



**PUBLIC NOTICE
THE ELOY CITY COUNCIL**

Meets

MONDAY, MAY 11, 2026

6:00 PM

ELOY CITY COUNCIL CHAMBERS

595 NORTH C STREET

ELOY, ARIZONA 85131

For a

REGULAR MEETING

AGENDA

I. Call to Order

II. Roll Call

III. Moment of Silence

IV. Pledge of Allegiance

V. Reports and Announcements

A. Mayor's Announcements

1. Proclamation — Robson Ranch Singers Day

B. Council Members' Announcements

C. City Manager's Announcements

VI. Consent Agenda

*A. Approval of Minutes — April 27, 2026, Regular Meeting

*B. Declaration of Surplus and Authorization for Disposal of Twenty-Four (24) Decommissioned iPhone 12 Cellular Devices via ecoATM

*C. Authorization to utilize Sourcewell contract #040825-CAM with Core and Main for water collection and control products for community infrastructure to purchase ten (10) fire hydrants in an amount not to exceed \$40,000, as identified and approved in the FY 2025-2026 City of Eloy Operating Budget.

*D. Authorization to Utilize 1GPA Contract #22-12P-03 with Phoenix Fence for Purchase and Installation of Automatic Gates at the Public Works Facility

VII. Business: Possible Discussion and/or Action on the Following:

- A. Consideration and Possible Action to Approve the** Mackenzie Letcher

Second Amendment to the Purchase and Sales Agreement (PSA) with Eloy Community Development Partners, LLC and the City of Eloy for the Purchase of 81 +/- Acres of City Owned Property Located at the Northwest Corner of Houser Road and 11 Mile Corner Road.

B.

Brian Wright

Adopt Resolution No. 26-1658 authorizing the submittal of a grant application in the amount of \$583,000 to the Arizona Department of Housing (ADOH) for FY2025 State Housing Trust Funds (HOME), committing \$75,000 as leverage, and authorizing the City Manager to sign all documentation necessary to utilize these grant funds.

VIII. Public Appearances

Those wishing to ADDRESS THE CITY COUNCIL may do so by signing in on a form provided by the City Clerk, identifying the topic(s) or agenda item(s). ACTION taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.

A. Scheduled

B. Unscheduled

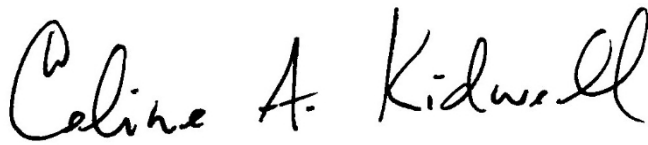
IX. Executive Session

Possible executive session for discussion/consultation for legal advice with the city attorney and/or city staff concerning any of the agenda items, pursuant to A.R.S. §38-431.03 (A) (3) and (4).

X. Adjournment

POSTED BY AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE:
www.elay.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR "REASONABLY ANTICIPATED ATTENDANCE."



Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COUNCIL AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.



CITY OF ELOY, ARIZONA
Office of the Mayor

PROCLAMATION

Robson Ranch Singers Day

May 24, 2026

City of Eloy, Arizona

WHEREAS, *the Robson Ranch Singers are a talented and dedicated group of performers who bring music, joy, and community spirit to the residents of Eloy; and*

WHEREAS, *their commitment to the arts enriches our community and showcases the vibrant culture and pride found within the City of Eloy; and*

WHEREAS, *on May 24, 2026, the Robson Ranch Singers will have the distinguished honor of performing at the John F. Kennedy Center for the Performing Arts in Washington, D.C.; and*

WHEREAS, *this remarkable achievement reflects not only their talent and dedication, but also serves as a proud representation of the City of Eloy on a national stage; and*

WHEREAS, *the City of Eloy celebrates the Robson Ranch Singers for their hard work, passion, and for serving as ambassadors of our community through the universal language of music;*

NOW, THEREFORE, *I, Andy Sutton, Mayor of the City of Eloy, Arizona, do hereby proclaim May 24, 2026, as*

ROBSON RANCH SINGERS DAY

in the City of Eloy, and encourage all residents to recognize and celebrate their accomplishments and wish them continued success.

IN WITNESS WHEREOF, *I have hereunto set my hand and caused the Official Seal to be affixed this day.*

Signed this 11th day of May, 2026

Andrew 'Andy' Sutton

Mayor, City of Eloy, Arizona



CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: VI.A.

Date: 5/11/2026

Date submitted:
01/16/2026

Action: Formal

**Subject: Approval of Minutes — April
27, 2026, Regular Meeting**

Date requested:
5/11/2026

TO: Mayor and City Council

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

Approved as to Form:



Stephen R. Cooper, City Attorney



**City of Eloy
Minutes
City Council Regular Meeting
April 27, 2026 at 6:00 PM
City Council Chambers**

I. Call to Order

Mayor Andrew Sutton called the Regular Meeting of the Eloy City Council to order at 6:00 p.m. on Monday, April 27, 2026.

II. Roll Call

Present: Andrew Sutton, Mayor
Michelle Tarango, Vice Mayor
Sara Curtis, Council Member
JoAnne Galindo, Council Member
Jose Garcia, Council Member
Dan Snyder, Council Member
Michael Vodrazka, Council Member

Staff Present: Mackenzie Letcher, City Manager
Stephen Cooper, City Attorney
Celine Kidwell, City Clerk

III. Moment of Silence

Mayor Sutton asked those in attendance to rise for a moment of silence.

IV. Pledge of Allegiance

Council Member JoAnne Galindo led the Pledge of Allegiance.

V. Public Appearances

A. Scheduled

There were no scheduled public appearances.

B. Unscheduled

Ms. Marlo Schuh submitted a request to address the Council regarding Item VIII. A. Mayor Sutton acknowledged her request and indicated she would be recognized prior to the item.

VI. Reports and Announcements

A. Mayor's Announcements

Mayor Sutton provided the following announcements:

- **April 15 – Meeting with APS Representative Rosales:** Mayor Sutton met with APS Representative Richard Rosales to discuss the future of Eloy and opportunities for partnership that benefit the broader community. Mayor Sutton expressed encouragement at working with a utility committed to the residents it serves, and noted that additional details would be forthcoming in the coming week or two.
- **April 16 – Arizona Chamber Luncheon:** Mayor Sutton had the opportunity to address the Arizona Chamber at a luncheon alongside our neighbors in Arizona City. A primary topic of interest was the construction timeline for Sunland Gin Road. Mayor Sutton assured attendees that construction is imminent, acknowledged it may involve some inconvenience during the construction period, and noted that upon completion, the corridor will reflect approximately \$8 million in improvements.
- **April 18 – Adopt-a-Street Program:** Mayor Sutton participated in the citywide Adopt-a-Street cleanup. He noted the presence of a disproportionate number of discarded small liquor bottles in the vicinity of Circle K, extending approximately 1,000 feet in both directions. Mayor Sutton observed that this pattern suggests the bottles are being purchased at the store and discarded from vehicles immediately thereafter, and encouraged heightened community awareness of the issue.
- **April 18 – Music in the Park, Soul Town Train:** That same evening, Main Street Park was filled with community members for a concert featuring Soul Town Train. Mayor Sutton described the atmosphere as vibrant and celebratory, extending special recognition to Community Services Director Paul Anchondo and his team for bringing events of this caliber to Eloy. Mayor Sutton shared an unsolicited post authored by a Coolidge resident and city council candidate who had attended the event with her family. In her post, she praised the band, the atmosphere, the cleanliness of the park, the lush grounds, the condition of the sidewalks and facilities, and the attentiveness of city staff, who actively maintained the grounds throughout the event. Mayor Sutton expressed particular pride in the post as an unsolicited affirmation of the kind of community Eloy is becoming.

1. Proclamation For Mental Health Awareness Week

Prior to reading the proclamation, Mayor Sutton paused to recognize Sonnette Federico, Co-owner and Administrative Director, and Leticia Martinez, Founder and Co-owner, whose vision and perseverance were instrumental in bringing meaningful behavioral health services to the Eloy community. Mayor Sutton noted that their work did not happen overnight, but reflected a genuine commitment to a real need in the city. He invited their families to join them at the podium, recognizing that the accomplishments of this nature extend beyond individuals and touch entire families.

Vice Mayor Tarango read the proclamation in full.

Sonnette, Leticia, and their families were present to accept the proclamation. Mayor Sutton noted that the community would hear more about Luke's House for Behavioral Health on 106.1 FM at 1:00 p.m. the following day.

B. Council Members' Announcements

Council Member Galindo reported on the following activities:

- **Adopt-a-Street Cleanup:** She participated in the cleanup and noted that business owners along the Frontier corridor maintain their areas with care and responsibility, observing very little trash in those areas.
- **Music in the Park:** She attended the Soul Town Train concert and found it to be an enjoyable community experience.
- **Senior Center Visit:** On Tuesday, Council Member Galindo visited the senior center and shared lunch with residents.
- **Eloy Lions Club – Vision Program:** The Eloy Lions Club received favorable press coverage for its vision assistance program, which provides qualified residents access to vision care through America's Best. Several seniors at the center had already redeemed their vouchers and reported the experience was seamless and positive. Council Member Galindo offered congratulations to the Lions Club, noting their strength as a small but growing organization.
- **CDLU Meeting:** On Friday, she attended a CDLU meeting at which the dates for the next Fiesta were announced: September 11–12. She encouraged community members to attend.

Council Member Garcia reported on the following:

- **Lions Club:** The Lions Club recently inducted three new members. Council Member Garcia encouraged community members to consider joining, noting the organization's work in supporting vision care for students, seniors, homebound residents, and the uninsured.
- **Adopt-a-Street Cleanup – Shed Road:** He participated in the cleanup along Shed Road and, though there is no Circle K or liquor store in that area, collected just as many discarded liquor bottles as other participants, along with pregnancy test kits, reflecting community concern about broader littering patterns.
- **Santa Cruz Valley Food Pantries Award Ceremony:** That evening, Council Member Garcia attended the Food Pantries' award ceremony and dinner at Robson Ranch, where he heard volunteer testimonials about the meaningful impact of the region's food, housing, and utility assistance programs.
- **Music in the Park:** He caught the final portion of the Soul Town Train concert, arriving in time for the Tina Turner set, which he described as a highlight.

Council Member Synder reported that on April 23, he attended an Opportunity Zones informational session at Central Arizona College alongside City Manager Letcher. He provided the following summary:

- Council Member Snyder advised that a new federal round of the Opportunity Zones program is forthcoming, with the number of statewide designations reduced, and each qualifying city permitted to select and promote one zone. Eloy's most competitive areas are anticipated to be along the railroad corridor, in the industrial park, and east of the city. Developer interest in the area was evident at the session, and Council Member Snyder encouraged the Council and staff to remain attentive as the program develops.

Council Member Curtis reported on the following:

- **Adopt-a-Street Cleanup:** She reported participating in the April 18 citywide Adopt-a-Street cleanup. She echoed the observations of her fellow council members regarding the volume of discarded small liquor bottles encountered throughout the cleanup area, noting the issue appears to extend well beyond any single location.
- **Santa Cruz Valley Food Pantries Dinner:** He attended the Food Pantries' award ceremony with Council Member Garcia and was moved by volunteers' stories about their work addressing basic needs in the region.

Council Member Vodrazka reported on the following:

- **Adopt-a-Street Cleanup:** He participated in the cleanup in the Sunshine area and similarly encountered a notable volume of discarded small liquor bottles, suggesting the littering pattern is not isolated to a single location but is a corridor-wide issue.

C. City Manager's Announcements

City Manager Mackenzie Letcher provided the following updates:

- **Adopt-a-Street Program Results:** The April 18 citywide cleanup was highly successful. A total of 346 participants turned out across 37 city streets, including nearly 14 city staff members who cleaned the Frontier corridor from Sunshine Boulevard to Circle K. Approximately two tons of trash were removed. The City Manager noted that, in consultation with staff, the tonnage was considered relatively low — a positive indicator that overall litter levels in Eloy are decreasing.
- **Community Crime Map – Now Operational:** The community-facing crime map was launched on April 23. The tool provides real-time insight into local

crime activity and reinforces the City's commitment to transparency. Residents may register for customized neighborhood alerts on the Police Department's page at the City of Eloy website. The City Manager encouraged council members and the public to explore the feature.

- **Youth Basketball League:** Registration is open through May 8 for the youth basketball league, serving ages 6 to 11 in two divisions. Registration is \$25 per player for residents and \$35 for non-residents and is available through the Community Services portal on the City's website.
- **Santa Cruz Football Summer Kickoff Camp:** The annual free youth football instructional camp hosted by Santa Cruz High School will be held on Saturday, May 2, from 8:00 to 10:00 a.m. at Santa Cruz High School. The camp is open to current 4th through 8th graders, requires no registration, and includes awards and prizes. The City Manager encouraged families with aspiring athletes to participate.
- **Cinco de Mayo Event – Friday, May 1:** The City is co-hosting a Cinco de Mayo celebration beginning at 3:00 p.m. The event will feature live music, folklorico dancers, a mariachi band, a car show, a kids' zone, local vendors, and food trucks.

VII. Consent Agenda

Mayor Sutton read the notice of consent, advising that all items are considered routine and will be enacted by one motion and one roll call vote, with no separate discussion unless a council member so requests, in which case the item will be removed and considered in its normal sequence.

Council Member Garcia requested the removal of Item D for separate discussion. Council Member Snyder requested the removal of Item B for separate discussion. No other items were requested for removal.

Motion: A motion was made to approve Consent Agenda Items A, C, E, F, and G as presented, excluding Items B and D. The motion was seconded. City Clerk Kidwell conducted a roll call vote: Council Member Snyder – Yes; Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor Tarango – Yes; Mayor Sutton – Yes. **Motion carried unanimously (7-0).**

- A. Approval of Minutes — There are no minutes to approve.
- B. Consideration and Approval of a Proposal from MCT Mobile Concepts Technology for the Purchase of Thirteen (13) Panasonic Toughbook Mobile Data Computers, Associated Accessories, and Warranties, in an amount not to exceed \$50,000, utilizing Arizona State Contract No. CTR068894 (NASPO Cooperative Purchasing Agreement). This project was presented and approved in the FY2025-2026 Capital Improvement Plan (CIP).

Council Member Snyder asked questions about the supplemental laptop computers, including their connectivity, portability, security controls, and the distinction between the new units and those currently deployed. Captain Brian Jerome clarified that the

units being purchased are the same model as those currently in service — Panasonic Toughbooks — and are intended as supplemental units, allowing individual allocation to officers rather than vehicles. The computers connect via 5G cellular and are managed through an IBM Mobile Device Management (MDM) system, which allows the IT department to remotely monitor, restrict, and wipe devices if lost or misused. Council Member Schneider suggested restricting administrator-level access to prevent unauthorized software installation; staff confirmed that such controls are addressed through existing MDM policies. Council Member Schneider clarified that his initial questions arose from a misunderstanding that the purchase was a replacement rather than a supplement to existing equipment.

Motion: Council Member Snyder made a motion to approve Consent Agenda Item B as presented. The motion was seconded by Council member Vodrazka. City Clerk Kidwell conducted a roll call vote: Council Member Snyder – Yes; Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor Tarango – Yes; Mayor Sutton – Yes. **Motion carried unanimously (7-0).**

- C. Adopt Ordinance No. 26-1000, amending Ordinance No. 24-971 and replacing its Exhibit 1 associated with the approval of the Zoning Map Amendment (Rezone), Case No. RZPAD2024-001, Eloy Valley Specific Plan PAD First Amendment – Sawtooth – EDF Renewables.
- D. Authorization to enter into an agreement with Danson Construction, LLC, Phoenix, Arizona, in an amount not to exceed \$106,000 for exterior building renovations at the Troy Thomas Center.

Council Member Garcia inquired about the mural installed on the building in the 1990s — specifically, whether the City is obligated to restore or preserve it as part of any planned renovation. Community Services Director Paul Anchondo advised that the mural may be removed and that there is no obligation to replace it in kind. Staff intends to photograph the mural to preserve its design for potential future replication, ideally on the opposite side of the building where it would benefit from greater visibility and would not be obscured by parked vehicles.

Motion: A motion was made by Council Member Garcia to approve Consent Agenda Item D as presented. The motion was seconded by Council Member Vodrazka. City Clerk Kidwell conducted a roll call vote: Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor Tarango – Yes; Mayor Sutton – Yes; Council Member Snyder – Yes. **Motion carried unanimously (7-0).**

- E. Consideration and possible action of Resolution No. 26-1657 authorizing staff to submit the ballot measure to the Pinal County Election Department pertaining to the City of Eloy submitting to the qualified elector thereof a question with respect to ratification and approval of the adoption of the Eloy General Plan as the new general plan for the City of Eloy.

VIII. Business: Possible Discussion and/or Action on the Following:

A. Discussion and Consideration of Accepting a Proposal Submitted by Ellison-Mills Based on a Cooperative Purchasing Contract with Pinal County (Contract #233828ROQ) for an Amount Not to Exceed \$200,000 for the Construction of Phase II of the Houser Road Water Line Extension Project; and Authorizing the Mayor to Sign the Necessary Contract Documents. This Project was presented and approved as part of the FY 2025-2026 Capital Improvement Program (CIP).

Mayor Sutton invited Ms. Marlo Schuh, a longtime property owner and advocate for the project, to address the Council before the staff presentation. Ms. Schuh offered brief remarks, expressing confidence in City Manager Letcher's preparation and asking to be recognized should anything material be omitted from the presentation. Mayor Sutton acknowledged the project's 25-year history and welcomed her participation.

City Manager Letcher presented Phase Two of the Houser Road Waterline Extension project, joined by Jeremy Hansen, the City's project engineer, who provided technical context throughout. City Manager Letcher provided the following project history:

The need to improve water service for the affected homeowners along the Charleston Road alignment has been known for over two decades. The City formally engaged the matter beginning in 2021, contracting Sunrise Engineering to design an eight-inch public water main along Houser Road. That scope was later expanded to include the Charleston Road alignment. Phase One was completed in October 2025, providing upgraded water service connections to five of the seven impacted property owners along the Houser alignment at a cost of approximately \$420,000. Phase Two addresses the remaining two properties — the Schuh and Yoder families — via the Charleston Road alignment, which is the subject of tonight's action.

Three alignment options were developed and evaluated:

Option One – Loop System (\$366,280): This option would abandon the existing three-inch line on private property and install a new six-inch service line via a north-south utility easement connecting to Indian Trail Road, ultimately looping the system. While it is superior from an engineering standpoint, this option would require additional design and engineering work not yet completed, the construction of a maintenance road not included in the budget estimate, an extended project timeline beyond the current fiscal year, and a service line on the Schuh property twice as long as they currently maintain.

Option Two – Hybrid System: A combination of Options One and Three, this approach retains the north-south loop while also installing the full Charleston alignment. Although it offers the broadest technical benefit, the cost was prohibitive—estimated at approximately \$200,000 over budget—so we eliminated it from further consideration.

Option Three – Charleston Expansion (Recommended, not to exceed \$200,000): This option installs 1,300 linear feet of new six-inch pipe along the Charleston Road alignment within the City's existing right-of-way, connecting to the six-inch main at Indian Trail Road and extending service via one-inch service

lines to both the Schuh and Yoder properties. All existing three-inch lines — currently routed through private property — will be abandoned in place. A 20-foot all-weather maintenance road will be constructed in-house by the City's streets crew at an estimated cost of \$5,000 to \$10,000, representing a savings of approximately \$80,000 over contractor pricing. Design and engineering are complete, and the project is construction-ready.

City Manager Letcher highlighted the principal advantages of Option Three:

- **Infrastructure Upgrade:** Replaces a deteriorating three-inch line with a new six-inch main, improving water quality and flow capacity.
- **Elimination of Private Property Dependency:** Moves the utility out of private property entirely, resolving a long-standing concern raised by the Schuh and Yoder families over more than two decades.
- **Cost Efficiency:** Total project savings relative to the loop system are estimated at \$166,000 to \$200,000. Without utilizing contingency funds, the project cost is approximately \$147,000.
- **Minimal Annual Maintenance:** Initial estimates of annual flushing requirements ranging from 150,000 to 500,000 gallons were significantly revised following an engineering review by Wilson Engineers, who confirmed that flushing requirements will likely be limited to approximately 1,600 to 1,800 gallons per event, no more than monthly. Annual maintenance costs are estimated at \$2,000 to \$3,000 — meaning the cost differential between the loop and dead-end options would not be recouped for 55 to 83 years.
- **Precedent in Practice:** Dead-end water lines serving small clusters of rural homes are standard practice throughout Arizona and within the City itself, and do not warrant the level of concern originally anticipated.

The acknowledged limitation of Option Three is the absence of a fire hydrant along the Charleston alignment. City Manager Letcher and project engineer Jeremy Hansen noted that this is no different from the conditions under which the Schuh and Yoder properties have operated for 20 to 30 years. Fire response would continue to rely on truck-based water delivery and existing tie-ins along Houser Road, in coordination with the Eloy Fire District, which was consulted in the project's development.

Ms. Schuh returned to the podium following the staff presentation to offer additional observations. She praised City Manager Letcher for accomplishing in a matter of months what residents had been advocating for years. She expressed deep appreciation on behalf of her family and the Yoder family. She raised three questions for the Council's consideration: the rationale for a \$4,400 line abandonment and capping fee; a line item to connect three-inch to six-inch PVC, which she believed was no longer applicable; and a \$4,200 traffic control cost she considered high, given the scope of the work, offering to volunteer in a traffic control role at reduced cost. Mayor Sutton directed City Manager Letcher to keep an eye on those items, and the City Manager affirmed that the contract and line items would be monitored

carefully.

Council Discussion: Council Member Snyder asked about the condition of the existing water lines east of the new installation. Project engineer Jeremy Hansen indicated those lines were installed in the 1960s or 1970s when the subdivision was platted; they are PVC in composition, and while there have been minor breaks requiring repair over the years, nothing major has been reported. He noted that the main supply lines installed during Phase One were buried at a standard depth of approximately 3.5 to 4 feet. Council Member Galindo asked whether the existing three-inch line (to remain in service along Broken Arrow) would continue to serve the surrounding area; City Manager Letcher confirmed that only the service connecting to the Schuh and Yoder properties is being replaced and that all other service remains unaffected. Council Member Galindo also raised a question about the legal status of the abandoned line once left in place on private property. City Manager Letcher confirmed that abandonment in place is standard practice statewide and that once abandoned, the line ceases to be a City asset or liability; any future excavation or questions about the line would rest with the private property owner. Council Member Galindo thanked all parties who contributed to the resolution of this project, noting that her hope from the outset had been a solution that all parties could agree upon, and expressed gratitude to the Schuh and Yoder families for their patience. Council Member Garcia asked when construction would begin following approval. City Manager Letcher indicated that Alison Mills had been given advance notice of the vote and expressed interest in scheduling the work as soon as possible, with a target completion date of July 1. The contractor anticipates approximately a two-week construction window.

Motion: Council Member Garcia made a motion to accept the proposal submitted by Alison Mills for Phase Two of the Houser Road Waterline Extension Project in an amount not to exceed \$200,000, and to authorize the Mayor to sign the necessary contract documents. Council Member Galindo seconded the motion. City Clerk Kidwell conducted a roll call vote: Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor McKinley-Tarango – Yes; Council Member Snyder – Yes; Mayor Sutton – Yes. **Motion carried unanimously (7-0).**

- B.** Adopt Resolution 26-1656 authorizing the Mayor and Council for the sale and execution and delivery of water and wastewater system revenue obligations, series 2026, and water and wastewater system revenue refunding obligations, series 2026, and authorizing the completion, execution and delivery with respect thereto of agreements necessary or appropriate as part of financing and refinancing a portion of the water and wastewater system of the city; delegating to the mayor of the city, the city manager and the finance director of the city certain authority with respect to the purposes hereof; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution.

Finance Director Brian Wright presented this item, joined by Zach Seikas, Bond Attorney with Greenberg Traurig, and Nick Dodd, Financial Advisor with Raymond James.

Finance Director Wright advised the Council that Resolution No. 26-1656 authorizes

the City to issue water and wastewater system revenue obligations not to exceed \$22 million. The bond will also refinance existing USDA loans related to the water and wastewater system, consolidating previously disparate debt instruments — some pledged to water, some to wastewater, some to rural development — into a single, unified pledge. This consolidation, the result of nearly a year of work with the Water Infrastructure Finance Authority (WIFA) and other partners, will place the City's utility debt in a significantly cleaner and more coherent structure.

Projects to be funded through this bond include:

- **Water System:** Extension and upsizing of a water line south on Sunland Gin Road; installation of a water line loop on the north side of Sunland Gin Road to improve system connectivity; equipment purchases; and acquisition of a new portable groundwater well.
- **Wastewater System:** Continuation of the sewer line improvement project, extending the gravity line from the water treatment plant along Eleven Mile Road south to Sunshine Boulevard; SCADA system rehabilitation in the south basin; purchase of a replacement vac truck (the current unit is over 15 years old); and completion of the odor control system installation on the belt press.

Key financial terms: The bond carries a 25-year term with an anticipated interest rate of approximately 4.5%, resulting in an estimated annual debt service payment of approximately \$4.5 million. The total repayment obligation over the life of the bond is approximately \$36 million (\$20 million in principal; \$15.5 million in interest). The actual coupon rate will be set at the time of the bond sale, anticipated in June 2026, with financial closing expected in mid-July. S&P Global Ratings assigned the City an A+ Stable credit rating — the first time the City's water and wastewater credit has been independently evaluated. Analysts noted strong fund balances and sound rate-setting practices under the adopted five-year rate plan, and suggested potential for a future upgrade to the AA category as the credit matures.

Finance Director Wright noted that the bond represents the largest single financing the City has undertaken, and characterized it as a reflection of the Council's vision and commitment to the future of Eloy's utility infrastructure. He further advised that an additional resolution will come before the Council at the first May meeting to bring the City's WIFA loans into parity with the new bond documents.

Council Discussion: Vice Mayor Tarango asked whether taking on an obligation of this scale would limit the City's future borrowing capacity. Mr. Dodd confirmed that the bond documents are structured to allow the City to issue additional debt in the future, provided certain financial covenants are maintained. He noted that considerable work was done with Finance Director Wright to ensure that flexibility is preserved. Council Member Vodrazka inquired how the City's A+ rating compares with municipalities of similar size. Mr. Dodd indicated that an A+ water and wastewater rating is strong for a city of Eloy's size and that the rating carries room to grow into the double-A category over time. Council Member Snyder asked whether pursuing this bond route preserves the City's future access to WIFA financing. Finance Director Wright confirmed that an estimated \$7 to \$12 million in WIFA capacity remains available for future projects, and

that staff intends to return to WIFA once current bond-funded projects are approximately 80% complete, allowing the team to manage workload thoughtfully rather than inundating WIFA with simultaneous requests.

Motion: A motion was made to read Resolution No. 26-1656 by title only. The motion was seconded. Upon voice vote, the motion carried unanimously.

City Clerk Kidwell read the title of the resolution:

“Resolution of the Council of the City of Eloy, Pinal County, Arizona, providing for the sale and execution and delivery of Water and Wastewater System Revenue Obligations, Series 2026, and Water and Wastewater System Revenue Refunding Obligations, Series 2026; authorizing the completion, execution, and delivery with respect thereto of agreements necessary or appropriate as part of financing and refinancing a portion of the water and wastewater system of the City; delegating to the Mayor of the City, the City Manager, and the Finance Director of the City certain authority with respect to the purposes hereof; and authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution.”

Motion: A motion was made by Councilmember Garcia to approve Resolution No. 26-1656 as presented. The motion was seconded by Vice Mayor Tarango. City Clerk Kidwell conducted a roll call vote: Council Member Garcia – Yes; Council Member Galindo – Yes; Council Member Vodrazka – Yes; Council Member Curtis – Yes; Vice Mayor Tarango – Yes; Council Member Synder – Yes; Mayor Sutton – Yes. **Motion carried unanimously (7-0).**

IX. Executive Session

Mayor Sutton announced that no executive session would be held.

X. Adjournment

The meeting adjourned at 7:17 p.m.

BY:

ATTEST:

Andrew Sutton, Mayor

Celine Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen R. Cooper, City Attorney

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VI.B.**

Date: **5/11/2026**

Date submitted:
04/27/2026

Action: Formal

**Subject: Declaration of Surplus and
Authorization for Disposal of Twenty-
Four (24) Decommissioned iPhone 12
Cellular Devices via ecoATM**

Date requested:
5/11/2026

TO: Mayor and City Council

FROM: Brian Jerome, Captain

RECOMMENDATION:

Council declare the listed decommissioned cellular devices as surplus property and authorize their disposal through ecoATM in accordance with City policy.

DISCUSSION:

In March 2025, the Eloy Police Department completed a department-wide cellular device upgrade through its Verizon wireless program. The replaced devices, consisting of twenty-four (24) Apple iPhone 12 cellular phones, are no longer in service and have been fully sanitized of all data.

The devices were originally obtained at no cost through the Department's Verizon cellular program and are generally replaced on a two-year cycle to ensure compatibility with Criminal Justice Information Services (CJIS) requirements and other law enforcement applications. This replacement cycle supports operational efficiency and ensures personnel are equipped with devices capable of supporting current technology and security standards.

The devices are not required to be returned to the carrier, and ownership remains with the City. Accordingly, these devices are considered obsolete and no longer necessary for Departmental operations.

In accordance with City of Eloy Purchasing Policy (Sec. 2-141 A), Departments are required to report equipment that has become obsolete, unfit, or unnecessary for disposition.

To recover residual value from these devices, the Department obtained a purchase quote from ecoATM. Based on the appraisal, the devices have an estimated resale value of \$72.00 per unit, for a total anticipated return of \$1,728.00.

Utilizing ecoATM provides a practical and efficient method for disposal while returning monies to the City's general fund.

FISCAL IMPACT:

The City will receive approximately \$1,728.00 in revenue from the sale of surplus cellular devices, which will be returned to the general fund.

Approved as to Form:A handwritten signature in blue ink, appearing to read "Stephen R. Cooper", is written over a solid black horizontal line.

Stephen R. Cooper, City Attorney

From: [Adam Edmonds](#)
To: [Brian Jerome](#)
Subject: Fw: Bulk phone question
Date: Friday, April 17, 2026 6:14:05 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good afternoon sir, this is the quote I received to sell our old devices. Please let me know if we are good to move forward.

Adam Edmonds, #1610
Eloy Police Department
630 N. Main Street
Eloy, AZ 85131
Phone (520) 464-3465

From: Gary Cherner <gary.cherner@ecoatm.com>
Sent: Friday, April 17, 2026 10:44:22 AM
To: Adam Edmonds
Subject: RE: Bulk phone question

CAUTION: This email originated from outside the City of Eloy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Adam!

Sorry for the delay. We have processed the devices and below is our offer. Please let me know if this is acceptable and if so who and where to send the check to. Sorry for the delay. I hope this works well for you.

Model	Grade	Units	Payout	
iPhone 12	A_YYY	24	\$ 72.00	\$1,728.00

Total
\$1,728.00

Gary Cherner
602.418.7727

Senior Director Global Sales
gary.cherner@ecoatm.com

www.ecoATM.com | www.gazelle.com

From: Adam Edmonds <AEdmonds@EloyAZ.gov>

Sent: Wednesday, April 8, 2026 5:56 PM

To: Gary Cherner <gary.cherner@ecoatm.com>

Subject: RE: Bulk phone question

EXTERNAL This email originated from outside ecoATM. Please use caution clicking links or opening attachments.

No worries, I get busy here and just wanted to make sure I didn't miss anything.

Thanks again for all your help.

Respectfully,

Sgt. A. Edmonds #1610
Patrol Division
Eloy Police Department
630 N Main St. Eloy, AZ 85131
Desk-520-464-3465
Cell-520-632-0014
aedmonds@eloyaz.gov



From: Gary Cherner <gary.cherner@ecoatm.com>

Sent: Wednesday, April 8, 2026 2:45 PM

To: Adam Edmonds <AEdmonds@EloyAZ.gov>

Subject: RE: Bulk phone question

CAUTION: This email originated from outside the City of Eloy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am so sorry, I will get with my Tech Center first thing in the morning and follow up. Usually they contact me when they arrive and have been reviewed..... I'm on it!

From: Adam Edmonds <AEdmonds@EloyAZ.gov>

Sent: Wednesday, April 8, 2026 5:02 PM

To: Gary Cherner <gary.cherner@ecoatm.com>

Subject: RE: Bulk phone question

EXTERNAL This email originated from outside ecoATM. Please use caution clicking links or opening attachments.

Good afternoon Gary,

I wanted to touch base and see if I had missed anything with the cell phones we had sent you for evaluation approximately a month ago.

Please let me know if you need anything further from me.

Respectfully,

Sgt. A. Edmonds #1610
Patrol Division
Eloy Police Department
630 N Main St. Eloy, AZ 85131
Desk-520-464-3465
Cell-520-632-0014
aedmonds@eloyaz.gov



From: Gary Cherner <gary.cherner@ecoatm.com>

Sent: Tuesday, March 3, 2026 11:23 AM

To: Jim Smith <jim.smith@ecoatm.com>; Adam Edmonds <AEdmonds@EloyAZ.gov>; ecoATM LE Team <LE.team@ecoatm.com>

Cc: Gary Cherner <gary.cherner@ecoatm.com>

Subject: RE: Bulk phone question

CAUTION: This email originated from outside the City of Eloy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Adam,

Nice meeting you. Thanks for the intro Jim.....

In appreciation of and in support of local law enforcement agencies, we pay fair market value for departmental devices when they are upgraded or replaced.

Additionally, we offer free, eco-conscious disposal of cell phones and tablets. We do this for several agencies across the country.

Even though we are a large company managing millions of devices annually, this particular process is fairly manual. We have this program to demonstrate our support for law enforcement agencies.

Here's how we've been managing these devices with other departments:

- Email me how many devices you have
- We'll send you prepaid shipping boxes to send them in for evaluation
- We'll evaluate them and present an offer that you can accept or decline
- We send a check to your department
- This is all done via email

Let me know the address and to who's attention to send the postage pre-paid packaging to and we'll get it sent out so you can clear the space. We use 25ct boxes, so let me know how many devices you have, and I'll make sure to send enough packaging. Happy to have a conversation and answer any questions you may have.

Have a great day and thanks for all you do!

Gary Cherner

Senior Director Global Sales

gary.cherner@ecoatm.com

www.ecoATM.com | www.gazelle.com

ecoATM | **Gazelle**



From: Jim Smith <jim.smith@ecoatm.com>

Sent: Tuesday, March 3, 2026 1:57 AM

To: Adam Edmonds <AEdmonds@EloyAZ.gov>; ecoATM LE Team <LE.team@ecoatm.com>

Cc: Gary Cherner <gary.cherner@ecoatm.com>

Subject: RE: Bulk phone question

Sgt. Edmonds,

Thank you for reaching out. I've included Gary Cherner, Sr. Director of Global Sales, to this email. Gary facilitates our LE and Government program. He'll reach out to you within the next couple of days to let you know how the program works and how we can work with you on this.

Thank you again for thinking of us and reaching out.

Jim

Jim Smith

Director of Law Enforcement Relations

Chief of Police (Ret.), Monterey Park, CA Police Department

Member – IACP Police Investigative Operations Committee

FBINA 214th Session

Board Member – California Robbery Investigators Association

C 858-375-9392, Jim.Smith@ecoATM.com

www.linkedin.com/in/jim-smith-21b91b28

<https://www.ecoatm.com/pages/law-enforcement>



From: Adam Edmonds <AEdmonds@EloyAZ.gov>

Sent: Monday, March 2, 2026 10:34 PM

To: ecoATM LE Team <LE.Team@ecoATM.com>

Subject: Bulk phone question

EXTERNAL This email originated from outside ecoATM. Please use caution clicking links or opening attachments.

Good evening,

My name is Adam Edmonds, I am over our cellular phone program here with the Eloy Police Department.

We recently have upgraded devices for our patrol units to iPhone 14 and have approximately (25)

iPhone 12 that we are not using.

I wanted to see if your company would be interested in a bulk purchase of these devices we no longer use.

Thank you for your time.

Respectfully,

Sgt. A. Edmonds #1610
Patrol Division
Eloy Police Department
630 N Main St. Eloy, AZ 85131
Desk-520-464-3465
Cell-520-632-0014
aedmonds@eloyaz.gov



IMEI	Model	Grade	payout
356528185081502	iPhone 12	A_YYY	\$ 72.00
359823658401775	iPhone 12	A_YYY	\$ 72.00
351570368020126	iPhone 12	A_YYY	\$ 72.00
357641772205373	iPhone 12	A_YYY	\$ 72.00
359823658308558	iPhone 12	A_YYY	\$ 72.00
359823658642089	iPhone 12	A_YYY	\$ 72.00
359823657656759	iPhone 12	A_YYY	\$ 72.00
357641772984324	iPhone 12	A_YYY	\$ 72.00
356528185080728	iPhone 12	A_YYY	\$ 72.00
359823658548427	iPhone 12	A_YYY	\$ 72.00
357641772743159	iPhone 12	A_YYY	\$ 72.00
359823657191088	iPhone 12	A_YYY	\$ 72.00
359823657078327	iPhone 12	A_YYY	\$ 72.00
359823657879948	iPhone 12	A_YYY	\$ 72.00
357641771861895	iPhone 12	A_YYY	\$ 72.00
359823657930642	iPhone 12	A_YYY	\$ 72.00
356528185292430	iPhone 12	A_YYY	\$ 72.00
359823657476190	iPhone 12	A_YYY	\$ 72.00
353779335350189	iPhone 12	A_YYY	\$ 72.00
358187615575670	iPhone 12	A_YYY	\$ 72.00
359823658978293	iPhone 12	A_YYY	\$ 72.00
357641772010732	iPhone 12	A_YYY	\$ 72.00
359823657321347	iPhone 12	A_YYY	\$ 72.00
359003856888459	iPhone 12	A_YYY	\$ 72.00

Model	Grade	Units
iPhone 12	A_YYY	24

Total
\$ 1,728.00

Payout	
\$ 72.00	\$ 1,728.00

Total	
\$ 1,728.00	

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VI.C.**

Date: **5/11/2026**

Date submitted:
04/28/2026

Action: Formal

Subject: Authorization to utilize Sourcewell contract #040825-CAM with Core and Main for water collection and control products for community infrastructure to purchase ten (10) fire hydrants in an amount not to exceed \$40,000, as identified and approved in the FY 2025-2026 City of Eloy Operating Budget.

Date requested:
5/11/2026

TO: Mayor and City Council

FROM: Kristina Wasiniak, Public Works Business Manager

RECOMMENDATION:

Staff recommends that the City Council authorize the use of Sourcewell contract #040825-CAM with Core and Main for the purchase of ten (10) Mueller Super Centurion fire hydrants, in an amount not to exceed \$40,000, including contingency.

DISCUSSION:

Routine fire hydrant maintenance is a critical component of the City's water system and public safety infrastructure. Properly functioning hydrants ensure reliable water supply for fire suppression, protect property and life, and maintain adequate fire flow capacity throughout the community. Proactive replacement of aging or non-functional hydrants helps reduce emergency repair costs, improves system reliability, and supports the City's fire protection capabilities.

For FY 2025-2026, \$50,000 was approved in funding for fire hydrant maintenance within the City of Eloy Operating Budget. Of this amount, \$40,000 has been allocated for the purchase of ten (10) fire hydrants.

The Water Division has identified six (6) fire hydrants throughout the City that are unrepairable and have exceeded their useful life. These hydrants are scheduled for replacement at the following locations:

- W. Tohono Dr. & W. Cowboy Trl.
- W. Shira St. & N. Toltec Rd.
- W. Houser Rd. & N. Estrella Rd.
- E. Alsdorf Rd. & N. Santa Cruz Ave.
- E. Alsdorf Rd. & E. Orchid Ln.

- N. Washington St. & W. 2nd Pl.

The remaining four (4) fire hydrants will be maintained in inventory and utilized for future replacements as additional hydrants are identified as unrepairable or beyond their service life.

Utilizing the Sourcewell contract #040825-CAM ensures compliance with competitive procurement requirements while providing cost-effective and competitively solicited pricing. Under this cooperative purchasing contract, Core and Main will supply the necessary materials for the City of Eloy Water Division to complete the installation.

FISCAL IMPACT:

Funding for fire hydrant maintenance is included in the FY 2025-2026 City of Eloy Operating Budget under GL# 50-451-2231 (Fire Hydrant Maintenance) in the amount of \$50,000.

Total expenditure to purchase ten (10) fire hydrants shall not exceed \$40,000 (Core and Main proposal: \$35,029.20; City contingency: \$4,970.80). Sufficient budget capacity remains within GL# 50-451-2231. No additional funding is requested.

Approved as to Form:



Stephen R. Cooper, City Attorney



Bid Proposal for Hydrants

CUSTOMER	CITY OF ELOY 628 N MAIN ST ELOY, AZ 85131	Job Hydrants Eloy, AZ Bid Date: 03/31/2026 Bid #: 4833060
	Sales Representative Frank Howe (M) 520-990-4168 (T) 520-624-7180 Frank.Howe@coreandmain.com	Core & Main 1185 West Glenn Tucson, AZ 85705 (T) 5206247180
CONTACT		
NOTES	SOURCEWELL CONTRACT 040825-CAM	



Bid Proposal for Hydrants

CITY OF ELOY**Job Location:** Eloy, AZ**Bid Date:** 03/31/2026**Core & Main Bid #:** 4833060**Core & Main**

1185 West Glenn

Tucson, AZ 85705

Phone: 5206247180

Seq#	Qty	Description	Units	Price	Ext Price
10		MUELLER SUPER CENTURION			
20	10	A423 5-1/4VO 4'6"B SCOTTSDALE HYD 6MJ OL 3W 1-1/2 PENT	EA	3,502.92	35,029.20
		304SS B&N BELOW GROUND TWO COATS MUELLER YELLOW			
				Tax	0.00
				Total	35,029.20

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.



Super Centurion® Hydrants

Designed for efficient flow and outstanding, long-term reliability

Mueller Canada

Reliable Connections™

Mueller® Super Centurion® Fire Hydrants

High flow and dependable long time performance.

1 Hold-down nut

Features an integral weather seal.

2 Anti-friction washer

Helps assure easy operation over the life of the hydrant.

3 Oil filler plug

Permits visual check of oil level. Allows addition of oil without removing bonnet.

4 Sealed oil reservoir

O-ring sealed to prevent leakage. Lubricant is forced over stem threads and bearing surfaces each time hydrant is operated.

