

#### **CONSENT ITEMS**

These items have been distributed to City Council in advance for study and will be enacted by one motion with no discussion. Any member of the Council, staff, or the public may remove an item from Consent Items for discussion. Items removed may be acted upon before proceeding to the next agenda item.

- a. Minutes May 28, 2024 City Council Regular Meeting.
- b. Minutes May 29, 2024 City Council Special Meeting.
- c. AB 3068 Approval of a potential multi-year contract for quarterly culvert cleaning for approximately \$38,664 per year.
- d. AB 3069 Approval of a Resolution authorizing the City of Sedona to enter into a development agreement with Blueflagiris, LLC, Redrockiris, LLC, Alkemista, Inc, and Alkemista Brew, Inc. for the development of a mixed-use project at 2144 W State Route 89A and 40 Goodrow Lane with lease term restrictions for the multi-family units and shared parking agreements and restricted hours of operation for the commercial uses.
- e. AB 3070 Approval of the renewal of undercover license plates for existing undercover vehicles.



## **Comparison to Prior Year and Budget**

#### City Sales Tax Revenues

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Month	FY 2023 Actuals		FY 2024 Actuals	Actual Variance	FY 2024 Budget	Budget Variance
July	\$ 2,149,138	\$	2,248,015	5%	\$ 2,198,080	2%
August	2,197,897		2,088,510	-5%	2,172,310	-4%
September	2,492,094		2,775,781	11%	2,440,450	14%
October	3,021,987		3,077,781	2%	2,578,710	19%
November	2,631,897		2,747,711	4%	2,484,350	11%
December	2,361,041		2,595,213	10%	2,325,920	12%
January	2,205,919		2,378,359	8%	2,073,720	15%
February	2,490,337		2,540,438	2%	2,246,900	13%
March	3,190,884		3,710,005	16%	3,035,630	22%
April	3,473,299		-	-	3,160,390	-
May	2,854,072		-	-	2,941,420	-
June	2,703,306		-	-	2,726,100	-
Totals	\$ 31,771,871	\$	24,161,811	6%	\$ 30,383,980	12%

#### Bed Tax Revenues

Month	FY 2023 Actuals	FY 2024 Actuals	Actual Variance	FY 2024 Budget	Budget Variance
July	\$ 499,299	\$ 522,779	5%	\$ 478,550	9%
August	498,556	492,948	-1%	514,590	-4%
September	633,082	768,445	21%	604,730	27%
October	844,792	963,131	14%	763,750	26%
November	724,025	762,630	5%	661,020	15%
December	571,961	647,971	13%	541,360	20%
January	633,341	676,045	7%	486,810	39%
February	748,220	717,017	-4%	598,580	20%
March	959,154	1,198,616	25%	879,630	36%
April	982,381	-	-	966,860	-
May	779,126	-	-	847,140	-
June	714,052	-	-	681,970	-
Totals	\$ 8,587,989	\$ 6,749,582	10%	\$ 8,024,990	22%



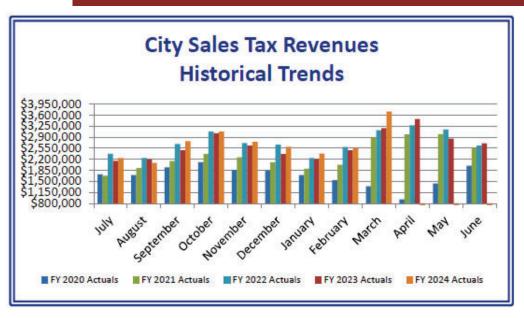
## Comparison to Pre-COVID

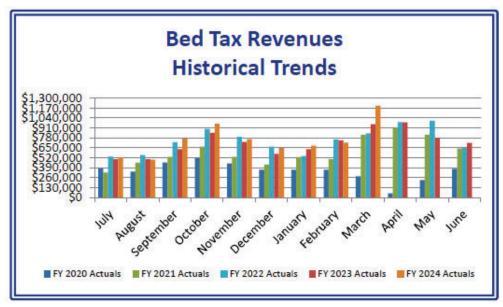
	March 2019	March 2024	% Change	FY2020 YTD	FY2024 YTD	% Change
Sales Tax	\$2,304,663	\$3,710,005	61%	\$15,288,038	\$24,161,811	58%
Bed Tax	\$569,565	\$1,198,616	110%	\$3,371,609	\$6,749,582	100%

NOTE: Western Region CPI increase from March 2019 to March 2024 was 24%.



## **Historical Trends**

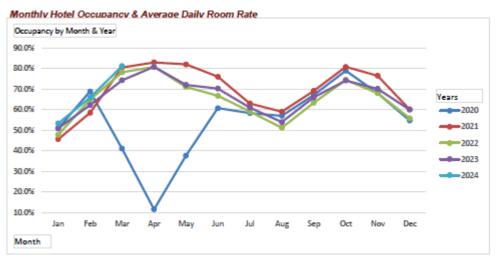




March 2024 sales tax is the highest dollar amount the city has received in a month looking back as far as 2014, the second highest was April 2023. March of 2024 exceeds April 2023 by 6.8%.

March 2024 bed tax is the highest dollar amount the city has received in a month looking back as far as 2014, the second highest was May of 2022. March of 2024 exceeds May 2022 by 19.6%

## **Traditional Hotel Occupancy & ADR**





#### SCTC Section 8-100. General Definitions.

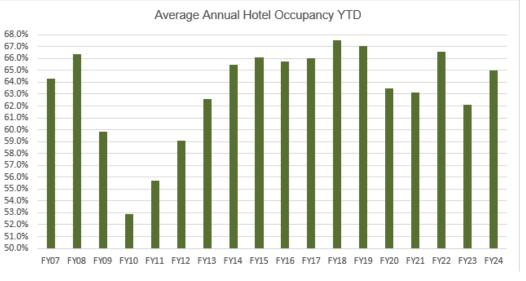
"Hotel" means any public or private hotel, inn, hostelry, tourist home, house, motel, rooming house, apartment house, trailer, or other lodging place within the City offering lodging, wherein the owner thereof, for compensation, furnishes lodging to any transient, except foster homes, rest homes, sheltered care homes, nursing homes, or primary health care facilities.

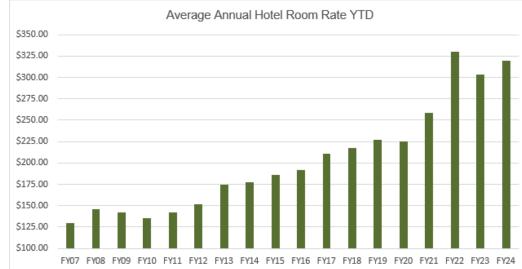
"Lodging (Lodging Space)" means any room or apartment in a hotel or any other provider of rooms, trailer spaces, or other residential dwelling spaces; or the furnishings or services and accommodations accompanying the use and possession of said dwelling space, including storage or parking space for the property of said tenant.



