



Town of Guadalupe *Arizona*

WHERE THREE CULTURES FLOURISH

REQUEST FOR PROPOSALS

DATE ISSUED: April 16, 2021

Town of Guadalupe, Arizona

REQUEST FOR PROPOSALS FOR: LEASE AND/OR PURCHASE AND DEVELOPMENT OF CERTAIN TOWN OWNED PROPERTY

DUE DATE/ TIME: May 28, 2021 / 3:00 PM, MST

Time and Date of Pre-Submittal Remote Conference: 10:00 AM, MST, May 4, 2021

Deadline for Inquiries: 3:00 PM, MST, May 10, 2021

PART I: REQUEST FOR PROPOSALS

Town of Guadalupe REQUEST FOR PROPOSALS (RFP)

The Town of Guadalupe (the "Town") extends an invitation to interested and qualified firms or teams to submit formal sealed proposals to lease and /or purchase and develop certain Town-owned properties. Inquiries regarding this RFP are to be submitted in writing via email to procurement@guadalupeaz.org no later than 3:00 PM, MST, May 10, 2021. The Town will share all questions and answers with potential respondents via addendum promptly after the inquiry deadline has passed.

The Town reserves the right to reject any and all submittals for any reason, and to act in the best interest of the Town, including cancellation of this RFP. Respondents are responsible for all costs associated with responding to this RFP.

Proposals shall be marked as follows:

Submitting Firm: _____
Primary Contact: _____
Contact Phone: _____
Contact Email: _____
Project Name: Development of Town-Owned Property

Pre-Submittal Remote Conference: 10:00 AM, MST May 4, 2021
Remote / Virtual Meeting
Access link to be provided April 27, 2021

Final and formal proposals to this request must be emailed in a PDF format to:

procurement@guadalupeaz.org

Attention: Jeff Kulaga, Town Manager / Clerk

NO LATER THAN 3:00 PM, MST May 28, 2021

Proposals received after the time and date set for submittal will not be considered and will be returned to the sender. Each Proposer is solely responsible for the submission of its Proposal to the email address above by the time and date specified.

This proposal is open until 3:00 PM, MST, May 28, 2021 at which time a representative of the Town will announce publicly only the names of those firms or individuals submitting proposals. No other public disclosure will be made until after the award and execution of the contract.

RETURN OF PROPOSAL PACKAGES

The Town will return any proposal packages that are received after the scheduled opening date and time.

LEGAL ADVERTISEMENT
Town of Guadalupe, Arizona
Request for Proposals
Sale and Development of Town-Owned Property

Description:

The Town of Guadalupe, Arizona (the "Town") hereby invites interested and qualified firms or individuals to submit written proposals for the sale/lease and development of certain Town-owned properties. Six (6) parcels are offered which range in size from 15,000 to 120,000 square feet. The properties are being offered individually or together as outlined in the Request for Proposals.

Proposals are due electronically, in PDF format, on or before 3:00 PM, MST, May 28, 2021.

Pre-Submittal Conference:

A RECOMMENDED Pre-Submittal Remote/Virtual Conference is scheduled for 10:00 AM, MST, Tuesday, May 4, 2021. The access link to the remote conference will be provided on Tuesday, April 27, 2021. Attendance is strongly recommended for those who desire to submit a Proposal. Town staff will be available to discuss the properties and the solicitation.

Obtain a Copy of RFP:

The Request for Proposal, a description of the offered properties, and a description of the proposal and selection process will be issued and available at 4 PM, MST, April 16, 2021 and can be obtained via email request to procurement@guadalupeaz.org or on the Town of Guadalupe website under community news: <https://www.guadalupeaz.org>

The Town reserves the right to cancel this Request for Proposals, to reject any or all responses to the Request for Proposals, and to waive or decline to waive any irregularities in any submitted responses to the Request for Proposals, or to withhold the award for any reason that is determined to be in the Town's best interest. The Town also reserves the right to hold open any or all Request for Proposals for a period of ninety (90) days after the date of opening thereof and the right to accept a Request for Proposals not withdrawn before the scheduled opening date.

All correspondence relating to this Project should be sent via email to procurement@guadalupeaz.org.

PART II: PROJECT DESCRIPTION AND EXPECTATIONS

1. PROJECT DESCRIPTION

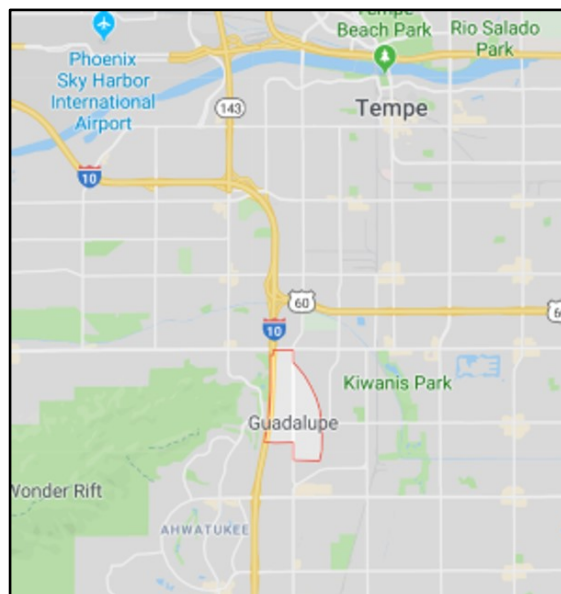
The Town is undertaking this solicitation process to offer certain Town-owned properties for lease and/or sale and development. The primary goal of this process is to facilitate the development of these sites in a manner that supports the Town's economic development initiatives. To do so, the Town is seeking one or more private-sector partners whom would lease and/or purchase the property(ies) and undertake commercial or mixed-use development which would ultimately generate new tax revenue and other public benefits for the Town.

Proposals will be evaluated and a shortlist of respondents created. There may be multiple shortlists depending on which sites receive development proposals. Following this RFP process, the Town will invite the shortlisted respondents to an interview with the Town's Selection Panel that will seek detailed information about the proposed development project, development team members, timeline, impacts and benefits as well as the proposed purchase price(s). Disposition of the property will ultimately be contingent upon Town Council approval of the proposal and of a purchase agreement.

