

**Exhibit 1**

**March 3, 2021 Corte Bella GAC  
Virtual Town Hall Summary**

## **Questions related to re-zoning and site location**

**Question:** Why not the Lake Pleasant Parkway industrial zoned areas off Rt. 303 and away from housing developments?

**Answer:** The Lake Pleasant Parkway/Loop 303 interchange is too remote for any existing trash streams to be useful as a transfer station. The reduction in local trash truck travel distances would not be significant.

**Question:** What other sites have been considered for this? Why isn't an area on the 60/Grand Avenue, toward Wickenburg being explored?

- **Answer:** We evaluated over 40 potential properties in the Northwest Valley, and we feel the proposed location is ideal. It is located close to the Loop 303 and would utilize no existing residential roads. It is in a future industrial park and does not require rezoning from either commercial or residential uses. And, as noted earlier, transfer stations are most effective when located near existing waste collection and recycling routes. This is one of the fastest growing zip codes in Maricopa County.

*\*Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

**Question:** When will the rezone be made to the County for the rezoning from I-2 to I-3 associated with this proposed project? Who will be making the application, Republic Services or the WestWing Industrial Park, LLC developers?

- **Answer:** Republic Services has filed a pre-application for the rezoning. Once the pre-application process is complete, Republic Services will be permitted to file the rezoning application, and that lengthy, public process is expected to take about 9 months. Republic Services will be making the application with the authorization of the WestWing Industrial Park owners.

**Question:** Will the rezone allow public comment as part of the Board of Supervisors review and approval?

- **Answer:** Yes. Public comment is welcome and encouraged during any rezoning process.

**Question:** If the area is rezoned as I-3, would this not create the potential for other I-3 uses/industry to move in?

- **Answer:** The rezoning application would only be valid for our 10-acre parcel. The 65-acre remainder of the existing industrial park would remain zoned I-2, allowing a full range of manufacturing, trucking, and warehouse activities.

**Question:** What is the difference between I-2 and I-3 zoning?

- **Answer:** Maricopa County I-2 zoning allows truck depots, warehouses, and manufacturing. I-3 zoning is intended for uses that are not included in the I-2 list, and that includes transfer stations.

**Question:** What, to your knowledge, is going in the rest of the industrial park?

- **Answer:** We don't know. The existing zoning allows manufacturing truck depots and warehousing.

**Question:** Is the property already owned by you, thereby making it attractive to you?

- **Answer:** No, Republic Services is under contract to purchase the property, and that is contingent on a successful rezone.

**Question:** Will Republic Services notify the Corte Bella HOA when the rezoning application is filed?

- **Answer:** Yes, Republic Services will remain in contact with Corte Bella through the process.

**Question:** When was this land zoned for industrial?

- **Answer:** The County Board of Supervisors approved the I-2 rezoning of the WestWing Industrial Park in Fall 2019.

**Question:** We are not serviced by Republic Services. How would this keep our prices down as is being promoted in your literature?

- **Answer:** The same way any business competition keeps prices under control. One gas station in a community can charge higher prices. Multiple gas stations in an area can keep prices under control as businesses compete. Transfer stations reduce labor, maintenance and fuel costs to municipalities, saving cities money and those savings could be passed along to you, the customer. In addition, because trucks do not have to travel as far to recycling centers or landfills, there are fewer vehicle emissions and less wear and tear on roads.

### **Questions related to operations and safety**

**Question:** You've talked about tipping floors earlier. What is a tipping floor?

- **Answer:** The tipping floor is the concrete pad inside the transfer facility. It is where the local trash and recycling trucks "tip" or empty their contents.

**Question:** The danger of an electrical substation in the area is very real. I don't understand proposing such a facility in that location.

- **Answer:** We do not believe the substation proposes any fire risk to any of its neighbors, whether it be the fire station the single-family rental homes, the RV storage facilities or the existing industrial park. That would include our facility as well. Regardless, the transfer station will be equipped with best-in-class equipment, including fire suppression, along with well-trained employees.

*\*Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

**Question:** What cities or communities in the Northwest Valley does Republic serve now? And who are you planning to serve?

- **Answer:** Republic Services serves commercial and industrial customers throughout the Northwest Valley. Like any business that is growing and competing, we hope to expand our customer base. We think other local haulers in the area will see the economic benefit to them to stop driving their local trucks long distances and use our facility instead. This would dramatically shorten their travel times.

**Question:** It has been said to me by Stephen Herring that Republic plans to have in the beginning 3 to 5 trucks with one transfer truck at the site.

- **Answer:** We anticipate 3 to 5 trucks will utilize the facility each hour while it's open. This estimate includes both local and transfer trucks.

**Question:** What are the proposed daily tonnages the facility will handle?

- **Answer:** That will vary depending on the size of the trucks using the facility. Typically, we estimate between 100 and 175 tons per day.

**Question:** Where are the empty trailers parked while waiting to be filled with garbage? How are these empty trailers cleaned to prevent odor and rodent infestation?

- **Answer:** The transfer vehicles will queue on the property and leave as soon as they are loaded with materials. Empty trailers are stored off-site at another location.

**Question:** How will transfer trucks be stored if they are only half full at the close of business? Will you pull it into a bay or leave it outside?

- **Answer:** One or two transfer trailers (for trash and recycling) half-full at the close of business would be tarped and stored within the "tunnel" inside the facility. Every evening all bay doors of the facility would be closed. No transfer trailers would be stored overnight outside the facility.

**Question:** Will the trucks have back-up alarms and how far will that noise travel? Will we hear the alarms?

- **Answer:** Local vehicles do have back-up alarms. Our site plan calls for the local vehicles to back up on the north side of the facility (where the bay doors are located), thus mitigating any noise. Regional vehicles would not back up at the site. We believe any sound coming from the facility will be negligible, compared to existing noise on the Loop 303.

**Question:** Is there any hazardous materials or medical waste deposited at this location? If yes, and there is a spill, what is your operational plan for this type of emergency?



