




City of Phoenix

DATE: June 5, 2023

TO: Park Central Community Facilities District Board of Directors Members

FROM: Kathleen Gitkin, District Treasurer/Chief Financial Officer 
Park Central Community Facilities District

SUBJECT: JUNE 14, 2023, MEETING OF THE PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS

BACKGROUND

At the May 31, 2023, meeting of the Board of Directors (the “District Board”) of the Park Central Community Facilities District, the District Board passed Resolution No. PC-16, which approved (a) the proposed budget for fiscal year 2023-24 (the “District Budget”) and (b) a proposed five-year financial plan for the District (the “Five-Year Forecast”) prepared 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 District (the “Development Agreement”), and called for a public hearing on the proposed budget and forecast to be held on June 14, 2023. A notice of the public hearing has been published in the Arizona Business Gazette and otherwise given as required by the Arizona Revised Statutes. It is now necessary for the District Board to conduct a public hearing on the proposed budget and forecast and to adopt the final District Budget and Five-Year Forecast.

On June 27, 2019, the District issued \$30,000,000 aggregate principal amount of its Special Assessment Revenue Bonds, Taxable Series 2019 (the “Bonds”) pursuant to title 48, Chapter 4, Article 6, Arizona Revised Statutes (the “Act”), Resolution No. PC-04, adopted by the District Board on May 1, 2019 (the “Bond Resolution”) and an Indenture of Trust and Security Agreement, dated as of June 1, 2019 (the “Bond Indenture”) and has levied an assessment upon the Assessed Property (as defined in the Bond Resolution) within the District in an amount necessary to pay debt service on the Bonds as the same becomes due. In connection with the adoption of the District’s annual budget it is necessary to authorize and direct the collection of the Assessment sufficient to pay \$2,249,467.50 of debt service on the Bonds due during fiscal year 2023-24, which collection amount may be reduced to the extent that other monies are in the Debt Service Expense Fund established under the Bond Indenture and available for payment of debt service on a payment date, as provided in the Bond Indenture, the Bond Resolution and the Development Agreement.

AGENDA FOR THE JUNE 14, 2023, MEETING

The next meeting of the District Board is scheduled for Wednesday, June 14, 2023, at 2:30 p.m., immediately preceding the regular meeting of the Phoenix City Council. At this meeting, a public hearing will be held, and the District Board will be asked to consider for adoption Resolution No. PC-17. This resolution will adopt the final District Budget for fiscal year 2023-24 and the final Five-Year Forecast. Attached as Exhibit “A” to Resolution No. PC-17 is the Formal Notice of the hearing on the proposed budget and forecast; attached as Exhibit “B” is the final District Budget for fiscal year 2023-24; and attached as Exhibit “C” is the Five-Year Forecast.

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-17

CONCLUSION/ACTION REQUIRED

District Board approval of Resolution No. PC-17 is requested.

Copies of this report and enclosures to:

Jeff Barton, City Manager
Lori Bays, Assistant City Manager
Ginger Spencer, Deputy City Manager
Julie Kriegh, City Attorney
Denise Archibald, City Clerk
Christine Mackay, Community and Economic Development Director
Deryck Lavelle, Chief Counsel
Daniel Inglese, Assistant City Attorney IV
Stephanie Bracken, Council Chief of Staff
Clark Princell, Mayor's Chief of Staff
Joe Jatzkewitz, Assistant Finance Director/City Treasurer
David Neal, Planning and Development Principal Planner
Jeff Stapleton, Economic Development Program Manager
Jennifer Cosper, Squire Patton Boggs (US) LLP

**NOTICE OF PUBLIC MEETING
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of the **PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS** and to the general public, that the **PARK CENTRAL COMMUNITY FACILITIES DISTRICT BOARD OF DIRECTORS** will hold a meeting open to the public on **Wednesday, June 14, 2023, 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/onstage/g.php?MTID=e5412fc95a622073dc640ca86ee30763b>

- **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 Meeting ID 2550 663 0328# (for English) or 2550 024 3118# (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.