## **Average Annual Traditional Hotel Occupancy & ADR**

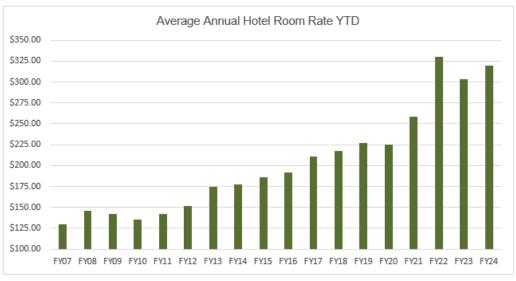


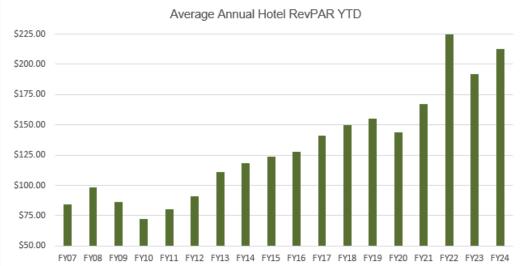






## **Average Annual Traditional Hotel ADR & RevPAR**







## **March 2024 Revenues by Period End Date**

		Period End	
Period End Date	Amount	Date	Amount
1990	(0.21)	2022	11,162.75
2005	0.28	2023	32,619.52
2007	0.93	2024	4,848,827.19
2009	0.05	Jan	8,137.38
2010	28.99	Feb	281,649.03
2016	4,731.19	Mar	4,541,298.70
2017	(199.46)	Apr	4,772.49
2018	(1,683.55)	May	11.03
2019	(2,688.20)	Jun	24.22
2020	6,602.56	Jul	2.00
2021	9,218.29	Dec	12,932.34
		<b>Grand Total</b>	4,908,620.33

Taxes due by 20th of following month

ADOR closes month by early to middle of following month

Data based on how taxpayer reported



Month	Retail	Restaurant & Bar	Hotel/Motel	Co	onstruction	Leasing	C	ommuni- ations & Utilities	Aı	musements & Other		Totals
City Sales Tax Revenues by Category and		¢ 400.000	¢ 517.400	Φ.	120.007	¢ 455.540	•	40.705	•	400.040	Φ.	2 440 440
July 2022	759,167				139,987	,	\$	,	\$	122,342	Ф	2,149,140
August 2022	797,223		,		195,095	156,688		96,617		80,318		2,197,893
September 2022	874,790				131,089	173,564		69,253		105,658		2,492,097
October 2022 November 2022	1,053,822	582,764			161,238	177,348		39,266		139,165		3,021,986
December 2022	914,839 896,682	492,347 424,843			138,314 134,064	152,930 168,411		83,081 67,347		106,366		2,631,897
	764,648	378,813			124,431	149,910		70,888		83,243 72,280		2,361,041
January 2023		463,351				163,484		68,826		97,392		2,205,920
February 2023	792,929				138,808							2,490,336
March 2023	990,262				200,709	175,427		75,155 50,704		169,033		3,190,884
April 2023	1,113,347	691,082	, ,		216,734	174,942		58,701		207,381		3,473,300
May 2023 June 2023	966,539 881,068	592,166			130,357 183,666	172,080 166,143		61,165 76,532		128,187		2,854,071
Total FY 2023		534,000 \$ <b>6,017,287</b>			1,894,492	\$ 1,986,469	\$		\$	131,490 1,442,855	\$	2,703,307 <b>31,771,872</b>
							Ť	-				
,	\$ 778,962				134,293		\$	,	\$		\$	2,248,015
August 2023	752,174	374,561			141,699	150,880		78,798		85,823		2,088,510
September 2023	901,032				171,326	205,232		76,586		110,416		2,775,780
October 2023	942,031	620,926			144,570	186,966		66,800		126,256		3,077,782
November 2023	897,812				154,516	182,257		64,037		125,745		2,747,711
December 2023	929,241	473,635			186,078	183,248		55,747		100,634		2,595,213
January 2024	772,100				180,144	176,437		70,217		91,205		2,378,359
February 2024	802,888	478,664			191,262	154,968		68,021		106,571		2,540,438
March 2024	1,095,361	731,974	1,232,111		198,595	199,169		66,899		185,896		3,710,005
April 2024	-	-	-		-	-		-		-		-
May 2024	-	-	-		-	-		-		-		-
June 2024	-	-	-	_		-	_	-	_		_	-
Total Year-to-Date FY 2024	\$ 7,871,601	\$ 4,607,210	\$ 6,928,316	\$	1,502,483	\$ 1,590,347	\$	626,569	\$	1,035,287	\$	24,161,813
Current Month Comparison to Same Mont	th Last Year											
March 2023 vs. March 2024	\$ 105,099	\$ 136,275	\$ 247,512	\$	(2,114)	\$ 23,742	\$	(8,256)	\$	16,863	\$	519,121
Change from March to March	11%	23%	6 <b>25</b> %	<b>b</b>	-1%	14%	,	-11%		10%		16%
Year-to-Date Comparison to Year-to-Date Last Year												
Difference in YTD	\$ 27,239	\$ 407,171	\$ 663,497	\$	138,748	\$ 117,043	\$	7,431	\$	59,490	\$	1,420,619
% Change from Prior YTD	0%				10%	8%		1%		6%		6%



## Comparison to Pre-COVID by Category

	March 2024	March 2019	% Change
Retail	\$1,095,361	\$710,090	54%
Restaurant & Bar	\$731,974	\$492,066	49%
Hotel/Motel	\$1,232,111	\$579,585	113%
Construction	\$198,595	\$128,608	54%
Leasing	\$199,169	\$161,264	24%
Communications & Utilities	\$66,899	\$56,678	18%
Amusements & Other	\$185,896	\$176,372	5%



## Increase/(Decrease) in Revenues

	Over (Under) Prior Year	Over (Under) Budget <sup>(1)</sup>
Sales Tax	\$ 1,420,617	\$2,605,741
Bed Tax	637,152	1,220,562
Total	\$2,057,769	\$3,826,303

(1) FY2024 sales and bed tax projections were based on conservative estimates in case of a recession occurring during the fiscal year. While the occurrence of a potential recession remains to be seen, current estimated General Fund surplus for FY2024 is \$10M.