2. TOWN OVERVIEW

The Town of Guadalupe is a Native American and Hispanic community of approximately 6,500 residents. Guadalupe is located between Phoenix and Tempe, at the base of South Mountain. The Town proudly maintains a strong cultural and ethnic identity. It is named after the Virgin of Guadalupe, the patron saint of Mexico.

Guadalupe was founded by the Yaqui Indians around 1904. The Town of Guadalupe was incorporated in 1975 and is approximately one square mile in area. It will remain this size since it is landlocked, surrounded by Interstate 10 and the City of Phoenix on the west; Baseline Road and the City of Tempe on the North; the City of Tempe on the South; and by the Salt River Project's Highline Canal on the East.



3. DESCRIPTION OF SITES

As seen on the map on the preceding page, the Town is located at the center of the Phoenix Metro Area and minutes from regional amenities such as Sky Harbor Airport, Tempe Town Lake, ASU Tempe Campus and Phoenix's South Mountain Park. Avenida del Yaqui is the Town's main north/south thoroughfare and connects on either end to Tempe's Priest Drive. Calle Guadalupe is the primary east/west thoroughfare which crosses west over I-10 and merges into 48th Street in Phoenix, and connects directly into Tempe to the east. All six sites include frontage on Avenida del Yaqui and two of the six have Guadalupe Road frontage as well. Detailed site descriptions are included in **Attachment A**.

Avenida del Yaqui improvements are scheduled for October 2021. This funded and approved project will resurface the roadway pavement and install new curb and gutter, sidewalks, driveways, and striped bicycle facilities (designated bicycle lane). Additional improvements will include new traffic control signs, enhanced pedestrian crossings and additional pedestrian amenities along the corridor.

The project cost is \$5.6 million with the majority funded through federal transportation dollars and the remainder by the Town of Guadalupe. Construction is anticipated to begin in September, 2021. See **Attachment B** for a summary of the Avenida del Yaqui improvement.

Average Daily Traffic counts:

Avenida del Yaqui: 16,000 vpd at Highline Canal

Guadalupe Road: 14,000 vpd at Highline Canal

Map of sites:



Site	Address/Location	Zoning	Parcel No.	Lot Size Sq Ft	Building Y/N	Bldg Sq. Ft.
A	5603 E Calle Iglesia	R1-9	301-06-141	14,636	N	N/A
B	5604 E Calle Mexico	R1-9	301-06-142	16,357	N	N/A
C	NEC Avenida del Yaqui and Guadalupe	C-1	301-06-373	121,968	N	NA
D	9050 S Avenida del Yaqui	C-1	301-12-121	14,810	N	N/A
E	NWC Avenida del Yaqui and Guadalupe	C-1	301-12-113	28,488	N	N/A
F	9241 S Avenida del Yaqui	C-2	301-44-022N	120.394	Y	22,000

4. TOWN'S VISION AND EXPECTATIONS

The Town desires to select one or more development entities which demonstrate the necessary qualifications, experience, business acumen, industry position, and resources to lease and/or purchase and best develop the site in accordance with the Town's vision and expectations, which are outlined for each site below. Detailed site descriptions are included in **Attachment A**.

Sites A & B

These two vacant properties are being offered for development together or separately. Each site features approximately 180 feet of frontage on Avenida del Yaqui providing ample visibility and access to the street. The Town is seeking retail/restaurant uses on these properties and would fully support rezoning both from R1-9 to C-1.

Site C

At approximately 2.8 acres in size with substantial frontage on both Avenida del Yaqui and Calle Guadalupe, this vacant property has tremendous potential for commercial development. Its configuration and visibility make retail, restaurant, and office uses viable at this location. The Town would also entertain proposals which include Live/Work elements as well.

Sites D&E

These sites are offered as a package. Site D and Site E are unimproved vacant lots with corner frontage on both Avenida del Yaqui and Calle Guadalupe. It is the Town's preference is to locate commercial uses on these sites. In that case, Site E could be used to provide required parking with the potential to develop a separate structure on the south side of Site E that might share that parking for both lots as well.

Site F

Better known as "The Mercado" this site features 22,000 square feet of building space divided between four structures that all face onto a 26,000 square foot shared plaza. The Mercado is occupied by a mix of restaurants, retail, and office/service tenants. Prior to COVID-19, the plaza space was regularly rented out for private parties and weddings. The Town is hoping to see the Mercado energized through the addition of new tenants and enhanced programming. Proposed renovations, modifications or additions to the buildings, design, site plan, signage or common spaces are welcome if they would promote the revitalization of this site. The Mercado shares a parking lot with the Guadalupe Town Hall Complex and would continue to do so.

PART III: PROPOSAL FORMAT AND CONTENTS

The total length of Sections 1-4 below should not exceed 16 pages total (8 double-sided sheets) of text and graphics in single column format with a font size of no less than 10 points. The mandatory Certifications and Forms included in **Attachment C** do not count towards the page limits nor do section dividers or blank pages. Submit the following:

- **One (1) proposal in PDF format to procurement@guadalupeaz.org**, clearly labeled with proposer's name and contact information.

Proposals must be received by the Town on or before the day and hour set for receipt of Proposals.

ALL OF THE FOLLOWING SELECTION CRITERIA ARE IMPORTANT TO THE TOWN. THE CRITERIA ARE LISTED IN ORDER OF THEIR RELATIVE IMPORTANCE WITH THE MORE IMPORTANT CRITERIA BEING LISTED FIRST.

Note: Failure to respond to all requested information may be considered non-responsive and may disqualify a respondent from further consideration.

The Proposal must include a response to each of the following items starting at Section 1 below. The information and outline below shows how your proposal should be organized and index tabbed.