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 2550 024 3118#. 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 2550 024 3118#. 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.

The agenda for the meeting is as follows:

1.	Call to order.
2.	Roll call.
3.	Public hearing on the proposed District Budget for fiscal year 2023-24 and the proposed five-year financial plan for the District.
4.	Consideration and vote on adoption of Resolution PC-17, which adopts and approves the final District Budget for fiscal year 2023-24 and the final five-year financial plan for the District (Roll call vote).
5.	Adjournment.

For further information, please call Tim McBride, Finance Department, at 602-495-7835.

For reasonable accommodations, call Theresa Lopez-Tover at Voice/602-262-4890 or TTY 711 as early as possible to coordinate needed arrangements.

May 3, 2023

PROGRAM SCRIPT FOR PUBLIC MEETING OF
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS
June 14, 2023

1. Call to Order

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

2. Roll Call

“Will the Clerk please call the roll.”

3. Public Hearing on the Proposed Budget for Fiscal Year 2023-24 and Proposed Five-Year Financial Plan

“Now is the time and place set for the public hearing on the District’s proposed budget for fiscal year 2023-24 and the proposed five-year financial plan for the District.”

“Is there anyone present who wishes to comment on the proposed budget or the proposed financial plan?”

[If no comments are received] -- The public hearing is now concluded.”

4. Consideration for Adoption of Resolution No. PC-17

“Is there a motion to adopt Resolution No. PC-17 approving the final District Budget for the fiscal year 2023-24 and the final five-year financial plan for the District?” (This will be a roll call vote.)

5. (Adjournment)

“This meeting is now adjourned.”

PARK CENTRAL COMMUNITY FACILITIES DISTRICT

RESOLUTION NO. PC-17

A RESOLUTION OF THE BOARD OF DIRECTORS OF PARK CENTRAL COMMUNITY FACILITIES DISTRICT ADOPTING THE DISTRICT BUDGET FOR FISCAL YEAR 2023-24 AND THE FIVE-YEAR FINANCIAL PLAN AS FINALLY APPROVED

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PARK CENTRAL COMMUNITY FACILITIES DISTRICT as follows:

1. Findings.

a. Pursuant to Section 48-716, Arizona Revised Statutes, as amended, the District Treasurer of the Park Central 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 2023-24 (the “District Budget”) and has caused the proposed District Budget to be submitted to the District Board for approval. 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 District (the “Development Agreement”), the District Treasurer has also caused to be prepared for, and submitted to, the District Board a proposed five-year financial plan for the District (the “Five-Year Forecast”).

b. On June 27, 2019, the District issued \$30,000,000 aggregate principal amount of its Special Assessment Revenue Bonds, Taxable Series 2019 (the “Bonds”) pursuant to title 48, Chapter 4, Article 6, Arizona Revised Statutes (the “Act”), Resolution No. PC-04, adopted by the District Board on May 1, 2019 (the “Bond Resolution”) and an Indenture of Trust and Security Agreement, dated as of June 1, 2019 (the “Bond Indenture”) and has levied an Assessment upon the Assessed Property (each as defined in the Bond Resolution) within the District in an amount necessary to pay debt service on the Bonds as the same becomes due. In connection with the adoption of the District’s annual budget it is necessary to authorize and direct the collection of the Assessment sufficient to pay \$2,249,467.50 of debt service on the Bonds due during fiscal year 2023-24, which collection amount may be reduced to the extent that other monies are in the Debt Service Expense Fund established under the Bond Indenture and available for payment of debt service on a payment date, as provided in the Bond Indenture, the Bond Resolution and the Development Agreement.

c. On May 31, 2023, pursuant to Resolution No. PC-16 the District Board approved the proposed District Budget and the proposed Five-Year Forecast and authorized a public hearing on the

proposed budget and forecast as required by law. A public hearing on the proposed budget and forecast was held on even date herewith after provision for publication and delivery of notice thereof as provided by law.

2. Ratification of Notice of Hearing on Budget.

Notice of the Public Hearing on the proposed District Budget and proposed Five-Year Forecast provided by the District Manager and attached hereto as Exhibit "A" is hereby ratified and approved in all respects.