# Questions?







## Parking Garage / Forest Road Financing Overview

Presented by: Jack Leeper, Director

June 11, 2024



	SOURCES		
	Parking Garage	Forest Road	Total
Principal Amount	\$4,080,000	\$12,265,000	\$16,345,000
2022 Bond Proceeds Contribution	18,689,713		18,689,713
Total:	\$22,769,713	\$12,265,000	\$35,034,713
	USES		
	Parking Garage	Forest Road	Total
Project Cost*	\$22,678,231	\$12,000,000	\$34,678,231
Cost of Issuance	50,682	142,350	193,032
Underwriter's Discount	40,800	122,650	163,450
Total:	\$22,769,713	\$12,265,000	\$35,034,713

<sup>\*</sup> Does not include reimbursement for land acquisition or soft costs for the parking garage.

#### **Parking Garage Project Revenues / Expenses** and General Fund Impact



(1)	(2)	(3)	(4)	(5) \$4.08MM Bond	(6) \$18.6MM from 2022 Bond	(7)	(8) \$12MM Bond Debt Service	(9) General Fund	(10)
				Debt Service	Debt Service	Parking Garage	(Forest Road)	Savings	Total
Fiscal	Est. Parking		Net	25% of 2024 Bonds	72% of 2022 Bonds	Net Revenue	75% of 2024 Bonds	from Repurposing	2024 Bond
Year	Revenues (a)	Expenses	Revenues	(Parking Garage)	(Parking Garage)	\$ Coverage	(General Fund)	(column 6 minus 9)	Debt Service
2024/25				\$ 189,720		\$ (189,720)	\$ 570,323		\$ 760,043
2025/26	\$ 1,440,000(b)	\$ (120,000)	\$ 1,320,000	189,720			570,323		760,043
2026/27	1,780,000	(120,000)	1,660,000	264,720	\$ 1,355,040	40,240	1,020,323		1,285,043
2027/28	1,780,000	(120,000)	1,660,000	266,233	1,346,400	47,368	1,019,398	327,003	1,285,630
2028/29	1,780,000	(120,000)	1,660,000	262,513	1,347,300	50,188	1,022,543	324,758	1,285,055
2029/30	1,780,000	(120,000)	1,660,000	263,793	1,364,400	31,808	1,019,525	344,875	1,283,318
2030/31	1,780,000	(120,000)	1,660,000	264,840	1,360,800	34,360	1,020,578	340,223	1,285,418
2031/32	1,780,000	(120,000)	1,660,000	265,655	1,355,400	38,945	1,020,468	334,933	1,286,123
2032/33	1,780,000	(120,000)	1,660,000	266,238	1,348,200	45,563	1,019,195	329,005	1,285,433
2033/34	1,780,000	(120,000)	1,660,000	261,588	1,357,200	41,213	1,021,760	335,440	1,283,348
2034/35	1,780,000	(120,000)	1,660,000	261,938	1,355,040	43,023	1,022,930	332,110	1,284,868
2035/36	1,780,000	(120,000)	1,660,000	262,055	1,351,440	46,505	1,022,705	328,735	1,284,760
2036/37	1,780,000	(120,000)	1,660,000	261,940	1,364,400	33,660	1,021,085	343,315	1,283,025
2037/38	1,780,000	(120,000)	1,660,000	261,593	1,357,200	41,208	1,023,070	334,130	1,284,663
2038/39	1,780,000	(120,000)	1,660,000	261,013	1,348,560	50,428	1,018,428	330,133	1,279,440
2039/40	1,780,000	(120,000)	1,660,000	265,200	1,356,480	38,320	1,022,390	334,090	1,287,590
2040/41	1,780,000	(120,000)	1,660,000	263,923	1,362,240	33,838	1,019,493	342,748	1,283,415
2041/42	1,780,000	(120,000)	1,660,000	262,413	1,347,840	49,748	1,019,968	327,873	1,282,380
2042/43	1,780,000	(120,000)	1,660,000	265,670	-	1,394,330	1,018,583		1,284,253
2043/44	1,780,000	(120,000)	1,660,000	263,463	-	1,396,538	1,020,338		1,283,800
2044/45	1,780,000	(120,000)	1,660,000	261,023	-	1,398,978			261,023
2045/46	1,780,000	(120,000)	1,660,000	263,350	-	1,396,650			263,350
2046/47	1,780,000	(120,000)	1,660,000	265,213	-	1,394,788			265,213
2047/48	1,780,000	(120,000)	1,660,000	261,610	-	1,398,390			261,610
2048/49	1,780,000	(120,000)	1,660,000	262,775	-	1,397,225			262,775
2049/50	1,780,000	(120,000)	1,660,000	263,475	-	1,396,525			263,475
2050/51	1,780,000	(120,000)	1,660,000	263,710	-	1,396,290			263,710
2051/52	1,780,000	(120,000)	1,660,000	263,480	_	1,396,520			263,480
2052/53	1,780,000	(120,000)	1,660,000	262,785	-	1,397,215			262,785
2053/54	1,780,000	(120,000)	1,660,000	261,625	-	1,398,375			261,625
		, , ,					al General FundSavings:	\$ 5.344.085	

Total General FundSavings: \$ 5,344,085

<sup>(</sup>a) Assumes a \$2.50 per hour parking rate. Subject to adjustment to provide sufficient revenues to cover bond debt service net of expenses.

<sup>(</sup>b) Assumes 9 months of revenue collections for fiscal year 2026.

#### **Tax-Exempt Interest Rate Movement**



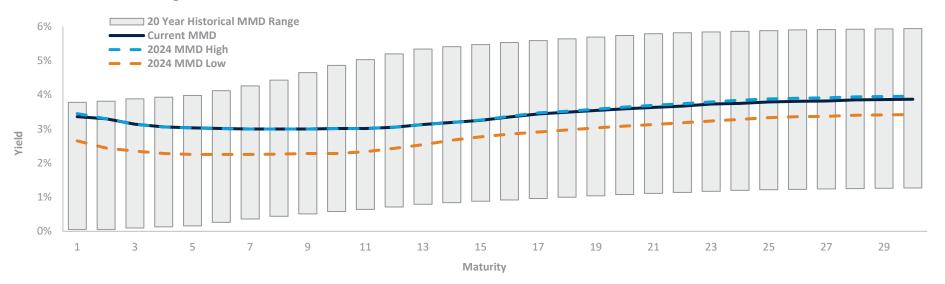
#### **AAA MMD Yields Since 2021**

Comparing 2-, 10- and 30-Year AAA MMD



#### **Current MMD Yields and Historic Context**

20-Year Historical AAA MMD Range vs. Current AAA MMD





#### **GROUP 1**

#### **GROUP 2**

#### **GROUP 3**

#### **GROUP 5**

#### **GROUP 6**

#### **Initial Process**

- Engage financing team members
- Identify funding needs, repayment sources and appropriate bond structure
- Requested information for POS/rating and insurance agencies provided by issuer

