

**“Drive to Maturity”
An Economic Development Strategy**

Office of Economic Opportunity

Maricopa's Office of Economic Opportunity (OEO) works to enhance Maricopa's economy by supporting the creation of higher wage jobs, promoting direct investment, and increasing prosperity for our residents.

In a 'grow or die' world, we have our priorities straight

In 2003, the City of Maricopa incorporated with a population of just over 4,000. No one would have wanted to move here if we hadn't started emphasizing what's great about this place. You can't keep Maricopa a secret and attract people at the same time. A city that is not attracting new residents, creating jobs and experiencing growing pains is a city with dim prospects.

In Maricopa, Ariz., a Paradise Found and Lost

By James R Hagerty (Wall Street Journal)

Feb. 24, 2009

“Builders rushed into this one-time agricultural crossroads during the housing boom. They lured young people who couldn’t afford homes in nearby Phoenix or its costly suburbs...”

A Decade After the Housing Bust, the Exurbs are Back

By Launa Kusisto (Wall Street Journal)

March 26, 2019

“A decade ago, the sight of new homes under construction in Maricopa... was almost unimaginable. Four in five homeowners were underwater, with their outstanding mortgages worth more than their properties...”

In 2018... something changed

City Leadership met in strategic planning sessions for the purpose of creating and executing an Economic Prosperity Plan with both short-term and long-term objectives.

Today, all evidence suggests that Maricopa is a far cry from where it was less than a decade ago.



Our objective remains clear: fostering economic growth, generating local revenue, creating job opportunities, and ultimately improving the well-being of the community.

In pursuit of reaching these objectives, Maricopa government officials must employ strategic approaches aimed at bolstering economic growth and vitality.

2040 Vision Plan

A citizen-driven visioning program

“Warning: Committing to a Strategic Plan raises an immediate and profound question.”

“How, as a result of this Strategic Plan, will the City have to THINK and ACT differently from how it did in the past as it moves towards the future vision?”

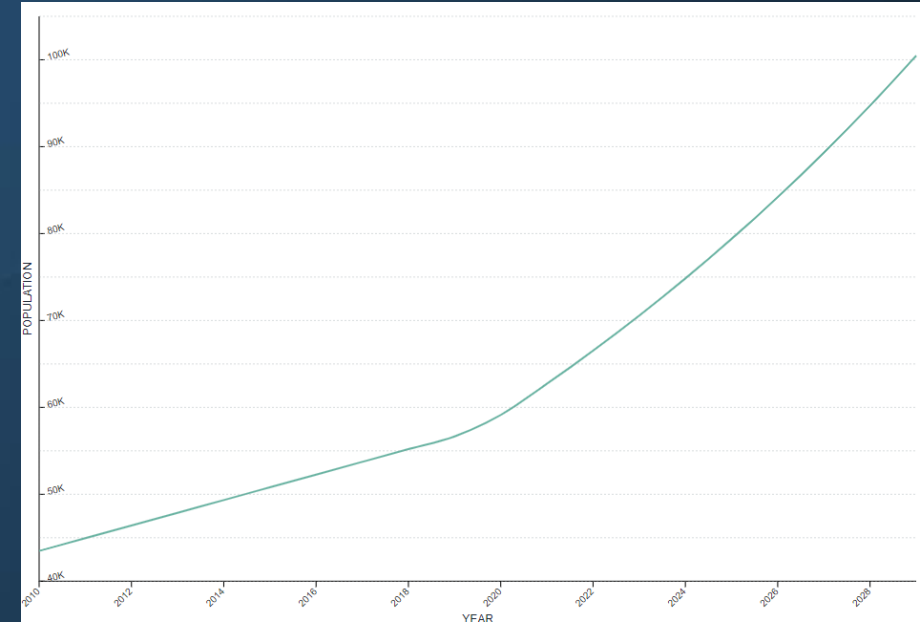
-City of Maricopa 2040 Vision Strategic Plan-

Select Noted Strategies:

- Establish an inventory of shovel-ready sites designed to encourage the creation of new jobs.
- Explore opportunities to engage in public-private partnerships that leverage city and private resources generating a positive economic return.

Growth is a Top Tier Economic Tool

- Maricopa is expected to welcome its 100,000th resident by 2029, according to data from the U.S. Census.
- Maricopa reported fewer than 60,000 residents in the most recent 2020 census. Today, the population has already eclipsed 74,000, marking 23+% growth in just two years.
- The city's 6+% annual growth rate is expected to climb gradually over the next six years. In 2029, the population is projected to be 100,500.
- At just 20 years old, Maricopa has surpassed Casa Grande — a century-old city — to become the most populous municipality in Pinal County.



Some individuals, and certainly some communities around the country take a slow-growth, or in some cases a “no” growth stance towards increases in population or development, appearing to assume that further growth is neither desirable nor inevitable. Yet, growth is both desirable and inevitable.

Growth generates new jobs, income, and tax revenue, raises property values, offers residents more choices and diversity. **Not growing is not staying the same.** Places that do not grow become smaller and often less vibrant. Residents die or migrate. Businesses move or close. Local structures and infrastructure depreciate and eventually must be replaced. Although no-growth policies may be popular with some, in the long run, they are a recipe only for stagnation.

Long-Term Benefits of Growth

Larger Size Means Greater Economies of Scale. Be it a shopping center, a system of hiking or bike trails, strong public safety, an art museum, or a right-sized transportation system, a certain number of consumers (population) in a city are necessary to support the high costs to produce each of these goods and services.

Larger size is why the City of Maricopa can offer more while reducing the tax burden annually on its citizens.

Long-Term Benefits of Growth

Larger Size Means Economic Benefits Derived from Clustering. Benefits, separate from economies of scale, arise from a greater number of people or activities locating near each other.

Retail stores cluster in shopping centers to benefit from increased traffic created by proximity. Clustered businesses can share a sophisticated network of suppliers, service providers, and a skilled labor pool, none of which is likely to be available in smaller regions.

Long-Term Benefits of Growth

Larger Size Means Greater Choices and Diversity.

An increase in population, and the subsequent economic activity that it generates, creates greater employment choices and employment security. It also provides for greater social diversity which could include greater tolerance and respect for others; greater choices in cultural, retail and restaurant experiences; and greater likelihood of new and innovative ideas.

Current Benefits of Growth

- City Hall, Library, Police & Dispatch facility, Court facility, Lakeview Park, Copper Sky enhancements, significant infrastructure enhancements, etc. all without bonding (debt) paid for via growth.
- More retail/medical and entertainment venues such as Lowes/Home Depot/Nando's/Tractor Supply/Exceptional Health Hospital with more soon to come. These and others invested in our community based on present and future growth.

Current Benefits of Growth

- Six years of lower property taxes thanks to growth
- Enhanced public safety programs/personnel thanks to growth
- AAA and AA+ bond ratings leading to over \$4 million in savings to our citizens.

Finding Equilibrium

The relationship between land development, revenues, and expenditures:

Land development impacts local public finance because it generates changes in the levels of services or quality of services demanded. Forecasting (and mitigating) the magnitude and direction of these revenue and expenditure changes is a central concern of the City of Maricopa.

The Symbiotic Relationship Between Commercial and Residential Real Estate

The connection between commercial and residential real estate is undeniable. They complement each other in a complex dance of development, economics, and community well-being. When these sectors work in harmony, they create dynamic and thriving communities that benefit everyone .



Characterizing Equilibrium

Revenues, expenditures, public service demands, and real estate values all change in response to land development, eventually adjusting to some equilibrium. At the most general level of thinking, differences in expenditures and revenues reflect the “fiscal” impact of land development.

Fact...

- Revenues from housing development do not cover the cost of public services. (40-60%)
- Revenues from retail/commercial subsidize funds needed to provide our resident demand for services. (100-200%)

Dwelling Unit Counts

Dwelling Unit Counts Dashboard – City of Maricopa

Single Family Housing Units:

Multi-Family Housing Units:

72,022 Built and/or Approved
26,700 Built (current pop: 74,180)
45,322 Approved

3,937 Built and/or Approved
1,600 Built
2,237 Approved

At 2.9 per unit = 131,434 additional Pop.

At 2.4 per unit = 5,608 additional Pop.

Anticipated Pop. based on 72,022 SFU is
205,614

Anticipated Pop. based on 3,937 MFU is
9,448

Retail/Commercial Development

2021	87,893 sf
2022	154,759 sf
2023	189,505 sf
2024	500,000+ sf (est.) +568%
2025	500k to 1 million sf. (est.)



Municipal Land Sale Options

Current state statutes restrict the sale of land to a value not to exceed \$1.5 million dollars unless approved by the voters of a community.

Effective September 14, 2024, by authorization of the state legislature and as signed into law by the Governor, the statute is amended to reflect voter approval for any land sale in excess of \$15 million.

Prop 482 seeks authorization from the voting public to sell land for the purpose of economic development and job creation.

So why Prop 482?

- Public transparency; and
- We might have a master developer who seek sufficient land assemblage as to exceed the \$15 million threshold.

Why Buy:

- To remove blight (public health and safety)
- Support infrastructure (buildings, parks, streets, etc.)
- To save taxpayer money for future development
- To control land use

Why Sell:

- Excess parcels no longer needed for public purpose are sold to return taxpayer dollars. Property is placed into development status.
- Land assemblage to support master developer economic projects.