1. Team Capability

- a. The Development Firm - Respondents must submit a list of members of the development firm including (as applicable) company name, legal status, company or corporation number, business address, full names of officers, a brief biographical summary of officers including development and management professionals, and any other applicable individuals who would be considered key leaders within the firm and/or whom would be directly involved in this project if selected. Qualifications and experience of each with applicable projects should be briefly described.
- b. Legal Claims - Respondents must identify any recent or currently outstanding legal claims against the firm, team members or any key personnel, including the source of such claims, their amount, and status. Respondents shall reveal any criminal convictions of any key employees other than simple traffic convictions.

Note: In the RFP response, the Town is seeking information about the existing development firm. Do not include other firms or individuals who are not in-house at the time of your submittal. Shortlisted respondents may be asked to submit a list of development team members (architects, engineers, contractors, etc.).

2. Previous Experience

- a. Describe projects (no more than three) which best represent the firm's **direct** applicable experience and capability to acquire, finance, and develop the concept(s) presented in this solicitation response. Include brief project descriptions, a statement regarding the duration, financial and operational involvement with each such project following completion, and the name, address, and telephone number of principal investors, architects, and principal consultants for each project listed.
- b. Provide a list of any previous direct experience in the creation of successful public/private partnerships.

3. Financial Acumen and Resources

The respondent should describe the ability of the firm to develop and implement a realistic plan for the financial approach to the development of the Site(s) including the ability to deliver financial resources needed to acquire and develop the proposed project(s). The respondent should demonstrate the firm's financial strength to withstand market fluctuations and stay on track during the development process.

4. Method of Approach

For the Site(s) in which the respondent seeks to develop, a narrative is to be provided that describes the general approach to the development of the Site, addressing how the respondent intends to meet the Town's vision and expectations listed previously.

Specifically, indicate whether a long-term lease of the Town properties or purchase of the properties is preferred. Indicate reasons for the preference.

Timelines for the development process should be provided, along with key milestones, and task dependencies.

The respondent should also describe its understanding of the local environment and local factors relevant to the prospective success of the proposed project including but not limited to local market conditions, local business conditions, local business resources, and typical local real estate development practices, with the focus on using such understanding to facilitate the timely and efficient development of the property.

PART IV: SELECTION PROCESS AND TIMELINES

- a. The Town will appoint an evaluation panel. Using the criteria and weighting listed herein, and in order of preference, the selection committee will rank the respondents with the intent of creating a shortlist of respondents.
- b. The Town will invite the shortlisted respondents to make a presentation to the Selection Panel. The presentation should include detailed information about the proposed development project, development team members, timeline, impacts and benefits, as well as the proposed purchase price.
- c. The following tentative schedule has been established for this solicitation. This schedule is provided as a courtesy and is subject to change.

RFP Issue Date:	April 16, 2021
Pre-Submittal Remote Conference:	10:00 AM MST, May 4, 2021
Deadline for Inquiries:	3:00 PM MST, May 10, 2021
RFP Due Date:	3:00 PM MST, May 28, 2021

ATTACHMENT A: Site Detail Sheets (Sites A – F)



Last Sold	—	Construction	—
Last Sale Price	\$0	Roof	—
Owner	GUADALUPE TOWN OF	A/C	—
Mailing	9050 S AVENIDA DEL YAQUI	Heat	—
	GUADALUPE, Arizona 85283-2507	Stories	—
Lot	0.34 Acres / 14636 Sqft	Building Type	—
Year Built	—	Parking	—
SqFt	—	Parking Spaces	—
Class	—	Patio	—
Added Attached	None	Pool	Yes
Added Detached	None		

A


Subdivision - EAST GUADALUPE BLKS 1-13,PT 14,15-17						County Zone - MARICOPA		City Zone - TEMPE	
Improved Lots	216	Single Story	207	Avg Sqft	1580.05	[R-9] RESIDENTIAL WITH	100%	[R1-9] Residential With	100%
With Pool	1	Multiple Story	9	Avg Lot	11122	9,000 SF MINIMUM		9,000 SF Minimum	
Year Built	1920-2013								


Tax Assessment								
	2012 Final	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Prelim	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$43,000	\$38,500	\$34,600	\$36,300	\$36,000	\$38,900	\$38,900	\$41,300
FCV Total	\$43,000	\$38,500	\$34,600	\$36,300	\$36,000	\$38,900	\$38,900	\$41,300
YoY Change %	-17%	-10%	-10%	5%	-1%	0%	0%	0%
Assessed FCV	\$6,880	\$6,160	\$5,536	\$5,808	\$5,400	\$5,835	\$5,835	\$6,195
LPV Total	\$37,753	\$38,500	\$34,600	\$36,300	\$36,000	\$37,800	\$38,900	\$40,845
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0


Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
4/18/2008	Las Fuentes Health Clinic Of Guadalupe	Biehn Colony Trust Inc	\$0	\$0	\$0	Quit Claim	—	—	20080344995
12/25/1993	Biehn Colony Trust Inc		\$0	\$0	\$0	—	—	—	1993D-39834

Flood Zone		
Map Number	04013C2705L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	10/16/2013	
Panel	2705L	
FEMA Zone	X	

Parcel	301-06-141
County	MARICOPA
MCR Number	21118
Municipality	TEMPE
Section / Township / Range	4 / 1S / 4E
Lot / Block / Tract	6 / 10 / —
Census Tract / Block	320002 / 4016
Tax Area	30900
Latitude, Longitude	33.3669157170643, -111.962898555643
Property Type	(9700) CITY VAC LAND
Legal Class	AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Tempe Union High School District Tempe School District
Legal Description (Abbrev)	EAST GUADALUPE MCR 211-18







