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**City of Peoria  
Community Development Block Grant (CDBG)  
Consolidated Plan 2010-2014  
Amendment #1 – Section 108 Loan Guarantee**

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**Submitted to HUD:  
May 2012**

**Prepared by:  
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The purpose of this document is to amend the City of Peoria’s Five Year Consolidated Plan July 1, 2010 through June 30, 2014 (ConPlan).

Consolidated Plan Amendment #1 proposes the inclusion of the use of Section 108 Loan Guarantee funds as a financial tool to the City to accomplish specific economic development goals. The ConPlan Amendment proposes the addition of a specific economic development activity related to job creation. The goal of this activity is to create 72 new jobs within the City of Peoria at a manufacturing firm that is relocating to the City. These newly created jobs are to be held by, or made available to, low to moderate income citizens. In order to accomplish this goal, the City will submit a Section 108 Loan Guarantee application to the U.S. Department of Housing and Urban Development (HUD) for \$1,500,000 to be repaid in installments utilizing future Community Development Block Grant (CDBG) allocation funding.

References in the ConPlan specific to “Economic Development Needs” are hereby amended to include the use of Section 108 Loan Guarantee funds as a financial tool to assist the City in accomplishing economic development activities. In addition, the potential strategies listed are amended to include the project as described in the Section 108 Loan Guarantee Application which is included as an integral part of this amendment document as Attachment A.

This amendment to the ConPlan will allow the City to continue to address its community and economic development goals, strategies and programs that improve the quality of life for low and moderate income citizens.



The company went through a highly competitive site selection process that included many states and communities to determine the location of its expanded manufacturing facility. Peoria offered an incentive package of \$1.5 million to attract this project to our community. The \$1.5 million is an incentive to create jobs.

The location Maxwell Technologies chose is in the Arrowhead 101 Industrial Park, which has been vacant since 2007. They have a lease in place with the owner, but are finalizing ownership of the land and the building by the end of this year.

### **Sources and Uses**

Peoria is requesting the \$1,500,000 Section 108 loan as a post-performance incentive for the creation of jobs. Maxwell will be using private debt and equity for the \$26 million capital investment in this project.

### **Project Structure and Participants**

The City will borrow Section 108 loan funds and grant them to Maxwell Technologies to incentivize job creation. The City and Maxwell will sign an Economic Development Agreement in consideration for **post-performance financial assistance**. The agreement indicates that Maxwell will provide a return on investment that meets the following performance thresholds:

#### **Job creation as follows:**

Year 1: A minimum of 30 new jobs with a minimum of \$45,000 average salaries.

Year 2: A minimum of 30 new jobs with a minimum of \$48,000 average salaries.

Year 3: A minimum of 30 new jobs with a minimum of \$48,000 average salaries.

A “new” job is defined in the agreement as all employment positions filled either: (a) from an open call of applicants, including applicants within the greater Phoenix area; or (b) from relocation of employees currently employed by Maxwell at another location.

At least 140 of the new jobs generated over the three-year time frame are to be from an open call of applicants, including applicants within the greater Phoenix area.

### **Vacancy Absorption**

Maxwell will be occupying a 120,000 square foot vacant industrial shell building at 8644 W. Ludlow Drive and converting it into a productive economic use. The building had been vacant since 2007.

### **Direct Revenue Benefit to the City**

No later than 84 months from the Effective Date of the Economic Development Agreement, a direct revenue benefit shall be received by the City in an amount equal to or greater than \$1,500,000. Direct revenue benefit means all monies received by the City resulting from Maxwell's operations in the City, including but not limited to any and all payments for taxes, permits, licenses or other fees related to the Project whether received prior to or after the Effective Date.

