



## City of Phoenix

**To:** General Obligation Bond Executive Committee      **Date:** September 25, 2022  
**From:** Robin Reed, Chair, Economic Development and Education Subcommittee  
**Subject:** ECONOMIC DEVELOPMENT AND EDUCATION SUBCOMMITTEE  
RECOMMENDATIONS

The Executive Committee charged subcommittees with recommending a rank-ordered list of priorities, including funding levels, for the GO Bond program. The Executive Committee emphasized there is greater need than bond capacity and further instructed subcommittees to only recommend projects that cannot reasonably be deferred to a future bond program.

The Economic Development and Education Subcommittee held three (3) hybrid meetings on August 22, 2022, September 12, 2022, and September 22, 2022. The Subcommittee was provided detailed information about the prioritized capital needs identified by City staff, which totaled \$23.5 million.

The general public and stakeholders submitted oral and written comments on their priorities, which were considered by the Subcommittee in formulating its recommendations.

After considering the Executive Committee's instructions, information provided by staff, and comments from the public, the Subcommittee identified \$46,050,000 million in projects for Executive Committee consideration. A rank-ordered list of projects and recommended funding amounts is attached.

At the first public meeting, Arizona State University submitted a request to the Economic Development and Education Subcommittee requesting that the original request for two projects (the Advanced Nursing Facility and the Microelectronics Health Science & Technology Center) be combined into one project called the ASU Health Technology Center. They further requested that the amount for the one combined project (ASU Technology Center) be increased to \$15 million. The Subcommittee formally approved this change during its second meeting.

Prior to the third public meeting, University of Arizona submitted a letter to the Economic Development and Education Subcommittee related to the Center for Advanced Molecular and Immunological Therapies (CAMI). This letter requested that CAMI be moved to the Future Capital Needs Projects list so that CAMI could be considered in future City of Phoenix bond programs. CAMI's request in future bond programs is for an amount of \$35 million. The Subcommittee agreed with the request and voted to move CAMI to the list for Future Capital Need Projects.

Further, while the Economic Development and Education Subcommittee was presented with only one Prioritized Project from Staff, the Subcommittee determined that all of the projects identified as Future Capital Needs Projects on the original list provided by staff were worthy and should be moved into Prioritized Projects (See attached Priority Ranking List).

I will present at a future Executive Committee meeting the recommendations of the Subcommittee. Vice Chair Dr. Heather Carter will attend Executive Committee meetings in my absence as needed.

**FINAL PRIORITIZED PROJECTS, IN RANK ORDER, AS APPROVED BY THE  
ECONOMIC DEVELOPMENT AND EDUCATION SUBCOMMITTEE**

<b>RANK</b>	<b>PRIORITIZED PROJECT</b>	<b>AMOUNT</b>	
1	Rio Reimagined Land Acquisition	\$23,500,000	Over 5 years
2	ASU Health Technology Center	\$15,000,000	In One year
3	Spark Area Land Acquisition	\$2,500,000	Over 5 years
4	Economic Development Public Infrastructure	\$5,050,000	Over 5 years

	<b>FUTURE CAPITAL NEED PROJECTS</b>	<b>AMOUNT</b>
	Center for Advanced Molecular and Immunological Therapies (CAMI)	\$35-\$40 million

**ORIGINAL LIST AS SUBMITTED TO THE SUBCOMMITTEE AT THE INITIAL  
MEETING**

<b>PRIORITIZED PROJECT</b>	<b>AMOUNT</b>	
Rio Reimagined Land Acquisition	\$23,500,000	Over 5 years

<b>FUTURE CAPITAL NEED PROJECTS</b>	<b>AMOUNT</b>	
Advanced Nursing Facility	\$5,785,280	In One year
Microelectronics Health Science & Technology Center	\$5,785,280	In One year
Spark Area Land Acquisition	\$2,500,000	Over 5 years
Economic Development Public Infrastructure	\$5,050,000	Over 5 years