5 Dual O-ring seals

Seal in lubricant and seal out water.

6 Field-replaceable hose & pumper nozzles

O-ring sealed, threaded in place, and retained by stainless steel locks. Optional Mueller Storz-style pumper nozzle available.

7 Full-flow openings

Large, smooth radius hose & pumper openings reduce friction loss.

8 Heavy-duty non-kinking chains

Special chain loop permits free turning of cap.

9 Stainless steel stem coupling

Provides a tight, corrosion resistant connection during normal operation. If vehicle hits hydrant, coupling breaks cleanly, preventing stem or main valve damage. Designed so a tire cannot depress the stem and open main valve.

10 Traffic flange

Breaks cleanly to help prevent barrel damage, but strong enough to withstand normal handling. Allows economical repair, adding of extension section, and rotation or changing of upper barrel without excavation.

11 Drain valve facings

Specially designed, long-life polymer facings provide effective seal.

12 Bronze upper valve plate

Conical design reduces turbulence.

13 Bronze seat ring

Threaded into bronze drain ring and O-ring sealed. Can be removed or installed from above ground. Double drain valves are flushed each time the main valve is open or closed. Bronze drain valves are integral parts of main valve assembly.

14 Reversible, compression-type encapsulated main valve §

Closes with pressure for positive seal. Rubber material has long service life, yet is reversible, providing a convenient spare in place.

15 Cap nut

Retains main valve. Sealed by cap nut gasket to prevent corrosion of stem threads. Locked in place by a stainless steel lock washer. Epoxy coated to resist corrosion.

16 O-ring flange seals

Superior pressure handling, easier disassembly & maintenance.



Performance and longevity are the real tests of a fire hydrant. Superior flow characteristics, easy operation, and maintenance and life-extending features are among the benefits of installing a Mueller Super Centurion® fire hydrant. Super Centurion hydrants are made in our U.S.A. plant that is ISO 9001 certified, and backed by a 10-year limited warranty on materials and workmanship.

- Epoxy coatings inside and out, top to bottom to resist the ravages of time and the environment. Upper section alkyd enamel topcoat has superior UV resistance for extended gloss and color retention.
- 250psig working pressure and 500psig test pressure.
- Reliable stem coupling and flange design reduces traffic damage. Convenient replacement kit available.
- Efficient hydraulic design provides maximum flow.
- Threaded-in hose and pumper nozzles are field replaceable.
- Automatic, forced oil lubrication each time it's operated and anti-friction washers ease operation.
- Reversible encapsulated main valve provides a convenient replacement 'in-place' if ever needed.
- Main valve is easily removed from the bonnet flange or ground line flange.
- AWWA C502 compliant
- UL 246 Listed, FM 1510 approved, options available
- Certified to ANSI/NSF 61 & 372

Models

Super Centurion 200™ (200psi rated)			
A-422	5-1/4"	2-way	2 hose nozzle
A-425	5-1/4"	2-way	2 pumper nozzle
A-435	5-1/4"	2-way	2 hose nozzle
Super Centurion 250™ (250psi rated)			
A-423	5-1/4"	3-way	2 hose nozzle/1 pumper nozzle
A-423	5-1/4"	3-way	2 hose nozzle/1 pumper nozzle - 24" above ground line
A-454	5-1/4"	3-way	3 hose nozzle
A-455	5-1/4"	4-way	4 hose nozzle
A-458	5-1/4"	4-way	3 hose nozzle/1 pumper nozzle
A-459*	5-1/4"	4-way	2 hose nozzle/2 pumper nozzle

* UL Listed/AWWA C502 compliant



Mueller Storz-style Pumper Nozzle

- Designed, manufactured, and warranted by Mueller Co.
- Available in 4" & 5" pumper nozzles; allows quick, quarter-turn connection of hose.
- Does away with cross threading, alignment and leakage problems.



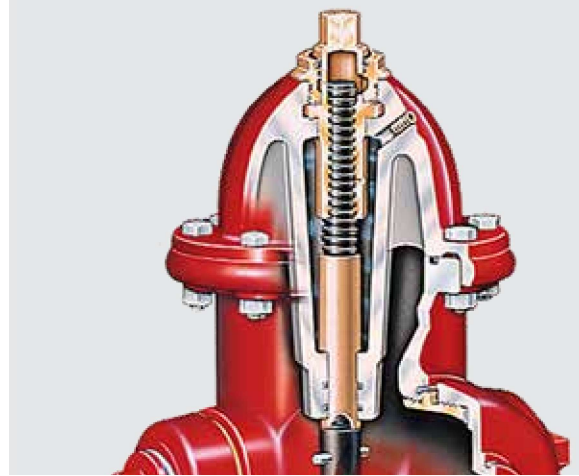
4-way with Monitor Elbow

- Monitor-style eliminates a possible leak path with separate monitor nozzle attachment.
- All parts are interchangeable with Mueller Super Centurion hydrant.
- 250psig working pressure and 500psig test pressure.
- Full flow 4-way openings: 4" monitor elbow**, one 4-1/2" pumper nozzle, and two 2-1/2" hose nozzles.

** ASME/ANSI B16.1 Class 125 drilling

Dry-Top Design

Mueller Co.'s unique, self-oiling dry-top design provides automatic, positive lubrication for easy operation, even after years of service. Lubricant is forced over all stem threads and bearing surfaces in the operating mechanism each time the hydrant is operated. Dual O-ring seals prevent lubricant loss during shipping, storage, and installation to keep water away from the stem threads and bearing surfaces when the hydrant is in use. An anti-friction washer and automatic lubrication of the thrust collar add to easy operation.



Hose & Pumper Nozzles

Hose and pumper nozzles are threaded-in for easy field replacement if damaged, or for changeover to different thread style. A special locking method makes installation simple and secure. The nozzles can be faced in any direction by loosening the traffic flange bolts and rotating the upper barrel assembly.

Mueller Storz nozzles feature the same threaded-in design making conversion from a threaded pumper to a Storz pumper nozzle simple.



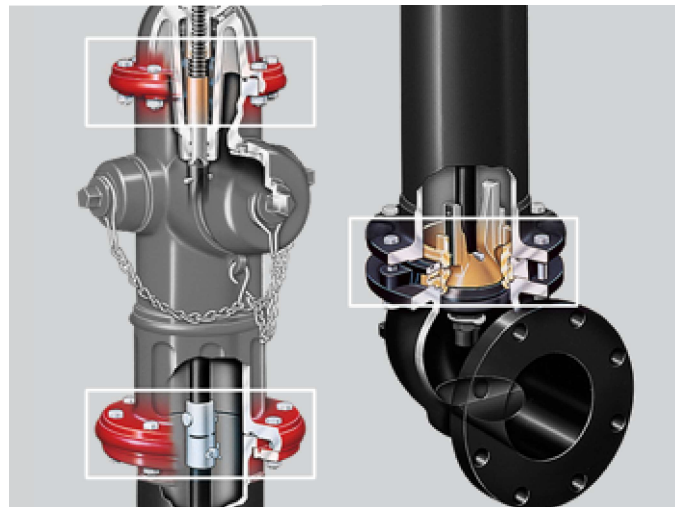
Traffic Flange & Stainless Steel Stem Coupling

Mueller Co.'s improved traffic flange and stainless steel stem coupling protect the main connection from traffic induced damage and minimize damage to the hydrant. If struck by a vehicle, the traffic flange breaks away below the ground flange area and the stem coupling pulls apart. The high strength stainless steel stem coupling resists corrosion and insures a tight connection between the stem sections during normal hydrant operation. The stem coupling clevis pins are perpendicular for added strength during operation. Upon traffic impact the coupling separates, leaving the lower stem below ground level where it cannot be depressed by a vehicle tire and the main valve remains closed. Service is restored quickly and easily without excavation by replacing the traffic flange and stem coupling using a convenient repair kit.



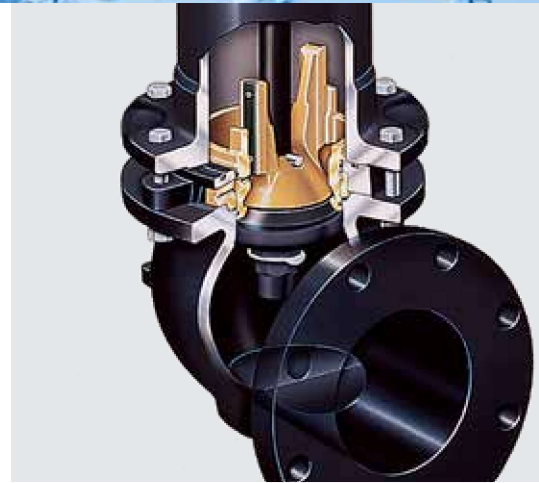
O-ring Sealed Flanges

O-ring sealed flanges at the bonnet, ground line, and shoe simplify maintenance by eliminating gasket adhesion at these points, making disassembly easier. The O-rings provide superior pressure handling.



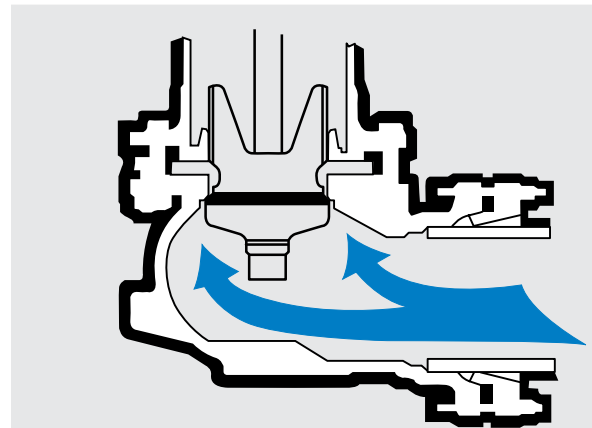
Shoe Designed for Maximum Flow & Easy Connection

The shoe is designed for maximum flow and easy connection with its smooth transitional contours, extended neck and integral anti-rotation pads, allowing use of standard T-head bolts. Large blocking pads and two strapping lugs allow secure installation (lugs not provided on flanged connections). Epoxy coats the shoe inside and out, including the drain ring housing, lower main valve plate, and its retaining nut. This provides excellent resistance to corrosion, deposits, chemicals, electrical currents, and physical impact.

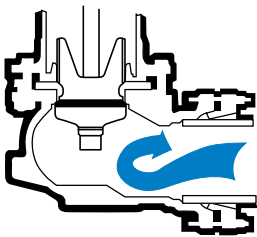


Reversible, Compression-Type Encapsulated Main Valve §

The reversible, compression-type encapsulated main valve closes with water pressure for positive sealing. Double drain valves are force flushed each time the hydrant is operated and provide drainage of the barrel. A special wrench allows removal of the main valve and seat ring from either bonnet or ground level flange. The main valve is made of durable rubber, which provides a long service life, yet is reversible, providing a convenient spare in place.

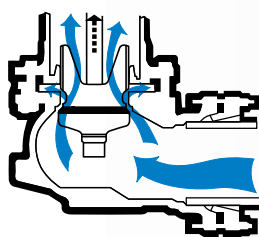


Main Valve Operation



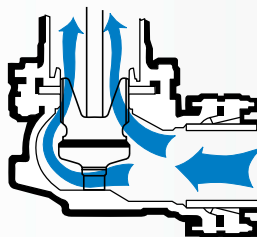
CLOSED

The main valve held closed by operating nut & water pressure; barrel is dry.



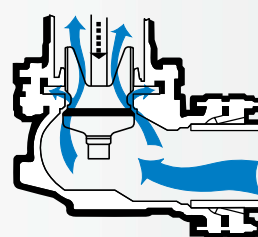
OPENING

Water pressure force-flushes double drain valves and drain openings; establishes drainage field around hydrant.



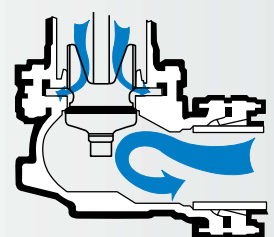
FULLY OPEN

Main valve guides seal drain valves closed.



CLOSING

Water pressure again force-flushes drain valves.



FULLY CLOSED

Drain valves are open to allow drainage of barrel.



Our Products

Mueller Co. has built its reputation on producing innovative water distribution products of superior quality – a reputation that is literally “on the line” every day throughout the world. Mueller Co. products and those of its affiliates are used throughout the water system...from the source to the consumer. And we are committed to continuing research and development of new products and services to meet the growing needs of the water infrastructure industry. Mueller Co. is the largest and only full-line supplier of potable water distribution products in North America and its markets continue to expand globally.

Our People

The capacity to deliver the widest array of products and stand behind those products to ensure your satisfaction is our strength. The success of Mueller Co. is dependent upon the success of those who are involved, both inside and outside our company. Therefore, we feel our future is wholly dependent on long-term relationships with our employees, customers and suppliers. This is why we strive to be proactive and responsive to their needs, always looking for a “better way”. It’s an approach that has set us apart since 1857 and will assure our mutual achievement and prosperity in the future.

For more information about Mueller Co. or to view Mueller Co.’s full line of water products, please visit www.muellercompany.com or call Mueller Co. Customer Service at 1.800.423.1323.

Follow Us:



Other Innovative Mueller Products

Mueller® A-2361 350psi Resilient Wedge Gate Valve

- 350 psig (2400 kPa/24 Barg) working pressure, 700 psig (4800 kPa/48 Barg) test pressure
- Dual-purpose lifting lugs provide stability for the valve box
- Unique pressure-assist wedge geometry
- T-head bolt retention eliminates need for anti-rotation bolts
- Certified to ANSI/NSF 61 & 372, UL Listed, FM Approved, and exceeds applicable requirements of ANSI/AWWA C515 Standard
- 10-year limited warranty



Mueller Canada, Ltd.
82 Hooper Road
Barrie, ON L4N 8Z9

www.muellercanada.com
more-info@muellercanada.com
Phone: 1.705.719.9965

Core and Main

Water, sewer, storm, and AMI infrastructure solutions

#040825-CAM

Maturity Date: 10/2/2029

[Products & Services](#)[Buy Sourcewell](#)[Documents](#)[Contact Information](#)

Products & Services

Sourcewell contract 040825-CAM gives access to the following types of goods and services:

- Water metering and AMI solutions- commercial and residential water meters, radios, and AMI collectors
- Metering installation service- project management, appointment scheduling, and inventory management
- Meter boxes, lids, and accessories
- Software solution- MDM software, work order/asset management, analytics and reporting, and customer portal
- Advanced monitoring solutions- sewer flow, storm, and water distribution monitoring
- Water distribution and transmission- ductile iron, PVC, HDPE pipe, fittings, valves, hydrants, and service brass
- Sanitary sewer and wastewater collection- sewer pipe, manholes, cleanouts, lift stations, and accessories
- Stormwater management products- drainage pipe, catch basins, grates, inlets, headwalls, culverts, etc.
- Fire protection infrastructure- fire service piping and fittings, backflow preventers, post indicator valves, etc.
- Acoustic leak detection and monitoring
- Collection system inspections/surveys

locate your local dealer or representative (nongovernment site)

[Find a Branch - Core & Main](#) 

**MASTER AGREEMENT # 040825****CATEGORY: Water Collection and Control Products for Community Infrastructure****SUPPLIER: Core and Main, LP**

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Core and Main, LP, 1830 Craig Park Court, St. Louis, MO 63146 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

**Article 1:
General Terms**

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

- 1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.
- 2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.
- 3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.
- 4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

- 5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on October 2, 2029, unless it is cancelled or extended as defined in this Agreement.
- a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.
- b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.
- 6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.
- 7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in RFP # 040825 to Participating Entities. In Scope solutions include:
1. **Category 1A:** For **United States only** contract use. **All** Community Infrastructure Products for Water Collection and Control Products for Community Infrastructure, such as:
 - a. Culverts;
 - b. Manholes and covers;
 - c. Piping and valves; and,
 - d. Equipment, technologies, and services directly related to turnkey solutions a.-c. above.
 2. **Category 1B.** For **both United States and Canada** contract use. **All** Community Infrastructure Products for Water Collection and Control Products for Community Infrastructure, such as:
 - a. Aerators and storage tanks; and,
 - b. Equipment, technologies, and services directly related to turnkey solutions in a. above.
- Category 1** responders **MAY** include **Category 2** temporary dams, water barriers and related solutions for both United States and Canada contract use in their response.
- 8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.
- 9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.
- 10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.

11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.

12) **Open Market.** Supplier's open market pricing process is included within its Proposal.

13) Supplier Representations:

i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier.

iii) **Supplier Warrants.** Supplier warrants that all Included Solutions furnished under this Agreement are free from liens and encumbrances, and are free from defects in design, materials, and workmanship to the extent of and subject to the limitations in the applicable manufacturer's warranty. Supplier shall pass through all manufacturers' warranties to the Participating Entity. As a distributor, Supplier disclaims all other warranties, including implied warranties of merchantability and fitness for purpose.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time during the term of this Agreement.

16) **Provisions for non-United States federal entity procurements under United States federal awards or other awards (Appendix II to 2 C.F.R § 200).** Participating Entities that use United States federal grant or other federal funding to purchase solutions from this Agreement may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions, which shall apply to the extent disclosed to and agreed by Supplier prior to execution of any agreement between Supplier and Participating Entity. Within this Section, all references to "federal" should be interpreted to mean the United States federal government. The following list

applies when a Participating Entity accesses Supplier's Included Solutions with United States federal funds.

- i) **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all agreements that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.
- ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of \$2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.
- iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of \$100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated

by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of “funding agreement” under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that “funding agreement,” the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, “Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements,” and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of \$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after

grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

- ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.
- x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.
- xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.
- xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.
- xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.
- xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.
- xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.
- xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2: Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

- 1) **Authorized Sellers.** Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.
- 2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
 - Identify the applicable Sourcewell Agreement number;
 - Clearly specify the requested change;
 - Provide sufficient detail to justify the requested change;
 - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
 - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

- 3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:

- Maintenance and management of this Agreement;
- Timely response to all Sourcewell and Participating Entity inquiries; and
- Participation in reviews with Sourcewell.

Sourcewell's Authorized Representative is its Chief Procurement Officer.

- 4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms, administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.
- 5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.
- 6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

The Report must contain the following fields:

- Participating Entity Name (e.g., City of Staples Highway Department);
- Participating Entity Physical Street Address;
- Participating Entity City;
- Participating Entity State/Province;
- Participating Entity Zip/Postal Code;
- Sourcewell Participating Entity Account Number;
- Transaction Description;
- Transaction Purchased Price;
- Sourcewell Administrative Fee Applied; and
- Date Transaction was invoiced/sale was recognized as revenue by Supplier.

If collected by Supplier, the Report may include the following fields as available:

- Participating Entity Contact Name;
- Participating Entity Contact Email Address;
- Participating Entity Contact Telephone Number;

- 7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities

utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.

- 8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.
- 9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.
- 10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for unpaid or underpaid Administrative Fees due under this Agreement. Failure to remit payment, delinquent payments, underpayments, or other deviations from the requirements of this Agreement may be deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.
- 11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.
- 12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.
- 13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.
- 14) **Waiver.** Failure by Sourcewell to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.
- 15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.

- 16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.
- 17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, arising out of any negligent or wrongful act or omission in the performance of this Agreement by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in design, condition, or performance of Included Solutions under this Agreement. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.
- 18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.
- 19) **Grant of License.**
- a) **During the term of this Agreement:**
 - i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.
 - ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.
 - b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.
 - c) **Use; Quality Control.**
 - i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.
 - ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.

- d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.
- 20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and Participating Entity to negotiate this term to within any transaction documents.
- 21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.
- 22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:
- a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.
 - \$1,500,000 each occurrence Bodily Injury and Property Damage
 - \$1,500,000 Personal and Advertising Injury
 - \$2,000,000 aggregate for products liability-completed operations
 - \$2,000,000 general aggregate
 - b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.
 - c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured

under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

- d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.
- e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

- 23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.
- 24) **Termination for Cause.** Sourcewell may terminate this Agreement upon providing written notice of material breach to Supplier. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the Supplier will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3: Supplier Obligations to Participating Entities

The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

- 1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and Included Solutions within transaction documents.
- 2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection,

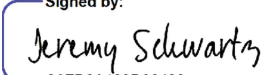
acceptance/rejection of tendered Solutions, and warranty coverage for Included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.

- 3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.
- 4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.
- 5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.
- 6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as mutually agreed. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.
- 7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.
- 8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell

Core and Main, LP

Signed by:



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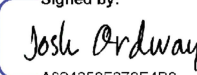
By: _____

Jeremy Schwartz

Title: Chief Procurement Officer

Date: 10/2/2025 | 7:14 PM CDT

Signed by:



A824358F379E4B8...

By: _____

Josh Ordway

Title: Senior Sales Manager

Date: 10/2/2025 | 3:08 PM CDT

RFP 040825 - Water Collection and Control Products for Community Infrastructure

Vendor Details

Company Name: Core and Main, LP

Does your company conduct business under any other name? If yes, please state: No

Address: 1830 Craig Park Court
St. Louis, MO 63146

Contact: Josh Ordway

Email: joshua.ordway@coreandmain.com

Phone: 315-720-0671

HST#: 03-0550887

Submission Details

Created On: Thursday February 20, 2025 16:19:52

Submitted On: Tuesday April 08, 2025 12:02:59

Submitted By: Morgan Basinger

Email: morgan.basinger@coreandmain.com

Transaction #: 3a217fda-a2f9-4d7b-86c1-113e1a5fdf67

Submitter's IP Address: 147.243.183.48

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond “N/A” if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer’s corporate organization affiliation.

Line Item	Question	Response *	
1	Provide the legal name of the Proposer authorized to submit this Proposal.	Core & Main, LP	*
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Yes	*
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	In the event of an award, Core & Main will execute the master agreement with Sourcewell and serve as the responsible supplier in the United States. Core & Main’s sales representatives function as an extension of our waterworks and metering solutions team. They cover designated territories and accounts, providing expertise and support while facilitating the sale of Core & Main’s infrastructure solutions, metering products, and related services. For financed solutions, Core & Main may assist participating entities in accessing financing options through our network of financial partners or affiliates, based on their needs.	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	CAGE Code: 4NHU9 Unique Entity ID: SAM.GOV – YXNPHTLB8R6	*
5	Provide your NAICS code applicable to Solutions proposed.	423720 – PLUMBING AND HEATING EQUIPMENT AND SUPPLIES (HYDRONICS) MERCHANT WHOLESALERS* (Primary) 332996 – FABRICATED PIPE AND PIPE FITTING MANUFACTURING 423390 – OTHER CONSTRUCTION MATERIAL MERCHANT WHOLESALERS	
6	Proposer Physical Address:	1830 Craig Park Court (This is also our corporate headquarters) St. Louis, MO 63146	*
7	Proposer website address (or addresses):	www.Coreandmain.com	*
8	Proposer’s Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the “Proposer’s Assurance of Compliance” on behalf of the Proposer):	Authorized Representative: Josh Ordway Title: Senior Sales Manager Address: 2748 Hiltonwood Rd, Baldwinsville, NY 13027 Email: Joshua.ordway@coreandmain.com Phone: 315-720-0671	*
9	Proposer’s primary contact for this proposal (name, title, address, email address & phone):	Name:Josh Ordway Title: Sr. Sales Manager – Metering Northeast Address: 2748 Hiltonwood Rd., Baldwinsville, NY 13027 Email Address: Joshua.ordway@coreandmain.com Mobile: 315-720-0671 Name:Josh Ordway Title: Sr. Sales Manager – Metering Northeast Address: 2748 Hiltonwood Rd., Baldwinsville, NY 13027 Email Address: Joshua.ordway@coreandmain.com Mobile: 315-720-0671	*
10	Proposer’s other contacts for this proposal, if any (name, title, address, email address & phone):	N/A	*

Table 2A: Financial Viability and Marketplace Success (50 Points, applies to Table 2A and 2B)

Line Item	Question	Response *
11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	Core & Main LP "Core & Main" was built on the foundation of over 80 legacy companies, including HD Supply Waterworks Ltd. (2006-2017) and Hughes Supply Water & Sewer, Ltd. (est. 2004) and branded as Core & Main in 2017. The company holds a leading market position in the United States for water, sewer, storm drain, and fire protection products. These products are integral to building, repairing, and maintaining water and wastewater systems, serving as part of the basic municipal infrastructure required to support population and economic growth, including and commercial construction. Core & Main has over 5,500 employees across 48 states and more than 350 locations. Core Values: - Team members are considered family. - Honesty and integrity guide the company's actions. - Everyone in the organization contributes to sales. - Industry, technical, and local expertise are valued. - The company is action-oriented and accountable. - The focus is on growth. Business Philosophy: Core & Main is committed to providing local expertise, service, and products nationwide to build innovative solutions for water, wastewater, energy, and fire protection. The company invests in the development and well-being of its people, emphasizing strong relationships for strong communities. Industry Longevity: Core & Main, through its legacy companies, has been part of the waterworks distribution industry for several decades, providing solutions that meet the evolving needs of municipalities and utilities across the United States. The company continues to drive innovation in metering and infrastructure solutions.
12	What are your company's expectations in the event of an award?	In the event of an award, Core & Main anticipates expanding this contract year over year throughout its term. The details and parameters of the contract will be communicated across our extensive network of over 350 branches throughout the United States. Core & Main will provide comprehensive training to our U.S.-based field sales teams, equipping them with the knowledge and tools to effectively incorporate this Sourcewell contract into their sales processes. If an existing customer in either the U.S. is not already a Sourcewell member, we will proactively work with them to highlight the advantages of membership, ensuring they fully understand the benefits and opportunities available. Additionally, we will encourage all branch sales team members to participate in Sourcewell-led training sessions, allowing them to gain direct insights from Sourcewell experts on how to position the strength of this contract effectively. Our approach will also include the development of printed materials, digital resources, email campaigns, and an active presence at local and regional trade shows in collaboration with Sourcewell to maximize awareness and engagement. With a strong foundation in infrastructure solutions, Core & Main continues to experience growth across our product and service lines. We will leverage Sourcewell's expertise and our nationwide presence to further expand our reach, strengthen our utility solutions offerings, and provide long-term value to customers across the United States.
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	Core & Main, Inc. is a publicly traded company that indirectly owns Core & Main LP, the operating company. C&M, Inc. does report on the financials and operations of C&M LP in its annual reports and other SEC filings.

14	What is your US market share for the Solutions that you are proposing?	Estimated at 17% market share for waterworks Core & Main is a leading distributor in the waterworks industry, offering products and services essential for water, wastewater, storm drainage, and fire protection infrastructure. As of fiscal year 2024, the company reported net sales of approximately \$7.44B, reflecting its significant presence in the market. The waterworks distribution market is notably fragmented, presenting opportunities for consolidation and market share expansion. Core & Main's strategic focus on mergers and acquisitions has positioned it to capitalize on these opportunities, enhancing its market share through targeted growth initiatives. In the metering solutions sector, Core & Main has demonstrated robust growth. For instance, in the second quarter of fiscal 2024, the company's meter initiative achieved a 48% growth, outpacing general market trends. This growth underscores Core & Main's commitment to advancing smart metering technologies and expanding its footprint in this segment. Overall, Core & Main's strategic initiatives and performance metrics highlight its leadership and growing influence in both the waterworks distribution and metering solutions markets.	*
15	What is your Canadian market share for the Solutions that you are proposing?	Unknown.	*
16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	Core & Main has never sought bankruptcy protection.	*
17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Core & Main LP is best described as a leading distributor of water, sewer, storm drain, and fire protection products. Core & Main operates as a leading specialized distributor of water, wastewater, storm drainage, and fire protection products, collaborating closely with various manufacturers to deliver these essential products and services. Specific details of written authorization agreements between Core & Main and its manufacturers cannot be publicly disclosed, however, the company's extensive operations and numerous acquisitions prove established and authorized distribution relationships	*

18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	When selecting a company to provide waterworks and metering solutions for your members, you want a proven industry leader—one that is responsible, experienced, and staffed with knowledgeable professionals who can help you make the best decisions for your infrastructure needs. Core & Main is a trusted partner in the industry, with a nationwide network of experts who maintain all necessary licenses and certifications across all jurisdictions in the United States. Core & Main is legally qualified and holds the appropriate licenses and registrations to conduct business in all 50 U.S. states. Additionally, we have an extensive network of licensed and registered subcontractors who consistently partner with us to ensure seamless project execution, timely delivery, and the highest quality standards. With Core & Main, Sourcewell members benefit from the dedication of a local team of professionals combined with the regional and national experience of an industry leader in waterworks, metering, and infrastructure solutions. All projects and products supplied by Core & Main and its vendors will be designed and implemented in accordance with all relevant codes, standards, and industry best practices, including national, state, and local regulations. Core and Main and its vendors adhere to standards set forth by recognized authorities such as the American Water Works Association (AWWA), the National Fire Protection Association (NFPA), and other governing bodies to ensure compliance and operational efficiency. Our dedicated full-time project managers have expertise in local codes and regulations because they are based in the communities they serve and undergo continuous training to stay up to date with the latest industry practices. As direct Core & Main employees, they provide single-source accountability, ensuring each project is delivered successfully, on time, and within budget. Additionally, our team members hold licenses, certifications, and accreditations from various professional organizations. These credentials indicate proven expertise in waterworks, metering, network-as-a-service (NaaS), and other related fields. Many of these certifications, such as underground utilities contractor licenses, require years of industry experience and rigorous examinations. By maintaining these credentials through ongoing education and training, our employees ensure they stay ahead of industry trends and evolving standards. Company Certifications and Memberships: Design-Build Institute of America (DBIA) Certification: As of April 2021, Core & Main had 12 associates who earned the nationally recognized Associate Design-Build Professional™ certification from the DBIA, demonstrating the company's commitment to design-build best practices. Industry Associations: Core & Main is affiliated with several key industry organizations, including: American Water Works Association (AWWA): An international, nonprofit, scientific, and educational society dedicated to providing total water solutions and ensuring the effective management of water. National Association of Water Companies (NAWC): An organization dedicated to helping close the information gap by serving as a credible resource for anyone seeking information about water issues and the solutions available through the private water sector. Water Collaborative Delivery Association (WCDA): A not-for-profit corporation established as an educational industry advocate for the value of collaborative delivery methods for water and wastewater infrastructure projects. Individual Licenses and Certifications: Professional Engineer (PE) Licenses: Indicating proficiency in engineering principles and practices. Project Management Professional (PMP) Certifications: Demonstrating expertise in project management methodologies. LEED Accredited Professional (LEED AP): Signifying knowledge in green building practices and principles. These certifications and affiliations underscore Core & Main's dedication to maintaining industry standards and delivering quality services in the waterworks sector.
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19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	Core & Main is not aware of any instance where it has been debarred or suspended by a federal, state, or local government or quasi-government agency. However, given the size and scope of Core & Main's operations across the United States, we cannot state with absolute certainty that no such actions have ever occurred. That said, Core & Main is committed to maintaining strong relationships with public sector customers and, when faced with execution challenges, we work diligently to address and resolve any issues in a timely and effective manner to ensure compliance and customer satisfaction.	*
20	Describe any relevant industry awards or recognition that your company has received in the past five years.	Several publications and organizations have recognized Core & Main as an industry leader through various awards and acknowledgments: 1. Training Magazine's Training APEX Awards: In 2023, Training Magazine, a leading publication for learning and development professionals, honored Core & Main with the Training APEX Award, ranking the company at No. 23. This accolade reflects Core & Main's excellence in employer-sponsored training and development programs. Laura Schneider, Chief Human Resources Officer, stated, "We are a people-first culture, where training and development allow our associates to pursue not just a job, but a career in supporting reliable infrastructure." coreandmain.com+2coreandmain.com+2topworkplaces.com+2 2. Municipal Leadership Award by the Alliance for PE Pipe: In 2018, Core & Main received the Municipal Leadership Award from the Alliance for PE Pipe. This award recognized the company's innovative use of high-density polyethylene (HDPE) pipe in municipal water systems, specifically highlighting a project in Austin, Minnesota, where aging water main pipes were replaced with HDPE lines in conjunction with street replacement projects. coreandmain.com+1coreandmain.com+1 3. Training Magazine's Top 100 Award: In 2021, Core & Main was a recipient of the Training Top 100 Award from Training Magazine, ranking No. 46. This award acknowledges organizations that provide best-in-class employee training and development. Laura Schneider commented on the recognition, emphasizing the company's mission to invest in the development and well-being of its people, considering them key to the company's future. coreandmain.com+1topworkplaces.com+1 4. Top Workplaces Recognition: Core & Main has been recognized as a Top Workplace, reflecting its commitment to fostering a positive work environment and culture. This acknowledgment underscores the company's dedication to its employees and its efforts to create a supportive and engaging workplace. topworkplaces.com These recognitions highlight Core & Main's leadership and commitment to excellence in the waterworks industry, particularly in areas such as employee development, innovative project execution, and workplace culture.	*
21	What percentage of your sales are to the governmental sector in the past three years?	The company's net sales are categorized by product segments, including pipes, valves & fittings, storm drainage products, fire protection products, and meter products. The exact percentage of sales to governmental entities are not available. However, we estimate that 42+% of sales are to municipalities.	*
22	What percentage of your sales are to the education sector in the past three years?	Unknown	*
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	Core and Main currently holds cooperative agreements with the following entities: HGAC, Pavilion, and Buyboard. We have some State Government Agreements. Some of our larger State agreements include the State of New Jersey and the State of Pennsylvania. Specific sales volume for each of these agreements is not available.	*
24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	Core & Main engages in various government contracts and cooperative purchasing agreements to supply water, wastewater, storm drainage, and fire protection products. They participate in numerous cooperative contracts, such as the "Water & Wastewater Treatment Plants - Components/Equipment & Services" contract from COSTARS, among others. However, Core and Main does not have any General Services Administration (GSA) or Standing Offers and Supply Arrangements with other governmental entities.	*

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Easton Suburban Water Authority	Timothy Ryan	610-258-7181	*
Bolton Point Water Authority	Steve Riddle	607-277-0660 ext. 225	*
Eden Prairie	Rick Whalen	952-949-8530	*

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company’s capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
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26	Sales force.	Core & Main is exceptionally well-equipped to serve all Sourcewell members across all 50 U.S. states through our expansive distribution network. With over 350 branch locations, a nationwide team of sales and service professionals, and a robust supply chain of distribution and warehouse facilities, Core & Main ensures seamless access to waterworks, metering, storm drainage, and fire protection solutions. As a trusted provider, Core & Main delivers end-to-end infrastructure solutions that align with Sourcewell's procurement needs. Our comprehensive portfolio includes products and services related to water and wastewater infrastructure, metering technologies, and stormwater management. Since 2020, Core & Main has facilitated infrastructure investments through cooperative purchasing agreements, helping municipalities, utilities, and government agencies efficiently procure critical infrastructure products and services. Industry Leadership and Commitment to Service Core & Main's team consists of thousands of dedicated professionals across the United States, with the majority being full-time permanent employees. Our extensive sales and service teams work together to provide high-quality customer support, ensuring contract compliance and superior service delivery. To optimize contract management and customer engagement, Core & Main ensures timely communication and compliance. If an inquiry is not addressed within the designated timeframe, it is escalated, ensuring every customer request is handled efficiently. Additionally, we have a team of dedicated Market Directors responsible for advancing business opportunities in key verticals such as: • Municipal Water and Wastewater • Stormwater Management • Fire Protection • Metering and AMI/AMR Solutions • Federal, State, and Local Government Contracts These professionals are highly knowledgeable and will actively train our field sales teams on how to leverage Sourcewell contracts to deliver value to both new and existing customers. They will also continuously identify new opportunities for collaboration with Sourcewell to expand procurement accessibility. Government-Focused Growth Strategy While Core & Main has been a trusted partner for municipal agencies for decades, we continue to enhance our services to better meet public-sector needs. This initiative includes a dedicated team of sales managers, project managers, product specialists, and legal professionals. By leveraging these specialized resources, Core & Main will expand the reach of cooperative purchasing agreements, providing even more government agencies with access to our trusted products and expert services. Unparalleled National and Regional Support Core & Main stands apart in the industry not only due to our geographic footprint but also because of the sheer magnitude of skilled professionals ready to serve Sourcewell members. Our integrated approach allows seamless collaboration between sales, service, and support functions, ensuring customers receive unmatched value. How Our Sales & Service Teams Deliver Value • Customer Support: Our sales and service teams collaborate to provide end-to-end customer support, troubleshooting issues and ensuring that every purchase is optimized for operational efficiency. • Cross-Selling & Solutions Expansion: Our teams identify additional products or services that enhance infrastructure projects, helping municipalities and utilities implement comprehensive solutions. • Customer Feedback & Continuous Improvement: We actively collect and analyze feedback to enhance our product offerings, service standards, and customer experience. • Contract Renewals & Customer Retention: Through a proactive service approach, we ensure ongoing customer satisfaction and seamless contract renewals. • Training & Onboarding Support: Our sales teams work closely with service teams to provide comprehensive training and onboarding, ensuring customers understand how to maximize the efficiency and value of their purchases. At Core & Main, we recognize that strong relationships and collaborative service delivery are key to supporting municipalities, utilities, and government agencies. By effectively integrating our sales, service, and operational functions, we ensure that Sourcewell members receive the highest quality products, expert guidance, and long-term infrastructure solutions that drive success.
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	Core & Main has over 5500 employees and 350 branches. Our employee base will work with our manufacturing partners to deliver products and solutions to our customers.