Note: All land development is city controlled via zoning ordinances

Land Summary

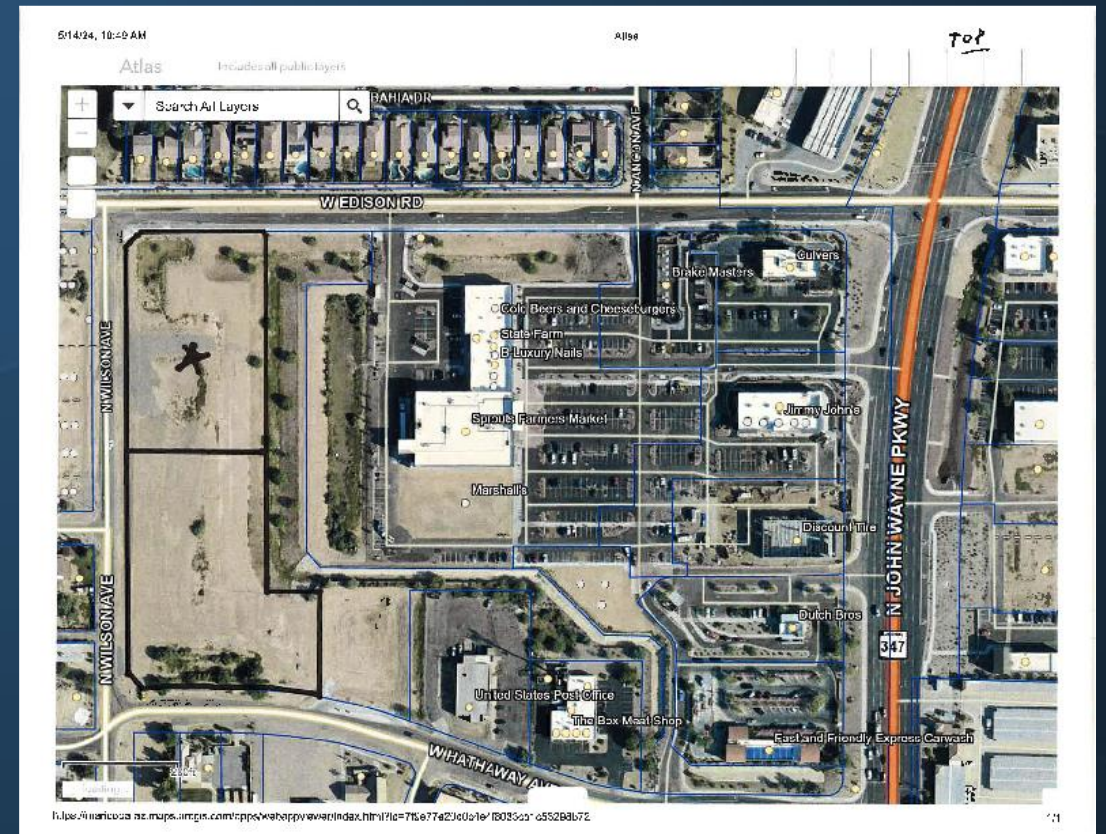
- All land was purchased via a public process and approved via the city council in a public meeting.
- Per Prop 482 - total acreage for sale 728 ac.
- Land purchased for Maricopa Business Park 680 ac.
- Miscellaneous parcels 48 ac.

Sonoran Creek Marketplace



Sprouts Property

- The property just west of the Sprouts shopping center was purchased by the city in order to mitigate the developer cost of the center.
- The purchase price was \$4 psf.
- The property consists of 4.2 acres
- We have a proposal to purchase 4.2 acres on the north end of the property at a price of \$6.50.
- The buyer anticipates a hotel but may develop the property as zoning allows.
- The potential buyer built the Maricopa La Quinta Hotel



South Bridge



LEGEND

- A – JWP WEST
- B – THOMPSON THRIFT
- C – REINSMAN COMMONS
- D – JWP EAST
- E – DUKE'S



South Bridge Market Place

APD ENGINEERING ARCHITECTURE

NOT FOR CONSTRUCTION

ALDI Inc.

Project: 2304 SA
 Location: MARICOPA, AZ
 Client: ALDI Inc.
 Date: 11/15/2018

Conceptual Section Elevations

Scale: 1/8" = 1'-0"

Sheet: 2304 SA
 Date: 11/15/2018
 Drawn: [Name]
 Checked: [Name]

CITY OF MARICOPA LANDSCAPE REQUIREMENTS

CONFORMANCE	MIN. # OF TREES PER 1000 SQ. FT.	MIN. # OF TREES PER 1000 SQ. FT.
GENERAL	1	1
PERMITS	1	1
REPAIRS	1	1

PLANT SCHEDULE

PLANT NAME	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING
AGAVE	4-6'	2-3'	10'-12'
AGAVE	4-6'	2-3'	10'-12'
AGAVE	4-6'	2-3'	10'-12'

CONCEPTUAL GENERAL NOTES

1. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.
2. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.
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9. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.
10. ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS.

CONCEPTUAL LANDSCAPE PLAN

Scale: 1/8" = 1'-0"

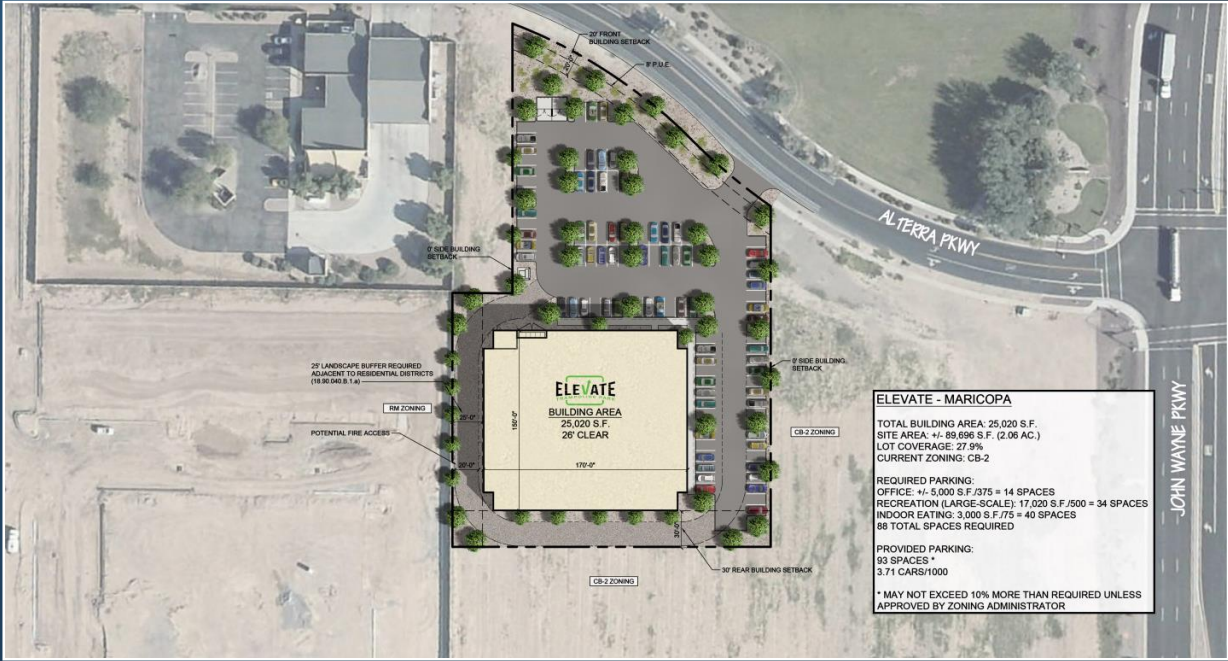
Sheet: CLS-1

Altterra Property Sale

Location (2.0 acres)



