



City of Glendale

5850 West Glendale Avenue
Glendale, AZ 85301

City Council Workshop Agenda **AMENDED 2/20/2026***

***Mayor Jerry Weiers
Vice Mayor Ray Malnar
Councilmember Leandro Baldenegro
Councilmember Lupe Conchas Jr.
Councilmember Dianna T. Guzman
Councilmember Lauren Tolmachoff
Councilmember Bart Turner***

Tuesday, February 24, 2026

12:30 PM

**Glendale Civic Center
5750 W Glenn Drive
Glendale, AZ 85301**

Workshop

One or more members of the City Council may be unable to attend the Council Meeting in person and may participate telephonically, pursuant to A.R.S. § 38-431(4). The public will have access to where the meeting is taking place a minimum of thirty (30) minutes prior to the meeting start time posted on this agenda, pursuant to A.R.S. 38.431.02(H).

CALL TO ORDER

ROLL CALL

WORKSHOP SESSION

1. DOWNTOWN CAMPUS REINVESTMENT PROJECT UPDATE
Presented by: Eddie Garcia, AIA, City Architect, Engineering

Attachments

PowerPoint Presentation (Added 2/20/2026)*

2. US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) LOAN PORTFOLIO
Presented by: Kimberly Hall, Director, Community Services
Levi Gibson, Director, Finance and Budget
Matthew Hess, Deputy Director, Community Services

Attachments

PowerPoint Presentation (Added 2/20/2026)*

3. **GENERAL PLAN REWRITE – STATUS AND OVERVIEW**
Presented by: Duane Hoskins, Interim Deputy Director, Development Services

Attachments

PowerPoint Presentation (Added 2/20/2026)*

CITY MANAGER’S REPORT

This report allows the City Manager to update the City Council. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.

CITY ATTORNEY'S REPORT

This report allows the City Attorney to update the City Council. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Attorney since they are not itemized on the Council Workshop Agenda.

COUNCIL ITEMS OF SPECIAL INTEREST

Councilmembers may indicate topic(s) they would like to have discussed by the Council at a future Workshop and the reason for their interest. The Council does not discuss the new topics at the Workshop where they are introduced.

MOTION AND CALL TO ENTER INTO EXECUTIVE SESSION

EXECUTIVE SESSION

4. **LEGAL MATTERS**
 - A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the City’s position in pending or contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation (A.R.S. § 38-431.03(A)(3)(4))
 - B. Council will meet to discuss and consider records exempt by law from public inspection and are specifically required to be maintained as confidential by state or federal law (A.R.S. § 38-431.03(A)(4))
5. ***CONTRACTS/LEGAL ADVICE**

- A. *Discussion/consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction/direction to the City Attorney and City Manager regarding Glendale's position in connection with development agreements with the VAI Resorts, LLC. (A.R.S. §§ 38-431.03 (A)(3)(4))

6. ***PERSONNEL MATTERS**

- A. *The City Council will be discussing appointments and matters relating to the following boards, commissions and other bodies (A.R.S. § 38-431.03(A)(3)(4)):
1. Arts Commission
 2. Audit Committee
 3. Aviation Advisory Commission
 4. Board of Adjustment
 5. Citizens Transportation Oversight Commission
 6. Citizens Utility Advisory Commission
 7. Commission on Diverse Cultures
 8. Community Development Advisory Committee
 9. Historic Preservation Commission
 10. Industrial Development Authority
 11. Library Advisory Board
 12. Municipal Property Corporation
 13. Parks and Recreation Advisory Commission
 14. Personnel Board
 15. Planning Commission
 16. Public Safety Personnel Retirement Boards - Fire and Police
 17. Risk Management/Workers Compensation Trust Fund Board

ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

1. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting. (A.R.S. § 38-431.03(A)(1));
2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law. (A.R.S. § 38-431.03(A)(2));
3. Discussion or consultation for legal advice with the attorney or attorneys of the public body. (A.R.S. § 38-431.03(A)(3));
4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. § 38-431.03(A)(4));
5. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with employee organizations regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of employees of the public body. (A.R.S. § 38-431.03(A)(5));
6. Discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. (A.R.S. § 38-431.03(A)(6));
7. Discussions or consultations with designated representatives of the public body in order to consider its

position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property. (A.R.S. § 38-431.03(A)(7));
8. Discussion or consideration of matters relating to school safety operations or school safety plans or programs. (A.R.S. § 38-431.03(A)(8));
9. Discussions or consultations with designated representatives of the public body in order to discuss security plans, procedures, assessments, measures or systems relating to, or having an impact on, the security or safety of buildings, facilities, operations, critical infrastructure information and information technology maintained by the public body. Records, documentation, notes, or other materials made by, or provided to, the representatives pursuant to this paragraph are confidential and exempt from public disclosure under this chapter and title 39, chapter (A.R.S. § 38-431.03(A)(9)).

Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. § 38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless the City Council takes a legal action at a properly noticed open meeting to approve of such expenditure prior to incurring any such obligation or indebtedness. A.R.S. § 38-431.07(A)(B).

SPECIAL ACCOMMODATIONS

It is the policy of the City of Glendale that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator at 623-930-2270 or e-mail adacompliance@glendaleaz.com at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

POSTING VERIFICATION

This agenda was posted on 2/13/2026 at 1:00 p.m. by MR.
This amended agenda was posted on 2/20/2026 at 3:00 p.m. by MR.



CITY COUNCIL REPORT

MEETING DATE: 02/24/2026
SUBMITTED FOR: Eddie Garcia, City Architect
DEPARTMENT: Engineering

Subject

DOWNTOWN CAMPUS REINVESTMENT PROJECT UPDATE

Presented by: Eddie Garcia, AIA, City Architect, Engineering

Purpose and Recommended Action

The purpose of this presentation is to provide Council with an update on the Downtown Campus Reinvestment Project.

Previous Related Council Action

September 19, 2017, Council Workshop for the Council to begin discussing the development and prioritization of 10-year Capital Improvement Projects
June 24, 2019, Council Policy Session on Building Asset Philosophy
October 28, 2019, Council Policy Session on Building Asset Philosophy
December 14, 2021, Council Workshop on City Hall Complex Update
April 2, 2021, City Council Strategy Retreat on Downtown Glendale as part of a Council Item of Special Interest by Vice Mayor Jamie Aldama
December 14, 2021, Council Workshop on Downtown Campus Reinvestment Project (DCRP)
January 11, 2022, Council Workshop on DCRP
June 28, 2022, Council approves contract with Okland Construction Company for the DCRP
June 28, 2022, Council approves contract with Holly Street Studio LLC as Architect for the DCRP
August 9, 2022, Council Workshop on DCRP
August 23, 2022, Council Workshop on DCRP
September 27, 2022, Council Workshop project update
October 25, 2022, Council Workshop project update
November 22, 2022, Council Workshop project update
January 6, 2023, Special Council Workshop project update
January 24, 2023, Council Workshop project update and budget discussion
February 28, 2023, Council Workshop project update
March 28, 2023, Council Workshop project update
April 11, 2023, Council Workshop project update and presentation by Holly Street Studios
May 23, 2023, Council Workshop project update
June 13, 2023, Council Workshop project update and presentation by Holly Street Studios
August 22, 2023, Council Workshop project update
September 26, 2023, Council Workshop project update
October 24, 2023, Council Workshop update and presentation by Economic Development
November 28, 2023, Council Workshop project update and presentation by Holly Street Studios
January 23, 2024, Council Workshop project update and presentation by Holly Street Studios
February 27, 2024, Council Workshop project update
March 26, 2024, Council Workshop project update
April 23, 2024, Council Workshop project update
May 28, 2024, Council Workshop project update

June 25, 2024, Council Workshop project update
September 10, 2024, Council Workshop project update
September 24, 2024, Council Workshop project update
October 8, 2024, Council Workshop project update
December 10, 2024, Council Workshop project update
January 28, 2025, Council Workshop project update
February 25, 2025, Council Workshop project update
March 25, 2025, Council Workshop project update
April 22, 2025, Council Workshop project update
May 27, 2025, Council Workshop project update
June 24, 2025, Council workshop update on Murphy Park design and presentation by Holly Street Studios
August 26, 2025, Council Workshop project update
September 23, 2025, Council Workshop project update
October 28, 2025, Council Workshop project update
November 25, 2025, Council Workshop project update
December 9, 2025, Council Workshop project update
January 27, 2026, Council Workshop project update

Community Benefit/Public Involvement

Glendale's City Hall was constructed in 1984. The proposed reinvestments into Glendale's Downtown Campus include Glendale's City Hall complex and parking garage, the E. Lowell Rogers amphitheater, and the adjacent Murphy Park. They are important assets that need reinvestment to ensure they are accessible and usable for many generations.