**ECONOMIC DEVELOPMENT & EDUCATION SUBCOMMITTEE**

**2023 GO Bond Program**

**Subcommittee Recommendations to Executive Committee**

<b>Rank</b>	<b>Project Name</b>	<b>Total Cost</b>	<b>Other Funds</b>	<b>GO Bond Funds</b>	<b>Ongoing Cost</b>
1	Rio Reimagined Land Acquisition Location: TBD District: 7, 8	23,500,000	0	23,500,000	0
2	ASU Health Technology Center Location: TBD District: Citywide	15,000,000	0	15,000,000	0
3	Spark Area Land Acquisition - Reuse and Redevelopment Strategy Implementation Location: Various District: 8	2,500,000	0	2,500,000	0
4	Economic Development Public Infrastructure Location: Citywide District: Citywide	5,050,000	0	5,050,000	0
<b>Economic Development &amp; Education Recommended Total</b>		<b>46,050,000</b>	<b>0</b>	<b>46,050,000</b>	<b>0</b>

**ECONOMIC DEVELOPMENT & EDUCATION SUBCOMMITTEE**

**2023 GO Bond Program**

**Subcommittee Recommendations to Executive Committee**

**Project Detail**

**Rio Reimagined Land Acquisition**

**Rank: 1**

TBD (District: 7, 8)

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**TOTAL PROJECT COST**

**\$23,500,000**

**OTHER FUNDING**

**\$0**

**GO BOND FUNDING**

**\$23,500,000**

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SCOPE

Acquire land and perform predevelopment activities that may include environmental assessments and cleanup necessary to prepare economically attractive sites along the Rio Salado for development.

BENEFIT

Establish development-ready sites along the Rio Salado which have been positioned to facilitate the City's long term vision of this area.

<b>COST ELEMENTS</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>5-YR TOTAL</b>
STUDY	0	0	0	0	0	0
REAL PROPERTY	4,750,000	4,750,000	4,750,000	4,750,000	4,500,000	23,500,000
DESIGN / ENGINEERING	0	0	0	0	0	0
CONSTRUCTION / DEMO	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
MOVE-IN EXPENSES	0	0	0	0	0	0
<i>PERCENT FOR ART</i>						0
<b>TOTAL PROJECT COST</b>	<b>4,750,000</b>	<b>4,750,000</b>	<b>4,750,000</b>	<b>4,750,000</b>	<b>4,500,000</b>	<b>23,500,000</b>

<b>OTHER FUNDING</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>5-YR TOTAL</b>
N/A	0	0	0	0	0	0

<b>ON-GOING EXPENSES</b>	<b>ANNUAL COST</b>
STAFF	0
CONTRACTUALS	0
COMMODITIES	0
INTERDEPARTMENTAL	0
ON-GOING CAPITAL	0
<b>TOTAL OPERATING</b>	<b>0</b>

**ECONOMIC DEVELOPMENT & EDUCATION SUBCOMMITTEE**

**2023 GO Bond Program**

**Subcommittee Recommendations to Executive Committee**

**Project Detail**

**ASU Health Technology Center**

**Rank: 2**

TBD (District: Citywide)

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**TOTAL PROJECT COST**

**\$15,000,000**

**OTHER FUNDING**

**\$0**

**GO BOND FUNDING**

**\$15,000,000**

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SCOPE

In partnership with Arizona State University, invest in infrastructure and public building improvements related to the development of a \$75 million to \$130 million Health Technology Center.

BENEFIT

Develop a new set of programs in Public Health Technology, including advanced training and degree programs (including advanced nursing) and retraining of existing workforce.

<b>COST ELEMENTS</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>5-YR TOTAL</b>
STUDY	0	0	0	0	0	0
REAL PROPERTY	0	0	0	0	0	0
DESIGN / ENGINEERING	0	0	0	0	0	0
CONSTRUCTION / DEMO	0	0	14,851,485	0	0	14,851,485
EQUIPMENT	0	0	0	0	0	0
MOVE-IN EXPENSES	0	0	0	0	0	0
<i>PERCENT FOR ART</i>						148,515
<b>TOTAL PROJECT COST</b>	0	0	14,851,485	0	0	15,000,000

  