Project Proposal Elevate Trampoline Park



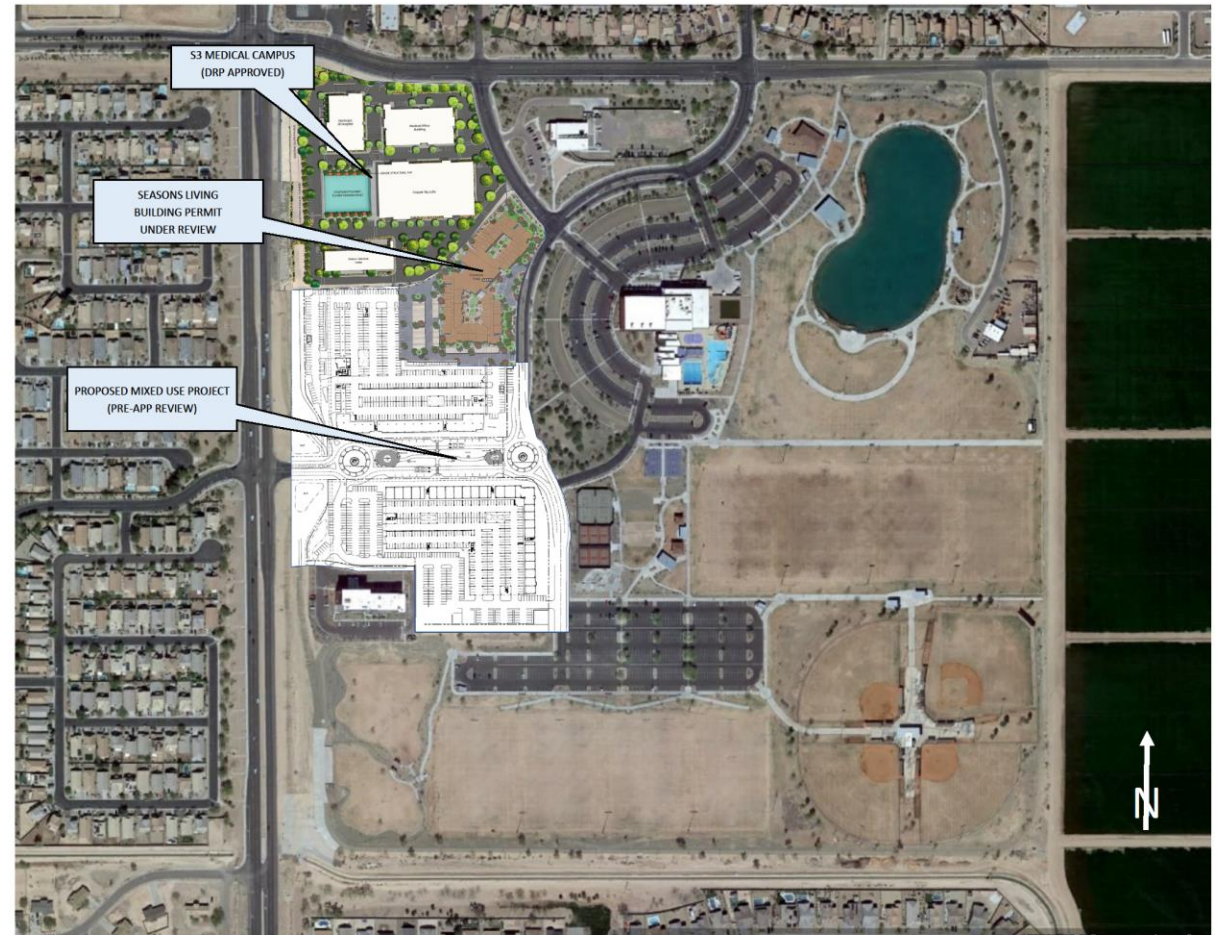
Copper Sky Medical Campus / Mixed Use



Copper Sky

Mixed-Use Residential/Retail/Senior Care

- Seasons Living Senior Care Center
 - 125,000 s.f. / 146 units
 - Memory Care, Dependent & Independent Care
- 20k sf retail
- Multi-family housing
- Community event space
- Hotel (already on site)



Shea - Connelly Project @ Copper Sky

Mixed – Use Concept

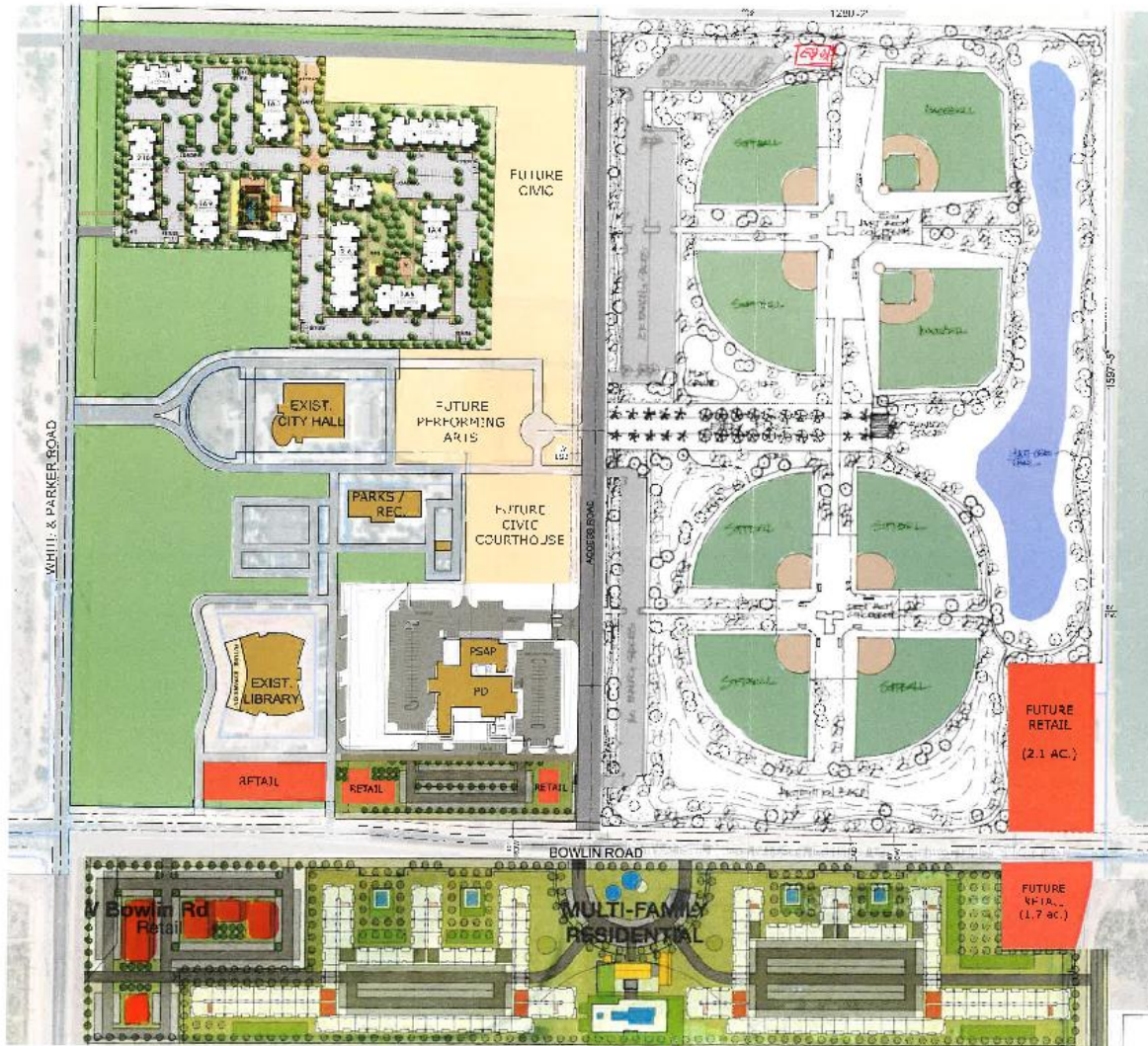


Civic Center

“The Civic Center consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal uses that serve as necessary components of any community”



Civic Center South Development



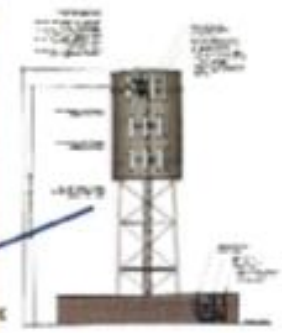
Land purchase in 2008.

142 acres @ \$0.47 psf or \$3 million

Land value today: \$49.4 million (est.)

Land sales for non-public use:
Approximately 24 acres valued at
\$8.36 million

Note: Graphic is presented in concept
and does not reflect a
final development concept.