3. Adoption of District Budget and Five-Year Forecast.

The District Budget is hereby finally approved and adopted in the form attached hereto as Exhibit "B." The Five-Year Forecast is hereby finally approved and adopted in the form attached as Exhibit "C."

4. Collection of the Assessment.

The collection of the Assessment sufficient to pay \$2,249,467.50 of debt service on the Bonds due during fiscal year 2023-24 is hereby authorized and directed, which collection amount may be reduced to the extent that other monies are in the Debt Service Expense Fund established under the Bond Indenture and available for payment of debt service on a payment date, as provided in the Bond Indenture, the Bond Resolution and the Development Agreement.

5. Effective Date.

This resolution shall be effective immediately.

PASSED by the District Board of Park Central Community Facilities District this 14th day of June, 2023.

Chairperson, District Board of Directors,
Park Central Community Facilities District

ATTEST:

District Clerk,
Park Central Community Facilities District

ATTACHMENTS:

Exhibit "A" – Form of Notice of Public Hearing on Budget
Exhibit "B" – Fiscal Year 2023-2024 Budget
Exhibit "C" – Five-Year Forecast

EXHIBIT "A"

NOTICE OF PUBLIC HEARING REQUIRED BY A.R.S. SECTION 48-716 ON THE DISTRICT BUDGET FOR FISCAL YEAR 2023-24 AND THE FIVE-YEAR FINANCIAL PLAN FOR PARK CENTRAL COMMUNITY FACILITIES DISTRICT

Notice is hereby given that a public hearing pursuant to Section 48-716, Arizona Revised Statutes, as amended, on the budget for fiscal year 2023-24 and the five-year financial plan for Park Central Community Facilities District, will be held by the District Board on June 14, 2023, at 2:30 p.m. (Phoenix, Arizona time), immediately preceding the regular meeting of the Phoenix City Council on the same date in the Council Chambers located at 200 West Jefferson Street, Phoenix, Arizona. Copies of the proposed budget and financial plan and further information relating hereto are available from the District Manager, c/o Chief Financial Officer, City of Phoenix, Arizona, 251 West Washington Street, 9th Floor, Phoenix, Arizona 85003, telephone number (602) 262-7166.

Dated this 12th day of May, 2023

EXHIBIT "B"
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
FISCAL YEAR 2023-2024 BUDGET

<u>Fiscal Year</u>	<u>2023-24</u>
<u>Revenues</u>	
Contractual Parking Revenue (Easements)	\$ 741,000
Daily & Event Public Parking Revenues	90,000
Assessment Revenues	1,000,000
City Contribution Amounts	616,527
Additional Contributions	-
Capitalized Interest	-
Interest Earnings on Trusteed Accounts (1)	5,000
Gross Revenues	<u>2,452,527</u>
 <u>Expenses</u>	
Debt Service Payments	2,249,468
Operation & Maintenance Expenses	433,870
District Expenses	82,000
Replacement Revenue Fund	-
Total Expenses	<u>2,765,338</u>
Excess (Deficiency) of Revenues Over Expenses	<u><u>(312,811)</u></u>
 <u>Excess Funds Long-Term Reserve Fund Balance (2)</u>	
Projected Beginning Balance - 7/1/23	437,472
Share of Excess (Deficiency) Revenue Over Expenses	<u>(312,811)</u>
Projected Ending Balance - 6/30/24	<u>124,662</u>
 <u>Replacement Reserve Fund Balance (3)</u>	
Projected Beginning Balance - 7/1/23	-
Share of Excess (Deficiency) Revenue Over Expenses	<u>-</u>
Projected Ending Balance - 6/30/24	<u>-</u>
 <u>Debt Service Reserve Fund Balance (4)</u>	
Projected Beginning Balance - 7/1/23	2,251,754
Share of Excess (Deficiency) Revenue Over Expenses	<u>-</u>
Projected Ending Balance - 6/30/24	<u>\$ 2,251,754</u>

Notes and Assumptions

- (1) Reflects all interest earnings from the following trusteed funds and accounts: Interest and Principal Accounts of the Debt Service Expense Fund, District Expense Fund, Operations & Maintenance Expense Fund, Debt Service Revenue Fund and Excess Funds Long-Term Reserve Fund.
- (2) Figures reflect drawdowns to cover annual net revenue short falls, if any.
- (3) Does not reflect potential capital expenditures or interest earnings.
- (4) Debt Service Reserve funded from bond proceeds, equal to maximum annual debt service.