- **Answer:** No. Republic Services does not accept or haul hazardous or medical waste at this facility. Those materials are handled by specialized waste hauling businesses.

**Question:** How do you guarantee that no toxic materials will get to the station?

**Answer:** We have screening to detect and reject any such material.

**Question:** Who inspects the transfer station and how often? The website says up to 80 trucks daily.

- **Answer:** ADEQ and Maricopa County have jurisdiction. A quick clarification: the website says 80 truck trips daily. One vehicle entering and then subsequently exiting counts as two traffic trips. So only 40 trucks daily.

**Question:** How do we know you will abide by your expressed commitments? It's easy to say things now but as this area grows over the next 5-10 years, what keeps you from changing your mind?

- **Answer:** These commitments would be submitted as part of our public approval process. If we don't adhere to them, the County can cite us and, ultimately, revoke our permit.

**Question:** Where do you next take the waste & recycle material? Is it to the landfill off I-17 and 101? Would it make sense to have a transfer station closer to the landfill?

- **Answer:** Trash would be taken to the Republic Services landfill located in Buckeye and the recycling would go to either the City of Phoenix's facility or a Republic-owned property under construction in the East Valley. It would not make sense to locate the transfer facility near the landfill for the reasons noted previously.

### **Questions related to odor and traffic**

**Question:** How often do you rinse the area?

- **Answer:** We do a dry sweep of the floors each night. We do not typically rinse the tipping floor as water can result in leachate production.

**Question:** The proximity to planned communities is not acceptable. You cannot promise that this service will not affect our communities with increased truck traffic and potential smells.

- **Answer:** Actually, the very purpose of a transfer station is to eliminate truck traffic off the 303, cutting truck trips by two-thirds. There would be more trucks on the 303 without a transfer station. We think the absence of a transfer station to serve the communities in this area, when the rest of the Valley already has this service, is not acceptable. Republic Services has a long-standing commitment to being a good neighbor. We are taking extra precautions to ensure that truck traffic and odor is not a nuisance. For example, the truck bay doors will be located on the north side of the facility, at the furthest point from residential developments, and they will be closed

nightly. We propose to build an access road that will allow trucks to enter and exit directly from the Loop 303, away from neighborhoods.

**Question:** Heat and garbage mean smell. How can you promise that in the hot months of summer that your facility will have sufficient cooling to mitigate this situation?

- **Answer:** As you know, Republic Services is an Arizona-based company and we operate several transfer stations and other facilities throughout this region, so we're very familiar with the market. The operational commitments we've made, and the odor mitigation efforts we employ, are designed to work in both the winter and summer months.

**Question:** There is no question that the increase in truck traffic may create a significant increase in noise, including those accelerating and heading north on El Mirage. Is Republic Services prepared to help the community find effective noise mitigation techniques and is Republic services prepared to fund those efforts.

- **Answer:** We do not believe there will be a need for noise mitigation. Here's why. Trucks will not be accessing the transfer facility from El Mirage. They will be accessing the facility from a not-yet-built-access-road at Exit 123, on the north side of the Loop 303. Further, daily traffic to and from the facility is estimated to be 40 trucks, which represents less than 0.2% of the 30,000 daily trips on the 303.

**Question:** Why do you say this won't impact roads? Are you committing that you will not drive garbage trucks or transfer trucks on the 303, El Mirage and Grand Avenue?

- **Answer:** Local trucks are already driving these roads today. If we can cut those trips by two-thirds, with the addition of a transfer facility, then the 303 will be in better shape than it is today, with fewer long-distance truck trips. We are conducting a traffic study and are confident that this transfer facility will have a negligible impact on existing traffic counts. The vehicles that service you now will continue to do so, but one of the benefits of this critical infrastructure is the reduction of wear and tear on local roads. The traffic study will be shared on [WestWingTransfer.com](http://WestWingTransfer.com) as soon as its available.

**Question:** You said no additional traffic on local roads, but by opening to landscapers and others, they will use El Mirage as an access point, which would increase traffic in our local housing areas.

- **Answer:** As a follow-up to the previous answer: the vehicles (landscape or otherwise) that service you now will continue to do so. But any vehicle wishing to utilize the transfer facility will only be able to access it via Exit 123, on a yet-to-be-built road, north of the Loop 303. The facility will not increase vehicle traffic in area neighborhoods, and we are currently conducting a traffic study that includes El Mirage and the 303.

**Question:** The trucks that currently exit the 303 at El Mirage are noisy and the sound barrier is ineffective. What will you do to mitigate this noise?

- **Answer:** We are prohibiting our larger transfer trucks from using their air or "jake" brake, which will greatly reduce noise coming from vehicles that enter or exit the 303 from Exit 123.

**Question:** Will noise impact be part of the traffic study?

- **Answer:** No, it is not.

**Question:** What hours would the trucks be coming and going and creating noise?

- **Answer:** The proposed hours of operation are 5 a.m. to 6 p.m., Monday through Friday, with reduced hours of operation on Saturday. There will be more restricted hours of operation for landscapers and residential customers utilizing the bulk drop off option, but those have not been established yet.

**Question:** How does a highway or power station mitigate airborne odors?

- **Answer:** They don't, although a highway obviously generates an enormous amount of emissions, more than any single other business operating in your community. But our proposed location utilizes the Loop 303 and the substation as buffers between the transfer station and residential areas. Further, we have committed to using best-in-class technologies and design to mitigate noise and odor issues. These include sweeping the tipping floor nightly, utilizing anti-odor misting systems, closing the bay doors every evening, locating the bay doors on the north side of the parcel, away from residential areas, and building a future access road from the Loop 303 to the facility.

**Question:** Have the misters been used at other Republic transfer stations? If so, which ones?

- **Answer:** Yes, misters are present in most of our transfer facilities nationwide.