## Documents and Due Diligence

- Coordinate with counsels on legal documents
- Draft Preliminary Official Statement ("POS")
- Conduct due diligence call with financing team

### Rating Agency and Bond Insurance

- Introduce rating agency to issuer's credit and secure rating(s)
- Solicit bond insurance pricing quotes and conduct costbenefit analysis, if applicable

#### **Council Approvals**

**GROUP 4** 

- Approve financing terms and related financing documents
- Formally appoint financing team and delegates authority to administration to execute final documents

## Marketing, Pricing and Closing

- Distribute
   Preliminary
   Official Statement
   to potential
   investors
- Establish interest rates and final principal amounts on day of pricing

#### **Post Closing**

- Continuing disclosure
- Investment earnings/ arbitrage rebate reporting
- Debt report

#### **Internal Marketing**

**Distribute Preliminary** Official Statement, rating report, maturity structure internally

Receive feedback from underwriting / trading / sales teams on structure

Internal distributions to institutional and retail sales teams

**Distribute Preliminary** Official Statement, rating reports, maturity structure to investors

Advertisements (if any)



#### **Credit Approval**

Schedule individual meetings or calls with credit analysts

Answer questions and receive feedback from investors

Receive credit approvals for the transaction



#### **Pricing Process**

Review overall market conditions and municipal flows

Review recent comparables and trading levels

Develop "price thoughts"

Pre-pricing call with Issuer and Underwriting Desk

Hold order period -- review order book with Issuer and make adjustments as necessary

Obtain approval on final interest rate scale and confirm orders with investors

Subscribe for SLGs or bid and award Open Market Securities (if applicable)



Tier One





#### STIFEL

#### **Pricing Progression**

Issuer: Stifel Unified School District No. 10
of Maricopa County, Arizona

Size: \$52,435,000

Purpose: School Improvement Bonds Security: General Obligation

Rating: "Aa1" (Moody's) / "AA" (S&P)

Callable: 7/1/2027 Settle: 12/13/2018 First Cpn: 7/1/2019

Preliminary Price Ideas as of: 11/13/18

		13-Nov	14-Nov	14-Nov
US	Т	3:00pm	6:30am	9:45am
2Y	R	2.891	2.895	2.866
5YI	R	2.984	2.987	2.957
10	ΥR	3.140	3.143	3.125
30	ΥR	3.359	3.364	3.359

Proposed Release 11/14/18

					Spread				Spread	I					Spread
Maturity	Amount	MMD	Coupon	Yield	to MMD	MMD	Coupon	Yield	to MMD	L	Х	ADJ	Coupon	Yield	to MME
7/1		July				July									
2019	4,490,000	1.89	3.00	1.94	0.05	1.89	3.00	1.94	0.05	Г	0.08	0.02	4.00	1.96	0.07
2020	5,475,000	2.05	4.00	2.12	0.07	2.05	4.00	2.12	0.07		2.00	0.00	4.00	2.12	0.07
2021	1,935,000	2.12	5.00	2.20	0.08	2.12	5.00	2.20	0.08		3.20	-0.01	5.00	2.19	0.07
2022	1,615,000	2.19	5.00	2.29	0.10	2.19	3.00	2.29	0.10		1.00	0.00	3.00	2.29	0.10
2023	1,665,000	2.26	5.00	2.38	0.12	2.26	5.00	2.38	0.12		3.10	-0.02	5.00	2.36	0.10
2024	1,750,000	2.34	5.00	2.48	0.14	2.33	5.00	2.47	0.14		4.10	-0.03	5.00	2.44	0.11
2025	1,835,000	2.42	5.00	2.58	0.16	2.41	5.00	2.57	0.16		2.20	-0.01	5.00	2.56	0.15
2026	1,925,000	2.53	5.00	2.71	0.18	2.52	5.00	2.70	0.18	T	5.40	-0.04	5.00	2.66	0.14
2027	2,025,000	2.61	5.00	2.81	0.20	2.60	5.00	2.80	0.20	Г	4.20	-0.03	5.00	2.77	0.17
2028	2,125,000	2.70	5.00	2.92	0.22	2.69	5.00	2.91	0.22	Г	6.80	-0.05	5.00	2.86	0.17
2029	2,230,000	2.79	5.00	3.01	0.22	2.78	5.00	3.00	0.22	Г	4.10	-0.03	5.00	2.97	0.19
2030	2,340,000	2.86	5.00	3.08	0.22	2.85	5.00	3.07	0.22	Г	0.00	0.00	5.00	3.07	0.22
2031	2,460,000	2.92	5.00	3.14	0.22	2.91	5.00	3.13	0.22	Г	0.78	0.00	5.00	3.13	0.22
2032	2,580,000	2.97	5.00	3.19	0.22	2.96	5.00	3.18	0.22	Г	3.20	-0.02	5.00	3.16	0.20
2033	2,710,000	3.02	4.00	3.55	0.53	3.01	4.00	3.54	0.53	Г	4.70	-0.03	4.00	3.51	0.50
2034	2,820,000	3.07	4.00	3.60	0.53	3.06	4.00	3.59	0.53	Г	3.80	-0.03	4.00	3.56	0.50
2035	2,935,000	3.12	4.00	3.66	0.54	3.11	4.00	3.65	0.54	Г	6.20	-0.04	4.00	3.61	0.50
2036	3,050,000	3.17	4.00	3.71	0.54	3.16	4.00	3.70	0.54		7.00	-0.04	4.00	3.66	0.50
2037	3,170,000	3.21	4.00	3.76	0.55	3.20	4.00	3.75	0.55		5.00	-0.04	4.00	3.71	0.51
2038	3,300,000	3.25	4.00	3.80	0.55	3.24	4.00	3.79	0.55		6.00	-0.04	4.00	3.75	0.51

Municipal Market Data ("MMD") = proprietary yield curve that provides the offer-side of "AAA" rated state general obligation bonds, determined by the MMD analyst team, based on an institutional block of primary and secondary activity in the bond market. Published daily at 3 pm, Eastern time. Source: Thomson Reuters.

