



City of Phoenix  
FINANCE DEPARTMENT  
ADMINISTRATION

**DATE:** May 6, 2026  
**TO:** PCCFD Board of Directors Members  
**FROM:** Melinda Holguin, Interim Chief Financial Officer/PCCFD District Treasurer *MH*  
**SUBJECT:** MAY 20, 2026, MEETING OF THE PCCFD DISTRICT BOARD OF DIRECTORS

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BACKGROUND

Pursuant to Section 48-716, Arizona Revised Statutes, as amended, the District Treasurer of the Park Central Community Facilities District (the "PCCFD"), has caused to be prepared for the Board of Directors of the District (the "District Board") a proposed budget (the "District Budget") and has caused the proposed District Budget to be submitted to the District Board for approval by adoption of a resolution. Pursuant to Section 3.11(b) of the District Development, Financing Participation, Waiver and Intergovernmental Agreement executed in connection with the formation and activities of the PCCFD, the District Treasurer has also caused to be prepared for, and submitted to, the District Board a proposed five-year financial plan for the PCCFD (the "Five-Year Forecast").

AGENDA FOR THE MAY 20, 2026, MEETING

The next meeting of the District Board is scheduled for Wednesday, May 20, 2026, at 2:30 p.m., immediately preceding the regular meeting of the Phoenix City Council. At this meeting, the District Board will be asked to consider for adoption Resolution No. PC-23, the proposed District Budget and proposed Five-Year Forecast. This resolution will approve the proposed District Budget for fiscal year 2026-27 and the proposed Five-Year Forecast and call for a public hearing on such budget and forecast on June 3, 2026, for final adoption.

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

1. Meeting notice and agenda
2. Program script for public meeting
3. Proposed Resolution No. PC-23
  - Exhibit "A" – Proposed Fiscal Year 2026-27 Budget
  - Final Fiscal Year 2025-26 Budget
  - Exhibit "B" – Proposed Five-Year Forecast

Assuming District Board approval of Resolution No. PC-23, a notice for the public hearing on the proposed District Budget and the proposed Five-Year Forecast will be published in the Arizona Business Gazette and otherwise delivered as required by Arizona Revised Statutes, and a public hearing will be held on such budget and forecast on June 3, 2026, during the next District Board meeting. Following the public hearing,

Copies of this report and enclosures to:

Ed Zuercher, City Manager

Lori Bays, Assistant City Manager

Ginger Spencer, Assistant City Manager

Alan Stephenson, Deputy City Manager

Stephanie Bracken, Council Chief of Staff

Seth Scott, Mayor's Chief of Staff

Jennifer Cosper, Squire Patton Boggs (US) LLP

Brandon Arents, Squire Patton Boggs (US) LLP

Julie Kriegh, City Attorney

Deryck Lavelle, Chief Assistant City Attorney

James Lawson, Assistant City Attorney IV

Denise Archibald, City Clerk

Adam Miller, Deputy Director, Planning and Development Department

Craig Messer, Planning and Development Principal Planner

Joe Jatzkewitz, Assistant Finance Director/City Treasurer

Jami Schmalz, Deputy Finance Director

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

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **VERDIN COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS** and to the general public, that the **VERDIN COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS** will hold a meeting open to the public on **Wednesday, May 20, 2026, 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/j.php?MTID=m12034013064ad52dcc0925c452115650>

- **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 the Meeting ID # 2557 357 0827 (for English) or # 2550 539 5210 (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. Members of the public may attend this meeting in person. Physical access to the meeting location will be available starting 1 hour prior to the meeting.

**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 ID # 2550 539 5210. 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 ID # 2550 539 5210. 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. Miembros del público pueden asistir a esta reunión en persona. El acceso físico al lugar de la reunión estará disponible comenzando una hora antes de la reunión.

The agenda for the meeting is as follows:

1.	Call to order.
2.	Roll call.
3.	Consideration and vote on adoption of Resolution V-09, which approves the proposed District Budget for fiscal year 2026-27 and calls for a public hearing on such budget.
4.	Adjournment.

For further information, please call Terri Taylor, Finance Department, at 602-534-1684.