Attachments

PowerPoint Presentation (Added 2/20/2026)*



Update #40 Downtown Campus Reinvestment Project

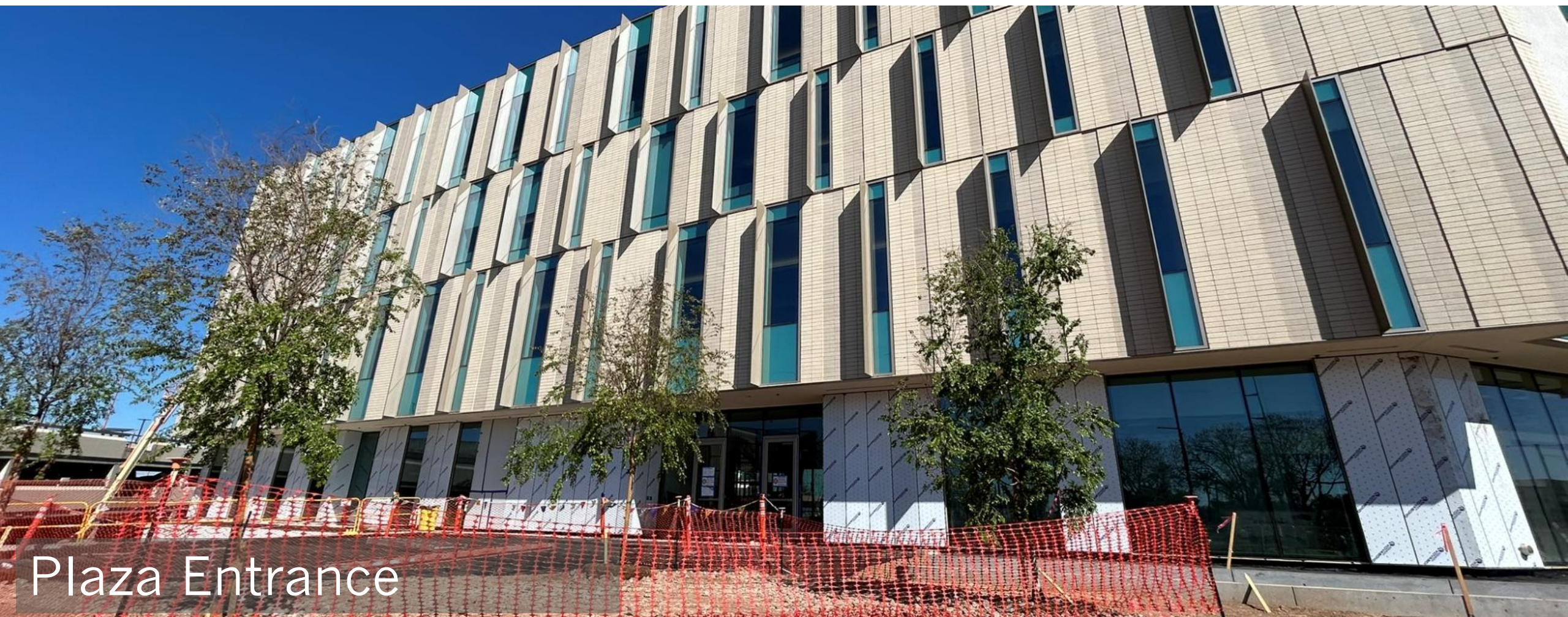
City Council Workshop

February 24, 2026

Presenter: Eddie Garcia, City Architect

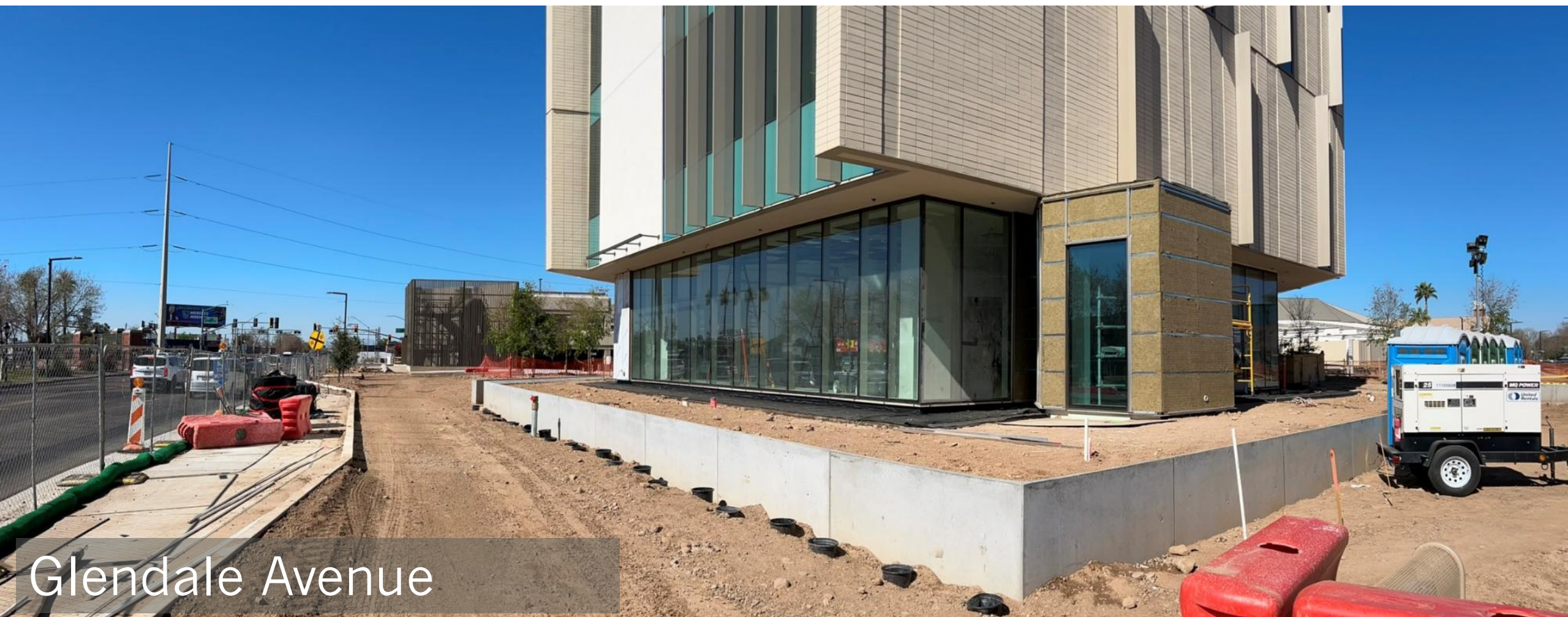


Site Activities



Plaza Entrance

Site Activities



Site Activities

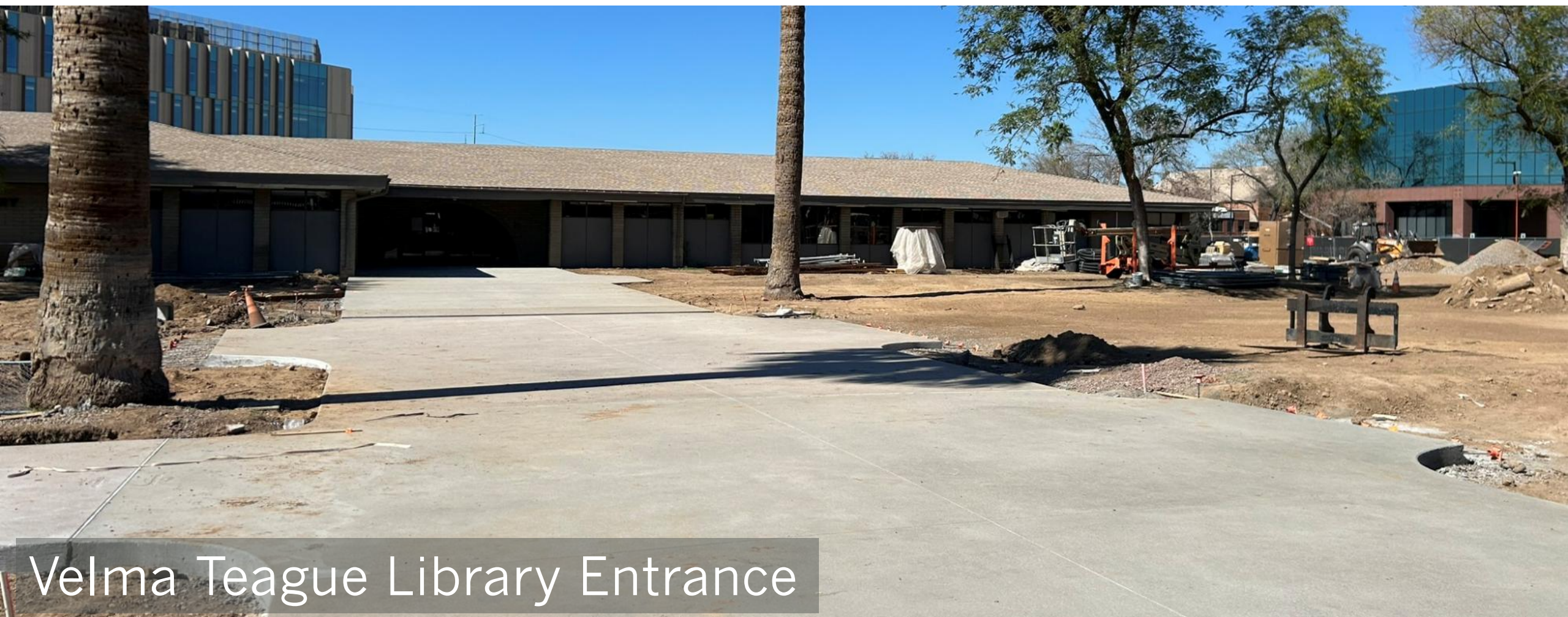


Site Activities



Murphy Park

Site Activities



Velma Teague Library Entrance

Amphitheater



Seating Bowl

Amphitheater



Seating Bowl

Interior Progress



Garden Level

Interior Progress



Interior Progress



Garden Level

Interior Progress



Garden Level - Clerk



