



**DATE:** October 18, 2023

**TO:** Verdin Community Facilities District Board of Directors Members

**FROM:** Deputy City Manager Alan Stephenson, Chief Financial Officer Kathleen Gitkin

**SUBJECT:** FORMATION OF THE VERDIN COMMUNITY FACILITIES DISTRICT AND OCTOBER 18, 2023, MEETING OF THE VERDIN COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS.

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#### BACKGROUND

On April 19, 2023, the Mayor and Council of the City of Phoenix adopted Resolution No. 22114 which ordered the formation of the Verdin Community Facilities District. The developer of Verdin, Taylor Morrison, will be constructing infrastructure to serve the community which will be repaid to them through bonds provided by the District which will then be paid by a special tax on property owners within the Verdin District. Property owners are made aware of the special tax upon purchasing property.

#### AGENDA FOR THE OCTOBER 18, 2023 MEETING

The first meeting of the District Board is scheduled for Wednesday, October 18, 2023 at 2:30 p.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 V-01. This resolution will appoint District Officers, approve the General Plan of the District, enter into a development agreement relating to financing participation, and authorize the District Controller to disburse funds.

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

1. Meeting notice and agenda
2. Proposed Resolution No. V-01
3. CFD Formation documents and exhibits

#### CONCLUSION/ACTION REQUIRED

District Board approval of Resolution No. V-01 is requested.

Copies of this report and enclosures to:

Jeff Barton, City Manager  
Lori Bays, Assistant City Manager  
Ginger Spencer, Deputy City Manager  
Alan Stephenson, Deputy City Manager

Julie Kriegh, City Attorney  
Paul Li, Assistant Chief Counsel  
Denise Archibald, City Clerk  
Daniel Inglese, 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  
Jennifer Cosper, Squire Patton Boggs (US) LLP  
Kathleen Gitkin, Chief Financial Officer  
Kini Knudson, Street Transportation Director

**NOTICE OF PUBLIC MEETING  
VERDIN COMMUNITY FACILITIES DISTRICT  
BOARD OF DIRECTORS**

Pursuant to A.R.S. Section 38-4312.02, notice is hereby given to the members of the **VERDIN COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS** and the general public, that the **VERDIN COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS** will hold a meeting open to the public on **Wednesday, October 18, 2023, 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=e9a9e6849cc6169b4dd15251e4116b2b7>

- **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 2552 859 3180# (for English) or 2553 038 7640# (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 038 7640#. 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 038 7640#. 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 V-01, will appoint District Officers, approve the General Plan of the District, enter into a development agreement relating to financing participation, and authorize the District Controller to disburse funds, and authorize the District Controller to disburse funds.
4.	Adjournment.

For further information, please call David Neal, Planning and Development Department, at 602-534-7031.

For reasonable accommodations, call Teleia Galaviz at 602-291-2559 or TTY 711 as early as possible to coordinate needed arrangements.