



City of Phoenix

December 31, 2025

Danny Weiss

Sent Via: Email – [REDACTED]

RE: Dismissal and Closure of Ethics Inquiry EC-25-19

Dear Danny Weiss:

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-25-19 (“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

Scott McGill

Sent Via: Email – [REDACTED]

RE: Dismissal and Closure of Ethics Inquiry EC-25-19

Dear Scott McGill:

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-25-19 (“Ethics Complaint”), the Commission voted to dismiss the Ethics Complaint.

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Sincerely,

Sam Leyvas
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-25-19

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

CITY CLERK DEPT.

2025 NOV 17 PM 4:32

Time Stamp

City Clerk's Office Use Only

Ethics Inquiry Number: EC - 25-19

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. Scott McGill

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

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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Please see attached...



City of Phoenix

CITY CLERK DEPT.

2025 NOV 17 PM 4:32

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. Scott McGill

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]

11/17/2025
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

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: Notice of Ethics Inquiry Discussion – EC-25-19, EC-25-07, and EC-25-11

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

Date Thu 11/20/2025 2:31 PM

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

Good Afternoon Ethics Commission,

Please see the email below. Forwarding to the Commission per the Respondent's request.

Becca McCarthy

Special Projects Administrator

City Manager's Office

(602)-262-7526

From: Scott McGill <scott@mcgcommercialaz.com>

Sent: Thursday, November 20, 2025 2:21 PM

To: MGR Ethics Commission <ethics.commission@phoenix.gov>

Subject: Re: Notice of Ethics Inquiry Discussion – EC-25-19

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Hello,

I am wanting to send my comments to you for the Ethics meeting today, as I am not sure if you will hear them before you come to a vote on the complaints.

I sit on the North Gateway Village Board, along with 10 other members.

Please confirm you have received them.

Thank you.

I'm speaking on behalf of my fellow Village members and myself. We have all had ethics complaints filed against us. We all volunteer and serve as residents of the area or work in the North Valley and represent the community on the Village Board. As you most likely know, these are appointed positions by the Mayor or Vice Mayor, and we all take this position seriously.

With that being said, we have been subjected to much scrutiny specifically with hearing the case brought forth to us on October 9, 2025. We heard and voted on the rezoning case for TSMC and Pulte for the North Park development.

Since the beginning of October, the people filing the complaints, namely Tammy Weaver, Danny Weiss and Amanda McGowen, along with members of the Stetson Valley and Stetson Hills HOAs have grouped up and targeted our Village Committee to attempt to discredit each one of us to stop quorum for the vote on November 13, 2025. Their incorrect reasoning is that ALL of the members of the board were or would benefit from the TSMC or Pulte development at North Park.

I speak for myself when I say that at NO TIME have I ever received any money, bribes or benefited from either business/developer, nor have I ever had one conversation with anyone at Pulte or TSMC. To be accused of this, is vile and disgusting on the part of those who have filed these complaints. All of this was their attempt to stop a vote from happening. Each member of our board are hard working individuals, serving as volunteers for our community. Our ethics and personal character would never allow for the claims being assessed against us.

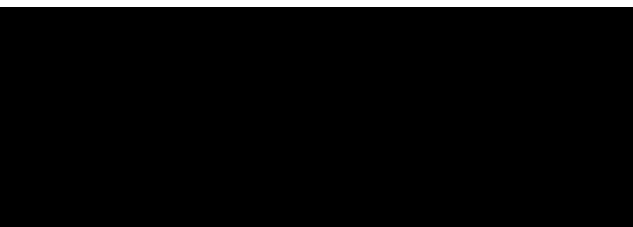
Lastly, I ask that the counsel please look into what has been said and done by these individuals filing these complaints. Our board has been yelled at, accused of "having their kids' blood on our hands, " and that we are, "poisoning their kids." All over a vote in favor of future development. Several of our members are considering resigning because of this harrassment. This can not be allowed to continue. We should never have to have a police escort to our vehicles to leave a Village Committee meeting.

In hopes of this not reoccurring for additional hearing cases and jeopardizing our village members, I respectfully request for these complaints to be dropped immediately and those who have filed them to have appropriate actions taken against them as allowed for their false accusations and gross behavior.

I appreciate your attention to this matter.

Sincerely,

Scott McGill



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

Sent: Wednesday, November 19, 2025 1:38 PM

To: Scott McGill <scott@mcgcommercialaz.com>

Subject: Notice of Ethics Inquiry Discussion – EC-25-19

Good Afternoon Scott McGill,

This letter is to inform you that the Ethics Inquiry which has been filed concerning you, which has been labeled **EC-25-19**, has been placed on the upcoming Ethics Commission Agenda set for **Nov. 20 at 3 pm**. It is uncertain whether this item will be acted upon at this upcoming meeting, or within the next few

future meetings. As a matter of courtesy, we wanted you to inform you that the Commission is beginning to review these matters.

If you have any questions about the rules and procedures regarding the Ethics Commission and Inquiries filed with it, please see following link under Ethics Commission Resources: www.phoenix.gov/ethics

A copy of the meeting notice will be posted at: - <https://www.phoenix.gov/cityclerk/publicmeetings/notices>. Please refer to the meeting notice regarding options to access the meeting and how to request to speak and/or submit a comment.

Thank you.

David Mathews

Deputy City Manager

Commission Recording Secretary