



City of Phoenix

DATE: June 22, 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: JULY 1, 2022, MEETING OF THE PARK CENTRAL COMMUNITY
FACILITIES DISTRICT BOARD OF DIRECTORS

BACKGROUND

At the June 1, 2022, meeting of the Board of Directors (the “District Board”) of the Park Central Community Facilities District, the District Board passed Resolution No. PC-13, which approved (a) the proposed budget for fiscal year 2022-23 (the “District Budget”) and (b) a proposed five-year financial plan for the District (the “Five-Year Forecast”) prepared 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 “Development Agreement”), and called for a public hearing on the proposed budget and forecast to be held on July 1, 2022. A notice of the public hearing has been published in the Arizona Business Gazette and otherwise given as required by the Arizona Revised Statutes. It is now necessary for the District Board to conduct a public hearing on the proposed budget and forecast and to adopt the final District Budget and Five-Year Forecast.

On June 27, 2019, the District issued \$30,000,000 aggregate principal amount of its Special Assessment Revenue Bonds, Taxable Series 2019 (the “Bonds”) pursuant to title 48, Chapter 4, Article 6, Arizona Revised Statutes (the “Act”), Resolution No. PC-04, adopted by the District Board on May 1, 2019 (the “Bond Resolution”) and an Indenture of Trust and Security Agreement, dated as of June 1, 2019 (the “Bond Indenture”) and has levied an assessment upon the Assessed Property (as defined in the Bond Resolution) within the District in an amount necessary to pay debt service on the Bonds as the same becomes due. In connection with the adoption of the District’s annual budget it is necessary to authorize and direct the collection of the Assessment sufficient to pay \$2,251,186.26 of debt service on the Bonds due during fiscal year 2022-23, which collection amount may be reduced to the extent that other monies are in the Debt Service Expense Fund established under the Bond Indenture and available for payment of debt service on a payment date, as provided in the Bond Indenture, the Bond Resolution and the Development Agreement.

AGENDA FOR THE JULY 1, 2022, MEETING

The next meeting of the District Board is scheduled for Friday, July 1, 2022, at 10 a.m. immediately preceding the regular meeting of the Phoenix City Council. At this meeting, a public hearing will be held, and the District Board will be asked to consider for adoption Resolution No. PC-14. This resolution will adopt the final District Budget for fiscal year 2022-23 and the final Five-Year Forecast. Attached as Exhibit “A” to Resolution No. PC-14 is the Formal Notice of the hearing on the proposed budget and forecast; attached as Exhibit “B” is the final District Budget for fiscal year 2022-23; and attached as Exhibit “C” is the 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. Minutes from the June 2, 2021, meeting
4. Proposed Resolution No. PC-14

CONCLUSION/ACTION REQUIRED

District Board approval of Resolution No. PC-14 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 **Friday, July 1, 2022, at 10 a.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=e7731df48aa2470df9bc0ec64a2adf9c7>

- **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 2556 739 6733# (for English) or 2555 908 4610# (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 2555 908 4610#. 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 2555 908 4610#. 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.	Approval of the minutes of the Special Meeting of the Board of Directors held on June 2, 2021.
4.	Public hearing on the proposed District Budget for fiscal year 2022-23 and the proposed five-year financial plan for the District.
5.	Consideration and vote on adoption of Resolution PC-14, which adopts and approves the final District Budget for fiscal year 2022-23 and the final five-year financial plan for the District (Roll call vote).
6.	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.

June 21, 2022

PROGRAM SCRIPT FOR PUBLIC MEETING OF
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS
July 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. Approval of Minutes of the June 2, 2021, District Board Meeting

“Is there a motion to approve the minutes of the District Board’s June 2, 2021, meeting?”

4. Public Hearing on the Proposed Budget for Fiscal Year 2022-23 and Proposed Five-Year Financial Plan

“Now is the time and place set for the public hearing on the District’s proposed budget for fiscal year 2022-23 and the proposed five-year financial plan for the District.”

“Is there anyone present who wishes to comment on the proposed budget or the proposed financial plan?”

[If no comments are received] -- The public hearing is now concluded.”

5. Consideration for Adoption of Resolution No. PC-14

“Is there a motion to adopt Resolution No. PC-14 approving the final District Budget for the fiscal year 2022-23 and the final five-year financial plan for the District?” (This will be a roll call vote.)

6. (Adjournment)

“This meeting is now adjourned.”

