



City of Phoenix

December 31, 2025

Tamara Weaver

Sent Via: Email – [REDACTED]

RE: Dismissal and Closure of Ethics Inquiry EC-25-14

Dear Tamara Weaver:

I am writing to formally notify you that the Ethics Commission (“Commission”) met on December 18, 2025, and after a thorough review and consideration of Ethics Inquiry EC-25-14 (“Ethics Complaint”), the Commission voted to dismiss the Ethics Complaint.

The Commission’s decision was based on a comprehensive assessment of the available facts and in accordance with relevant city ordinances, policies, or procedures, including but not limited to, Phoenix City Code Sec. 2-52 and 2-53. The Commission dismissed the Ethics Complaint by an affirmative vote of at least four members, based upon a determination that the Ethics Complaint was facially insufficient to warrant investigation. Pursuant to Phoenix City Code Sec. 2-53, the dismissal of the Ethics Complaint is not subject to review, and the matter is now closed.

For additional information, please see the City of Phoenix Ethics Commission website for meeting results, minutes, and resources, including the Bylaws, Rules of Procedure, and Ordinances: www.phoenix.gov/ethics.

We appreciate your cooperation and understanding regarding this matter. Should you have any questions or require additional information regarding our decision, please contact the Commission at ethics.commission@phoenix.gov for further clarification.

Sincerely,

Sam Leyvas
Ethics Commission Chair



City of Phoenix

December 31, 2025

Will Manion

Sent Via: Email – [REDACTED]

RE: Dismissal and Closure of Ethics Inquiry EC-25-14

Dear Will Manion:

I am writing to formally notify you that the Ethics Commission (“Commission”) met on December 18, 2025, and after a thorough review and consideration of Ethics Inquiry EC-25-14 (“Ethics Complaint”), the Commission voted to dismiss the Ethics Complaint.

The Commission’s decision was based on a comprehensive assessment of the available facts and in accordance with relevant city ordinances, policies, or procedures, including but not limited to, Phoenix City Code Sec. 2-52 and 2-53. The Commission dismissed the Ethics Complaint by an affirmative vote of at least four members, based upon a determination that the Ethics Complaint was facially insufficient to warrant investigation. Pursuant to Phoenix City Code Sec. 2-53, the dismissal of the Ethics Complaint is not subject to review, and the matter is now closed.

For additional information, please see the City of Phoenix Ethics Commission website for meeting results, minutes, and resources, including the Bylaws, Rules of Procedure, and Ordinances: www.phoenix.gov/ethics.

We appreciate your cooperation and understanding regarding this matter. Should you have any questions or require additional information regarding our decision, please contact the Commission at ethics.commission@phoenix.gov for further clarification.

Sincerely,

Sam Leyvas
Ethics Commission Chair



City of Phoenix

DENISE ARCHIBALD
CITY CLERK

To: Ethics Commission
ethics.commission@phoenix.gov

Date: November 14, 2025

From: Denise Archibald
City Clerk

Subject: TRANSMITTAL OF ETHICS COMPLAINT NUMBER EC-25-14

On November 13, 2025, the City Clerk Department received the attached ethics complaint from Tamara Weaver.

Pursuant to Phoenix City Code, Section 2-53(H), I am forwarding this complaint to you, to be placed on the agenda of the Commission's next available meeting.

Enclosure: Ethics Complaint

ec: Respondent
Jeff Barton, City Manager
Lori Bays, Assistant City Manager
Alan Stephenson, Deputy City Manager
Julie Kriegh, City Attorney
Deryck Lavelle, Chief Assistant City
Attorney Hope Olguin, Deputy City Clerk

CITY CLERK
RECEIVED

2025 NOV 13 P 4:58

Time Stamp



City of Phoenix

City Clerk's Office Use Only

Ethics Inquiry Number: EC - 25-14

Date Filed: 11-13-2025 (BY EMAIL)

Date Forwarded to Ethics Commission: 11-14-2025

Ethics Commission Meeting Date:

ETHICS INQUIRY FORM

Name of Public Official

Will Manion

Elected Official: ☐ Mayor

☐ Councilmember / District

Board / Commission Member:

North Gateway Village Planning
(Name of Board or Commission)

Comm: Hesp

Month / Year when Conduct Occurred

2025

Tamara Weaver

Person Filing Inquiry

Tamara Weaver

Printed Name

[Redacted]

Mailing Address (Number, Street, Unit)

[Redacted]

City, State, Zip

[Redacted]

E-mail Address

Phone

Under penalty of perjury, I affirm that I am a City of Phoenix resident and that the attached statement in support of this inquiry is based on my personal knowledge of the events and is true and correct to the best of my knowledge and belief.

