



City of Phoenix

July 22, 2026

Danny Weiss

Sent Via: Email – [REDACTED]

RE: Closure of Ethics Inquiry EC-25-18

Dear Danny Weiss:

I am writing to formally notify you that the Ethics Commission ("Commission") met on July 16, 2026, regarding Ethics Inquiry EC-25-18 ("Ethics Inquiry"). Based upon procedural and jurisdictional issues, the Commission closed the Ethics Inquiry, without conducting a full investigation.

During the November 20, 2025, meeting, the Commission requested you submit information to comply with the City Code and Commission Rules, which state that ethics inquiries be notarized and acknowledge the possibility of sanctions. Although you did not submit the requested information, the Commission accepted jurisdiction of the Ethics Inquiry on December 18, 2025.

Thereafter, on January 14, 2026, as well as January 28 and January 30, 2026, you withdrew the Complaint. On June 18, 2026, without conducting a full investigation, a motion to dismiss the Ethics Inquiry was made, which failed by a 2-2 vote. Pursuant to Phoenix City Code Sections 2-53(I) and(L) and Commission Rules 5(e) and 7(k), upon the failure of the motion to dismiss, the Ethics Inquiry was deemed closed. Due to technical issues that arose during the June 18, 2026 meeting, the Ethics Inquiry was placed on the July 16, 2026 Commission Agenda, but no action was taken. Accordingly, the Ethics Inquiry remains closed. Pursuant to Phoenix City Code Sec. 2-53, the closure of the Ethics Inquiry is not subject to review.

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,

Patricia Sallen
Ethics Commission Chair



City of Phoenix

July 22, 2026

Paul Li

Sent Via: Email – [REDACTED]

RE: Closure of Ethics Inquiry EC-25-18

Dear Paul Li:

I am writing to formally notify you that the Ethics Commission ("Commission") met on July 16, 2026, regarding Ethics Inquiry EC-25-18 ("Ethics Inquiry"). Based upon procedural and jurisdictional issues, the Commission closed the Ethics Inquiry, without conducting a full investigation.

During the November 20, 2025, meeting, the Commission requested the complainant submit information to comply with the City Code and Commission Rules, which state that ethics inquiries be notarized and acknowledge the possibility of sanctions. Although they did not submit the requested information, the Commission accepted jurisdiction of the Ethics Inquiry on December 18, 2025.

Thereafter, on January 14, 2026, as well as January 28 and January 30, 2026, the Complainant withdrew the Complaint. On June 18, 2026, without conducting a full investigation, a motion to dismiss the Ethics Inquiry was made, which failed by a 2-2 vote. Pursuant to Phoenix City Code Sections 2-53(I) and(L) and Commission Rules 5(e) and 7(k), upon the failure of the motion to dismiss, the Ethics Inquiry was deemed closed. Due to technical issues that arose during the June 18, 2026 meeting, the Ethics Inquiry was placed on the July 16, 2026 Commission Agenda, but no action was taken. Accordingly, the Ethics Inquiry remains closed. Pursuant to Phoenix City Code Sec. 2-53, the closure of the Ethics Inquiry is not subject to review.

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Sincerely,

Patricia Sallen
Ethics Commission Chair



City of Phoenix

DENISE ARCHIBALD
CITY CLERK

To: Ethics Commission
ethics.commission@phoenix.gov

Date: November 18, 2025

From: Denise Archibald
City Clerk

Subject: TRANSMITTAL OF ETHICS COMPLAINT NUMBER EC-25-18

On November 17, 2025, the City Clerk Department received the attached ethics complaint from Danny Weiss.

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
Ed Zuercher, 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 of Phoenix

Time Stamp

City Clerk's Office Use Only

Ethics Inquiry Number: EC - 25-18

Date Filed: 11-17-2025 (By Email)

Date Forwarded to Ethics Commission: 11-18-2025

Ethics Commission Meeting Date: _____

ETHICS INQUIRY FORM

Name of Public Official Mr. Paul Li

Elected Official: ☐ Mayor

☐ Councilmember / District _____

Board / Commission Member: North Gateway Village Planning Committee

(Name of Board or Commission)

Month / Year when Conduct Occurred 11/13/2025

Danny Weiss

Person Filing Inquiry

Danny Weiss

Printed Name

Mailing Address (Number, Street, Unit)

City, State, Zip

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.

Date

11/17/2025

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

CITY CLERK DEPT.