- Pre-Pricing Scale
- Proposed Release
- Post-Pricing:
  - Changes in MMD
- Changes in UST
- Subscription
- Proposed adjustments

#### **BOND PROCESS: Closing**

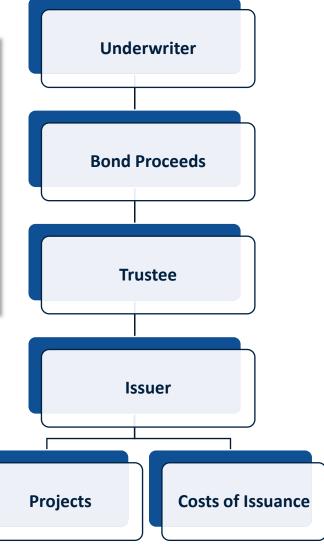


## Closing Preparation (2-3 Weeks after pricing)

- Official Statement electronically distributed to buyers with final pricing information
- Closing documents reviewed
- Signatures obtained by Bond Counse
- Closing memorandum:
  - Dial-in instructions and date of closing
  - Final pricing numbers
  - Wire transfer instructions
  - Flow of funds



#### Sample: Flow of Funds



#### **Day of Closing**

- Bond proceeds delivered to Trustee Bank
- Proceeds available for project use and to pay costs of issuance





Date	Event	Responsibility
May 14th	City Council considers approval of CMAR Contract	City, Stifel
	Discussion of Financing Plan and related direction to proceed	Giegy Guire.
May 15th	Draft Resolution and legal documents submitted to financing team for review and comments. DRAFT Preliminary Official Statement distributed	All Parties
Starting May 15th	Credit rating agency and insurance applications submitted	Stifel
In Process - TBD	Draft Rating Agency Power Point Presentation review	Stifel, City
May 30 <sup>th</sup>	Preliminary Official Statement Due Diligence conference call	All Parties
May 30 <sup>th</sup>	All documents due to the City in connection with the <i>June 11<sup>th</sup></i> City Council meeting to adopt the Resolution	All Parties
June 11 <sup>th</sup>	City Council approves Resolution (including Reimbursement) authorizing the issuance of the Obligations, with emergency clause	All Parties
Week of June 17 <sup>th</sup>	S&P credit rating meeting	City, Stifel
Week of June 24 <sup>th</sup>	S&P credit rating received	Stifel, City
Week of June 24 <sup>th</sup>	Publish Preliminary Official Statement to prospective investors. Construction draw schedule updated	Stifel, City
Week of July 2 <sup>nd</sup> or July 8 <sup>th</sup>	Pricing of Revenue Obligations	All Parties
Week of July 22 <sup>nd</sup> or 29 <sup>th</sup>	Closing. Funds wired to Trustee	All Parties

#### **Disclosure**



Stifel, Nicolaus & Company, Incorporated ("Stifel") has been engaged or appointed to serve as an underwriter or placement agent with respect to a particular issuance of municipal securities to which the attached material relates and Stifel is providing all information and advice contained in the attached material in its capacity as underwriter or placement agent for that particular issuance. As outlined in the SEC's Municipal Advisor Rule, Stifel has not acted, and will not act, as your municipal advisor with respect to the issuance of the municipal securities that is the subject to the engagement.

Stifel is providing information and is declaring to the proposed municipal issuer that it has done so within the regulatory framework of MSRB Rule G-23 as an underwriter (by definition also including the role of placement agent) and not as a financial advisor, as defined therein, with respect to the referenced proposed issuance of municipal securities. The primary role of Stifel, as an underwriter, is to purchase securities for resale to investors in an arm's-length commercial transaction. Serving in the role of underwriter, Stifel has financial and other interests that differ from those of the issuer. The issuer should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

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## **NACOG – City Projects**

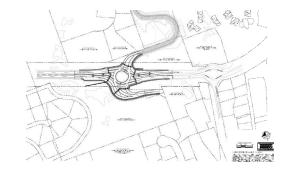
- Current Projects in NACOG TIP
- City Transportation Projects
- Regional Connection Projects



# City Projects Currently in NACOG TIP

- SR 179/Forest/Ranger Regional Priority Projects List FY25
- Shelby Phase 2 SUP Congressionally Direct Spending FY25
- Brewer Rd SUP Transportation Alternatives FY25
- HURF Exchange FY29









## City Transportation Projects

All .	Transportation Projects in FY25 CIP	,	CINA 40	CIM 11a
•			SIM-4a	SIM-11a
	PT-04		SIM-4b	SIM-11m
	PT-04a		CINA 4-	SIM-11n
	PT-04b		SIM-4c	
	PT-05		SIM-4e	SIM-11p
	PT-06		SIM-4f	SIM-11q
			31171-41	SIM-11r
	PT-08		SIM-5a	
	PW-01		SIM-5b	SIM-11s
	SIM-01b			SIM-11t
	SIM-02		SIM-5d	SIM-11v
	SIM-3a		SIM-5e	
				SIM-11w
	SIM-3b		SIM-6	SIM-11x
	SIM-3e		SIM-10	SIM-11y
			SIM-10a	SIM-11z
20	Tatal Dualasta			SIM-12a
39	Total Projects			SIM-12b