**City of Phoenix
Park Central Community Facilities District
Summary Minutes
Wednesday, June 2, 2021**

1. CALL TO ORDER

The Board Members of the Park Central Community Facilities District convened on Wednesday, June 2, 2021 at 2:37 p.m. in the Council Chambers at 200 W. Jefferson St., Phoenix, AZ 85003.

Chairwoman Gallego began the meeting with a moment of silence for Phoenix Police Officer Ginarro New.

2. ROLL CALL

Present: Board Members Yassamin Ansari, Andrew Conlin, Betty Guardado, Ann O'Brien, Laura Pastor, Debra Stark, Jim Waring, Vice Chairman Carlos Garcia and Chairwoman Kate Gallego

Absent: Board Members Sal DiCiccio and Steve Gervais

Also

Present: Board Clerk Denise Archibald

The Chairwoman and Board Members attended the meeting virtually. Board Member O'Brien joined the voting body virtually after Item 3.

3. APPROVAL OF THE MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS HELD ON DECEMBER 16, 2020

MOTION was made by Board Member Conlin, **SECONDED** by Board Member Stark, that this item be approved. The motion carried by the following voice vote:

Yes: 8 Ansari, Conlin, Guardado, Pastor, Stark, Waring,
Vice Chairman Garcia and Chairwoman Gallego

No: 0

Absent: 3 DiCiccio, Gervais and O'Brien

4. CONSIDERATION AND VOTE ON ADOPTION OF RESOLUTION PC-11 WHICH APPROVES THE PROPOSED DISTRICT BUDGET FOR FISCAL YEAR 2021-22 AND A PROPOSED FIVE-YEAR FINANCIAL FORECAST AND CALLS FOR A PUBLIC HEARING ON SUCH BUDGET

*NOTE: Board Member O'Brien joined the voting body virtually.

MOTION was made by Board Member Conlin, **SECONDED** by Board Member Stark, that this item be adopted. The motion carried by the following vote:

Yes: 9 Ansari, Conlin, Guardado, O'Brien, Pastor, Stark, Waring, Vice Chairman Garcia and Chairwoman Gallego

No: 0

Absent: 2 DiCiccio and Gervais

5. ADJOURNMENT

Chairwoman Gallego declared the meeting adjourned at 2:39 p.m.

CHAIRWOMAN

ATTEST:

BOARD CLERK

PARK CENTRAL COMMUNITY FACILITIES DISTRICT

RESOLUTION NO. PC-14

A RESOLUTION OF THE BOARD OF DIRECTORS OF PARK CENTRAL COMMUNITY FACILITIES DISTRICT ADOPTING THE DISTRICT BUDGET FOR FISCAL YEAR 2022-23 AND THE FIVE-YEAR FINANCIAL PLAN AS FINALLY APPROVED

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

1. Findings.

a. 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 “Development Agreement”), 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”).

b. On June 27, 2019, the District issued \$30,000,000 aggregate principal amount of its Special Assessment Revenue Bonds, Taxable Series 2019 (the “Bonds”) pursuant to title 48, Chapter 4, Article 6, Arizona Revised Statutes (the “Act”), Resolution No. PC-04, adopted by the District Board on May 1, 2019 (the “Bond Resolution”) and an Indenture of Trust and Security Agreement, dated as of June 1, 2019 (the “Bond Indenture”) and has levied an Assessment upon the Assessed Property (each as defined in the Bond Resolution) within the District in an amount necessary to pay debt service on the Bonds as the same becomes due. In connection with the adoption of the District’s annual budget it is necessary to authorize and direct the collection of the Assessment sufficient to pay \$2,251,186.26 of debt service on the Bonds due during fiscal year 2022-23, which collection amount may be reduced to the extent that other monies are in the Debt Service Expense Fund established under the Bond Indenture and available for payment of debt service on a payment date, as provided in the Bond Indenture, the Bond Resolution and the Development Agreement.

c. On June 1, 2022, pursuant to Resolution No. PC-13 the District Board approved the proposed District Budget and the proposed Five-Year Forecast and authorized a public hearing on the

proposed budget and forecast as required by law. A public hearing on the proposed budget and forecast was held on even date herewith after provision for publication and delivery of notice thereof as provided by law.

2. Ratification of Notice of Hearing on Budget.

Notice of the Public Hearing on the proposed District Budget and proposed Five-Year Forecast provided by the District Manager and attached hereto as Exhibit "A" is hereby ratified and approved in all respects.