If prior to the end of 84 months from the Effective Date of the Agreement, Maxwell engages in a Loss of Revenue Event (as defined below), Maxwell shall pay to the City the difference, not to exceed \$1,500,000, between the City's investment and the Direct Revenue received by the City up to that point in time. A Loss of Revenue Event shall consist of any one or more of the following actions taken by Maxwell:

- Cease total operations in the City;
- Substantially downsize operations in the City; or
- Otherwise adversely impact the City's ability to recoup its investment through direct revenue generation from Maxwell's operations

### **Verification of Compliance**

The City will receive quarterly verification of Maxwell's compliance with the performance thresholds, specifically the Employment Security Commission reports which summarize the number of employees, wages paid, and unemployment taxes due as a result of the Project. Since the agreement with Maxwell is post-performance, the City will provide the agreed upon financial assistance only after the performance threshold for job creation has been met.

### **Repayment Schedule**

The city's preferred repayment schedule is quarterly interest payments and annual principal payments over a ten-year period. There are two scenarios for the loan and the repayment schedule. Charts 1A and B assumes a single disbursement of \$1,500,000 with its corresponding repayment and Charts 2A and B assumes three disbursements of \$500,000 each annually for three years and then the corresponding repayment of each. See the charts below for detail:

### Chart 1A: Loan Assumptions

<b>Loan Assumptions</b>	
Amount borrowed	\$ 1,500,000
Total term (years)	10
Interest dates	Feb, May, Aug, Nov
Assumed even principal payments	\$ 150,000
Assumed start	8/1/2012
Assumed end	8/1/2022
Assumed 1st Principal payment due	8/1/2013
<b>1st Year</b>	
Libor Rate (3 month rate)	0.56%
Libor Rate Date	1/19/2012
20 basis points	0.20%
Total rate	0.76%
<b>Years 2-10</b>	
10 Year Treas Note Rate	1.92%
10 Yr Treas Note Date	1/18/2012
50 basis points	0.5%
Total rate	2.42%

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Attachment A

Chart 1B: Amortization Schedule

Amortization schedule	Beg Principal	Principal Pymt	Interest Pymt	Total Pymt	End Principal
8/1/2012	\$ 1,500,000.00	\$ -	\$ 2,850.00	\$ 2,850.00	\$ 1,500,000.00
11/1/2012	1,500,000.00	-	2,850.00	2,850.00	1,500,000.00
2/1/2013	1,500,000.00	-	2,850.00	2,850.00	1,500,000.00
5/1/2013	1,500,000.00	-	2,850.00	2,850.00	1,500,000.00
8/1/2013	1,500,000.00	150,000.00	9,075.00	159,075.00	1,350,000.00
11/1/2013	1,350,000.00	-	8,167.50	8,167.50	1,350,000.00
2/1/2014	1,350,000.00	-	8,167.50	8,167.50	1,350,000.00
5/1/2014	1,350,000.00	-	8,167.50	8,167.50	1,350,000.00
8/1/2014	1,350,000.00	150,000.00	8,167.50	158,167.50	1,200,000.00
11/1/2014	1,200,000.00	-	7,260.00	7,260.00	1,200,000.00
2/1/2015	1,200,000.00	-	7,260.00	7,260.00	1,200,000.00
5/1/2015	1,200,000.00	-	7,260.00	7,260.00	1,200,000.00
8/1/2015	1,200,000.00	150,000.00	7,260.00	157,260.00	1,050,000.00
11/1/2015	1,050,000.00	-	6,352.50	6,352.50	1,050,000.00
2/1/2016	1,050,000.00	-	6,352.50	6,352.50	1,050,000.00
5/1/2016	1,050,000.00	-	6,352.50	6,352.50	1,050,000.00
8/1/2016	1,050,000.00	150,000.00	6,352.50	156,352.50	900,000.00
11/1/2016	900,000.00	-	5,445.00	5,445.00	900,000.00
2/1/2017	900,000.00	-	5,445.00	5,445.00	900,000.00
5/1/2017	900,000.00	-	5,445.00	5,445.00	900,000.00
8/1/2017	900,000.00	150,000.00	5,445.00	155,445.00	750,000.00
11/1/2017	750,000.00	-	4,537.50	4,537.50	750,000.00
2/1/2018	750,000.00	-	4,537.50	4,537.50	750,000.00
5/1/2018	750,000.00	-	4,537.50	4,537.50	750,000.00
8/1/2018	750,000.00	150,000.00	4,537.50	154,537.50	600,000.00
11/1/2018	600,000.00	-	3,630.00	3,630.00	600,000.00
2/1/2019	600,000.00	-	3,630.00	3,630.00	600,000.00
5/1/2019	600,000.00	-	3,630.00	3,630.00	600,000.00
8/1/2019	600,000.00	150,000.00	3,630.00	153,630.00	450,000.00
11/1/2019	450,000.00	-	2,722.50	2,722.50	450,000.00
2/1/2020	450,000.00	-	2,722.50	2,722.50	450,000.00
5/1/2020	450,000.00	-	2,722.50	2,722.50	450,000.00
8/1/2020	450,000.00	150,000.00	2,722.50	152,722.50	300,000.00
11/1/2020	300,000.00	-	1,815.00	1,815.00	300,000.00
2/1/2021	300,000.00	-	1,815.00	1,815.00	300,000.00
5/1/2021	300,000.00	-	1,815.00	1,815.00	300,000.00
8/1/2021	300,000.00	150,000.00	1,815.00	151,815.00	150,000.00
11/1/2021	150,000.00	-	907.50	907.50	150,000.00
2/1/2022	150,000.00	-	907.50	907.50	150,000.00
5/1/2022	150,000.00	-	907.50	907.50	150,000.00
8/1/2022	150,000.00	150,000.00	907.50	150,907.50	-
		1,500,000.00	183,825.00	1,683,825.00	