FY 2025 - FY 2004 Master Summary Project List by	Major Program		Project del	or amounts in arms	and halos are un	Sended.		State a house h	
Project Name	Funding Sources Type	Priority	Project #	Price Years Entimate	PY2005	FIDEN	PYDEET	Fature Years	Totals (molading Price Years Extrasts)
AC - Arts & Coltage									
At in the Roundstours	Factions	Important (Could Do)	ADEE	1046,875	\$116,000	90	10	90	\$116.0
W - Bellementern Tenhandrage									
Charle Bulleto School	Coptal Passanes	Imperative Musicipal	1541	550,000	\$1.150,000	\$1.750.000		90	52.000
PK: Pales & Encouries				-			_	_	
Consessor Specifications Builder, Eastwaler and Estation	Exercises	Insurant (Coult Co.)	P9.01	10	- 10	10	\$90,000	9957.000	81,672.0
Ingrovements of Farner Dation I Health Resources of Facus and Earn	Percent & Conta	Insuries (Course)	rnce	205/200	21,003,000	10	- 10		91,0654
	Personal Personal & Courte								
Build-Out of Renger Station Fash		Exertial (Should Sho)	PRICEO	91,940,000	8104,710	90	90	100	8794.7
Pass Sound Fait Potenti Courts	Evenove	Execute phono-ber	PRO	534,365	\$1,205,000	50	90	50	\$1,005.0
Credition Preservation/Walking Fath (ESP)	Personal I Copts	Important (Coult Do)	PR-10	80	10	10	10	\$6,000,170	90.004.1
Surest Park Plagmont Struture	Copts foreign	Important (Count Oct	P9-11	90	90	5095,500	90	90	1015.0
PR - Parks & Recreation Sub	NO.		_	\$2,000,000	\$1,623,400	\$295,000	\$20,000	\$6,500,570	\$1,510.0
FO: Police									
Radio Infrastructure	Captal Reserves	Imperative (Mart Oct.)	P0-00	\$200,798	\$100,000	9:60,300	\$800,000	80	\$700.0
Body Wom Camera Upgrade	Captal Reserves	Imperative (Musi Co.)	PO-OT	90	8100,000	F-01,000	\$125,000	N346.000	81,000.0
PD-Police No	wat			\$294,730	\$600,000	\$279,000	M25.000	\$250,000	10366
FI - Palds Transf (IR) subsubspeed									
Transit Maintenance Operations Center (659)	Femilial	Season develop	P1-61	9090,57%	\$535,000	\$600,000	\$10,090,000	\$13,000,000	905.070.0
Turks 100 Exhaup (ESF)	Perchant	SHALL GLOSSON	FT-60	91,001,001	90	90	90	\$1,430,000	10,400
Transit Bus Acquisition - Gransifunded (CSP)	Restroyed			\$417,000	\$296,000	83	8829-000	84,700,000	86,796.0
this Stop Improvements (ESP)	Retricted	Essential (Should-See	PT-04	\$14,800	\$75,000	5005,000	\$175,000	9400.000	94754
The 1 Property Development (ESP)	Restricted	Essential (Should-De)	PT-044	\$194,500	\$20,000	50	90	\$890,000	\$3600
Note: Six 176 Park and Rox (SSP)	Frenche	Extent photo-box	Proc	51,510,504	\$1,350,000	90	90	90	\$1,9500
Wed Selora Herselt Lid (ESP)	Underthed		PT-01	10.309.800	90	90	90	\$20,750,000	925,705.0
South SA 179 Fash and Ride (ESF)	Recovered	Exercise (Should Should	PT-06	90	80	90	80	8105,000	8900.0
Intersection Improvements - 1900 Week SR 80A	Pleatricker & Capital Pleatricks	Execute (Should Chic	P7.00	10	\$100,000	\$100,000	35.050.000	100	35.450.0
FT - Public Torrelt (SIM extrapressed Sv0	MORE		_	M.228.730	\$1,305,000	\$1,105,890	\$16,766,000	\$34,636,000	\$43,295.0
Projects Not Fac	ded			\$0	50	50	94	\$30,700,000	\$24,766,6
FW-Pable Webs									
Satur Erbananana	Fedfrated &	Treated (Country)	PWOI	\$100,000	- 10	10	90	2515,000	9545.0
Facilities Study	Contractors	Decision (Down Year)	Povde		- 10	- 10	80	955.000	900.0
Part Printed and Association	1000months:	Francis (County)	PRIVATE IN	100,017,000	30	30	20	88,000,000	34.000 C
City and Mindre and Four Best season (\$18)	Contribution	Treasfelt (Coult Co)	800.00	100	\$255.000	9797 500	2424.200	3454,000	30,404.0
Cultural First Intercognisms	Costs Seamen	Investant (Could Do)	PRIOR	10	10	10	12 000 000	\$2,000,000	34,000.0
Solar PV and Battery Storage at City Wall and Contractors Road Construction of SSPs	Captal Passenes	Exercise (Should Se)	PNO	80	90	\$191,600	\$300,000	8101.000	2717.6
PW-Public Works Sub-	rod.			\$20,210,510	\$255,000	804300	\$1,757,500	\$1,007,000	94,254,6
Prior Notice								\$1.645.000	91.645.0

FY 2005 - FY 2034 Master Summary Project List by M	lajor Program		Project stoll	er amounts in gray	and balon are un				
Project Name	Funding Sources Type	Priority	Project #	Prior Years Enterede	F12825	P9986	FY2027	Fature Years	Yutub (cockeding Prior Years Entimetr)
IM - Sedona in Woton									
green Northbound Improvements (ESP)	Participal II	Exertisi (Should On)		94,814,007	529,300	10			\$250.0
System Federalian Improvements (\$0P)	Restricted 8	Desirable (Dear Tear)	SM400	80	90	90		84,250,000	94,263,0
Joseph Farting Oursign	Partition	Transpire (Marchic	289000	23,405,006	20,0050	98,730,300	20	30	\$22,043.6
Joseph Recidential Factory Improvements	Restricted		20000	30	\$10,000	\$130,000	- 10	30	3145.0
love. At improvements associated with new Parking Surage	Parented & Captain	Exertis (Should be)	599-254	90	900,000	\$1,010,000			91,040,0
Taking Management System (ESP)	Parenter & Captain	Exertis (Should be)	591004	91	\$1,000,000	90			91,000,0
Immery Hit Rouseaux Connect	Understad	Oversole (Other Next)	Stroke	95	50	90	91	95.447,990	95,447,6
19 179 Lane Exponsion from Schneby Hill Roundshood to Y	Undertified	Desirable (Other Tear)	591046	95	50	90	90	\$111,000	9111.5
Redestrian Crossing at Oak Creek (ESP)	Reserved & Capital Reserved	Imperative (Num-On)	SHOW	94,944,607	\$200,000	\$1,312,000	90	10	80,60%
fanger SR 179 intersection improvements (ESP)	Reserves	Exertial (Should Do)	59004	60	50	947,500	886,00		BURG
Flourisdout Adaptive Signals	Personand	Ingested (Could Co.)	08/04	85	90	890,000	990,000	\$000,300	PHOCA
forsi Lane to Brewer Road Connection	Paperson & Copins Reported	Exertir (house) to	54H054	\$75,677	5010,200	\$1,508,310	90	90	52.04.5
tred Food Connection	Pastricted	Impaners (Man-Do)	544-05e	\$19,761,664	58,215,340	90	91	50	96,215
larger Rood (Brees: Rood RAB Intersection & Runger Ed Improvements (SP)	Pandwood & Coption	Ingestive (Nutrition)	SWOW	9074,000	\$2,894,160	\$2,795,660	90	90	95,346,6
'oradifungar SR SSR Intersection Improvements	Restricted & Coprise Responses	Examini (Should Chi)	SWICE	\$131,316	\$105,000	80	94,915,000	10	95,000,0
Teliphonous Street Cornections	Unidentified	Desirable (Other Year)	SMICE	80	10	80			\$0.00
THE ST SIA August Improvements and Adoptive Signal Control	Unidentified	Desirable (Other Tear)	\$89-10	96	90	90	90		99,309,0
haffic Carriery and SUF - White Bear Rd to Pinor Or (SSF)	Partition			90	9379,300	90	90		35%
Soleo Road to Dry Deek Road - Shared-Ole Fath (65F)	Restricted	Sewellar (Should Co.)	\$99119	30	30	\$200,000	3400,000		\$1,200
by Crack Food Pathway. White Bear to Tao Fenous (CSP)	Surrent	Exactle (Should-Dist	5861100	\$1,006,410	\$1,379,369	90	90	50	\$4,870
Indate Shared Use Path and Drainage Improvements (ESP)	Pandwood & Course Reserves	Examini (Should Do)	Serie	\$185,000	\$1,040,400	\$1,816,000	- 10		\$3,045
Freez Pood Shared-Use Path (ESP)	Pastine	Inputers Electricis	566-11p	9167,196	\$799,569	\$250,500	91		9950
Inety 1 State Coa Fat (ESF)	Partition		549-110	\$100.000	9675,300	\$725,000	90		91,400
Todas Shared Use Puth (BSP)	Record		28519	10	90	170,000	\$300,000		8970
Jale Horse Shared-Cee Path (BSP)	Parenteed	Important (Could Co.)	D8H11+	85	\$116,300	80	90		8415.0
Sefer File Shared Give Field (ESF)	Passioned		38411	80	\$100,000	M00,000	80	10	8700,0
lavel Or to Opper Red Rook Coop Rel Drawel Coo Fath (\$10%)	Parents & Coptain	Examini (Drovid Do)	SMIN	85	\$100,000	8806,000	\$707,000	10	\$000
hangui Madda Shared Cita Path (SSP)	Pantruted & Coptain	Imperiors (Cause Car)	SM11e	80	90	\$130,000	8707,800	80	8627,0
ans Only Dhanes (iss Paik (ESP)	Parameter & Course	Imperiors (Cause Car)	\$80.1%	80	10	\$75,000	\$404,000		990
hunder Woursein II Shared-Use Path (\$50°)	Personne	Transport (Count Occ.)	SMITTY	90	90	90	\$130,000	\$100,300	9950
Our Fury Diseased libra Fash (ESP)	Contract & Contract	Exertial (Should Do)	888114	80	10	8100,000	8707,000	10	867)
have information System	Reserved & Undertified	Important (Could Day)	586 (3a	84,304	10	80			BQ.
Naffic Video Carrense	Pastraled	Previore (Switch)	289-129	371,462	900,300	90	30		990.0
SM - Sedona in Worker Substrat involving projects not funde Projects Not Consist				\$35,003,394	\$20,966,710	\$11,007,000	\$6,500,170	\$1,750,000	911,017.0