Last Sold

—

Last Sale Price

\$0

Owner

GUADALUPE TOWN OF

Mailing

9050 S AVENIDA DEL YAQUI

GUADALUPE, Arizona 85283-2507

Lot

0.38 Acres / 16357 Sqft

Year Built

—

SqFt

—

Class

—

Added Attached

None

Added Detached

None

Construction

—

Roof

—

A/C

—

Heat

—

Stories

—

Building Type

—

Parking

—

Parking Spaces

—

Patio

—

Pool

Yes

B

Subdivision - EAST GUADALUPE BLKS 1-13,PT 14,15-17					County Zone - MARICOPA		City Zone - TEMPE		
Improved Lots	216	Single Story	207	Avg Sqft	1580.05	[R-9] RESIDENTIAL WITH 9,000 SF MINIMUM	100%	[R1-9] Residential With 9,000 SF Minimum	100%
With Pool	1	Multiple Story	9	Avg Lot	11122				
Year Built	1920-2013								

Tax Assessment								
	2012 Final	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Prelim	2019 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$47,000	\$42,000	\$37,800	\$39,600	\$39,300	\$42,400	\$42,400	\$44,600
FCV Total	\$47,000	\$42,000	\$37,800	\$39,600	\$39,300	\$42,400	\$42,400	\$44,600
YoY Change %	-16%	-11%	-10%	5%	-1%	0%	0%	0%
Assessed FCV	\$7,520	\$6,720	\$6,048	\$6,336	\$5,895	\$6,360	\$6,360	\$6,690
LPV Total	\$41,155	\$42,000	\$37,800	\$39,600	\$39,300	\$41,265	\$42,400	\$44,520
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
4/18/2008	Las Fuentes Health Clinic Of Guadalupe	Biehn Colony Trust Inc	\$0	\$0	\$0	Quit Claim	—	—	20080344995
12/25/1993	Biehn Colony Trust Inc		\$0	\$0	\$0	—	—	—	1993D-39835

Flood Zone		
Map Number	04013C2705L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	10/16/2013	
Panel	2705L	
FEMA Zone	X	

Additional Information

Parcel

301-06-142

County

MARICOPA

MCR Number

21118

Municipality

TEMPE

Section / Township / Range

4 / 1S / 4E

Lot / Block / Tract

7 / 10 / —

Census Tract / Block

320002 / 4016

Tax Area

30900

Latitude, Longitude

33.3663694538318, -111.962876416342

Property Type

(9700) CITY VAC LAND

Legal Class

AG/VAC LAND/NON-PROF, REAL PROP & IMPS

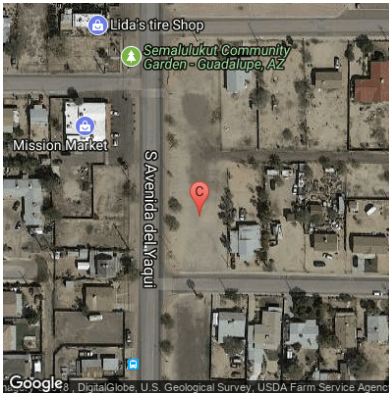
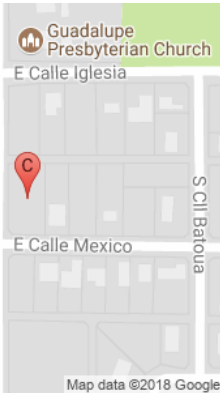
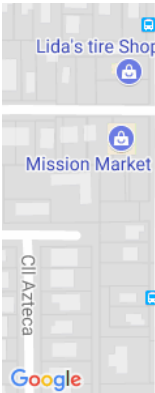
School District(S)


Tempe Union High School District


Tempe School District

Legal Description (Abbrev)

EAST GUADALUPE MCR 211-18



The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.



Last Sold

—

Construction

—

Last Sale Price

\$0

Roof

—

Owner

GUADALUPE TOWN OF

A/C

—

Mailing

9050 S AVENIDA DEL YAQUI

Heat

—

GUADALUPE, Arizona 85283-2507

Stories

—

Lot

2.8 Acres / 121968 Sqft

Building Type

—

Year Built

—

Parking

—

SqFt

—

Parking Spaces

—

Class

—

Patio

—

Added Attached

None

Pool

No

Added Detached

None

C

Subdivision - EAST GUADALUPE BLOCK 14 TR A-G					County Zone - Maricopa		City Zone -		
Improved Lots	41	Single Story	40	Avg Sqft	1379	[C-N] COMMERCIAL, NEIGHBORHOOD	61%	[C-1] Commercial, Neighborhood	61%
With Pool	0	Multiple Story	1	Avg Lot	7543				
Year Built	1988-2009					[R-9] RESIDENTIAL WITH 9,000 SF MINIMUM	39%	[R1-9] Residential With 9,000 SF Minimum	39%

Tax Assessment								
	2011 Final	2012 Final	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$445,000	\$373,500	\$332,500	\$299,500	\$314,500	\$298,200	\$322,100	\$347,900
FCV Total	\$445,000	\$373,500	\$332,500	\$299,500	\$314,500	\$298,200	\$322,100	\$347,900
YoY Change %	-22%	-16%	-11%	-10%	5%	-5%	8%	8%
Assessed FCV	\$71,200	\$59,760	\$53,200	\$47,920	\$50,320	\$44,730	\$48,315	\$52,185
LPV Total	\$445,000	\$373,500	\$332,500	\$299,500	\$314,475	\$298,200	\$313,110	\$328,766
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
4/18/2008	Las Fuentes Health Clinic Of Guadalupe	Biehn Colony Trust Inc	\$0	\$0	\$0	Quit Claim	—	—	20080344995
12/25/1993	Biehn Colony		\$0	\$0	\$0	Miscellaneous	—	—	1993D-39851

Flood Zone		
Map Number	04013C2705L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	10/16/2013	
Panel	2705L	
FEMA Zone	X	

Additional Information	
Parcel	301-06-373
County	Maricopa
MCR Number	30106
Municipality	GUADALUPE
Section / Township / Range	4 / 1S / 4E
Lot / Block / Tract	— / — / G
Census Tract / Block	320002 / 4021
Tax Area	030900
Latitude, Longitude	33.3646979273744, -111.962698247699
Property Type	(9700) CITY VAC LAND
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Tempe Union High School District
	Tempe School District
Legal Description (Abbrev)	TRACT G EAST GUADALUPE BLOCK 14 TR A-G MCR 030106