28	Service force.	Core & Main has an extensive network of front-line service professionals strategically located throughout North America, ensuring close proximity to every Sourcewell member's location. Our service teams deliver technical solutions that enhance the reliability and efficiency of water, wastewater, storm drainage, fire protection, and metering systems. Through proactive maintenance, emergency repair services, and innovative technologies such as remote monitoring and smart metering solutions, Core & Main provides optimal infrastructure performance while helping utilities and municipalities reduce operational costs and comply with regulatory standards. At Core & Main, we are committed to delivering safe, efficient, and sustainable waterworks solutions that enhance water utility performance, drive cost savings, and support long-term infrastructure resiliency. We ensure that the right project manager is matched with the right job, providing every customer with the highest level of service, expertise, and reliability. As a leading service provider in the waterworks industry, Core & Main possesses unparalleled in-house expertise in distribution, metering, fire protection, and drainage solutions. Whether it's pipeline maintenance, valve replacement, smart metering upgrades, or system troubleshooting, our professionals are trained to keep critical infrastructure operating at peak efficiency.	*
29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	Core & Main's branches and dedicated sales teams will manage the waterworks, metering, storm drainage, and fire protection product ordering process on behalf of Sourcewell members. During the selection process, Core & Main will provide the members with a detailed proposal on Core & Main letterhead, outlining the products, services, and materials necessary for the project. This proposal will serve as the basis for the project contract. A local branch manager and/or project manager will be assigned to oversee the project, focusing on cost verification, scheduling, and technical requirements to ensure funds are spent ethically and responsibly. Any deviations or issues will be immediately communicated to the team for prompt resolution, ensuring the project stays on track. Once the product selection process is finalized and agreed upon by both the Sourcewell member and Core & Main, materials will be ordered with sufficient lead time to ensure they are available on-site when needed for installation activities. For large-scale infrastructure components or products with extended lead times, Core & Main follows a best-practice approach, placing orders as early as possible to avoid delays and ensure seamless project execution. To maintain project efficiency, periodic updates on material availability will be provided, ensuring alignment with the overall project schedule and compliance with all contractual requirements.	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	Core & Main is committed to providing high-quality customer service. We offer extensive training, ensuring that customer personnel are well-versed in product use and maintenance. The company provides a structured learning approach with access to a library of learning aids, eLearning modules, and tutorials. Customers have access to technical support through dedicated contact points, with availability during standard business hours and provisions for after-hours emergencies for critical issues. Core & Main also emphasizes the importance of clear communication and collaboration with clients to minimize service interruptions and ensure efficient system implementations. Their customer service approach includes local support from branch locations and knowledgeable staff to address client needs effectively.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	Core & Main is excited for the opportunity to work with Sourcewell and participating entities. With 350 branch locations and over 5500 employees, we are more than capable of providing the needed products and services to Sourcewell participating entities.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Core & Main has recently entered the Canadian market through an acquisition. The proposed products, information, and pricing in this proposal is for US based clients/utilities only.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	Core & Main will provide our full range of products and services to all 50 states within the United States, ensuring comprehensive coverage for Sourcewell members across the country. Our extensive network of over 350 branch locations allows us to effectively serve municipalities, utilities, and other public-sector entities nationwide. However, Core & Main will not be able to provide products and services in Canada under the proposed agreement. While we maintain strong distribution capabilities in the U.S., our operations do not currently extend to servicing Canadian provinces and territories.	*

34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	Core & Main delivers waterworks, metering, storm drainage, and fire protection products to every region of the United States, from urban centers to remote areas such as Alaska and the islands of Hawaii. With our extensive branch network and logistics capabilities, we ensure reliable product availability and support across all 50 states and U.S. territories. We maintain service branches in Alaska, Hawaii, and U.S. states, allowing us to effectively support customers in these regions. However, delivery times to remote locations may vary from the typical timeframes outlined in this proposal due to logistical constraints and transportation availability. Core & Main remains committed to timely and efficient service, ensuring customers receive the products they need to keep their infrastructure operating at peak performance.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	There are no specific requirements or restrictions for participating entities in Hawaii, Alaska, or U.S. territories under this agreement. Core & Main is fully capable of delivering waterworks, metering, storm drainage, and fire protection products to these regions through our extensive distribution network. The only limitation is that Core & Main will provide products exclusively from manufacturers with whom we are authorized to distribute in specific states or territories. Availability of certain products may vary based on manufacturer agreements and state-specific distribution rights. However, we remain committed to ensuring participating entities have access to the best available solutions for their infrastructure needs.	*
36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	Yes, Core & Main will extend the terms of any awarded master agreement to all nonprofit entities participating in the Sourcewell contract program, provided they are eligible to lawfully participate based on local, regional, or federal regulations and guidelines.	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *	
37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	Core & Main will equip our field teams with a comprehensive marketing toolkit for use in our sales campaigns, ensuring Sourcewell members and public sector customers are well-informed about the benefits of utilizing our contract. The toolkit will include marketing materials that highlight the following customer benefits: • Simple and easy-to-use process for procurement. • Free membership for public sector customers. • Straightforward pricing structure that includes all applicable fees—no hidden add-ons. • Labor pricing based on locally published rates, ensuring competitive and fair costs in each region. • Elimination of additional costs associated with the traditional RFP and Bidding process, reducing expenses related to preparing bid specifications and evaluating contract awards. • Faster project completion timelines compared to traditional procurement methods, ensuring waterworks, metering, and water infrastructure projects are completed on time. Additionally, the toolkit will feature case studies and customer testimonials from Sourcewell members who have successfully utilized the agreement with Core & Main, once we have them, and experienced a seamless procurement process with high-quality service and products. Engagement with Public Sector Organizations Beyond traditional marketing efforts, Core & Main will leverage our partnerships with key public sector professional organizations at both the national and regional levels. Many competitors limit their participation to annual trade show booths, but Core & Main actively engages with these organizations year-round. We believe that building strong relationships with members of these organizations is key to understanding and addressing their infrastructure needs. Our approach includes: • Active participation in local meetings to stay engaged with public sector customers. • Providing training and informative seminars as the industry's waterworks and metering subject matter experts. • Educational sessions on industry topics, such as infrastructure sustainability, compliance regulations, smart metering advancements, and best practices for municipal water management. Through these efforts, Core & Main ensures that public sector customers have access to the knowledge, resources, and procurement tools needed to effectively manage and enhance their infrastructure while maximizing the benefits of cooperative purchasing agreements.	*

38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Core & Main leverages various digital platforms to enhance our marketing effectiveness and engage with our customer base. Our strategies include utilizing social media channels, maintaining an informative website, and employing digital advertising techniques. Social Media Engagement We actively engage with our audience through platforms like LinkedIn, where we share updates on new products, industry insights, and company news. This engagement helps us maintain a strong connection with our customers and industry partners. Website and Digital Resources Our website serves as a central hub for information about our products and services. We continually update our site to provide valuable content, ensuring that visitors have access to the latest information. Data Privacy and Compliance We are committed to protecting the privacy of our customers and comply with all relevant data protection regulations. Our privacy notice outlines our practices in collecting and using personal information. By integrating these digital tools and platforms, Core & Main aims to enhance our marketing efforts, engage effectively with our audience, and provide valuable resources to our customers.	*
39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	Core & Main looks forward to the opportunity to successfully partner with Sourcewell and its members through this contract. While we do not currently hold a Sourcewell-awarded contract, we are confident that our extensive experience in the waterworks, metering, storm drainage, and fire protection industries will allow us to deliver exceptional value to Sourcewell members if awarded this contract. We are committed to training our internal teams on how the Sourcewell contract meets the procurement needs of its members and will actively work to expand program awareness across our nationwide network. Our goal is to establish a strong, long-term relationship with Sourcewell, ensuring that public sector entities have efficient access to high-quality infrastructure solutions. Core & Main is prepared to leverage our national presence and industry expertise to support Sourcewell's mission. We will actively engage with Sourcewell's Supplier Development Executive and business development team to maximize awareness and participation in the contract. Additionally, we will utilize tradeshow, industry events, and digital marketing strategies to ensure Sourcewell members understand the full benefits of cooperative purchasing with Core & Main. We also recognize the importance of collaborating with Sourcewell's legal and government affairs teams to ensure cooperative purchasing agreements remain effective and compliant across various states, territories, and markets. If awarded this contract, Core & Main is committed to supporting legislative and procurement initiatives that enhance public sector access to cost-effective, high-quality waterworks and metering solutions.	*
40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	Core & Main offers a combination of direct purchase sourcing and e-procurement, through an online platform called Online Advantage to facilitate efficient ordering and account management for our customers, including governmental entities. Online Advantage Features: - Order Placement: Customers can browse our extensive catalog of water, wastewater, storm drainage, and fire protection products, and place orders directly through the platform. - Account Management: Users can manage their accounts, view order histories, and track shipments in real-time. - Custom Pricing: The system supports customized pricing structures, ensuring that governmental customers receive contract-specific pricing aligned with their procurement agreements. Usage by Governmental Customers: Governmental agencies and municipalities utilize Online Advantage to streamline their procurement processes. The platform's user-friendly interface and robust features allow these entities to efficiently manage their supply needs, ensuring timely and accurate fulfillment of orders. By leveraging Online Advantage, governmental customers can reduce administrative overhead, maintain compliance with procurement policies, and enhance overall operational efficiency.	*

Table 5A: Value-Added Attributes (100 Points, applies to Table 5A and 5B)

Line Item	Question	Response *
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41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Core & Main is committed to supporting Sourcewell participating entities by offering a range of training programs tailored to product operation, equipment maintenance, and operator proficiency. Below is an overview of our training offerings: 1. Product and Equipment Training - Standard Training: We provide comprehensive training on the proper use and maintenance of our products, including water, wastewater, and storm drainage. This cost of this training is typically included in the cost of products purchased and is conducted by our knowledgeable staff. - Customized On-Site Training: For specialized equipment or unique operational needs, we offer customized training sessions at the customer's facility. These sessions are designed to address specific requirements and ensure that staff are proficient in operating and maintaining the equipment. There would be a cost to these trainings which is outlined in our solutions pricing. 2. Operator Training Programs - Core & Main University: Our internal training development program, Core & Main University, offers virtual academies to help associates and customers prepare for various roles and responsibilities. This program is part of our commitment to continuous learning and development. - Partnerships with Accredited Organizations: We collaborate with organizations like the National Center for Construction Education and Research (NCCER) to offer certified training programs in heavy equipment operations. These programs cover essential skills such as safety protocols, equipment inspection, and operational techniques. NCCER 3. Maintenance Training - Preventive Maintenance Workshops: We conduct workshops focused on preventive maintenance practices to extend the lifespan of equipment and reduce downtime. These sessions are led by experienced technicians and can be customized to the specific equipment used by the participating entity. Training Delivery and Costs - Delivery Methods: Training can be delivered on-site at the customer's location, virtually through online platforms, or at designated Core & Main facilities, depending on the nature of the training and customer preferences. - Cost Structure: Standard training programs included with product purchases are typically offered at no additional cost. Customized training sessions or specialized certification programs may involve additional fees, which are determined based on the scope and content of the training. By offering these training programs, Core & Main aims to empower Sourcewell participating entities with the knowledge and skills necessary to operate and maintain their infrastructure effectively, ensuring safety, efficiency, and longevity.
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42	Describe any technological advances that your proposed Solutions offer.	Core & Main's CORE+ Smart Utility Solutions integrate cutting-edge technologies to enhance water management, monitoring, and operational efficiency for utilities and municipalities. These solutions provide real-time insights, predictive analytics, and advanced monitoring to help public sector entities optimize their infrastructure and resource management. 1. Advanced Metering Infrastructure (AMI) CORE+ offers AMI solutions that provide real-time water consumption data, helping utilities monitor usage trends, detect leaks, reduce non-revenue water loss, and enhance billing accuracy. By utilizing smart metering technology, municipalities can move beyond traditional manual reads and gain greater visibility into their water distribution networks. For example, the City of Brandon, Mississippi, successfully implemented smart meters through CORE+, improving operational efficiency and customer satisfaction. 2. Data Analytics and Predictive Insights CORE+ integrates data analytics platforms to help utilities analyze consumption patterns, predict system failures, and optimize asset management. These tools empower utilities to proactively address infrastructure issues before they become costly problems, improving system longevity and service reliability. 3. Advanced Monitoring Solutions CORE+ offers a suite of real-time monitoring solutions designed to help utilities track the performance of their infrastructure, prevent failures, and reduce operational disruptions. Key features include: • Remote Pressure Monitoring: Continuously tracks water pressure levels to identify fluctuations that may indicate potential pipeline breaks or inefficiencies. • Flow Monitoring: Provides instant data on water distribution rates, helping utilities detect abnormal flow patterns and mitigate potential leaks. • Acoustic Leak Detection: In partnership with Intelligent Systems, CORE+ offers SmartCap technology, magnetic acoustic leak detection loggers and other smart listening devices that continuously listen for leaks in pipelines, allowing for early detection and rapid response to prevent water loss. 4. Integrated System Management CORE+ takes a comprehensive approach to utility management, combining metering, analytics, and monitoring technologies into a unified system. This allows municipalities to: • Automate data collection and reporting • Improve response times to system failures • Reduce maintenance costs through proactive infrastructure management By leveraging these advanced monitoring solutions, Core & Main helps utilities and municipalities transition to smarter, more efficient water systems, ensuring sustainability, cost savings, and improved service quality for the communities they serve.
43	Describe any "green" initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	1. Specialized Solutions to Combat Impacts of Drought in Lake Mead a. Core & Main worked with local water authorities to provide a specialized product — 36-inch metal-seated ball valves — for the construction of a pumping station that now delivers 900 million gallons of water to over 2 million people. 2. New Infrastructure Provides Access to Clean and Safe Water a. In 2020, a national contractor hired Core & Main to address this growing infrastructure challenge. Core & Main led critical trainings to educate workers and other project partners about potential solutions, and provided the 26 miles of ductile iron pipe made from recycled iron and steel scrap used in the multiyear project. 3. Solving Environmental Disasters a. In February 2021, over 5 million gallons of sewage were pouring across the streets and yards of homeowners in Ventnor Heights. A Core & Main expert traveled to the site and helped resolve the problem within two days (a rapid timeline for this type of leak) preventing potentially disastrous problems and road closures in Ventnor. 4. Sustainable Infrastructure – Tomorrow's Solutions Today a. The city of Rochester, New York converted a downtown area to commercial property for sale. The existing pipe was 1,000 feet of 54-inch diameter and required fusion equipment. While the scale of the project was unique, Core & Main sourced HDPE fusible pipe that could be slipped into the existing tunnel with minimal surface excavation and lower environmental impact. 5. Energy Efficiency & Emissions Reduction a. Our efforts start at our corporate headquarters in St. Louis, Missouri. We have completed multiple LED lighting projects in several branches and have added high-efficiency HVAC and motion sensors to multiple new and renovated branches. We also recycle computer and telecom equipment to prevent e-waste from entering landfills while reducing the need for new raw materials b. LEED certified in recognition of its energy-efficiency at corporate headquarters

44	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	Core & Main demonstrates a strong commitment to sustainability and environmental responsibility through various initiatives. While the company has not prominently highlighted specific third-party eco-labels or certifications related to energy efficiency, life-cycle design, or other green factors, it actively engages in practices that promote sustainable infrastructure and operations. Environmental Initiatives: • Sustainable Water Solutions: Core & Main focuses on delivering products and services that enhance water management and conservation, addressing critical issues such as drought and flooding. The company's efforts aim to drive technological innovation and ensure the long-term viability of essential water infrastructure. • LEED certified in recognition of its energy-efficiency at corporate headquarters Industry Engagement: • Design-Build Certifications: Several Core & Main associates have achieved certifications from the Design-Build Institute of America (DBIA), reflecting the company's expertise in efficient project delivery methods that can contribute to sustainable outcomes. • Advisory Roles: Core & Main serves as an advisory member of the Water Collaborative Delivery Association (WCDA), North America's leading educational resource for best practices in water design-build delivery. Company Values: • Mission and Vision: The company's mission emphasizes leadership in supplying innovative water, wastewater, energy, and fire protection solutions, with a focus on integrity and community well-being.
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45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Core & Main offers unique advantages to Sourcewell participating entities through its extensive product portfolio, nationwide service network, and industry-leading expertise in waterworks, metering, storm drainage, and fire protection solutions. Here's what sets Core & Main apart in the waterworks industry and why our solutions provide exceptional value to Sourcewell members: 1. Unmatched Nationwide Reach & Logistics Capabilities • Over 350 branch locations across all 50 U.S. states, ensuring fast and efficient delivery of essential infrastructure products. • Strategic distribution centers that optimize supply chain management, reducing lead times for Sourcewell members. • Expert local teams familiar with state and municipal regulations to provide tailored solutions. 2. Comprehensive Waterworks & Infrastructure Solutions Core & Main provides end-to-end solutions for water and wastewater infrastructure, including: • Pipes, Valves, and Fittings – Durable materials for long-term municipal infrastructure needs. • Smart Metering & AMI/AMR Solutions – Advanced metering solutions for improved efficiency and accuracy. • Storm Drainage Products – Engineered solutions for flood mitigation and stormwater management. • Fire Protection Systems – Essential fire suppression infrastructure for municipal and commercial applications. Our integrated solutions allow Sourcewell members to streamline procurement, reduce costs, and improve system efficiency. 3. Advanced Technology & Digital Solutions • CORE+ Smart Utility Solutions – Integrates real-time monitoring, data analytics, and leak detection to help utilities reduce water loss, improve asset management, and enhance sustainability. • AMI & Smart Metering Systems – Enable remote data collection and real-time usage tracking, helping utilities optimize billing and conservation efforts. • Advanced Leak Detection & Monitoring – Acoustic and sensor-based technologies to proactively detect leaks and prevent costly failures. 4. Strong Industry Expertise & Support • Core & Main understands public sector procurement, ensuring seamless contract compliance and best-value solutions. • On-Site Training & Technical Support – We provide operator and maintenance training to ensure Sourcewell members get the most from their infrastructure investments. 5. Proven Sustainability & Water Conservation Initiatives Core & Main prioritizes environmentally responsible solutions that support sustainable infrastructure development, including: • Low-leakage pipeline materials for water conservation. • Green stormwater management solutions to mitigate urban flooding. • AMI-based conservation initiatives that help utilities track and reduce water waste. 6. Streamlined Procurement Through Sourcewell • Pre-negotiated pricing ensures transparent, cost-effective purchasing without the need for time-consuming RFPs. • Account representatives will assist Sourcewell members in navigating product selection and contract utilization. • Fast-tracked ordering and fulfillment using Core & Main's e-procurement system for efficiency. Why Core & Main? Core & Main is not just a distributor —we are a trusted partner to municipalities, utilities, and government agencies. Our combination of industry-leading expertise, innovative technology, unmatched distribution, and commitment to sustainability makes us the ideal choice for Sourcewell participating entities looking for efficient, cost-effective, and future-ready waterworks solutions.
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Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment	
46	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or resellers if available. Select all that apply.		☐ Yes ☒ No	Core & Main does not qualify for MBE (Minority Business Enterprise), WBE (Women's Business Enterprise), DOBE (Disability-Owned Business Enterprise), VBE (Veteran Business Enterprise), SDVOB (Service-Disabled Veteran-Owned Business), SBE (Small Business Enterprise), SDB (Small Disadvantaged Business), or WOSB (Women-Owned Small Business) certifications. However, we recognize the importance of supplier diversity and actively partner with subcontractors and vendors that may hold these certifications. If specific diversity certifications are a requirement for procurement, we encourage Sourcewell members to discuss their needs with us so we can explore potential partnership opportunities with eligible subcontractors.	*
47		Minority Business Enterprise (MBE)	☐ Yes ☒ No	N/A	*
48		Women Business Enterprise (WBE)	☐ Yes ☒ No	N/A	*
49		Disabled-Owned Business Enterprise (DOBE)	☐ Yes ☒ No	N/A	*
50		Veteran-Owned Business Enterprise (VBE)	☐ Yes ☒ No	N/A	*
51		Service-Disabled Veteran-Owned Business (SDVOB)	☐ Yes ☒ No	N/A	*
52		Small Business Enterprise (SBE)	☐ Yes ☒ No	N/A	*
53		Small Disadvantaged Business (SDB)	☐ Yes ☒ No	N/A	*
54		Women-Owned Small Business (WOSB)	☐ Yes ☒ No	N/A	*

Table 6A: Pricing (400 Points, applies to Table 6A and 6B)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
55	Describe your payment terms and accepted payment methods.	Pricing: The project price will be determined based on scope. An initial down payment (percentage of total project cost) is required at contract signing, with monthly progress payments thereafter. Progress Payments: - Core & Main will submit an itemized application for payment. - Invoices will be submitted within 24-48 hours of product/service delivery. If a long-term project, invoices will be submitted monthly. - Payments include completed work, authorized modifications, and stored materials (on or off-site with prior approval). Payment is due within 30 days of invoice submission Accepted Payment Methods: - Wire Transfer (ACH), Check, Money Order	*
56	Describe any leasing or financing options available for use by educational or governmental entities.	Core & Main can provide general information on available financing options to assist Sourcewell members in evaluating their choices. However, we do not recommend any specific course of action, nor do we act as a financial advisor. Core & Main is not registered as a municipal advisor with the Securities and Exchange Commission and encourages Sourcewell members to consult with their own financial and legal advisors when considering financing options.	*

57	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	Depending on the products or services purchased by a Sourcewell member, Core & Main may propose a customized Master Project Agreement, which is included in the appendix of this document. All sales by Core & Main are subject to our Terms of Sale located on our website: Terms Of Sale - Core & Main. Additionally, certain manufacturers may require service agreements, Service Level Agreements (SLAs), Standard Operating Procedures (SOPs), subscription agreements, or other contractual documents. These documents will be provided to the Sourcewell member for legal review and approval before finalizing the purchase or service agreement	*
58	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	C&M has the ability to process payment by P-Card, but would negotiate any payment terms with individual co-op member buyer.	*
59	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	We have uploaded a pricing table that provides the applicable pricing discounts for every product-category and or service. Please note: All Pricing provided under this contract is available in U.S. currency. The attached pricing tables provides additional details for the Products and Services categorized on the Core and Main Water Collection and Control Products for Community Infrastructure with Related Products and Services 040825 Pricing Table:	*
60	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Discounts vary based on equipment type and labor. We are providing discounts that exceed our standard commercial branch practices and are in line with our strategic account customers. Please refer to our pricing table for specific percentages	*
61	Describe any quantity or volume discounts or rebate programs that you offer.	Volume discounts will be considered on a project-by-project basis, depending on the scope and scale of the order. Many Core & Main solutions are customized to meet the specific needs of each utility, municipality, or project, and as such, may not always qualify for standard volume discounts. As a leading distributor of waterworks, metering, storm drainage, and fire protection products, Core & Main has nationwide contracts that allow us to leverage bulk purchasing power, secure priority delivery timelines, and provide strong warranty support. This ensures competitive pricing and reduced procurement risks for Sourcewell members. While some projects may involve products that differ from those already in place, Core & Main's focus is on delivering maximum value, reliability, and long-term infrastructure solutions that best meet the needs of our customers.	*
62	Propose a method of facilitating "sourced" products or related services, which may be referred to as "open market" items or "non-contracted items". For example, you may supply such items "at cost" or "at cost plus a percentage," or you may supply a quote for each such request.	All open market or non-contracted items would be quoted for the Sourcewell member. The quoted price would be provided at a discount from the current list price. That percent discount would vary depending on the products/services being purchased	*
63	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	We offer turnkey pricing that includes costs on a project-by-project basis as outlined in pricing tables provided.	*
64	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Shipping costs are included in the price provided as long as the individual manufacturer's full freight allowances are met.	*
65	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	Shipping costs are included in the price provided as long as the individual manufacturer's full freight allowances are met.	*
66	Describe any unique distribution and/or delivery methods or options offered in your proposal.	We prioritize just-in-time delivery to minimize storage costs and potential damage that can occur when equipment and materials are stored on-site or in a facility for extended periods. However, some projects may require on-site storage of materials. Core & Main will bill for stored materials. Warranty periods are determined based on manufacturer's production date.	*

67	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	Core & Main has established a structured approach to ensure compliance and effective utilization of our Sourcewell contracts. Through training, technology, and oversight, we provide Sourcewell members with a seamless procurement experience while maintaining adherence to contract terms. 1. Comprehensive Cooperative Training – Our dedicated Team will offer ongoing training to field sales and service personnel, equipping them with the necessary knowledge to successfully complete cooperative purchases. We have also developed standardized pricing workflows to ensure projects and services are accurately quoted. 2. Tracking & Contract Management – We utilize PowerScope and Mincron to track cooperative contract usage, ensuring that each Sourcewell member is properly linked to the correct contract. A required contract field in our system enforces compliance and maintains visibility across all cooperative transactions. 3. Advanced Pricing & Discounting Tools – Our sales teams have access to customized pricing tools that provide list pricing and contract-specific pricing. We continuously work with our pricing teams and leadership to implement automated pricing controls, ensuring that discounts are correctly applied per the awarded pricing structure. 4. Dedicated Compliance & Administrative Support – Our branch management team manages reporting, contract adherence, and administrative fee processes. This team actively monitors pricing accuracy for eligible members and will escalate any concerns to the Corporate finance team for resolution. 5. Commitment to Pricing Accuracy & Resolution – If a pricing discrepancy is identified, Core & Main is fully committed to investigating and correcting any inconsistencies, ensuring Sourcewell members receive fair and accurate pricing in accordance with the contract terms. By implementing these compliance measures, Core & Main ensures that Sourcewell members benefit from a transparent, efficient, and contract-compliant procurement process.
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68	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	Core & Main – Delivering Results-Driven Utility Solutions through Sourcewell Agreement Core & Main is excited about the opportunity to have an agreement with Sourcewell to deliver turnkey infrastructure solutions that help municipalities, utilities, and public agencies streamline procurement and improve operational performance. As one of the nation's leading distributors of waterworks and utility solutions, our focus is on providing measurable value, project efficiency, and long-term partnership through the Sourcewell contract. We offer a comprehensive suite of utility-focused products and services, including (Our offering for this RFP will be detailed in answer to question 71): • Advanced Metering Infrastructure (AMI) Solutions – Full deployment services including meter and SmartPoint installations, network buildouts, integration with billing systems, and real-time data visibility through Sensus Analytics. • Meter Replacement Programs – Project-managed rollouts of water, gas, and electric meters to improve accuracy, revenue recovery, and customer transparency. • Backflow Prevention & Compliance Management – Powered by VEPO CrossConnex, our software-driven solution ensures regulatory compliance with automated scheduling, tester management, and customer outreach. • Waterworks Distribution Products – Full inventory of pipe, valves, fittings, hydrants, and appurtenances from leading manufacturers, backed by fabrication services and jobsite delivery. • Asset & Work Order Management Tools – Integration of GIS-enabled platforms to manage infrastructure maintenance, service requests, and field data collection. • Customer Communication & Outreach Services – Call center management, appointment scheduling, and utility-branded messaging to ensure customer engagement throughout a project lifecycle. Measuring Success Through Performance Metrics To ensure our partnership with Sourcewell is consistently delivering value, Core & Main tracks a set of internal metrics and KPIs that reflect the health, growth, and impact of our collaboration. These include: • Contract Utilization Metrics - o Total number of Sourcewell member agencies engaged - o Annual Sourcewell contract sales volume - o Year-over-year growth in Sourcewell-related projects • Operational Performance - o On-time delivery and installation rates - o Average lead time from purchase order to delivery - o Inventory fill rates and product availability • Customer Experience & Satisfaction - o Net Promoter Score (NPS) from Sourcewell members - o Post-project customer satisfaction survey scores - o Number of repeat engagements with Sourcewell customers • Project Execution - o Percentage of projects completed within budget and on schedule - o Field crew productivity and safety incident rates - o Support ticket resolution time for technical/software issues • Outreach & Education - o Number of Sourcewell education sessions or webinars hosted - o Attendance and engagement rates from municipal stakeholders - o Growth in training certifications and utility staff onboarding By leveraging these internal metrics, Core & Main continuously refines its approach to deliver stronger results for Sourcewell members across the country. Our goal is to not only be a supplier, but a long-term partner that helps your community modernize infrastructure, optimize operations, and enhance service to your residents.	*
69	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	Core & Main proposes a 1% administrative fee. On significant opportunities, we would like the option to further negotiate a reduction on a case-by-case basis.	*

Table 6B: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments	
70	The pricing offered is as good as or better than pricing typically offered through existing cooperative contracts, state contracts, or agencies.	N/A	*

Table 7A: Depth and Breadth of Offered Solutions (200 Points, applies to Table 7A, 7B, 7C and 7D)

Line Item	Question	Response *
71	Provide a detailed description of all the Solutions offered, including used Solutions if applicable, offered in the proposal.	CORE & MAIN ADVANCED METERING INFRASTRUCTURE (AMI) SOLUTIONS WITH RELATED PRODUCTS AND SERVICES. Core & Main delivers comprehensive Advanced Metering Infrastructure (AMI) solutions that empower utilities to modernize their operations, increase efficiency, and provide a better customer experience. Backed by strategic partnerships with industry leaders, our AMI programs are fully integrated, scalable, and tailored to meet the specific needs of water, gas, and electric utilities. We manage every phase of deployment, from initial planning through installation, system integration, and ongoing support. Program Planning & Design Our AMI journey begins with a detailed evaluation of the utility's goals, service area, and current infrastructure. We perform feasibility studies and return-on-investment modeling to identify the best path forward. Each network is designed based on propagation studies that take into account geography, meter density, and environmental factors. We also evaluate how the AMI system will integrate with existing platforms such as billing systems, GIS, and customer service portals. When applicable, we support utilities in exploring available grant funding or alternative financing options. Managed Services & Project Management CORE+ goes beyond technology by offering full-service project management and operational support. Utilities benefit from services such as system assessment and design, project execution, meter installation, system testing, and validation. Additionally, the CORE+ Managed Services team provides ongoing maintenance, field operations support, and lifecycle management to ensure long-term success. Every AMI project includes a dedicated Core & Main project manager responsible for day-to-day oversight and communication. We develop and manage a full project schedule, maintain progress through milestone tracking, and ensure alignment with all stakeholders. Coordination with utility departments, third-party contractors, and local permitting offices ensure that each stage is completed efficiently and in compliance with regulations. Meter & Endpoint Procurement and Installation Core & Main supplies a wide range of residential and commercial water meters and SmartPoint endpoints from leading manufacturers such as Sensus, Neptune, Kamstrup, and Master Meter depending on the geographical location of the Sourcewell member. Our installation crews are experienced, safety-certified professionals trained in both fieldwork and customer service. For utilities with inside-set meters, we provide coordinated appointment scheduling and communications through our VEPO Metering call center, helping ensure customer participation and satisfaction throughout the installation process. Network Infrastructure Deployment The network infrastructure includes the installation of base stations, collectors, and backhaul components to transmit data from endpoints to the head-end system. Our teams ensure proper siting and setup based on network design and verify coverage through on-site testing. Redundancy and disaster recovery capabilities are built into the network to ensure reliability and long-term system stability. Meter Data Management Software Software system used by utilities to collect, store, validate, process, and analyze data from smart meters. It ensures accurate billing, helps detect issues like leaks or tampering, and supports advanced analytics for better decision-making. MDM acts as a central hub between meter data and other utility systems like billing, customer service, and outage management. System Integration & Software Configuration

Once hardware is in place, Core & Main works with the utility to configure software platforms such as the Sensus Regional Network Interface (RNI) and Sensus Analytics. Our team integrates the AMI system with the utility's billing, customer information, and GIS systems. We assist with the configuration of user roles, device groups, alarms, and custom dashboards to ensure the utility's teams have the tools they need for day-to-day operations and decision-making.

Customer Outreach & Communication

Public engagement is key to AMI success. Core & Main supports utilities by creating a comprehensive communication strategy that includes customer notifications, branded outreach materials, social media content, videos, and FAQs. We also manage customer interactions through VEPO's call center, including scheduling appointments, answering resident questions, and providing ongoing updates during the project.

Training & Utility Staff Enablement

Training is provided to all key utility personnel, including billing, operations, and IT staff. These sessions ensure that utility employees understand the functionality of the AMI system and can use the data to enhance their workflows. For field crews and installers, we provide certification programs to reinforce proper installation techniques and safety protocols. As the system evolves, ongoing training opportunities are available to keep teams up to date.

Ongoing Support & Optimization

After go-live, Core & Main continues to support the utility with performance reviews and system optimization. We monitor read rates, network performance, data quality, and other system metrics to identify areas for improvement. The utility has access to alerts for conditions such as continuous consumption, leak detection, or tampering. Regular audits and consultations help ensure the AMI system remains efficient and effective over time.

CORE & MAIN WATERWORKS PRODUCTS AND RELATED SERVICES:

Core & Main is the leading distributor of waterworks infrastructure products in the United States, offering an extensive portfolio of pipe, valves, fittings, and related solutions to support the construction, maintenance, and rehabilitation of water, wastewater, and stormwater systems. Our nationwide footprint, deep vendor relationships, and decades of industry expertise make us a trusted partner to municipalities, utility contractors, engineers, and public agencies of all sizes. We don't just supply parts—we deliver turnkey support that includes product expertise, logistics, value-added services, and field-level guidance to ensure successful project execution from start to finish.

Pipe, Valves & Fittings (PVF)

Core & Main offers a complete inventory of ductile iron, PVC, HDPE, copper, steel, and specialty pipe for potable water, wastewater, stormwater, and fire protection applications. We stock pipe from all major manufacturers and provide a wide selection of gate valves, butterfly valves, check valves, air release valves, and related appurtenances. Our fittings and restraints meet all industry standards and are available in mechanical joint, push-on, flanged, grooved, or compression styles to accommodate every project need.

Hydrants & Appurtenances

We supply fire hydrants and hydrant accessories from the most trusted manufacturers in the industry. Whether for new installation or system replacement, Core & Main helps utilities select hydrants that meet local specifications and ensures compatibility with existing infrastructure. We also provide breakaway kits, extensions, operating nuts, and maintenance parts to support field crews with ongoing upkeep and emergency response needs.

Water & Sewer Service Materials

Our product offering includes all materials necessary for water and sewer lateral connections, including corporation stops, curb stops, meter setters, copper tubing, service saddles, tapping sleeves, couplings, and compression fittings. We support a full range of sizes and configurations to match utility standards and job site conditions. Our local teams are familiar with jurisdictional requirements and can recommend materials accordingly.

Stormwater Management

Core & Main offers solutions for managing stormwater runoff, erosion control, and

drainage infrastructure. This includes high-performance corrugated HDPE and polypropylene pipe systems, precast catch basins and manholes, geotextiles, inlet protection products, and retention/detention systems. Our team can assist in product selection and layout guidance to ensure compliance with local stormwater regulations and long-term performance of the system.

Manholes

Core & Main provides manholes as part of its waterworks and wastewater infrastructure offerings. We supply precast concrete manholes, frames, covers, and accessories used in sewer and stormwater systems. These products are sourced from leading manufacturers to meet municipal and DOT standards.

Fabrication & Customization Services

Our in-house fabrication capabilities allow us to provide custom pipe cutting, grooving, beveling, fusion welding, spool pieces, and prefabricated meter assemblies. We can also deliver assembled vaults, valve boxes, and meter pits ready for field installation. These value-added services reduce labor costs, minimize installation time, and ensure consistent, high-quality results on the job site.

Inventory Management & Jobsite Delivery

With strategically located branches across the country, Core & Main provides responsive local service and maintains a deep inventory to meet fast-paced construction timelines. We offer just-in-time delivery, will-call pickup, and jobsite staging services. Our fleet of delivery vehicles and logistics team ensures that materials arrive when and where they are needed, keeping projects on schedule and within budget.

Technical Expertise & Field Support

Core & Main's waterworks specialists bring decades of field experience and technical product knowledge. We assist with submittals, takeoffs, specification reviews, and product substitutions. Our team works hand-in-hand with engineers, inspectors, and contractors to solve complex problems, identify cost-saving alternatives, and ensure that the right products are used for the right applications.

Emergency Response & After-Hours Support

When emergencies strike, Core & Main is ready to respond. Our emergency service teams are available after hours and on weekends to ensure utilities and contractors have access to critical materials during water main breaks, natural disasters, or infrastructure failures. We maintain a stock of essential items and can mobilize quickly to help restore service with minimal downtime.

Whether it's a small municipal repair or a large capital infrastructure project, Core & Main's waterworks solutions provide the foundation for safe, reliable, and sustainable water systems. From the trench to the treatment plant, we are your trusted partner in building and maintaining the systems that serve our communities

ADVANCED MONITORING SOLUTIONS

Core & Main has developed the industry's first complete solution to help utilities tackle infrastructure challenges through advanced technology and data-driven insights. With this vision, we designed our Advanced Monitoring Solution, engineered to optimize system performance, reduce operational costs, and ensure regulatory compliance. This solution provides utilities with tools to monitor, analyze, and optimize infrastructure, ensuring proactive maintenance, real-time event detection, and long-term sustainability. These solutions include sensors, data loggers, and remote monitoring devices that detect flow rates, pressure changes, leaks, and water quality issues.

CORE & MAIN ADVANCED METERING INFRASTRUCTURE (AMI) SOLUTIONS WITH RELATED PRODUCTS AND SERVICES.

Core & Main delivers comprehensive Advanced Metering Infrastructure (AMI) solutions that empower utilities to modernize their operations, increase efficiency, and provide a better customer experience. Backed by strategic partnerships with industry leaders, our AMI programs are fully integrated, scalable, and tailored to meet the specific needs of water, gas, and electric utilities. We manage every phase of deployment, from initial planning through installation, system integration, and ongoing support.

Program Planning & Design

Our AMI journey begins with a detailed evaluation of the utility's goals, service area, and current infrastructure. We perform feasibility studies and return-on-investment modeling to identify the best path forward. Each network is designed based on

propagation studies that take into account geography, meter density, and environmental factors. We also evaluate how the AMI system will integrate with existing platforms such as billing systems, GIS, and customer service portals. When applicable, we support utilities in exploring available grant funding or alternative financing options.

Managed Services & Project Management

CORE+ goes beyond technology by offering full-service project management and operational support. Utilities benefit from services such as system assessment and design, project execution, meter installation, system testing, and validation. Additionally, the CORE+ Managed Services team provides ongoing maintenance, field operations support, and lifecycle management to ensure long-term success.

Every AMI project includes a dedicated Core & Main project manager responsible for day-to-day oversight and communication. We develop and manage a full project schedule, maintain progress through milestone tracking, and ensure alignment with all stakeholders. Coordination with utility departments, third-party contractors, and local permitting offices ensure that each stage is completed efficiently and in compliance with regulations.

Meter & Endpoint Procurement and Installation

Core & Main supplies a wide range of residential and commercial water meters and SmartPoint endpoints from leading manufacturers such as Sensus, Neptune, Kamstrup, and Master Meter depending on the geographical location of the Sourcewell member. Our installation crews are experienced, safety-certified professionals trained in both fieldwork and customer service. For utilities with inside-set meters, we provide coordinated appointment scheduling and communications through our VEPO Metering call center, helping ensure customer participation and satisfaction throughout the installation process.

Network Infrastructure Deployment

The network infrastructure includes the installation of base stations, collectors, and backhaul components to transmit data from endpoints to the head-end system. Our teams ensure proper siting and setup based on network design and verify coverage through on-site testing. Redundancy and disaster recovery capabilities are built into the network to ensure reliability and long-term system stability.

Meter Data Management Software

Software system used by utilities to collect, store, validate, process, and analyze data from smart meters. It ensures accurate billing, helps detect issues like leaks or tampering, and supports advanced analytics for better decision-making. MDM acts as a central hub between meter data and other utility systems like billing, customer service, and outage management

System Integration & Software Configuration

Once hardware is in place, Core & Main works with the utility to configure software platforms such as the Sensus Regional Network Interface (RNI) and Sensus Analytics. Our team integrates the AMI system with the utility's billing, customer information, and GIS systems. We assist with the configuration of user roles, device groups, alarms, and custom dashboards to ensure the utility's teams have the tools they need for day-to-day operations and decision-making.

Customer Outreach & Communication

Public engagement is key to AMI success. Core & Main supports utilities by creating a comprehensive communication strategy that includes customer notifications, branded outreach materials, social media content, videos, and FAQs. We also manage customer interactions through VEPO's call center, including scheduling appointments, answering resident questions, and providing ongoing updates during the project.

Training & Utility Staff Enablement

Training is provided to all key utility personnel, including billing, operations, and IT staff. These sessions ensure that utility employees understand the functionality of the AMI system and can use the data to enhance their workflows. For field crews and installers, we provide certification programs to reinforce proper installation techniques and safety protocols. As the system evolves, ongoing training opportunities are available to keep teams up to date.

Ongoing Support & Optimization

After go-live, Core & Main continues to support the utility with performance reviews and system optimization. We monitor read rates, network performance, data quality, and other system metrics to identify areas for improvement. The utility has access to

alerts for conditions such as continuous consumption, leak detection, or tampering. Regular audits and consultations help ensure the AMI system remains efficient and effective over time

CORE & MAIN WATERWORKS PRODUCTS AND RELATED SERVICES:

Core & Main is the leading distributor of waterworks infrastructure products in the United States, offering an extensive portfolio of pipe, valves, fittings, and related solutions to support the construction, maintenance, and rehabilitation of water, wastewater, and stormwater systems. Our nationwide footprint, deep vendor relationships, and decades of industry expertise make us a trusted partner to municipalities, utility contractors, engineers, and public agencies of all sizes. We don't just supply parts—we deliver turnkey support that includes product expertise, logistics, value-added services, and field-level guidance to ensure successful project execution from start to finish.

Pipe, Valves & Fittings (PVF)

Core & Main offers a complete inventory of ductile iron, PVC, HDPE, copper, steel, and specialty pipe for potable water, wastewater, stormwater, and fire protection applications. We stock pipe from all major manufacturers and provide a wide selection of gate valves, butterfly valves, check valves, air release valves, and related appurtenances. Our fittings and restraints meet all industry standards and are available in mechanical joint, push-on, flanged, grooved, or compression styles to accommodate every project need.

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Manholes

Core & Main provides manholes as part of its waterworks and wastewater infrastructure offerings. We supply precast concrete manholes, frames, covers, and accessories used in sewer and stormwater systems. These products are sourced from leading manufacturers to meet municipal and DOT standards.

Fabrication & Customization Services

Our in-house fabrication capabilities allow us to provide custom pipe cutting, grooving, beveling, fusion welding, spool pieces, and prefabricated meter assemblies. We can also deliver assembled vaults, valve boxes, and meter pits ready for field installation. These value-added services reduce labor costs, minimize installation time, and ensure consistent, high-quality results on the job site.

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Core & Main's waterworks specialists bring decades of field experience and technical product knowledge. We assist with submittals, takeoffs, specification reviews, and product substitutions. Our team works hand-in-hand with engineers, inspectors, and contractors to solve complex problems, identify cost-saving alternatives, and ensure that the right products are used for the right applications.

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Whether it's a small municipal repair or a large capital infrastructure project, Core & Main's waterworks solutions provide the foundation for safe, reliable, and sustainable water systems. From the trench to the treatment plant, we are your trusted partner in building and maintaining the systems that serve our communities

ADVANCED MONITORING SOLUTIONS

Core & Main has developed the industry's first complete solution to help utilities tackle infrastructure challenges through advanced technology and data-driven insights. With this vision, we designed our Advanced Monitoring Solution, engineered to optimize system performance, reduce operational costs, and ensure regulatory compliance. This solution provides utilities with tools to monitor, analyze, and optimize infrastructure, ensuring proactive maintenance, real-time event detection, and long-term sustainability.

These solutions include sensors, data loggers, and remote monitoring devices that detect flow rates, pressure changes, leaks, and water quality issues.

Products Offered

Core & Main partners with leading technology providers to deliver a full suite of advanced monitoring products and systems, including:

1. Smart Water Sensors

- Flow Sensors: Measure real-time flow in pressurized or gravity-fed systems.
- Pressure Loggers & Sensors: Detect pressure fluctuations, transients, and zone-specific anomalies.
- Level Sensors: Monitor water levels in tanks, reservoirs, and wet wells.

2. Leak Detection Devices

- Acoustic Leak Sensors: Installed in distribution mains to continuously listen for and locate leaks.
- Inline Leak Detection Tools: Tools used during proactive maintenance to locate hidden leaks in water mains.

3. Remote Monitoring Solutions

- Data Loggers & Transmitters: Collect and transmit data from remote field devices via cellular, radio, or satellite.
- Cloud-Based Dashboards: Web platforms provide centralized access to all field data, including alarms, trends, and analytics.

4. Sewer & Stormwater Monitoring

- Smart Manhole Covers: Equipped with sensors for level, temperature, and intrusion detection.
- Inflow & Infiltration Monitoring Systems: Track wet weather flows and identify areas of excess infiltration into the sewer system.
- CSO/SSO Monitoring: Detect and alert for combined or sanitary sewer overflows in real time.

5. Water Quality Monitoring

- Multi-Parameter Sensors: Measure parameters like pH, turbidity, chlorine, conductivity, and temperature.
- Event Detection Systems: Analyze water quality data to detect contamination events or anomalies.

6. AMR/AMI Integration

- Many advanced monitoring devices can be integrated into Automated Meter Reading (AMR) or Advanced Metering Infrastructure (AMI) systems, such as Sensus FlexNet, also distributed by Core & Main.

Partner Technologies

Core & Main works with a range of top-tier manufacturers to provide monitoring solutions, including:

- ADS Environmental
- Hach/McCrometer
- Sensus (Xylem)
- eLynx
- Infiniti.ai/FlowWorks
- FCS
- Orbis
- US3
- Halogen

72	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	Core & Main offers a wide range of products and services including water meters, AMI & AMR radios modules, analytics software, pipe, Manholes, covers, valves & fittings, fire protection products, HDPE fusible products, meters, storm drainage solutions, geosynthetics, treatment plant supplies, castings, clamps, couplings & tapping sleeves, irrigation products, pipe accessories, pumps & parts, rental equipment, restraints, service materials, and tools. Their services include meter and AMI/AMR system implementation, fusion services, treatment plant solutions, advanced monitoring solutions, smart metering and analytics, project management, training and technical support, system design and engineering, and assistance with product sourcing and logistics.	*
73	What levels of service (material only, turnkey, other) are being proposed?	We provide a combination of material only as well as turnkey projects depending on the product type and customer need.	*

Table 7B: CATEGORY 1A: Water Collection and Control Products - United States ONLY - Proposers must submit in Category 1 OR Category 2 NOT both - Category 1 responders MAY include Category 2 solutions in their response

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	CATEGORY 1A	Requested Equipment	Offered *	Comments	
74	Community Infrastructure Products for Water Collection and Control Products for Community Infrastructure	Culverts	☐ Yes ☒ No	Equipment that monitors culvert activity is sold by Core and Main.	*
75		Manholes and covers	☒ Yes ☐ No	N/A	*
76		Piping and valves	☒ Yes ☐ No	N/A	*
77		Equipment, technologies, and services directly related to turnkey solutions for offering in 74-76 above	☒ Yes ☐ No	N/A	*

Table 7C: CATEGORY 1B: Water Collection and Control Products - United States AND Canada - Proposers must submit in Category 1 OR Category 2 NOT both - Category 1 responders MAY include Category 2 solutions in their response

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	CATEGORY 1B	Requested Equipment	Offered *	Comments	
78	Community Infrastructure Products for Water Collection and Control Products for Community Infrastructure	Aerators and storage tanks	☐ Yes ☒ No	N/A	*
79		Equipment, technologies, and services directly related to turnkey solutions for offering in 78 above	☐ Yes ☒ No	N/A	*

Table 7D: CATEGORY 2: Temporary Dams and Water Barriers - United States AND Canada - Category 2 responders may ONLY offer temporary dams, water barriers and related solutions

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text box provided, as necessary.

