



## City of Phoenix

**DATE:** May 25, 2022

**TO:** Park Central Community Facilities District Board of Directors Members

**FROM:** Kathleen Gitkin, District Treasurer/Chief Financial Officer *KG*  
Park Central Community Facilities District

**SUBJECT:** JUNE 1, 2022, MEETING OF THE PARK CENTRAL COMMUNITY  
FACILITIES DISTRICT BOARD OF DIRECTORS

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### BACKGROUND

Pursuant to Section 48-716, Arizona Revised Statutes, as amended, the District Treasurer of the Park Central Community Facilities District, (the "District") has caused to be prepared for the Board of Directors of the District (the "District Board") a proposed budget for the fiscal year 2022-23 (the "District Budget") and has caused the proposed District Budget to be submitted to the District Board for approval by adoption of a resolution. Pursuant to Section 3.11(b) of the District Development, Financing Participation, Waiver and Intergovernmental Agreement executed in connection with the formation and activities of the District, the District Treasurer has also caused to be prepared for, and submitted to, the District Board a proposed five-year financial plan for the District (the "Five-Year Forecast").

### AGENDA FOR THE JUNE 1, 2022, MEETING

The next meeting of the District Board is scheduled for Wednesday, June 1, 2022, at 2:30 p.m. immediately preceding the regular meeting of the Phoenix City Council. At this meeting, the District Board will be asked to consider for adoption Resolution No. PC-13, the proposed District Budget and proposed Five-Year Forecast. This resolution will approve the proposed District Budget for fiscal year 2022-23 and the proposed Five-Year Forecast and call for a public hearing on such budget and forecast on July 1, 2022, for final adoption. Attached to Resolution No. PC-13 as Exhibit "A" is the proposed District Budget for fiscal year 2022-23 and as Exhibit "B" is the proposed Five-Year Forecast.

Enclosed are the following materials relating to the next District Board meeting:

1. Meeting notice and agenda
2. Program script for public meeting
3. Proposed Resolution No. PC-13

Assuming District Board approval of Resolution No. PC-13, a notice for the public hearing on the proposed District Budget and the proposed Five-Year Forecast will be published in the Arizona Business Gazette and otherwise delivered as required by Arizona Revised Statutes, and a public hearing will be held on such budget and forecast on July 1, 2022, during the next District Board meeting. Following the public hearing, the District Board will be asked to adopt another resolution, which will adopt and approve the final District Budget for fiscal year 2022-23 and the final Five-Year Forecast.

CONCLUSION/ACTION REQUIRED

District Board approval of Resolution No. PC-13 is requested.

Copies of this report and enclosures to:

Jeff Barton, City Manager  
Lori Bays, Assistant City Manager  
Ginger Spencer, Deputy City Manager  
Cris Meyer, City Attorney  
Denise Archibald, City Clerk  
Christine Mackay, Community and Economic Development Director  
Thomas Stack, Assistant City Attorney IV  
Stephanie Bracken, Council Chief of Staff  
Clark Princell, Mayor's Chief of Staff  
Joe Jatzkewitz, Assistant Finance Director/City Treasurer  
David Neal, Planning and Development Principal Planner  
Jeff Stapleton, Economic Development Program Manager  
Tim Pickrell, Squire Patton Boggs (US) LLP

**NOTICE OF PUBLIC MEETING  
PARK CENTRAL COMMUNITY FACILITIES DISTRICT  
BOARD OF DIRECTORS**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS** and to the general public, that the **PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS** will hold a meeting open to the public on **Wednesday, June 1, 2022, at 2:30 p.m.** located in the Council Chambers, 200 West Jefferson Street, Phoenix, Arizona.