3. Adoption of District Budget and Five-Year Forecast.

The District Budget is hereby finally approved and adopted in the form attached hereto as Exhibit "B." The Five-Year Forecast is hereby finally approved and adopted in the form attached as Exhibit "C."

4. Collection of the Assessment.

The collection of the Assessment sufficient to pay \$2,251,186.26 of debt service on the Bonds due during fiscal year 2022-23 is hereby authorized and directed, which collection amount may be reduced to the extent that other monies are in the Debt Service Expense Fund established under the Bond Indenture and available for payment of debt service on a payment date, as provided in the Bond Indenture, the Bond Resolution and the Development Agreement.

5. Effective Date.

This resolution shall be effective immediately.

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

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

ATTEST:

District Clerk, Park Central
Community Facilities District

ATTACHMENTS:

Exhibit "A" – Form of Notice of Public Hearing on Budget
Exhibit "B" – Fiscal Year 2022-2023 Budget
Exhibit "C" – Five-Year Forecast

EXHIBIT “A”

NOTICE OF PUBLIC HEARING REQUIRED BY A.R.S. SECTION 48-716 ON THE DISTRICT BUDGET FOR FISCAL YEAR 2022-23 AND THE FIVE-YEAR FINANCIAL PLAN FOR PARK CENTRAL COMMUNITY FACILITIES DISTRICT

Notice is hereby given that a public hearing pursuant to Section 48-716, Arizona Revised Statutes, as amended, on the budget for fiscal year 2022-23 and the five-year financial plan for Park Central Community Facilities District, will be held by the District Board on July 1, 2022, at 10:00 a.m. (Phoenix, Arizona time), immediately preceding the regular meeting of the Phoenix City Council on the same date in the Council Chambers located at 200 West Jefferson Street, Phoenix, Arizona. Copies of the proposed budget and financial plan and further information relating hereto are available from the District Manager, c/o Chief Financial Officer, City of Phoenix, Arizona, 251 West Washington Street, 9th Floor, Phoenix, Arizona 85003, telephone number (602) 262-7166.

Dated this 2nd day of June, 2022

EXHIBIT “B”
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
FISCAL YEAR 2022-2023 BUDGET

<u>Fiscal Year</u>	<u>2022-23</u>
<u>Revenues</u>	
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
Gross Revenues	<u>2,836,250</u>
 <u>Expenses</u>	
Debt Service Payments	2,251,186
Operation & Maintenance Expenses	424,131
District Expenses	82,000
Replacement Revenue Fund	-
Total Expenses	<u>2,757,317</u>
Excess (Deficiency) of Revenues Over Expenses	<u><u>78,933</u></u>
 <u>Excess Funds Long-Term Reserve Fund Balance (2)</u>	
Projected Beginning Balance - 7/1/22	54,373
Share of Excess (Deficiency) Revenue Over Expenses	78,933
Projected Ending Balance - 6/30/23	<u><u>133,306</u></u>
 <u>Replacement Reserve Fund Balance (3)</u>	
Projected Beginning Balance - 7/1/22	-
Share of Excess (Deficiency) Revenue Over Expenses	-
Projected Ending Balance - 6/30/23	<u><u>-</u></u>
 <u>Debt Service Reserve Fund Balance (4)</u>	
Projected Beginning Balance - 7/1/22	2,251,593
Share of Excess (Deficiency) Revenue Over Expenses	-
Projected Ending Balance - 6/30/23	<u><u>\$ 2,251,593</u></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 “C”
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
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>
Revenues						
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
Gross Revenues	2,342,983	2,836,250	3,189,963	2,647,582	2,719,890	2,768,139
Expenses						
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
Total Expenses	2,669,033	2,757,317	2,768,518	2,779,287	2,838,308	2,847,555
Excess (Deficiency) of Revenues Over Expenses	\$ (326,050)	\$ 78,933	\$ 421,445	\$ (131,705)	\$ (118,418)	\$ (79,416)
Excess Funds Long-Term Reserve Fund Balance (3)						
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	<u>54,373</u>	<u>133,306</u>	<u>554,751</u>	<u>423,046</u>	<u>304,628</u>	<u>225,212</u>
Replacement Reserve Fund Balance (4)						
Projected Beginning Balance - 7/1/2X	-	-	-	-	-	-
Share of Excess (Deficiency) Revenue Over Expenses	-	-	-	-	-	-
Projected Ending Balance - 6/30/2X	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Debt Service Reserve Fund Balance (5)						
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	<u>\$ 2,251,593</u>					

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.