Y 2005 - FY 2004 Moster Summary Project List by Major Program requirements a pay archite as whome control of the pay and the pay architecture of the pay and the pay architecture of the pay and the pay architecture of the p									
									Totals (suckeding Prior Years Enlimate)
ED - Shore Engineer									
ries Drive Ansa Drainage Improvementa (Yavapus Goung) (ISSP)	Restricted & Coption	Important (South-Orie)	50-84	10	50	10	\$150,000	\$1,481,500	90000
odderod Ana Brainaga Improvementa (Yavapui Govroj) (ESP)	Management & Copyrig	Ingertant (South-Orio	50-85	90	\$150,000	\$500,500	90	10	9851.50
quic Hills Lift Station Access Improvements (Sastanno Sounty) (SSP)	Parameter & Copros	Inportant Koule-Dis	50-88	96	50	\$40,000	9402,000	50	\$40.00
50 - Storm Dramage Subscold anniholing projects not fund	HI			10	\$100,000	\$240,200	\$255,000	90	91,040,0
Projects Not Funder				64	50			\$1,461,500	\$1,401,50
ET - Birests & Transportation									
lock O' Beyond Read & Trailbased Safety Improvements	Restricted & Copins	Exertisi (Drevis De)	87.07	80	10	8121,200	\$1,004,000	10	0.003
Dywine Safety Analysis Comitin Studies	Paratriciant & Coastan	Exertisi (Drevis De)	\$2.44	80	10	8280-000		- 80	100.00
ST - Streets & Transportation Subs	et d		_		91	\$171,200	\$1,000,000	50	\$1,072,00
NO. SANGARAN									
restigns LED Facult (ESP)	<b>Capital Faseryes</b>	Exercise (Snower Onc.)	359.05	8120,000	\$10,000	80		90	800.00
N Feet by Chagan (Secondarium 45P)	Captal Federals		949-06	95	50	50	\$404,000	50	\$404.00
ulding Recurs of Natural Gas Systems (Decarborications (BSP)	Capital Reserves		90947	90	30	90	90	9005,300	9005.00
hostonizator Paulmay Propriis	Castal Passages		909-00	80	\$363,800	8797,800	\$707,000	\$1,848,800	\$3,363.60
905 - Sustainability Subs	red.			\$120,000	SOUR	105,00	\$1,111,000	\$2,079,500	\$4,373,31
		echi instintina amiesta		\$10,724,725	Ser market	E14.004.079	STREET, STR.	BIC 400,179	\$106,006,70



## **Regional Connection**

- 2018 TMP SIM-13
- Alternative Analysis Look at Optional Connections



Recorded at the request of

Sergio Goma Ofelia Goma 120 Fox Trail Loop Sedona, Arizona 86351

When recorded mail to

Sergio Goma Ofelia Goma 120 Fox Trail Loop Sedona, Arizona 86351

# **Development and Shared Parking Agreement**

as "parties." Blueflagiris, Redrockiris, Alkemista, and Alkemista Brew are collectively referred to Redrockiris, LLC ["Redrockiris"], Alkemista, Inc. ["Alkemista"], Alkemista Brew, Inc. ["Alkemista Brew"] and the City of Sedona, an Arizona municipal corporation. agreement S. entered among Blueflagiris, LLC ["Blueflagiris"],

## Recitals

- ⋗ Blueflagiris and Redrockiris are Arizona limited liability companies in good standing under Arizona law. Alkemista and Alkemista Brew are Arizona domestic for-profit business corporations in good standing under Arizona
- Φ. Blueflagiris and Redrockiris own adjoining commercial lots located in descriptions appended hereto as Exhibits A and B ["the Property"]. Yavapai County, Arizona, and more particularly described by the legal
- $\widehat{\ }$ Blueflagiris owns the structure identified as New Building #1 on the site Alkemista and Alkemista Brew under the terms set forth herein. plan attached hereto as Exhibit C ["the site plan"] which will be leased to

- D. Redrockiris owns and will rent out the living units located in Buildings #2, on the site plan. #3 and #4 as well as the warehouse space in Building 2 identified as such
- illi Land Development Code of the City of Sedona. parties in accordance with the formulas set forth in Section 5.5 There was a parking space shortage for the mixed uses proposed by the of the
- т. Date of this Agreement. consistent with the Sedona Community Plan in effect on the Effective the community resulting from this Agreement and that this Agreement is provided finding that the consideration and commitments herein from and to the This Agreement is entered into by authority of A.R.S. § 9-500.5, the City and the hereby, including without limitation the economic benefits to City are justified based on other consideration

good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the Parties hereby submit, covenant and agree as follows: NOW, THEREFORE, in consideration of the foregoing premises and for other