[Redacted Signature]

Signature

11-13-2025

Date

This form must be filed with the Phoenix City Clerk's Office
In person at 200 W. Washington St., 15th Floor, Phoenix, AZ 85003 OR
as an attachment to an email to: clk.director@phoenix.gov

From: [REDACTED]
To: [CLK Director Office](#); [MGR Ethics Commission](#)
Cc: [Jim Waring](#); [Council District 2 PCC](#); [Debra W Stark](#); [Council District 3 PCC](#); [Laura Pastor](#); [Council District 4](#); [Betty S Guardado](#); [Council District 5 PCC](#); [Kevin L Robinson](#); [Council District 6 PCC](#); [Anna M Hernandez](#); [Council District 7 PCC](#); [Kesha Hodge Washington](#); [Council District 8 PCC](#); [PDD North Gateway VPC](#); [Adrian G Zambrano](#); [Sarah Stockham](#); [Racelle Escobar](#); [Ann M O'Brien](#); [Mayor Gallego](#); [Council District 1 PCC](#)
Subject: Ethics Inquiry - Will Manion
Date: Thursday, November 13, 2025 2:45:21 PM
Attachments: [EthicsInquiry-Will Manion.pdf](#)

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

City Clerk, please see attached Ethics Inquiry and supporting documentation.

Adrian/Sarah, please add to the North Park public comments file.

Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1.



City of Phoenix

Time Stamp

City Clerk's Office Use Only

Ethics Inquiry Number: EC - _____

Date Filed: _____

Date Forwarded to Ethics Commission: _____

Ethics Commission Meeting Date: _____

ETHICS INQUIRY FORM

Name of Public Official Will Marion

Elected Official: ☐ Mayor ☐ Councilmember / District _____

Board / Commission Member: North Gateway Village Planning Committee
(Name of Board or Commission)

Month / Year when Conduct Occurred 2025

Tamara Weaver

Person Filing Inquiry

Tamara Weaver

Printed Name

[Redacted]

Mailing Address (Number, Street, Unit)

[Redacted]

City, State, Zip

[Redacted]

E-mail Address

Phone

Under penalty of perjury, I affirm that I am a City of Phoenix resident and that the attached statement in support of this inquiry is based on my personal knowledge of the events and is true and correct to the best of my knowledge and belief.

[Redacted]

Signature

11-13-2025

Date

This form must be filed with the Phoenix City Clerk's Office
In person at 200 W. Washington St., 15th Floor, Phoenix, AZ 85003 OR
as an attachment to an email to: clk.director@phoenix.gov

Statement on Citizen Concerns Regarding Conflict of Interest in TSMC Zoning Decisions

Phoenix residents have expressed concerns about the neutrality of local zoning committee decisions tied to TSMC's expansion and housing projects. Those with professional connections to TSMC or its workforce should abstain from voting on matters that impact the company or community. Transparency is essential, as conflicts of interest compromise fair decision-making. Therefore, many believe committee members linked to TSMC should recuse themselves to maintain public trust.

In summary, the community calls for:

- Full transparency regarding committee members' affiliations with TSMC or its expatriate workforce.
- Clear recusal policies to prevent conflicts of interest.

These steps are essential to maintaining public trust and ensure that the expansion of TSMC's operations and housing proceeds in a manner that is fair, equitable, and respectful of community concerns.

Mr. Manion's professional connections position him to potentially benefit from the development activities of Pulte and TSMC in North Park. He previously served as a sales representative for Pulte, with a particular focus on the Arizona market during his tenure. Consequently, his association with Pulte likely remains significant.