2025 NOV 17 PM 4:31

From: CLK Director Office
Subject: FW: Ethics Inquiry Submission
Attachments: Ethics Complaint Forms with Signature_Weiss 11172025.pdf

From: Danny Weiss [REDACTED]
Sent: Monday, November 17, 2025 4:30 PM
To: CLK Director Office <clk.director@phoenix.gov>
Subject: Re: Ethics Inquiry Submission

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

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[Report Suspicious](#)

Please see attached...



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 Mr. Paul Li

Elected Official: ☐ Mayor

☐ Councilmember / District _____

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

Month / Year when Conduct Occurred 11/13/2025

Danny Weiss

Person Filing Inquiry

Danny Weiss

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]

Date

11/17/2025

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

CITY CLERK DEPT.

2025 NOV 17 PM 4:31

North Gateway Village Planning Committee - Analysis Summary

Date Updated: November 13, 2025

Executive Summary

The North Gateway Village Planning Committee currently has 10 active members. Analysis reveals 4 members (40%) have direct professional or financial ties to TSMC, the major semiconductor manufacturer developing one of the largest projects in North Gateway Village. Additionally, the former committee chair resigned after accepting campaign contributions from developer's attorneys whose projects she voted on.

Committee Members Summary Table

Member Name	Position/Employer	TSMC Connection	Pulte Connection	Conflict Details
Paul Li	Attorney, TSMC	CURRENT EMPLOYEE	No	Directly employed by TSMC since July 2024; votes on TSMC projects
Andrea Crouch	Real Estate Agent, eXp Realty	ACTIVE IN TSMC CORRIDOR	No	Sells homes in zip codes 85085/85086; earns commissions in TSMC development area
Scott McGill	Owner, MCG Commercial	TSMC CORRIDOR EXPERT	Unclear	Commercial real estate specialist; featured expert on TSMC corridor development
Kylie Kennelly	Community Outreach, HonorHealth	SERVES TSMC EXPATS	No	Mandarin-speaking specialist serving TSMC workforce and Taiwanese expats
Will Manion	Principal Owner, Eagle Crest Capital	No	FORMER EMPLOYEE	Worked at PulteGroup 2015-2023 in sales/management roles
Chand a McCart	Project Manager, EPS Group	No	No	Civil engineer; no direct TSMC/Pulte ties

Member Name	Position/Employer	TSMC Connection	Pulte Connection	Conflict Details
Michele Ricart	Associate Broker, HomeSmart	No	No	Real estate professional; no TSMC corridor focus
Thomas Salow	Asst. Director, AZ Dept of Health	No	No	Government regulatory work; no developer ties
Aaron tein	r. Director, Infor	No	No	Technology marketing; no developer ties
Paul Carver	Unknown	No	No	No public information available
Julie Read	Former Chair (resigned)	WORKED ON TSMC PROJECTS	No	Resigned as chair after accepting campaign contribution from developer's attorneys

Key Findings

1. Direct TSMC Employment Conflict

- Paul Li is currently employed as an attorney by TSMC while serving on the committee that reviews TSMC development projects
- Most significant ongoing conflict of interest

2. Financial Interests in TSMC Development

- Andrea Crouch earns real estate commissions from home sales in zip codes 85085 and 85086—the heart of the TSMC development corridor
- Property values in her market area are directly affected by committee decisions on TSMC-related zoning

3. TSMC Corridor Professional Involvement

- Scott McGill owns commercial real estate firm focused on TSMC corridor
- Featured as expert commentator on TSMC's impact on North Phoenix development
- Financial interests tied to development patterns influenced by committee decisions

4. TSMC Workforce Services

- Kylie Kennelly provides specialized healthcare services to TSMC's Taiwanese expatriate workforce
- Professional role depends on TSMC's continued growth and employee presence

5. Former Chair's Campaign Contribution Conflict

- Julie Read resigned as committee chair after accepting campaign contribution from developer's attorneys
- Voted on projects while receiving money from lawyers representing those developers
- Remains on committee as regular member despite resignation as chair

6. Homebuilder Industry Background

- Will Manion worked at PulteGroup for 7+ years (2015-2023) in sales and management
- Employment ended before current committee service

Primary Concerns

1. Concentration of TSMC-Related Interests: 40% of the committee has professional or financial ties to TSMC operations or development
2. Direct Employment Conflict: Committee member voting on projects involving his own employer
3. Financial Conflicts of Interest: Real estate professionals earning income directly affected by committee decisions
4. Campaign Contribution Ethics: Former chair accepted money from developer's attorneys while voting on their projects
5. Lack of Recusal Protocols: No evidence of systematic recusal policies for conflicted members
6. Public Trust Deficit: Clustering of developer-connected members undermines community confidence in independent planning decisions

Context: The TSMC Development

The 12,000-acre Biscuit Flats area surrounding TSMC facility includes:

- \$7 billion mixed-use development adjacent to TSMC campus
- 2,300 acres with 28 million square feet of development capacity
- Up to 8,960 residential units plus commercial/retail space
- Expected to create 80,000 jobs in Phoenix area

- Property values and development patterns directly affected by committee decisions

Real estate marketing in the area explicitly brands itself as "TSMC Realtors" for relocations, highlighting the development's central role in the region's growth.