Line Item	CATEGORY 2	Requested Equipment	Offered *	Comments	
80	Temporary dams and water barriers ONLY	Temporary and emergency dams	☐ Yes ☒ No	N/A	*
81		Other water barriers of similar nature intended for controlling water	☐ Yes ☒ No	N/A	*
82		Equipment, technologies, and services directly related to turnkey solutions offered above in 80-81	☐ Yes ☒ No	N/A	*

Exceptions to Terms, Conditions, or Specifications Form

Only those Proposer Exceptions to Terms, Conditions, or Specifications that have been accepted by Sourcewell have been incorporated into the contract text.

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.
2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.
3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.
4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- [Pricing](#) - Sourcewell Pricing.xlsx - Tuesday April 08, 2025 11:48:22
- [Financial Strength and Stability](#) - Financial Strength and Stability.pdf - Monday April 07, 2025 22:50:30
- [Marketing Plan/Samples](#) - Marketing Plan and Samples.pdf - Tuesday April 08, 2025 08:08:21
- WMBE/MBE/SBE or Related Certificates (optional)
- Standard Transaction Document Samples (optional)
- [Upload Additional Document](#) - Delegation of Signing Authority to Joshua Ordway.pdf - Tuesday April 08, 2025 11:53:01
- [Requested Exceptions](#) - Requested Exceptions.docx - Monday April 07, 2025 22:51:47

Addenda, Terms and Conditions

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.
2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.
3. The Proposer certifies that:
 - (1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-
 - (i) Those prices;
 - (ii) The intention to submit an offer; or
 - (iii) The methods or factors used to calculate the prices offered.
 - (2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and
 - (3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.
4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.
5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.
6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.
7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.
8. Proposer its employees, agents, and subcontractors are not:
 1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: <https://www.treasury.gov/ofac/downloads/sdnlist.pdf>;
 2. Included on the government-wide exclusions lists in the United States System for Award Management found at: <https://sam.gov/SAM/>; or
 3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☒ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Joshua Ordway, Sr. Manager, Sales , Core & Main LP

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

☐ Yes ☒ No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum_4_Water_Collection_Control_Products_RFP_040825 Thu March 20 2025 03:58 PM	☒	2
Addendum_3_Water_Collection_Control_Products_RFP_040825 Mon March 17 2025 02:04 PM	☒	1
Addendum_2_Water_Collection_Control_Products_RFP_040825 Thu March 6 2025 03:46 PM	☒	1
Amendment_1_Water_Collection_Control Products_RFP 040825 Thu February 20 2025 01:32 PM	☒	1

Core and Main, LP #040825-CAM

Pricing for contract #040825-CAM offers Sourcewell participating agencies the following discounts:

- Volume discounts are available on a project-by-project basis

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VI.D.**

Date: **5/11/2026**

Date submitted:
04/30/2026

Action: Formal

Subject: Authorization to Utilize 1GPA Contract #22-12P-03 with Phoenix Fence for Purchase and Installation of Automatic Gates at the Public Works Facility

Date requested:
5/11/2026

TO: Mayor and City Council

FROM: Kristina Wasiniak, Public Works Business Manager

RECOMMENDATION:

Staff recommends that the City Council authorize the use of 1GPA Contract #22-12P-03 between the Pinal County School Office and Phoenix Fence for the purchase and installation of automatic gate systems at the Public Works Facility, for an amount not to exceed \$60,000, including City contingency.

DISCUSSION:

The installation of automatic gates at the Public Works Facility was identified and approved as part of the FY 2025-2026 City of Eloy Capital Improvement Program. This project aims to improve security, safety, and operational efficiency at the facility.

The proposed improvements include the automation and upgrade of both the main gate and east gate. Each location will receive a new 7-foot-high by 25-foot-wide chain link slide gate (pipe track design) with a v-track system set in a poured concrete pad. Each gate will be equipped with a LiftMaster Model SL-150DC automatic slide gate operator powered by a solar power kit with battery backup. Additional access control and safety components include DoorKing Model 1515 keypads, vehicle sensing loops, Knox Model 3502 fire department key switches, and Seco-Larm timers.

The project also includes the installation of approximately 20 linear feet of 7-foot chain link fencing and heavy-duty steel back rollers. The solar power systems will be installed and connected directly to the gate operators, reducing the need for electrical infrastructure.

The current manually operated gates are unstable on their tracks and present a safety concern due to difficulty in operation. Replacing these with automated systems will significantly improve reliability and reduce operational hazards.

Installing automatic gate operators provides several key benefits, including enhanced security through controlled access, improved convenience for staff, and increased safety by minimizing manual handling and ensuring consistent gate operation. The

system will also allow for controlled entry through keypad access and fire department override capability.

Staff proposes utilizing 1GPA Contract #22-12P-03, a competitively procured cooperative purchasing contract, ensuring compliance with procurement requirements while achieving cost-effective pricing. Phoenix Fence has submitted a proposal of \$26,612 per gate for both the main and east gates, totaling \$53,224, with an additional City contingency of \$6,776.

FISCAL IMPACT:

Funding for this project was included in the FY 2025-2026 City of Eloy Capital Improvement Plan in the amount of \$75,000.

The total cost for the purchase and installation of the main gate and east gate shall not exceed \$60,000 (Phoenix Fence proposal: \$53,224; City contingency: \$6,776). Sufficient budget capacity exists within the approved CIP. No additional funding is requested.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper", is written over a solid black horizontal line.

Stephen R. Cooper, City Attorney

FENCE CONSTRUCTION
GATE AUTOMATION
PARKING CONTROL
CONTR. LICENSE NUMBERS:
ROC073266 ROC087873



P.O. BOX 21183
PHOENIX, ARIZONA
85036-1183
TEL: (602) 276-4283
TOLL FREE: (877) 884-1852
FAX: (602) 276-0638

PHOENIX FENCE COMPANY

To City of Eloy Attn: Mr. Pedro Vallencia Date 4/30 20 26
Billing Address 595 North C Street Suite 103 City Eloy State AZ Zip 85131 Phone 520-634-0653
Delivery Site or Job Site Address 1137 W. Houser Rd. Eloy, AZ 85131

This contract includes: Furnishing all Labor, Material and Equipment for the installation of the following:

Gate & Gate Automation: Public Works (East Gate)

Install:

1EA - 7' High X 25' Wide Chain Link Slide Gate (Pipe Track)
*Bid Includes 25' V-Track Set In Poured Concrete Pad
1EA - Allomatic Model# SL-150DC Slide Gate Operator
1EA - Dual Pedestal
1EA - DoorKing Model# 1515 (Key Pad)
3EA - Vehicle Sensing Loops
1EA - Knox Model# 3502 (Fire Department Key Switch)
1EA - Secolarm (Timer)
20LF - 7' High Chain Link Fencing
1EA - Solar Power Kit With Batteries

Notes:

1.) Bid Includes Installation Of Solar Power & Hook Up To Gate Operator

Exclusions:

A/C Power, Tomar, Temporary Fence, Locks, Signage, Grading, Vegetation Removal, Private Locating

Alternate:

1.) Fire Department Permit
-Not To Exceed \$3,500.00

1GPA Proposal #CC050126-01
Contract# 22-12P-03
1GovernmentProcurementAlliance

For the net sum of	\$	<u>26,612.00</u>
Sales Tax	\$	<u>0.00(MRRA)</u>
Building Permit	\$	<u>Exluded</u>
Total	\$	<u>26,612.00</u>

TERMS

☐ \$ _____ DOWN/BALANCE UPON RECEIPT OF INVOICE

☒ NET UPON RECEIPT OF INVOICE

☐ OTHER _____

ACCEPTANCE: This agreement when signed by the buyer(s) and PHOENIX FENCE COMPANY, or upon the issuance of a purchase order by the buyer(s) for the work described above becomes a contract between the two parties. PHOENIX FENCE COMPANY is properly licensed to perform the work listed above, maintains liability and workman's compensation insurance and will perform the work listed above in accordance with or greater than industry standards. This proposal / contract shall be constructed in compliance and governed by the laws of the State of Arizona. Any changes in the scope of the work included in this contract shall be in the form of a change order and be signed by the buyer(s) and PHOENIX FENCE COMPANY. It is understood by all parties that all work / changes included in the change order are governed by the same terms and conditions as the original contract. The buyer(s) agree to make payment in full in accordance with the payment terms stated above. Upon default of payment in full in accordance with the payment terms, the balance due will be subject to interest charged at the rate of 1-1/2% per month, 18% per annum, from the date of default until paid in full. In the event it becomes necessary to employ a collection agency or attorney to collect this account, or any prortion thereof, it is agreed by and between both parties that the buyers shall be liable for all attorney fees, collection costs, court costs and any other costs incurred in order to collect the balance due including interest.

SELLER: PHOENIX FENCE COMPANY

Industrial Estimator

Title

SUBMITTED BY Chad Churilla

JOB NO. _____ DATE _____ 20 _____

BUYERS _____

PER _____

FENCE CONSTRUCTION
GATE AUTOMATION
PARKING CONTROL
CONTR. LICENSE NUMBERS:
ROC073266 ROC087873



P.O. BOX 21183
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Gate & Gate Automation: Public Works (Main Gate)

Install:

- 1EA - 7' High X 25' Wide Chain Link Slide Gate (Pipe Track)
*Bid Includes 25' V-Track Set In Poured Concrete Pad
- 1EA - Allomatic Model# SL-150DC Slide Gate Operator
- 1EA - Dual Pedestal
- 1EA - DoorKing Model# 1515 (Key Pad)
- 3EA - Vehicle Sensing Loops
- 1EA - Knox Model# 3502 (Fire Department Key Switch)
- 1EA - Secolarm (Timer)
- 20LF - 7' High Chain Link Fencing
- 1EA - Solar Power Kit With Batteries

Notes:

- 1.) Bid Includes Installation Of Solar Power & Hook Up To Gate Operator

Exclusions:

A/C Power, Tomar, Temporary Fence, Locks, Signage, Grading, Vegetation Removal, Private Locating

Alternate:

- 1.) Fire Department Permit
-Not To Exceed \$3,500.00
- 1GPA Proposal #CC050126-01
- Contract# 22-12P-03
- 1GovernmentProcurementAlliance

For the net sum of	\$	26,612.00
Sales Tax	\$	0.00(MRRA)
Building Permit	\$	Exluded
Total	\$	26,612.00

TERMS ☐ \$_____ DOWN/BALANCE UPON RECEIPT OF INVOICE
☒ NET UPON RECEIPT OF INVOICE
☐ OTHER _____

ACCEPTANCE: This agreement when signed by the buyer(s) and PHOENIX FENCE COMPANY, or upon the issuance of a purchase order by the buyer(s) for the work described above becomes a contract between the two parties. PHOENIX FENCE COMPANY is properly licensed to perform the work listed above, maintains liability and workman's compensation insurance and will perform the work listed above in accordance with or greater than industry standards. This proposal / contract shall be constructed in compliance and governed by the laws of the State of Arizona. Any changes in the scope of the work included in this contract shall be in the form of a change order and be signed by the buyer(s) and PHOENIX FENCE COMPANY. It is understood by all parties that all work / changes included in the change order are governed by the same terms and conditions as the original contract. The buyer(s) agree to make payment in full in accordance with the payment terms stated above. Upon default of payment in full in accordance with the payment terms, the balance due will be subject to interest charged at the rate of 1-1/2% per month, 18% per annum, from the date of default until paid in full. In the event it becomes necessary to employ a collection agency or attorney to collect this account, or any prortion thereof, it is agreed by and between both parties that the buyers shall be liable for all attorney fees, collection costs, court costs and any other costs incurred in order to collect the balance due including interest.

SELLER: PHOENIX FENCE COMPANY

Industrial Estimator

Title

SUBMITTED BY Chad Churilla

JOB NO. _____ DATE _____ 20 _____

BUYERS _____

PER _____



**Executive Summary
Fencing Products and Services
IFB 22-12P**

The purpose of this solicitation is to enter into contracts with qualified firms that provide a broad range of fencing products and services utilized by the Lead Agency and Members of 1GPA Cooperative. Products and services anticipated to be covered under the awarded contract include, but are not limited to chain-link fencing, barbed-wire fencing, woven-wire fencing, snow fencing, ornamental fencing, temporary fencing, wood fencing, gates, gate automation, cut posts/rails, line fittings, slats, labor and other miscellaneous related products and services as needed in compliance with Arizona School Procurement Rules.

1GPA is awarding contracts to cover all of Arizona. Firms were also allowed to submit responses to include other states. Firms shall follow the laws as applicable in all states in which they submitted bids and assure that this solicitation meets the requirements of said states. Mary C. O'Brien Accommodation School/Pinal County ESA is the lead agency for this solicitation.

The invitation for bid was issued on February 15, 2022 and sent to the prospective bidders via Public Purchase, OpenGov Procurement and posted on the 1GPA website. More than 552 vendors received notification of the solicitation. This solicitation was advertised as follows:

- The Pinal Central Dispatch on February 17, 2022 and February 24, 2022
- The San Manuel Miner on February 16, 2022 and February 23, 2022
- The AZ Capitol Times on February 19, 2022
- USA Today on February 19, 2022
- The DJC Oregon on February 19, 2022

The bid opening was held on April 6, 2022 at 11:00 a.m. virtually via Vast Conference. Three (3) responses were received.

Firms that were considered responsible and responsive were evaluated solely on cost factors as set forth in the IFB. Evaluation was based on the following cost factors: 1) minimum percent discounts/fixed price schedules, 2) market basket pricing, 3) installation and service rates and 4) regional costs for members outside of Maricopa County.

It was determined that a single award is not advantageous for all cooperative members of 1GPA. The solicitation authorized multiple awards to meet the needs of 1GPA's diverse membership. Awards were recommended to the least number of bidders and a complete justification for a multiple award has been determined and filed with the procurement file.

Awarded Firms

AA Anchor Fence Inc., dba Associated Fence
Biddle & Brown Fence Co. LLC
Phoenix Fence Company LLC

This is a multi-year contract beginning from date of award for one year. The contract may be extended up to a maximum of four (4) additional years on a year-to-year basis. Annual renewals would be based solely on the determination of the Lead Agency and 1GPA as to the performance, costs and general quality of the services provided by the successful vendors selected. Determination for usage of a Multiple Term Contract in accordance with A.A.C. R7-2-1093 has been provided in the solicitation files.



April 29, 2022

Phoenix Fence Company
PO Box 21183
Phoenix, AZ 85039
bzeigler@phoenixfence.com

Attn: Brian Zeigler

RE: Invitation for Bid #22-12P – Fencing Products and Services

1GPA is pleased to announce that your company has been awarded a contract for the following services based on the bid submitted to 1GPA for IFB #22-12P:

Commodity/Contract Title: Fencing Products and Services
Contractor/Vendor: Phoenix Fence Company
Contract Number: 22-12P-03

The contract is effective May 30, 2022, to May 30, 2023. The contract may be renewed annually for up to an additional four years, if mutually agreed to by 1GPA and your firm.

This contract replaces your current Contract #17-04P-02 Fencing Products and Services upon its expiration.

Phoenix Fence Company has been awarded a National Contract with 1GPA and may be utilized anywhere in the United States, however, this is a multiple award and Pinal County ESA may or may not utilize your firm's services.

The 1GPA partnership can be of great help to participating agencies. Please feel free to provide copies of this letter to your sales representative to assist in their work. Please review the Vendor Welcome Guide that is included in the Award Notification Email.

If you have any questions or concerns, please feel free to contact Christy Knorr at the 1GPA office via email; cknorr@1GPA.org. We look forward to working with you and your team!

Sincerely,

Christy Knorr, Vice President
1Government Procurement Alliance

1910 W. Washington St., Phoenix, AZ. 85009
www.1GPA.org

BIDDER'S BID AND CONTRACT ACCEPTANCE

The Undersigned hereby certifies understanding and compliance with the requirements in the General Terms and Conditions. Bidder further agrees to furnish the material and/or service in compliance with all terms, conditions, specifications, and amendments in the solicitation and any written exceptions in the Bid.

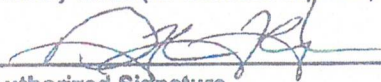
86-0466917
Federal Employer Identification Number

Phoenix Fence Company
Company Name

Bryan Zeigler
Printed Name

General Manager
Title

bzeigler@phoenixfence.com
Primary Email (for Contract Inquiries)


Authorized Signature

P.O. Box 21183
Address

Phoenix AZ 85036
City, State Zip

602-276-4283
Company Telephone Number

Letty Gomez
Accounting / AP Contact Name

lgomez@phoenixfence.com
Accounting / AP Email

The Contractor shall not commence any billable work or provide any material or service under this contract until Contractor receives a purchase order/contract from a 1GPA member. The Contractor agrees to comply with the requirements of submitting Usage Reports and Purchase Orders and/or Contracts to 1GPA. The contractor shall provide monthly or quarterly (arrangements to be made with 1GPA) reconciliation reports based on all contract activity to 1GPA. Contractor will be invoiced from these reports. Invoices are due upon receipt.

1GPA'S BID AND CONTRACT ACCEPTANCE

The Bid is hereby accepted:

The Contractor is now bound to sell the materials and/or services offered to and accepted by 1GPA in accordance with the solicitation, including all terms, conditions, specifications, amendments, etc.

This contract shall henceforth be referred to as 22-12P- 03, Fencing Products and Services

Awarded this 28th day of April 2022

This contract shall be effective this 30th day of May 2022

1GPA

Signature: Christy Knorr Date: 4-28-2022

Printed Name: Christy Knorr Title: Vice President

Approved By: Mary C. O'Brien Accommodation School/ Pinal County ESA

Signature: Jill M. Broussard Date: 4/28/2022

Printed Name: Jill M. Broussard Title: Pinal County School Sup



Pinal County
School Office
EDUCATION SERVICES

Contract Extension/Amendment

2/24/2026

Phoenix Fence Company
PO Box 21183
Phoenix, Arizona 85036
Attn: Bryan Zeigler

Re: Extension Agreement for Fencing Products and Services, Contract # 22-12P-03-E4

The above-referenced contract is hereby extended by mutual agreement for an additional one (1) year term, through 05/30/2027. This contract extension represents the fifth and final year of a potential five (5) year agreement. **Please confirm your intent to extend by completing and returning this signed Contract Extension form along with the following documentation:**

- ☒ Updated Contact Information Sheet
- ☒ Updated Certificate of Insurance per contract terms and conditions; if the updated certificate is not yet available, please submit it as soon as it is issued.

Pricing Update:

Select the applicable pricing update for the extension period referenced above. Provide full documentation to support all requested price increases, including itemized price lists or any other relevant justification. *All submitted updates are subject to 1GPA review and approval.*

- ☒ **No Pricing Updates:** We do not have pricing updates. The current pricing on file is accurate and will remain in effect for the extension period.
- ☐ **Firm-Fixed Pricing Update:** Our contract uses firm-fixed pricing, which may only be updated at contract extension. We are submitting updated firm-fixed pricing for 1GPA's review and approval.
- ☐ **Percentage Discount with Updated Price List:** Our contract uses a percentage discount structure. We are submitting updated price lists for 1GPA's review and approval, and percentage discounts will remain unchanged in accordance with the contract terms.
- ☐ **Pending New Price Lists:** Our contract is based on list pricing. We will submit updated price lists by the date indicated below. Until 1GPA approves the new price lists, we will continue to honor the current pricing on file.
Expected Submission Date: _____
- ☐ **Manufacturer Published Pricing:** Our contract is based on manufacturer-published price lists released throughout the year. We will submit updated lists as they become available and will continue to honor the current pricing until 1GPA approves updates.

Description of Pricing Submitted:

--

Contractor Responsibility:

It is the contractor's responsibility to ensure that all pricing on file with 1GPA remains current and accurate. All price changes or updates must be submitted to 1GPA for review and approval prior to implementation.

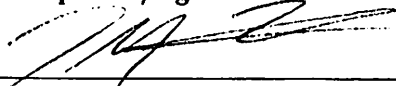
Certification and Reporting Acknowledgment:

By signing this document, the vendor certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in any transaction by any Federal department or agency.

The vendor also acknowledges its responsibility to provide usage reports in accordance with the terms and conditions of the 1GPA contract. If there are any questions or concerns regarding reporting requirements, please contact Michelle Aiken at maiken@1GPA.org.

Contract Continuity:

Except as otherwise expressly provided in this amendment, all other terms and conditions of the Contract shall remain unchanged and in full force and effect.

Vendor Acceptance/Signature: 	
Printed Name: <u>Jeff Thomas</u>	
Title: <u>Operations Manager</u>	Date: <u>2/24/26</u>

Approvals/Authorized Signatures:

1GPA and Mary C. O'Brien Accommodation School District/Pinal County ESA have reviewed this contract extension. Each party's signature indicates approval. The absence of a signature indicates non-approval.

 Christy Knorr

Christy Knorr, President
1GPA

03/30/2026

 Jill Broussard

Jill Broussard, Pinal County Superintendent
Mary C. O'Brien Accommodation School District/Pinal
County ESA

03/31/2026

ALL-O-MATIC®



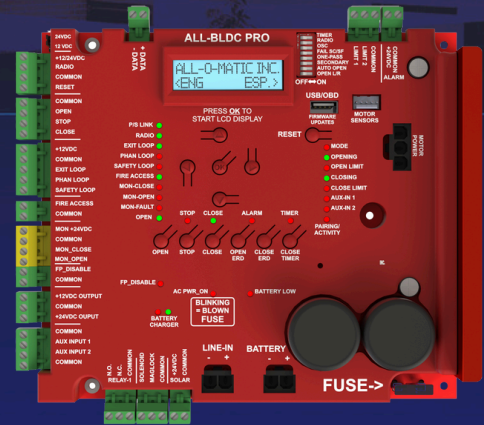
818-787-1988

allomatic.net

SL-150DC PRO

SLIDE GATE OPERATOR

ALL-BLDC PRO CONTROL BOARD



ALL-BLDC PRO FEATURES

- ✓ LCD DISPLAY WITH ON BOARD DIAGNOSTICS
- ✓ AUTO CLOSE TIMER & OBSTRUCTION SENSING DIGITAL ADJUSTMENTS
- ✓ INTEGRATED WIRELESS PRIMARY/SECONDARY
- ✓ PARTIAL OPEN OPTION
- ✓ PROGRAMMABLE AUXILIARY INPUTS
- ✓ USB PORT TO EXTRACT DIAGNOSTIC DATA AND FIRMWARE UPDATES
- ✓ BUILT-IN VOLT METER THROUGH LCD DISPLAY
- ✓ CYCLE COUNTER AND MUCH MORE



MECHANICAL
FOOT PEDAL
RELEASE



AOM-RED EYE
INCLUDED



RESIDENTIAL



COMMERCIAL

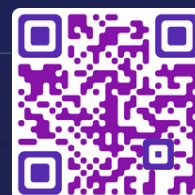


INDUSTRIAL

SLIDERS | SWINGERS | OVERHEADS

The standard by which all other automatic gate operators are measured.

SCAN FOR
PRODUCT
INFORMATION



UL 325 2018
COMPLIANT

UL 991
COMPLIANT

CSA C22.2 #247



818-787-1988

allomatic.net



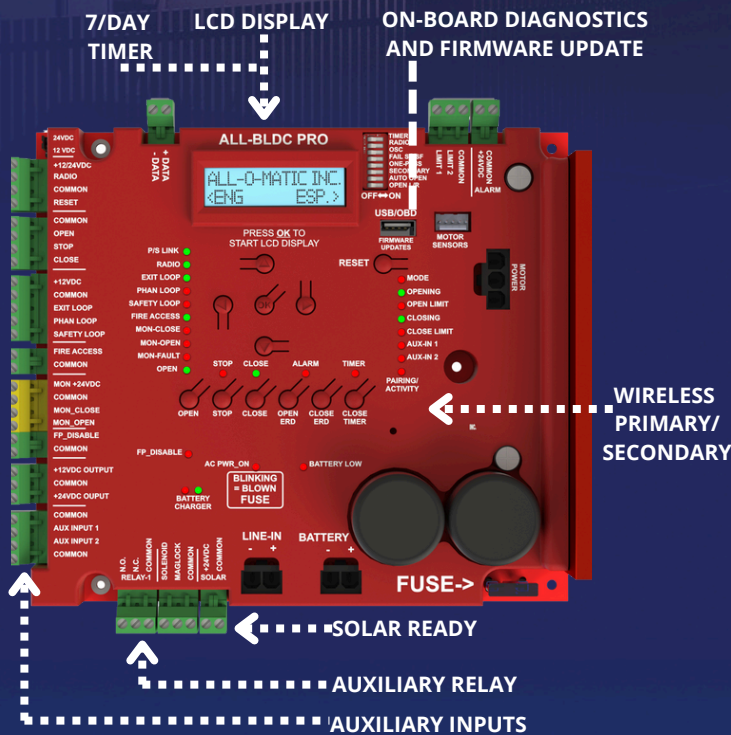
SCAN FOR
PRODUCT
INFORMATION

SL-150DC PRO

SLIDE GATE OPERATOR

SPECS

Max Gate Weight	½ HP: 3,000 lbs. 1 HP: 4,000 lbs.
Max Gate Length	60 feet
Warranty	7 year residential - 5 year commercial
Motor	24 VDC brushless – ½ HP and 1 HP motor
Gate Speed	Adjustable 6"-12" per second
Power Options	115/230 VAC single phase and 24 VDC solar panel
Duty Cycle	Continuous
Battery Backup	Integrated, with (2) 7Ah 12VDC batteries
Battery Backup Capacity	100 cycles on a 1,000 lb. gate
Temperature Range	-40 to 160°
Gearbox Ratio	30:1 with internal clutch
Width X Length X Height	15" X 19.5" X 25"
Shipping Weight	150 lbs.
Emergency Release	Mechanical foot pedal release
Main Sprocket Size	40B22X1
Chain Size	40NP (20' included)
Gearbox Sprocket	40B22X1
Limit Shaft Sprocket	41B10X5/8
Breaker Requirement	20 amp dedicated



AVAILABLE ACCESSORIES



RESIDENTIAL



COMMERCIAL



INDUSTRIAL



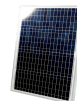
V-Groove
Wheels



TK-1000
Tandem Kit



Fire
Boxes



24V
Solar
Panel



PRIME VD-1
Loop Detector

The Warrantor warrants the SL-150DC PRO Gate Operator. ALL-O-MATIC INC warrants its gate openers for a period of five (5) years in commercial installations, and for a period of seven (7) years in residential installation to be free from defects in circuitry, motor, gear box and workmanship. This warranty applies from the date of purchase to the original owner. Warrantor will repair or, at its option, replace any device which it finds to require service. This device must be sent to the warrantor at the consumer's expense. The warrantor will return the repaired or replaced unit to the customer at the consumer's expense. Labor charges for dealer service or replacement are the responsibility of the owner. These warranties are in lieu of all other warranties either expressed or implied, and ALL-O-MATIC INC shall not be liable for consequential damage. All implied warranties of merchantability and or fitness for a particular purpose are hereby disclaimed and excluded. This limitation is not valid in jurisdictions which do not allow limitation of incidental or consequential damages or limitation of warranty periods. Caution in order to obtain this policy, please complete the registration card and send it by mail within 30 days of purchasing from ALL-O-MATIC INC. or your INSTALLER. If not registered only a one year warranty on all parts will be provided.

The standard by which all other automatic gate operators are measured.

UL 325 2018 COMPLIANT UL 991 COMPLIANT

CSA C22.2 #247

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VII.A.**

Date: **5/11/2026**

Date submitted:
05/04/2026

Action: Formal

Subject: Consideration and Possible Action to Approve the Second Amendment to the Purchase and Sales Agreement (PSA) with Eloy Community Development Partners, LLC and the City of Eloy for the Purchase of 81 +/- Acres of City Owned Property Located at the Northwest Corner of Houser Road and 11 Mile Corner Road.

Date requested:
5/11/2026

TO: Mayor and City Council

FROM: Mackenzie Letcher, City Manager

RECOMMENDATION:

Staff recommends that the Mayor and Council Approve the Second Amendment to the Purchase and Sales Agreement (PSA) With Eloy Community Development Partners, LLC for the Purchase of 81 +/- Acres of City Owned Property Located at the Northwest Corner of Houser Road and 11 Mile Corner Road.

DISCUSSION:

On April 28, 2025, the City of Eloy ("Seller") entered into a Real Property Purchase and Sale Agreement (PSA) with Eloy Community Development Partners, LLC ("Buyer") for approximately 81 +/- acres located at the northwest corner of Houser Road and 11 Mile Corner Road (APN 404-27-0150).

The PSA established the purchase price of \$1,486,000 and outlined the escrow process, deposits, feasibility period, and closing terms. The Agreement provided the Buyer a defined feasibility period during which the Buyer may conduct due diligence activities, pursue entitlements, and evaluate the property prior to closing.

The First Amendment to the PSA approve at the February 23 Council Meeting modified certain provisions of the original agreement extended the feasibility period through May 18, 2026.

The Second Amendment provides the following key modifications:

1. **Extension of Feasibility Period:** The Feasibility Period is extended through August 17th, unless the Seller provides written notice of non-approval.
2. **Continuing Deposits:** Continuing deposits are required only during the period between the end of the Feasibility Period and scheduled Closing Date of

November 19, 2026, and shall not be applicable to the three (3) extension periods.

3. **Close of Escrow Extensions:** The deposits shall be applicable to the purchase price, and the original three (3) 60-day extensions from the Purchase and Sales Agreement approved on April 28th, 2025, are subject to approval by the City Manager.
4. **Closing Date:** Sets the new closing date as November 19, 2026, or May 2027 if all extensions are utilized.
5. **All Other Terms Remain in Effect:** Except as expressly amended, all other provisions of the original PSA remain in full force and effect.

Rationale for staff recommendation:

- The amendment allows additional time for the Buyer to complete due diligence, entitlement coordination, and project planning associated with the proposed mixed-use development.
- The extension does not modify the original purchase price of \$1,486,000 as established in the original PSA.
- The extension maintains the structure of the original agreement while providing flexibility to ensure the project proceeds in a coordinated and collaborative manner, benefiting both the City of Eloy and the Developer.
- No other substantive economic terms of the PSA are changed.
- Approval supports the continued advancement of the City's development objectives for the specified area.

FISCAL IMPACT:

The overall fiscal impact would only occur if the extension-period deposits are activated. If this amendment is approved, those deposits, which are \$15,000 per extension period, would instead be applied toward the purchase price, and the City would no longer receive the recurring \$10,000 deposits every ninety (90) days as outlined in the original Purchase and Sale Agreement (PSA).

Approved as to Form:



Stephen R. Cooper, City Attorney

SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS SECOND AMENDMENT TO PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this “**Amendment**”) is made effective as of _____, 2026 (the “**Effective Date**”), by and between City of Eloy (“**Seller**”), and Eloy Community Development Partners, LLC, an Arizona limited liability company (“**Buyer**”).

RECITALS

A. Seller and Buyer are parties to that certain Real Property Purchase and Sale Agreement and Joint Escrow Instructions dated May 12, 2025, as amended by that certain First Amendment to Purchase and Sale Agreement dated February 23, 2026 (collectively, the “**Purchase Agreement**”).

B. Seller and Buyer now desire to amend the Purchase Agreement as set forth in this Amendment.

C. Capitalized terms used in this Amendment shall have the meanings set forth in the Purchase Agreement unless expressly provided in this Amendment.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing Recitals, which Recitals are incorporated herein by reference, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. Feasibility Period. The Feasibility Period is extended until August 17, 2026. Buyer’s Initial Deposit shall remain fully refundable until the expiration of the Feasibility Period as extended herein.

2. Continuing Deposits. Paragraph 3(c) of the Purchase Agreement is amended to provide that continuing deposits are required only during the period between the end of the Feasibility Period and the scheduled Closing Date of November 19, 2026, and shall not accrue or come due during any extension period(s) elected by Buyer.

3. Close of Escrow. Paragraph 8 of the Purchase Agreement is amended to provide that the Closing Date shall be November 19, 2026. Buyer may request up to three (3) extensions of the Closing Date, each for a period of sixty (60) days, subject to approval by the City Manager. To exercise each extension, Buyer shall deposit Fifteen Thousand Dollars (\$15,000) into Escrow. Each such extension deposit shall be non-refundable, but shall be applicable to the Purchase Price.

4. General. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. The parties’ execution of this Amendment may be evidenced by electronic signatures. All the terms, provisions and conditions of the Purchase Agreement which are not expressly modified or amended hereby (or which, in context, must be deemed modified or amended hereby) shall remain in full force and effect. In the event of any conflict between the Purchase Agreement and this Amendment, the provisions of this Amendment shall control.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date and year first above written.

BUYER:

Eloy Community Development Partners, LLC, an
Arizona limited liability company Managers:

Coast2Coast Equities Inc. (Fla. Inc.)
By: Stephen Matley, President AND

Douglas & Sons Development Group LLC (Fla. LLC)
By: Douglas Miller, Manager

Signed by:

E0798B7F3A2C442...
SIGNATURE

Stephen Matley, President
Coast2Coast Equities, Inc.

DocuSigned by:

1B3D6986D63842B...
SIGNATURE

Douglas Miller, Manager
Douglas & Sons Development Group LLC

SELLER:

City of Eloy, Pinal County, Arizona

SIGNATURE

Andrew Sutton, Mayor and for the City of Eloy, authorized
signatory with proper City approval in place

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this “**Amendment**”) is made effective as of February 23, 2026 (the “**Effective Date**”), by and between City of Eloy (“**Seller**”), and Eloy Community Development Partners, LLC, an Arizona limited liability company (“**Buyer**”).

RECITALS

A. Seller and Buyer are parties to that certain Real Property Purchase and Sale Agreement and Joint Escrow Instructions dated May 12, 2025 (the “**Purchase Agreement**”).

B. Seller and Buyer now desire to amend the Purchase Agreement to address the extension of the Feasibility Period.

AMENDMENT

1. Capitalized terms used in this Amendment shall have the meanings set forth in the Purchase Agreement unless expressly provided in this Amendment.

2. Effective upon Buyer’s delivery of this Amendment to Seller, the Feasibility Period is automatically extended until the earlier of (a) May 18, 2026, or (b) the date Seller delivers written notice to Buyer that Seller has not approved this Amendment. If Seller approves this Amendment, the Feasibility Period shall continue through May 18, 2026, without further action by the parties.

3. Buyer’s Initial Deposit shall remain fully refundable until the expiration of the Feasibility Period as extended herein. If Seller does not approve this Amendment, the Initial Deposit shall be promptly refunded to Buyer.

4. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. The parties’ execution of this Amendment may be evidenced by electronic signatures. All the terms, provisions and conditions of the Purchase Agreement which are not expressly modified or amended hereby (or which, in context, must be deemed modified or amended hereby) shall remain in full force and effect. In the event of any conflict between the Purchase Agreement and this Amendment, the provisions of this Amendment shall control.

[The remainder of this page is intentionally blank.]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date and year first above written.

BUYER:

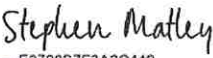
Eloy Community Development Partners, LLC, an
Arizona limited liability company Managers:

Coast2Coast Equities Inc. (Fla. Inc.)

By: Stephen Matley, President AND

Douglas & Sons Development Group LLC (Fla. LLC)

By: Douglas Miller, Manager

Signed by:

E0798B7F3A2C442
SIGNATURE

Stephen Matley, President
Coast2Coast Equities, Inc.

DocuSigned by:

1B3D6986D63842B
SIGNATURE

Douglas Miller, Manager
Douglas & Sons Development Group LLC

SELLER:

City of Eloy, Pinal County, Arizona


SIGNATURE

Andrew Sutton, Mayor and for the City of Eloy,
authorized signatory with proper City approval in place

REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS REAL PROPERTY PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("**Agreement**") is entered into this 12th day of May, 2025 (referred to herein as ("**Effective Date**") by and between Eloy Community Development Partners, LLC, an Arizona LLC, or assignee ("**Buyer**"), and City of Eloy ("**Seller**"). Buyer and Seller are sometimes jointly referred to as the "Parties".

RECITALS

A. Seller is the owner of approximately 81+/- acres (est. 67.7-acre net) of real property located at the northwest corner of Houser Rd. and 11 Mile Corner Rd., in the City of Eloy, County of Pinal, State of Arizona, commonly known as Assessor's Parcel Number(s) 404-27-0150 ("**Property**"), and more particularly described in the "Legal Description" attached hereto as Exhibit "A"

B. The City issued a request for proposal ("RFP") for a development team to acquire and develop the Property as a Mixed-use project with a combination of residential, and a commercial/retail element, attached hereto as Exhibit "B". The Property is within a recognized Eloy expansion and development area, where the City's goal is to support growth through infrastructure investment and partnerships with the development community.

C. The City has selected the Buyer pursuant to the RFP to acquire and develop the property as conceptually provided in the Buyer's Response to the RFP, titled City of Eloy, RFP Eloy 78, dated April 5, 2024 ("Response"), attached hereto as Exhibit "C".

D. Buyer desires to purchase the Property and Seller desires to sell the Property pursuant to the terms and conditions set forth in this Agreement and in the Response.

NOW, THEREFORE, in consideration of the above paragraph and Recitals, which are incorporated as though set forth in full, further in consideration of the mutual promises set forth herein, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, Seller and Buyer do hereby agree as follows:

1. **Property** means collectively the real Property identified in Exhibit "A", all improvements presently existing on and/or in the Property, and all water and mineral rights on, in, over, under or otherwise part of and/or appurtenant to the Property as owned (and/or controlled thereon) by Seller, excepting any items specifically exempted/excluded therein

2. **Purchase and Sale.**

Seller agrees to sell, and Buyer agrees to purchase the Property on and subject to the terms and conditions set forth in this Agreement. Buyer has disclosed and hereby confirms that Buyer

intends to obtain entitlement, rezone, divide and/or otherwise create and/or obtain benefits on, in, under and/or for the Property, and resell, in part or in whole, to future separate Purchasers, for their independent building/development. Buyer intends to partner with multiple subsequent purchasers for development. Seller agrees to sell based on these Buyer's representations which are a material inducement to Seller to enter into this agreement. This Agreement shall supplement, modify and/or implement the terms and conditions of the Response pursuant to the terms hereof.

3. **Purchase Price.**

The total purchase price for the property shall be One Million Four Hundred Eighty-Six Thousand Dollars (\$1,486,000) as the total purchase price ("Purchase Price"), without reduction to the acreage listed in the Assessor's Parcel Number(s) 404-27-0150, to be paid in full, all cash (including credit for all deposits) at Close of Escrow.

Deposits:

(a) **Initial:** Buyer shall deposit the sum of One Thousand Dollars (\$1,000) Initial Deposit with Escrow, to open Escrow.

(b) **Confirmation:** Buyer shall deposit the sum of Twenty Thousand Dollars (\$20,000) as the Feasibility Deposit with Escrow, at the end of the two hundred and seventy (270) day Feasibility Period identified below. The deposit shall be released by Escrow to Seller. Said funds, when released, are nonrefundable, but are and shall be applicable to the purchase price.

(c) **Continuing:** Buyer shall deposit the sum of Ten Thousand Dollars (\$10,000) as Additional Deposit every ninety (90) days following the completion of the Feasibility Period (i.e. first \$10,000 deposit 90 days after the \$20,000 deposit at end of Feasibility) until the Close of Escrow. These deposits shall be released by Escrow to Seller. Said funds, when released, are nonrefundable, however, they are applicable to the purchase price.

(d) **TOTAL Consideration:** At close of Escrow, the total consideration / the purchase price- shall be the balance on the One Million Four Hundred and Eighty-Six Thousand Dollars (\$1,486,000), after applying (crediting) ALL deposits to Buyer, except the three (3) Escrow Extensions.

4. **Escrow.**

(a) Buyer and Seller will submit this Agreement to Escrow as and for part of the Escrow instructions, and the Escrow shall be with Tish Sopha as the Escrow Agent (in Casa Grande), at First American Title Company. Buyer and Seller shall acknowledge and execute Escrow's general instructions together with this Agreement; however, any conflict with general instructions shall be resolved in favor of this Agreement. Escrow Date shall be the date this Agreement, fully (both parties) executed, is submitted to Escrow together with the Initial Deposit. Close of Escrow shall take place on or before the timeframe

outlined in section 8 (a), subject to extensions provided herein.

(b) The Seller may approve the Buyer's request to extend the close of escrow three (3) times, as outlined in section 8 (a), each such extension for sixty (60) days. Each notice of extension shall be made in writing, and submitted to Escrow, and be accompanied by a Fifteen Thousand Dollars (\$15,000) deposit. Each such deposit shall be released to Seller, non-refundable, but shall not be fully applied /credited to the Purchase Price.

5. **Feasibility Period.**

(a) During the period commencing on the opening of Escrow in this Agreement and terminating on a date which is two hundred and seventy (270) calendar days from the Escrow Date of this Agreement, ("Feasibility Period"), weekend or holiday termination date is extended to the end of the next business day. Buyer may undertake, at Buyer's expense, full inspection/investigation of the Property. Said inspection/investigation may include, but not be limited to: (i) a review of the physical condition of the Property, including but not limited to, inspection and examination of soils, environmental factors, Hazardous Substances, and archeological information relating to the Property; and (ii) project viability affecting the Property. The same includes, but is not limited to, examination of, application to or for, modification of and/or implementation of title, zoning, restrictions, government regulation, or other changes affecting the property, mapping, zoning requirements, etc.. Pursuant to the Response, Buyer and Seller intend to establish a development agreement under A.R.S. §9.500.05 to provide for the terms and conditions of development related to the Property.

(b) Land Use Approvals: During Feasibility Period, Buyer will use commercially reasonable efforts to pursue necessary city approvals for Buyer's contemplated project, including, without limitation, those items necessary for rezoning of the property, inclusive of a Minor General Plan Amendment and a plat creating the development parcels and a future well-site,. Buyer acknowledges that the City approvals are subject to the approvals of the City of Eloy City Council and City Planning and Zoning Commission and such approvals are not guaranteed under the terms of this Agreement or a Development Agreement. A Development Agreement as described in Section 5(d) will also provide for the conveyance of an approximate half-acre well-site to the City, at no charge, concurrent with the plat for the property, inclusive with any necessary easement to the well site.