<b>OTHER FUNDING</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>5-YR TOTAL</b>
N/A	0	0	0	0	0	0

<b>ON-GOING EXPENSES</b>	<b>ANNUAL COST</b>
STAFF	0
CONTRACTUALS	0
COMMODITIES	0
INTERDEPARTMENTAL	0
ON-GOING CAPITAL	0
<b>TOTAL OPERATING</b>	0

**ECONOMIC DEVELOPMENT & EDUCATION SUBCOMMITTEE**

**2023 GO Bond Program**

**Subcommittee Recommendations to Executive Committee**

**Project Detail**

**Spark Area Land Acquisition - Reuse and Redevelopment Strategy Implementation**

**Rank: 3**

Various (District: 8)

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<b>TOTAL PROJECT COST</b>	<b>OTHER FUNDING</b>	<b>GO BOND FUNDING</b>
<b>\$2,500,000</b>	<b>\$0</b>	<b>\$2,500,000</b>

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SCOPE

The Land Reuse Strategy Planning Area Plan was developed in 2017 to address the reuse and redevelopment of fragmented City-owned parcels located roughly between 7th and 16th Streets, Washington Street and University Drive. This program will fund the acquisition of private parcels, as they become available, to fill in ownership gaps and facilitate redevelopment in these areas.

BENEFIT

This program would help implement the City's long-term vision for Spark areas. Consolidating small fragmented parcels will improve marketability and facilitate the reuse and redevelopment of these parcels to help reactivate commercial areas with strong potential.

<b>COST ELEMENTS</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>5-YR TOTAL</b>
STUDY	0	0	0	0	0	0
REAL PROPERTY	500,000	500,000	500,000	500,000	500,000	2,500,000
DESIGN / ENGINEERING	0	0	0	0	0	0
CONSTRUCTION / DEMO	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
MOVE-IN EXPENSES	0	0	0	0	0	0
<i>PERCENT FOR ART</i>						0
<b>TOTAL PROJECT COST</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>2,500,000</b>

  

<b>OTHER FUNDING</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>5-YR TOTAL</b>
N/A	0	0	0	0	0	0

<b>ON-GOING EXPENSES</b>	<b>ANNUAL COST</b>
STAFF	0
CONTRACTUALS	0
COMMODITIES	0
INTERDEPARTMENTAL	0
ON-GOING CAPITAL	0
<b>TOTAL OPERATING</b>	<b>0</b>

**ECONOMIC DEVELOPMENT & EDUCATION SUBCOMMITTEE**

**2023 GO Bond Program**

**Subcommittee Recommendations to Executive Committee**

**Project Detail**

**Economic Development Public Infrastructure**

**Rank: 4**

Citywide (District: Citywide)

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TOTAL PROJECT COST

**\$5,050,000**

OTHER FUNDING

**\$0**

GO BOND FUNDING

**\$5,050,000**

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SCOPE

Offset private investment in public infrastructure such as road improvements, traffic signals, streetlights, signage and wayfinding, parking, water, sewer, and other publicly owned facilities where strategic economic development needs have been identified.

BENEFIT

Attract business investments that have a positive net fiscal impact for the City.

<b>COST ELEMENTS</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>5-YR TOTAL</b>
STUDY	0	0	0	0	0	0
REAL PROPERTY	0	0	0	0	0	0
DESIGN / ENGINEERING	0	0	0	0	0	0
CONSTRUCTION / DEMO	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	5,000,000
EQUIPMENT	0	0	0	0	0	0
MOVE-IN EXPENSES	0	0	0	0	0	0
<i>PERCENT FOR ART</i>						50,000
<b>TOTAL PROJECT COST</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>5,050,000</b>

<b>OTHER FUNDING</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>	<b>5-YR TOTAL</b>
N/A	0	0	0	0	0	0

<b>ON-GOING EXPENSES</b>	<b>ANNUAL COST</b>
STAFF	0
CONTRACTUALS	0
COMMODITIES	0
INTERDEPARTMENTAL	0
ON-GOING CAPITAL	0
<b>TOTAL OPERATING</b>	<b>0</b>