

ORDINANCE NO. 2024-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PEORIA, ARIZONA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT AND OTHER NECESSARY DOCUMENTS WITH THE STATE OF ARIZONA, BY AND THROUGH THE ARIZONA STATE LAND DEPARTMENT, FOR THE PROJECT KNOWN AS THE PEORIA INNOVATION CORE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE AS PROVIDED BY LAW.

WHEREAS The City is committed to fostering sustainable economic growth, enhancing public infrastructure, and improving the quality of life for its residents through strategic development and urban planning initiatives, as empowered by A.R.S. §§9-461, et seq.;

WHEREAS The City of Peoria and the Arizona State Land Department (“ASLD”) have identified approximately 6,700 acres of land within the City (the “Property”), as more particularly described and depicted on Exhibit “A” that, through strategic development, presents a significant opportunity to achieve mutual goals;

WHEREAS the strategic development of this land presents a unique opportunity for the City of Peoria to catalyze economic development, generate employment, enhance public infrastructure, and increase the marketability and market value of ASLD’s land holdings;

WHEREAS A.R.S. §11-952, which authorizes public agencies (including all departments, agencies, boards and commissions of the State of Arizona, and cities, towns, and any other political subdivisions of the State of Arizona) to cooperate and contract with each other for their mutual benefit and the public good;

WHEREAS the City and ALSLD desire to enter into an agreement to establish the parameters and requirements for the auctioning of the Property and each Party’s responsibilities related to the rezoning and entitlement of the Property, and the funding, designing, permitting, engineering, installation, and construction of essential backbone infrastructure for the Property; and

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Peoria Arizona, as follows:

Section I. General.

The City Manager, or his designee, is authorized to negotiate and enter into an intergovernmental agreement (the form of which is attached to this Ordinance as Exhibit “A”) with the Arizona State Land Department (ASLD) along with any amendments or other agreements as the City Manager or his designee deems necessary to further the intent of this Ordinance, relating to the property described

therein known as the Peoria Innovation Core (the “Property”) wherein the City will commit to rezone and entitle the Property, install or cause to be installed certain infrastructure improvements, after which ASLD will proceed to auction the Property in phases and thereafter cause the City to be reimbursed by the final purchasers.

Section II. Providing for Repeal of Conflicting Ordinances.

All Ordinances and parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section III. Recitals.

The recitals above are fully incorporated in this Ordinance by reference.

Section IV. Effective Date.

This Ordinance shall become effective in the manner provided by law.

[signature page follows]

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Arizona, this 17th day of December, 2025.

Jason Beck, Mayor

Date Signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney

Published in Peoria Times

Publication Dates: _____, 2025

Effective Date: _____

I, AGNES GOODWINE, CITY CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. _____ ADOPTED BY THE CITY OF PEORIA ON THE ____ DAY OF _____, 2025, WAS POSTED IN THREE PLACES ON THE ____ DAY OF _____, 2025.

AGNES GOODWINE
Peoria City Clerk