Chart 2A: Loan Assumptions

Loan Assumptions	Loan #1	Loan #2	Loan #3
Amount borrowed	\$ 500,000	\$ 500,000	\$ 500,000
Total term (years)	10	10	10
Interest dates	Feb, May, Aug, Nov	Feb, May, Aug, Nov	Feb, May, Aug, Nov
Assumed even principal payments	\$ 50,000	\$ 50,000	\$ 50,000
Assumed start	8/1/2012	8/1/2013	8/1/2014
Assumed end	8/1/2022	8/1/2023	8/1/2024
Assumed 1st Principal payment due	8/1/2013	8/1/2014	8/1/2015
<b>1st Year</b>			
Libor Rate (3 month rate)	0.47%	0.47%	0.47%
Libor Rate Date	3/9/2012	3/9/2012	3/9/2012
20 basis points	0.20%	0.20%	0.20%
Total rate	0.67%	0.67%	0.67%
<b>Years 2-10</b>			
10 Year Treas Note Rate	2.04%	2.04%	2.04%
10 Yr Treas Note Date	3/9/2012	3/9/2012	3/9/2012
50 basis points	0.5%	0.5%	0.5%
Total rate	2.54%	2.54%	2.54%
These schedules assume that the interest rate stays the same for each of the 3 bond issues. This will not actually happen. The rates will change for each bond issue.			