EXHIBIT “C”
PARK CENTRAL COMMUNITY FACILITIES DISTRICT
FIVE-YEAR FORECAST

<u>Fiscal Year</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>	<u>2025-2026</u>	<u>2026-2027</u>	<u>2027-2028</u>
<u>Revenues</u>						
Contractual Parking Revenues (Easements)	\$ 732,050	\$ 741,000	\$ 741,000	\$ 997,200	\$ 997,200	\$ 997,200
Daily Event Public Parking Revenues	77,355	90,000	120,000	120,000	150,000	150,000
Assessment Revenues	1,933,000	1,000,000	-	500,000	1,000,000	1,250,000
City Contribution Amounts	132,011	616,527	2,551,087	678,690	525,671	573,945
Additional Contributions	-	-	-	-	-	-
Capitalized Interest	-	-	-	-	-	-
Interest Earnings on Trusteed Accounts (1)	11,484	5,000	5,000	5,000	5,000	5,000
Gross Revenues	2,885,900	2,452,527	3,417,087	2,300,890	2,677,871	2,976,145
<u>Expenses</u>						
Debt Service Payments	2,251,186	2,249,468	2,251,436	2,248,911	2,249,724	2,248,636
Operation & Maintenance Expenses	187,722	433,870	442,653	456,152	465,431	465,431
District Expenses	12,530	82,000	82,000	82,000	82,000	82,000
Replacement Revenue Fund	-	-	-	50,000	50,000	50,000
Total Expenses	2,451,438	2,765,338	2,776,089	2,837,063	2,847,155	2,846,067
Excess (Deficiency) of Revenues Over Expenses	\$ 434,462	\$ (312,811)	\$ 640,998	\$ (536,173)	\$ (169,284)	\$ 130,078
<u>Excess Funds Long-Term Reserve Fund Balance (2)</u>						
Projected Beginning Balance - 7/1/2X	3,011	437,472	124,662	765,660	229,486	60,203
Share of Excess (Deficiency) Revenue Over Expenses	434,462	(312,811)	640,998	(536,173)	(169,284)	130,078
Projected Ending Balance - 6/30/2X	437,472	124,662	765,660	229,486	60,203	190,280
<u>Replacement Reserve Fund Balance (3)</u>						
Projected Beginning Balance - 7/1/2X	-	-	-	-	-	-
Share of Excess (Deficiency) Revenue Over Expenses	-	-	-	-	-	-
Projected Ending Balance - 6/30/2X	-	-	-	-	-	-
<u>Debt Service Reserve Fund Balance (4)</u>						
Projected Beginning Balance - 7/1/2X	2,251,754	2,251,754	2,251,754	2,251,754	2,251,754	2,251,754
Share of Excess (Deficiency) Revenue Over Expenses	-	-	-	-	-	-
Projected Ending Balance - 6/30/2X	\$ 2,251,754	\$ 2,251,754	\$ 2,251,754	\$ 2,251,754	\$ 2,251,754	\$ 2,251,754

Notes and Assumptions

- (1) Reflects all interest earnings from the following trusteed funds and accounts: Interest and Principal Accounts of the Debt Service Expense Fund, District Expense Fund, Operations & Maintenance Expense Fund, Debt Service Revenue Fund and Excess Funds Long-Term Reserve Fund.
- (2) Figures reflect drawdowns to cover annual net revenue short falls, if any.
- (3) Does not reflect potential capital expenditures or interest earnings.
- (4) Debt Service Reserve funded from bond proceeds, equal to maximum annual debt service.