**Question:** How far does this misting scent travel? Would we smell this in our community?

- **Answer:** The misters are located on the inside of the facility, by the bay doors, on the north side of the building, and are meant to keep any odor within the building. We do not anticipate the scent will leave the site.
- 

### **Questions related to property values**

**Question:** How can you state that there is no impact on property values, odor and noise and the location is not close to residential areas?

**Answer:** We feel confident in saying this because we are unaware of any study showing a correlation between transfer facilities and decreased property values. In fact, there are 32 transfer stations in Maricopa County, and home values throughout the county increased by more than 17 percent in 2020.

*\*Note: Other variations of this question were asked at the meeting. They are not included on this document due to redundancy.*

**Question:** Are you aware of the EPA's 63-page study that states that transfer stations in fact decrease property values?

- **Answer:** We are aware of the document you are referring to, but it is not a study. There was no evaluation or examination of property values and there were no conclusions drawn backed by data. Rather, the EPA document detailed considerations for siting a transfer station. In one paragraph, the agency noted that locating too many industrial and environmental facilities in low-income communities could potentially further depress property values in the area. None of these factors are relevant to the WestWing site.

**Question:** Who was there first – you or the homes?

- **Answer:** Homes. Rapidly growing communities require infrastructure and services to support the residential and commercial development. For example, who was here first: the homes or the grocery stores? The grocery stores did not arrive until after the people did. The same is true for us. That's why this recycling and transfer facility is now needed. It was not needed before. Your trash and recycling are what makes this business viable.

### **Questions that don't immediately fit into other categories**

**Question:** Are you aware there is a petition with over 1,900 signatures opposing your request?

- **Answer:** Yes. We encourage anyone with questions or concerns to visit [westwingtransfer.com](http://westwingtransfer.com)

**Question:** How much community input has been scheduled to discuss the feasibility of this project and the impact on residents?

- **Answer:** We have conducted three town halls, organized two site tours, responded to more than 100 emailed questions, and met with several community HOAs. These outreach efforts are continuing now and throughout the re-zoning process.

**Question:** I have spoken to Mayor Carlat and if violations occur it would not be the City of Peoria that is responsible. That would be up to Maricopa County.

- **Answer:** That is correct. The proposed site is in unincorporated Maricopa County and it would have jurisdiction.

**Question:** What independent studies have been done in other Phoenix metro areas to evaluate the value and effectiveness of these transfer facilities?

- **Answer:** We are not aware of any such studies in Maricopa County. However, transfer facilities are effective when they reduce truck traffic, reduce wear and tear on roads, provide efficient disposal options and exist in convenient, easy to access locations. There is a reason these facilities exist all over the Valley today: they work.

**Question:** Will you combine your trash facility at this location with corporate services like you have at other locations?

- **Answer:** No. This will be a recycling and transfer facility only.

**Question:** With a 17,000 square foot facility there is lots of land to expand on. What guarantee do we have that there are no plans for additional growth?

- **Answer:** The facility is designed to accommodate at least 15 years of growth. If an expansion is required in the future, there is only room for one additional bay. That would bring the total footprint to a maximum of 20,000 square feet.

**Question:** What is the timeline for opening of this site?

- **Answer:** The rezoning application takes 9 months. After that we would have to construct the proposed access road. Assuming no delays, we anticipate being operational in 2023.

**Question:** Who are your commercial customers? What kind of trash is coming from them?

- **Answer:** Potential customers include municipalities, other haulers, and Republic Services. Trash will be what is considered standard “front load” waste. Think items that might come from a department store, office building or gas station.

**Question:** What other transfer facilities are located so close to residential areas? Google Earth measurement shows this facility would only be about 2,200 feet from the nearest residence.

- **Answer:** All the existing transfer stations we have suggested that you and your neighbors drive by are within a quarter of a mile of homes. It’s not uncommon for transfer facilities to be within ½ a mile, or even a ¼ of a mile from the nearest residence, and that’s true in Maricopa County as well. We feel this site is particularly advantageous because it’s sheltered from residential areas by the Loop 303 freeway and the WestWing substation.

**Question:** Please clarify your statement about once a month bulk drop off. Is it true that it will not be picked up and residents will have to take their bulk waste to your facility?

- **Answer:** Yes, the free monthly bulk disposal is a benefit to residents. You will have to bring your items to the facility. We cannot pick them up as other providers have exclusive contracts for waste disposal.

**Question:** Would you please ask about a traffic light that could be installed at the new access road exit?

- **Answer:** Traffic lights are installed based on the traffic volume and flow of each intersection. Maricopa County Department of Transportation would be the governing body responsible for deciding whether to install a traffic light at that location.

**Question:** On average, how much in property taxes do your facilities pay?

- **Answer:** At Cave Creek we paid a little over \$100,000 last year. At Chandler, a smaller facility without business offices, we paid a little over \$30,000 last year.

**Question:** Can you discuss the Rainbow transfer station in California and how that situation will not occur here?

- **Answer:** Republic Services acquired the Rainbow transfer station when it purchased Rainbow Environmental Services, which means we inherited the facility in an “as is” state. We have since funded tens of millions in improvements to the site, including a new 45,000 square foot building, best-in-class ventilation systems and filtration and other odor mitigation measures. We don’t consider Rainbow and WestWing to be comparable because we will be constructing this site ourselves as a best-in-class facility.

**Question:** What about security at the facility after hours?

- **Answer:** Our property will be surrounded with fencing and gates and will be equipped with security cameras and monitoring. The bay doors of the transfer facility will also be closed nightly. We do not anticipate any issues with trespassing.