**OPTIONS TO ACCESS THE MEETING**

**Virtual Request to speak at a meeting:**

- **Register online** by visiting the City Council Meetings page on phoenix.gov **at least 2 hours prior to the start of this meeting**. Then, click on this link at the time of the meeting and join the Webex to speak: <https://phoenixcitycouncil.webex.com/phoenixcitycouncil/onstage/g.php?MTID=eeb20017133eb270aa34af43a9b30bdbe>

- **Register via telephone** at 602-262-6001 **at least 2 hours prior to the start of this meeting**, noting the item number. Then, use the Call-in phone number and Meeting ID listed below at the time of the meeting to call-in and speak.

**In-Person Requests to speak at a meeting:**

- Register in person at a kiosk located at the City Council Chambers, 200 W. Jefferson St., Phoenix, Arizona, 85003. Arrive **1 hour prior to the start of this meeting**. Depending on seating availability, residents will attend and speak from the Upper Chambers, Lower Chambers or City Hall location.

- Individuals should arrive early, 1 hour prior to the start of the meeting to submit an in-person request to speak before the item is called. After the item is called, requests to speak for that item will not be accepted.

**At the time of the meeting:**

- **Watch** the meeting live streamed on phoenix.gov or Phoenix Channel 11 on Cox Cable, or using the Webex link provided above.

- **Call-in** to listen to the meeting. Dial 602-666-0783 and Enter Meeting ID 2554 470 0031# (for English) or 2553 704 6621# (for Spanish). Press # again when prompted for attendee ID.

- **Watch** the meeting in-person from the Upper Chambers, Lower Chambers or City Hall depending on seating availability.

**Para nuestros residentes de habla hispana:**

- **Para registrarse para hablar en español**, llame al 602-262-6001 **al menos 2 horas antes del inicio de esta reunión** e indique el número del tema. El día de la reunión, llame al 602-666-0783 e ingrese el número de identificación de la reunión 2553 704 6621#. El intérprete le indicará cuando sea su turno de hablar.

- **Para solamente escuchar la reunión en español**, llame a este mismo número el día de la reunión (602-

666-0783; ingrese el número de identificación de la reunión 2553 704 6621#). Se proporciona interpretación simultánea para nuestros residentes durante todas las reuniones.

- **Para asistir a la reunión en persona**, vaya a las Cámaras del Concejo Municipal de Phoenix ubicadas en 200 W. Jefferson Street, Phoenix, AZ 85003. Llegue 1 hora antes del comienzo de la reunión. Si desea hablar, regístrese electrónicamente en uno de los quioscos, antes de que comience el tema. Una vez que se comience a discutir el tema, no se aceptarán nuevas solicitudes para hablar. Dependiendo de cuantos asientos haya disponibles, usted podría ser sentado en la parte superior de las cámaras, en el piso de abajo de las cámaras, o en el edificio municipal.

The agenda for the meeting is as follows:

1.	Call to order.
2.	Roll call.
3.	Consideration and vote on adoption of Resolution PC-13 which approves the proposed District Budget for fiscal year 2022-23 and a proposed five-year financial forecast and calls for a public hearing on such budget.
4.	Adjournment.

For further information, please call Tim McBride, Finance Department, at 602-495-7835.

For reasonable accommodations, call Martha Perches at Voice/602-262-7166 or TTY/602-534-5500 as early as possible to coordinate needed arrangements.

May 18, 2022

PROGRAM SCRIPT FOR PUBLIC MEETING OF  
PARK CENTRAL COMMUNITY FACILITIES DISTRICT  
BOARD OF DIRECTORS  
June 1, 2022

1. Call to Order

“This is the time for a meeting of the Board of Directors of the Park Central Community Facilities District.”

2. Roll Call

“Will the Clerk please call the roll.”

3. Consideration for Adoption of Resolution No. PC-13

“Is there a motion to adopt Resolution No. PC-13 approving the proposed budget for fiscal year 2022-2023 and a proposed five-year financial forecast and calling for a public hearing on such budget and forecast?”

4. (Adjournment)

“This meeting is now adjourned.”