Last Sold	–	Construction	–
Last Sale Price	\$0	Roof	–
Owner	GUADALUPE TOWN OF	A/C	–
Mailing	9056 S 56TH ST	Heat	–
	GUADALUPE, Arizona 85283	Stories	–
Lot	0.34 Acres / 14810 Sqft	Building Type	–
Year Built	–	Parking	–
SqFt	–	Parking Spaces	–
Class	–	Patio	–
Added Attached	None	Pool	No
Added Detached	None		

D

Subdivision --					County Zone - Maricopa		City Zone - TEMPE	
Improved Lots	160	Single Story	127	Avg Sqft	20907	[C-N] COMMERCIAL, NEIGHBORHOOD	100%	[C-1] Commercial, Neighborhood
With Pool	0	Multiple Story	33	Avg Lot	235322			
Year Built	1936-2015							


Tax Assessment								
	2011 Final	2012 Final	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$86,500	\$72,500	\$64,500	\$58,200	\$61,200	\$48,100	\$51,900	\$56,100
FCV Total	\$86,500	\$72,500	\$64,500	\$58,200	\$61,200	\$48,100	\$51,900	\$56,100
YoY Change %	-22%	-16%	-11%	-10%	5%	-21%	8%	8%
Assessed FCV	\$13,840	\$11,600	\$10,320	\$9,312	\$9,792	\$7,215	\$7,785	\$8,415
LPV Total	\$79,200	\$72,500	\$64,500	\$58,200	\$61,110	\$48,100	\$50,505	\$53,030
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
3/20/1978	Guadalupe Town Of		\$0	\$0	\$0	Miscellaneous	–	–	12780-1232

Flood Zone		
Map Number	04013C2705L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	10/16/2013	
Panel	2705L	
FEMA Zone	X	

Additional Information	
Parcel	301-12-121
County	Maricopa
MCR Number	–
Municipality	GUADALUPE
Section / Township / Range	5 / 1S / 4E
Lot / Block / Tract	– / – / –
Census Tract / Block	320002 / 2023
Tax Area	030900
Latitude, Longitude	33.3643985369782, -111.963553731015
Property Type	(9700) CITY VAC LAND
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Tempe Union High School District
	Tempe School District
Legal Description (Abbrev)	PT SE4 SE4 BEG 209' N OF SE COR SDSEC TH W 209' N 84' E 209' S 84' TO BEG EX RD .34 AC





Last Sold	9/27/1985	Construction	—
Last Sale Price	\$110,000	Roof	—
Owner	GUADALUPE TOWN OF	A/C	—
Mailing	9050 S AVENIDA DEL YAQUI	Heat	—
	GUADALUPE, Arizona 85283-2507	Stories	—
Lot	0.65 Acres / 28488 Sqft	Building Type	—
Year Built	—	Parking	—
SqFt	—	Parking Spaces	—
Class	—	Patio	—
Added Attached	None	Pool	No
Added Detached	None		

E

Subdivision --				County Zone - Maricopa		City Zone - TEMPE	
Improved Lots	160	Single Story	127	Avg Sqft	20907	[C-N] COMMERCIAL, NEIGHBORHOOD	100%
With Pool	0	Multiple Story	33	Avg Lot	235322	[C-1] Commercial, Neighborhood	100%
Year Built	1936-2015						

Tax Assessment								
	2011 Final	2012 Final	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Prelim
FCV Improved	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FCV Land	\$160,500	\$134,500	\$119,500	\$107,900	\$113,300	\$96,200	\$103,900	\$112,200
FCV Total	\$160,500	\$134,500	\$119,500	\$107,900	\$113,300	\$96,200	\$103,900	\$112,200
YoY Change %	-22%	-16%	-11%	-10%	5%	-15%	8%	8%
Assessed FCV	\$25,680	\$21,520	\$19,120	\$17,264	\$18,128	\$14,430	\$15,585	\$16,830
LPV Total	\$160,500	\$134,500	\$119,500	\$107,900	\$113,295	\$96,200	\$101,010	\$106,061
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Deed History									
Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
9/27/1985	Guadalupe Town Of		\$110,000	\$0	\$0	Miscellaneous	—	—	19850459614

Flood Zone		
Map Number	04013C2705L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	10/16/2013	
Panel	2705L	
FEMA Zone	X	

Additional Information	
Parcel	301-12-113
County	Maricopa
MCR Number	—
Municipality	GUADALUPE
Section / Township / Range	5 / 1S / 4E
Lot / Block / Tract	— / — / —
Census Tract / Block	320002 / 2023
Tax Area	030900
Latitude, Longitude	33.3640525237865, -111.963565430421
Property Type	(9700) CITY VAC LAND
Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS
School District(S)	Tempe Union High School District Tempe School District
Legal Description (Abbrev)	BEG SE COR SE4 SE4 W 209' N 209' E 209' S 209' TO BEG EX E 33F RD & EX RD PER MCR 340/16





Last Sold	10/27/1998	Construction	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME
Last Sale Price	\$0		
Owner	TOWN OF GUADALUPE	Roof	—
Mailing	9056 S 56TH ST	A/C	—
	GUADALUPE, Arizona 85283	Heat	—
Lot	9.28 Acres / 404118 Sqft	Stories	2
Year Built	2000	Building Type	COURTHOUSE
SqFt	29440	Parking	—
Class	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	Parking Spaces	0
		Patio	—
Added Attached	None	Pool	No
Added Detached	None		

Subdivision - --						County Zone - Maricopa		City Zone - GUADALUPE	
Improved Lots	160	Single Story	127	Avg Sqft	20907	[C-G] COMMERCIAL, GENERAL	45%	[C-2] Commercial, General	45%
With Pool	0	Multiple Story	33	Avg Lot	235322	[R-9] RESIDENTIAL WITH 9,000 SF MINIMUM	55%	[R1-9] Residential With 9,000 SF Minimum	55%
Year Built	1936-2015					[C-G] COMMERCIAL, GENERAL	45%	[C-2] Commercial, General	45%
						[R-9] RESIDENTIAL WITH 9,000 SF MINIMUM	55%	[R1-9] Residential With 9,000 SF Minimum	55%

