



MINUTES OF THE PEORIA CITY COUNCIL
CITY OF PEORIA, ARIZONA
PEORIA PUBLIC SAFETY ADMINISTRATION BUILDING
PEORIA ROOM
August 28, 2025

SPECIAL MEETING

A **Special Meeting** of the City Council of the City of Peoria, Arizona was convened at 8351 W. Cinnabar Avenue in open and public session at 5:30 p.m.

Call To The Public (Non-Agenda Items)

- Kathy Bartelheim, Peoria Citizen, spoke regarding public outreach and industrial development in Peoria.
- Jon Forsythe, Peoria Citizen, spoke on his opposition to the development of Amkor Technologies.
- Joann Kruger, Peoria Citizen, spoke about the representation of the City Council and City Management.
- Shannon Ceimo, Peoria Citizen, spoke regarding environmental studies and City Council having open discussions on topics.
- Sheri Orr, Peoria Citizen, spoke on the relocation of Amkor Technologies and development of the facility in its new location.
- Pat Lolley, Peoria Citizen, spoke on her support of the relocation of Amkor Technologies.
- David Bell, Peoria Citizen, spoke on his support of the City Council.

SPECIAL MEETING

A **Special Meeting** of the City Council of the City of Peoria, Arizona was convened at 8351 W. Cinnabar Avenue in open and public session at 6:00 p.m.

Invocation by Pastor Ashley Wooldridge from Christ Church of the Valley.

Pledge of Allegiance was led by Mayor Beck.

Members Present: Mayor Jason Beck, Vice Mayor Jennifer Crawford, Mayor Pro Tem Michael Finn; Councilmembers, Rick Stokes, Denette Dunn, Jon Edwards, Matt Bullock.

Members Absent: None.

Other Municipal Officials Present: Henry Darwin, City Manager; Kevin Burke, Deputy City Manager; Travis Cutright, Deputy City Manager; Mike Faust, Deputy City Manager; Emily Jurmu, City Attorney; Agnes Goodwine, City Clerk.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

PRESENTATION

1. North Peoria Economic Development Implementation Strategy

Mike Faust, Deputy City Manager, displayed a PowerPoint presentation on the North Peoria Economic Development Implementation Strategy. Information included:

- Acknowledgements and Thank Yous
- Why are we here? Smart, Holistic Growth of the City
- Fiscal Year 2025 Gross Sales Summary
- New Operational Strategy
- Timeline of Events

Mike Faust, Deputy City Manager, introduced Kevin Burke, Deputy City Manager, Maria Laughner, Economic Development Director, Chris Jacques, Planning and Community Development Director, and Cape Powers, Temp Program Manager, and displayed a PowerPoint presentation on the project. Information included:

- Regional Context
 - State Trust Land Key
 - Key Considerations
 - Strategic Partnerships
 - North Peoria Gateway
 - Key Considerations
 - Importance
 - Peoria Innovation Core (PIC)
 - Key Considerations
 - Importance
 - Timeline
- Public Infrastructure Design and Intergovernmental Agreement
- Core 2 Acquisition
 - Creating Shovel Ready Project Sites
 - 834-acres
 - \$46.7M – paid 10% for Certificate of Purchase
 - Will receive refund for \$15M
 - Participation Agreement
- Amkor Technology
 - Move to the Peoria Innovation Core (PIC)
 - Land Exchange Agreement

- Development Agreement Amendment
- License Agreement to Allow for Immediate Ground Break
- Site Plan
- FIVE NORTH at Vistancia
 - Partnership with Developer
 - City Owned 56-acres
 - HonorHealth – Letter of Intent
 - West-MEC Proposal

REGULAR AGENDA

New Business:

2 R. Amkor, City of Peoria Property Exchange Agreement

Items 2R, 3R and 4R were presented together but voted upon in separate motions.

Mike Faust, Deputy City Manager, presented a PowerPoint presentation on the City of Peoria's Property Exchange Agreement, Economic Development Agreement No. 3, and License Agreement with Amkor Technologies. Information included:

- Land Exchange Agreement (Item 2R)
 - Parties agree to exchange 56-acre FIVE NORTH parcel for 104-acre parcel in Core 2
 - No sales to Amkor competitors and no residential within ¼ mile
 - First Right of Refusal to adjacent ~55 acre-parcel
- New Development Agreement Deal Points (Item 3R)
 - Reclaimed Water
 - Amkor to increase investment and employee count
 - Penalties
 - City to construct all public infrastructure
 - Amkor Infrastructure True up
- License Agreement (Item 4R)
 - Land Exchange will take ~30 days to close escrow
 - Amkor will have access to property for immediate ground break
 - City to provide Temporary Construction Easements
 - Should Land Exchange not close, Amkor must restore property to original state

A motion was made by Councilmember Bullock, and seconded by Councilmember Edwards, to adopt **RES. 2025-91** approving the exchange of 104-acre parcel in the newly purchased Core 2 with Amkor Technology for 56-acres (parcel D-15/16) located in FIVE North at Vistancia.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

3 R. **Amkor, City of Peoria Economic Development Amendment No. 3**

Items 2R, 3R and 4R were presented together but voted upon in separate motions.

