0	0	0	500,000	5,000,000	0	0	5,500,000
P0537 - Festival Fields Park Shade Expansion	900,000	0	0	900,000	0	0	0	0	900,000
P0539 - New Splash Pad at Donnie Hale Park	150,000	0	0	150,000	0	0	0	0	150,000
P0548 - Trailhead - Avondale Boulevard and Base & Meridian North	1,400,000	0	0	0	0	0	0	270,000	270,000
P0549 - Sports Court Shade	55,000	0	0	55,000	0	0	0	0	55,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Study - Friendship and Festival Fields Parks									
P0550 - Development of Agua Fria Trail, East Levee Thomas to Roosevelt Canal, cross at Roosevelt and back up	1,900,000	0	0	0	0	250,000	1,650,000	0	1,900,000
P0552 - Park Land Purchase	10,000,000	0	0	0	10,000,000	0	0	0	10,000,000
P0554 - Friendship Park Playground Replacement	1,100,000	0	0	1,100,000	0	0	0	0	1,100,000
Grand Total	**82,727,000**	**16,924,176**	**8,891,000**	**19,040,000**	**21,726,000**	**12,450,000**	**5,987,000**	**11,570,000**	**70,773,000**

Public Safety

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
S0013 - Southern Avondale Fire/Police Station	25,000,000	1,775,370	946,000	998,000	11,755,000	11,752,000	0	0	24,505,000
S0056 - Additional Fire Apparatus	986,000	38,000	7,000	7,000	0	0	0	0	7,000
S0104 - Fire Station #171 Replacement	15,839,000	8,008,545	1,803,000	1,803,000	0	0	0	0	1,803,000
S0392 - Regional Wireless Cooperative (RWC) Tower	250,000	250,000	32,000	32,000	0	0	0	0	32,000
S0398 - Training Tower	5,427,000	5,218,297	1,708,000	1,708,000	0	0	0	0	1,708,000
S0399 - New Fire Engine (Formerly New Fire Apparatus)	1,402,000	170,000	146,000	198,000	0	0	0	0	198,000
S0428 - Courtroom Audio/Video System Refresh	400,000	0	0	400,000	0	0	0	0	400,000
S0430 - City Court Expansion Phase 2 - City Court Training/Conference Room	1,350,000	1,259,202	1,246,000	1,246,000	0	0	0	0	1,246,000
S0434 - Agua Fria River Bottom	500,000	481,663	472,000	472,000	0	0	0	0	472,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Controls									
S0464 - Raceway Building Additional Restrooms	249,500	244,690	64,000	64,000	0	0	0	0	64,000
S0497 - Agua Fria River Bottom Controls Phase 2	400,000	400,000	385,000	385,000	0	0	0	0	385,000
S0508 - I-10 Underpass Fencing	100,000	100,000	96,000	96,000	0	0	0	0	96,000
S0513 - Assessment of Existing Public Safety Buildings	300,000	0	0	0	0	300,000	0	0	300,000
S0514 - 4 Additional Communications Consoles	650,000	0	0	0	0	325,000	325,000	0	650,000
S0540 - Feasibility Study for Expansion of Courts Office Areas	100,000	0	0	0	100,000	0	0	0	100,000
Grand Total	**52,953,500**	**17,945,767**	**6,905,000**	**7,409,000**	**11,855,000**	**12,377,000**	**325,000**	**0**	**31,966,000**