**Exhibit 2**

**May 13, 2021 Corte Bella Cave Creek Tour  
Attendance Sheet**

MEETING: Site Visit 5/13/21

DATE: \_\_\_\_\_

[illegible]



**Exhibit 3**

**Attendance Sheets from Open Houses:**

**February 13, 2021**

**March 6, 2021**

**October 9, 2021**

**(No attendees on October 30, 2021)**

February 13, 2021

Time Slot - 10am - 11am

\*Please note by signing this waiver, you acknowledge that you are voluntarily attending the event, will adhere to social distancing policies, and assume all risks related to exposure to COVID-19. Republic Services and associated parties assume no risk\*

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W. Hanna	21812 N Las Positas			<i>W. Hanna</i>

February 13, 2021

Time Slot : 10am - 12pm

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Maria Curtis	22918 N. DelaGuerra	CHNMVC Dr. Oxy mail.com	6023163356	Maria Curtis
Robert Miles	↓ ↓ ↓	↓ ↓ ↓	↓ ↓ ↓	Robert Miles

February 13, 2021

Time Slot: 12pm - 2pm

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March 6<sup>th</sup>, 2021

## Republic Services Recycling & Transfer Facility – WAVIER SIGN SHEET

*\*Please note by signing this waiver, you acknowledge that you are voluntarily attending the event, will adhere to social distancing policies, and assume all risks related to exposure to COVID-19. Republic Services and associated parties assumes no risk\**

NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
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J. Donovan				J. Donovan
J. MESSINA				J. Messina
G. Robillard				G. Robillard
C. Robillard				C. Robillard
S. Eckert				S. Eckert
S. Rooney				S. Rooney
L. Zarich				L. Zarich
W. B. Greiner				W. B. Greiner



March 6, 2021

## Republic Services Recycling & Transfer Facility – WAVIER SIGN SHEET

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Chris Ecker	516-698-9905	Chrisecker04@msn.com	13400 W. Crossed Dr. 85303
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KATHLEEN MCKINSTRY	508-414-6776	same as above	31297 N. 131ST LANE 85383
Mike McClure			
Denise Ennpur			



**Exhibit 4**

**Comment Cards from Open Houses:**

**February 13, 2021**

**March 6, 2021**

**October 9, 2021**

**(No attendees on October 30, 2021)**

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Sebastian & Bonnie Finocchiaro  
Address: 13121 W Santa Ynez Ct  
E-mail: bfinoc@thegfgroup.com  
Phone Number: 360.607.6883

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: We oppose the site. It will absolutely bring our property  
values down, smell will increase due to summer heat & wind,  
and traffic will be terrible. AZ is so vast it seems  
ridiculous to build in the middle of homes. Shopping & churches  
are a sorry excuse. Do what other businesses do: pass  
the cost to your customers, and move it out! There are so  
many possibilities off 60 and off west Bell road. Try &  
be more considerate!

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: BRIEN PERKINS  
Address: 13541 W. Juniper DR SC375  
E-mail: LDevil46@AOL.com  
Phone Number: 623 234 3337

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: My mind HAS NOT changed, This is  
A TERRIBLE location. The 303 wall & Power  
STATION will NOT STOP the smell of the place,  
you need to LOOK FURTHER OUT BEYOND  
where there ARE NO neighborhoods if you  
HAVE to HAVE something in NW MARICOPA county,

**Saturday, February 13, 2021**  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: ART MIRE  
Address: 23004 N. De La Guerra  
E-mail: amires@mireconsulting.com  
Phone Number: 580-761-4282

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Presentation was well done. All questions answered  
Would like to know about the lanes on all 4 entrances & exits.

**Saturday, February 13, 2021**  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Fred Wengrzynski  
Address: 21731 N. 120<sup>th</sup> Ave Sun City 85373  
E-mail: Fred.wengrzynski@hitmont.com  
Phone Number: 623-225-3913

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Perhaps a tour of a local existing facility would  
help the public to understand the impact to this area.

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Bob AND Terri Kelly

Address: 22621 N Galicia Dr. Sun City West

E-mail: bob\_terri\_kelly@man.com

Phone Number: 623-444-6917

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Our main concerns are odor coming from  
plant we have been told there is a pipeline that  
addresses that problem we would like to see the pipeline  
but it was not available. We are also concerned about  
increased traffic coming from the local pick up  
stations.

Saturday, February 13, 2021  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: JAN ENNIS

Address: 21825 N LAS POSITAS CT

E-mail: janennis@ennc.com

Phone Number: 425 269 7274

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: NICE PRESENTATION, BUT THE ZONING YOU NEED  
OPENS PANDORA'S BOX. NO THANK YOU.

**Saturday, February 13, 2021**  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Jeff Whitaker

Address: 12136 W Monte Lindo CT San City, AZ 85375

E-mail: gwhitaker1387@gmail.com

Phone Number: 623-889-1517

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: We would like a different area considered as we  
believe the added noise + smell pollution to the area  
outweighs the benefits of the transfer station to the  
community.

**Saturday, February 13, 2021**  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Kathy Jorgensen

Address: 13544 W Junipero Dr.

E-mail: KillyFixr@aol.com

Phone Number: 623-234-3337

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Terrible location. It needs to be moved. Not in  
The middle of Homes.

**Saturday, February 13, 2021**  
Republic Services WestWing Transfer Facility Open House  
Comment Card

--Please include your contact information so that we can keep in touch with you regarding this proposed facility--

Name: Bill + Maggie Harvey

Address: 12839 W. Quinto Ct.

E-mail: wharvey29@cox.net

Phone Number: 623-628-6213

Thank you for coming to the Open House today. We appreciate your time and effort to explore the potential future site of the WestWing Transfer Facility. We value community input and invite you to share your comments on the project.