Given the potential for personal financial benefit from TSMC & Pulte's expansion and North Park development, this situation is perceived as a conflict of interest.

The community respectfully requests that Mr. Manion abstain from voting on matters related to North Park rezoning.

TSMC and Pulte are applicants on rezoning for NorthPark, Rezoning Case No. Z-139-24-1 & General Plan Amendment Case Nos. GPA-NG-1-24-1 & GPA-NG-2-24-1.

<https://www.linkedin.com/in/will-manion-63813816>



Will Manion  · 2nd

Principal Owner @ Eagle Crest Capital | Investment
in Commercial Multifamily Properties

Eagle Crest Capital
Phoenix, Arizona, United States

About

As the Principal Owner of Eagle Crest Capital, I focus on investments in multifamily properties across the Southwest, Texas, and Florida markets. My work is supported by over thirty years of experience in real estate sales.

I bring expertise in property analysis, detailed underwriting and sales & marketing to the multifamily real estate sector. By leveraging my Arizona Real Estate experience, I aim to identify and capitalize on opportunities in high-growth markets while maintaining a client-centered approach to property investment.

Experience



Principal Owner

Eagle Crest Capital · Self-employed

Jan 2025 - Present · 11 mos

Phoenix, Arizona, United States · On-site

As the Principal Owner at Eagle Crest Capital, I focus on investing in multifamily prop... [see more](#)



Sales Representative

D.R. Horton Arizona · Full-time

Jul 2025 - Sep 2025 · 3 mos

Phoenix, Arizona, United States · On-site

Sale of new homes in the metro Phoenix area



New Home Consultant

Lennar · Full-time

May 2023 - Jul 2025 · 2 yrs 3 mos

Phoenix, Arizona, United States · On-site

Valley-Wide New Home Consultant - Selling all Phoenix area communities in a cross ... [see more](#)

🔑 **New Home Sales, Communication and +3 skills**



PulteGroup

7 yrs 8 mos

Director of Sales

Full-time

Nov 2021 - Jan 2023 · 1 yr 3 mos

Albuquerque, New Mexico, Denver, Colorado, United States · On-site



PulteGroup

7 yrs 8 mos

Director of Sales

Full-time

Nov 2021 - Jan 2023 · 1 yr 3 mos

Albuquerque, New Mexico, Denver, Colorado,
United States · On-site

- Directed the sales departments for the New Mexico and Denver, Colorado Division... [see more](#)

General Sales Manager

Full-time

Jun 2018 - Nov 2021 · 3 yrs 6 mos

Scottsdale, Arizona

Responsible for driving and achieving area sales goals by implementing company strat... [see more](#)

Sales Consultant

Jun 2015 - Jun 2018 · 3 yrs 1 mo

Greater Phoenix Area

Consistent top performer locally and nationally with sales volume of \$25M in 2017 an... [see more](#)



New Home Sales Counselor

KB Home

Jul 2014 - Jun 2015 · 1 yr

Greater Phoenix Area



PulteGroup

7 yrs 8 mos

Director of Sales

Full-time

Nov 2021 - Jan 2023 · 1 yr 3 mos

Albuquerque, New Mexico, Denver, Colorado,
United States · On-site

- Directed the sales departments for the New Mexico and Denver, Colorado Division... see more

General Sales Manager

Full-time

Jun 2018 - Nov 2021 · 3 yrs 6 mos

Scottsdale, Arizona

Responsible for driving and achieving area sales goals by implementing company strategies, while developing and leading a sales team to maximize sales volume and profitability for the company.

Lead and manage a sales team ranging from 15-21 agents to consistently exceed personal area metrics with net sales volume in excess of \$300M and 800+ net unit sales and closings annually.

Partner with internal and external business partners to maximize efficiencies in the sales and building processes while also increasing margins across the Arizona Division.

Sales Consultant

Jun 2015 - Jun 2018 · 3 yrs 1 mo

Greater Phoenix Area

Consistent top performer locally and nationally with sales volume of \$25M in 2017 an... see more