Transportation

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
T0163 - Western Avenue Pedestrian Streetlights	713,000	646,600	(122,000)	61,000	0	0	0	0	61,000
T0200 - Old Town Avondale Phase III Improvement	9,752,121	2,975,934	240,000	240,000	0	0	0	0	240,000
T0201 - Old Town Avondale Phase IV Improvement	11,138,000	10,371,882	9,080,000	9,080,000	0	0	0	0	9,080,000
T0203 - Old Town Avondale Phase V Improvement	6,718,000	6,248,490	4,523,000	4,523,000	0	0	0	0	4,523,000
T0206 - Traffic Signal - 99th Avenue and Encanto Boulevard	710,000	624,202	321,000	321,000	0	0	0	0	321,000
T0210 - Van Buren Street Widening & Improvements - 107th Avenue	7,903,000	0	0	0	0	0	0	550,000	550,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
to Avondale Boulevard									
T0213 - Traffic Signal - 107th Avenue and Roosevelt Street	750,000	750,000	750,000	750,000	0	0	0	0	750,000
T0240 - Old Town Avondale Phase VI Improvement	5,078,000	1,788,803	1,749,000	4,787,000	0	0	0	0	4,787,000
T0248 - Traffic Signal - Fairway Drive and Corporate Drive	1,000,000	0	0	0	0	100,000	900,000	0	1,000,000
T0249 - Traffic Signal - Avondale Boulevard and Miami Avenue	1,400,000	400,000	195,000	1,195,000	0	0	0	0	1,195,000
T0251 - Traffic Signal - Roosevelt Parkway and Van Buren Street	710,000	0	0	50,000	660,000	0	0	0	710,000
T0253 - Traffic Signal - 111th Avenue and Van Buren Street	150,000	50,000	14,000	114,000	0	0	0	0	114,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
T0305 - Bridge Repairs FY2028 and Beyond	300,000	0	0	0	0	100,000	0	200,000	300,000
T0306 - Communication Conduit and Fiber Backbone Program	450,000	428,125	276,000	276,000	0	0	0	0	276,000
T0311 - Pavement Management Program FY2028 and Beyond	24,170,000	0	0	0	6,500,000	6,500,000	6,500,000	4,670,000	24,170,000
T0312 - Drainage Improvements at 113th Avenue and Durango Street (Formerly Street Drainage Issues FY2024)	300,000	285,505	282,000	282,000	0	0	0	0	282,000
T0336 - HAWK Signal on Avondale Boulevard at Palm Lane	280,000	150,887	7,000	7,000	0	0	0	0	7,000
T0338 - HAWK Signal on El Mirage Road at Pima Street	315,000	421	1,000	1,000	0	0	0	0	1,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
T0339 - HAWK Signal on Coldwater Springs Boulevard on the west side of 118th Avenue	290,000	3,146	1,000	1,000	0	0	0	0	1,000
T0341 - HAWK Signal on Central Avenue at Holly Lane	275,000	145,379	39,000	39,000	0	0	0	0	39,000
T0342 - HAWK Signal on El Mirage Road at the Northern Alamar Park Access	280,000	13,908	11,000	11,000	0	0	0	0	11,000
T0343 - Transportation Master Plan Update	200,000	162,400	163,000	163,000	0	0	0	0	163,000
T0365 - New Transit Shelters	500,000	459,808	296,000	296,000	0	0	0	0	296,000
T0375 - Sidewalk Inventory and Condition Assessment	250,000	156,975	51,000	51,000	0	0	0	0	51,000
T0376 - Lower Buckeye Road Widening: Litchfield Road to 107th	18,152,000	224,193	1,000	1,183,000	16,570,000	0	0	0	17,753,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Avenue (formerly Lower Buckeye Corridor Study)									
T0378 - Citywide Sidewalk Expansion and Gap Improvement Program	215,000	179,768	170,000	170,000	0	0	0	0	170,000