Comments: Very good presentation. No immediate  
concerns

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WestWing Recycling & Transfer Facility Survey

Name Terry Klein  
Phone \_\_\_\_\_  
E-Mail btkontheroad@gmail.com

My current position on the proposed WestWing facility is (circle one):

Support

Neutral

Oppose

Other Comments:

WestWing Recycling & Transfer Facility Survey

Name Barry Klein  
Phone \_\_\_\_\_  
E-Mail bar03@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

WestWing Recycling & Transfer Facility Survey

Name DANNY MARTIN  
Phone \_\_\_\_\_  
E-Mail dmartin 308753  
@YAHOO.COM

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

*will fight this site.*

WestWing Recycling & Transfer Facility Survey

Name Janet Martin  
Phone \_\_\_\_\_  
E-Mail Janet Martin 1280@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

*built somewhere else not wanted in my back yard too much traffic*

WestWing Recycling & Transfer Facility Survey

Name Pam Belsham  
Phone 480-393-0845  
E-Mail rodney.belsham@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose ☐ Neutral ☒ Support ☐

Other Comments:

very informative.  
Like the idea its would  
be the latest technology -  
it is what it is

Name Susan Eckert  
Phone (623) 544-1728  
E-Mail suse480@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose ☐ Neutral ☒ Support ☐

Other Comments:

The commitments  
to make this station  
cleaner & less ~~intrusive~~  
are positive, but would  
like to know how they  
will be codified. Thanks!

WestWing Recycling & Transfer Facility Survey

Name RODNEY BELSHAM  
Phone 480 393 0845  
E-Mail rodney.belsham@gmail.com

My current position on the proposed WestWing facility is (circle one):

Oppose ☐ Neutral ☒ Support ☐

Other Comments:

It is a necessity that  
a new facility is built.  
I believe that Republic  
services is the best.



WestWing Recycling & Transfer Facility Survey

Name Michael Donovan  
Jeanne Donovan  
 Phone \_\_\_\_\_  
 E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

☒ Oppose      ☐ Neutral      ☐ Support

Other Comments: Will not give out my private info to you.  
There is no transparency in how this will benefit our community.

WestWing Recycling & Transfer Facility Survey

Name Mike McClure  
 Phone 480-215-8121  
 E-Mail WMM5UN@gmail.com

My current position on the proposed WestWing facility is (circle one):

☐ Oppose      ☐ Neutral      ☒ Support

Other Comments:

1) MORNING wind direction - NOISE & SMELL questions ANSWERED to my satisfaction - NO negative impact  
 2) TRAFFIC questions ANSWERED - NO negative impact

WestWing Recycling & Transfer Facility Survey

Name Gail Robillard  
Sunkya <sup>Home</sup> owner  
 Phone \_\_\_\_\_  
 E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

☒ Oppose      ☐ Neutral      ☐ Support

Other Comments:

Please consider:  
North of 303  
on Lake Pleasant Parkway

WestWing Recycling & Transfer Facility Survey

Name Clark Robillard  
Sunkya <sup>Home</sup> owner  
 Phone \_\_\_\_\_  
 E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

☒ Oppose      ☐ Neutral      ☐ Support

Other Comments:

Please consider:  
North of 303  
on Lake Pleasant Parkway

WestWing Recycling & Transfer Facility Survey

Name JOHN MESSINA

Phone (1002)-349-9480

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

Support

Neutral

Oppose

Other Comments:

PICK ANOTHER  
PLACE

WestWing Recycling & Transfer Facility Survey

Name Cap

Phone \_\_\_\_\_

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

Pls relocate

NIMBY  
Thank you residents  
for  
former site for  
recommending  
this site.

WestWing Recycling & Transfer Facility Survey

Name Lada Zarda

Phone \_\_\_\_\_

E-Mail Lada.Zarda@gmail.com

My current position on the proposed WestWing facility is (circle one):

Support

Neutral

Oppose

Other Comments:

I understand why this location but I do feel a location north along 303 would be better. away from - any-residential.

WestWing Recycling & Transfer Facility Survey

Name Bill Greiner

Phone 913-653-9621

E-Mail \_\_\_\_\_

My current position on the proposed WestWing facility is (circle one):

Oppose

Neutral

Support

Other Comments:

WestWing Recycling & Transfer Facility Comment Card

October 9, 2021

Name Deise Enquer

Address: \_\_\_\_\_

Email \_\_\_\_\_

Comment:

Interested in what was happening.  
Will look forward to see what will happen

WestWing Recycling & Transfer Facility Comment Card

October 9, 2021

Name CONNIE + CHRIS ECKER

Address: 13400 W CREOSOTE DR, PEORIA, AZ 85381

Email cecker16@hotmail.com

Comment:

PRESENTATION VERY INFORMATIVE. PLANT  
LOCATION IS WELL THOUGH OUT +  
WE BELIEVE PROPERTY WILL MEET  
EVERYONE'S NEEDS. WE SUPPORT  
THIS LOCATION.

WestWing Recycling & Transfer Facility Comment Card

October 9, 2021

Name KATHY MCKINSTRY

Address: 31297 N. 131ST LANE 85383

Email rkmcKinstry33@gmail.com

Comment:

I appreciate Republics reaction to other sites' opposition. The current site seems perfect - next to a Power Substation and facing the substation. The presentation was excellent and I now view the Trash management Transfer station as a Public service not a Public Nuisance.

WestWing Recycling & Transfer Facility Comment Card

October 9, 2021

Name Glen Holmes  
Address: 13537 W Nogales Dr (Corte Bella)  
Email gh19481981@gmail.com

Comment:

Not having the minimal impact to homes close by.  
Move this site further away from existing homes  
& raise the garbage rates. I will happily pay  
more for garbage pickup.

WestWing Recycling & Transfer Facility Comment Card

October 9, 2021

Name Janine Frankowski  
Address 13811 W. 50th Dr.  
Email jcillywindows@gmail.com

Comment:

We are not able to embrace this project. We understand it's cost effective for RS but it's just not welcome this close to our residence.