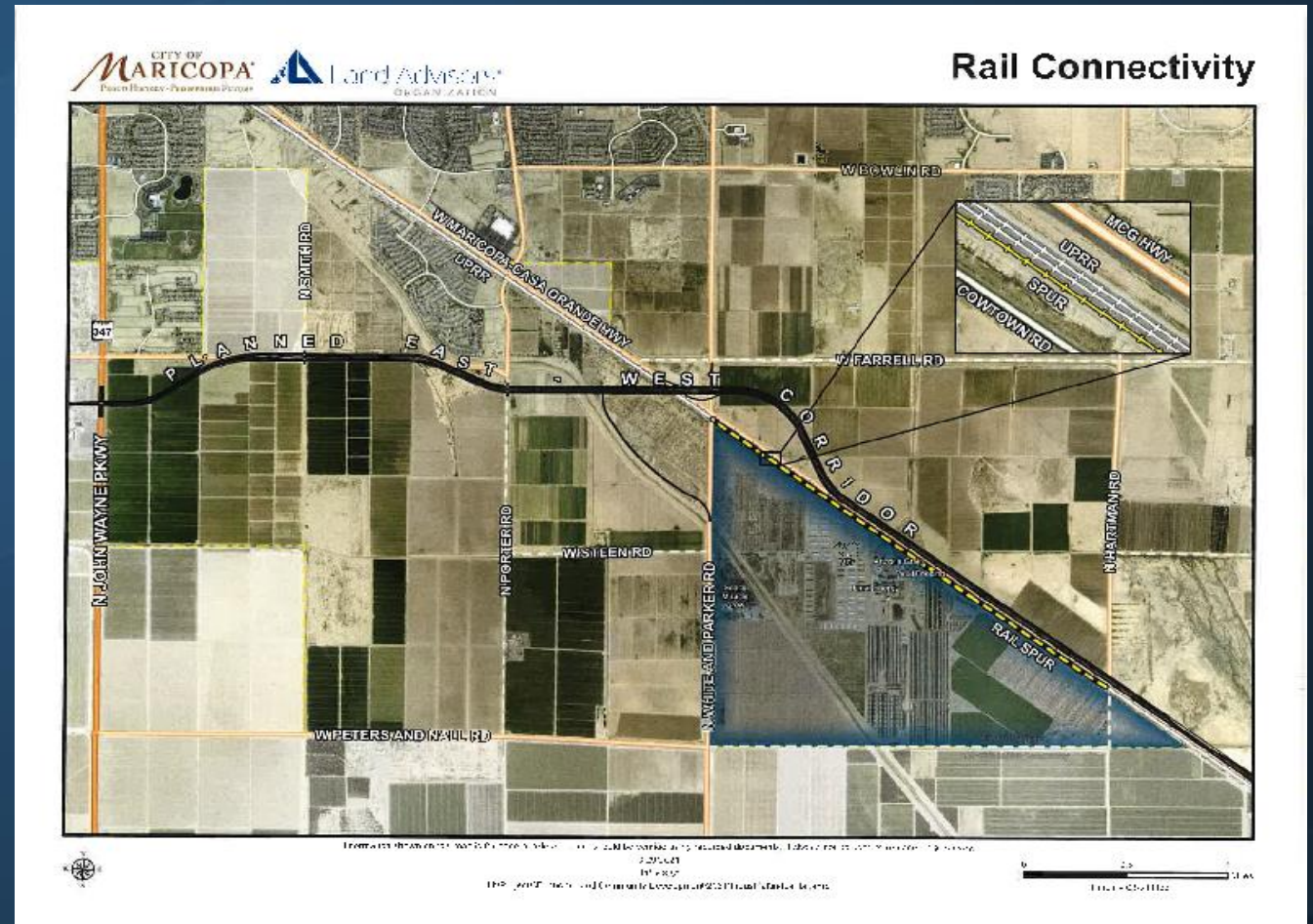


50' x 50' enclosure area with a stealth cell tower. 70 feet high.



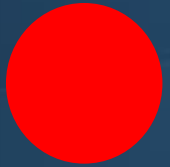
Maricopa Business Park

- 1,262 acres
 - 680± City Owned
- Potential Rail Access
- PPP Opportunities
- Utilities well Positioned
- East-West Corridor
- Favored Site – ACA



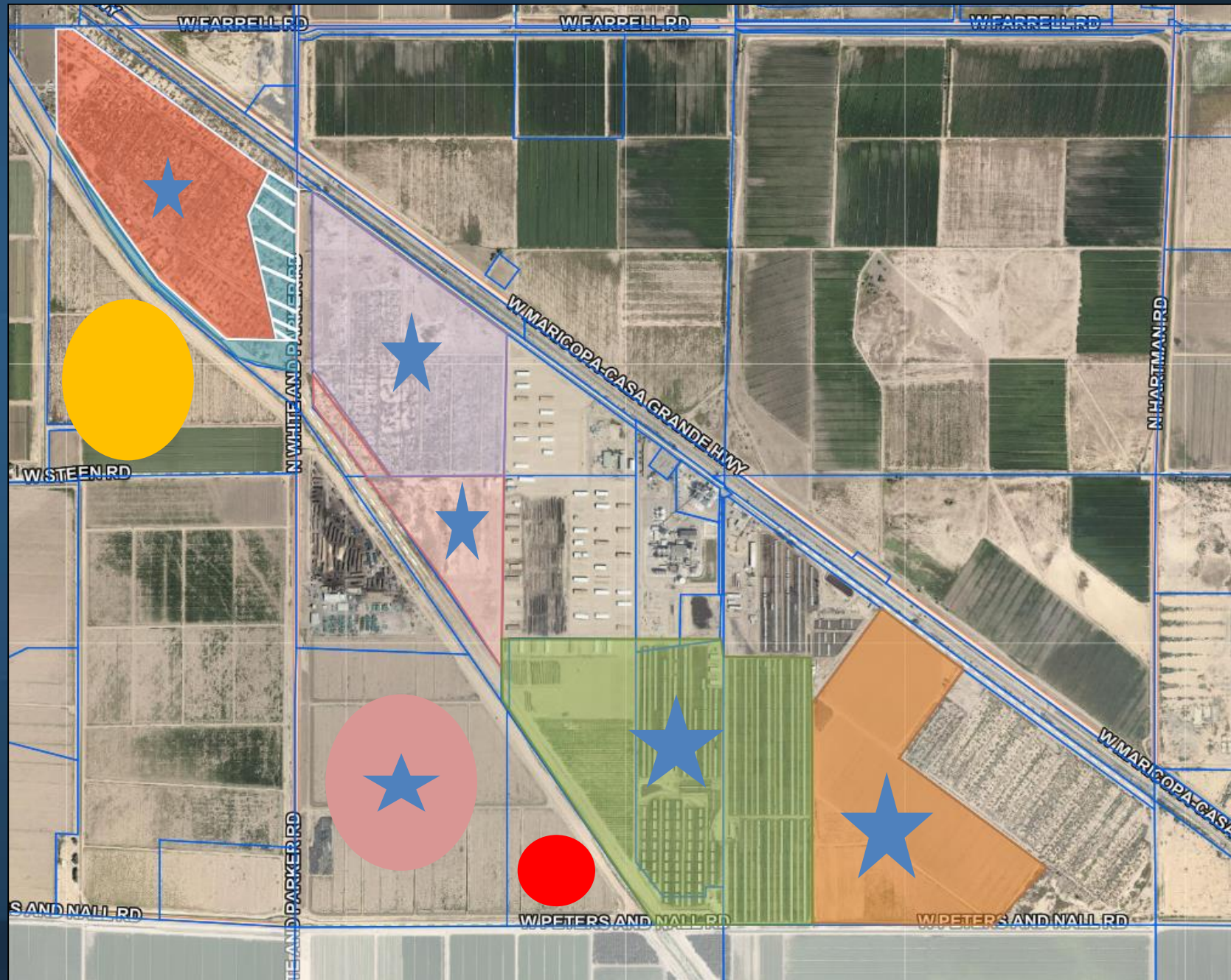


Land in contract negotiations
172 ac & 194 ac



53.3 ac land
being pursued

Converted over 400 acres zoned
for housing to commercial/job
creation





THE BUSINESS TRIANGLE INVITATION FOR BID



Statement of Interest

Envision Waste

- Cap Ex: \$64,000,000 – 25 acres
- Jobs: 80 @ \$56,000 average
- Project: Mixed Waste Processing Facility
 - Materials recovery for new product manufacturing

Statement of Interest

Plastics Renewal Origination

- Cap Ex: \$600-\$800K -70 acres
- Jobs: 200 @ \$50,000 average
- Project: Utilizing locally generated plastic waste, mitigate environmental hazards of landfills.
Technology produces hydrocarbon liquids that can be repurposed into plastics and other circular products

Statement of Interest

Prescott Renewables

Includes:

- Prescott Composite (CF Composite Structures)
- Prescott Renewables–Frontline (Conversion of Waste to Energy & Precursor Material)
- Prescott Composites – (Graphite and Graphene Materials & Battery Components)
- Prescott Composites – (CNT and Intermediate Concrete & Batteries)

Prescott Composites/Renewables

- Cap Ex: \$700 - \$1.8 billion - 172 acres
- Jobs: Average wage: \$60k to \$110k

2025-160

2026-1,000

2027-1150

2028-1800

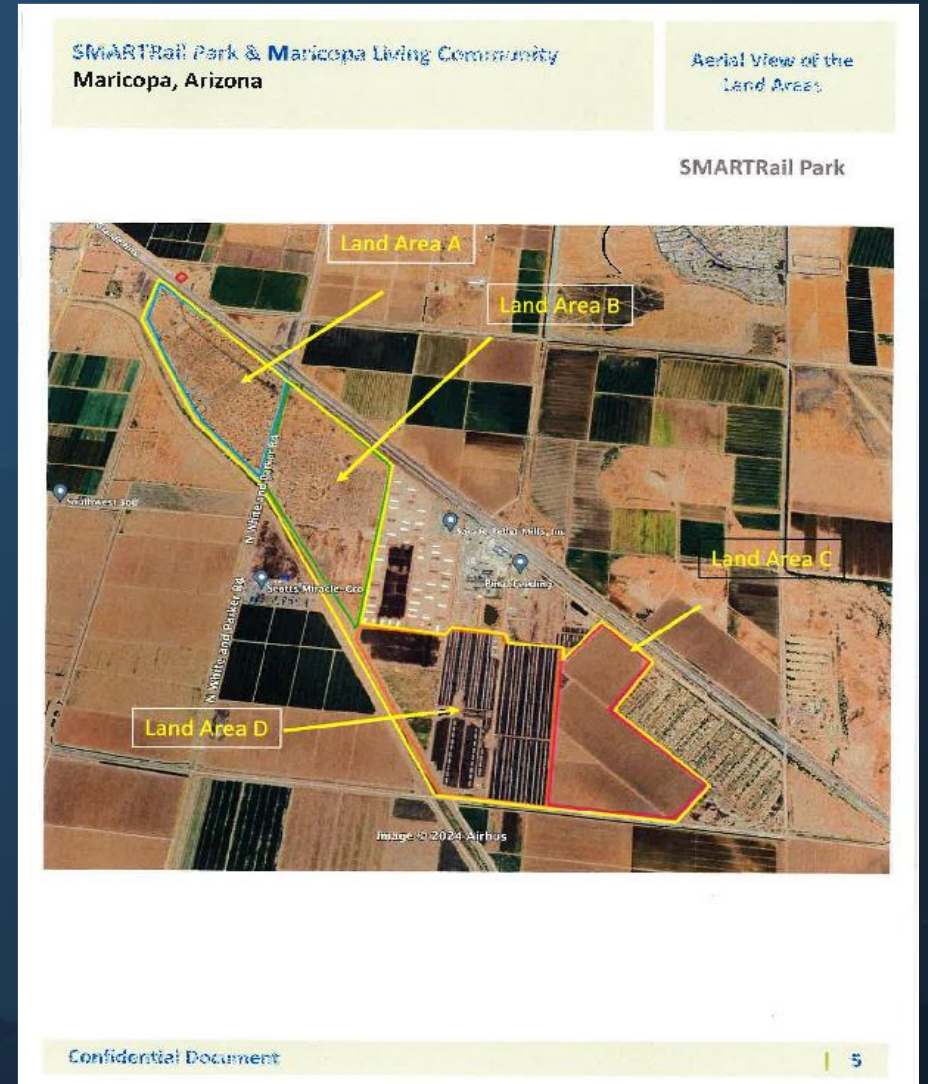
2029-2600

- Project: Vertically Integrated Advanced Composites Technology firm.