T0404 - El Mirage Road Widening & Improvements - Calle Hermosa to Illini	5,000,000	350,000	300,000	800,000	4,150,000	0	0	0	4,950,000
T0405 - Dysart Road/McDowell Road Intersection	3,540,000	453,340	289,000	3,289,000	0	0	0	0	3,289,000
T0407 - Communication Conduit and Fiber Backbone Program	450,000	450,000	410,000	410,000	0	0	0	0	410,000
T0408 - Traffic Signal - 116th Ave and McDowell	1,200,000	986,850	803,000	803,000	0	0	0	0	803,000
T0409 - Wayfinding Signage	200,000	50,000	50,000	50,000	0	0	0	0	50,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
T0412 - Gateway Program	300,000	300,000	289,000	289,000	0	0	0	0	289,000
T0416 - Safety Action and Demonstration Plan	700,000	700,000	700,000	700,000	0	0	0	0	700,000
T0417 - Cellular Communication Equipment and CCTV Intersection Cameras	427,000	382,060	283,000	283,000	0	0	0	0	283,000
T0418 - Improvements at Western Avenue and Central Avenue	985,000	959,264	944,000	944,000	0	0	0	0	944,000
T0419 - Traffic Signal - Thomas Road and 111th Avenue	710,000	666,305	509,000	509,000	0	0	0	0	509,000
T0421 - Intersection Improvement Avondale Boulevard and MC85	1,950,000	0	286,000	286,000	0	0	0	0	286,000
T0438 - Las Ligas ADA	195,000	191,000	184,000	184,000	0	0	0	0	184,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Sidewalk Ramps									
T0486 - Pavement Management Program	3,000,000	3,000,000	392,000	392,000	0	0	0	0	392,000
T0487 - Street Maintenance New Concrete Mixer Truck	300,000	300,000	300,000	300,000	0	0	0	0	300,000
T0489 - Sidewalk Accessibility Improvements at Avondale Boulevard & McDowell Road	200,000	200,000	200,000	200,000	0	0	0	0	200,000
T0490 - Communication Conduit Improvements - Sam Garcia Library to Van Buren & Central Signal	450,000	450,000	444,000	444,000	0	0	0	0	444,000
T0492 - Gateway Monument Sign SW Corner of 99th Avenue & Indian School Road	228,000	228,000	228,000	228,000	0	0	0	0	228,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
T0507 - McDowell Bridge Lighting	375,000	150,000	105,000	405,000	0	0	0	0	405,000
T0510 - Roosevelt Street 1/2 Street Improvements - Avondale Boulevard to Park Avenue	1,345,000	200,000	200,000	1,470,000	0	0	0	0	1,470,000
T0517 - New Transit Shelters Phase II	500,000	0	0	500,000	0	0	0	0	500,000
T0533 - Pavement Management Program FY2027	5,270,000	0	0	5,270,000	0	0	0	0	5,270,000
T0535 - Citywide Sidewalk Expansion, Gap or Accessibility Improvements	200,000	0	0	200,000	0	0	0	0	200,000
T0542 - Intersection Improvements at Van Buren Street and Dysart Road	950,000	0	0	450,000	500,000	0	0	0	950,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
T0543 - Street Drainage Improvements at Durango St. & 107th Ave.	650,000	0	0	0	180,000	470,000	0	0	650,000
T0544 - Dysart Road Intersection Improvements at I-10 to Rancho Santa Fe	880,000	0	0	350,000	530,000	0	0	0	880,000
T0547 - City Fiber Program: Indian School & Dysart Backbone Expansion Project	500,000	0	0	50,000	450,000	0	0	0	500,000
T0551 - City Owned Parking Lot Resurfacing	321,000	0	0	0	321,000	0	0	0	321,000
T0555 - Bridge Repairs FY2027	100,000	0	0	100,000	0	0	0	0	100,000
Grand Total	**122,925,121**	**36,083,245**	**24,964,000**	**42,507,000**	**29,861,000**	**7,170,000**	**7,400,000**	**5,420,000**	**92,358,000**

