

RESOLUTION NO. 2026-34

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, APPROVING A DEVELOPMENT AND DISPOSITION AGREEMENT INCLUDING ALL EXHIBITS AND ATTACHMENTS BETWEEN THE CITY OF PEORIA AND NEWTOWN COMMUNITY DEVELOPMENT CORPORATION FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AT 8490 WEST WASHINGTON STREET; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND RELATED DOCUMENTS; AUTHORIZING THE CITY MANAGER TO APPROVE ADMINISTRATIVE AND NON-MATERIAL AMENDMENTS, INCLUDING ADJUSTMENTS TO THE SCHEDULE OF PERFORMANCE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Peoria (“City”) is authorized pursuant to A.R.S. § 9-500.05 to enter into development agreements, including development and disposition agreements, to facilitate the development of property in a manner consistent with City goals and policies;

WHEREAS, the City owns certain real property located at 8490 West Washington Street, Peoria, Arizona, more particularly described in Exhibit A to the Development and Disposition Agreement (“Project Property”);

WHEREAS, Newtown Community Development Corporation (“Newtown”) is an Arizona non-profit corporation with demonstrated experience in implementing federally funded affordable housing programs, including those supported by the American Rescue Plan Act (“ARPA”), the HOME Investment Partnerships Program (“HOME”), and the Community Development Block Grant Program (“CDBG”);

WHEREAS, the Agreement sets forth the terms and conditions governing the development of the Project Property, the conveyance of the property to Newtown, long-term affordability requirements, federal compliance obligations, and a Schedule of Performance for completion of the project;

WHEREAS, The Mayor and Council desire to authorize the City Manager, or designee, to execute the Agreement and related documents and to approve administrative and non-material amendments to facilitate efficient implementation of the project, including amendments to the Schedule of Performance, subject to approval as to form by the City Attorney;

RES. 2026-34
March 3, 2026

WHEREAS, the Mayor and Council find that approval of the Agreement and adoption of this Resolution is in the best interest of the public health, safety, and welfare of the residents of the City of Peoria.; and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Peoria, Maricopa County, Arizona, as follows:

SECTION 1 - The foregoing recitals are hereby incorporated as if fully set forth herein.

SECTION 2 - The Development and Disposition Agreement between the City of Peoria and Newtown Community Development Corporation, including all exhibits and attachments thereto, substantially in the form attached hereto as Exhibit A, is hereby approved.

SECTION 3 - The City Manager, or his designee, is authorized to negotiate and enter into a Development and Disposition Agreement in substantial conformance with the document attached as Exhibit "A", along with any amendments or other agreements as the City Manager or his designee deems necessary to further the intent of this Resolution, relating to the property described therein.

SECTION 4 - In the event any part, portion, or paragraph of this Resolution is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this Resolution.

SECTION 5 - The City Clerk is hereby authorized to make clerical, grammatical, and formatting corrections to this Resolution as necessary for purposes of clarity, form, or consistency with the Peoria City Code.

SECTION 6 - This Resolution shall become effective in the manner provided by law.

RES. 2026-34
March 3, 2026

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria,
Arizona, this 3rd day of March, 2026.

Jason Beck, Mayor

Date Signed

ATTEST:

Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

Emily Jurmu, City Attorney