Statement of Interest Park

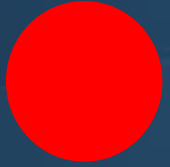
MC-MGMT: SMARTRail Park

- A complete metamorphosis of the City
- Potential for over 37,000 new jobs
- Over 5,000 temporary construction jobs
- Cap Ex. Over \$1 billion
- Over \$40 million in new infrastructure
- Over \$5 million in new property taxes
- Between 500 and 2,000 on-site housing
- 680 acres



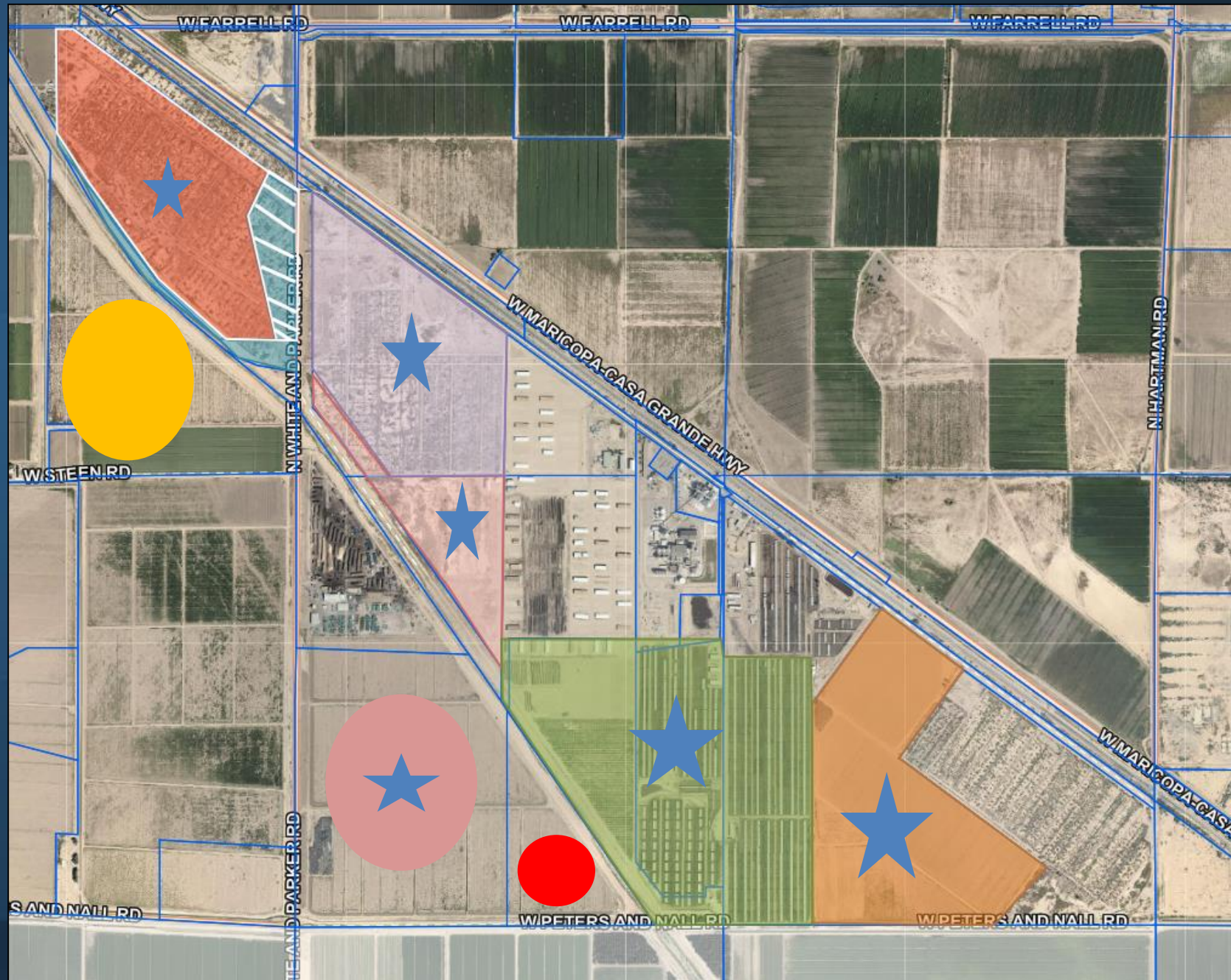


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172 ac & 194 ac



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Building Sizes with Parking Requirements

SMARTRail Park: Description and Building # 680 acres	Building Square Footage	Office Space Provided (5%)	Office Parking Req'd (4 stalls per 1,000 SF)	Industrial Space Provided (95%)	Industrial Parking Req'd (1 stall per 1,000 SF)	Total Parking Spaces Req'd	Dedicated Acreage
Industrial Building 1	420,000	21,000	84	399,000	420	504	19
Industrial Building 2	1,020,000	51,000	204	969,000	1,020	1,224	47
Industrial Building 3	400,000	20,000	80	380,000	400	480	18
Industrial Building 4.a	720,000	36,000	144	684,000	720	864	33
Industrial Building 4.b	880,000	44,000	176	836,000	880	1,056	40
Industrial Building 5	1,200,000	60,000	240	1,140,000	1,200	1,440	55
Industrial Building 6	500,000	25,000	100	475,000	500	600	23
Industrial Building 7	720,000	36,000	144	684,000	720	864	33
Industrial Building 8	1,200,000	60,000	240	1,140,000	1,200	1,440	55
Industrial Building 9	840,000	42,000	168	798,000	840	1,008	39
Industrial Building 10	600,000	30,000	120	570,000	600	720	28
Industrial Building 11	1,125,000	56,250	225	1,068,750	1,125	1,350	52
Industrial Building 12	675,000	33,750	135	641,250	675	810	31
Industrial Building 13	540,000	27,000	108	513,000	540	648	25
Industrial Building 14	900,000	45,000	180	855,000	900	1,080	41
Industrial Building 15	900,000	45,000	180	855,000	900	1,080	41
Total Square Feet Industrial Buildings	12,640,000	632,000	2,528	12,008,000	12,640	15,168	580

Metamorphosis: The City of Maricopa

Industrial Building Types



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Metamorphosis: SMARTRail Park

Industrial Campus -- Tenant Mix

- Manufacturers
- Distributors
- Logistics Companies
- Food Manufacturers
- Indoor Farming



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Metamorphosis: SMARTRail Park

Light Industrial – Tenant Mix

- Grocery Distribution
- Cold Storage
- Bottling Facility



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Metamorphosis: The City of Maricopa

Clean Tech Companies– Tenant Mix

- Chip Manufacturers
- Research & Development
- Wafer/Solar Chip Manufactures

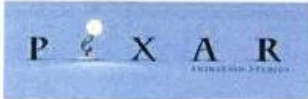


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Metamorphosis: The City of Maricopa

Industrial Office Campus – Tenant Mix

- Social Media
- Film & Animation
- Data Center



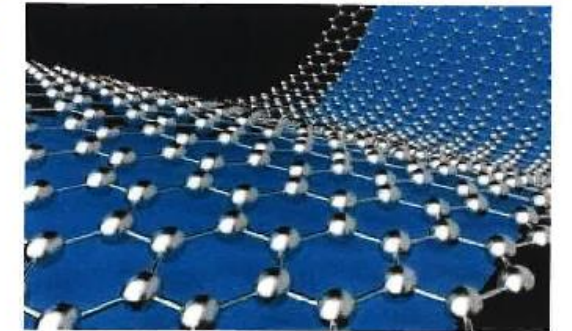
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Metamorphosis: The City of Maricopa

Industrial Campus – Tenant Mix

- Graphene Manufacturer
- Battery Manufacturing
- Amazon Fulfillment Facility



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Metamorphosis: The City of Maricopa

Indoor Horticulture Farming- Controlled Environment Facility

– Product Type Mix

- Vegetables
- Flowers
- Bio-Medical Plants



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Metamorphosis: The City of Maricopa

Warehouse Manufacturing

– Tenant Mix

- Plastic Injected Molding Facilities
- Car Manufacturer
- Tractor Manufacturer



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SMARTRail Development Team

- Paul Gonzalez – Redevco Solutions LLC, Paul is a multi-faceted entrepreneur with 40 years of experience in renewable energy and commercial real estate development.
- Anthony J. Monos – Commercial real estate veteran with over 30 years of senior management, development and acquisition experience both domestically and internationally in the industrial, hospitality, mixed-use, retail and office sectors. Served in senior leadership positions with the Irvine Company, Brookfield Properties, Westfield, etc.
- Ruben A. Smith – is Managing Partner of the Frost Brown Todd Law Practice. Firm leverages technical, industry and legal knowledge and hands-on experience with a wide range of commercial, financial and real estate transactions.
- Greg T. Watkins, 45 years experience in international Master Planning work, Project development, and Architecture.
- Wendell McCain – Managing Member of Onset Capital Partners, a global asset management firm. A private equity firm with \$2 billion under management.