Utilities

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
U0044 - Dysart Road Sewer Replacement - Corral Street to Lower Buckeye Road	3,470,000	2,292,027	2,050,000	2,550,000	0	0	0	0	2,550,000
U0062 - Garden Lakes Nitrate Equipment Replacement	4,680,000	480,000	480,000	480,000	400,000	0	0	0	880,000
U0153 - Holly Acres Water System Improvements	6,671,000	3,664,782	3,487,000	7,487,000	0	0	0	0	7,487,000
U0156 - Well 22	5,855,000	227,368	228,000	728,000	2,000,000	3,100,000	0	0	5,828,000
U0157 - Well 7 Site Development	2,200,000	2,022,136	2,008,000	2,008,000	0	0	0	0	2,008,000
U0159 - Well at 107th Avenue & Encanto Boulevard - Shared Well	2,296,000	1,064,869	1,019,000	1,019,000	0	0	0	0	1,019,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
U0164 - White Mountain Apache Tribe Water Settlement	3,100,000	3,000,000	3,000,000	3,100,000	0	0	0	0	3,100,000
U0218 - Well #26 Replacement	3,170,000	1,840,285	1,794,000	1,794,000	0	0	0	0	1,794,000
U0219 - Water Reclamation Facility - Phase II Expansion	155,750,000	21,682,847	20,383,000	55,383,000	70,000,000	27,000,000	0	0	152,383,000
U0238 - Site Security at Well and Booster Stations	66,000	33,520	3,000	3,000	0	0	0	0	3,000
U0257 - New Well #25	4,480,000	2,899,688	2,861,000	2,861,000	0	0	0	0	2,861,000
U0262 - Small Diameter Sewer Line Repair FY2028 and Beyond (formerly City Wide Sewer Improvements)	910,000	0	0	0	200,000	220,000	240,000	250,000	910,000
U0264 - Water System Line Replacements and	1,250,000	0	0	0	0	0	0	1,250,000	1,250,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Expansions FY2028 and Beyond									
U0322 - Large Diameter Sewer Line Repair FY2028 and Beyond	6,800,000	0	0	0	1,400,000	1,600,000	1,800,000	2,000,000	6,800,000
U0340 - Sediment Removal - Crystal Gardens & McDowell Recharge Basins	2,050,000	1,468,132	350,000	350,000	0	0	0	0	350,000
U0350 - Update the Integrated Utility Master Plan	500,000	397,888	140,000	140,000	0	0	0	0	140,000
U0360 - Nitrate Removal System for Coldwater Booster Station	6,000,000	0	0	0	0	500,000	5,500,000	0	6,000,000
U0361 - Dysart Road Waterline - Whyman to	730,000	0	0	0	0	730,000	0	0	730,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Lower Buckeye									
U0362 - Land Purchase - Water Treatment & Storage Sites	600,000	600,000	600,000	600,000	0	0	0	0	600,000
U0363 - Garden Lakes Site - Construct 2nd Reservoir & Improve Booster Capacity	10,750,000	0	0	0	0	750,000	5,000,000	5,000,000	10,750,000
U0366 - Harrison Drive Sewer Reversal	1,000,000	0	0	1,000,000	0	0	0	0	1,000,000
U0367 - 7th Street Sewer Replacement	2,000,000	0	0	2,000,000	0	0	0	0	2,000,000
U0368 - Northside Booster Station BW Tank Rehabilitation	750,000	750,000	750,000	750,000	0	0	0	0	750,000
U0369 - 10th Street Lift Station Rehabilitation	4,500,000	313,928	58,000	4,158,000	0	0	0	0	4,158,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
U0370 - Gateway Booster Station Electrical and Control Updates	2,050,000	0	0	0	0	300,000	1,750,000	0	2,050,000
U0372 - City Wide Sewer Improvements	500,000	187,259	188,000	188,000	0	0	0	0	188,000
U0373 - Large Diameter Sewer Line Repair	1,000,000	913,452	5,000	5,000	0	0	0	0	5,000
U0475 - Future Well	4,827,000	0	0	0	0	1,800,000	3,027,000	0	4,827,000
U0476 - Small Diameter Sewer Line Repair (formerly City Wide Sewer Improvements)	270,000	270,000	270,000	270,000	0	0	0	0	270,000
U0477 - Large Diameter Sewer Line Repair	1,500,000	1,500,000	729,000	729,000	0	0	0	0	729,000
U0479 - Well Electrical Equipment Upgrades	1,250,000	250,000	225,000	1,225,000	0	0	0	0	1,225,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
U0480 - New Modular Building at Coldwater Booster Station	375,000	375,000	342,000	342,000	0	0	0	0	342,000
U0481 - Bartlett Dam Project	15,000,000	0	0	0	3,750,000	7,500,000	3,750,000	0	15,000,000
U0482 - Lift Station Flow Meter Purchase and Installation	500,000	500,000	439,000	439,000	0	0	0	0	439,000
U0483 - New Water Distribution Valve Exerciser	210,000	210,000	210,000	210,000	0	0	0	0	210,000
U0484 - PFAS Treatment Facility - Land & Design	18,000,000	18,000,000	15,851,000	15,851,000	0	0	0	0	15,851,000
U0485 - Contributions for Dysart Road Water Line	519,000	600,000	600,000	800,000	0	0	0	0	800,000
U0534 - Small Diameter Sewer Line	180,000	0	0	180,000	0	0	0	0	180,000