Mike Faust, Deputy City Manager, displayed a PowerPoint presentation on the City of Peoria's Property Exchange Agreement, Economic Development Agreement No. 3, and License Agreement with Amkor Technologies. Information included:

- Land Exchange Agreement (Item 2R)
 - Parties agree to exchange 56-acre FIVE NORTH parcel for 104-acre parcel in Core 2
 - No sales to Amkor competitors and no residential within ¼ mile
 - First Right of Refusal to adjacent roughly 55 acre-parcel
- New Development Agreement Deal Points (Item 3R)
 - Reclaimed Water
 - Amkor to increase investment and employee count
 - Penalties
 - City to construct all public infrastructure
 - Amkor Infrastructure True up
- License Agreement (Item 4R)
 - Land Exchange will take ~30 days to close escrow
 - Amkor will have access to property for immediate ground break
 - City to provide Temporary Construction Easements
 - Should Land Exchange not close, Amkor must restore property to original state

A motion was made by Mayor Pro Tem Finn, and seconded by Vice Mayor Crawford, to adopt **RES. 2025-92** authorizing the amendment of the Amkor Technology City of Peoria Economic Development Agreement.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

4 R. **Amkor, City of Peoria License Agreement**

Items 2R, 3R and 4R were presented together but voted upon in separate motions.

Mike Faust, Deputy City Manager, displayed a PowerPoint presentation on the City of Peoria's Property Exchange Agreement, Economic Development Agreement No. 3, and License Agreement with Amkor Technologies. Information included:

- Land Exchange Agreement (Item 2R)
 - Parties agree to exchange 56-acre FIVE NORTH parcel for 104-acre parcel in Core 2
 - No sales to Amkor competitors and no residential within ¼ mile
 - First Right of Refusal to adjacent roughly 55 acre-parcel
- New Development Agreement Deal Points (Item 3R)
 - Reclaimed Water
 - Amkor to increase investment and employee count
 - Penalties
 - City to construct all public infrastructure
 - Amkor Infrastructure True up
- License Agreement (Item 4R)
 - Land Exchange will take roughly 30 days to close escrow
 - Amkor will have access to property for immediate ground break
 - City to provide Temporary Construction Easements
 - Should Land Exchange not close, Amkor must restore property to original state

A motion was made by Councilmember Stokes, and seconded by Councilmember Bullock, to adopt **RES. 2025-93** approving a license agreement to Amkor Technologies to enter and conduct early construction activities on 104-acre parcel in Core 2 prior to closing escrow on a land exchange agreement.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

5 R. **Termination of Joint Development Agreement between Vistancia, Amkor and City of Peoria**

Items 5R, 6R and 7R were presented together but voted upon in separate motions.

Mike Faust, Deputy City Manager, displayed a PowerPoint presentation on the Termination of Joint Development Agreement between Vistancia, Amkor Technologies and City of Peoria, the Vistancia and City of Peoria Development Agreement Amendment No. 4 and the Contingency Budget Transfer for Roadway Improvements in

FIVE North. Information included:

- Given Amkor Technologies does not proceed with construction in Vistancia, the Joint Development Agreement between Vistancia, Amkor Technologies and the City of Peoria must be terminated (Item 5R).
- Development Agreement Amendment No. 4 (Item 6R)
 - City and Vistancia agree to continue recruitment and development of targeted end-users
 - If greater than 21-acres are not sold or developed by Sept 2030, Vistancia has repurchase right at fair market value
 - City and Vistancia agree to split all infrastructure development 50/50
- Contingency Budget Transfer (7R)
 - Capital Improvement Program currently allocates roughly \$5 million for infrastructure improvements
 - City has responsibility to improve half streets on all four sites
 - Estimates cost of construction is \$7 million
 - Contingency Line transfer is balance between current budget and project cost

A motion was made by Vice Mayor Crawford, and seconded by Councilmember Bullock, to adopt **RES. 2025-95** terminating 3-party agreement governing the construction of improvements in FIVE North.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

6 R. **Vistancia and City of Peoria Development Agreement Amendment No. 4**

Items 5R, 6R and 7R were presented together but voted upon in separate motions.