**Exhibit 5**

**Advertisements for:**

**February 13, 2021**

**March 6, 2021**

**October 9, 2021**

**October 30, 2021**

**Open Houses**



# Come See It For Yourself



You're invited to take a look at the new site for the  
**WestWing Recycling and Transfer Facility**

**Saturday, February 13th**

10:00 am - 2:00 pm

***near 119th Ave. and W. Happy Valley Road***

- Pre-Packaged food and beverages will be provided. Parking is available on-site.
- We encourage all attendees to wear durable, comfortable shoes as the site is on natural and uneven terrain.
- Face Masks will be required and guests' temperatures will be checked upon arrival.  
*\*Based on guidance from health authorities, anyone displaying a temperature of 100.4 F or above will not be allowed entry.*
- Please stay home if sick or demonstrating signs of illness.  
*\* The event reserves the right to remove a person if symptoms are obvious.*
- Due to COVID precautions and attendance limits, an RSVP is required, or admittance will be denied.

**RSVP at [RSVP@rosemoserallynpr.com](mailto:RSVP@rosemoserallynpr.com)**

*\*Directions to the site will be provided upon RSVP\**

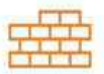
**WE  
LISTENED.**

**WE  
RECONSIDERED.**

**WE  
ACTED.**



The proposed location for the WestWing Recycling and Transfer Facility is in an industrial area south of the WestWing Power Station and north of the 303.



The site was selected after considerable input from residents who had opposed locating a transfer facility at 115th Ave. and Happy Valley Road. In fact, this new site was suggested by some in the community.



The 17,000 square foot facility will be nearly impossible to see from residential neighborhoods and there will be no additional truck traffic in residential neighborhoods.



The WestWing Recycling and Transfer Facility will also help keep trash rates low and preserve recycling.



It will not impact property values but it can help preserve recycling for Northwest valley communities.

To learn more, please visit **[www.WestWingTransfer.com](http://www.WestWingTransfer.com)**

# Come See It For Yourself

You're invited to take a look at the new site for the  
**WestWing Recycling and Transfer Facility**

## Saturday, March 6th

10:00 am - 2:00 pm

***near 119th Ave. and W. Happy Valley Road***



- Pre-Packaged food and beverages will be provided. Parking is available on-site.
- We encourage all attendees to wear durable, comfortable shoes as the site is on natural and uneven terrain.
- Face Masks will be required and guests' temperatures will be checked upon arrival.  
*\*Based on guidance from health authorities, anyone displaying a temperature of 100.4 F or above will not be allowed entry.*
- Please stay home if sick or demonstrating signs of illness.  
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- Due to COVID precautions and attendance limits, an RSVP is required, or admittance will be denied.

**RSVP at [RSVP@rosemoserallynpr.com](mailto:RSVP@rosemoserallynpr.com)**

*\*Directions to the site will be provided upon RSVP\**

**WE  
LISTENED.**

**WE  
RECONSIDERED.**

**WE  
ACTED.**



The proposed location for the WestWing Recycling and Transfer Facility is in an industrial area south of the WestWing Power Station and north of the 303.



The site was selected after considerable input from residents who had opposed locating a transfer facility at 115th Ave. and Happy Valley Road. In fact, this new site was suggested by some in the community.



The 17,000 square foot facility will be nearly impossible to see from residential neighborhoods and there will be no additional truck traffic in residential neighborhoods.



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It will not impact property values but it can help preserve recycling for Northwest valley communities.

To learn more, please visit **[www.WestWingTransfer.com](http://www.WestWingTransfer.com)**

## Cheryl Y. Griemsmann

---

**From:** WestWing Transfer <info=westwingtransfer.com@cmail19.com> on behalf of WestWing Transfer <info@westwingtransfer.com>  
**Sent:** Monday, October 4, 2021 9:00 AM  
**To:** Cheryl Y. Griemsmann  
**Subject:** See the proposed site for the Northwest Valley's needed infrastructure

Having trouble reading this email? [View it in your browser.](#)

**WESTWING**  
*Recycling & Transfer Facility*



See the proposed site for the Northwest Valley's needed infrastructure



## Open House Saturday, October 9th

**SUN CITY, Ariz.** – Transfer facilities help reduce truck traffic and they help keep trash rates low. There are 32 transfer facilities throughout Maricopa County. The Northwest Valley is the only part of the county without one.

Arizona-based Republic Services would like to build one at no cost to taxpayers.

The site for the WestWing Recycling & Transfer Facility was selected after considerable public input and was even suggested by some in the community.

The proposed site is in an existing industrial park off the 303 and south of the WestWing Power Station.

It's sheltered from view by the 303, and it won't impact residential truck traffic, property values, or noise levels.

You're invited to tour the site on Saturday, October 9th from 11am-1pm.

You'll also be able to ask questions. Republic Services will serve lunch.

To register, kindly RSVP at [RSVP@RoseMoserAllynPR.com](mailto:RSVP@RoseMoserAllynPR.com). Directions will be provided upon RSVP.

And if you would like to learn more about the facility, go to [www.WestWingTransfer.com](http://www.WestWingTransfer.com).

This event addresses COVID guidelines. For health and safety, guests who have not been vaccinated for COVID-19 are asked to wear facemasks.

Devoted to Our Community

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 SUBSCRIBE

 FORWARD



 UNSUBSCRIBE





## Cheryl Y. Griemsmann

---

**From:** WestWing Transfer <info=westwingtransfer.com@cmail19.com> on behalf of WestWing Transfer <info@westwingtransfer.com>  
**Sent:** Monday, October 25, 2021 4:30 PM  
**To:** Cheryl Y. Griemsmann  
**Subject:** Open House Saturday, October 30th

Having trouble reading this email? [View it in your browser.](#)

**WESTWING**  
*Recycling & Transfer Facility*



A fourth opportunity to see the proposed site  
for the Northwest Valley's needed infrastructure



## Open House Saturday, October 30th

**SUN CITY, Ariz.** – For those who may have missed three prior open houses at the proposed site of the WestWing Recycling & Transfer facility, a fourth open house will take place Saturday, October 30th, from 11am to 1pm.

Transfer facilities help reduce truck traffic and they help keep trash rates low. There are 32 transfer facilities throughout Maricopa County. The Northwest Valley is the only part of the county without one.

Arizona-based Republic Services would like to build one at no cost to taxpayers.