(c) Activities During Feasibility Period: City acknowledges that, during the Feasibility Period, Buyer may (i) pursue financing commitments for Buyer's contemplated project(s) from a variety of public and private sources, (ii) seek land use and/or other approvals for Buyer's contemplated project(s) from the City of Eloy and other governmental entities, (iii) seek assurances that there will be adequate utility capacity, including, but not limited to, sanitary sewer capacity for Buyer's contemplated project(s), and (iv) seek to satisfy itself that all other conditions necessary or desirable to allow buyer to develop buyers contemplated project have been or will be satisfied (including, without limitation that adequate financing will be available on terms acceptable to the buyer). The

failure by the Buyer to obtain such commitments and approvals or be satisfied with the assurances received with respect to such matters, for any or no reason, are acceptable grounds for Buyer terminating this agreement, in whole or in part, prior to the end of the Feasibility Period.

(d) Creation and Acceptance of Development Agreement: Prior to closing of the property, the Buyer and Seller shall mutually establish and approve a Development Agreement which will establish the specifications listed in the RFP and Response, inclusive of terms that provide for the City to record an option to purchase and re-acquire the Property if development has not progressed as scheduled in said agreements. Further, the Development Agreement will outline and incorporate specified timelines, development type(s), assurances and guarantees of performance, and necessary infrastructure requirements associated with the construction of the project inclusive of the Buyer and Seller's obligations for completing Houser Road improvement, which may be tied to timeframes that differ from those outlined in the RFP and Response. The condition of the Development Agreement being effective prior to the closing may be waived on mutual agreement of the Parties.

(e) If Buyer, in its sole discretion, disapproves unilaterally, arbitrarily, or otherwise any of the results of the inspection/investigation, for any reason, or no reason, Buyer may, prior to the last day of the Feasibility Period terminate this Agreement by giving Seller and/or Escrow written notification. Escrow shall return any undispersed deposits to Buyer. Acceptance/approval under the Feasibility Period shall not affect the rights, duties, obligations, cooperation for continued compliance herewith, including but not limited to zoning, mapping. If entitlements are not completed before the end of the Feasibility Period, waiver of the Feasibility Period by the Buyer shall not constitute a waiver of the Buyer's continued right to obtain necessary and desired entitlements.

6. Access.

(a) Full and complete access to the Property during the full period of escrow shall be given to Buyer, its agents, employees, representatives and/or contractors during normal business hours upon at least five (5) business day notice to Seller, at Buyer's own cost and risk, for any purposes, including, but not limited to, inspecting the Property, taking samples of the soil, and/or and conducting any environmental audit/investigation.

(b) In addition, Buyer and its agents, employees, or contractors shall have the right, from the Effective Date of this Agreement until the Closing Date, to contact any federal, state, or local governmental authority or agency to investigate any matters relating to the Property. Seller agrees to cooperate with Buyer and its agents, employees, or contractors in the inspection, submission, authorization and/or processing of any improvement and/or development applications of/for the Property.

(c) Seller, at no cost, expense, or liability to Seller, shall cooperate with Buyer, and execute and/or authorize any and all requests, authorizations and/or applications, inquiries, records, etc. as requested by or sought by Buyer. Seller shall cooperate with

Buyer during the Feasibility Period and through closing and/or entitlement process in obtaining approvals, application process, etc., so that Buyer may obtain the necessary approval to subdivide (plat map), the property and to sell to one or more third party builders/developers said separate parcels.

7. **Title.**

(a) Buyer shall obtain from First American Title Company ("Title Company") and provide to Seller a copy of preliminary report for a (State) Standard Owner's Title Policy/Commitment for the Property, setting forth any and all liens, encumbrances, easements, restrictions, third party rights, options, conditions, judgments, and other matters of record affecting Seller's title to and/or possession of the Property, which, together with copies of all documents relating to title exceptions referred to therein, is referred to hereafter as the "Preliminary Report". If not fully prepared and provided to Buyer within 30 days of request, the Feasibility Period shall be extended to allow a minimum period of 30 days after the actual receipt of the Preliminary Report by Buyer.

(b) Following the full execution of this Agreement by both parties, Buyer may cause a survey and/or an ALTA Survey of the Property to be prepared by a registered surveyor or professional engineer ("Survey"), at Buyer's expense.

(c) Buyer shall have twenty (20) calendar days after actual receipt of the Preliminary Report in which to approve and/or disapprove any items (exceptions) contained therein. Buyer shall provide written notice to Escrow of any item disapproved on said Preliminary Report.

(d) Seller shall have the obligation, within twenty (20) calendar days after Buyer identification of any disapproved exception, to cause each Disapproved Exception to be discharged, satisfied, cured, released, or terminated, of record, and in a form that is reasonably satisfactory to Buyer and the Title Company, all at Seller's sole cost and expense. Failure to timely remedy the same (Disapproved Exception) by Seller, shall automatically give Buyer unilateral thirty (30) calendar days right to terminate this Agreement, or to proceed with the purchase, subject to said exception, but retaining all rights to contest and/or seek relief as to that identified matter. Title matters and/or exceptions do not shorten the Feasibility Period. Said thirty-day period commences upon receipt of written notice from Seller or expiration of twenty (20) calendar days after Buyer's disapproval, if any, above.

8. **Close of Escrow.**

(a) **Closing Date.** The conveyance of the Property to Buyer and the closing of this transaction ("Close of Escrow") shall take place on or before five hundred and forty-seven (547) calendar days after the opening of Escrow. However, as noted, the closing may be extended as provided herein, including three (3) times for sixty (60) days each time with approval by Seller and Buyers submittal of the \$15,000 extension deposit. Said extension payments shall not be applied to the Purchase Price. Further, the closing date may be

extended automatically without submission of a deposit under the disapproved matters in the Title (preliminary) report or should recording of the map and/or completion of the rezoning be delayed through no fault of Buyer, close of escrow shall be extended to allow the same.

(b) Escrow Costs and Prorations. The following costs/expenses will be allocated between Seller and Buyer as set forth below and Escrow Agent shall charge (assign) Escrow closing costs between the parties at Close of Escrow as further described below:

(i) Seller shall pay:

(A) all charges in connection with issuance of a State Standard Owner's Policy of Title Insurance; and

(B) one half of the Escrow fee charged by Escrow.

(ii) Buyer shall pay:

(A) that portion of the cost for the Title Policy in excess of a State Standard Owner's Policy (i.e. increase to an ALTA), of Title Insurance, the cost of any Survey and title endorsements ordered by Buyer; and

(B) one half of the Escrow fee charged by Escrow.

(iii) Real Estate Taxes, Bonds, and Assessments. Seller shall pay any and all real property taxes and/or assessments, up to and including date of close (pro rata) at the Close of Escrow based on the most current real property tax bill available. Buyer shall be responsible for tax assessments that relate to the ownership after the date of Close of Escrow.

(iv) The above shall be referred to herein as "Normal and customary closing costs."

(c) Possession. Possession of Property to Buyer shall be effective at the Close of Escrow, and/or upon recordation of the transfer Deed, whichever is first. In addition to recording the transfer Deed, Seller is and shall be required to provide the possession, access, control, etc. of the Property to Buyer. Any further acts of Escrow and/or Seller to transfer title and provide possession shall be performed/completed by Escrow/Seller whether required by contract and/or law.

9. **Seller's Representations and Warranties.**

Seller represents and warrants to Buyer that as of the date of this Agreement, and continuing to Close of Escrow, each of the representations and warranties made by Seller in this

Agreement, shall be true and correct in all material respects on the date hereof.

(a) Hazardous Substances. To Seller's current actual knowledge, the Property is: (i) free from Hazardous Substances; (ii) contains no buried or partially buried storage tanks located on the Property; (iii) has not been used for the generation, storage or disposal of any Hazardous Substance and no Hazardous Substance has been spilled, disposed of, or stored on, under, or at the Property; and (iv) has never been used as a dump or landfill. Buyer shall cooperate in completing landowner's questionnaire for the Phase One ESA (Environmental Site Assessment) Report, paid for by Buyer.

(b) Compliance with Law. To Seller's current actual knowledge, the Property is in material compliance with all applicable ordinances, regulations, Laws and/or Environmental Laws, whether local, State or Federal.

(c) Leases. No leases, licenses, options or other agreements allowing any third-party rights to access, occupancy and/or use of the Property are or will be in force as of the Closing. If any such rights currently exist, Seller shall disclose the same within five (5) days of the Escrow Date. Any such disclosed matter, and any undisclosed or previously unknown matters, shall be, or have been, removed at close of Escrow as aforesaid.

(d) Litigation and Investigations. There is no pending or, to Seller's current actual knowledge, threatened litigation, administrative proceeding, or other legal or governmental action with respect to the Property, or any portion thereof, whether tangible or intangible, (i.e. water rights) and/or as to Seller which may affect the Property, including, but not limited to, its use, title, condition, possession and/or its transfer.

(e) Condition of Property. To Seller's current actual knowledge, there are no natural or artificial conditions upon the Property that could result in a material and adverse change in the condition of the Property.

(f) Access to the Property. To Seller's knowledge, there is full vehicular access, sufficient for development, to the Property either directly through a public right of way or through a recorded easement.

(g) Disclosure. Seller has disclosed to Buyer any and all environmental reports and assessments concerning the Property which are in Seller's possession or known to Seller. All information that Seller has delivered to Buyer, is accurate and Seller has disclosed, in writing, all material facts concerning the condition of the Property.

(h) Contracts; Unrecorded Agreements. There are no liens, options, contracts or unrecorded agreements affecting the Property or Title thereto, and none which are or will become binding upon the Property and/or future owners of the Property during Escrow and/or following Close of Escrow.

(i) Seller warrants and represents that execution and/or performance under this Agreement, or any part thereof, does not constitute a violation and/or breach of any other

contracts, agreements and/or rights of third parties in, on, under, or to, the Property.

(j) Seller warrants that this Agreement and all other documents delivered prior to the Close of Escrow, including those in section (k) below, if any, will have been, and/or are, authorized, approved, executed, and delivered by Seller. Seller further warrants and represents that Seller is duly formed and validly existing and in good standing as of the time of execution hereof and shall continue to be in good standing thru the Close of Escrow.

(k) Plat Map: Seller is aware and will timely and properly review and co-operate in Buyer's submission of a six (6) parcel/lot plat map (additionally to include City well site) to accommodate the Project provided for in the Response. The same is conditioned upon Buyer timely submitting the same, with proper engineering and subject to the City's applicable rules and regulations. It has been noted and discussed and agreed, that proper submission of the same does and will further the intentions and desires of the parties and each of them, for the anticipated development of the Property.

10. **Buyer's Representations and Warranties.**

(a) Buyer warrants that this Agreement and all the documents delivered prior to the Close of Escrow will have been authorized, executed, and delivered by Buyer. Buyer further represents that Buyer is duly formed and validly existing and in good standing under the laws of the State of Arizona.

(b) BUYER HEREBY ACKNOWLEDGE AND AGREE AS FOLLOWS: (i) BUYER IS A SOPHISTICATED BUYER WHO IS FAMILIAR WITH THIS TYPE OF PROPERTY; (ii) EXCEPT AS MAY BE SPECIFICALLY SET FORTH IN THIS AGREEMENT, NEITHER SELLER NOR ANY OF ITS AGENTS, REPRESENTATIVES, BROKERS, OFFICERS, DIRECTORS, SHAREHOLDERS, MEMBERS, OR EMPLOYEES HAS MADE OR WILL MAKE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY; AND (iii) THE PROPERTY IS BEING SOLD TO BUYER IN ITS PRESENT "AS IS" CONDITION SUBJECT TO THE DETERMINATION OF THE FEASIBILITY PERIOD, REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER CONTAINED HEREIN. SUBJECT TO THE TERMS HEREOF, BUYER WILL BE AFFORDED THE OPPORTUNITY TO MAKE ANY AND ALL INSPECTIONS OF THE PROPERTY AND SUCH RELATED MATTERS AS BUYER MAY REASONABLY DESIRE AND, ACCORDINGLY, BUYER WILL RELY SOLELY ON ITS OWN DUE DILIGENCE AND INVESTIGATIONS IN PURCHASING THE PROPERTY.

(c) EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED ABOVE, BUYER ACKNOWLEDGES THAT BUYER IS PURCHASING VACANT LAND PREVIOUSLY USED AS AGRICULTURAL PROPERTY WHICH WAS FARMED IN ACCORDANCE WITH THE STANDARD AGRICULTURAL PRACTICES OF CENTRAL ARIZONA FOR MORE THAN SEVENTY-FIVE (75) YEARS WHICH

INCLUDED THE USE OF PESTICIDES, HERBICIDES, PETROLEUM PRODUCTS, THE POSSIBILITY OF PFAS CHEMICALS AND IS PURCHASING THE PROPERTY "AS-IS, WHERE-IS, AND WITH ALL FAULTS" AND THAT NO REPRESENTATION, WARRANTY (EXPRESS OR IMPLIED), OR AGREEMENT BY OR ON BEHALF OF SELLER HAS BEEN MADE TO BUYER AS TO THE CONDITION OF THE PROPERTY. BUYER REPRESENTS AND AGREES WITH SELLER THAT BUYER WILL MAKE INDEPENDENT INVESTIGATION OF THE PROPERTY AND WILL RELY ON THAT INVESTIGATION AND NOT ON ANY AGREEMENT, REPRESENTATION OR WARRANTY OF SELLER, EXCEPT AS EXPRESSLY SET FORTH HEREIN, IN MAKING BUYER'S DECISION ON WHETHER TO BUY THE PROPERTY. BUYER ACKNOWLEDGES THAT, EXCEPT AS SET FORTH HEREIN, SELLER HAS MADE NO REPRESENTATION, WARRANTY OR GUARANTY, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR INCLUDING: (A) THE CONDITION OR STATE OF REPAIR OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY ENVIRONMENTAL CONDITION (WHICH INCLUDES ALL SUBSTANCES LISTED AS SUCH BY APPLICABLE LAW, ALL POLLUTANTS OR ASBESTOS AND NATURALLY-OCCURRING BUT HARMFUL SUBSTANCES SUCH AS METHANE OR RADON) ON, IN, UNDER, ABOVE, UPON OR IN THE VICINITY OF THE PROPERTY; (B) THE QUALITY, NATURE, ADEQUACY, AND PHYSICAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE STRUCTURAL ELEMENTS, ENVIRONMENTAL ISSUES, APPURTENANCES, AND ACCESS; (C) THE QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITION OF SOILS AND GEOLOGY AND THE EXISTENCE OF GROUND WATER; ITS QUALITY, QUANTITY, AVAILABILITY AND WHAT REGULATIONS GOVERN THE USE AND AMOUNT OF WATER WHICH CAN BE USED (D) THE EXISTENCE, QUALITY, NATURE, ADEQUACY AND PHYSICAL CONDITIONS OF UTILITIES SERVING THE PROPERTY; (E) THE HABITABILITY, MARKETABILITY, OR THE FITNESS, SUITABILITY OR ADEQUACY OF PROPERTY FOR ANY PARTICULAR USE; (F) THE ZONING OR OTHER LEGAL STATUS OF THE PROPERTY; OR (G) THE PROPERTY OR IT'S OPERATIONS' COMPLIANCE WITH ANY APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTES, ORDINANCES, COVENANTS, CONDITIONS, AND RESTRICTIONS OF ANY GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITY OR OF ANY OTHER PERSON OR ENTITY. BUYER HEREBY ACKNOWLEDGES AND DECLARES RELIANCE SOLELY ON BUYER'S OWN EXAMINATION, INSPECTION AND EVALUATION OF THE PROPERTY, AND, EXCEPT AS SET FORTH HEREIN, NOT ON ANY WARRANTIES OR REPRESENTATIONS, WHETHER EXPRESS OR IMPLIED OR ORAL, FROM SELLER. BUYER HEREBY ACKNOWLEDGES THAT (I) THE FOREGOING PROVISION HAS BEEN BROUGHT TO THE ATTENTION OF BUYER; (II) THE FOREGOING PROVISION HAS BEEN READ AND IS UNDERSTOOD BY BUYER; (III) THE AGREEMENT OF BUYER WITH AND TO THE TERMS OF THIS PROVISION IS AN INTEGRAL PART OF THIS SALE WITHOUT WHICH THIS SALE WOULD NOT HAVE BEEN ENTERED INTO BY SELLER; AND (IV) THE PURCHASE PRICE REFLECTS, AND TAKES INTO CONSIDERATION, THIS

PROVISION.

The "AS-IS" provisions of this paragraph shall survive closing and shall not be merged into the Warranty Deed (as defined below).

11. **Authority of Parties.**

The parties warrant that the person(s) executing this Agreement on their behalf are authorized to do so, and upon execution, this Agreement is and shall be valid and enforceable against Buyer and/or Seller, their successors and/or assigns, in accordance with this Agreement.

12. **Brokerage Commissions.**

There are no brokerage realtor, real estate, finder's, or other fees and/or commissions to be paid by either party related to this transaction.

13. **Attorney Fees.**

If litigation or other action is commenced between the parties, the Prevailing Party in that litigation shall be entitled to recover from the non-prevailing party all reasonable attorneys' fees and costs.

14. **Conflict of Interest.**

This Contract is subject to cancellation by the City, without penalty or further obligations, pursuant to the provisions of A.R.S. § 38-511, as amended.

15. **Notices.**

As used in this Agreement, notice includes the communication of any notice, request, demand, approval, statement, report, acceptance, consent, waiver and/or appointment.

All notices must be in writing, addressed by name to the party or persons intended, as follows:

To Buyer:	Name:	Eloy Community Development Partners, LLC Managers: Coast2Coast Equities Inc. (Fla. Inc.) By Stephen Matley, President AND Douglas & Sons Development Group LLC (Fla. LLC) By Douglas Miller, Manager
	Address:	1145 W. Airport Blvd., Sanford, FL 32773
	Email:	smatley@coast-2coast.com
	Phone No.:	(602) 919-3392
To Seller:	Name:	City of Eloy, Attn: Makenzie Letcher, Assistant City Manager

Address: 595 N. C Street, Suite 104, Eloy AZ 85131
Email: mletcher@eloyaz.gov
Phone No.: (520) 466-9201

16. **Entire Agreement.**

This Agreement and the documents referenced herein and/or attached hereto contain the entire Agreement between the parties to this Agreement and shall not be modified in any manner except by an instrument in writing executed by the parties. Each of the Parties hereto has been advised and has had the opportunity to have this Agreement reviewed by an attorney and/or other professional of their choice.

17. **Severability.**

If any term or provision of this Agreement shall be held invalid or unenforceable, the remainder of this Agreement shall not be affected.

18. **Construction.**

The Section headings and captions of this Agreement are for the sole convenience of the parties to this Agreement. The Section headings, captions, do not in any way affect, limit, amplify, or modify the terms and provisions of this Agreement. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it.

19. **Assignment.**

Buyer shall have the right to assign any and all rights under this Agreement. Any such assignment may be, will be and/or is at the sole discretion of Buyer but requires notice to and written consent of the Seller. Any such assignment shall require the Assignee to be bound by the terms and conditions of this Agreement and any terms and conditions (agreements) incorporated herein. Any objection by Seller shall be made within ten (10) calendar days of notice and shall be only available (objection) for cause (not arbitrary).

20. **Merger.**

All of the terms, provisions, representations and warranties of the parties under this Agreement shall survive the Close of Escrow and shall not be merged in any other documents.

21. **Facsimile/Counterparts.**

This Agreement may be executed in one or more counterparts. Each shall be deemed an original and all, taken together, shall constitute one and the same instrument. In the event Buyer or Seller utilizes "e-mail", "DocuSign" or electronically transmitted signed documents, the parties hereby agree to accept and instruct Escrow to rely upon such documents as if they bore original signatures.

22. **No Obligations to Third Parties.**

Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, nor obligate any of the parties hereto, to any person or entity other than the parties hereto, nor to violate any other contract of any of the Parties.

23. **Amendment to this Agreement.**

The terms of this Agreement, except as provided above, may not be modified, or amended except by an instrument in writing executed by each of the parties hereto.

24. **Common Meanings.**

Words and phrases herein shall have their standard/common meaning. Terms herein and rules shall be interpreted so as to provide for the sale of Property herein, not to terminate Buyer's rights.

25. **Successors.**

Subject to the provisions aforementioned, this Agreement shall inure to the benefit of and shall be binding upon the parties to this Agreement and their respective heirs, successors, and assigns.

26. **Governing Law and Venue.**

This Agreement and any dispute arising hereunder shall be governed by Arizona State law. Each party hereby consents to the exclusive jurisdiction of the state and courts sitting in Pinal County in the State of Arizona, in any action on a claim arising out of, or in connection with this Agreement.

27. **Venue.**

BUYER AND SELLER HEREBY VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY SUBMIT TO THE JURISDICTION OF THE SUPERIOR COURT OF PINAL COUNTY, ARIZONA, IN CONNECTION WITH ANY DISPUTE (WHETHER BASED UPON CONTRACT, TORT OR OTHERWISE) BETWEEN OR AMONG BUYER AND SELLER ARISING OUT OF OR IN ANY WAY RELATED TO THE PROPERTY, THIS DOCUMENT OR ANY OTHER AGREEMENTS, DOCUMENTS OR INSTRUMENTS EXECUTED AND DELIVERED IN CONNECTION WITH OR OTHERWISE RELATING TO THE PROPERTY. IN THIS REGARD, THE EXCLUSIVE VENUE OF ANY SUCH DISPUTE SHALL BE IN PINAL COUNTY, ARIZONA. BUYER AND SELLER HEREBY VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY DEFENSE OF FORUM NON CONVENIENS OR ANY OTHER OBJECTION TO VENUE IN PINAL COUNTY, ARIZONA.

28. **Jury Waiver.**

TO THE FULLEST EXTENT PERMITTED BY LAW, BUYER AND SELLER HEREBY VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY RIGHT TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE (WHETHER BASED UPON CONTRACT, TORT OR OTHERWISE) BETWEEN OR AMONG BUYER AND SELLER ARISING OUT OF OR IN ANY WAY RELATED TO THE PROPERTY, THIS DOCUMENT OR ANY OTHER AGREEMENTS, DOCUMENTS OR INSTRUMENTS EXECUTED OR DELIVERED IN CONNECTION WITH, OR OTHERWISE RELATING TO, THE PROPERTY (TOGETHER WITH THIS AGREEMENT, THE "RELATED DOCUMENTS"). THIS PROVISION IS A MATERIAL INDUCEMENT TO SELLER EXECUTING THIS AGREEMENT AND ANY OTHER RELATED DOCUMENTS

29. **Option to Re-Purchase Property.**

AS A CONDITION OF ESCROW ON SALE OF THE REAL PROPERTY, THE BUYER AND SELLER SHALL ALSO NEGOTIATE AND EXECUTE AN OPTION TO REPURCHASE THE REAL PROPERTY FOR ONE YEAR PERIOD BEGINNING TWO YEARS AFTER CLOSE OF ESCROW; TO BE BASED UPON PROSPECTIVE FAILURE OF PERFORMANCE, TO BE IDENTIFIED IN SAID OPTION, FOR THE SUM OF THE PURCHASE PRICE SET FORTH IN THIS AGREEMENT THE REPURCHASE OPTION WILL ESTABLISH A TIMEFRAME WITHIN WHICH THE DEVELOPER MUST COMPLETE THE ENTITLEMENTS AND COMPLETE THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS AS PROVIDED FOR IN THE DEVELOPMENT AGREEMENT.

30. **Arbitration of Disputes.**

ANY DISPUTE UNDER THIS AGREEMENT SHALL BE BROUGHT IN PINAL COUNTY, AND EXCEPT FOR AN ACTION FOR SPECIFIC PERFORMANCE (WHICH SHALL BE BROUGHT IN THE SUPERIOR COURT FOR THE COUNTY OF PINAL), SHALL FIRST BE SUBJECT TO MEDIATION WITH THE PARTIES AGREEING TO ATTEMPT TO RESOLVE THE DISPUTE BETWEEN THEMSELVES AND IF UNSUCCESSFUL THEY AGREE TO USE THE SERVICES OF A MEDIATOR. IN THE EVENT THE PARTIES CANNOT AGREE TO A MEDIATOR, THEN IN SUCH EVENT THE PARTIES SHALL EACH SUBMIT THE NAMES OF TWO (2) MEDIATORS ACCEPTABLE TO THEM AND A PINAL COUNTY SUPERIOR COURT SHALL DESIGNATE A MEDIATOR FROM THE NAMES SUBMITTED. IN THE EVENT MEDIATION IS UNSUCCESSFUL, THE PARTIES SHALL BE SUBJECT TO ARBITRATION IN ACCORDANCE WITH THE COMMERCIAL ARBITRATION RULES OF THE ARIZONA ACADEMY OF MEDIATORS AND ARBITRATORS. THE PARTIES AGREE THAT THIS AGREEMENT SHALL BE SUBJECT TO THE DISCOVERY PROVISIONS OF THE APPLICABLE CODE OF CIVIL PROCEDURE OF ARIZONA, AND PARTICULARLY THE BROADEST APPLICATION OF SUCH "DISCOVERY" TO THE ARBITRATION TO BE HELD. THE INITIAL FEE PAYABLE TO ARIZONA ACADEMY OF MEDIATORS AND ARBITRATORS FOR THE ARBITRATION SHALL BE REMITTED BY THE REQUESTING PARTY. HOWEVER, THE COSTS OF ARBITRATION SHALL ULTIMATELY BE BORNE AS DETERMINED BY THE

ARBITRATOR. THE PARTIES AGREE THE DETERMINATION OF THE ARBITRATOR AND AWARD, IF ANY, MAY BE ENTERED WITH ANY COURT HAVING JURISDICTION IN PINAL COUNTY AND THE DETERMINATION AND AWARD, IF ANY, MAY THEN BE ENFORCED BY, AMONG, BOTH FOR AND AGAINST, THE PARTIES, OR ANY OF THEM, AS IF ENTERED BY A COURT AT THE CONCLUSION OF A JUDICIAL PROCEEDING IN WHICH NO APPEAL WAS TAKEN. THAT IS, UNLESS EITHER PARTY DOES NOT ACCEPT THE ARBITRATION RESULT, FILES A CIVIL LAWSUIT IN PINAL COUNTY, NOT ACCEPTING THE ARBITRATION RESULT, GIVING NOTICE THEREOF AND FILING COURT ACTION WITHIN 45 DAYS OF THE ARBITRATION AWARD BEING RECEIVED IN WRITING BY ALL PARTIES.

NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THIS AGREEMENT FIRST DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY LAW. YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE FIRST LITIGATED IN A COURT OF LAW. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR INITIAL RIGHT TO FIRST PROCEED IN A COURT OF LAW, UNLESS SUCH RIGHTS ARE SPECIFICALLY INCLUDED IN THIS AGREEMENT. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE LEGAL APPLICATION PROCEDURAL STATUTE BEFORE YOU MAY PROCEED IN A COURT OF LAW. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY.

WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO FIRST SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THIS AGREEMENT TO NEUTRAL ARBITRATION BY PLACING OUR INITIALS HERE:

SELLER AS BUYER DM

31. **AGREEMENT OF THE PARTIES.**

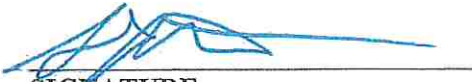
The foregoing provisions, writings, terms, conditions, obligations etc. are the Agreement of the parties who have initialed each page hereof, and the same is represented to be the proper authorized and binding Agreement of each Party.

[Signature page follows.]

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement to be effective on and as of the Effective Date set forth in the initial paragraph to this Agreement.

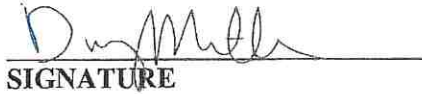
Effective Date: As set forth in the initial paragraph on page 1.

"Buyer" Eloy Community Development Partners, LLC
Managers: Coast2Coast Equities Inc. (Fla. Inc.)
By Stephen Matley, President AND
Douglas & Sons Development Group LLC (Fla. LLC)
By Douglas Miller, Manager



SIGNATURE

Stephen Matley, President
Coast 2 Coast Equities Inc.



SIGNATURE

Douglas Miller, Manager
Douglas & Sons Development Group LLC

Effective Date: As set forth in the initial paragraph on page 1.

"Seller" City of Eloy, Pinal County, Arizona



SIGNATURE

Andrew Sutton, Mayor
and for the City of Eloy, authorized signatory and
with proper City approval in place.

Exhibit "A"

APN(s) and Legal Description of Property

APN #: 404-27-0150

Full legal description to be provided in escrow by title company.

Exhibit "B"

City of Eloy 78+/- Multi-use Request for Proposal

REQUEST FOR PROPOSALS

The City of Eloy Arizona is now accepting expressions of interest for the acquisition and development of 81+/- acres located on the west side of 11 Mile Corner Rd. north side of Houser Rd. and south of Shedd Rd. The City envisions this site being developed as a Mixed-use project with a combination of build to rent, apartments, and a commercial/retail element. However, if a developer or development team submits a plan with a scale that makes sense and is deemed as a benefit to the overall vision for the site, it will be welcomed. This is being allowed in an effort to not stifle creative thought on the behalf of the developer or development team.

The City of Eloy currently owns the subject property.

Please read the Request for Proposal carefully, in that there are a number of policy goals that guide the development of the property.

There are several steps in order to complete this RFP. The first step is a letter of interest in the project and a summary of your firm's experience in accomplishing the goals of this property. Second, all letters of interest will be evaluated by a committee which will develop a short list of interested parties. Third, each interested party that is on the short list can schedule a pre-submission conference with the city. Fourth, the actual development plan proposal will be due roughly a month after the short list is developed. Fifth, proposal presentations will be given to the committee followed by selection committee recommendations. Finally, negotiations for a purchase agreement with the selected firm and approval at a city council meeting.

If you have any questions, please submit them in writing to Mackenzie Letcher via email at mletcher@eloyaz.gov

All letters of interest are due to City Hall at 595 N. C Street, Eloy AZ 85131, no later than 5:00 P.M. on Tuesday, November 28, 2023.

A. PROJECT OVERVIEW

Introduction

Located in Pinal County, Arizona and strategically positioned between the major urban centers of Phoenix and Tucson; The City of Eloy is a fast-growing community of approximately 15,628 residents.

Project Overview

The City of Eloy is seeking an experienced developer or development team to purchase and build on an 81 +/- acre site located within our recognized Eloy expansion area. This single parcel is located on the west side of 11 Mile Corner Rd., on the north side of Houser Rd. and south of

Shedd Rd (see Attachment A). The vacant parcel is currently zoned as I-1 light industrial and is surrounded by parcels zoned for a variety of residential purposes, including single family and estate residential. There is also a well site located towards the southern edge of the property that the city intends to retain. For this project to be successful there are several infrastructural and planning demands that the developer or development team will have to undertake including:

- The re-alignment of Houser Rd. west of 11 Mile Corner Rd. and installation of a 4-way traffic signal at the corner.
- The installation of a lift station at the northwestern corner of the 81 acre site to pump waste to our treatment facility.
- Rezoning of the property.
- Record a plat map, in escrow and create three separate lots for the proposed build to rent, apartment, and commercial/retail component.
- Payment of an agreed upon purchase price no less than the assessed valuation for the land as it stands recently completed by the City of Eloy.
- The mutual development of a development agreement which will include among other items the inclusion of a provision that allows for the City to repurchase the land for the amount paid in the event that no progress toward the city's goals for the property are met with an agreed amount of time also stated in the development agreement.

Outside of these improvements, the City of Eloy will commit to paving Houser Rd. from 11 Mile Corner Rd. to Highway-87.

Property Identification

The excess property includes 81+/- acres located on the west side of 11 Mile Corner Rd, north of Houser Rd, and south of Shedd Rd. The subject property is identified by the Pinal County Assessor's Office as 404270150 with the property description of - SANTA CRUZ RANCHES PARCEL 15 CABINET B SLIDE 138 SEC 25-7S-7E 3530625 SQ FT 81.052 AC. This property is located within our recognized Eloy expansion area with a current zoning of I-1 for light industrial.

B. INTENT AND CONDITIONS OF SALE.

The City will only accept submittals to purchase the subject property in its entirety, no partial sales will be considered. The property will be conveyed through a warranty deed on an "As Is" basis. If the City determines that it has received a responsible proposal and accepts, the selected developer or development team will begin negotiations of a purchase agreement pursuant to terms and conditions acceptable to the City within a timeline outlined in section F: SELECTION PROCESS, SCHEDULES, and CRITERIA. All funds shall be submitted to the City's Finance Department and a copy of the receipt shall be provided to the City Clerk for confirmation.

C. DEVELOPMENT SCOPE

The City of Eloy is seeking proposals from qualified developers or development teams to purchase the property, design, market, and manage the property. Selected firms will be invited to submit plans for the entire site.

The City may provide some combination of the following to the winning proposal:

- Commitment to paving Houser Rd. from 11 Mile Corner Rd. to Highway-87.

NOTE: The City of Eloy will not invest additional funds in the development of the property. The City is offering the site "As Is".

Successful Developer or Development team will be expected to:

1. Have the ability to secure the financing for the acquisition and development of the property.
2. Develop and signing of a development agreement fully stating the responsibilities of each party.
3. Secure all approvals, permits, and pay fees necessary for development.
4. Provide liability, builders risk and workman's compensation insurance in amounts acceptable to the City of Eloy.
5. Adhere to the agreed upon time schedule for construction. Construction shall be initiated within six (6) months of the real estate closing.
6. Secure and maintain proof of appropriate licenses as required by local and state laws.
7. Develop and execute a sales and marketing plan for the project.
8. Provide on-site management or equivalent for entire existence of the apartments.
9. Provide a project development pro-forma and financial qualifications of the development team.
10. Developers are encouraged to undertake their own due diligence prior to submission.

D. CITY ORDINANCES, PUBLIC POLICY, AND GOALS AND GUIDELINES

The design objective is to create a vibrant project that is attractive, accessible and acts as a conduit for development for this area of the Eloy expansion zone. The development must conform to the requirements in the City Zoning Ordinance and the General Plan requirements set forth below:

- **Zoning:** The subject property is currently zoned I-1 for light industrial, the winning proposal will need to submit a rezoning request to acceptable commercial zoning for this development.
- **Design:** Project shall include a mix of residential with apartments, build-to-rent and incorporate a combination of retail, offices, or institutional use unless demonstrated that other land use mixes are beneficial and feasible.
- **Amenities:** The project and site should be designed with amenities to support a desirable living and working environment.
- **Plans:** Develop site and architectural plans including floor plans for proposed mixed-use facility for approval by the City of Eloy.
- **Construction:** Building heights should be limited to the requirements stated in the Eloy Zoning Ordinance unless variance is applied for and approved by the Eloy Board of Adjustment.

- **Utilities:** Developer will provide all utility connections to the site.

Below are links to the following applicable Zoning Code information, and the General Plan:

- [City of Eloy Chapter 21 Zoning Code](#)
- [City of Eloy General Plan](#)

City Recognized Eloy Expansion and Development area

The subject property is located within the City recognized Eloy expansion and development area. This area has been targeted for development and has been prioritized through Mayor and Council direction. Over the next several years the City of Eloy's vision is to support growth and expansion in this area through infrastructure investment and partnerships with the development community.

E. RFP SUBMISSION REQUIREMENTS

Developer Information

The letter of interest must respond to the following in the order stated below:

1. A cover Letter signed by the principal or Chief Operating Officer of the development entity committing to completing the project if selected.
2. A general description of the proposed project (rental, ownership or a combination thereof), including total number of units, development timelines, target markets, etc.
3. Identification of all team members.
4. A description of all team members' experience and qualifications for this project, particularly mixed-use development projects.
5. A minimum of three references (name and telephone number) that can speak directly to the applicant's development experience.
6. Examples of relevant work
7. Certificate of Good Standing from the Arizona Secretary of State or State where the developer/development team is incorporated.

After reviewing the letters of interest, selected developers will be required to submit three (3) bound copies of their proposal comprised of one signed original and two copies of the proposal at a later date. Applications must be submitted as follows:

- All pages are single-sided, pages are to be 8 ½' x 11."
- All pages are securely bound.
- Site plans, elevations and architectural rendering must be on pages no smaller than 11" x 17" paper.
- The applications package is to be arranged as outlined by sections below.

Proposed Project Information

1. Mixed-use development with a combination of residential and commercial/retail.

2. Graphic illustrations of the conceptual design of the project, including:
 - a. Conceptual plans and sections illustrating the relationship of the project to adjacent properties.
 - b. Floor plans for apartments, and build-to-rent housing.
 - c. Concept of commercial component and potential retail or commercial establishments.

Project Financing

1. A financing plan that provides a project pro forma, a project budget, and additional sources of debt and equity for the project.
2. A statement of the offered price for the land.
3. Details of the scope of work, specifications and cost estimate.
4. A project schedule showing, at a minimum, start and ending dates for construction.
5. A detailed management plan for the project's management and operation.
6. Proposed sources and uses of funds.
7. A minimum three (3) year cash flow projection.

Developer Information

1. Applicant's (Lead Developer) financial statements prepared by an accountant for current year and previous year.
 - Most recent independent audit.
 - Auditor's management letter.
2. Applicant's (Lead Developer) organization/background information
 - Legal name of business.
 - Director/President of the organization.
 - Articles of Incorporation and current bylaws.
 - Type of organization, (Corporation, General Partnership, Limited Liability Corporation, etc.)
 - List of Board of Directors (include address and telephone numbers)
 - Current organizational chart.
 - Federal Tax ID# or Social Security # of owners.

F. SELECTION PROCESS, SCHEDULE AND CRITERIA

Selection Process: The Selection Committee will be composed of City of Eloy staff. The Selection Committee will review all proposals. After reviewing proposals, staff will recommend a developer for City of Eloy City Council approval. A short list of developers (three or four) may be selected for an interview with the Selection Committee as part of the process.

Schedule: The preliminary schedule for this project follows:

1. RFP Release: **November 17, 2023**
2. Public notice for the solicitation of proposals
 - a. Publish Friday, **November 17, 2023** in Eloy Enterprise.
 - b. Publish Saturday, **November 18, 2023** in Casa Grande Dispatch.

3. Mandatory in person Pre-Submission Conference will be held by the City on Proposals must be submitted by: **December 18, 2023 by 2:00 P.M.**
4. Proposal presentations (if required): **January 8 – 12, 2024**
5. Selection Committee recommendation: **January 17, 2024**
6. Development agreement negotiations: **January 18 – March 1, 2024**
7. City Council work session and approval: **March 11, 2024**

The City of Eloy reserves the right to adjust the schedule at its sole discretion.

RFP Selection Criteria: The City of Eloy will select the solicit proposals from the developer/development team that most successfully meets the criteria listed below:

1. Ability to meet the City development goals.
2. Proven ability of the development team to successful develop and manage similar projects.
3. Provide a narrative statement of intent and development proposal based off the City plan and vision for the property addressing the following:
 - a. Expected mix of land uses including: apartments, build-to-rent, and retail/commercial components.
 - b. Any anticipated partnerships or end-users whom Offeror may intend to include in the development.
 - c. Expected square feet of development.
 - d. How the proposed plan supports the City's plans.
 - e. Project phasing of:
 - i. Infrastructure
 - ii. Vertical development
 - iii. Horizontal development
 - f. How the site would be positioned in market and Offeror's strategy for selection of tenants.
 - g. A construction mitigation plan that identifies potential challenges that neighboring businesses and residents may experience during the development and operating periods.
 - h. Conceptual site plan showing anticipated land uses and densities.
4. Proposed term sheet that addresses each of the following items:
 - a. Purchase price, including breakdown of purchase price by phase if phasing is proposed.
 - b. Phasing/takedown schedule (if/as applicable).
 - c. Proposed earnest money
 - d. Closing dates.
5. How does Offeror purpose to fund the project? Include the following:
 - a. Proposed type of funding sources(s). Offeror shall propose a clear strategy to fund all proposed development costs.
 - b. Sources of and costs of debt and equity, including specific details on all anticipated funding sources as well as types and amounts of equity, financing, grants and other funding sources for the proposed development.
6. Commitment and ability to bring developer equity to the project.

7. Quality of design and proposed ability of the development team to implement a high quality project.
8. Consideration of a development plan that complements and bolsters the character of the area. Concepts could include but are not limited to: an architectural design that complements the surrounding area.

This RFP is not a request for competitive proposals and is not subject to the Arizona Public Contracting Code. This RFP in no way obligates the City to enter into a relationship with any entity that responds to this RFP or limits or restricts the City's right to enter into a relationship with any entity that does not respond to this RFP. In its sole discretion, the City may pursue discussions with one or more entities responding to this RFP or none at all.

G. GENERAL SITE INFORMATION

- **Property and Location:** Undeveloped property located in the City of Eloy recognized expansion area, located on the west side of 11 Mile Corner Rd. north side of Houser Rd. and south of Shedd Rd.
- **APN:** 404270150
- **Property Owner:** City of Eloy
- **Zoning:** Light Industrial (I-1)
- **Land area:** 81+/- acres
- **Electricity:** APS
- **Water:** City of Eloy
- **Protection:** City of Eloy Police Department and Eloy Fire District
- **Sanitary Sewer Line:** City of Eloy
- **Topography:** Undeveloped. Site is primarily flat
- **Zoning and Other Restrictions:** A copy of the City's zoning ordinance can be obtained from the City of Eloy Planning Department or online. In addition, the Planning Department staff will be available to review preliminary site plans for zoning consistency during the RFP process. Site plan reviewing by the Planning Staff will be completed within five (5) working days.

H. GENERAL RFP CONDITIONS

Post Selection Agreements: After Mayor and City Council approval, the City intends to enter into a contract with the selected developer within 10 days. This contract will summarize the agreed upon terms and conditions of the project. The Development agreement will at a minimum, address the following issues:

- Purchase price.
- Timelines for project.
- Roles and responsibilities of the Developer and City.
- Assurances and security guarantees of performance.
- Penalties for non-performance.
- Terms and conditions outlined in this RFP, applicable.

- The City's rights to review and approve the design of the project.
- City's rights to review and approve management changes.

Proposal Reservations: The City reserves the right to reject any or all proposals, to award in whole or part and to waive minor immaterial defects in proposals. The City may consider any alternative proposal that meets its basic needs.

Changes/Alterations: Proposer may change or withdraw proposal at any time prior to proposal deadline; however, no oral modifications will be allowed. Only letters, or formal written requests for modifications or corrections of previously submitted proposal, which is addressed in the same manner as the proposal and received by the City prior to the scheduled closing time for receipt of letters of interest will be accepted. The proposal, when opened will be corrected in accordance with such written request(s), provided that the written request is contained in a sealed envelope plainly marked "modifications of proposal."