Retail Imaginings – Maricopa East Side

Within 1 mile 8,500 pop / Within 3 miles 42,800 pop
Average HH income: \$94,000



**SWC Hartman Rd
& Bowlin Rd**
MARICOPA, AZ 85138

FOR SALE



±5.13 Acres
Commercial
Land Available

CHUCK WELLS
602.513.5141
chuck.wells@kiddier.com

BRAD DOUGLASS
602.513.5149
brad.douglass@kiddier.com

Kldder Mathews

© 2011 Kldder Mathews. All rights reserved. This is a preliminary site plan and is not intended to be used for construction. It is subject to change without notice. The City of Maricopa is not responsible for the accuracy of the information contained herein. For more information, please contact the listing agent.

KIDDER.COM



Major Commercial Spurs Minor Commercial



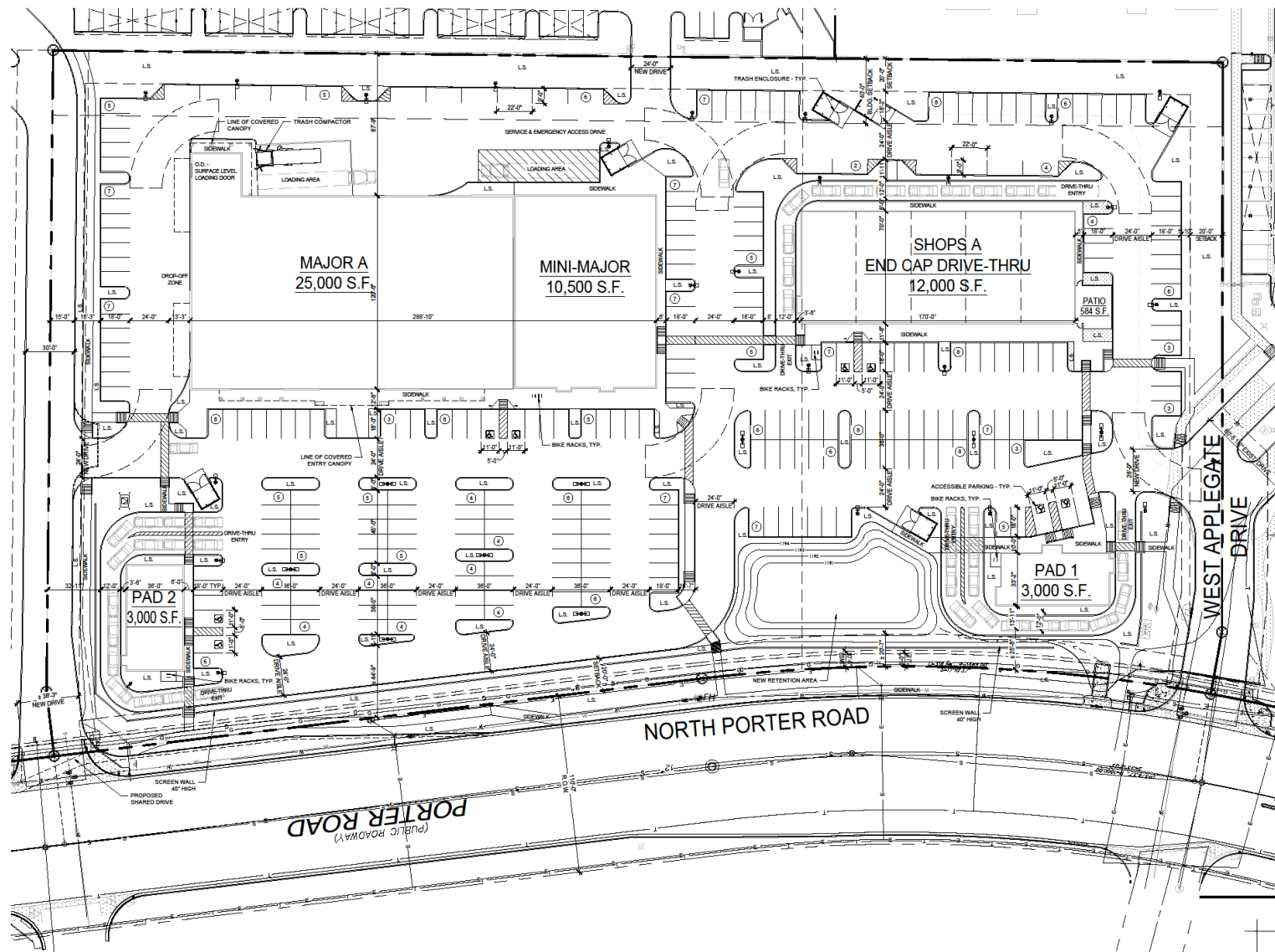
The Wells At Stonegate

More recent announcements and/or development proposals:

- Starbucks
- Buffalo Wild Wings
- Panda Express
- Hotel
- Gas Station
- 6 acre retail on Porter

- LEGEND**
- A – RETAIL SHOPS (BOSA, BANNER, COLD STONE/ROCKY MOUNTAIN)
 - B – SLIM CHICKENS
 - C – AUTO ZONE
 - D – TRACTOR SUPPLY
 - E – BURGER KING
 - F – TACO BELL
 - G – VILLAS AT STONEGATE
 - H – HOME DEPOT
 - I – RETAIL PAD BUILDINGS





PROJECT DATA

SITE ADDRESS: NEG OF WEST APPLAGATE DRIVE & NORTH PORTER ROAD MARICOPA, AZ 85138

LOT - PARCEL NUMBER: 51030002M & 51030002K (LOT 2)

CURRENT ZONING: HOME AT MARICOPA PLANNED AREA DEVELOPMENT (PAD)

SITE AREA: 6.62 ACRES (288,367 S.F.)

PROPOSED USE: RESTAURANT / RETAIL / MERCANTILE

BUILDING HEIGHT: ALLOWED: 40' MAX. PROPOSED: 40' MAX. (VARIAS)

PARKING LOT SCREENING REQUIRED: YES

TOTAL LOT SIZE: 288,367 S.F.

LANDSCAPE COVERAGE: 62,517 S.F. / 288,367 S.F. = 21.7%

PARKING LOT AREA: 148,919 S.F.

PARKING LOT LANDSCAPE REQUIRED: 10% OF PARKING LOT = 14,892 S.F.

PARKING LOT LANDSCAPE PROVIDED: 62,517 S.F. / 148,919 S.F. = 0.42 (42%)

LANDSCAPE IN R.O.W.: 5,893 S.F.

SETBACKS: FRONT: 20' / 10'

INTERIOR SIDE: 20' / 10'

STREET SIDE: 20' / 10'

REAR: 10'

PARKING REQUIRED: MAJOR A (1250): 100 SPACES; MINI-MAJOR (1250): 42 SPACES; SHOPS A: RESTAURANT (1100 DINING): 12 SPACES; RETAIL (1000): 32 SPACES; PAD 1 (1100 DINING): 9 SPACES; PAD 2 (1100 DINING): 9 SPACES

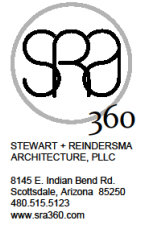
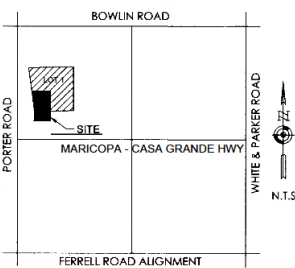
TOTAL PARKING REQUIRED: 204 SPACES

TOTAL PARKING PROVIDED: 288 SPACES

LEGAL DESCRIPTION

LOT 2 LOCATED IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 3 EAST, QUA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 02°41'40" EAST, A DISTANCE OF 2678.94 FEET; THENCE SOUTH 89°09'00" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 216.00 FEET TO THE EAST RIGHT OF WAY LINE OF PORTER ROAD; THENCE DEPARTING SAID SOUTH LINE, NORTH 28°10'21" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 184.53 FEET, TO THE BEGINNING OF A 1,055.00 FEET CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°02'27", AN ARC DISTANCE OF 291.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°02'27", AN ARC DISTANCE OF 358.38 FEET; THENCE NORTH 09°50'43" WEST, A DISTANCE OF 403.62 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 83°09'17" EAST, A DISTANCE OF 403.62 FEET; THENCE SOUTH 82°24'29" EAST, A DISTANCE OF 367.31 FEET; THENCE SOUTH 02°39'31" WEST, A DISTANCE OF 724.26 FEET; THENCE NORTH 89°09'00" WEST, A DISTANCE OF 561.29 FEET; THENCE NORTH 12°42'00" WEST, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.