The site for the WestWing Recycling & Transfer Facility was selected after considerable public input and was even suggested by some in the community.

The proposed site is in an existing industrial park off the 303 and south of the WestWing Power Station.

It's sheltered from view by the 303, and it won't impact residential traffic, property values, or noise levels.

You're invited to tour the site on Saturday, October 30th, from 11am-1pm.

As with the three previous open houses, you'll also be able to ask questions. Republic Services will serve lunch and there will be Halloween candy.

To register, kindly RSVP at [RSVP@RoseMoserAllynPR.com](mailto:RSVP@RoseMoserAllynPR.com). Directions will be provided upon RSVP.

Devoted to Our Community

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**Exhibit 6**

**February 11, 2021 Tele Town Hall List of  
Attendees**

## February 11, 2021 Tele Town Hall Attendees

Name	City	First Name	Last Name
Tami Aggers	Peoria	Tami	Aggers
Anne Levig	Sun City West	Anne	Levig
Kristi Cajthaml-Webb & Christopher Webb	Sun City	Kristi	Cajthaml-Webb
Lyle & Joyce Van Sciver	Peoria	Lyle	Van Sciver
Bianca & Ryan Brochard	Peoria	Bianca	Brochard
Jonathan Riley & Ralph Rodríguez	Peoria	Ralph	Rodríguez
Jill & Heath Bottomly	Peoria	Jill	Bottomly
The West Household	Sun City	Joshua	West
Dianne & Philip Dankes	Peoria	Dianne	Dankes
The Thomas Household	Peoria	Roeann	Thomas
Brandon & Kara Van Buskirk	Peoria	Kara	Van Buskirk
Debra & John Ewan	Peoria	Debra	Ewan
Connie & Philip Enea	Peoria	Connie	Enea
John Buonagurio	Peoria	John	Buonagurio
Christine & Dean Robeson	Sun City West	Dean	Robeson
Dina Elia	Peoria	Dina	Elia
Shirley Wright-Panek & James Panek	Sun City West	James	Panek
The Pierce Household	Sun City West	Ann	Pierce
Ivana Pettyjohn & Nicole Lambros	Peoria	Ivana	Pettyjohn
Richard Haecker & Richard Vasquez	Sun City West	Jon	Kile
Diedrich Wasserbauer	Sun City	Diedrich	Wasserbauer
Lynn Gabriel	Sun City West	Clarence	Gabriel
John Ricuito	Sun City	John	Ricuito
Dan Reynolds	Sun City West	Dan	Reynolds
Richard & Susan Hoe	Sun City West	Richard	Hoe
Debbie Brady	Sun City West	Deborah	Brady
Vanessa Angell	Sun City	Thomas	Angell
Mike Collins	Sun City West	Patricia	Collins
Mary & Gary Van Maanen	Sun City West	Mary	Van Maanen
The Pake Household	Peoria	Gloria	Pake
The Nasca Household	Sun City West	Carl	Nasca
Karen & Lee McDowell	Sun City West	Karen	McDowell
Fred Wagner	Sun City West	Beverly	Wagner
Richard & Virginia Jean	Sun City West	Richard	Jean
Chrissy Casseday	Peoria	Kristine	Casseday
Richard Frechette	Sun City West	Richard	Frechette
Bob Olson	Sun City West	Diane	Olson
Bob Stenzel	Sun City West	Robert	Stenzel
Kathleen & William Albertino	Sun City West	Kathleen	Albertino
Josette & Jori Garth	Peoria	Walter	Garth
Roberta Fremder	Peoria	Gary	Fremder
Jo Anne Jones	Sun City West	Jo Anne	Jones
James & Helen Rakers	Sun City West	Helen	Rakers
Denise & Michael Vega	Peoria	Denise	Vega

<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
Deborah & Billye Simmons	Peoria	Deborah	Simmons
Concetta & Christopher Ecker	Peoria	Concetta	Ecker
The Cobb Household	Surprise	Susan	Cobb
Carole Lombardi	Sun City	Carole	Lombardi
D & Carolyn Joyner	Peoria	D	Joyner
Barbara & Harry Newman	Peoria	Harry	Newman
Martha & Richard Kates	Peoria	Martha	Kates
Jessica & Christopher Mendez	Sun City	Jessica	Mendez
Suzanne & Sean Fay	Peoria	Suzanne	Fay
Irene & Donald Lehrer	Sun City West	Irene	Lehrer
Gina Dacquisto & Daniel Britts	Peoria	Gina	Dacquisto
Eric Schambari & Troy Pladson	Sun City West	Troy	Pladson
The Stice Household	Sun City	Darrel	Stice
The Jackson Household	Surprise	Sharon	Jackson
Arlene Mandel	Peoria	Arlene	Mandel
The Hutton Household	Peoria	Maria	Hutton
Erica & Douglas Burian	Surprise	Erica	Burian
The Saka Household	Peoria	Delshad	Saka
Ellen & William Bresnick	Peoria	Ellen	Bresnick
The Strasser Household	Peoria	Rhiannon	Strasser
Adam & Melissa Fleishman	Peoria	Adam	Fleishman
The Underhill Household	Peoria	Cory	Underhill
Kathryn & Douglas Smith	Sun City West	Douglas	Smith
Thomas Fuller & Daniel Hatley	Peoria	Daniel	Hatley
Eric & Joan Bendall	Sun City West	Joan	Bendall
Sharon & Willeke Jankowski	Peoria	Patricia	Jankowski
The Dufek Household	Sun City West	Daniel	Dufek
Ronald Bitterli	Peoria	Ronald	Bitterli
The Gallo Household	Peoria	Michelle	Gallo
Heather & Derek Block	Sun City	Heather	Block
Laurie English	Peoria	Laurie	English
Frederick & Gayle Kirkpatrick	Sun City West	Frederick	Kirkpatrick
Corwin & Arvie Woodard-Wade	Sun City West	Joanne	Woodard-Wade
The Meyer Household	Sun City West	Walter	Meyer
Sheila & Donald Kibner	Peoria	Donald	Kibner
Patrick & Donna Folan	Sun City West	Patrick	Folan
The Cruz Household	Sun City	Victoria	Cruz
Leonard Smith & Randi Bourget	Surprise	Randiann	Stangle
Linda & Russell Brown	Peoria	Russell	Brown
Maria & Ernest Fragoso	Peoria	Ernest	Fragoso
The Weible Household	Sun City	Matthew	Weible
Felicia Tarwater & Sylvia Ontiveros	Peoria	Sylvia	Ontiveros
The Slaughter Household	Peoria	William	Slaughter
Tabor Williams & Mary Traylor	Sun City West	Tabor	Williams
Shawn Kilpatrick & Maury Segarra	Sun City	Maury	Segarra
Bryson Alexander & Michael Alexander	Sun City	Hallie	Fuller