Confidentially: Responses to the RFP will become public records and, therefore, will be subject to public disclosure.

Proposer Questions, Inquiries and Contact with City Officials and Staff: The City is committed to providing all interested parties with accurate and consistent information in order to ensure that no one obtains an undue competitive advantage. To this end all questions and inquiries should be addressed in writing to:

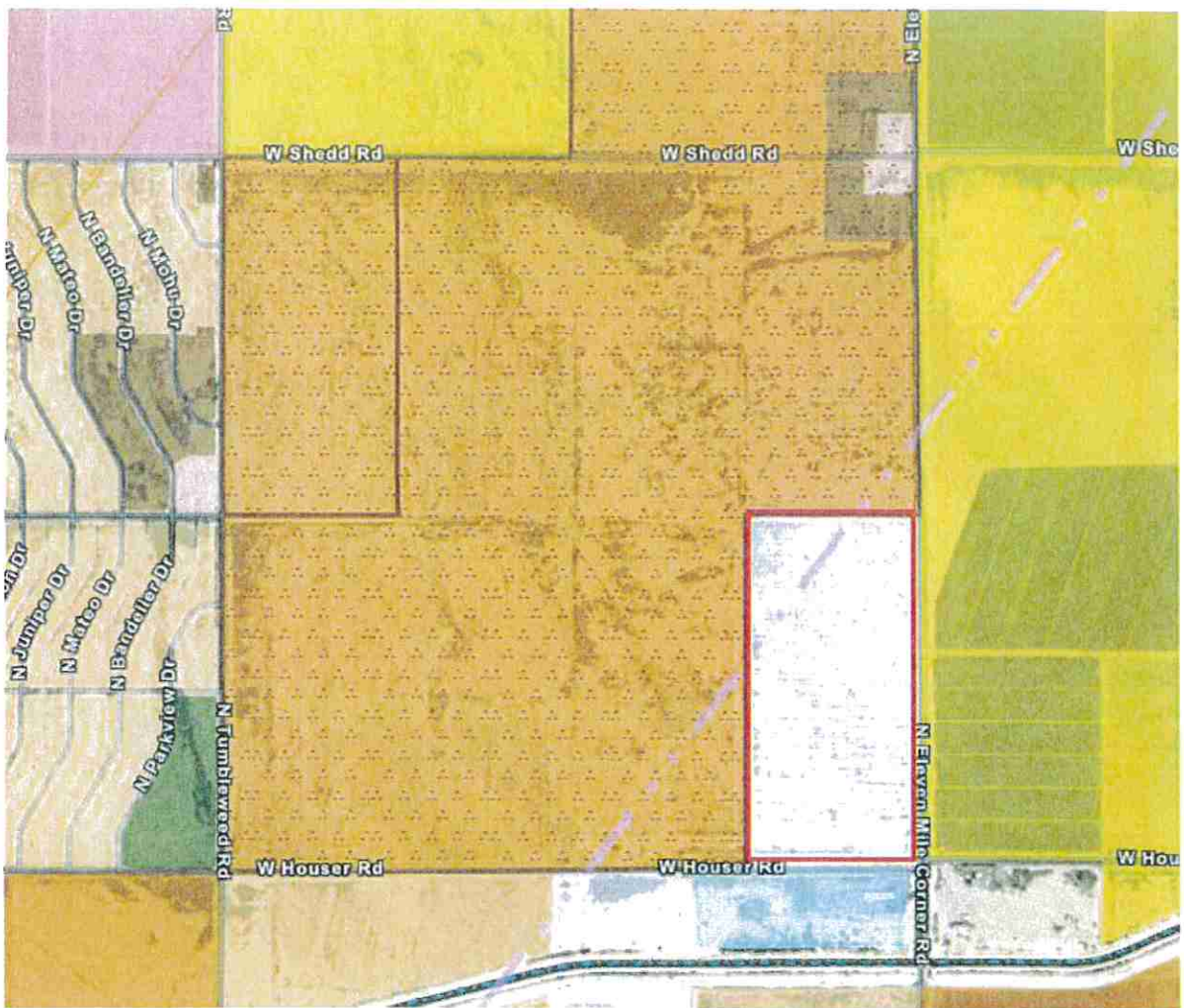
Proposal and technical questions:
 Subject: Mixed-use Development RFP
mletcher@eloyaz.gov

As this is a request for proposals only, this RFP may lead to one of five outcomes:

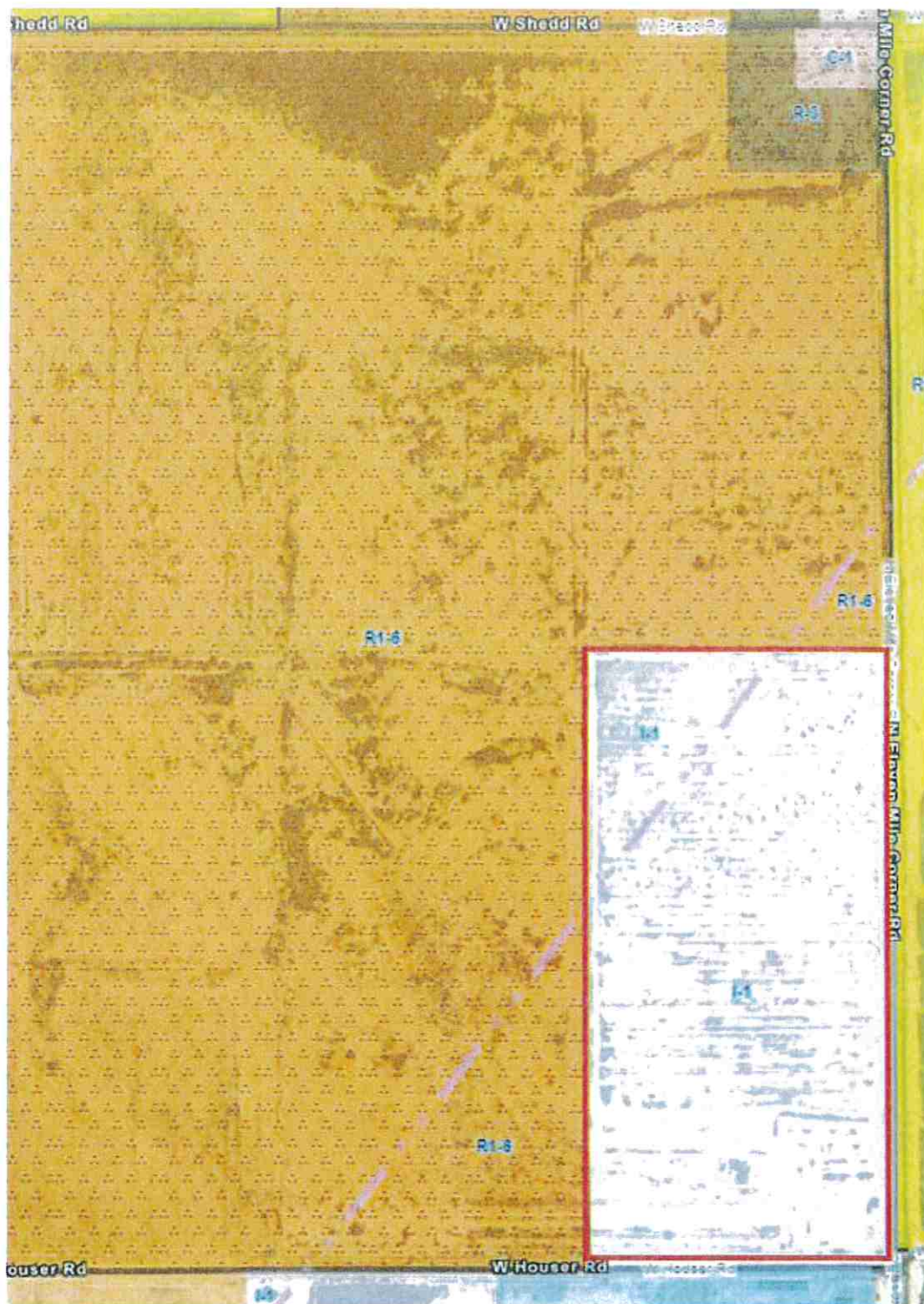
- A request for additional information from one or more respondents.
- Direct negotiations for sale and development of the property through a MOU or DDA with a development team selected as a result of this RFP.
- Termination of this process without the selection of a development team.

If the answer or information sought is of procedural or substantive significance. The City will provide the answer or information in writing to all prospective proposers.

ATTACHMENT "A" – ARIAL LOCATION 81+/- ACRE PROPERTY



ATTACHMENT "B" – I-1 PROPERTY ZONING OF 81+/- ACRE PROPERTY



ATTACHMENT "C" – APPROXIMATE WELL LOCATION ON 81+/- ACRE
PROPERTY



Exhibit "C"

City of Eloy 78+/- Multi-use Response to Request for Proposal



City of Eloy

RFP Eloy 78

Submitted by:



Eloy Community

DEVELOPMENT PARTNERS, LLC

April 5, 2024



Mr. Mackenzie Letcher
Assistant City Manager
City of Eloy, Arizona
595 North C Street, Suite 104
Eloy, Arizona 85131

April 05, 2024

Mr. Letcher,

Eloy Community Development Partners is pleased to present this proposal, in Response to the Request for Proposal published by the City of Eloy, Arizona, and the subsequent addendum received on March 26, 2024, which addressed questions discussed in the RFP pre-proposal conference on March 15, 2024. The development team of Eloy Community Development Partners includes Coast 2 Coast Equities, Inc., Bowman Consulting, RVI Planning, Greg Loper, and Douglas & Sons Development Group, LLC. A list of the individuals for each of these project partners and their role in the project is in Section A and in our project team organization chart. A Certificate of Good Standing for the development entity is in the appendix.

This project, proposed on the subject seventy-eight net developable acre site at the northwest corner of Houser Road and 11 Mile Corner Road, is an exciting opportunity to provide a mix of residential and commercial uses to benefit the city of Eloy and its residents. Our concept for the project consists of a variety of residential uses to help accommodate the work force expected with the growth of Eloy and the surrounding area, along with commercial uses to support the long-term needs of the residents in the immediate area and throughout Eloy.

Knowing that other builders and developers are providing, or planning to provide, entry-level single-family homes in the area to the immediate east and southeast of the subject site, we believe that providing alternate housing options is the best use for this site. Our decision is further supported by the extensive market study we commissioned a little over a year ago, and information gleaned from a survey of Pinal County and Eloy area housing needs conducted in partnership with the Government Affairs Director of WeSERVE, the Realtors Association serving Pinal County, through a grant from the National Association of Realtors.

Our concept plan, included in the Project Information Section, includes a work force multi-family apartment complex, a community of build-to-rent single family homes, a community of build-to-sell single-family homes and a commercial parcel to include commercial retail and a self-storage facility, which is essential to support the apartment and build-to-rent home tenants. The



commercial site would not be built until sufficient residences on this site and the surrounding developments are built and occupied to procure retail tenants, but when completed it will provide business tax revenue to the city.

Our concept plan includes open spaces, walking areas and room for community amenities. The details of each individual project site will be determined by our builder partners and through the design review and approval process. Our initial goal is to obtain approval of a master development plan to establish mutually agreed land uses, intended residential products and density in accordance with the city's needs, desires and capacity. Once the master development plan is approved and individual project sites are identified with specific uses, unit counts and necessary amenities, we will engage our builder partners subject to City approval. Those partners may purchase individual project sites or may choose to partner with us through joint ventures or other partnering structures. We will work with all project partners through entitlement and approval of their specific project plat maps. If they are purchasing the site, we they will take possession upon approval of their plat map and commit to build per the scope of work and conditions or approval. If partnering with us, we will be a part of their project through build-out. We believe this project can become the catalyst to launch development throughout Eloy's north end and provide the work force housing to support the city's initiatives toward attracting large employers.

We look forward to the opportunity to work alongside the City of Eloy to create a master development plan for this site, and help develop the subsequent individual project sites, which will forever improve and enhance Eloy, providing work force housing with exceptional livability. We believe in Eloy's future and will be proud to participate with the city to achieve their vision.

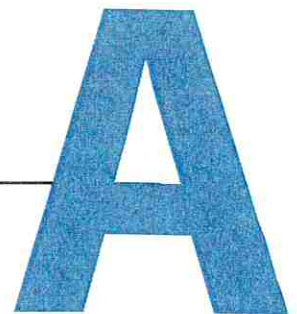
Sincerely,

Stephen Matley
President, Coast 2 Coast Equities, Inc
Manager, Eloy Community Development Partners, LLC

Table of Contents

A	Project Team
B	Proposed Project Information
C	Project Financing
D	Developer Information
	APPENDIX
	1. Offer and Acceptance Form
	2. Attachment A - Reference Form
	▪ Letters of Reference
	3. Certificate of Good Standing and Incorporation
	4. Resumes and Applicable Projects
	5. Project Entitlement Schedule
	6. Draft Development Agreement Opinion
	7. Concept Plan

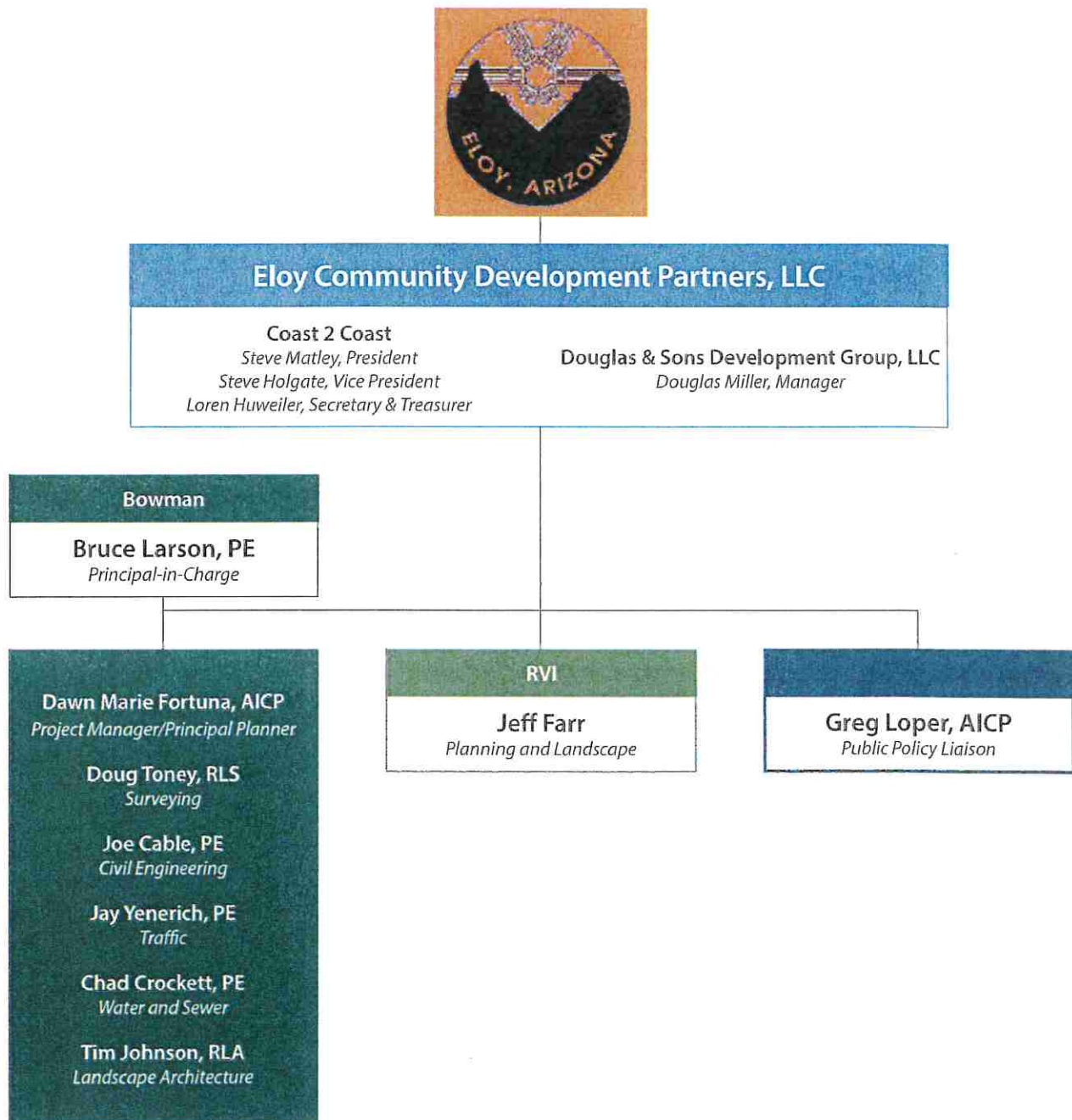
Project Team



Section A - Project Team

1. PROJECT TEAM (BIOS AND ORGANIZATIONAL CHART)

Eloy Community Development Partners, LLC has assembled a committed professional team for this project that brings a unique focus and expertise to involve the community and City Staff in creating an exciting vibrant city center. All the proposed team members below are fully committed to the success of this project and will not be removed or replaced without written approval. Brief resumes for those key individuals are provided on the following pages. More detailed resumes and project histories for the Developer are included in the Appendix.





Steve Matley

Steve Matley has over 30 years of experience in leadership and management in multiple industries. His business management and project management experience were cultivated in real estate, land development and construction, involving commercial, institutional, residential, and public works projects. He has held positions as a General Building Contractor, a Senior Project Manager for an ENR top forty rated agency construction management firm, Vice-President of Land Acquisition and Forward Planning for a production homebuilder and owner of two land acquisition, entitlement, and development companies.

While owner of DCM Group Inc, a development, and construction management consulting firm, Steve managed land acquisition, entitlement, and planning for projects valued at over a half billion dollars within a five-year period. In these positions Steve successfully planned and executed numerous projects including educational complexes, high-rises, master planned communities, production homes, custom homes, public works, and infrastructure projects. As part owner and President of Coast 2 Coast Equities, Inc., Steve has managed land acquisition and entitlement projects in Arizona, California, Florida, and Texas

Loren Huweiler

Loren Huweiler is uniquely knowledgeable in the intricacies of property acquisition/assembly, development, construction, and disposition of real estate. He has extensive administrative and technical background and has performed services as the executive with his various companies, Diversified Development Group, Lorbar, Inc. and Venture Investments, Inc. Servicing the industry through the years, he has been instrumental in the successful acquisition, development and disposition of a substantial amount of real estate through residential and commercial builders and investment programs.

Projects consisted of purchase and sale of residential and commercial land, buildings, and storage units for sale to builders, investors and users, City Revitalization programs directing thirty realtors in twenty-five California cities optioning over two hundred parcels of land in downtown blighted areas and assisting their City Redevelopment agencies to overcome downtown blight. Specific multiple major land development projects were executed in Riverside County, California, and Arizona, consisting of hundreds of lots, and sold to major builders for residential home construction. All the above activities have covered four states: Texas, Arizona, Nevada, and California.

Steve Holgate

Steve Holgate has over 47 years of experience in all facets of the real estate industry. As partner/owner of his companies, he has worked with numerous cities in the successful planning and completion of residential, industrial, and commercial projects. His expertise is in property acquisition, land planning, subdivision map processing and city/county entitlements. His experience with the intricacies associated with Redevelopment Agency requirements and bond financing is extensive. Steve Holgate enjoys an excellent reputation for his willingness to work with and create motivated development teams among cities, engineers, consultants, and end users.

Doug John Miller

Calling on over 25 years of construction and development experience, Doug Miller is the founder and President of Douglas & Sons Development Group, LLC. Doug and his team effectively and consistently lead concept design and offer construction consulting to facilitate the realization of client visions.

Doug has not only worked with a variety of investors across the country but has also successfully managed numerous types of projects. In the past four years alone, Doug has been involved in 111 projects, 17,000 units, and over twenty million square feet of building area. In addition, he has worked with multi-family associations to develop strategies to assist with forecasting construction soft and hard costs, preventative maintenance programs, capital improvements, and future development acquisitions.

Bowman SURVEY, PLANNING AND ENGINEERING

Dawn Marie Fortuna, AICP | *Principal Planner and Project Manager*

Dawn Fortuna has more than 30 years' experience in the planning, design and management of public works and private development projects located both locally and nationally. Much of her experience encompasses master planning, infrastructure analysis, research investigation/due diligence studies to determine site suitability for project development with a particular focus on infill development. She oversees a land planning team which carries projects from inception, through entitlements and preliminary approvals for residential, commercial and public works projects. She has overseen project development with multiple agencies, subconsultants and multi-disciplined staff. Her background in not only urban planning but engineering provides a unique perspective that balances vision with technical needs.

Joe Cable, PE | *Civil Engineering*

Joe Cable has 25 years of extensive experience in civil engineering, community design and land use planning. His experience includes all phases of preliminary and final engineering design, including feasibility, constraints mapping, master planning, detail engineering design and construction document preparation, design reports, permitting and construction support. As a senior project manager, Joe is involved in the details of identifying the specific priorities of his clients, and works directly with his team to deliver successful, high quality, profitable projects.

Jay Yenerich, PE | *Traffic Engineering*

Jay Yenerich is the transportation market sector leader for Bowman. He is experienced on a wide variety of highway, arterial, traffic, ITS and transit projects, throughout his 25 years. As the manager of Capital Development at Valley Metro, Jay led procurements and negotiated scope and fees for over \$50 million of design and construction work and understands how public agencies work and the value the importance of value engineering.

Chad Crockett, PE | *Water & Wastewater*

Chad Crockett is a senior project manager with more than 14 years of experience in civil engineering. Chad has worked with clients from design through construction on numerous water, wastewater, roadway, drainage, and site designs. Throughout his career, Chad has been involved in all facets of the design and construction of large infrastructure projects coupled with residential, commercial, and industrial developments. His expertise includes infrastructure planning, analysis, engineering design, engineering and construction analysis, and project management.

Tim Johnson, PLA, LEED AP | *Landscape Architect*

Tim Johnson is a registered landscape architect in Arizona, California, Utah, and New Mexico. His experience over the past 20+ years within the landscape architecture profession includes direction and oversight of landscape architecture staff and projects, environmental and riparian mitigation, site planning and design, graphic communications, construction document preparation, and construction administration. Tim's experience with the staff and processes of local jurisdictions enables him to help clients navigate the review and approval process with a direct and efficient manner.

Doug Toney RLS, CFedS | *Survey Manager*

Doug Toney has over 17 years of experience as a surveyor as a survey project manager in both private and public sectors. He has worked on projects including ALTA/NSPS land title surveys, topographic surveys, aerial control surveys, static observations, BIA and tribal land surveys, construction staking, as-builts and easement descriptions.

RVI LAND PLANNING VISIONING

Jeff Farr | *Planning and Landscape Visioning*

Jeff is a project director and an experienced land planner who grew up in Window Rock, Arizona on the Navajo Indian Reservation. He attended Arizona State University and received a Bachelor of Science degree in Design, a curriculum which combined his interest in land planning and landscape architecture. Jeff has contributed his talents on many projects which have become some of the most recognized and respected communities in the Phoenix metropolitan area, including Grayhawk, McDowell Mountain Ranch, Estancia and Terravita. Jeff is also a prolific and talented artist with the ability to capture everything from initial concept sketches through project design.

PUBLIC POLICY LIAISON

Greg Loper, AICP | *Public Policy Liaison*

Over 30 years of public and private land planning, acquisition, due diligence, entitlement, lobbying, development and construction experience, including related financial analysis, neighborhood outreach, public presentations, agreements (development, school, joint development, infrastructure, etc.) and related services.

Of those ~30 years of experience, over 10 years have been in the public sector, including the City of Peoria as the Parks, Open Space & Natural/Cultural Resources Senior Planner (presently employed), Navajo County (Deputy Public Works Director / Planning Director), Maricopa County and more than seven years with the City of Casa Grande (as both the senior planner and as a consultant). The remaining 20+ years of experience has been in the private sector, working for or as a consultant to numerous mixed-use and residential developers.



2. DEVELOPER REFERENCES

Eloy Community Development Partners, LLC understands that partnerships with communities are built on the confidence that there will be progressive and successful outcomes. We welcome the opportunity for Eloy to connect with our references to help build that trust. Required Attachment A and additional letters of reference are included in the Appendix.

3. EXAMPLE PROJECTS

Palm Desert, CA

Mr. Holgate purchased 140-acres of vacant land, zoned for homes in Palm Desert, CA. The property was owned by Sierra Life Insurance Co. in Twin Falls, Idaho which required an accelerated turnover due to the insurance commissioner's regulations. Holgate purchased the land for \$1,000,000 and closed escrow in three (3) weeks. Holgate with his partner, subdivided the property into 856 lots and sold it to Covington Homes for \$3,500,000 within one (1) year.



San Jacinto, California

Steve Holgate negotiated a three (3) year option on 204-acres of agriculture property in San Jacinto, California.

The Martin Trust, as seller, consisted of three (3) brothers, who had inherited the property from their parents. Holgate rezoned the agriculture property to include both commercial and residential development. He also created five (5) separate parcels and subsequently was successful in obtaining five (5) different buyers, for the respective uses as follows:

- | | |
|--|---|
| A. 68-acre parcel to Allstar Equities | 238 SFH residential lots |
| B. 40-acre parcel to J.D. Pierce Homes | 214 SFH residential lots |
| C. 24-acre parcel to McLeish Group | 238 Commercial/Industrial site |
| D. 37-acre parcel to County of Riverside | Future mid-county freeway right-of-way |
| E. 35-acre parcel to IBARC Developers, LLC | Major graded commercial/industrial site |

Steve Holgate, Steve Matley and Loren Huweiler led a consortium of local builders and landowners in San Jacinto to work with the City to form a CFD to fund emergency service facilities, drainage, infrastructure, and traffic control facilities in the west end of that city. The facilities funded by that CFD are continuing to be built and serving the community as it grows.

San Diego, California

Steve Matley served as lead project manager representing five public agencies on a highly visible, jointly owned and controlled public redevelopment project, working on behalf of the project's selected program manager. The project owner was a partnership of the public landowners and agencies having jurisdiction which included the City of San Diego, the County of San Diego, the Port of San Diego (itself being made up of the five cities on San Diego Bay), the US Navy, and the Centre City Development Corporation (former redevelopment authority for the city of San Diego).

Answering to the Steering Committee of elected and appointed representatives of these agencies, Steve led the selection of design consultants and the design development process for over 3,500,000 square feet of infrastructure improvements and envisioning of future public and private development on over thirty city blocks, along San Diego's North Embarcadero, the "front porch" of the city. The project area, along San Diego Bay between San Diego International Airport and Seaport Village, including all the waterfront land along Harbor Boulevard and Pacific Highway.

The various improvement projects within the plan, including commercial piers, artistic street lighting, public park spaces, food and shopping venues, community event spaces, cultural spaces and cruise ship facilities have been and are continuing

to be built following the plan guidelines. This project provided the catalyst for many new private projects along the North Embarcadero including new resort hotels, mixed-use residential towers, conference facilities, restaurants and a major tech hub on the eight-city-block US Navy owned property.

Indio, California

Leading the design-build process for the Coachella Valley Mosquito and Vector Control District, Steve Matley and the project management team helped the multi-agency district to avoid disaster and complete their project within the time frame they required. Upon entering the project to oversee the procurement and bidding process, and oversee the construction as an agency construction manager, it was soon discovered that the district and the architect were at odds over the severity of cost overruns designed into the project. That conflict ultimately led to the architect walking from the fully designed project in breach of contract, but also taking the design documents which the district could no longer use.

Steve worked with the district Executive Director, board members and the district's counsel to work out a legal design-build process, which had not been previously done for a California general law agency. Following the process set forth with the input and encouragement from their legal counsel, a new program was developed, and RFP documents created to solicit and select a design-build contractor. The district had already signed a lease of their existing property to an adjacent school district and was facing damages if they could not deliver the site on time, which meant their new facility had to be completed within the original time frame, despite requiring an entirely new design.

When complete, the new facility was completed only two weeks after the original completion date based on bidding the original design, thus being able to transfer the old facility to the adjacent school district within the contract terms. The district had a larger, more attractive, and more modern facility including administrative offices, fleet facilities, fueling facilities, auto shop, climate controlled and fire rated storage buildings, an operations center with entomological laboratories, public and employee parking areas, and a community meeting room.

The use of design-build, and the process used to allow it, created case law which allowed for design-build on other projects for general law public agencies in the future.

San Diego, California

900 F Street in downtown San Diego was an abandoned construction project with a decaying fence surrounding a block-wide hole in the ground with rebar cages protruding up to about ten feet above street level. Locals jokingly referred to it as the "Downtown Rebar Sculpture Garden". Located at the edge of East Village, the site was owned by the City of San Diego who had received it because of a RICO conviction of the previous owners and subsequent confiscation of the property. It sat abandoned for over a decade.

Working as lead project manager for the developer, Steve oversaw the selection of the design consultants, the disposition and development agreement formation, project plan approvals, selection of contractors, assistance with marketing to tenants, and project quality control. The project entailed demolition of the existing partially constructed foundations, reinforcement of the shoring, and construction of the new mixed-use facility. This completed site included two levels of underground parking, 120-apartment units, street level store fronts, lofts, and two-story street front townhomes. It was one of the first public-private partnership redevelopment projects in the East Village which helped lead to the redevelopment of the entire area over the next decade.



La Jolla, California

Hired to perform full turnkey project management to build a new complex for a faith community, Steve Matley served as Senior Project Manager for the agency program management/construction management firm. Helping the congregation to select a site to replace their eighty-year-old home, which required significant improvement to meet code and which they had outgrown, the project team assisted in the acquisition of commercial land in the desirable UTC area of La Jolla.

The site required lot consolidation and a full conditional use permit process. The project team oversaw selection of the project design team, one of the premier architect firms in California, and managed the full design process from programming through construction documents, ensuring the owner's requirements were met within the established project budget. During the design development phase, the project manager led the selection of a design-assist general contractor to provide input into the design and build the complex.

The over 65,000 square foot facility on the three-acre site included a large house of worship, a 1,500-person capacity community event space with full commercial kitchen, an administration building, separate chapel, and school facilities for four separate private schools ranging from pre-K through eighth grade. Following the completion of construction, the project team managed the relocation of the congregation, including the administration, ecclesiastical elements, and schools, to the new campus. The completed project received numerous awards for excellence in design and construction.

Canton, Massachusetts

One of the key objectives of this \$14.9 million apartment project, known as Woodfield Commons, was to leverage the available land to expand the apartment complex and introduce new amenities that cater to both the residents and the broader community. This project started in January of 2019 and was completed in October of 2019, just ten months after initiation. The expansion involved the addition of new units and buildings, as well as the integration of amenities that enhance the quality of life for residents and contribute to the overall vibrancy of the community. Importantly, the project team was able to incorporate a small commercial aspect into the project, providing opportunities for local businesses to thrive and enriching the neighborhood.

However, realizing this vision was not without its challenges. The project required extensive coordination and collaboration with local authorities, as it involved obtaining new zoning permits and annexing the property into the city. Doug Miller and his team navigated these complexities adeptly, ensuring compliance with regulatory requirements while keeping the project on track and within budget. The enhancements made to the apartment complex will have a lasting positive impact on both the residents and the surrounding community.

Winter Park, Florida

Doug Miller led the Solis Apartments project on behalf of TruAmerica. This 300-unit renovation and ground-up project included re-zoning, adding a commercial shopping center concept, constructing new buildings to accommodate more three-bedroom units, and updating and adding new amenities. The Solis Apartments project was executed with precision and excellence, resulting in a transformative development that significantly enhanced the appeal and functionality of the property. The entire \$15.8 million scope of work was completed in seven months.

Strategic vision and innovative approach were evident in every aspect of the project, from the initial planning stages to the final execution. Navigating the re-zoning process and successfully implementing a commercial shopping center concept added value to the property and created additional revenue-generating opportunities. Navigating regulatory requirements and the ability to effectively communicate with local authorities were critical to the project's success.

The construction of new buildings to accommodate more three-bedroom units addressed the growing demand for larger living spaces and contributed to the diversification of housing options within the community. Furthermore, efforts in updating and adding new amenities to the Solis Apartments greatly enhanced the overall resident experience. Focus on creating modern, functional, and sustainable amenities spaces, such as community lounges, fitness centers, and outdoor recreation areas, significantly increased the property's desirability and competitiveness in the market. The successful completion of the Solis Apartments project has not only transformed the property but has also created lasting value for TruAmerica and the surrounding community.

Jacksonville, Florida

The Lenox Cove Apartments renovation project involved realigning a four-way stop, reconfiguring the parking lot and curbing, and adding new units to capitalize on available space, ultimately resulting in increased revenue opportunities.

The Lenox Cove Apartments underwent a remarkable transformation, becoming a premier residential complex that exemplifies excellence in design, functionality, and sustainability. Strategic vision and meticulous planning were evident throughout every phase of the project, from conceptualization to execution, ensuring that the renovation was completed on time, within budget, and to the highest standards of quality.

Doug Miller led the project management team, which focused on coordination with various stakeholders, including contractors, subcontractors, and local authorities, which was critical to the success of the renovation. Effective communication skills and collaborative approach fostered a positive working environment, allowing for seamless coordination and problem-solving when challenges arose. This complicated \$18.6 million project was completed between March of 2022 and February 2024.

The realignment of the four-way stop, along with the redesigned parking lot and curbing, has greatly improved traffic flow and accessibility within the complex, enhancing the overall resident experience. Additionally, the addition of new units has not only expanded the housing options available but has also created significant revenue-generating opportunities for the property.

Marion County, Florida

East Coast Inland Partners was a raw land acquisition and entitlement project in central Florida, created and managed by Coast 2 Coast Equities, Inc. The objective was to acquire 42.6 acres of raw land and entitle it for 285 entry-level, single family home sites, then sell to a public homebuilder. An international development group from Toronto, Canada was introduced to the project managers. That development group liked the Marion County area and the project, however wanted a much larger project to justify their entry into the central Florida market. Within 90-days of that request, Coast 2 Coast Equities, Inc. acquired and assembled thirteen contiguous properties, from different owners, and consolidated them along with the existing 42.6-acre site, to provide an assembled parcel of over 126-acres. The international development group acquired the land from Coast 2 Coast Equities, Inc., who assisted the buyers in planning a mixed-use master planned development.

San Jacinto, California

"The Cove" is a single-family home project in southern California which required a specific plan and multiple tract maps to be entitled. The project abutted sensitive hillside habitat and required utilities to be brought to the site and significant road improvements, as it was considered "leapfrog" development. Loren Huweiler represented investors and managed the entitlement process to subdivide 248 acres into 549 Residential Lots in five tracts for different products. The project included an elementary school site, a public park, and an educational environmental walking path. Loren also represented the sale on behalf of the owners and sold the entire project to KB Home.



In the same area Loren was successful in obtaining a 44-acre site and subdividing it for 129 residential Lots. The completed project was sold to Covenant Homes. Additionally, Loren and investors bought thirty-nine acres down the street and subdivided that site into 136 Residential Lots which was sold to Meritage Homes.

Proposed Project Information

B

Section B - Proposed Project Information

1. PROJECT NARRATIVE

The City of Eloy advantageously lies between the major urban centers of Phoenix and Tucson which positions them as an important employment corridor within Pinal County. In addition to Western Regional Distribution for Empire Machinery, Schuff Steel, Otto Environmental, Vext Science and Bridgestone Research, there are new regional businesses arriving. Coolidge, next door to Eloy, is home to Nikola, an electric and hydrogen truck manufacturer, and Procter and Gamble just announced plans for a large manufacturing facility adjacent to Nikola. Both companies are only a few miles from the City of Eloy. The long-term outlook from an economic perspective is very favorable for Eloy.



The City of Eloy has a development vision of a mixed-use project with a combination of residential and commercial retail elements. This higher density residential is important to provide the necessary work force housing required to accommodate the expected influx of new employees to serve the existing and expected employers.



As part of their due diligence approach, Eloy Community Development Partners, LLC commissioned a highly regarded Arizona economic and real estate consulting firm to prepare a Highest & Best Use Study for the subject property (included in Appendix). Their report reflects the increase area population by 24,000 by 2030 and another nearly 69,000 persons between 2030 and 2040. This shows not only a need for residential units but the ability to provide services to support those future citizens. An additional housing needs survey of Pinal County and the Eloy area, conducted by WeSERVE working

with the developer and using a grant from the national Association of Realtors, provided supplementary information which confirmed the need for entry-level work force housing (included in Appendix). One of the greatest appeals for developers and companies seeking housing for their employees is that Eloy provides an affordable option.

The Study provided recommendations to capitalize on the location and assets which include:

- **Residential**

- 10-acres of traditional apartment development with a density of 20 DU/acre with primarily one and two bedroom units.
- 10-acres of Build For Rent or attached townhomes at a density of 12 DU/acre.
- 45-acres of small 30-40 wide single family lots or upscale manufactured home community. The higher density single family is recommended to reduce housing costs.



- **Commercial**

- 5-acres self storage/87,000 SF
- 10-acres neighborhood shopping center with grocery/100,000 SF

The important first step of bringing this site forward is the mutual collaboration of the Master Development Agreement. This Agreement will outline the expectations by both the Developer and the City to ensure a mutually satisfying outcome for all parties. A letter of expectations prepared by Bergin, Frankes, Smalley & Oberholtzer has been included in the Appendix, however, below are a few key points for consideration.



- **Developer Commitments**

- Ingress/Egress to existing well site.
- Realignment of Houser Road from 11 Mile Corner to the west boundary of site.
- Install traffic signal at 11 Mile Corner and Houser
- Public Lift station with location driven by design needs.

- **City Commitments**

- Timely review and processing of General Plan Amendments, Rezoning and Site Plans.
- Paving of Houser Road from 11 Mile Corner to SR 87 including crossing of Santa Rosa Canal prior to construction commencement.
- Water assurance of adequate water supply without developer providing additional water sources regardless of future number of lots.

- **Other Considerations**

- Establish maximum overall unit count and open space requirements.
- Timing and selection of partners/tenants after entitlement process is complete.
- Phasing for Infrastructure, vertical and horizontal development based on market conditions.
- Architectural design standards to be determined with rezoning application.
- Provide impact fee credits and reimbursement for oversizing where credits are not available.
- Termination of agreement on sale of lots to end user.
- Ability to amend agreement later where parcels have been sold and new owner requires changes that do not impact the other parcels/ownership groups.



2. CONCEPT PLAN

Eloy Community Development Partners' experience has allowed us to create possibilities for what can be the next urban core for the City. Combining multifamily and shopping allows for a more sustainable model as reflected in our Concept Plan also included in the Appendix. The eventual project design, including the number of separate project site parcels, the various land uses, density and unit counts, size, shape and area of each project parcel and layout for each parcel will be determined through the mutually agreed upon Development Agreement, the master development plan review and approval process, and the individual project site plat map review and approval process, with input from the City staff and consideration of the most beneficial project plan for the City of Eloy.

Our concept design for now, given the limited information we have on the site, the recommendations of the market study and housing needs survey, previous conversations with City staff and the stated intent of this RFP to allow maximum creativity and innovation to provide the most optimal use for the site, includes the following elements:

- 1) a build-to-rent single family home community with generous park like spaces and walkable trails. The intended product would provide entry-level work force rental housing, in detached single-family homes and duplex units.
- 2) a build-to-sell single family home community. Using the highly desirable entry-level single-family detached homes concept, this site would allow for creativity and innovation in the product. Working collaboratively with the city staff, our design team, and our builder partners, we will determine the appropriate single-family home product and community style to compliment the adjacent uses within the master development plan and provide the highest level of value to the buyers and the community. This community could be a gated or open community. Possible products could include site-built, modular, mobile, or other types of homes which provide the right balance of affordability, livability, buyer utility, and aesthetic appeal.
- 3) a build-to-rent multi-family apartment community. Apartments provide the highest density and available number of living units, which will help to fill the expected need for the workforce of Eloy as new and larger employers are attracted to the city. It also provides a larger base of residents to attract retailers to the area, which provides tax revenue to the city while also providing convenience and service to the city's residents. Our concept includes walkable open areas and room for community amenities to ensure a desirable lifestyle for the residents.
- 4) a commercial/retail site at the corner of Houser Road and Eleven Mile Corner Road. While this retail center would likely not be built until this site and adjacent sites are built out, providing the necessary resident counts to attract major and smaller retailers to the site, we believe that this corner will eventually become the major commercial intersection of Eloy and provide tax revenue to the city, while encouraging more commercial uses in the immediate area. Our concept plan also envisions a portion of the commercial site to include a self-storage facility, which is an important amenity to support the residents of the rental communities.





Conceptual Plan Data:

Parcel	Acres	Use	Units	Size	Notes
A	18.1	Commercial Center	100	100' x 100'	
B	2.5	Self-Storage	100	100' x 100'	
C	20.1	Multi-Family Bldg	200	100' x 100'	
D	18.1	Multi-Family Bldg	100	100' x 100'	
E	18.1	Multi-Family Bldg	100	100' x 100'	
Total	77.9		500		

Note: This plan is conceptual and subject to change based on additional site studies and agency review to complete all necessary and appropriate for construction.

SLD 18- CONCEPTUAL MASTER PLAN

Multi-Family Unit Mix:

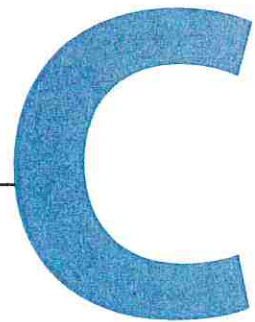
Parcel C	1 Bedroom = 100 (50%)
	2 Bedrooms = 100 (50%)
Total	200 (100%)
Parcel D	1 Bedroom = 100 (50%)
	2 Bedrooms = 100 (50%)
Total	200 (100%)

Parking:

Parcel	Measured Spaces
A	100
B	100
C	200
D	200
E	200
Total	800

Note: Parking requirements based on one per unit of this zoning ordinance.

Project Financing



Section C - Project Financing



PROPOSED DEAL POINTS

Buyer: Eloy Community Development Partners, LLC, or Assignee
Coast2Coast Equities, Inc. & Douglas and Sons Development Group, LLC, as Managers

Seller: City of Eloy, Attn: Mackenzie Letcher, Asst. City Manager

Address: 595 N. C St. Suite 104

Eloy, AZ. 85131

Email: mletcher@eloyaz.gov

Phone #: 520-466-2552

Property Location: NW Corner Houser Rd. and 11 Mile Corner Rd., Eloy, AZ.

APN: 404-27-0150

Acres: 77.9 +/- Gross (67.7 ac. Net)

\$1,000 deposit, by Buyer, at Escrow opening.