For reasonable accommodations, call Kim Hill at Voice/602-256-4170 or TTY 711 as early as possible to coordinate needed arrangements.

May 6, 2026

PROGRAM SCRIPT FOR PUBLIC MEETING OF  
VERDIN COMMUNITY FACILITIES DISTRICT  
BOARD OF DIRECTORS

May 20, 2026

1. Call to Order

“This is the time for a meeting of the Board of Directors of the Verdin Community Facilities District.”

2. Roll Call

“Will the Clerk please call the roll.”

3. Consideration for Adoption of Resolution No. V-09

“Is there a motion to adopt Resolution No. V-09 approving the proposed budget for fiscal year 2026-27 and calling for a public hearing on such budget?”

4. (Adjournment)

“This meeting is now adjourned.”

## VERDIN COMMUNITY FACILITIES DISTRICT

### RESOLUTION No. V-09

A RESOLUTION OF THE BOARD OF DIRECTORS OF VERDIN COMMUNITY FACILITIES DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2026-27 AND CALLING A HEARING ON SUCH BUDGET AND FINANCIAL PLAN AS APPROVED

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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA as follows:

1. Findings.

Pursuant to Section 48-716, Arizona Revised Statutes, as amended, the District Treasurer of the Verdin Community Facilities District (hereinafter referred to as the "District"), has caused to be prepared for the Board of Directors of the District (hereinafter referred to as the "District Board") a proposed budget, for the fiscal year 2026-27 (the "District Budget") and has caused the proposed District Budget to be submitted to the District Board for approval.

2. Approval of Budget.

The proposed District Budget submitted to the District Board and filed with the District Clerk and attached as Exhibit "A" hereto is hereby approved. A hearing on the proposed District Budget is hereby ordered as required by law, and the District Manager is hereby instructed to establish the date and provide all notices of such hearing as required by law.

3. Effective Date.

This resolution shall be effective immediately.

**PASSED** by the District Board of Verdin Community Facilities District this 20th day of May, 2026

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Chairperson, District Board of Directors,  
Verdin Community Facilities District

ATTEST:

\_\_\_\_\_  
District Clerk,  
Verdin Community Facilities District

APPROVED AS TO FORM:

BY: \_\_\_\_\_

\_\_\_\_\_  
Acting District Counsel,  
Verdin Community Facilities District

ATTACHMENTS:

Exhibit "A" - Verdin Community Facilities District Fiscal Year 2026-2027 Budget

**EXHIBIT A  
VERDIN COMMUNITY FACILITIES DISTRICT  
PROPOSED BUDGET FY 2026-27**

**Revenues**

Operation & Maintenance Tax Levy: \$.30 per \$100 of Net Assessed Limited Property Valuation (1)	\$	5,647
General Obligation Debt Service Tax Levy: \$3.85 per \$100 of Net Assessed Limited Property Valuation		72,473
(1) Developer Deposit		-
Total Gross Revenues		78,120

**Other Financing Sources**

Bond Proceeds - Potential General Obligation FY 2026-27		1,000,000
Total Financing Sources		1,000,000

<b>Total Sources</b>		<b>1,078,120</b>
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**Expenses**

Insurance		4,278
Insurance Deductible		25,000
Bond Counsel		-
Engineer		30,000
Feasibility Study		5,000
Administrative Fees		10,000
Advertising		-
Contingency		5,000
Total Operating Expenses		79,278

**Capital**

Contingency for reimbursement of eligible infrastructure		1,000,000
Total Capital		1,000,000

**Debt Service**

Principal - General Obligation Bonds		15,000
Interest - General Obligation and Special Assessment Bonds		55,000
Total Debt Service		70,000

<b>Total Expenditures</b>		<b>1,149,278</b>
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<b>Excess (Deficiency) of Revenues Over Expenses</b>		<b>\$ (71,158)</b>
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**Account Balance:**

Projected Beginning Balance - 7/1/26	\$	166,361
Excess (Deficiency) of Revenues Over Expenses		(71,158)
<b>Projected Ending Balance - 6/30/27</b>	<b>\$</b>	<b>95,203</b>

(1) Assumes 95% collection rate