Chart 2B: Amortization Schedule

Amortization schedule	Loan #1				
	Beg Principal	Principal Pymt	Interest Pymt	Total Pymt	End Principal
8/1/2012	\$ 500,000.00	\$ -	\$ 837.50	\$ 837.50	\$ 500,000.00
11/1/2012	500,000.00	-	837.50	837.50	500,000.00
2/1/2013	500,000.00	-	837.50	837.50	500,000.00
5/1/2013	500,000.00	-	837.50	837.50	500,000.00
8/1/2013	500,000.00	50,000.00	3,175.00	53,175.00	450,000.00
11/1/2013	450,000.00	-	2,857.50	2,857.50	450,000.00
2/1/2014	450,000.00	-	2,857.50	2,857.50	450,000.00
5/1/2014	450,000.00	-	2,857.50	2,857.50	450,000.00
8/1/2014	450,000.00	50,000.00	2,857.50	52,857.50	400,000.00
11/1/2014	400,000.00	-	2,540.00	2,540.00	400,000.00
2/1/2015	400,000.00	-	2,540.00	2,540.00	400,000.00
5/1/2015	400,000.00	-	2,540.00	2,540.00	400,000.00
8/1/2015	400,000.00	50,000.00	2,540.00	52,540.00	350,000.00
11/1/2015	350,000.00	-	2,222.50	2,222.50	350,000.00
2/1/2016	350,000.00	-	2,222.50	2,222.50	350,000.00
5/1/2016	350,000.00	-	2,222.50	2,222.50	350,000.00
8/1/2016	350,000.00	50,000.00	2,222.50	52,222.50	300,000.00
11/1/2016	300,000.00	-	1,905.00	1,905.00	300,000.00
2/1/2017	300,000.00	-	1,905.00	1,905.00	300,000.00
5/1/2017	300,000.00	-	1,905.00	1,905.00	300,000.00
8/1/2017	300,000.00	50,000.00	1,905.00	51,905.00	250,000.00
11/1/2017	250,000.00	-	1,587.50	1,587.50	250,000.00
2/1/2018	250,000.00	-	1,587.50	1,587.50	250,000.00
5/1/2018	250,000.00	-	1,587.50	1,587.50	250,000.00
8/1/2018	250,000.00	50,000.00	1,587.50	51,587.50	200,000.00
11/1/2018	200,000.00	-	1,270.00	1,270.00	200,000.00
2/1/2019	200,000.00	-	1,270.00	1,270.00	200,000.00
5/1/2019	200,000.00	-	1,270.00	1,270.00	200,000.00
8/1/2019	200,000.00	50,000.00	1,270.00	51,270.00	150,000.00
11/1/2019	150,000.00	-	952.50	952.50	150,000.00
2/1/2020	150,000.00	-	952.50	952.50	150,000.00
5/1/2020	150,000.00	-	952.50	952.50	150,000.00
8/1/2020	150,000.00	50,000.00	952.50	50,952.50	100,000.00
11/1/2020	100,000.00	-	635.00	635.00	100,000.00
2/1/2021	100,000.00	-	635.00	635.00	100,000.00
5/1/2021	100,000.00	-	635.00	635.00	100,000.00
8/1/2021	100,000.00	50,000.00	635.00	50,635.00	50,000.00
11/1/2021	50,000.00	-	317.50	317.50	50,000.00
2/1/2022	50,000.00	-	317.50	317.50	50,000.00
5/1/2022	50,000.00	-	317.50	317.50	50,000.00
8/1/2022	50,000.00	50,000.00	317.50	50,317.50	-
<b>Totals</b>		<b>500,000.00</b>	<b>63,675.00</b>	<b>563,675.00</b>	