\$20,000 deposit, by Buyer, at end of 120-day feasibility study and immediately released to Seller, as non-refundable deposit.

\$10,000 deposits, by Buyer, every 90 days until the Close of Escrow, which is to occur on or before 12 months after completion of the feasibility study. All deposits are to be immediately released to Seller as non-refundable deposits. Escrow may be extended 2 times for 90 days each. For each extension, Buyer shall deposit \$15,000 into escrow. All deposits are to be immediately released to Seller as non-refundable deposits. All Deposits are applicable to Purchase.

Cash Price at Close of Escrow: \$ 1,486,000 (incl. deposits)

Buyer will Record a 5 Lot Plat Map, to accommodate the proposed site plan, in escrow.

Buyer is Purchasing property in As-In Condition.

Escrow and Title to be with First American Title Co.

Normal and customary closing costs for Buyer and Seller.

The offered price for the land is \$1,486,000.00 to be purchased in “As-Is” condition.

The scope of work, per the discussion with the City of Eloy during the RFP pre-submission conference held on March 15, 2024, will be largely determined and set forth in the Development Agreement. Our intent, subject to the mutually agreed upon Development Agreement, is to acquire the site through an extended escrow of up to fifteen months (close escrow twelve months after the 120-day due diligence period). We intend to deposit \$1,000,000 earnest money into an escrow account at escrow opening. Then, following the 120-day feasibility period during which we will validate all assumptions and verify suitable site conditions (including environmental site assessment, boundary survey, topo, and geotechnical review), we will deposit an additional \$20,000.00 into escrow to be released to the City of Eloy, non-refundable, and applicable to the purchase price. Every 90 days until the end of the escrow period, we will deposit and release another \$10,000.00, also non-refundable, and applicable to the purchase price. If additional time is needed to complete the entitlement process for the site beyond the escrow period, we will have two additional 90-day extensions of the escrow period available. Each extension should they be necessary, would require an additional \$15,000.00 deposit, to be released non-refundable to the City, and applicable to the purchase price. We would close the escrow with the balance of the purchase price (\$1,486,000.00 less the deposits release during the escrow period).

During the escrow period, we would work with the city to entitle the site with a master development plan, creating multiple separate project sites within the property boundaries for the various uses and products deemed beneficial and appropriate through the approval process. The number, size, and specific uses of each project site will be determined through the master development plan review and approval process, working collaboratively with the City of Eloy staff.



Once the master development plan is approved, we would submit the individual project plat maps for review and approval. We expect to begin working with our eventual builder partners as soon as our master development plan is deemed acceptable by City staff to submit for review and approval by Planning Commission and City Council. Those partners will drive the detailed plans for each project site plat map, to best fit their intended products, the allowable density and provide the highest and best use as determined by the collaborative project design process with City staff.

The intended uses are described in Section B (Proposed Project Information). This preliminary project plan is subject to the scope of work to be determined and mutually agreed to between the City and the development team which will be set forth in the Development Agreement, and the master development plan review and approval process.

We anticipate requiring investment equity of \$3 million to fund the acquisition of the property and entitlement for the master development plan phase, as described above. In anticipation and preparation for this project, we have already raised 30% of that amount through contributions from Coast 2 Coast Equities, Inc. and individual project entities, which are set up to contribute to the master development plan entitlement costs and to then fund the entitlement of the resulting project site plat maps. These project entities will become limited partners of Eloy Community Development Partners, LLC, upon approval of the master development plan and procurement of the builder partners. The market study, various visits to Eloy to meet with City staff and familiarize ourselves with the project site, and the concept design were funded through these anticipatory contributions.



Upon approval of the master development plan, our builder partners will raise construction funding through a combination of equity and debt. All builder partners would be subject to approval by the City of Eloy before becoming project partners and expected to provide the necessary funding to develop and build out their project per the approved Plat Map conditions and the city's architectural review and approval process.

This financing plan and all the financial information provided are rough projections. With full project scope of work and timing to be determined in the Development Agreement, and the actual number of project sites, uses, densities and products to be determined through the master development plan review and approval process, funding requirements will vary. The Development Agreement will determine the full Scope of Work and Specifications. This conceptual project plan, financing plan, project estimate are based on our interpretation of the likely scope of work. A more accurate project schedule, cost estimate, cash flow projection and financing plan will be prepared upon completion of the mutually agreed upon Development Agreement.

A detailed project management plan is impossible to prepare until the final scope of work has been determined, which will be set forth in the Development Agreement. Our general project management approach is for Coast 2 Coast Equities, Inc. to provide the overall project management for the entire project and take the lead in the entitlement portion of the project. RVI will lead the planning for the project, both in the master development plan phase and for each of the individual plat maps. Bowman Consulting will provide civil engineering for all aspects of the project, including the master development plan, the plat maps and final engineering. Doug Miller & Sons will provide input into project design from the builder perspective and take the lead in procuring our builder partners for each project site as they are approved. The individual project plat maps will be planned, processed, and approved in phases to avoid overwhelming City staff or the project team. Our intent is to process in the following order: Build-to Rent Home Community, Build-to-Sell Single-Family Home Community, Multi-Family Apartment Community, Commercial/Retail. This is subject to change based on the final scope of work outlined in the development agreement and the individual project sites resulting from the master development plan process.

Based on the milestone schedule for the developer selection process as set forth in the RFP document and estimating the time necessary to obtain Master Development Plan approval followed by the various Plat Map approvals, the following summary schedule of entitlement activities is provided. Construction scheduling will be dependent upon the final scope of work, uses, unit counts and will be created with the input of the builder partners. This schedule is an estimate based on the concept project plan outlined herein and is expected to change as needed to reflect the actual scope of work as will be set forth in the Development Agreement. ***A Gantt chart schedule reflecting these tasks and dates is included in the Appendix.***

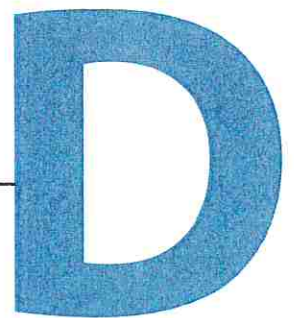
Anticipated Schedule	Start Date	End Date
Developer Selection		
<i>Submit proposal for consideration</i>	4/5/24	
<i>City selection recommendations</i>	4/19/24	
<i>Development agreement negotiations</i>	4/20/24	5/31/24
<i>City council approvals</i>	6/24/24	
<i>Open escrow</i>	6/25/24	
Entitlements		
<i>Master Development Plan</i>	6/25/24	6/2025
<i>Planning & design</i> ▪ <i>Studies, tests & reports</i> ▪ <i>Boundary, topo & surveys</i> ▪ <i>Planning & engineering</i>	3/10/2023	
<i>Submit master development plan</i>	3/2025	
<i>Planning commission</i>	5/2025	
<i>Council Approval</i>	6/2025	
Plat Maps		
Plat Map #1	3/2025	8/2025
<i>Planning & design</i> ▪ <i>Lotting studies</i> ▪ <i>Planning & engineering</i> ▪ <i>City staff reviews</i>	3/2025	
<i>Submit Plat Map #1</i>	6/2025	
<i>City approval Plat Map #1</i>	8/2025	
<i>Final engineering Plat Map #1</i>	8/2025	12/2025
Plat Map #2	6/2025	11/2025
<i>Planning & design</i> ▪ <i>Lotting studies</i> ▪ <i>Planning & engineering</i> ▪ <i>City staff reviews</i>	6/2025	
<i>Submit Plat Map #2</i>	9/2025	
<i>City approval Plat Map #2</i>	11/2025	
<i>Final engineering Plat Map #2</i>	11/2025	3/2026
Plat Map #3	9/2025	2/2026

Anticipated Schedule	Start Date	End Date
<i>Planning & design</i> ▪ <i>Lotting studies</i> ▪ <i>Planning & engineering</i> ▪ <i>City staff reviews</i>	9/2025	
<i>Submit Plat Map #3</i>	12/2025	
<i>City approval Plat Map #3</i>	2/2026	
<i>Final engineering Plat Map #3</i>	2/2025	6/2025
<i>Plat Map #4</i>	12/2025	5/2026
<i>Planning & design</i> ▪ <i>Lotting studies</i> ▪ <i>Planning & engineering</i> ▪ <i>City staff reviews</i>	12/2025	
<i>Submit Plat Map #4</i>	3/2026	
<i>City approval Plat Map #4</i>	5/2026	
<i>Final engineering Plat Map #4</i>	5/2026	9/2026

The project budget is estimated based on the project plan described herein and is subject to change per the mutually agreed upon Development Agreement which will determine the actual scope of work and project timeline. Based on our best estimates from our proposed project plan, we estimate \$800,000 to \$1,200,000 for planning, engineering, studies, tests, reports, city fees, surveys, and other entitlement costs to achieve approval of the Master Development Plan and the subsequent Plat Maps (estimated to be from 4 to 8 individual plat maps). A more accurate cost estimate will be prepared upon completion of the Development Agreement and the project scope of work set forth within that document.

Having an unknown project scope of work, project schedule and project cost estimate at this time, pending the completed Development Agreement, it is impossible to prepare a project cash flow which would have any relevance or acceptable level of accuracy. A project cash flow will be prepared and submitted to the City upon completion of the Development Agreement.

Developer Information



Section D - Developer Information

Eloy Community Development Partners, LLC is an entity formed for the purpose of acquiring and developing the subject site, made up of the project team members listed and described in Section A. As a newly formed entity, the development company has no financial statements to date nor is there anything to audit. Should this project for some reason not proceed the entity will be dissolved.

The various companies which are partnered to make up Eloy Community Development Partners, LLC each have ongoing financial management, however given the addendum which completes and heavily modifies the original RFP document, was received on March 26, 2024, and the looming tax filing deadline, there is inadequate time to have our CPA prepare full financial statements for this year, nor for an independent audit. Our fiscal year ends in June; thus, our year-end financial statements were not anticipated to be prepared until July at the earliest. Being a closely held corporation with only three shareholders and a highly transparent and simple financial operation, Coast 2 Coast Equities, Inc. has not had an independent audit performed. Our CPA estimates the process of preparing financial statements for this year and having an independent audit performed will take approximately 90-days. We can discuss providing necessary financial documents as part of the Development Agreement.

The legal name of the business for this proposal is **Eloy Community Development Partners, LLC**, an Arizona limited liability company. The manager of the entity is **Coast 2 Coast Equities, Inc.**, a Florida C-corporation, and **Douglas & Sons Development Group, LLC**, a Florida limited liability company. The President of Coast 2 Coast Equities, Inc. is Stephen Matley, a one-third owner of the company. The Manager and owner of Douglas & Sons Development Group, LLC is Douglas Miller.

- Articles of Formation of Eloy Community Development Partners, LLC and a Statement of Good Standing are included in the Appendix, along with the tax ID (EIN).
- Being an LLC, there is no Board of Directors for Eloy Community Development Partners, LLC; information on the LLC's Managers is listed in this paragraph, above.
- The organization chart is provided in the Appendix and under Section A.
- A Statement of Good Standing for Coast 2 Coast Equities, Inc. is included in the Appendix along with its tax ID (EIN).
- The Board of Directors and officers for Coast 2 Coast Equities, Inc. are: Stephen Matley (President), Stephen Holgate (Vice President), and Loren Huweiler (Treasurer & Secretary).

Appendix

1. Offer and Acceptance Form
2. Attachment A - Reference Form
 - *Letters of Reference*
3. Certificate of Good Standing and Incorporation
4. Resumes and Applicable Projects
5. Project Entitlement Schedule
6. Draft Development Agreement Opinion
7. Concept Plan

APPENDIX

1

Offer and Acceptance

	City of Eloy	City of Eloy 595 North C Street Suite 104 Eloy, AZ 85131 Phone: 520-466-9201
	Offer and Acceptance	

DESCRIPTION OF SERVICES: Design, Develop and construction

OFFER

To the City of Eloy: The undersigned Contractor hereby offers and agrees to furnish the Services and/or material(s) in compliance with this Contract, as the term Contract is defined in this document.

By signing and submitting this Offer, Contractor certifies and warrants that Contractor: has read, understands and agrees to comply with the Contract as defined here; has no known, undisclosed conflict of interest; has not made an offer of any gift(s), payment(s) or other consideration to any City employee, elected official who has or may have had a role in the procurement process for this Contract. Pursuant to A.R.S. § 41-4401, Contractor and its subcontractors will comply with all immigration laws and regulations that relate to its employees and A.R.S. § 23-214; and the signatory is an officer or duly authorized agent of the Contractor with full power and authority to submit binding offers for the goods and/or services as specified herein.

Arizona Transaction (Sales): Arizona

Contractor License Number:

Privilege Tax License #

City of Eloy Business Registration No.:

For clarification of this offer contact:

Name: Steve Matley

Telephone: 915.809.9720

E-Mail Address: smatley@coast-2coast.com

Eloy Community Development Partners, LLC

Sign:

Authorized Signature for Offer

Company Name

3035 SE Maricamp Road, #104-308

Address

Printed Name

Ocala, FL 34471

Manager April 4, 2024

City State Zip Code

Title Date

ACCEPTANCE OF OFFER AND CONTRACT AWARD (For City of Eloy Use Only)

Contractor's Offer is hereby accepted and a Contract awarded by the City. Contractor is now bound to provide the materials and/or services as specified in Scope of Work of this Contract. Contractor shall not start any billable work or provide any material/services until the Contractor receives an executed purchase order or written notice to proceed.

Attested by: CONTRACT NO: _____

Mary Myers, City Clerk City
Seal

City Manager, City of Eloy (if applicable)

Approved as to form:

Stephen Cooper, City Attorney

APPENDIX

2

Attachment A Reference Form Letters of Recommendation

	City of Eloy	City of Eloy 595 North C Street Suite 104 Eloy, AZ 85131 Phone: 520-466-9201	
	Attachment A References		

Please list a minimum of three (3) references from clients similar to the City of Eloy whom the City may contact:

1	Company:	TruAmerica Multifamily Investments		
	Contact:	Ethan Pompey	Phone:	904-200-5712
	Address:	10100 Santa Monica Blvd., Ste 400, Santa Monica, CA 90067		
	Dates/Description of Work	Solis Apartments: Winter Park, FL 300-unit renovation and ground-up project included re-zoning and commercial shopping center concept.		
	Contract Value:	\$15,800,000		
2	Company:	WD Land		
	Contact:	David Harbour	Phone:	949-419-4229
	Address:	530 Technology Drive, Ste 100, Irvine, CA 92618		
	Dates/Description of Work	Numerous projects totaling over 3,000 residential lots plus mixed-use sites.		
	Contract Value:	Total land value of over \$85million, leading to homes valued at over \$900,000,000, which generates 1% property tax revenue of approximately \$9,000,000 annually.		
3	Company:	Bridge Investment Group		
	Contact:	Keegan Biggers	Phone:	407-999-2400
	Address:	1000 Legion Place, Ste 1600, Orlando, FL 32801		
	Dates/Description of Work	Lennox Cove Apartments: Realigning a four-way stop, reconfiguring the parking lot and curbing, and adding new units to capitalize on available space.		
	Contract Value:	\$18,600,000		

Note: Use additional pages if necessary.



4900 NORTH SCOTTSDALE ROAD
SUITE 3000
SCOTTSDALE, AZ 85251
TEL (855) 970-0003
www.launch-dfa.com

VIA ELECTRONIC DELIVERY

Mr. Mackenzie Letcher
Asst. City Manager
City of Eloy
595 North "C" Street
Suite 104
Eloy, Arizona 85131

RE: Steve Holgate Coast to Coast Equities

Dear Mr. Letcher:

Let this letter serve as my reference for Mr. Steve Holgate. Steve and I have known and collaborated with one another for over 30 years assisting both the public and private sectors understand the benefits of special purpose district financing which provides non-recourse, tax exempt bond financing to assist in the provision of public infrastructure benefiting property within the special taxing district. In Arizona, special district financing is most commonly provided through community facilities districts ("CFD") and/or revitalization districts ("RD").

Because of our relationship, Steve came to me in 2021, through his company, Coast2Coast Equities, Inc., and informed me he was involved with a number of development projects in the City of Eloy ("City") and needed our company to get involved in forming a RD in the City for the purpose of funding much-needed infrastructure required for the continued growth of the City. He was very instrumental in getting the major landowners together with our company, so that we could explain the benefits of bond financing and move forward with the establishment of the RD (which is currently in process).

Our company, Launch Development Finance Advisors, is positioned in working with Coast2Coast Equities on their projects in Florida and Texas. We look forward to collaborating with them in the future.

Should you have any questions please feel free to contact me on my mobile number- 480-828-9555.

Kind regards,

A handwritten signature in black ink, appearing to read "C. Froelich", written over a light blue horizontal line.

Carter Froelich
Managing Principal

Arizona | California | Idaho | Florida | Nevada | New Mexico | North Carolina | Texas | Utah | Washington



April 2, 2024

To whom it may concern:

My business relationship with Steve Matley, Loren Huweiler and Steve Holgate began in 2002, and I am still representing/advising them and marketing their projects to homebuilders in Southern California, primarily in Riverside County. During this period of working with them, they have gone under contract and successfully managed the entitlement process for each of their properties/sites. They built collaborative relationships with the cities, the county and other local public agencies to address/solve a variety of concerns and problems, which helped long-term community development. The cities and county both understood the need for housing to justify commercial development, which would generate sales tax revenue.

The first project, "The Cove" (554 single family lots), that I worked on with the three partners was considered leapfrog development at first and needed major infrastructure planning. Today, that end of town is filling in with new home construction, is attracting valuable commercial development, and has transformed into the most desirable area of town.

I have facilitated the sales of nearly 3,000 lots entitled by the three partners, and sold those lots to at least 20 different homebuilders, including national builders KB Home, DR Horton, Lennar and Meritage as well as local private builders such as Empire Homes, Griffin Communities, J.D. Pierce, Distinguished Homes, Corman Leigh Communities, Bill Lo, Pacific Communities, Meeker Communities, Ryder, Don Newell Homes, CNH Homes and Covenant Homes.

I am proud to have worked with these gentlemen and believe they have been instrumental in facilitating responsible growth within these communities that now thrive today.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Harbour", written in a cursive style.

David Harbour
WD Land

03/29/2024



To whom this may concern,

I am writing to wholeheartedly endorse Doug Miller, a key member of the Douglas & Sons Development Group, for his exceptional contributions and expertise in concept design, forecasting and budgeting both soft and hard construction costs, building and consulting, and implementing preventative maintenance programs across numerous multifamily and mixed-use development projects.

During his tenure with our company, Doug consistently showcased an outstanding ability to conceptualize and design multifamily and mixed-use developments that are both innovative and practical. His creativity, combined with a keen understanding of market trends and client needs, has led to the successful execution of several notable projects under his guidance.

Doug's proficiency in forecasting and budgeting soft and hard construction costs is unparalleled. He possesses a meticulous attention to detail and an innate ability to anticipate potential challenges, allowing him to develop accurate and comprehensive budgets that align with project goals and objectives. His foresight and strategic approach have been instrumental in ensuring the financial success of our endeavors.

In summary, Doug Miller is an exceptional professional whose breadth of experience and depth of expertise make him an invaluable asset to any development team. His dedication to excellence, coupled with his innovative thinking and strategic vision, sets him apart as a leader in the field of multifamily and mixed-use development. I am confident that Doug will continue to make significant contributions to the industry and achieve continued success in his future endeavors.

Ethan J. Pompey

Senior Director, Capital Improvements|East Coast

TruAmerica Multifamily

C: [904.200.5712](tel:904.200.5712)

Epompey@TruAmerica.com

www.TruAmerica.com

A handwritten signature in black ink that reads "Ethan J. Pompey".

BAINBRIDGE

BAINBRIDGE CONSTRUCTION COMPANIES

Whom it may concern,

I am writing to provide a strong recommendation for Doug Miller, who has been an integral partner with Bainbridge Companies for the past three years. Doug has demonstrated exceptional expertise and dedication in developing, building, capital projects/renovations and consulting on numerous multifamily and mixed-use development projects during his tenure with our company.

As a preferred partner with Bainbridge, Doug has consistently exhibited a profound understanding of the intricacies involved in every phase of capital projects/renovation projects. His keen insight into market trends, zoning regulations, and construction management has been invaluable in ensuring the success of our endeavors. Doug's ability to navigate complex challenges and his meticulous attention to detail have greatly contributed to the timely and efficient completion of each project he has been involved in.

One of Doug's most commendable qualities is his collaborative nature. He excels in fostering strong relationships with stakeholders, including clients, contractors, architects, and local authorities. Doug's effective communication skills and his adeptness at coordinating various project elements have played a significant role in fostering productive partnerships and achieving shared objectives.

Moreover, Doug's passion for sustainable development and innovative design solutions has been evident in his work. He consistently strives to incorporate environmentally conscious practices and cutting-edge technologies into our projects, enhancing their long-term viability and community impact.

In addition to his technical proficiency, Doug's leadership qualities are exemplary. He leads by example, motivating and inspiring team members to deliver their best performance. His proactive approach to problem-solving and his ability to inspire confidence in others make him a highly respected figure within our organization.

**BRIDGE
INVESTMENT
GROUP**

To Whom It May Concern,

I am writing to offer my enthusiastic endorsement for Doug Miller, who has been an invaluable partner of the Bridge Property Management construction team for the past five years. During his involvement with our company, Doug has consistently demonstrated exceptional skills and dedication in budgeting, building, and consulting on numerous multifamily projects.

Doug's expertise in budgeting has been instrumental in ensuring the financial success of our projects. He possesses a deep understanding of cost estimation, financial analysis, and resource allocation, allowing him to develop accurate and comprehensive budgets that align with project objectives. Doug's meticulous attention to detail and proactive approach to financial management have helped us achieve cost-efficiency without compromising on quality.

In the realm of building, Doug's technical knowledge and leadership have been indispensable. He has been awarded the construction of multiple multifamily projects with a keen focus on quality control, safety, and adherence to timelines. Doug's ability to coordinate effectively with contractors, subcontractors, and suppliers has facilitated smooth project execution, minimizing delays and maximizing productivity.

In conclusion, Doug Miller is an exceptional professional whose contributions have been integral to the success of our multifamily development projects. His expertise in budgeting, building, and consulting, coupled with his unwavering commitment to excellence, make him a highly valuable asset to any team or organization. I wholeheartedly recommend Doug without reservation and am confident that he will continue to excel in his future endeavors.

Should you require any further information, please do not hesitate to contact me.

Sincerely,



Keegan Biggers – Construction Manager – Bridge Property Management

To whom it may concern,

I have worked with Coast 2 Coast Equities, Inc. for three years, but have worked with and known one of the principals for over ten years. Having been a real estate broker with over fifty agents, I understand real estate and real estate investing. I am an investor in Coast 2 Coast projects and have referred multiple other investors to them for projects. The three owners have extensive and longstanding experience in real estate acquisition, entitlement and development having completed dozens of projects over several decades.

They are straightforward in their business dealings and have proven to be communicative, transparent and open regarding project projections, status reports and unexpected issues which are always a part of real estate development projects. I have great confidence in referring investors to their projects as I know they will manage the projects proactively, honestly and with the best interests of their investor partners in mind. In fact, they repaid investors in a past project which did not work out, absorbing the loss themselves to preserve the investors' funds, and even paid the investors interest on the funds. They had no obligation to do this as all investors understood the risk associated with the project, however the owners believed they needed to protect the investors if they had the ability to do so.

On another project, to which I referred an investor, they ran into a problem when the city changed their conditions to an impossible task that would made them responsible to force the neighboring landowner to join them in developing their sites together. This owner had no interest in developing, buying their land or selling his land to them. They handled this issue by moving the entire project to another parcel in a neighboring city; that project took a little longer to complete but provided a much higher return for the investors. Their ability to find multiple strategies to make projects work, or to at least preserve the investor funds, is one of the main reasons I refer my own friends, associates and connections to them.

I would not hesitate to recommend them to sellers, buyers or investors.

Sincerely,

Marie A G Waite

Marie Antonette G. Waite
Founder and CEO

June 10, 2021

To whom it may concern:

I am delighted to offer a letter of recommendation for Coast 2 Coast Equities, Inc. My husband and I have been investing with these three principals since 2001. The first investment was \$60,000 which was doubled at return. We rolled that and earned the same doubled return. Not every investment doubled but the returns were always as promised and great!

We currently are invested in 3 of their projects with a big chunk of our retirement savings. We are comfortable enough with the Coast to Coast Principals to suggest that our Retiring College Professor daughter invest as well. She is a very talented and much loved woman so I personally can't give a higher recommendation than what I would suggest to her.

Please feel free to share my cell or our home number with anyone who would like to chat because many kind people have benefited us and I am happy to pass it on.

Sincerely, *Sue Cooke*

Sue Cooke

Oh! P.S. When any real estate person phones with some sales pitch they ALWAYS ask for Mr. Cooke. Be it known that my sweetheart is interested in the return but not the nuts and bolts of research and contracts. I could not have done his job and truthfully, he can't do mine. Consequently, it is Sue, for real estate and investing. SC

To Whom It May Concern:

In 2004 and 2005 I was fortunate to be able to work with Steve Holgate, real estate developer, on a couple of residential subdivision projects in Oakley, CA.

We worked together on the assemblage of parcels and obtaining entitlements and then sold the finished lots to home builders Ryder Homes and Clyde Miles Construction (Seeno Homes).

The projects each consisted of approximately 10-acre assembled parcels with 50 - 54 finished lots. Steve was diligent in his efforts to secure entitlements of the properties within the agreed upon time frame and maintained a high level of integrity and trust with the landowners. These were total win-win projects.

I would love the opportunity to work with him again.

Best,

Gwendoline (Gwendy) JURGENS

CCIM, LEED AP, PMC, SRES

Broker-Associate

CENTURY 21 EPIC

DRE# 01087455

Direct: 925.325.1300 | Email: gwen@landwestproperties.com



CENTURY 21
COMMERCIAL
Epic

APPENDIX

3

Certificate of Good Standing and Incorporation

STATE OF ARIZONA



Office of the CORPORATION COMMISSION

CERTIFICATE OF GOOD STANDING

I, the undersigned Executive Director of the Arizona Corporation Commission, do hereby certify that:

Eloy Community Development Partners, LLC

ACC file number: 23652503

was incorporated under the laws of the State of Arizona on 03/07/2024, and that, according to the records of the Arizona Corporation Commission, said limited liability company is in good standing in the State of Arizona as of the date this Certificate is issued.

This Certificate relates only to the legal existence of the above named entity as of the date this Certificate is issued, and is not an endorsement, recommendation, or approval of the entity's condition, business activities, affairs, or practices.

IN WITNESS WHEREOF, I have hereunto set my hand, affixed the official seal of the Arizona Corporation Commission, and issued this Certificate on this date: 03/07/2024



A handwritten signature in black ink, appearing to read "Douglas Clark".

Douglas Clark, Executive Director

ARTICLES OF ORGANIZATION

OF LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: ELOY COMMUNITY DEVELOPMENT PARTNERS, LLC
ENTITY ID: 23652503
ENTITY TYPE: Domestic LLC
EFFECTIVE DATE: 03/07/2024
CHARACTER OF BUSINESS: Any legal purpose
MANAGEMENT STRUCTURE: Manager-Managed
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES: N/A

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: Arizona Statutory Agent Services, LLC
PHYSICAL ADDRESS: Attn: Carlton C. Casler, 12725 W Indian School Rd Ste E-101,
AVONDALE, AZ 85392
MAILING ADDRESS: Attn: Carlton C. Casler, 12725 W Indian School Rd Ste E-101,
AVONDALE, AZ 85392

PRINCIPAL ADDRESS

Att: Douglas J. Miller, 1145 W. Airport Blvd., SANFORD, FL 32773

PRINCIPALS

Member and Manager: Coast 2 Coast Equities, Inc. - Steve Holgate or Petra Tucker, 3035 SE Maricamp Road,
#104-308, OCALA, FL, 34471, USA - - Date of Taking Office:

Member and Manager: Douglas & Sons Development Group, LLC - Douglas J. Miller, 1145 W. Airport Blvd.,
SANFORD, FL, 32773, USA - - Date of Taking Office:

ORGANIZERS

ARIZONA STATUTORY AGENT SERVICES LLC: Carlton Casler, 12725 W. Indian School Road, Suite E-101,
Suite E-101, AVONDALE, AZ, 85392, USA,

SIGNATURES

Authorized Agent: Carlton C. Casler - 03/07/2024

 DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 03-08-2024

Employer Identification Number:
99-1802993

Form: SS-4

Number of this notice: CP 575 B

ELOY COMMUNITY DEVELOPMENT PARTNERS
STEPHEN HOLGATE MBR
3035 SE MARICAMP RD UNIT104-308
OCALA, FL 34471

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 99-1802993. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following forms by the dates shown.

Form 1065

03/15/2025

If you have questions about the forms or the due dates shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification (corporation, partnership, estate, trust, EPMF, etc.) based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2020-1, 2020-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

IMPORTANT REMINDERS :

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is ELOY. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 B (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 B

9999999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 03-08-2024
EMPLOYER IDENTIFICATION NUMBER: 99-1802993
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

ELOY COMMUNITY DEVELOPMENT PARTNERS
STEPHEN HOLGATE MBR
3035 SE MARICAMP RD UNIT104-308
OCALA, FL 34471

APPENDIX

Resumes and Applicable Projects

4



Stephen (Steve) Matley
smatley@coast-2coast.com

Business and Project Management Experience:

Steve Matley has over 25 years of experience in leadership and management. His business management and project management experience was cultivated in real estate, land development and construction management, involving commercial, institutional, residential and public works projects. He has held positions as a General Building Contractor, a Senior Project Manager for an ENR top 50 rated agency construction management firm and Vice-President of Land Acquisition and Forward Planning for a production homebuilder. In these positions Steve successfully planned and executed numerous projects including educational complexes, high-rises, master planned communities, production homes, custom homes, public works and infrastructure projects. He has been designated as an expert witness in real estate, development and construction related litigation cases.

As a business owner, Steve managed multiple companies of his own, including DCM Group Inc., a development and construction management consulting firm, which managed land acquisition, entitlement, and planning for projects valued at over a half billion dollars within an eight year period. During this time, Steve personally managed dozens of projects, consistently performing above projected ROI expectations. Currently, he serves as President of Coast 2 Coast Equities, Inc., a real estate investment, acquisition and development firm with projects ranging from 30-acres to 500-acres spread over four states.

Steve participates as a facilitator and speaker, presenting for seminars, conferences and symposiums primarily in the real estate and construction industries. Steve has hosted several radio and television shows on real estate, management, leadership and community involvement, and had been an expert guest on multiple shows and podcasts as well. Currently, Steve serves on the Board of Directors for the San Diego creative Investors Association and is an active member of multiple other real estate investors' associations throughout southern California.

Steve is a Chair of the Construction Management Programs at NewSchool of Architecture & Design in San Diego, overseeing undergraduate and graduate degree programs. He previously served as a professor for the Gordon and Jill Bournes School of Engineering at California Baptist University. Steve led the creation, curriculum development and WASC accreditation process for the Associates of Science Degree program in Construction Management at San Joaquin Valley College where he held various positions including Program Director, Division Manager and Student Dean.

Education:

Steve has earned a Master of Business Administration degree (MBA) from Chapman University, a Bachelor of Science degree in Business Management from the University of La Verne and an Associate of Arts degree in Liberal Arts from Ventura College. Steve holds designations as a Certified Leadership Coach and Coach Trainer for CBMC-LLI, a Certified Trainer for NAHB's Homebuilders Institute, a Certified Green Professional (CGP) and a Certified Aging in Place Specialist (universal design-CAPS) from NAHB, and is a professional member of the National Speakers Association.

Community Service and Affiliations:

Steve has served as a Board Member for the Building Industry Association (BIA-SC, Baldy View Chapter), a Member of CMAA (San Diego Chapter), a Board Member of San Diego Creative Investors Association (SDCIA), a member of NAHB, a sponsoring member of San Diego Impact Real Estate Investors Network, a member of North San Diego Real Estate Investors Association, a sponsoring member of Private Lending Masters, a member of Los Angeles Real Estate Investors Association, a member of Orange County Real Estate Investors Association, a member of NAHB (National Association of Homebuilders), a member of DBIA (Design build Institute of America), an Affiliate Member of SRCAR (South Riverside County Association of Realtors), a member of ASC (Associated Schools of Construction), and is Past President of the Inland Valley Business and Community Foundation, a non-profit 501c3 organization.

Coast 2 Coast Equities, Inc.

Stephen J. Matley

Construction Management

Land Development

Development and Construction Consulting

Partial Project Experience

Project Name & Description

Project Location & Notes

Educational and Religious Institutions



San Diego State University - Chapultepec Hall

- \$12,000,000 Bio-Hazard Remediation & Reconstruction
- 11-Floor California State University Residence Hall
- 540-Student Resident Capacity

San Diego, CA

15,18,20,23,25,26,29,30,31,32
34,38,39



Congregation Beth Israel

- 65,000 SF Religious & Educational Center on 3 Acre Site
- Multiple Award Winning \$17,000,000 Facility
- San Diego County's Largest Synagogue Complex

San Diego, CA

6,11,12,13,15,16,19,20,24,27,28,29
30,31,32,33,34,42

Public Sector / Government Agency Projects



NAWS China Lake

- Design-Build Fire Alarm & Reporting System Replacement
- 180+ Buildings from 1,000 sf up to 500,000 sf
- Research Laboratories, Hangars, Schools, Offices, Storage, Machine Shops, Communications, etc.

Ridgecrest, CA

20, 22, 24, 25, 26, 27, 28, 29
30, 34, 35, 38



MCLB Barstow

- D/B Fire Suppression System Replacement
- D/B Fire Alarm and Reporting System Replacement
- 52,000 sf Warehouse, 15,000 sf Engine Shop and 18,000 sf Dymanometer Test Cell Facility

Barstow, CA

20, 22, 24, 25, 26, 27, 28, 29
30, 34, 35, 38



Naval Post Graduate School at NSA Monterey

- Design-Build Fire Alarm & Reporting System Replacement
- Fire Sprinkler Repair/Replacement
- 4 Multi-Story Military Higher Education Buildings
- Laboratories, Test Cells, Auditorium, Offices, Classrooms

Monterey, CA

20, 22, 24, 25, 26, 27, 28, 29
30, 34, 35, 38



North Embarcadero Visionary Plan, Phase III

- Management of \$6,600,000 Design Phase for \$54,000,000 Infrastructure Improvement Project
- 3,500,000 SF of Public Infrastructure Improvements
- Multi-Agency (SD City, SD County, Port, CCDC, US Navy)

San Diego, CA

11,14,15,16,18,20,27,28,30,31,34,42

Stephen J. Matley



Coachella Valley Mosquito & Vector Control

- 19,000 SF Headquarters & Operating Facilities
- \$3,800,000 Design-Build New Construction
- Fleet Facilities, Entomological Lab, Operations, Admin

Indio, CA

11,20,24,27,28,29,30,31,32,33,36,42



James R. Mills Building (Trolley Center)

- \$6,000,000 Exterior Reconstruction/Abatement Project
- 12-Floor Government Office Building w/Clock Tower
- 8-Level Parking Structure & Mass Transit Facility

San Diego, CA

15,20,24,27,28,29,30,31,32,33,36,42



Bradley Field

- Municipal Little League Park Demolition & Replacement
- Public Agency & Non-Profit Partnership

Coronado, CA

20,23,24,30,31,32,35

Redevelopment Agency / Public-Private Partnerships



900 F Street

- \$12,000,000 Urban Mixed-Use Apartments & Retail
- 120-Unit, 4-Floor Apartment Building
- Street Level Retail Storefronts & Lofts
- 2-Level Subterranean Parking structure

San Diego, CA

11,14,15,20,23,24,28,29,30,31,33
34,42



Gateway Chula Vista, Phase I

- 100,000 SF Commercial/Retail Redevelopment Project
- Separate 6-Level Parking Structure

Chula Vista, CA

6,11,13,14,15,20,23,24,26,28,29,30
31,32,34,42

Community Associations Reconstruction



Lindbrook Town-Homes & Condominiums

- 36 Two-level Town-homes
- 4-Floor Condominium Building with 32-Units
- \$35,000,000 Seismic Retrofit & Reconstruction
- 2-Level Concrete Parking Structure

Encino, CA

15,20,23,25,26,28,29,30,31,32,34
37,39



Wesley Palms

- \$8,000,000 Flood Damage Reconstruction
- 6-Floor Retirement & Convalescence Facility
- 50-Acre Extended Retirement Community

San Diego, CA

15,20,23,25,26,27,28,29,30,31,32,33
34,37,39,42



Palm Desert Resorter

- \$13,000,000 Defect Reconstruction
- 960-Unit, 350-Acre Gated Golf Course Community
- 7.5 Miles of Road, Curb, Gutter Removal /Replacement
- Repairs Included Mechanical, Electrical, Plumbing
Slab Cracks, Pools, Driveways, Drywells.

Palm Desert, CA

20,23,25,27,28,29,30,31,32,33,34,38
39,41,42

Stephen J. Matley



Palm Desert Greens

- 400-Acre Golf Course Community of 500+ Homes
- Flood Control/Storm Drain System Reconstruction

Palm Desert, CA

23,24,27,28,29,31,32,34,39



Ocean Towers

- \$55,000,000 Seismic Retrofit & Reconstruction
- Twin 19-Floor Towers, 317 Luxury Residential Units
- 3-Level Subterranean Parking Structure

Santa Monica, CA

15,20,23,25,26,28,29,30,31,32,33,34
37,38,39,42

Single Family Residential / Production Homes



Morningridge

- 28 High-End Single Family Homes
- Community Association
- Environmental Mitigation & Monitoring

Carlsbad, CA

15,20,21,40



Wildflower

- 36 Move-Up Single Family Homes
- Semi-Rural Low Density
- State Water Quality Mitigation Program

Wildomar, CA

15,17,20,21,40



Marigold

- 38 Move-Up Single Family Homes
- Community Association
- Community Park

Menifee, CA

17,20,21,28,42



Bridgewalk

- 68 High-End Single Family Homes
- Gated Community Association
- Rural Low-Density Equestrian Estates
- On-Site & Off-Site Sewer & Lift Station Design

Woodcrest, CA

5,7,15,20,21,28,29,31,34,42



La Mesa Hilltop

- 36 High-End Single Family Homes
- Community Association
- Suburban In-Fill Project

La Mesa, CA

20,21



Big Tree

- 55 High-End Single Family Executive Homes
- Community Association
- Suburban In-Fill Project
- Sensitive Habitat Preservation

Murrieta, CA

7,8,11,15,17,20,21,22,27,28,31,34,40

Stephen J. Matley

Development, Land Acquisition & Entitlement



Kirby Partners

- 22-Acres, 69-Lot R-1 Subdivision
- Entry-Level Home Sites

San Jacinto, CA

2,3,11,19,31,35

Orangewood Investment Partners

- 15-Acres, 13-Lot A-1/C-1 Subdivision
- Equestrian Custom Home Sites

Hemet, CA

2,3,5,6,7,11,15,19,20,31,35

Sanderson Ranch

- 38-Acres, 211-Lot R-1 Subdivision
- Gated Community for Entry-Level Homes

San Jacinto, CA

15-North Valley View Partners

- 20-Acres, 51-Lot Low-Density Subdivision
- Executive Home Sites

Oakley, CA

2,3,6,15,17,19,22,27,28,30,31,35



Ramona Meadows

- 79-Acres, 250-Lot R-1 Subdivision
- Entry Level Home Sites

San Jacinto, CA

2,3,4,9,10,19,20,31,35,42

The Centre at San Jacinto

- 68-Acres, 300-Lot R-1 Lot Subdivision
- Entry-Level Home Sites in City RDA Area

San Jacinto, CA

2,3,9,19,20,31,35,42



Banning Crossroads

- 9.25-Acres, 2 C-3 Zoned Parcels
- 2.5-Acre Hard Corner - Retail
- 6.75 Acre Office / Light Industrial

Banning, CA

1,2,4,5,11,12,19,20,22,27,28,30,31,35,38

Lincoln Street-3 Partners

- 3.23-Acres, C-3 Zoned Parcel
- Commercial / Retail Freeway Frontage

Banning, CA

1,2,11,15,19,22,27,28,30,31,35



San Jacinto Mountain View Properties

- 17-Acres, 106-Lot PUD Subdivision
- Entry-Level Home Sites in Gated Community

San Jacinto, CA

2,3,8,9,10,11,17,19,31,35

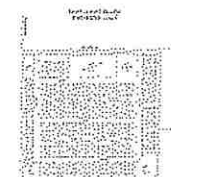


7th Street-13 Partners

- 13-Lot Recorded Subdivision
- Entry-Level Home Sites

San Jacinto, CA

2,5,11,19,20,31,35



East Coast Inland Partners I

- 42-Acres, 330 Lot Plat Map
- Entry-Level, Single-Family Home Sites
- Designed as Part of Multi-parcel Assemblage
- Sold to Multi-national Development Partnership

Marion County, FL

2,3,6,11,19,20,22,27,31,35

Stephen J. Matley

Index & Description of Notes for Project History:

Note # & Description

Land Development

- 1 Purchased
- 2 Optioned / Assignment
- 3 Tentative Tract Map / Plat Map
- 4 Tentative Parcel Map
- 5 Final Map Recordation
- 6 Multi-Parcel Assembly
- 7 Final Engineering
- 8 Planned Unit Development
- 9 Re-Zone Application
- 10 General Plan Amendment
- 11 Site Plan / Lot Study
- 12 Conditional Use Permit
- 13 Lot Consolidation / Lot Line Adjustment
- 14 Development Agreement
- 15 Environmental Assessment / Monitoring
- 16 Mutual Easement Agreement
- 17 CFD Processing
- 18 FEMA Map Revision
- 19 Feasibility Study / Due Diligence Investigation
- 20 Permit Assistance/ Agency Coordination
- 21 DRE Processing / HOA Formation & Management
- 22 NEPA/CEQA Review & Approval

Note # & Description

Design & Construction

- 22 Site Selection
- 23 Demolition
- 24 Construction
- 25 Re-Construction
- 26 Hazardous Material Abatement
- 27 Design Consultant Selection
- 28 Design Process Management
- 29 Bid Document Preparation/Coordination
- 30 Estimating / Value Engineering
- 31 Project Budgeting / Financial Management
- 32 Bid/Selection Process Management
- 33 Contract Negotiations / Buy-Out
- 34 Project Manager / Managing Consultant
- 35 Managing Member/Partner
- 36 Turnkey Project Management
- 37 Disaster Remediation
- 38 Existing Site Condition Assessment
- 39 Scope of Work/ Repair Recommendations
- 40 Bond Exoneration
- 41 Litigation Support
- 42 Utility Coordination
- 43 Design-Build

Stephen R. Holgate

Biography—

Steve Holgate has over 47 years' experience in all facets of the real estate industry. As partner/owner of his companies, he has worked with numerous cities in the successful planning and completion of residential, industrial, and commercial projects. His expertise is in property acquisition, land planning, subdivision map processing and city/county entitlements. His experience with the intricacies associated with Redevelopment Agency requirements and bond financing is extensive. Mr. Holgate enjoys an excellent reputation for his willingness to work with and create motivated development teams among cities, engineers, consultants, and end users.