Tax Assessment

	2011 Final	2012 Final	2013 Final	2014 Final	2015 Final	2016 Final	2017 Final	2018 Prelim
FCV Improved	\$8,184,873	\$8,020,643	\$8,354,661	\$8,931,100	\$9,038,600	\$9,464,100	\$9,318,100	\$8,938,600
FCV Land	\$1,422,500	\$1,195,000	\$1,063,500	\$957,200	\$1,005,100	\$777,600	\$839,800	\$907,000
FCV Total	\$9,607,373	\$9,215,643	\$9,418,161	\$9,888,300	\$10,043,700	\$10,241,700	\$10,157,900	\$9,845,600
YoY Change %	-5%	-4%	2%	5%	2%	2%	-1%	-3%
Assessed FCV	\$1,537,180	\$1,474,503	\$1,506,906	\$1,582,128	\$1,606,992	\$1,536,255	\$1,523,685	\$1,476,840
LPV Total	\$8,811,711	\$9,215,643	\$9,418,161	\$9,888,300	\$10,043,700	\$10,241,700	\$10,157,900	\$9,845,600
State Aid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Deed History

Sale Date	Buyer	Seller	Sales Price	Down	Mortgage	Deed	Financing	Transaction	Doc #
10/27/1998	Town Of Guadalupe	Guadalupe Organization	\$0	\$0	\$0	Special Warranty	—	—	19980959762

Flood Zone

Map Number	04013C2705L	(Zone SubType: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD); Zone Description: Areas outside the one-percent annual chance floodplain, areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.
Map Date	10/16/2013	
Panel	2705L	
FEMA Zone	X	

Improvements

Year Built	Living Area	Stories	Construction	Quality
2000	24000	2	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	GOOD
2000	6300	1	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	GOOD
1982	22924	1	MASONRY OR REINFORCED CONCRETE TILT-UP FRAME	AVERAGE
1982	1	1	WOOD OR STEEL STUD FRAME	AVERAGE

Additional Information

Parcel	301-44-022-N
County	Maricopa
MCR Number	—
Municipality	GUADALUPE
Section / Township / Range	9 / 1S / 4E
Lot / Block / Tract	— / — / —
Census Tract / Block	320002 / 3005
Tax Area	280900
Latitude, Longitude	33.3626722213715, -111.961975957687
Property Type	—

Legal Class	(02-0R) AG/VAC LAND/NON-PROF, REAL PROP & IMPS	
School District(S)	Tempe Union High School District	
	Kyrene Elementary District	
Legal Description (Abbrev)	PT NW4 DAF BEG NW COR NW4 SEC 9 S 925F E TO W LN RANCHITOS PL MCR 31-37 TH N ALG W LN SD RANCHITOS TO N LN NW4 SEC TH W ALG N LN NW4 SEC 1318.19F TO POB EX TH PT NW4 SEC 9 DAF COM NW COR SD SEC TH E 8 31.39F TH S 55F TO POB TH S 05D 31M W 199.48F TH W 179.02F TH N 133.66F TH E 18.02F TH N 65.46F TO S R/W LN OF GUADALUPE RD TH E 180.22F TO POB & EX ANY PT LY WI/IN GUADALUPE BARRIO NUEVO MCR 2 37/4 & EX PT DAF COM NW COR SEC E 1318.19F S 55F TO POB CONT S 556.34F W 92.67F S 77D 46M W 97.53F S 80D 32M W 50.12F S 76D 30M W 81F S 85D 12M W 59 F N 65D 23M W 159F N 129F N 52D 45M E 146F N 20D 10 M E 1	 



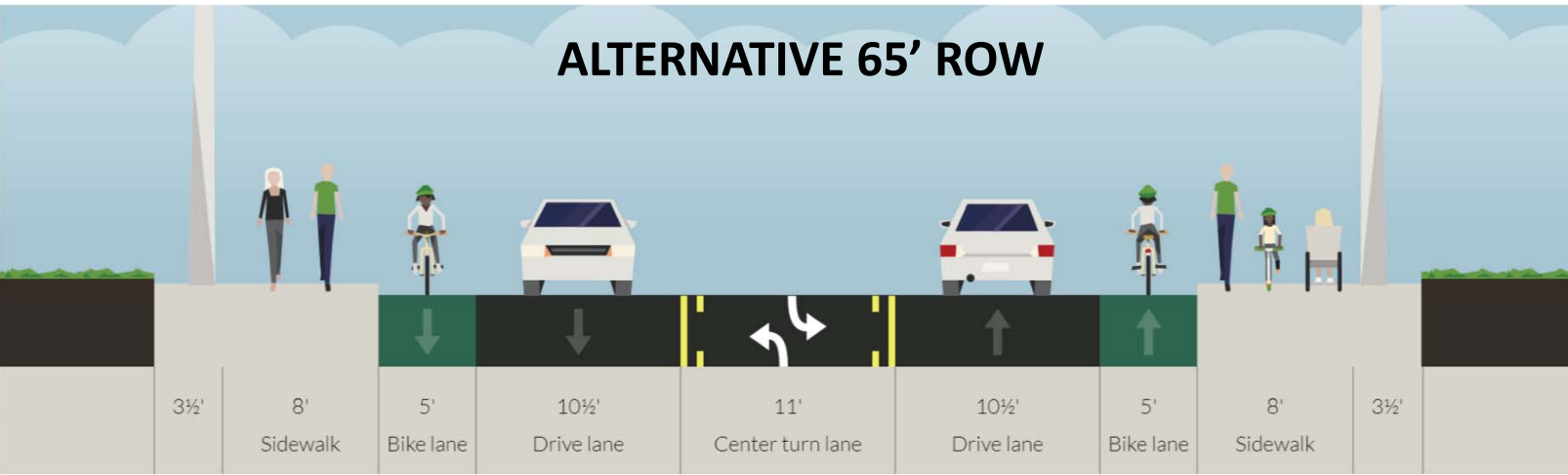
The data within this report is compiled by The Information Market from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