	Total Project Budget	FY2026 Revised Budget	Carryover	FY2027	FY2028	FY2029	FY2030	FY2031	FY27-31 Total
Repair FY2027									
U0538 - Large Diameter Sewer Line Repair FY2027	1,300,000	0	0	1,881,000	0	0	0	0	1,881,000
Grand Total	**277,059,000**	**65,543,181**	**58,070,000**	**108,531,000**	**77,750,000**	**43,500,000**	**21,067,000**	**8,500,000**	**259,348,000**

CITY COUNCIL REPORT

ITEM NUMBER: 3.a.

SUBJECT: Judicial Advisory Board Recommendation on the Reappointment of Craig L. Jennings as the Presiding Judge

MEETING DATE: 6/1/2026

TO: Mayor and Council

FROM: Ted Flores, Acting Human Resources Director

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

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

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: **Innovative and Effective Government**

Avondale's elected leaders, employees, and strategic partners collaborate to serve as a model of innovation, efficiency, and responsive government.

PURPOSE:

City Council will receive a presentation from staff and the Chair of the Judicial Advisory Board regarding the reappointment of Craig L. Jennings as the Presiding Judge. This item is for presentation only, no action will be taken at this time.

BACKGROUND:

On July 7, 2014, the City Council initially appointed Craig L. Jennings as the Presiding Judge of the Avondale City Court. Judge Jennings was then reappointed based on the recommendation of the Judicial Advisory Board on August 8, 2016, August 13, 2018, June 15, 2020, June 15, 2022, and July 1, 2024.

As required in Article II of the City Code, the Judicial Advisory Board met on January 26, 2026, February 23, 2026, April 27, 2026, and May 11, 2026, to conduct the required reappointment evaluation. The Judicial Advisory Board unanimously recommended the reappointment of Craig L. Jennings as the Presiding Judge of the Avondale City Court.

DISCUSSION:

On December 30, 2025, the Judicial Advisory Board received official notice from Presiding Judge Craig L. Jennings requesting consideration for reappointment as the Presiding Judge of the Avondale City Court. As part of the reappointment process, the Judicial Advisory Board met on January 26, 2026, February 23, 2026, April 27, 2026, and May 11, 2026, to finalize survey materials and interview questions, and formally interview

Judge Jennings.

From March 1, 2026, through April 2, 2026, the Judicial Advisory Board released surveys to City Court staff, City Court Litigants, and attorneys who represented clients in proceedings held by Judge Jennings. During the evaluation period, the Judicial Advisory Board received full staff participation (15), twenty-seven (27) litigant responses, and six (6) attorney surveys. Various litigants ranked Judge Jennings satisfactory or superior and stated, “He truly gave me a fair chance to help myself” and “He was understandable and helpful.”

On May 11, 2026, the Judicial Advisory Board conducted a formal interview with Judge Jennings. The interview consisted of ten (10) board-approved questions provided to Judge Jennings prior to the interview. Following the interview, the board unanimously voted to recommend the reappointment of Judge Jennings to the Avondale City Court.

BUDGET IMPACT:
This item does not have a budget impact.

RECOMMENDATION:
This item is for discussion only.

Contact person for document distribution: *n/a*