



City of Phoenix

December 31, 2025

Danny Weiss

Sent Via: Email – [REDACTED]

RE: Dismissal and Closure of Ethics Inquiry EC-25-21

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-25-21 (“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-25-21

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-25-21 (“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.

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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-25-21

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 CLERK DEPT.

2025 NOV 17 PM 4:33



City of Phoenix

Time Stamp

City Clerk's Office Use Only
Ethics Inquiry Number: EC - 25-21
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. Will Manion

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 Signature]

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

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.

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

[Report Suspicious](#)

Please see attached...

CITY CLERK DEPT.

2025 NOV 17 PM 4:33



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. Will Manion

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 Signature]

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%)