Mike Faust, Deputy City Manager, displayed a PowerPoint presentation on the Termination of Joint Development Agreement between Vistancia, Amkor Technologies and City of Peoria, the Vistancia and City of Peoria Development Agreement Amendment No. 4 and the Contingency Budget Transfer for Roadway Improvements in FIVE North. Information included:

- Given Amkor Technologies does not proceed with construction in Vistancia, the Joint Development Agreement between Vistancia, Amkor Technologies and the City of Peoria must be terminated (Item 5R).
- Development Agreement Amendment No. 4 (Item 6R)
 - City and Vistancia agree to continue recruitment and development of targeted end-users

- If greater than 21-acres are not sold or developed by Sept 2030, Vistancia has repurchase right at fair market value
- City and Vistancia agree to split all infrastructure development 50/50
- Contingency Budget Transfer (7R)
 - Capital Improvement Program currently allocates roughly \$5 million for infrastructure improvements
 - City has responsibility to improve half streets on all four sites
 - Estimates cost of construction is \$7 million
 - Contingency Line transfer is balance between current budget and project cost

A motion was made by Councilmember Edwards, and seconded by Mayor Pro Tem Finn, to adopt **RES. 2025-94** modifying agreements between Vistancia and City of Peoria to maintain and/or establish expectations for the development and saleable rights to 56-acres of real property in FIVE North.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

7 R. **Contingency Budget Transfer for Roadway Improvements in FIVE North**

Items 5R, 6R and 7R were presented together but voted upon in separate motions.

Mike Faust, Deputy City Manager, displayed a PowerPoint presentation on the Termination of Joint Development Agreement between Vistancia, Amkor Technologies and City of Peoria, the Vistancia and City of Peoria Development Agreement Amendment No. 4 and the Contingency Budget Transfer for Roadway Improvements in FIVE North. Information included:

- Given Amkor Technologies does not proceed with construction in Vistancia, the Joint Development Agreement between Vistancia, Amkor Technologies and the City of Peoria must be terminated (Item 5R).
- Development Agreement Amendment No. 4 (Item 6R)
 - City and Vistancia agree to continue recruitment and development of targeted end-users
 - If greater than 21-acres are not sold or developed by Sept 2030, Vistancia has repurchase right at fair market value
 - City and Vistancia agree to split all infrastructure development 50/50
- Contingency Budget Transfer (7R)
 - Capital Improvement Program currently allocates roughly \$5 million for infrastructure improvements
 - City has responsibility to improve half streets on all four sites

- Estimates cost of construction is \$7 million
- Contingency Line transfer is balance between current budget and project cost

A motion was made by Mayor Pro Tem Finn, and seconded by Councilmember Bullock, to approve a budget transfer increasing the Capital Improvement Program budget for project ED00036 by \$2.05M to complete half-street improvements around all sides of the 56-acres of FIVE North property.

Upon tabulation of votes, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

8 R. **Contingency Budget Transfer for Core 2 Development**

Kevin Burke, Deputy City Manager, displayed a PowerPoint presentation on the Contingency Budget Transfer for Core 2 Development. Information Included:

- Additional Projects to Facilitate Development
 - 90% Payment Required to Patent Land
 - Collector Road
 - Drainage Improvements
 - Arizona Public Service (APS) line extension supporting Core 1 and 2
 - 96th Ave Sewer Main Capital Improvement Project (CIP) pull ahead
- All improvements are recoverable through Amkor Technologies Development Agreement or Arizona State Land Intergovernmental Agreement

A motion was made by Councilmember Edwards, and seconded by Councilmember Bullock, to approve a budget amendment in the amount of \$33,300,000 from the City's contingency appropriation to fully purchase (patent) approximately 144 acres of the parcel recently acquired from State Land as well as advance funding for the 96th Avenue sewer utility, a collector road and drainage projects in Peoria Innovation Core 2.

Upon a roll call vote, it showed:

AYES – Beck-Crawford-Finn-Stokes-Bullock-Dunn-Edwards

NAYS – None

ABSENT – None

Motion carried unanimously.

Reports from the Mayor:

Mayor Beck recognized the time and effort of staff to develop and execute the North Peoria Economic Development Implementation Strategy.

ADJOURNMENT:

Being no further business to come before the Council, the meeting was duly adjourned at 7:47 p.m.

Jason Beck, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct summary of the proceedings of the City Council Meetings of the City Council of Peoria, Arizona held on the 28th day of August, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of October, 2025.

Agnes Goodwine, City Clerk

kh