Total Members with Potential Conflicts: 5 of 10 (50%)

Fw: Response to EC-25-08 and EC-25-18

From MGR Ethics Commission <ethics.commission@phoenix.gov>

Date Thu 12/18/2025 2:25 PM

Bcc Sam Leyvas <[REDACTED]>; Patricia Sallen <[REDACTED]>; Peter Schirripa <[REDACTED]>; Ann Hart <[REDACTED]>; Cheryl Pietkiewicz <[REDACTED]>; Beth Nillen <bnillen@spencerfane.com>; David H Benton <david.benton@phoenix.gov>; David Mathews <david.mathews@phoenix.gov>

Please see the written response below from Paul Li, Respondent on EC-25-08 and EC-25-18.

Becca McCarthy
Special Projects Administrator
City Manager's Office
(602)-262-7526

From: Paul Li <[REDACTED]>
Sent: Thursday, December 18, 2025 2:05 PM
To: MGR Ethics Commission <ethics.commission@phoenix.gov>
Subject: Response to EC-25-08 and EC-25-18

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<<<<<< Security C - TSMC Secret >>>>>>

Chairman Leyvas and members of the City of Phoenix Ethics Commission,

My name is Paul Li, and I serve as a member of the North Gateway Village Planning Committee. I am here today regarding Ethics Complaints EC-25-08 and EC-25-18, both of which name me as the subject. I respectfully request that the Commission dismiss both complaints, as their allegations are "facially insufficient to warrant investigation" under Rule 5.b of the City of Phoenix Ethics Commission's Rules of Procedure.

I am currently an employee of TSMC Arizona. Prior to joining TSMC Arizona, I served as the primary in-house legal advisor for the City of Phoenix's Planning and Development Department. In that capacity, I regularly provided conflict of interest guidance to various village planning committees. Vice Chairperson Sallen, you may recall discussing potential conflict of interest concerns with me during your own service on a village planning committee. Therefore, I am very well aware of the City's ethics policy as it applies to a village planning committee member.

My employer, TSMC Arizona, jointly filed a PUD application to rezone approximately 6,400 acres of state land in September of this year. This rezoning request was placed on the North Gateway agenda for October 9th and November 13th. I proactively notified city staff that I had a conflict due to my employment, and I explicitly stated that I would not attend either meeting. The meeting minutes accurately reflect that I was noted as "Absent" for both meetings, and I did not participate in any discussion or vote on the PUD application.

According to the Commission's rules, an ethics complaint should be dismissed if the allegations in the Request of Inquiry are "facially insufficient in whole or in part to warrant investigation." A valid ethics complaint must contain, at a minimum, "specific allegations of Ethics Policy violation by any... Board Member." Furthermore, an ethics complaint is insufficient if it does not contain "either a written description of the violation or a designation of the city code section alleged to have been violated."

Regarding EC-25-08, filed by Ms. McGowan, her complaint consists of a stream of emails exchanged between herself, city staff, and a former VPC chair, along with a copy of my LinkedIn profile. Nothing in her complaint alleges any specific ethics violation committed by me, nor does it identify any city code that I have violated. I respectfully request the Commission to dismiss EC-25-08 because the allegations contained within it are facially insufficient to warrant an investigation.

Turning now to EC-25-18, filed by Mr. Weiss, this complaint makes two substantive allegations against me. First, he alleges that I am "currently employed as an attorney by TSMC while serving on the [Gateway Village] committee that reviews TSMC development project." Second, he alleges that I "[vote] on TSMC project." The first allegation is true, but it does not, in itself, violate any ethics rules. The second allegation is demonstrably false, based on public record subject to judicial notice. In my capacity as a North Gateway Village Planning Committee member, I have never voted on any TSMC project. Mr. Weiss's complaint fails to allege any specific TSMC project on which I have cast a vote. I respectfully request the Commission to dismiss EC-25-18 because its allegations are facially insufficient to warrant an investigation.

Thank you for your time and consideration.

Paul Li

TSMC PROPERTY

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