Interior Progress



Garden Level – Boards/Commissions

Interior Progress



Garden Level – Call Center



Interior Progress



Interior Progress



LL – Elevator Lobby



LL – Training Room

Interior Progress



Interior Progress

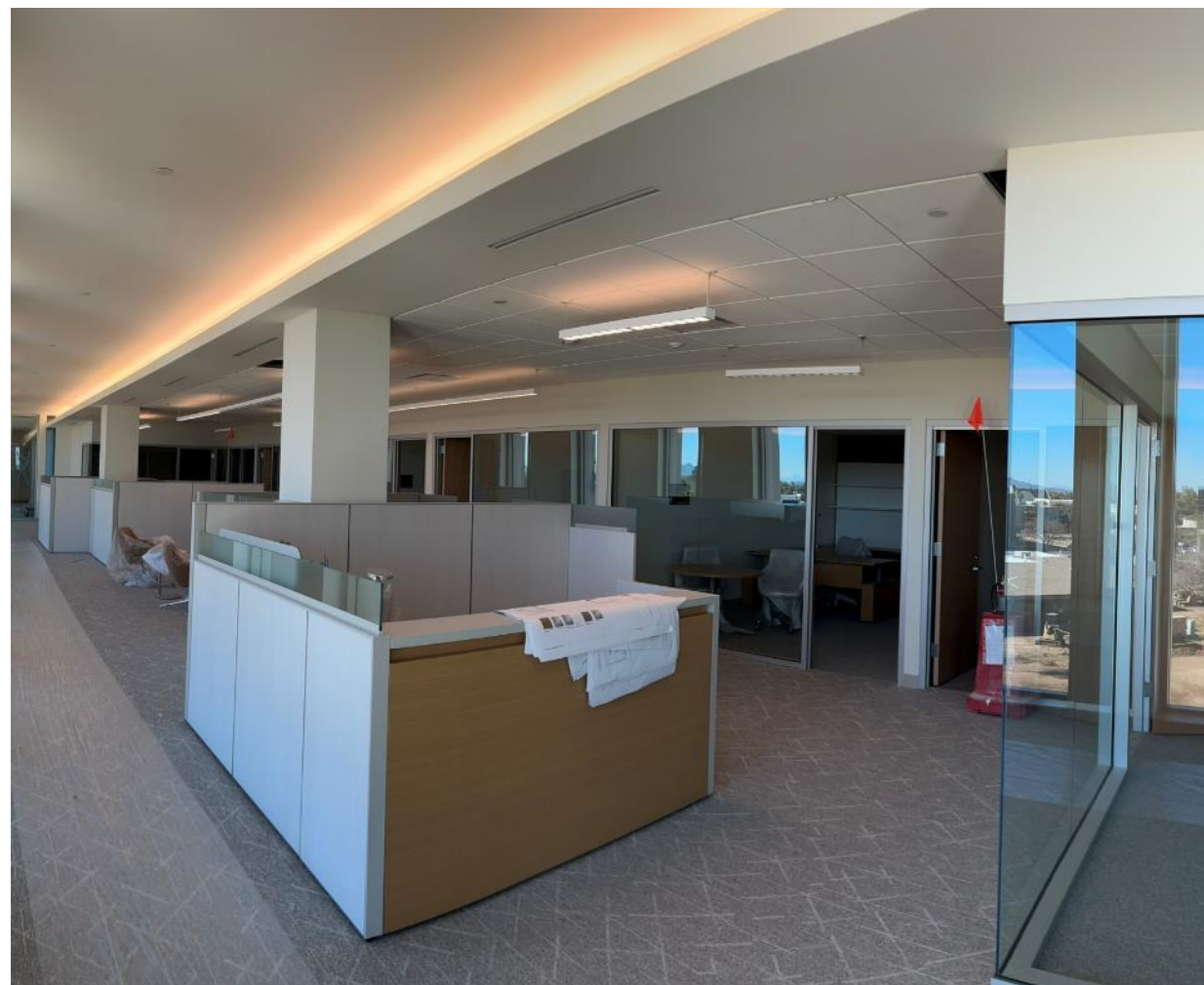


Interior Progress



Level 2

Interior Progress



Interior Progress



Level 4

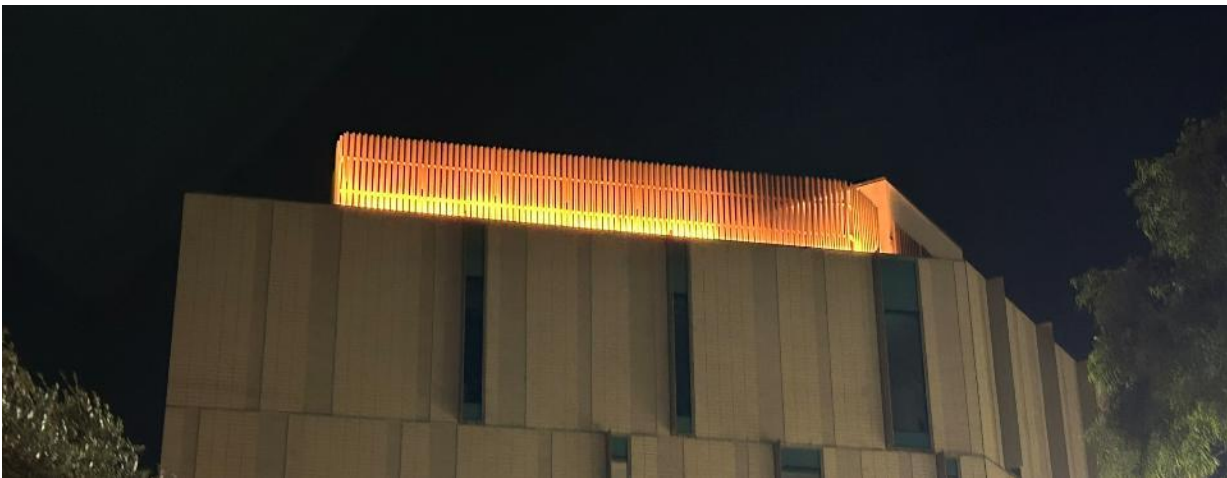
Council Chambers



Council Chambers

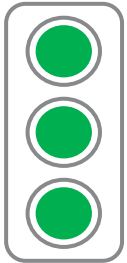


Architectural Lighting





In Progress



Scope
Schedule
Budget

- Interior Finishes Floors LL, GL,1, CC (MEP trim, Ceiling Grid, Cabinetry, tile)
- Interior Lighting Floors LL, GL, 1, CC
- Elevators 3 & 4
- Site: Amphitheater Bench Seating, plaza entry grading & planters, structural soils at planters
- Garage guard rails around area wells
- Murphy Park: Sidewalks
- Furniture Installation Level 2
- Roof Screen wall lighting

Next Month

- Concrete Fire Lane Access and Link
- Amphitheater Stage
- Murphy Park: Hardscape

 Thank You





CITY COUNCIL REPORT

MEETING DATE: 02/24/2026
SUBMITTED FOR: Kimberly Hall, Director
DEPARTMENT: Community Services

Subject

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) LOAN PORTFOLIO

Presented by: Kimberly Hall, Director, Community Services

Levi Gibson, Director, Finance and Budget

Matthew Hess, Deputy Director, Community Services

Purpose and Recommended Action

Staff will present information and options regarding the city's HUD-funded loan portfolio as they seek direction from City Council to address how to manage the portfolio more efficiently and effectively.

Background

The City has received funding to support affordable housing activities from the US Department of Housing and Urban Development (HUD)'s Community Planning and Development Office (CPD) since the late 1970s. This funding includes the Community Development Block Grant (CDBG), the Home Investment Partnerships (HOME) Program, and the Neighborhood Stabilization Program (NSP) grants.