Not only does Mr. Holgate demonstrate creative and innovative plans which allow for the successful completion of projects that meet the needs of both cities and the developers, he is also extremely experienced in negotiating with city councils, planning commissions and staff to determine "best use" site plans to maximize land use.

Mr. Holgate's projects total in excess of \$2.5 billion and include residential, commercial, industrial developments, and income producing projects. He has orchestrated sixteen city annexations, eighty-four subdivisions with over 11,500 lots, seven construction projects, and nine major specific plans. Office, retail, medical and industrial projects, residential master-planned communities and over 1,250 apartment units are included in his project portfolio. He has been Master Developer of eight major projects

Prior to his real estate activities, Mr. Holgate served in the United States Marine Corps as part of its Military Police Division, following his service in Vietnam with the I Corps DMZ Strike Force for the 3rd Battalion, 4th Marine Regiment. Mr. Holgate's decorations include the Cross of Gallantry, the Presidential Unit Citation for Acts of Valor and two Purple Hearts. After being honorably discharged from the Marine Corps, he joined the California Highway Patrol where he served as a Traffic Officer for five years.

Mr. Holgate has participated on numerous boards including Finance and Economic Development Commissions and Redevelopment Agency Advisories. He has served on his church's board of directors.

**STEPHEN R. HOLGATE
REAL ESTATE PROJECTS**

PROJECT	CITY/STATE	BUY DATE	BUY PRICE	SELL DATE	SALES PRICE	# LOTS	BUYER
4 Ac.	Escondido, CA	1976	\$25,000	1976	\$80,000	4	M&M Const. Co.
10 Ac. CML.	Escondido, CA	1976	\$540,000	1977	\$1,150,000	18	Sheakspear Const.
76 Ac.	Escondido, CA	1977	\$950,000	1978	\$1,200,000	307	Home Capital
140 Ac.	Palm Desert, CA	1977	\$1,000,000	1978	\$3,500,000	856	Covington Homes
20 Ac.	Palm Desert, CA	1978	\$150,000	1979	\$650,000	152	Covington Homes
47-Unit Condos	Escondido, CA	1979	\$100,000	1980	\$250,000	47	Deane Homes
10 Ac. Ind.	San Marcos, CA	1979	\$1,025,000	1981	\$2,750,000	15	Christenson Co.
40 Ac.	Poway, CA	1980	\$500,000	1981	\$1,850,000	62	Tingley & Assoc.
15 Ac.	Escondido, CA	1980	\$270,000	1980	\$1,185,000	79	Standard Pacific
60 Ac.	Poway, CA	1981	\$1,520,000	1982	\$2,300,000	155	Kaufman and Broad
24 Ac.	Escondido, CA	1981	\$200,000	1983	\$275,000	18	Emanuel Church
20 Ac.	Palm Desert, CA	1981	\$925,000	1982	\$1,120,000	74	Covington Homes
48 - Unit Apts.	Los Angeles, CA	1982	\$2,496,000	1986	\$3,620,000	1	Schultz & Co., LP
137- Unit Apts.	Shreveport, LA	1983	\$5,345,000	1986	\$7,480,000	1	Schultz & Co., LP
52 - Unit Apts.	Amarillo, TX	1983	\$2,245,000	1986	\$3,365,000	1	Schultz & Co., LP
64 - Unit Apts.	Chula Vista, CA	1984	\$3,480,000	1986	\$5,550,000	1	Schultz & Co., LP
60 Ac Cml.	San Marcos, CA	1984	\$5,000,000	1988	\$12,000,000	1	Fireman's Fund Co.
12,000 S.F. Bldg.	San Clemente, CA	1984	\$120,000	1986	\$375,000	1	Nichols Electronic
122 - Unit Apts.	Las Vegas, NV	1984	\$6,575,000	1990	\$10,520,000	1	Supple Trust
1780 Ac	San Clemente, CA	1985	\$4,500,000	1989	\$41,000,000	3855	Several Builders
36,000 S.F. Ind.	San Clemente, CA	1985	\$2,880,000	1986	\$3,650,000	1	Delta Medical
46,500 S.F. Med.	Laguna Niguel, CA	1985	\$875,000	1986	\$1,995,000	1	Wakefield Group
730 - Unit Apts.	Las Vegas, NV	1986	\$1,200,000	1988	\$2,150,000	1	Burton Inv. Co.
31,500 S.F. Cml.	Irvine, CA	1986	\$2,545,000	1992	\$4,500,000	1	Wakefield Group
94 - Unit Apts.	Moreno Valley, CA	1986	\$1,367,000	1994	\$2,290,000	1	Several
24 Ac.	San Jacinto, CA	1986	\$525,000	1986	\$1,200,000	79	Newell Const.
22 Ac.	San Jacinto, CA	1986	\$550,000	1987	\$1,175,000	75	Newell Const.
14 Ac.	San Jacinto, CA	1986	\$285,000	1987	\$625,000	40	Forecast Homes
12 Ac.	Palm Springs, CA	1987	\$300,000	1987	\$650,000	47	Steele & Assocs.
64 Ac.	Indio, CA	1988	\$1,150,000	1988	\$2,225,000	352	Kaufman & Broad
58 Ac.	Indio, CA	1989	\$1,045,000	1990	\$2,350,000	167	Kaufman & Broad
Downtown Project	Indio, CA	1993	MOU w/City	1995	\$450,000	150	Donohue Dev.
2 Ac. Cml.	Orange, CA	1994	\$215,000	1998	\$375,000	1	Cooke Const. Co.
4 Ac. Senior	San Berdo., CA	1994	\$195,000	1998	\$400,000	1	Santiago Properties
920 Ac	San Jacinto, CA	1999	\$6,000,000	2007	\$24,950,000	665	RCA
248 Ac	San Jacinto, CA	2000	\$2,300,000	2004	\$13,900,000	549	KB Home
20 Ac	San Jacinto, CA	2000	\$360,000	2002	\$1,225,000	69	Rodgers/ Warren
39 Ac	San Jacinto, CA	2000	\$740,000	2003	\$2,740,000	137	Empire Homes
55 Ac	San Jacinto, CA	2001	\$2,100,000	2003	\$3,185,000	172	Griffin Communities
68 Ac	San Jacinto, CA	2001	\$975,000	2003	\$4,250,000	238	All Star Dev. Co.
37 Ac	San Jacinto, CA	2001	\$550,000	2007	\$22,615,000	5	RCTC
35 Ac	San Jacinto, CA	2001	\$525,000	2010	\$5,200,000	6	IBARC Dev., LLC
40 Ac	San Jacinto, CA	2001	\$600,000	2005	\$2,800,000	214	JD Pierce Company
24 Ac	San Jacinto, CA	2001	\$350,000	2005	\$2,700,000	3	Mcleish Group
5 Ac	San Jacinto, CA	2002	\$100,000	2003	\$250,000	13	Cleveland Dev. Co.

38 Ac	San Jacinto, CA	2002	\$1,150,000	2004	\$2,640,000	132	CNH Homes
64 Ac	San Jacinto, CA	2002	\$2,250,000	2004	\$4,815,000	214	DR Horton
26 Ac	San Jacinto, CA	2002	\$740,000	2004	\$2,254,000	92	Distinguished Homes
28 Ac	San Jacinto, CA	2002	\$950,000	2004	\$2,300,000	103	Gateway Comm.
53 Ac	San Jacinto, CA	2002	\$550,000	2007	\$1,500,000	225	Odell Dev., LLC
38 Ac	San Jacinto, CA	2002	\$375,000	2004	\$4,500,000	20	Harrison Dev. Co.
59 Ac	San Jacinto, CA	2002	\$625,000	2003	\$2,100,000	1	All Star Dev. Co.
9 Ac	Banning, CA	2003	\$275,000	2005	\$750,000	1	Banning Dev. Co.
3 Ac	Banning, CA	2003	\$150,000	2006	\$450,000	1	Riverside Scrap Iron
9 Ac	Hemet, CA	2003	\$350,000	2004	\$780,000	26	Meeker Comm.
40 Ac	Perris, CA	2003	\$1,200,000	2004	\$3,698,000	122	Pacific Comm.
60 Ac	Perris, CA	2003	\$2,100,000	2004	\$5,950,000	238	Corman Leigh Comm.
9 Ac	Perris, CA	2003	\$400,000	2004	\$1,080,000	36	Pacific Trades Dev.
14 Ac	Oakley, CA	2003	\$500,000	2005	\$2,000,000	50	Seeno Construction
17 Ac	Oakley, CA	2003	\$700,000	2005	\$2,160,000	54	Ryder Homes
20 Ac	Anza, CA	2003	\$350,000	2004	\$450,000	1	Anza Dev. Co.
79 Ac	D.H.S., CA	2003	\$720,000	2005	\$2,377,000	212	Sun Desert Homes
102 Main St	San Jacinto, CA	2003	\$225,000	2005	\$565,000	1	Domingo Garcia
20 Ac	San Jacinto, CA	2003	\$800,000	2005	\$2,280,000	76	Bill Lo, Home Builder
220 Ac	San Jacinto, CA	2003	\$5,200,000	2004	\$8,250,000	892	All Star Dev. Co.
4 Ac	San Jacinto, CA	2003	\$10,000	2006	\$150,000	5	Dolphin Comm.
5862 Valle Vista Ct.	Granite Bay, CA	2003	\$1,050,000	2009	\$1,350,000	1	Wayne Baron
Vista Lago Lot #1	Hemet, CA	2004	\$36,000	2005	\$100,000	1	Michelena Trust
Vista Lago Lot #3	Hemet, CA	2004	\$36,000	2005	\$100,000	1	Michelena Trust
Vista Lago Lot #4	Hemet, CA	2004	\$36,000	2005	\$100,000	1	Michelena Trust
18 Ac	San Jacinto, CA	2004	\$800,000	2006	\$1,000,000	1	Cottonwood Partners
Lot 13, 14 PM 12191	San Jacinto, CA	2004	\$51,500	2007	\$775,000	6	RCA
124 La Boca	San Jacinto, CA	2004	\$264,000	2005	\$375,000	1	Yujing Wang
2.25 Ac Hazeldell Ct	San Jacinto, CA	2005	\$17,500	2008	\$75,000	8	Chuck Nachand
2 Lots	Indio, CA	2005	\$15,000	2006	\$50,000	2	Petra & Doug Tucker
2785 Placenta	San Jacinto, CA	2005	\$314,000	2008	\$372,000	1	James Ozouf
160 Ac	Nogales, AZ	2005	\$250,000	2007	\$500,000	88	Chuck Nachand
Lot 1-Los Lagos	Granite Bay, CA	2005	\$199,000	2008	\$248,000	1	Richard Bennett, et al
Lot 6, 42 pm 12191	Hemet, CA	2005	\$193,000	2007	\$650,000	2	RCA
Lot 10 of PM 14312	Hemet, CA	2005	\$32,000	2007	\$250,000	4	RCA
Lot 7,9 of PM 14312	Hemet, CA	2005	\$106,000	2007	\$500,000	8	RCA
Lot 7 of PM 12191	Hemet, CA	2005	\$45,000	2007	\$250,000	4	RCA
41.22 Ac	Ocala, Fl.	2019	\$2,850,000	2021	\$3,500,000	336	Calibrex, Canada

11605 82 DEALS SOLD
TOTAL LOTS

LOREN HUWEILER

PROFESSIONAL REAL ESTATE SUMMARY

Mr. Huweiler is uniquely knowledgeable in the intricacies of property acquisition/assemblage, development, construction and disposition of real estate. He has extensive administrative and technical background and has performed services as the executive with his various companies, Diversified Development Group, Lorbar, Inc. and Venture Investments, Inc. Servicing the industry through the years, he has been instrumental in the successful acquisition, development and disposition of a substantial amount of real estate through residential and commercial builders and investment programs.

Projects consisted of purchase and sale of residential and commercial land, buildings and storage units for sale to builders, investors and users, City Revitalization programs directing thirty realtors in twenty-five California cities optioning over two hundred parcels of land in downtown blighted areas, and assisting their City Redevelopment agencies to overcome downtown blight. Specific multiple major land development projects were executed in Riverside County, California and Arizona, consisting of hundreds of lots and sold to major builders for residential home construction. All of the above activities have covered four states: Texas, Arizona, Nevada and California.

BOARD AND CITY PARTICIPATION

- Advisory Board for Grover Trask, Riverside County District Attorney.
- Riverside County Sheriff Larry Smith's County Public Information Board.
- City of Indio, Downtown Redevelopment Agency Acquisition Team.

EDUCATION

- B.S. Industrial Technology.
- Held Real Estate License for over 20 years.
- Numerous business sponsored technical and management programs.
- United States Air Force, four years with extensive electronic schooling/training.

DEVELOPMENT EXPERIENCE
L. HUWEILER

LOCATION	SELLER	ACRES	CONTRACT/ ESCROW	APPROVED and SOLD	LOTS	BUYER
East Coast Inland Partners Marion County, FL.	Ameris	41	2019	2021	330	National Acquisition & Development Company
Warren Rd./Cottonwood San Jacinto	International Bank Dallape	248	2000	2004	549	KB Home
Across Cottonwood from Meritage San Jacinto	Holmes	39	2000	2003	137	Empire Homes
SWC DeAnza & Palm San Jacinto	Tibbetts	64	2001	2003	214	DR Horton
Lyon, north of Cottonwood San Jacinto	Hansen	26	2001	2003	92	Distinguished Homes
NWC Seventh/Lyon San Jacinto	Oostdam	50	2001	2003	172	Griffin Communities
NEC Cottonwood/Palm San Jacinto	Irving	38	2002	2004	132	CNH Homes Don Newell
NWC Lyon & Cottonwood San Jacinto	Chacon	28	2002	2004	102	Gateway Homes
NWC Mountain & McPherson Perris	Saline	40	2002	2004	122	Nelson Chung
Murrieta S/O Patriots Park Perris	Flinkman	60	2002	2004	238	Corman Leigh Communities Dan Leigh
Murrieta S/O Nuevo Perris	Bordon	9	2002	2004	36	Pacific Trades Development
SEC Kirby/Cottonwood San Jacinto	Schlosser Hampton	39	2003	2005	136	Meritage
Sanderson s/of Cottonwood San Jacinto	Meneses	20	2003	2005	76	Bill Lo
NEC Seventh & Cawston San Jacinto	Flournoy	44	2003	2005	129	Covenant



DOUGLAS JOHN MILLER PROFESSIONAL BIOGRAPHY

Calling on over 25 years of construction and development experience, Doug Miller is the founder and President of Douglas & Sons Development Group, LLC based in Lake Mary, Florida. Mr. Miller and his team effectively and consistently lead concept design and offer construction consulting to facilitate the realization of client visions. Through a proven history of unwavering diligence, honesty, and excellence, Mr. Miller formed American Platinum Builders, Inc. His team has solidified an outstanding status amongst clients and industry leaders.

Born and raised in Detroit, Michigan, Mr. Miller excelled in, and graduated from, a four-year Carpenters Union Apprenticeship program at local 687. He then obtained his General Contracting License and is currently the sole license holder for American Platinum Builders. Mr. Miller is also a member of the National Apartment Association. Understanding the importance of professional agility, Mr. Miller and his associates take great pride in their commitment to remain mindful of industry innovations and best practices.

Mr. Miller has not only worked with a variety of investors across the country but has also successfully managed numerous types of projects. In the past four years alone, Mr. Miller has been involved in 111 projects, 17,000 units, and over twenty million square feet of building area. In addition, Mr. Miller has worked with multi-family associations to develop strategies to assist with forecasting construction soft and hard costs, preventative maintenance programs, capital improvements, and future development acquisitions.

Above all else, Mr. Miller is committed to developing and maintaining strong, honest relationships with clients and investors across the country. Developing a connection and earning the trust of clients and investors has always been a top priority for Mr. Miller, and he achieves this through open communication, solution-minded actions, and having a genuine interest in clients on a business and personal level, which have all contributed to his world-class reputation.

AMERICAN PLATINUM BUILDERS, INC.
APARTMENT COMPLEX PROJECTS
111 PROJECTS IN PAST 4-YEARS

PROJECT	CITY, STATE	CLIENT	YEAR
San Jose Apartments	Winter Park, FL.	AMH	2019
Providence Gardens Apartments	New Providence, NJ.	Pinnacle	2019
Solis Apartments	Winter Park, FL.	TruAmerica	2019
Fairways at Lake Mary	Lake Mary, FL.	TruAmerica	2019
Casa Del Mar	St. Augustine, FL.	Royal American	2019
Legends at Lake Mary	Lake Mary, FL.	TruAmerica	2019
Gallery at Mills	Orlando, FL.	Graystar	2019
Island Club	Orlando, FL.	TruAmerica	2019
Winchester Park & Woods	Riverside, RI.	Pinnacle	2019
Woodfield Commons	Canton, MA.	Pinnacle	2019
Sweetwater Creek	Palm Beach, FL.	TruAmerica	2019
55 West	Orlando, FL.	Graystar	2019
Arbors at Maitland Summit	Orlando, FL.	Redwood	2019
Royal Oaks	Atlanta, GA.	Pinnacle	2019
Place at Carrollwood	Tampa, FL.	Redwood	2019
Ancora Apartments	Orlando, FL.	Graystar	2019
Bentley Green Apartments	Jacksonville, FL.	Highmark	2019
Twin Lakes	Palm Harbor, FL.	TruAmerica	2019
Forest Ridge	Knoxville, TN.	Pinnacle	2019
Lloyd Jones	Point Vedra Bch, FL.	Lloyd Jones	2019
Eagle Point Apartments	Knoxville, TN.	Pinnacle	2019
Roosevelt Gardens	Orangeburg, SC.	AHF	2019
Windover Oaks	Titusville, FL.	AHF	2019
Windover Palms	Melbourne, FL.	AHF	2020
Hillcroft Village	Danbury, CT.	Pinnacle	2020
Windchase Apartments	Sandford, FL.	Highmark	2020
Wentworth Apartments	Orlando, FL.	Highmark	2020
Westchase Apartments	Fort Myers, FL.	Highmark	2020
Wellington Apartments	Clearwater, FL.	Highmark	2020
Sugarloaf Trails Apt Homes	Duluth, GA.	Graystar	2020
Anzio Apartments	Lawrencville, GA.	TruAmerica	2020
New Orleans Gardens	Charleston, SC.	Atlantic Housing	2020
Villas By The Sea	Lauderdale by the sea, FL.	Minto Communitites	2020
Central Park	Altamonte Springs, FL.	TruAmerica	2020
Bayou Point	Pinellas Park, FL.	TruAmerica	2020
Parke East Apartments	Orlando, FL.	TruAmerica	2020
Reserve at Alafaya	Orlando, FL.	Graystar	2020

AMERICAN PLATINUM BUILDERS, INC.
APARTMENT COMPLEX PROJECTS
111 PROJECTS IN PAST 4-YEARS

PROJECT	CITY, STATE	CLIENT	YEAR
54 Magnolia	Jacksonville, FL.	Graystar	2020
Tuskawilla at Winter Springs	Winter Springs, FL.	TruAmerica	2020
Granada Apartments	Gainesville, FL.	Pinnacle	2020
Waverly Place	Melbourne, FL.	Graystar	2020
The Henry	Tampa, FL.	MKP	2020
Crossings at Holcomb	Rosewell, GA.	TruAmerica	2020
Chelsea Apartments	Gainesville, FL.	Pinnacle	2020
The Retreat at Hidden Bay	St. Marys, GA.	Pinnacle	2020
Stonegate Apartments	Palm Harbor, FL.	Pinnacle	2020
Hawthorne Apartments	Orlando, FL.	Graystar	2020
Addison Lane Apartments	Gainesville, FL.	Pinnacle	2020
Windermere Cay	Winter Garden, FL.	Graystar	2020
The Seagrass Apartments	Jacksonville, FL.	Graystar	2020
Estates At Countryside	Clearwater, FL.	TruAmerica	2020
Wedgewood Daytona	Daytona, FL.	Highmark	2020
Pure Living	Lake Mary, FL.	Graystar	2020
Bay Club Apartments	Jacksonville, FL.	Graystar	2020
Victoria at Orange Park	Orange Park, FL.	Graystar	2020
Wilson West Apartments	Jacksonville, FL.	Royal American	2020
Woodcrest Apartments	St. Augustine, FL.	Highmark	2020
Westland Park Apartments	Jacksonville, FL.	Bridge	2020
Park East	Orlando, FL.	TruAmerica	2020
Landmark Grayson Park / The Dawson	Tampa, FL.	Highmark	2021
Royal Oaks	Savannah, GA.	Cushman Wakefield	2021
Boca Club	Orlando, FL.	Royal American	2021
Rosehill Preserves	Orlando, FL.	Bridge	2021
Mission Ranch	Dallas, TX.	TruAmerica	2021
Oaktree Apartments	Jacksonville, FL.	Royal American	2021
The Heights	Dallas, TX.	TruAmerica	2021
Heron's Walk	Jacksonville, FL.	Bridge	2021
Bridges at Bayside	Palm Harbor, FL.	Bridge	2021
Crest Apartments	Altamonte Springs, FL.	TruAmerica	2021
Southpoint at Stone River	Nashville, TX.	TruAmerica	2021
Lindsey Terrace Apts	Jacksonville, FL.	Highmark	2021
Lakeview at Palm Harbor	Palm Harbor, FL.	TruAmerica	2021
Reserves at Brandon	Brandon, FL	Cushman Wakefield	2021
Terraces at Lake Mary	Lake Mary, FL.	Graystar	2021

AMERICAN PLATINUM BUILDERS, INC.
APARTMENT COMPLEX PROJECTS
111 PROJECTS IN PAST 4-YEARS

PROJECT	CITY, STATE	CLIENT	YEAR
Verano	Kissimmee, FL.	Graystar	2021
Bentley at Maitland	Maitland, FL.	Bell Partners	2021
Village at Lake Lily	Maitland, FL.	Bell Partners	2021
Seminole Ridge Apartments	Orlando, FL.	Cushman Wakefield	2021
Eagle Point Apartments	Knoxville, TN.	Cushman Wakefield	2021
McIntosh Apartments	Sarasota, FL.	Bainbridge	2021
Preservew at Cohasset	Cohasset, MA.	TruAmerica	2021
Bell Lake Forest	Sanford, FL.	Bell Partners	2021
Sherwood Oaks Apartments	Riverview, FL.	Bainbridge	2021
The Gallery at Mills Apartments	Orlando, FL.	Graystar	2021
Sabal Palm	Tampa, FL.	TruAmerica	2021
Bishop Park	Winter Park, FL.	Bainbridge	2021
The Vinings	Orlando, FL.	Cushman Wakefield	2021
Souther Villas at Starke	Starke, FL.	Royal American	2021
Ashford at Altamonte Springs	Altamonte Springs, FL.	Bainbridge	2021
Valencia Plantation Apartments	Orlando, FL.	Bainbridge	2021
Wind Drift Apartments	Orlando, FL.	Bridge	2021
Royal Palms	Orlando, FL.	CLK	2021
Buena Vista	Seminole, FL.	CLK	2021
Luna at Lake Shadow	Orlando, FL.	Cushman Wakefield	2021
Four Lake at Clearwater	Clearwater, FL.	ZRS	2022
Timucuan Lakeside	Jacksonville, FL.	Bell Partners	2022
Rosala West Apartments	Orlando, FL.	Dasmen Residential	2022
Views at Harbortown	Jacksonville, FL.	Bainbridge	2022
Stillwater Palms	Tampa, FL.	TruAmerica	2022
Landmark at Barton Creek	Austin, TX.	TruAmerica	2022
Juno Apartments	Winter Park, FL.	Cushman Wakefield	2022
South Pointe	Tampa, FL.	Highmark	2022
Runaway Bay	Pinellas Park, FL.	TruAmerica	2022
Waterview at Coconut Creek	Coconut Creek, FL.	Cushman Wakefield	2022
Knollwood Apartments	Mobile, AL.	CLK	2022
The Beacon	New Smyrna Beach, FL.	Bainbridge	2022
Maison DeVille	Mobile, AL.	CLK	2022
Abington Village	Columbus, OH.	TruAmerica	2022
The Vue	Jacksonville, FL.	Bridge	2022
Lenox Cove Apartments	Jacksonville, FL.	Bridge	2022
Connon Oaks Apartments	Austin, TX.	TruAmerica	2022

APPENDIX

Project Entitlement Schedule

5

Project Name	Project Start Date	Project End Date
Eloy Community Dev Prtirs Entitlement Process	June 25, 2024	May 10, 2026

Task ID	Task Description	Start Date	End Date	June-24	July-24	August-24	September-24	October-24	November-24	December-24	January-25	February-25	March-25	April-25	May-25	June-25	July-25	August-25	September-25	October-25	November-25	December-25	January-26	February-26	March-26	April-26	May-26
1	Master Dev Planning & Eng	June 25, 2024	March-25																								
2	Submit MDP / Review	Mar-25	May-25																								
3	Planning Commission MDP	May-25	Jun-25																								
4	Council Approval MDP	Jun-25	Jul-25																								
5	Plat Map SFH Planning & Eng	Mar-25	Jul-25																								
6	Submit Plat SFH	Jul-25	Sep-25																								
7	Planning Comm Approval Plat SFH	Sep-25	Oct-25																								
8	City Council Approval Plat SFH	Oct-25	Nov-25																								
9	Final Engineering Plat SFH	Oct-25	Apr-26																								
10	Plat Map Comm'l Plan & Eng	Jul-25	Oct-25																								
11	Submit Plat Comm'l	Oct-25	Dec-25																								
12	Plan Commission Approval Plat Comm'l	Dec-25	Jan-26																								
13	City Council Approval Plat Comm'l	Jan-26	Feb-26																								
14	Final Engineering BTR SFH Site	Jul-25	Jan-26																								
15	Final Engineering Apartment Site	Nov-25	May-26																								

APPENDIX

Draft Development Agreement Opinion

6

April 1, 2024

Mackenzie Letcher
City of Eloy
595 North C Street, Ste 104
Eloy, Arizona 85131
mletcher@eloyaz.gov

RE: April 5, 2024 – Response to Request for Proposal

Dear Mr. Letcher,

Our firm has been engaged by Eloy Community Development Partners, LLC (the “Buyers”) regarding the acquisition and planning of 77+/- acres of Eloy owned property located on the northwest corner of Eleven Mile Corner Road and West Houser Road, also known as Parcel 404-27-0150 (“Property”). The Buyers are a seasoned development team seeking to create a Mixed-Use development, to include a combination of high density residential and commercial/retail uses. To develop this Property as envisioned, a general plan, zoning amendment, and plat will be necessary, along with a development agreement.

In response to the City of Eloy (“City”) Request For Proposal (“RFP”), due April 5, 2024, this letter outlines our intended terms for a development agreement. The infrastructure and planning demand points discussed below are presented in the order in which they appear in the RFP. Moreover, a list of additional terms not contemplated in the RFP, but to be included in the DA after negotiation with the City, are also outlined.

RFP Development Agreement Terms:

- 1. Southern Well Site:**
 - a. Buyer commits to an ingress/egress easement to the well site.
 - b. The well site and easement will be located in cooperation with the City.
- 2. Re-alignment of Houser Road, west of Eleven Mile Corner Road:**
 - a. Buyer commits to realign the west leg of Houser Road along the southern boundary of the Property from Eleven Mile Corner Road to the property’s western boundary in cooperation with the City on final design.
- 3. Installation of a 4-way Traffic Light at Houser Road and Eleven Mile Corner Road:**
 - a. Buyer commits to the installation of a 4-way traffic light and requests contributions for proportionate share as other corners develop.
- 4. Wastewater Lift Station:**
 - a. Buyer commits to installing a public wastewater lift station to pump wastewater to City wastewater treatment facility, in cooperation with City on final design.
 - b. Location of lift station to be determined through design process with city.

- c. Determine maintenance and operation of proposed lift station.
- d. Determine installation, timing, sizing, and reimbursement of the necessary force main.

5. Subdivision Water Supply/Platting:

- a. Platting or subdividing the Property, into a minimum of five lots or more which is inclusive of well site and lift station properties, will be necessary to facilitate the proposed project.
- b. Confirmation from the City its ability to provide assurance of adequate water supply.
- c. City confirmation that Project can be served from 12" water line located along Eleven Mile Corner Road and West Houser Road. The City will do payback agreements or contribute for up-sized off-site infrastructure to serve the project and any offsite extensions of the line.

6. City Buyback Provision/Right of Reacquisition:

- a. City is able to repurchase property if, subject to market conditions, Buyer does not record a final plat within two years of acquisition, if failure to record plat map is determined to be caused by Buyer. Thereafter, Buyer shall have an additional two years to commence construction, also subject to market conditions and city's completion of Houser Road paving (per 7.a., below). Any repurchase is subject to reimbursement of hard costs, including but not limited to, fees, expenses, assurances, engineering, construction, and design.
- b. After the repurchase right has been extinguished, Buyer will have an additional two years to obtain a certificate of occupancy for the first development on the property, or as may otherwise be agreed to by the parties. A schedule of anticipated development thereafter will be submitted to the City by the Buyer. The parties agree to meet annually to make any necessary adjustments.

7. Houser Road Pavement (Eleven Mile Corner Road to Highway 87):

- a. A condition precedent to Buyer's commencement of construction is City's commencement of paving Houser Road east of the project from Eleven Mile Corner Road to Highway 87 including the crossing of the Santa Rosa Canal. If City has not commenced construction within one year following plat recordation, the City's repurchase rights will be suspended.

Additional Development Agreement Terms:

The following are additional deal points that will also be included in the drafting of the development agreement:

- 1. Term – 20 years.
- 2. Confirm minor amendment to General Plan will support 67.7 Ac. Of Mixed Use for:
 - 14.0 Ac. Net - Commercial Center with Grocery Store, Retail Stores, Restaurant and Drive Thru Restaurant & 1.9 Ac. Net - Self Storage
 - 18.5 Ac. Net - Multi Family Apartments
 - 18.5 Ac. Net - Multi Family Built to Rent Homes

- 14.8 Ac. Net - Manufactured Homes
- 3. Establish maximum overall unit count and open space requirements.
- 4. Vest development standards for term of agreement.
- 5. Confirm land uses are permitted in context of Eloy Airport.
- 6. Provide for other phased infrastructure necessary to serve the development.
- 7. Determine what external half street dedication or reservations are required and limits on width.
- 8. Confirm any landscaping requirements adjacent to right of way, including maintenance.
- 9. Provide for impact fee credits and reimbursement for oversizing where credits are not available.
- 10. Termination of agreement on sale of lots to end user.
- 11. Ability to amend agreement later where parcels have been sold and new owner requires changes that do not impact the other parcels/ownership groups.

It is the Buyer's intention that joint efforts with the City will lead to a mutually beneficial agreement that aligns with the parties' development vision for the Property. Our firm is committed to ensuring the success of this project and looks forward to collaborating with the City of Eloy.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carolyn K. Oberholtzer', followed by a horizontal line.

Carolyn K. Oberholtzer, Esq.

APPENDIX

Concept Plan

7



Conceptual Plan Data:

Parcel	Gross Ac.	Net Ac.	Proposed Use	Units/Lots	Lot Size	Gross Area	Club/Net Ac.
A	19.1	14.0	Commercial Center	N/A	N/A	N/A	N/A
B	2.3	1.9	Self Storage	N/A	N/A	N/A	N/A
C	20.1	18.5	Multi-Family Apts	360	N/A	17.91	10.46
D	20.1	18.5	Multi-Family B.T.R.	190	N/A	9.45	10.27
E	18.1	14.3	Mod Community	71	50'x100'	4.41	4.80
Totals	77.9	67.7		621		7.97	9.17

Note: This plan is conceptual and subject to revision based on additional site studies and agency review & approval. All dimensions are approximate. Not for construction.

Multi-Family Unit Mix:

Parcel C: 1-Bedroom = 124 (34%)	
2-Bedroom = 200 (56%)	
3-Bedroom = 36 (10%)	
Total	360 (100%)
Parcel D: 1-Bedroom = 46 (24%)	
2-Bedroom = 99 (52%)	
3-Bedroom = 45 (24%)	
Total	190 (100%)

Parking:

Parcel	Required Spaces
A	543
B	6
C	358
D	308
E	142 (2/Lot)

Note: Parking requirements based on use per City of Elgin zoning Ordinance.



Eloy Community
DEVELOPMENT PARTNERS, LLC

CITY OF ELOY

REQUEST FOR COUNCIL ACTION

Agenda Item: **VII.B.**

Date: **5/11/2026**

Date submitted:
05/04/2026

Action: Resolution

Subject:

Date requested:
5/11/2026

Adopt Resolution No. 26-1658
authorizing the submittal of a grant application in the amount of \$583,000 to the Arizona Department of Housing (ADOH) for FY2025 State Housing Trust Funds (HOME), committing \$75,000 as leverage, and authorizing the City Manager to sign all documentation necessary to utilize these grant funds.

TO: Mayor and City Council

FROM: Brian Wright, Finance Director

RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 26-1658 authorizing the submittal of a grant application in the amount of \$583,000 to the Arizona Department of Housing (ADOH) for FY2025 State Housing Trust Funds (HOME), committing \$75,000 as leverage, and authorizing the City Manager to sign all documentation necessary to utilize these grant funds.

DISCUSSION:

The City proposes submitting an application for HOME funding in the amount of \$530,000 with an additional 10% (\$53,000) in general administrative funding through the Housing Trust Fund for a total maximum funding of \$583,000. This is a competitive grant program with approximately \$6 million available to eligible applicants for owner-occupied housing rehabilitation activities.

The objective of this grant is to preserve and improve the long-term life of existing affordable owner-occupied housing stock. Therefore, if the grant is fully funded, it would be used to support the continuum of Eloy's Owner-Occupied Housing Rehabilitation Program.

The Owner-Occupied Housing Rehabilitation Program focuses on serving low income persons who are at or below 80% of area median income. If the City is approved for this grant, a minimum of four houses can be rehabilitated. Currently, there are approximately 10 applicants on the City's waiting list for rehabilitation services; however, applicants on this list would need to pre-qualify for this program if the grant funds are secured. For this grant funding cycle, the City is required to qualify applicants who are low-income; for the best scoring, the City will primarily focus on applicants at or below 50% of the area median income.

This is a highly competitive round of federal funds, and the availability of leverage will increase the City's ranking criteria. Staff is recommending that the City commit to leveraging \$75,000 in City funds to make this application more competitive.

FISCAL IMPACT:

Anticipated revenue if funded by ADOH is a maximum of \$583,000. The City would leverage \$75,000 from the General Fund to make this Housing Rehabilitation application more competitive.

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Stephen R. Cooper", is written over a solid black horizontal line.

Stephen R. Cooper, City Attorney

**AUTHORIZATION TO SUBMIT APPLICATION
AND IMPLEMENT STATE HOUSING FUND PROJECTS
RESOLUTION NO: 26-1658**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY 2025 STATE HOUSING FUNDS, (WHICH MAY INCLUDE FEDERAL FUNDING THROUGH THE HOME INVESTMENT PARTNERSHIP PROGRAM OR STATE HOUSING FUNDS), CERTIFYING THAT SAID APPLICATION MEETS THE COMMUNITY'S HOUSING AND COMMUNITY DEVELOPMENT NEEDS, AND THE REQUIREMENTS OF THE STATE HOUSING PROGRAMS, AND AUTHORIZING ALL ACTIONS NECESSARY TO IMPLEMENT AND COMPLETE THE ACTIVITIES OUTLINED IN SAID APPLICATION. AND AUTHORIZE LEVERAGE FUNDS IN THE AMOUNT OF \$75,000

WHEREAS, the Mayor and City Council of the City of Eloy is desirous of undertaking affordable housing development activities; and

WHEREAS, the State of Arizona is administering the State Housing Program; and

WHEREAS, the State Housing Fund requires that State Housing Funds benefit low income households; and,

WHEREAS, the activity in this application address the community's low-income population housing needs; and

WHEREAS, the Mayor and City Council authorize leverage funds in the amount of \$75,000 toward said application; and

WHEREAS, a recipient of State Housing Funds is required to comply with the program guidelines, State and Federal Statutes and regulations.

NOW, THEREFORE, BE IT RESOLVED THAT the Mayor and City Council of the City of Eloy authorize application to be made to the State of Arizona for funding from the State Housing Fund, and authorize Mackenzie Letcher, City Manager to sign application and contract or grant documents for receipt and use of these funds, and authorize Mackenzie Letcher, City Manager to take all actions necessary to implement and complete the activities submitted in said application(s); and,

THAT, the Mayor and City Council of the City of Eloy will comply with all State Housing Fund Program Guidelines, State and Federal Statutes and regulations applicable to the State Housing Fund Program (HOME program and/or State Housing Trust) and the certifications contained in this application.

Passed and adopted by the Mayor and City Council of the City of Eloy this 11th day of May 2026.

BY:

Andrew Sutton, Mayor

ATTEST:

Celine Kidwell, City Clerk

APPROVED AS TO FORM:

Stephen R. Cooper, City Attorney

4. STATE HOUSING FUND APPLICANT AFFIDAVIT, RELEASE AND CERTIFICATION FORM

The undersigned Applicant hereby applies to the Arizona Department of Housing, its successors and assigns (the "Department"), for a commitment of State Housing Funds. The undersigned is responsible for ensuring that the program will assist only qualified low income housing as described in the application, and will satisfy all applicable State and Federal requirements in the rehabilitation or construction to receive a commitment of State Housing Funds. The Applicant represents and certifies that the application has not requested more State Housing Funds than is necessary to provide the assistance described in this application. In planning this project or program, the Applicant certifies that it has provided for and will continue to encourage the participation of citizens, particularly persons of low income who are residents of areas in which the State Housing Funds are proposed to be used.

The Applicant understands that the Department will determine the eligibility of the project or program based, at least in part, on the information in and submitted with the application by the Applicant and the readiness of the program to proceed, as presented in the application. The Applicant is responsible for the accuracy of all information submitted. Misrepresentations, mistakes or omissions may be the basis for the cancellation of an award.

The Applicant understands and agrees that should the Department commit more funds than the State of Arizona is entitled to award in any given fiscal year (whether State or Federal), and funding is not available as awarded, the Department shall be held harmless by the Applicant, the Applicant's investors and anyone else relying upon the commitment.

The Applicant acknowledges and agrees that it will at all times cooperate with regard to request(s) for submittal of additional requests for information from the Department as necessary.

The Applicant acknowledges and agrees to fully comply and cooperate with all monitoring activity of the Department after the date of commitment. The Applicant will give the State, the U.S. Department of Housing and Urban Development, and any State authorized representative access to and the right to examine all records, books, papers, or documents related to the application and any resulting funding awards.

By executing this authorization and release, the Applicant does hereby authorize the Arizona Department of Housing, its successors and assigns, to obtain and furnish and release, to all proper institutions and/or agencies, full and complete records, reports and/or information pertaining to the Applicant and its application under the State Housing Fund program.

The Applicant certifies that there was no participation in any aspect or manner of the due diligence, compilation, preparation, or submission process relating to this Application, or the project that is the subject of this Application, by any person(s) or entity(ies) in violation of applicable State of Arizona (such as those found at A.R.S. §§ 38-501 - 38-511) or federal (such as those found at 24 CFR 92.365 relating to the administration of HOME funds or 24 CFR 570.611 relating to the administration of CDBG funds) conflict of interest laws. Should ADOH determine that such a conflict exists; the Application will be discontinued from consideration of the award at issue. Further, violations of any other applicable state or federal law will similarly result in disqualification of the Application from consideration of said award.

The Applicant agrees that the Arizona Department of Housing, its successors and assigns, its agents, employees, attorneys, contractors and representatives will at all times be indemnified and held harmless against all losses, costs, damages, expenses and liabilities of whatsoever nature or kind (including, but not confined to, attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments, and any loss from such judgments or assessments) directly or indirectly resulting from, arising out of, or related to acceptance, consideration and approval or disapproval of the Applicant's application for funding.

The Applicant hereby represents and certifies under penalty of A.R.S. 13-2311 and 39-161 that the information set forth herein, and all material submitted by the Applicant to the Department, are to the best of the Applicant's knowledge, true and complete and accurately describe the proposed project. The undersigned is duly authorized to execute this instrument on behalf of the Applicant and possesses the legal authority to apply for an allocation of State Housing Funds and to execute the proposed program.

Further, the Applicant represents that its governing body has duly adopted or passed an official act of resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances required, and directing and authorizing the applicant's chief executive officer and/or other designated official representative to act in connection with the application and to provide such additional information as may be required.

The Applicant understands that all representations made herein, and all documentation submitted, is subject to verification by the Department, and that any misrepresentations or inaccuracies, whether intentional or not, may subject the project to a loss of competitive scoring points or to disqualification. For the purposes of verification, the Applicant and Developer hereby authorize the Department to request information on entities and individuals closely related to this transaction from any lender, investor, or other institution or entity named in this application. Such information includes but is not limited to audits, financial statements, credit history, copies of income tax returns, and other information deemed necessary by the Department.

The Applicant has caused this document to be duly executed in its name as of this 11th day of May, 2026.

Applicant Name: Andrew Sutton, Mayor

By: _____

(Signed by the same person who signed the Resolution)

CITY OF ELOY
REQUEST FOR COUNCIL ACTION

Agenda Item: **VIII.A.**

Date: **5/11/2026**

Date submitted:
01/16/2026

Action: Other

Subject: Scheduled

Date requested:
5/11/2026

TO: Mayor and City Council

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

Approved as to Form:



Stephen R. Cooper, City Attorney

**CITY OF ELOY
REQUEST FOR COUNCIL ACTION**

Agenda Item: **VIII.B.**

Date: **5/11/2026**

Date submitted:
01/16/2026

Action: Other

Subject: Unscheduled

Date requested:
5/11/2026

TO: Mayor and City Council

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

Approved as to Form:



Stephen R. Cooper, City Attorney