**PARK CENTRAL COMMUNITY FACILITIES DISTRICT**

**RESOLUTION NO. PC-13**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF PARK CENTRAL COMMUNITY FACILITIES DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2022-23 AND A PROPOSED FIVE-YEAR FINANCIAL PLAN AND CALLING A HEARING ON SUCH BUDGET AND FINANCIAL PLAN AS APPROVED**

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

1. Findings.

Pursuant to Section 48-716, Arizona Revised Statutes, as amended, the District Treasurer of the Park Central Community Facilities District, (hereinafter referred to as the “District”) has caused to be prepared for the Board of Directors of the District (hereinafter referred to as the “District Board”) a proposed budget for the fiscal year 2022-23 (the “District Budget”) and has caused the proposed District Budget to be submitted to the District Board for approval. Pursuant to Section 3.11(b) of the District Development, Financing Participation, Waiver and Intergovernmental Agreement executed in connection with the formation and activities of the District, the District Treasurer has also caused to be prepared for, and submitted to, the District Board a proposed five-year financial plan for the District (the “Five-Year Forecast”).

2. Approval of Budget and Proposed Five-Year Forecast.

The proposed District Budget submitted to the District Board and filed with the District Clerk and attached as Exhibit “A” hereto is hereby approved. The proposed Five-Year Forecast submitted to the District Board and filed with the District Clerk and attached as Exhibit “B” hereto is hereby approved. A hearing on the proposed District Budget and the proposed Five-Year Forecast is hereby ordered as required by law, and the District Manager is hereby instructed to establish the date and provide all notices of such hearing as required by law.

3. Effective Date.

This resolution shall be effective immediately.

PASSED by the District Board of Park Central Community Facilities District this 1st day of June, 2022.

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Chairperson, District Board of Directors, Park Central  
Communities Facilities District

ATTEST:

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District Clerk, Park Central  
Community Facilities District

ATTACHMENTS:

Exhibit "A" – Proposed Fiscal Year 2022-2023 Budget  
Exhibit "B" – Proposed Five-Year Forecast

**EXHIBIT "A"**  
**PARK CENTRAL COMMUNITY FACILITIES DISTRICT**  
**PROPOSED FISCAL YEAR 2022-2023 BUDGET**

<u>Fiscal Year</u>	<u>2022-23</u>
<b><u>Revenues</u></b>	
Contractual Parking Revenue (Easements)	\$ 741,000
Daily & Event Public Parking Revenues	30,000
Assessment Revenues	1,400,000
City Contribution Amounts	665,000
Additional Contributions	-
Capitalized Interest	-
Interest Earnings on Trusteed Accounts (1)	250
<b>Gross Revenues</b>	<u>2,836,250</u>
 <b><u>Expenses</u></b>	
Debt Service Payments	2,251,186
Operation & Maintenance Expenses	424,131
District Expenses	82,000
Replacement Revenue Fund	-
<b>Total Expenses</b>	<u>2,757,317</u>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<u>78,933</u>
 <b><u>Excess Funds Long-Term Reserve Fund Balance (2)</u></b>	
Projected Beginning Balance - 7/1/22	54,373
Share of Excess (Deficiency) Revenue Over Expenses	78,933
Projected Ending Balance - 6/30/23	<u>133,306</u>
 <b><u>Replacement Reserve Fund Balance (3)</u></b>	
Projected Beginning Balance - 7/1/22	-
Share of Excess (Deficiency) Revenue Over Expenses	-
Projected Ending Balance - 6/30/23	<u>-</u>
 <b><u>Debt Service Reserve Fund Balance (4)</u></b>	
Projected Beginning Balance - 7/1/22	2,251,593
Share of Excess (Deficiency) Revenue Over Expenses	-
Projected Ending Balance - 6/30/23	<u>\$ 2,251,593</u>

**Notes and Assumptions**

- (1) Reflects all interest earnings from the following trusteed funds and accounts: Interest and Principal Accounts of the Debt Service Expense Fund, District Expense Fund, Operations & Maintenance Expense Fund, Debt Service Revenue Fund and Excess Funds Long-Term Reserve Fund.
- (2) Figures reflect drawdowns to cover annual net revenue short falls, if any.
- (3) Does not reflect potential capital expenditures or interest earnings.
- (4) Debt Service Reserve funded from bond proceeds, equal to maximum annual debt service.