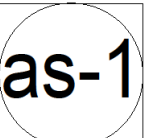
VICINITY MAP:



architect: contact: 1

PORTER & CASA GRANDE RETAIL CENTER
NEG OF WEST APPLAGATE ROAD & NORTH PORTER ROAD
MARICOPA, ARIZONA 85138

project: **PORTER & CASA GRANDE RETAIL CENTER**
date: 1/02/2024
issued for: PRELIMINARY REVIEW
job no.: 23-033
sheet title: PRELIMINARY SITE PLAN v7
sheet no.:



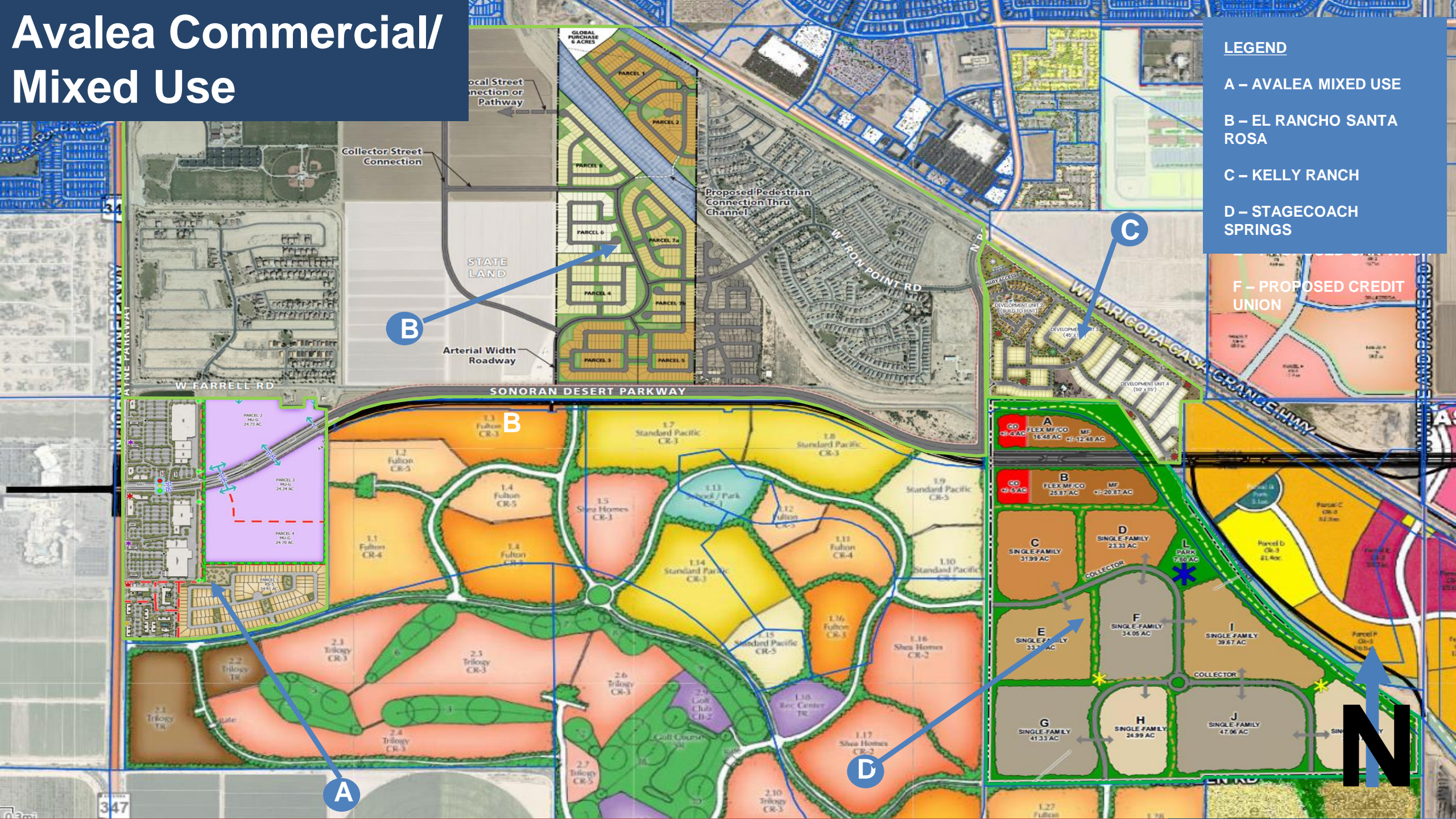
1 PRELIMINARY SITE PLAN v7
SCALE: 1" = 30'-0"
SCALE: 1" = 30'-0"
NORTH

Avalea Commercial/ Mixed Use

LEGEND

- A – AVALEA MIXED USE
- B – EL RANCHO SANTA ROSA
- C – KELLY RANCH
- D – STAGECOACH SPRINGS

F – PROPOSED CREDIT UNION



B

C

A

D

N

STATE LAND

Arterial Width Roadway

Proposed Pedestrian Connection Thru Channel

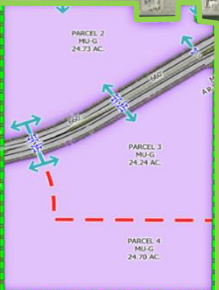
W FARRELL RD

SONORAN DESERT PARKWAY

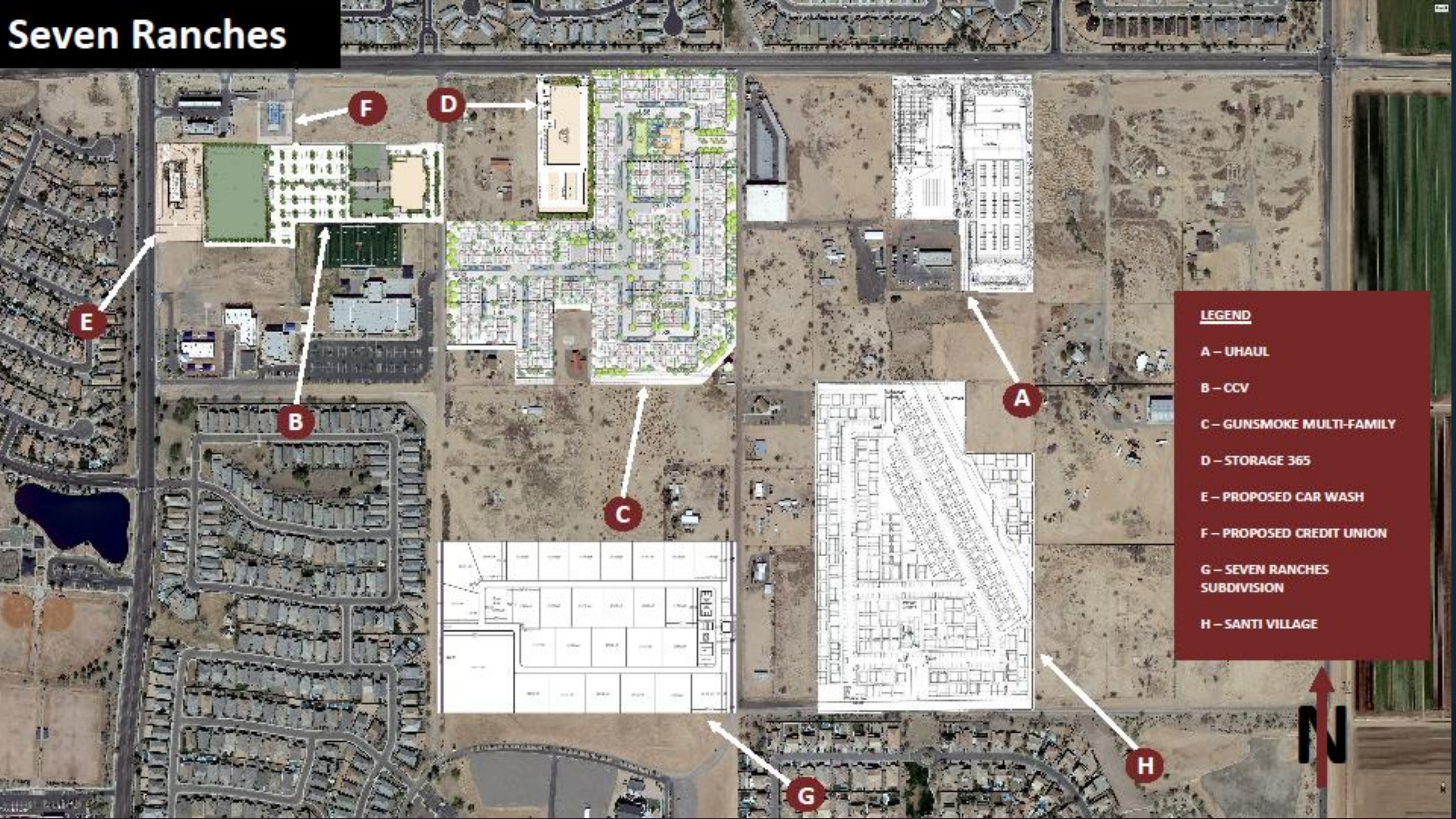
W IRON POINT RD

W WILARIGOPA-GASPAR GRANDE HWY

W WILMINGTON PARKER RD



Seven Ranches



LEGEND

- A – UHAUL
- B – CCV
- C – GUNSMOKE MULTI-FAMILY
- D – STORAGE 365
- E – PROPOSED CAR WASH
- F – PROPOSED CREDIT UNION
- G – SEVEN RANCHES SUBDIVISION
- H – SANTI VILLAGE

The Retail Cell

In Maricopa Small Business is a Big Deal!