- <u>:</u> Agreement by this reference. The above recitals are true and correct and incorporated into this
- 2 successors Blueflagiris, restrictions: and assigns Redrockiris, Alkemista, and Alkemist Brew, and agree to the following operational and parking each of their
- Hours of operation for Alkemista and Alkemista Brew will not overlap and they will not be open for business to the public at the same time.
- <u>o</u> Parking spaces for the employees, customers and business invitees of the two businesses and tenants of Redrockiris will be shared
- ? On-site housing at reduced rental rates will be made available to qualified employees of the businesses.
- <u>d</u> Short-term rentals [lease terms of less than thirty days] of the on-site dwelling unit on the Property for an initial lease term of less than 90 housing on the Property are prohibited. The parties shall not lease any

this subsection survive the termination or expiration of term, or for 90 days, whichever term is greater. The requirements of assignment or sublease shall be for the balance of the existing lease dwelling unit without the express prior written consent of the parties. days. Any tenant shall not be allowed to assign a lease or sublease a assignment or sublease is approved by the parties

- ω leased from Blueflagiris in Building #1. Its initial hours of operation will run from However, at no time will the hours of operation for the businesses overlap. 3pm to 10pm. The parties reserve the right to change their hours of operation. Brew will own and operate a microbrewery and restaurant in a separate space Blueflagiris. Its initial hours of operation will be from 6am to 3pm. Alkemista Alkemista will own and operate Alkemista and Alkemista Brew will share a common kitchen. മ coffee shop in the space leased from
- The parking spaces designated on the site plan, Exhibit C, will be shared by the continuously and maintained by the parties parties' employees, customers, business invitees and tenants. They will be used
- 5 A Parking and Loading Demand Study for the project is appended hereto in Sedona. See Exhibit D. accordance with Section 5.5C[5] of the Land Development Code of the City of
- Sedona City Council prior to issuance of building permits for the project 5.5E[2]c and a development agreement both of which must be approved by the the requirements of the Land Development Code of the City of Sedona, section Sedona subject to submission and approval of a parking agreement which meets The business plan of applicants has been conditionally approved by the City of
- overlapping business hours of their businesses to 38 required spaces requested and received agreement memorializes conditions a reduction of 14 parking spaces for of approval by which applicants the non-
- $\infty$ Ofelia Goma certifies her authority to enter this agreement and to bind each of the referenced limited liability companies and corporations

	10	9.
Blueflagiris, LLC	10. This agreement shall be effective when fully executed and recorded.	9. This agreement is binding on the parties and their successors and assigns. Its benefits and burdens run with the land. This agreement may not be modified unless there is a change in use, a change in the city's land development code which impacts the parking requirements of the parties and a permit from the city which will also be a party to any amendments hereto.

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Blueflagiris, LLC
Ву
Ofelia Goma Its Member
Redrockiris, LLC
Ву
Ofelia Goma Its Member
Alkemista, Inc.
Ву
Ofelia Goma Its president/director
Alkemista Brew, Inc.
Ву

## Ofelia Goma Its president/director

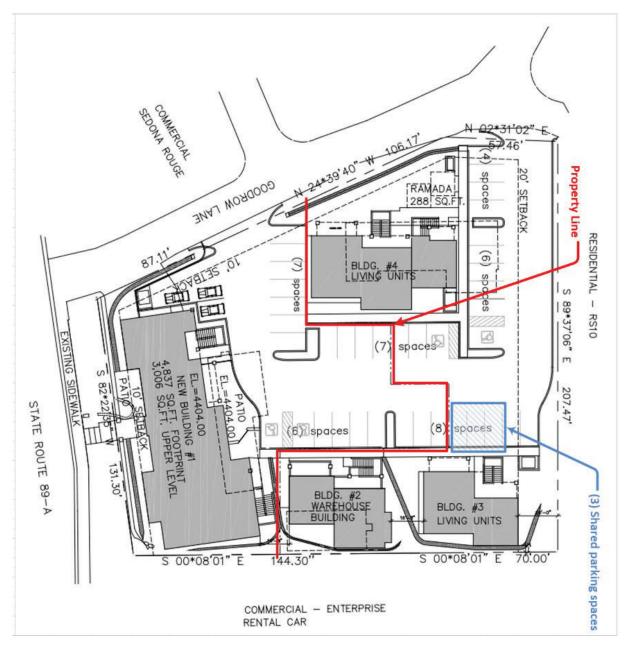
identified limited liability companies and corporations. 2024 by Ofelia Goma who has signed as the authorized agent on behalf of the SUBSCRIBED AND SWORN to before me this day of

Notary Public	SUBSCRIBED AND SWORN to before me this	By Print name: Its Director	City of Sedona	Notary Public
	_ day of			

Exhibit C ..... The Site Plan Exhibit B ..... DEED OF TRUST Redrockiris – Foothills Bank Exhibit A ...... DEED OF TRUST BlueflagIris – Foothills Bank

Exhibit E ...... Traffic Impact Statement – Sefton Eng – 11-01-2023 Exhibit D ...... The Site Plan with designated shared parking (proposal below)

Exhibit D - The Site Plan with designated shared parking





## **Wastewater Information**

- ☐ The Wastewater fund is considered an Enterprise Fund
- ☐ Enterprise Funds are to be self-sustaining which means rate payers fund both operations and capital improvements
- ☐ June 30, 2022, and June 30, 2023, reflect negative operating income on Annual Audited Financial Statements (see City website)



## **History of Wastewater Rates**

- □ Last rate increase was in 2014 and scheduled to increase at rate of 6% for 6 years but rates were last increased in 2017
- ☐ Rate study completed in 2019 and resulted in restructure of capacity fees monthly rates were not evaluated
- □City Council discussed during April 18, 2024, Budget Work Session and agreed to rate increase of 3.6%
- ☐ Comprehensive rate study is planned for fiscal year 2025



## **Summary of May Billing**

Description	Number
Services billed (143 have multiple services)	6,895
Total Accounts billed	6,740
Total Resident Accounts billed (standard, low-flow, env.penalty & subsidy)	5,194
Standby billed (vacant lots)	849
Total Residential and Standby	6,043
Description	Percent
Residential Standard	34%
Residential Low Flow	64%



## **Impact to Residential Rate Payors**

Description	Current Rate	Proposed Rate	Monthly Increase
Standard	\$61.11	\$63.31	\$ 2.20
Low Flow	\$47.52	\$49.23	\$ 1.71



## Additional information

- □ Wastewater cash flow information is on website https://sedonaaz.gov/
- ■Prior to increasing rates, a Notice of Intention must be adopted, and a public hearing date set at least 60 days in advance
- ☐ A Public Hearing is scheduled for August 13, 2024
- ☐ If approved, new rates are expected to be in effect for the October 2024 billing cycle



# Questions?