These funds are programmed for various HUD-eligible activities and approved by City Council each year through the Annual Action Plan process, which is a HUD requirement, and includes public input consistent with HUD requirements. In this time, the City has undertaken several affordable housing activities, such as homeowner repairs, assistance to first-time home buyers, replacement of substandard single-family homes, and development of new rental and homeownership housing. Administration of these activities often includes loaning funds to program participants, which is required for some activities and allowable for others, per HUD regulations. Lending program funds is common among HUD grantees.

The structure of these loans varies considerably, and depends on the requirements of the funding source, the amount of the loan and the type of activity. Many loans also have associated escrow accounts to accommodate principal repayments, property taxes and homeowners insurance.

Analysis

Staff estimate that the City's outstanding housing loan portfolio will total approximately \$3.5 million across 148 loans at year-end. Loans fall into three categories (deferred, forgivable, and repayable) with some including escrow accounts for repayments, taxes, and insurance.

An internal audit identified limitations in the accessibility and reliability of historical loan data, along with constraints in policy that impact the ability to manage these loans effectively and efficiently. Many of these loans were granted more than 30 years ago and some loans were not required to be paid, but still remain on the City's books as outstanding. Staff will present options and recommendations to City Council and request feedback and consensus direction on the proposed approach to addressing the outstanding loans and the audit findings.

Community Benefit/Public Involvement

The goal of this discussion is to resolve the audit findings in a manner that will simplify loan structures, improve transparency, align program administration with industry best practices, reduce administrative burden and costs, support wealth-building and housing stability for low-income households and maintain compliance with HUD regulations. This is in alignment with the following Tier I Strategic Objectives: improve community experience, optimize processes and services and improve resource alignment.

Attachments

PowerPoint Presentation (Added 2/20/2026)*



US Department of Housing and Urban Development Loan Portfolio Discussion

February 24, 2026, City Council Workshop





Presentation Overview

- Purpose and Background
- Loan Portfolio Composition and Servicing
- Recommended Actions
- Grant Impacts and Benefits
- Consensus



Purpose

- Discuss HUD Community Planning and Development funded loan portfolio
- Provide recommendations to address inefficiency and benefits to residents
- Seek consensus on recommendations



Background

Funding Sources

- Community Development Block Grant (CDBG)
- Home Investment Partnerships Program (HOME)
- Neighborhood Stabilization Program (NSP)

Activities Supported

- Homeowner Rehabilitation
- First-Time Homebuyer Assistance
- Replacement of Substandard Homeowner Housing



Background

- Loans older than 30 years not consistent with industry lending practices
- Rehab improvements past useful life
- Ownership changes limit tracking
- Cost of third-party servicing greater than the amount collected
- Neighborly technology platform – remove external loan servicer and service in-house
- Internal Audit Finding – reliability and accessibility of outstanding loan data



Portfolio Composition

- **Deferred:** no regular payment required; exist until repaid through sale/transfer of property or voluntary repayment
- **Forgivable:** depreciate equally over term of the loan (5, 10, 15 or 20 years)
- **Repayable:** monthly payments (with or without interest)

18 loans across all types also have escrow accounts



Portfolio Amounts

Types of Loans	Approximate balance at end of FY 2025-26	No. of Loans at end of FY 2025-26	Loans with Escrows
1. Deferred	\$2.2 million	60	6
2. Forgivable	\$1.1 million	82	6
3. Repayable	\$0.2 million	6	6
Total:	\$3.5 million	148	18



Recommended Actions

1. Remove escrows from all loan types
2. Convert deferred loans to forgivable with 30-year term
3. Convert repayable loans to forgivable with existing terms
4. Keep forgivable loans as is – no changes
5. Cancel external vendor service contract
6. Transition servicing in-house



Grant Impact

Deferred Loans:

- Loans >30 years = \$298K of \$2.2M balance is forgiven now
- Loans <30 years = no immediate grant impact; loans will depreciate over remainder of existing term

Forgivable Loans

- No grant impact = will continue to be forgiven over existing term

Repayable Loans

- All loans become forgivable over existing term = no immediate grant impact with possible impact up to \$209K if loans chosen to be repaid
- \$70K in interest foregone over 19 years

All loan funds and interest repaid must be used for eligible HUD program activities



Benefits

- Provides debt relief/wealth building for low-income clients
- Resolves Internal Audit finding
- Aligns city practice with industry standards
- Maintains compliance with regulations while providing continued grant revenue to support HUD programs
- Reduces long-term service costs
- More efficient administration



Consensus Requested

Proceed to formal adoption of a Council resolution giving staff authority to implement these changes.