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Attachment A

	Loan #2				
Amortization schedule	Beg Principal	Principal Pymt	Interest Pymt	Total Pymt	End Principal
8/1/2013	500,000.00	-	837.50	837.50	500,000.00
11/1/2013	500,000.00	-	837.50	837.50	500,000.00
2/1/2014	500,000.00	-	837.50	837.50	500,000.00
5/1/2014	500,000.00	-	837.50	837.50	500,000.00
8/1/2014	500,000.00	50,000.00	3,175.00	53,175.00	450,000.00
11/1/2014	450,000.00	-	2,857.50	2,857.50	450,000.00
2/1/2015	450,000.00	-	2,857.50	2,857.50	450,000.00
5/1/2015	450,000.00	-	2,857.50	2,857.50	450,000.00
8/1/2015	450,000.00	50,000.00	2,857.50	52,857.50	400,000.00
11/1/2015	400,000.00	-	2,540.00	2,540.00	400,000.00
2/1/2016	400,000.00	-	2,540.00	2,540.00	400,000.00
5/1/2016	400,000.00	-	2,540.00	2,540.00	400,000.00
8/1/2016	400,000.00	50,000.00	2,540.00	52,540.00	350,000.00
11/1/2016	350,000.00	-	2,222.50	2,222.50	350,000.00
2/1/2017	350,000.00	-	2,222.50	2,222.50	350,000.00
5/1/2017	350,000.00	-	2,222.50	2,222.50	350,000.00
8/1/2017	350,000.00	50,000.00	2,222.50	52,222.50	300,000.00
11/1/2017	300,000.00	-	1,905.00	1,905.00	300,000.00
2/1/2018	300,000.00	-	1,905.00	1,905.00	300,000.00
5/1/2018	300,000.00	-	1,905.00	1,905.00	300,000.00
8/1/2018	300,000.00	50,000.00	1,905.00	51,905.00	250,000.00
11/1/2018	250,000.00	-	1,587.50	1,587.50	250,000.00
2/1/2019	250,000.00	-	1,587.50	1,587.50	250,000.00
5/1/2019	250,000.00	-	1,587.50	1,587.50	250,000.00
8/1/2019	250,000.00	50,000.00	1,587.50	51,587.50	200,000.00
11/1/2019	200,000.00	-	1,270.00	1,270.00	200,000.00
2/1/2020	200,000.00	-	1,270.00	1,270.00	200,000.00
5/1/2020	200,000.00	-	1,270.00	1,270.00	200,000.00
8/1/2020	200,000.00	50,000.00	1,270.00	51,270.00	150,000.00
11/1/2020	150,000.00	-	952.50	952.50	150,000.00
2/1/2021	150,000.00	-	952.50	952.50	150,000.00
5/1/2021	150,000.00	-	952.50	952.50	150,000.00
8/1/2021	150,000.00	50,000.00	952.50	50,952.50	100,000.00
11/1/2021	100,000.00	-	635.00	635.00	100,000.00
2/1/2022	100,000.00	-	635.00	635.00	100,000.00
5/1/2022	100,000.00	-	635.00	635.00	100,000.00
8/1/2022	100,000.00	50,000.00	635.00	50,635.00	50,000.00
11/1/2022	50,000.00	-	317.50	317.50	50,000.00
2/1/2023	50,000.00	-	317.50	317.50	50,000.00
5/1/2023	50,000.00	-	317.50	317.50	50,000.00
8/1/2023	50,000.00	50,000.00	317.50	50,317.50	-
<b>Totals</b>		500,000.00	63,675.00	563,675.00	

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	Loan #3				
Amortization schedule	Beg Principal	Principal Pymt	Interest Pymt	Total Pymt	End Principal
8/1/2014	500,000.00	-	837.50	837.50	500,000.00
11/1/2014	500,000.00	-	837.50	837.50	500,000.00
2/1/2015	500,000.00	-	837.50	837.50	500,000.00
5/1/2015	500,000.00	-	837.50	837.50	500,000.00
8/1/2015	500,000.00	50,000.00	3,175.00	53,175.00	450,000.00
11/1/2015	450,000.00	-	2,857.50	2,857.50	450,000.00
2/1/2016	450,000.00	-	2,857.50	2,857.50	450,000.00
5/1/2016	450,000.00	-	2,857.50	2,857.50	450,000.00
8/1/2016	450,000.00	50,000.00	2,857.50	52,857.50	400,000.00
11/1/2016	400,000.00	-	2,540.00	2,540.00	400,000.00
2/1/2017	400,000.00	-	2,540.00	2,540.00	400,000.00
5/1/2017	400,000.00	-	2,540.00	2,540.00	400,000.00
8/1/2017	400,000.00	50,000.00	2,540.00	52,540.00	350,000.00
11/1/2017	350,000.00	-	2,222.50	2,222.50	350,000.00
2/1/2018	350,000.00	-	2,222.50	2,222.50	350,000.00
5/1/2018	350,000.00	-	2,222.50	2,222.50	350,000.00
8/1/2018	350,000.00	50,000.00	2,222.50	52,222.50	300,000.00
11/1/2018	300,000.00	-	1,905.00	1,905.00	300,000.00
2/1/2019	300,000.00	-	1,905.00	1,905.00	300,000.00
5/1/2019	300,000.00	-	1,905.00	1,905.00	300,000.00
8/1/2019	300,000.00	50,000.00	1,905.00	51,905.00	250,000.00
11/1/2019	250,000.00	-	1,587.50	1,587.50	250,000.00
2/1/2020	250,000.00	-	1,587.50	1,587.50	250,000.00
5/1/2020	250,000.00	-	1,587.50	1,587.50	250,000.00
8/1/2020	250,000.00	50,000.00	1,587.50	51,587.50	200,000.00
11/1/2020	200,000.00	-	1,270.00	1,270.00	200,000.00
2/1/2021	200,000.00	-	1,270.00	1,270.00	200,000.00
5/1/2021	200,000.00	-	1,270.00	1,270.00	200,000.00
8/1/2021	200,000.00	50,000.00	1,270.00	51,270.00	150,000.00
11/1/2021	150,000.00	-	952.50	952.50	150,000.00
2/1/2022	150,000.00	-	952.50	952.50	150,000.00
5/1/2022	150,000.00	-	952.50	952.50	150,000.00
8/1/2022	150,000.00	50,000.00	952.50	50,952.50	100,000.00
11/1/2022	100,000.00	-	635.00	635.00	100,000.00
2/1/2023	100,000.00	-	635.00	635.00	100,000.00
5/1/2023	100,000.00	-	635.00	635.00	100,000.00
8/1/2023	100,000.00	50,000.00	635.00	50,635.00	50,000.00
11/1/2023	50,000.00	-	317.50	317.50	50,000.00
2/1/2024	50,000.00	-	317.50	317.50	50,000.00
5/1/2024	50,000.00	-	317.50	317.50	50,000.00
8/1/2024	50,000.00	50,000.00	317.50	50,317.50	-
<b>Totals</b>		500,000.00	63,675.00	563,675.00	

