



CITY OF SURPRISE
City Council Community Facilities District Retreat
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, November 18, 2025 @ 4:45 PM
COMMUNITY ROOM

A. Call To Order

Mayor Sartor called the City Council Community Facilities District Retreat of November 18th to order at 4:45 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call

In attendance with Mayor Sartor were Vice Mayor Jack Hastings, Council members Nick Haney, Earle Greenberg, Patrick Duffy, Johnny Melton and Chris Judd.

C. Pledge of Allegiance

Mayor Sartor led in the Pledge of Allegiance

D. City Council Community Facilities District Retreat Agenda

1. Presentation and discussion regarding Community Facility District's (CFD's).

Sandy Simmons, came to talk about this item. She talked about what a CFD is, the taxes, debt, and costs involved, the example of Marley Park, CFD Process. Lloyd Abrams, came to talk about the Proposed Qualified Projects for CFDs, as well as examples.

Councilmember Greenberg asked about the timing involved and how it works financially? Andrea Davis talked about previous examples.

Nico Howard came to present this item. He talked about the Overview and introductions. Mayor Sartor asked how long the meeting would be and if they could wrap it up by 5:15. Nico talked about what exactly a CFD is, the CFD Process. Mayor Sartor asked about the affordability? Nico talked about the infrastructure required and the number of homes in an area. Mayor Sartor asked about the market and the impact on housing costs? Nico said it was supply and demand. He further talked about why a CFD is helpful for a large new community, he talked about the type of sites that are right for CFDs, He also talked about where the money comes from and where it gets paid back, and risks to the developer.

Chase Emmerson, came to talk about Housing Affordability & Why CFD's are Needed. He talked about greenfield versus infield development, earlier growth versus future growth, CFDs driving growth, affordability data, the history of developers acquiring land, housing affordability issues in Surprise, availability of financing, and how informed homebuyers are.

Bill Stipp, came to talk about CFDs in Practice. He talked about the Public Side of CFDs. Councilmember Judd talked about his experience with citizens talking about CFDs in his district.

Pamela Giss, came to talk about CFDs & Myths. She talked about Public Financing, Myths and Facts Regarding Public Financing, What the City Can Do To Help, Competitive States, Homeowner Acceptance, and Potential Impact of Public Infrastructure.

Councilmember Judd said that the City allows CFDs currently. Mayor Sartor said that staff hasn't had any approached. Councilmember Judd said that the last one he saw was only interested in building roads. Pamela talked about a previous experience. Councilmember Judd said that there may have been miscommunications. Mayor Sartor pointed out that the council is different than before. Andrea Davis talked about a CFD policy that exists, and the requirements for "above and beyond" basic infrastructure. Councilmember Judd talked about Marley Park being the best example in Surprise.

James Ashley, came to talk about CFDs. He talked about the perception of Surprise and CFDs, Development Impact Fees, the benefits of a CFD in a large area, and an example in Apache Junction.

Vice-Mayor Hastings, thanked everyone for coming out to talk about this item. He talked about the comparison of CFDs in the Valley and the history in the City. He also talked about infrastructure being a concern. He also talked about the "above and beyond" and what it means, he said how he would prefer to see more roads versus club houses for developments. He asked about a specific area and what kind of structure would have to be built in that area versus something in district 1? Lloyd said all they would have to do at an infill location is tap into existing infrastructure and that land would be much cheaper in a greenfield development but it faces the challenges of infrastructure development. Jack asked what is something that they would have to pay for? Nico talked about drilling for wells, and making water campuses and sewers; he talked about roads and how its mean to connect regionally. Nico talked about desiring help to develop required infrastructure, and how development has changed over the years.

Councilmember Duffy said he's not against CFDs, but he does want above and beyond. Nico asked roads and how it relates to "above and beyond". Councilmember Judd, asked about the cost of a parcel in infield versus greenfield land; he talked about it being cheaper in an area with less infrastructure. Nico talked about the challenges of building infill; he said that there is a desire to develop greenfield for the regional benefit. Councilmember Judd talked about other problems when leap frogging too far. Mayor Sartor talked about the challenges of US 60 and if the developers could help advocate with developing. Mayor Sartor talked about working together for future developments. Councilmember Duffy said the he wants to see what the developers have.

Councilmember Haney, talked about the US 60 corridor and the challenges it presents for the entire City. He talked about developing the City in a smart way. He talked about developing the infrastructure to the accommodate future growth. He talked about taking the time to review everything individually if need be.

Vice-Mayor Hastings, talked about being involved with future developments.

Mayor Sartor, thanked everyone for showing up.

E. Executive Session

1. Executive Session Items
2. Executive Disclaimer - Part 1
3. Executive Disclaimer - Part 2
4. Executive Disclaimer - Part 3

F. Adjournment

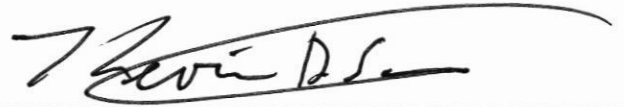
Motion: To Adjourn
Initiated By: Nick Haney
Seconded By: Jack Hastings

Yes: Jack Hastings, Patrick Duffy, Chris Judd, Nick Haney, Kevin Sartor, Johnny Melton, Earle Greenberg
No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 5:48 PM



Kevin D. Sartor, Mayor

ATTEST:




Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, November 18, 2025**.



Kristi Passarelli, City Clerk