- Retail Incubator
- Maricopa Street Market
- Small Business Development Center (SBDC)
- Small Business Resource Directory

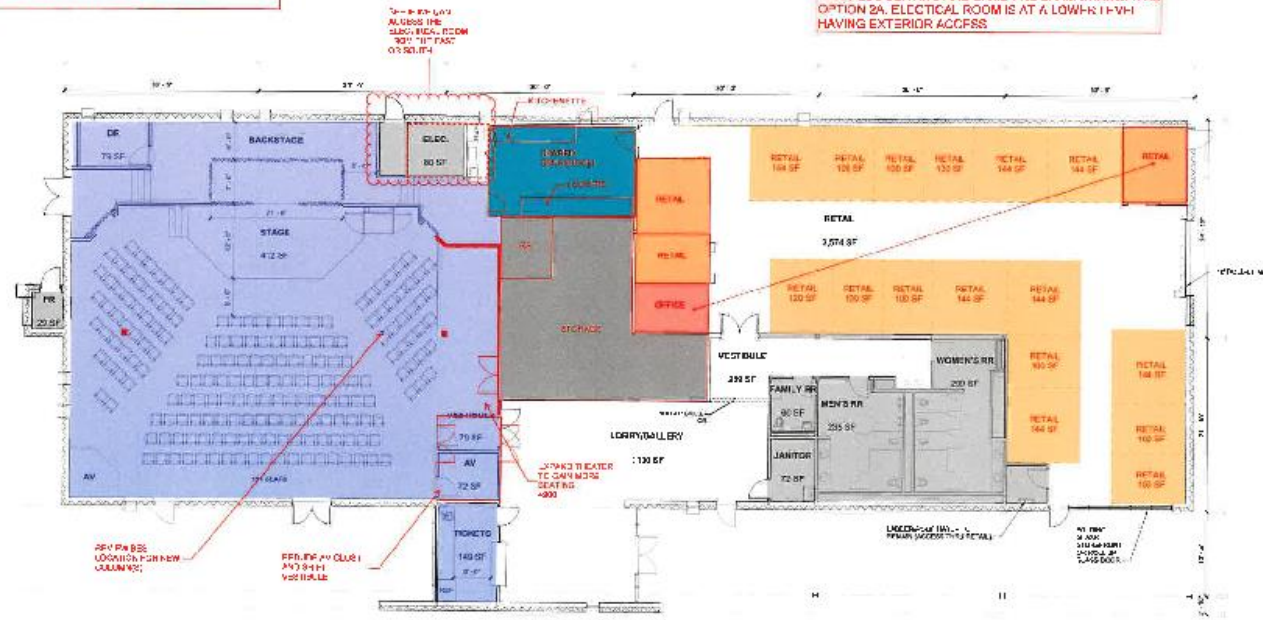


Retail Incubator

Shared Conf/ Breakroom (Opt 2B) - 6/3/2024

MEETING MINUTES SHOWN

WILL CONTINUE TO DEVELOP THIS PLAN TO ACHIEVE 4200 PLUS SEATING AND SAME PROGRAM CHANGES AS OPTION 2A. ELECTRICAL ROOM IS AT A LOW-R I-H-VH HAVING EXTERIOR ACCESS.



- GENERAL NOTES:**
- RELOCATE ATS FOR GENERATOR.
 - IDF ROOM REMAINS AT CURRENT LOCATION.
 - RELOCATED JC CLOSET.
 - 18-20 INCUBATOR SPACES.
 - OPTION - ROLL UP EXTERIOR GLASS DOOR.
 - OMITTED #11 COLUMN AND RELOCATED P11 COL UMN.

Public Private Partnership Opportunity



Moving Forward...

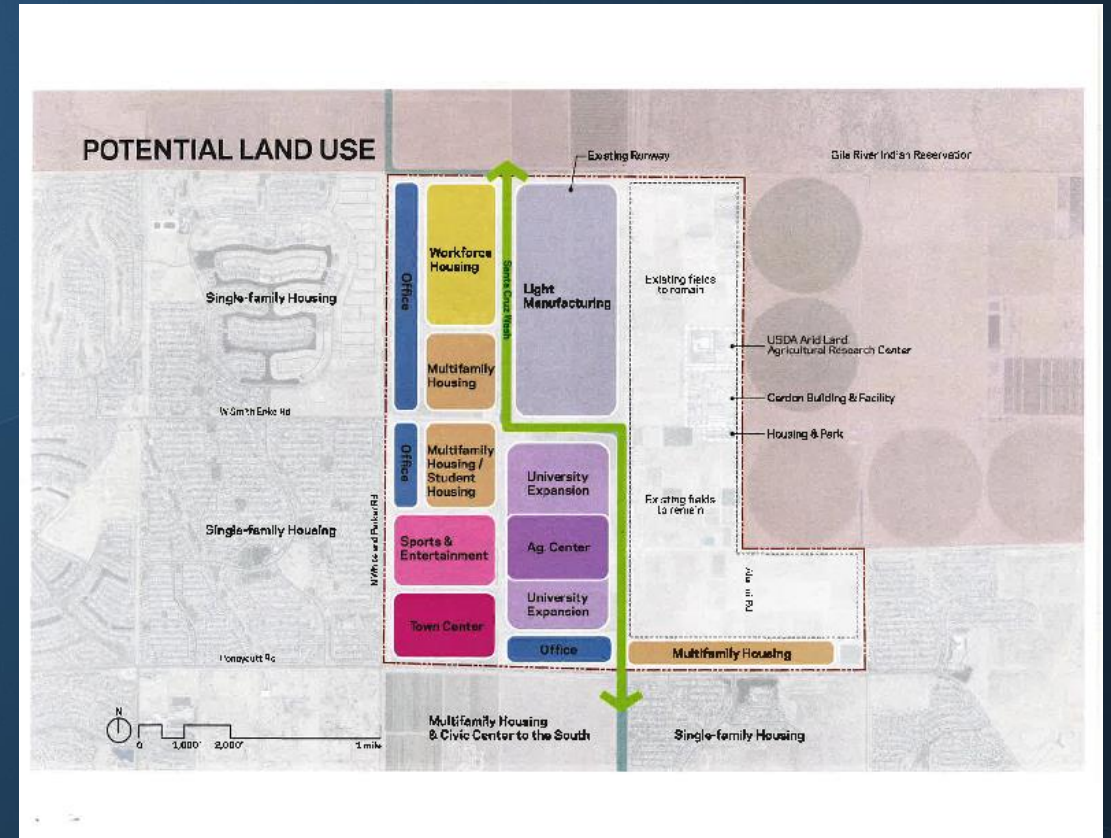


U of A – A Path Forward

President Robbins – Proposed Annual At-Risk Compensation Goals for 2023/2024

Goal #1. Establish & Advance Area of Innovation, Technology Park & Satellite Campus.

- Completion of, or a documented planned vote for, annexation by the City of Maricopa by June 30, 2024
- Documented planning w/ local government...





COMMERCIAL DEVELOPMENT

TECH PARK FUTURE EXPANSION

TECHNOLOGY PARK

MULTIFAMILY HOUSING

USDA ARID LAND AGRICULTURAL RESEARCH CENTER

CARDON BUILDING AND FACILITY

EXISTING FIELDS

UNIVERSITY OF ARIZONA SATELLITE CAMPUS

EXISTING FIELDS

MULTIFAMILY HOUSING / STUDENT HOUSING

TOWN CENTER

FUTURE MULTIFAMILY HOUSING DEVELOPMENT

CITY HALL

The Concept at a Glance
The AoI will maximize land use, creating new opportunities for development and leasing that generate long-term economic impacts.

300

ACRE

Technology Park

- Component of land to be leased to external developers
 - Meet specific criteria to reside in the tech park
- Startups: 20,000 sq. ft. incubator
- Earn revenue from various sources
- Various operating costs

600

ACRE

Area of Innovation

- Primarily leased to external developers
- May include downtown walking core, retail development, office development, residential and multi-residential development, hotels
 - In specific areas: industrial development

Education Campus

Satellite

- Located within the technology park
- Falls under separate governance structure
- Financial model provides high-level overview of opportunity available for this initiative



ECONOMIC OUTPUT

Year 5
Annual
\$4.0B
Cumulative
\$10.2B

Year 10
Annual
\$8.6B
Cumulative
\$44.6B

Year 15
Annual
\$11.0B
Cumulative
\$95.8B



TAX REVENUES

Annual
\$74.0M
Cumulative
\$206.5M

Annual
\$145.9M
Cumulative
\$800.9M

Annual
\$178.1M
Cumulative
\$1.7B



JOB-YEARS

Annual
19,424

Annual
39,893

Annual
51,266



EMPLOYMENT INCOME

Annual
\$1.6B

Annual
\$3.4B

Annual
\$4.3B