### **Additional Security**

Additional security for the repayment of the loan will be a General Fund reserve of \$1.5 million equaling the total amount of the loan.

### **Project Implementation**

The estimated project schedule is the following:

Tenant Improvement plans submitted for City plan review and permitting	March 2012
Permits Issued (estimated)	April 2012
Certificate of Occupancy (estimated)	September 2012
Initial hiring (estimated)	September-December 2012
Facility open (estimated)	December 2012

The Section 108 financing needs to be in place by the time they expect to start hiring in September 2012.

### **Eligible Activity and National Objective**

This application is eligible for the Section 108 Loan Guarantee Program based on economic development activity eligible under the CDBG program as stated in CFR 570.703(i)(1) with cross-reference to CFR 570.203(b) with respect to a grant to a private for-profit business as part of an economic development activity for job creation in a renewable energy/clean tech industry. The city will comply with CFR 570.209 in terms of the amount of assistance per job required.

This is an eligible activity that will meet the national objective of benefiting low and moderate income persons by providing job creation, consistent with CFR 570.208 (a)(4)(i), (iii). Of the 140 new jobs, 51%, or 72 jobs, will be at moderate income levels to meet section 570.208 (a) (4), with 50% of the 72 moderate income jobs held by moderate income workers (Section 570.208(a)(4)i). Additionally, 50% of the 72 moderate income jobs will be

made available to moderate income workers through a job training program that the city will coordinate with Maricopa Community Colleges (Section 570.208(a)(4)(iii)). The verification of the income level of all Maxwell employees will be completed through the Self-Certification Form that is attached.

The Section 108 funds will be used to incentivize the creation of new jobs. The use of Section 108 funds for this purpose will offset the cost to recruit new employees and allow for increased job creation in the first years.

Job creation is of tremendous importance to Peoria, as a bedroom community in metropolitan Phoenix, as well as to Arizona. The Great Recession has resulted in a higher unemployment rate and a new reality for those who are the “long-term unemployed.” Skilled jobs, such as those offered by Maxwell Technologies, have been in short supply over the last three years and there are many unemployed people with the skill set and training to perform in a high-tech environment. However, the current situation is such that many professional people have been unable to find work in their field and have been either underemployed or unemployed as a result of the extremely tight job market. Additionally, Maxwell brings an important industry sector to the Phoenix region. Being a renewable energy company, this type of firm helps to diversify the Phoenix economy and grow an important and emerging clean technology base to the local economy.

### **Public Benefit Standards**

This project will create 140 new local jobs over a 3-year period. The average cost per job is \$10,714. The public benefit will be skilled employment opportunities for moderate income people, as well as the long-term unemployed.

- The total amount of Section 108 funds to be used in the project: \$1,500,000
- The total number of permanent full-time equivalent jobs to be created or retained as a result of the project: 140

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