**EXHIBIT “B”**  
**PARK CENTRAL COMMUNITY FACILITIES DISTRICT**  
**PROPOSED FIVE-YEAR FORECAST**

<u>Fiscal Year</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>2026-2027</u>
<b>Revenues</b>						
Contractual Parking Revenues (Easements)	\$ 693,150	\$ 741,000	\$ 741,000	\$ 741,000	\$ 997,200	\$ 997,200
Daily Event Public Parking Revenues	23,437	30,000	60,000	90,000	120,000	150,000
Assessment Revenues	-	1,400,000	-	-	1,000,000	1,000,000
City Contribution Amounts	231,257	665,000	2,388,713	1,816,332	602,440	620,689
Additional Contributions (1)	1,394,888	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-
Interest Earnings on Trusteed Accounts (2)	251	250	250	250	250	250
<b>Gross Revenues</b>	<b>2,342,983</b>	<b>2,836,250</b>	<b>3,189,963</b>	<b>2,647,582</b>	<b>2,719,890</b>	<b>2,768,139</b>
<b>Expenses</b>						
Debt Service Payments	2,251,593	2,251,186	2,249,468	2,251,436	2,251,436	2,251,436
Operation & Maintenance Expenses	353,941	424,131	437,050	445,851	454,872	464,119
District Expenses	63,499	82,000	82,000	82,000	82,000	82,000
Replacement Revenue Fund	-	-	-	-	50,000	50,000
<b>Total Expenses</b>	<b>2,669,033</b>	<b>2,757,317</b>	<b>2,768,518</b>	<b>2,779,287</b>	<b>2,838,308</b>	<b>2,847,555</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>\$ (326,050)</b>	<b>\$ 78,933</b>	<b>\$ 421,445</b>	<b>\$ (131,705)</b>	<b>\$ (118,418)</b>	<b>\$ (79,416)</b>
<b>Excess Funds Long-Term Reserve Fund Balance (3)</b>						
Projected Beginning Balance - 7/1/2X	380,423	54,373	133,306	554,751	423,046	304,628
Share of Excess (Deficiency) Revenue Over Expenses	(326,050)	78,933	421,445	(131,705)	(118,418)	(79,416)
Projected Ending Balance - 6/30/2X	54,373	133,306	554,751	423,046	304,628	225,212
<b>Replacement Reserve Fund Balance (4)</b>						
Projected Beginning Balance - 7/1/2X	-	-	-	-	-	-
Share of Excess (Deficiency) Revenue Over Expenses	-	-	-	-	-	-
Projected Ending Balance - 6/30/2X	-	-	-	-	-	-
<b>Debt Service Reserve Fund Balance (5)</b>						
Projected Beginning Balance - 7/1/2X	2,251,593	2,251,593	2,251,593	2,251,593	2,251,593	2,251,593
Share of Excess (Deficiency) Revenue Over Expenses	-	-	-	-	-	-
Projected Ending Balance - 6/30/2X	\$ 2,251,593	\$ 2,251,593	\$ 2,251,593	\$ 2,251,593	\$ 2,251,593	\$ 2,251,593

**Notes and Assumptions**

- (1) Additional contributions from the close out of the District Construction Fund. Also, includes commitment from Hualaloa Capital Management, LLC in FY22.
- (2) Reflects all interest earnings from the following trusteed funds and accounts: Interest and Principal Accounts of the Debt Service Expense Fund, District Expense Fund, Operations & Maintenance Expense Fund, Debt Service Revenue Fund and Excess Funds Long-Term Reserve Fund.
- (3) Figures reflect drawdowns to cover annual net revenue short falls, if any.
- (4) Does not reflect potential capital expenditures or interest earnings.
- (5) Debt Service Reserve funded from bond proceeds, equal to maximum annual debt service.