CITY COUNCIL REPORT

MEETING DATE: 02/24/2026
SUBMITTED FOR: Duane Hoskins, Interim Deputy
DEPARTMENT: Development Services

Subject

GENERAL PLAN REWRITE – STATUS AND OVERVIEW

Presented by: Duane Hoskins, Interim Deputy Director, Development Services

Purpose and Recommended Action

Provide an informational update on the General Plan Rewrite process. This item is for workshop discussion and no action is requested.

Background

State law requires the City to adopt and periodically update its General Plan to guide long-range growth and development. The Plan will address current conditions, align with community priorities, and meet statutory requirements, establishing the City's long-term vision and policy direction for future decisions.

Analysis

The project team is continuously refining the project scope, schedule, and public involvement strategy to meet the needs and direction of the community and stakeholders. The team will return to Council at key milestones to review the vision framework, policy direction, and draft plan before adoption and voter ratification.

Previous Related Council Action

City Council approved the consultant services agreement for the General Plan Rewrite.

Community Benefit/Public Involvement

The General Plan Rewrite provides residents, businesses, and community stakeholders with an opportunity to shape the City's long-term vision. The project team will convene a Steering Committee, organize focus groups, and conduct broader public outreach to ensure the process remains transparent, inclusive, and responsive to community priorities.

Attachments

PowerPoint Presentation (Added 2/20/2026)*



General Plan Rewrite Update

City Council Workshop – February 24, 2026





Purpose

- Provide an overview of the project and process
- Outline project scope and schedule
- Review public and stakeholder engagement strategies
- Provide key milestones



What is the General Plan?

- Statutory requirement
- Establishes community vision and goals
- City's long-range policy document
- Guides future land use, growth, and development
- Foundation for zoning and capital investment planning



Project Overview

- Phase 1: Initiation
- Phase 2: Visioning
- Phase 3: Policy Development
- Phase 4: Draft the Plan
- Phase 5: Adoption and Ratification



Initiation – Current Phase

- Scope development
- Project schedule (on-going)
- Communication tools (refining)
- Community engagement framework
- Form Steering Committee and Focus Groups



Critical Groups

- City Council
- Planning Commission
- Community
- Focus Groups
- Steering Committee



Steering Committee

- Purpose and role
 - Led by the consultant
 - Technical advisory throughout the process
 - Document focused
- Comprised of Planning Commission, community subject experts, and senior staff
- Convenes four times throughout the project



Focus Groups

- Purpose and role
 - Provide stakeholder input on specific topics
 - Provide community-based perspective
 - Address specific General Plan elements, goals, and policies
- Ideal group members: residents, business owners, developers, and city leadership



Tentative Focus Areas

- Growth and Development
- Infill and Adaptive Reuse
- Connectivity
- Community Preservation/Revitalization
- Urban Design
- Arts and Culture
- Economic Vitality
- Public Facilities and Services
- Environmental Sustainability
- Military and Aviation



City Council Involvement

- Council Workshops
 - Review and provide feedback on draft General Plan
- Public hearings
 - Planning Commission (Recommendation)
 - City Council (Adoption)



Engagement

- Community Meetings
- Pop-up opportunities
- Community surveys
- Social media and digital outreach
- Stakeholder interviews
 - City Departments
 - City Council
 - Others



Tentative Milestone Schedule

- February/March:
 - Form Steering Committee and kickoff meeting (1 of 4)
 - Complete stakeholder interviews
- April/May:
 - Existing Conditions Report - Draft
 - Establish Focus Groups
 - Community meetings (1 of 3)
 - Steering Committee meeting (2 of 4)
 - Council and Planning Commission workshops (1 of 3)



Tentative Milestone Schedule

- June/July:
 - Existing Conditions Report - Final
 - Community meetings (2 of 3)
 - Council and Planning Commission workshops (2 of 3)
- August/September:
 - Administrative Draft of the General Plan
 - Steering Committee meeting (3 of 4)



Tentative Milestone Schedule

- October/November:
 - Council and Planning Commission workshops (3 of 3)
 - Community meetings (3 of 3)
 - Draft General Plan 60-day public review period
- December/January:
 - Draft General Plan - Final
 - Public hearings and adoption
- General Plan ratification will fall into the 2027 ballot cycle



Key Outcomes

- Updated community vision
- Clear land use framework
- Policies and goals for growth, infill, adaptive reuse, and redevelopment
- Implementation strategies
- Voter-approved General Plan



General Plan Rewrite Update

City Council Workshop – February 24, 2026

