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community council

Growth Committee
Thursday, September 11, 2025, 5:30 p.m.
Anthem Civic Building
3701 W Anthem Way, Meeting Room #4

AGENDA

1. **CALL TO ORDER**
2. **ESTABLISH QUORUM**
3. **CONSENT AGENDA**
   a. Adopt Agenda
   b. Approve Meeting Minutes – August 14, 2025
4. **OLD BUSINESS**
   a. Jon Parsons to present on TSMC findings
5. **NEW BUSINESS**
   a. Presentation Plan for 11/19 ACC Board of Directors meeting
6. **ADJOURNMENT**

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Meeting of the Growth Committee
August 14, 2025 - 5:30 PM
Anthem Civic Building
3701 W. Anthem Way, Meeting Room #4

MINUTES

Members Present	Members Absent	Others Present
Dino Cotton, Chair David Duckworth Barb Patterson Curtis Baker Trevor Carter Jon Parsons Roger Willis Scott Yath	Jules Beauvais Jeff Huff	Aaron Baker, Executive Director

1. **CALL TO ORDER**
   Chair Cotton called the meeting to order at 5:30pm and recognized those in attendance.
2. **ESTABLISH QUORUM**
   A quorum was established with eight Committee members present and Executive Director Baker.
3. **CONSENT AGENDA**
   The agenda was adopted and meeting minutes for July 10, 2025 were approved.
4. **DISCUSSION HIGHLIGHTS (OLD AND NEW BUSINESS)**
   Chair Cotton and Aaron Baker summarized key points from meeting of the Phoenix/Rio Vista Village Planning Committee and other discussions.
   - New Traffic Light – Maricopa County will install a traffic light and an additional left turn lane at the corner of Navigation Way and Gavilan Peak.
   - Water Purification Facility – City of Phoenix plans to build and operate an advanced water purification facility in the north Phoenix area which will serve Anthem West as well as other developments in the area. Likely completion date is well into the future.
   - Frontage Road – Responsibility for improvements and maintenance of the Frontage Road (extension of Gavilan Peak) is divided by section between City of Phoenix and Maricopa County.

   Expectations for the Financial Plan section of the report to ACC Board of Directors.
   - Enhancement Fund Projection – Executive Director Baker informed the Committee that the Enhancement Fund receipts for 2025 are estimated to be $862,000 of which $400,000 is designated for projects. For Committee’s planning purposes, projections for future years are subject to fluctuations in the economy.
   - Financial Plan Scope – Tentative agreement to limit the scope of the Financial Plan to a projection of the revenue stream for the Enhancement Fund for five years (or more?). Members Beauvais and Willis will meet with Executive Director Baker to finalize.
   - Financial Contribution to Amenities – Members discussed potential impact that ACC Enhancement Fund and/or other resources might have on a developer’s plans for amenities such as a new community center. General agreement that ACC financial resources would have only a minimal impact on the developer’s plans for amenities.

   “Cards” that Anthem/ACC brings to the table to support developer’s process. Generally agreed that those ***“Cards”*** include:
   - Time-tested governing documents.
   - Management organization structures
   - Policies and procedures for a sound financial foundation.
   - Funding mechanism to provide continual improvements to facilities and amenities.
   - Residents with a strong sense of community.
   - A top-performing public school district and local private alternatives.

Agreed that the Committee needs to better understand how developers plan, fund and build a residential community like Anthem, AND how they value Anthem/ACC's "***Cards*"**. Chair Cotton, Member Carter and Executive Director Baker will arrange and conduct meetings with Pulte, KB Homes, and/or others and report to the Committee.

Topics originally planned for the meeting but deferred due to time constraints were:

- Executive Director Baker's program for FAM tours with developers.
- Member Parsons' research into the progress of Taiwan Semiconductor Manufacturing Company's (TSMC) operations in North Phoenix.

5. ADJOURNMENT

With no other business to discuss the meeting was adjourned at 7:45 PM.

Respectfully submitted by Roger Willis for Recording Secretary Jules Beauvais

DRAFT