ATTACHMENT B: Project Fact Sheet - Avenida Del Yaqui Improvements

EXISTING 65' ROW



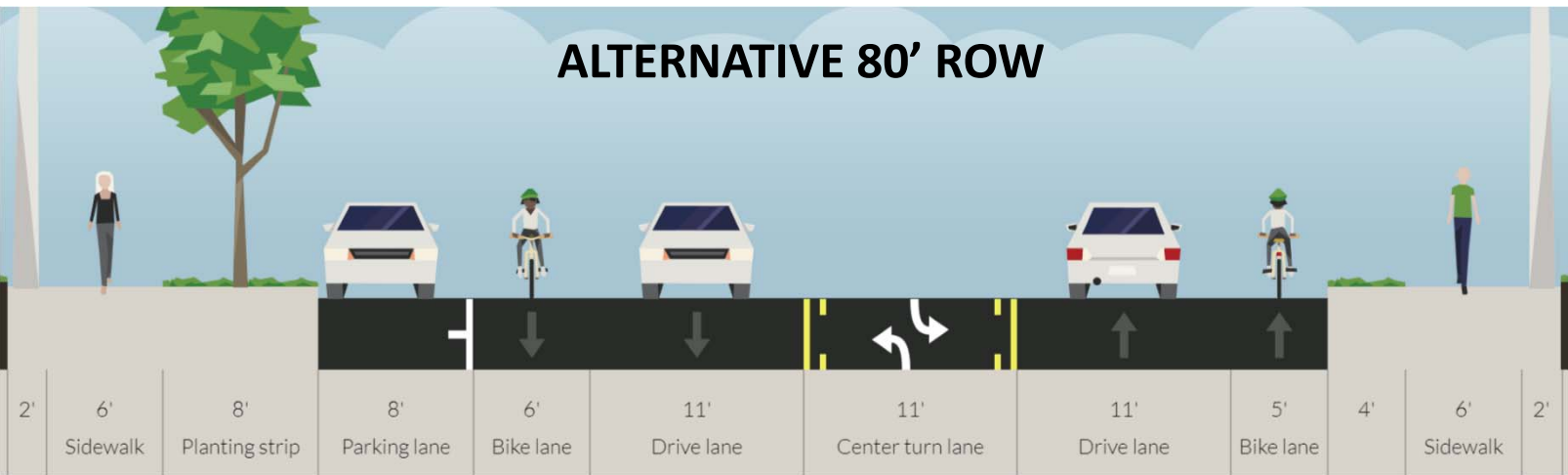
ALTERNATIVE 65' ROW



EXISTING 80' ROW



ALTERNATIVE 80' ROW



Avenida Del Yaqui Bicycle and Pedestrian Improvement Project

Town of Guadalupe, Arizona

PROJECT DETAILS:

The project will convert Avenida del Yaqui into a safer venue for motorists, bicyclists, and pedestrians; including residents and school children. Improvements consist of mill and overlay of the existing asphalt pavement; new pavement markings; and removal and reconstruction of the existing concrete curb, gutter, and sidewalk along the Avenida del Yaqui corridor. Bicycle facilities will be added. All traffic control signs will be removed and replaced. Enhanced pedestrian crossings and amenities will be installed. Utility relocation, lighting, and safety-related improvements are anticipated. Existing transit shelters will remain. The projects is to be constructed in two phases: east side (northbound) and west side (southbound).

FUNDING:

The project (both phases) is expected to cost approximately \$6.8 million. The majority of the project is being paid for with federal dollars. The remainder is being shared by the Maricopa Association of Governments and the Town of Guadalupe.



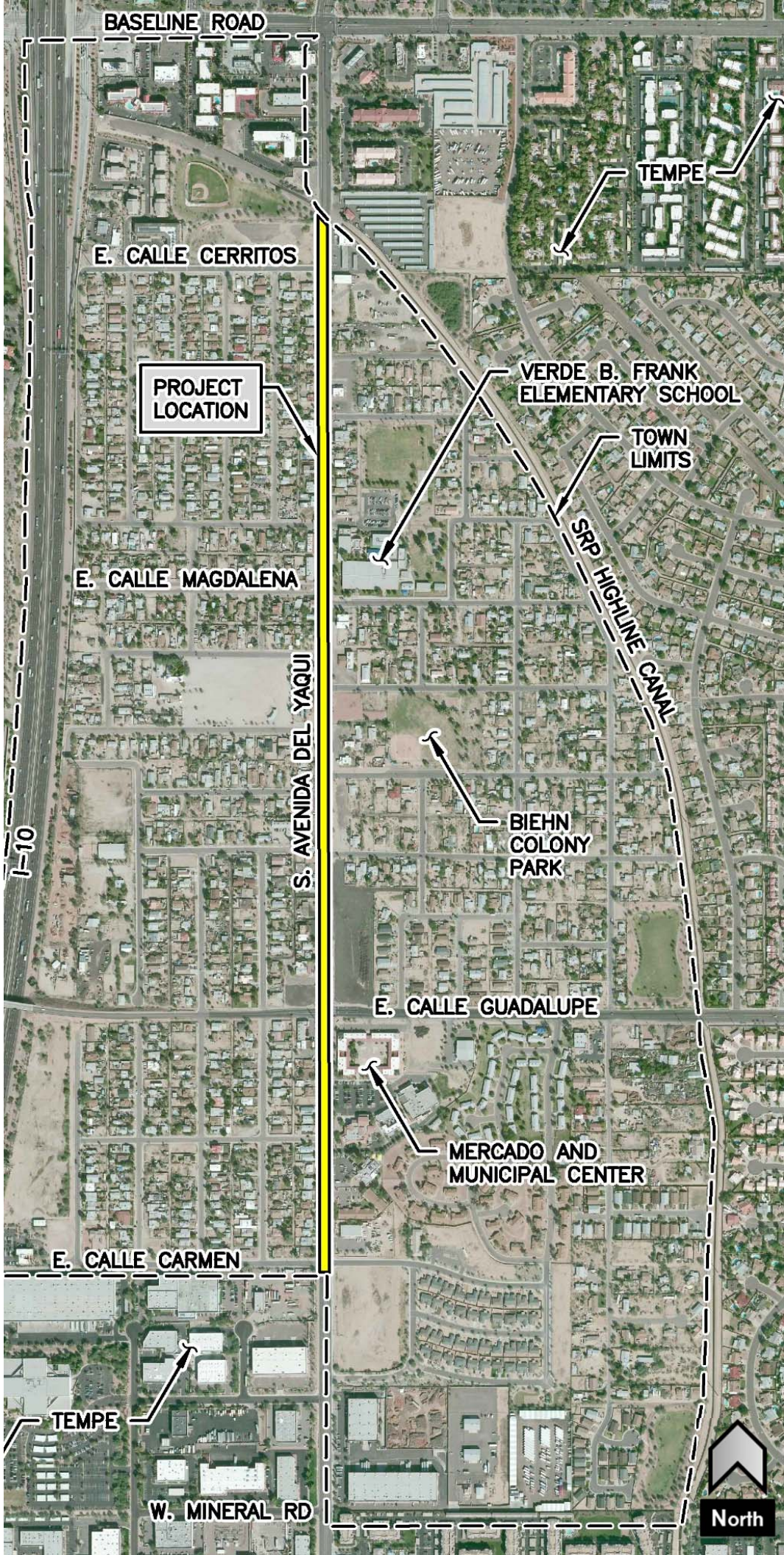
PROJECT
LIMITS:

Avenida del Yaqui,
from the intersection
of the Highline Canal
at the north to the
intersection of Calle
Carmen at the south,
as shown in the figure
to the right.

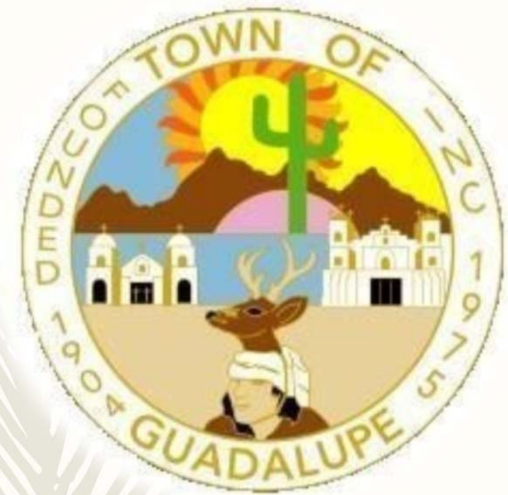
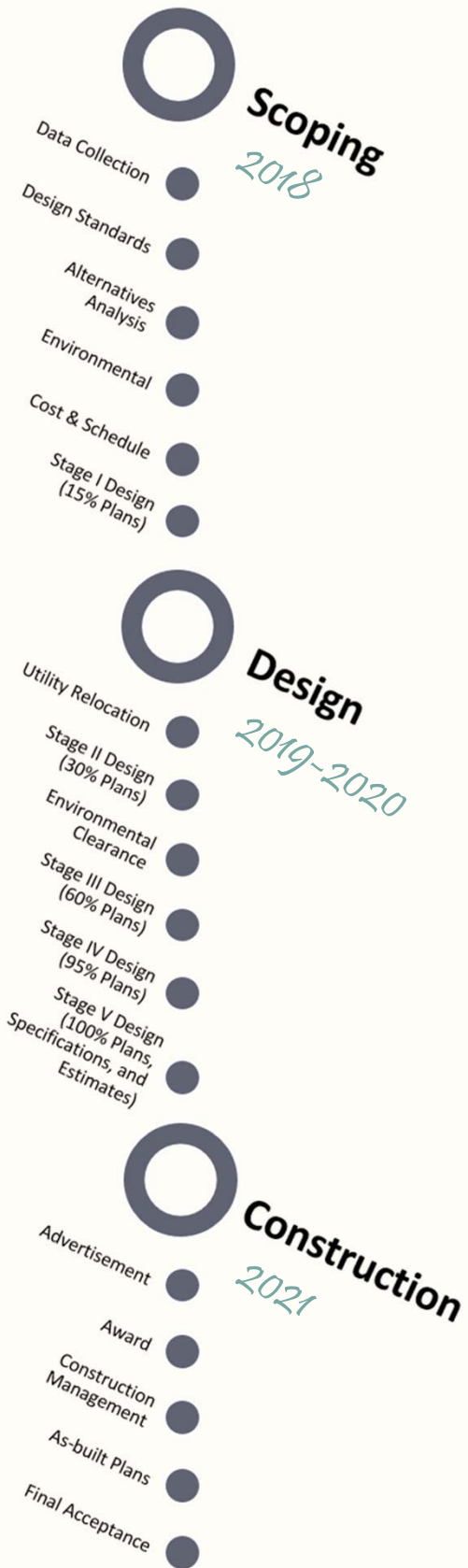
PARTNERS:



SUPPORTERS:



SCHEDULE:



PLANNING:

Recommendations from two planning studies conducted by the Maricopa Association of Governments will be incorporated into this project. The first, a Road Safety Assessment (RSA) identifies countermeasures to enhance safety of all road users. The second, a Safe Routes to School (SRTS) study for Frank Elementary, identifies circulation and mobility improvements including ADA compliance and enhanced pedestrian crossing treatments.

IMPACT ON TRAFFIC:

Construction will be phased to allow the road to remain open to local traffic. Once one side of the road is complete, traffic will be shifted onto the new lanes and the other side of the road will be constructed.

CONTACT INFORMATION:

If you have any questions or concerns regarding this project, please contact Bob Thaxton at the Town of Guadalupe at (480) 505-5374 or rthaxton@guadalupeaz.org

ATTACHMENT C: FORMS with ACKNOWLEDGEMENTS (REQUIRED)