<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
Cherilyn Toland	Peoria	Cherilyn	Toland
Neala Shulman	Sun City West	Neala	Shulman
Kathleen & Sam Himes	Sun City West	Kathleen	Himes
James & Suzanne Nelson	Peoria	Suzanne	Nelson
Sarah & Jeremy Mulleneaux	Sun City	Sarah	Mulleneaux
The Stone Household	Peoria	Patrick	Stone
Kimberly & Randall Smith	Peoria	Kimberly	Smith
Nancy & Gregory Schulte	Peoria	Nancy	Schulte
Jaimie & Benjamin Renstrom	Peoria	Jaimie	Renstrom
Pamela Mills	Peoria	Pamela	Mills
The Karnafel Household	Peoria	Maria	Karnafel
Kristine & Timothy Mc Cullough	Peoria	Timothy	Mc Cullough
Joy & Robert Breuninger	Sun City West	Robert	Breuninger
Michael & Robert Lindgren	Peoria	Robert	Lindgren
Eleanor Hess	Peoria	Eleanor	Hess
Frances & Richard Severns	Peoria	Frances	Severns
Shirley Walker	Peoria	Shirley	Walker
Melissa & Charles Price	Peoria	Charles	Price
Patricia Wilson	Sun City	Patricia	Wilson
Thomas & Elsa Varallo	Sun City West	Thomas	Varallo
Scott & Cheryl Kennedy	Sun City West	Scott	Kennedy
Nelson Johnson & Brandon Yarbrough	Sun City West	Nelson	Johnson
Karen & Charles Liquori	Sun City West	Charles	Liquori
The Langlois Household	Peoria	Keith	Langlois
The Updegraff Household	Sun City West	Gene	Updegraff
Fae Dudek	Sun City West	Fae	Dudek
Allen & Tracie Young	Peoria	Allen	Young
The Gatlin Household	Peoria	John	Gatlin
Stephen & Joan Speckman	Peoria	Stephen	Speckman
Rose Heine	Sun City West	Rose	Heine
Marissa & De Andre Reale	Peoria	Marissa	Reale
The Sophusson Household	Sun City West	Jean	Sophusson
The Mc Alister Household	Peoria	Nancy	Mc Alister
Bailee Maercklein & Lewis Russell	Peoria	Sandee	Craig
Donna Johnson	Peoria	Donna	Johnson
Kelley & Brian Triggs	Peoria	Brian	Triggs
Edna & John Falk	Sun City West	John	Falk
The Huddleston Household	Sun City	Terry	Huddleston
The Oyoung Household	Sun City West	Patti	Oyoung
Constance & Ronald Pekara	Peoria	Ronald	Pekara
Marjorie & John Sutsos	Peoria	Marjorie	Sutsos
Elizabeth & Lyndon Kelly	Peoria	Elizabeth	Kelly
Leona & Lester Szubra	Sun City West	Leona	Szubra
Marie & Derrick Hickman	Sun City	Derrick	Hickman
Mary & Ronald Collins	Sun City West	Mary	Collins
JJ Bowie			

Name	City	First Name	Last Name
Scott Trahan			
Inbound Caller: [Naser Alizadeh]			
Inbound Caller: [Javare]			
Inbound Caller: [Downs Joseph]			
Bryan			
Inbound Caller: [Michael Celaya]			
Inbound Caller: [Wireless Caller]			
Johanna with Support (Quality Check)	Republic Services		
Carrie with Support	Republic Services		
Mike Scerbo	Rose+Moser+Allyn		
Eric Anderson	Republic Services		
Steve Herring	Republic Services		
Ginger Rough	Republic Services		
Johanna with Support	Republic Services		
Stephen Anderson	Gammage & Burnham		

**Exhibit 7**

**February 16, 2021 Tele Town Hall  
List of Attendees**

## February 16, 2021 Tele Town Hall Attendees

Name	City	First Name	Last Name
The Petersen Household	Peoria	David	Petersen
The Malaise Household	Peoria	Maurice	Malaise
Adrienne & Richard Lalonde	Peoria	Richard	Lalonde
The Stone Household	Peoria	Patrick	Stone
Christine & Francesco Tignini	Peoria	Christine	Tignini
Darlene & Gordon Arnsperger	Sun City West	Gordon	Arnsperger
Elaine & Enos Jones	Sun City West	Enos	Jones
Marissa & De Andre Reale	Peoria	Marissa	Reale
Lyle & Joyce Van Sciver	Peoria	Lyle	Van Sciver
Carolyn & Sandra Nachand	Peoria	Sandra	Nachand
The Stoner Household	Sun City West	Dennis	Stoner
Alan & Deborah Falk	Peoria	Alan	Falk
The Welty Household	Peoria	Jeffrey	Welty
The Adams Household	Sun City West	Jeffrey	Adams
Leslie & Thomas Rubano	Peoria	Leslie	Rubano
Jill & Heath Bottomly	Peoria	Jill	Bottomly
Bianca & Ryan Brochard	Peoria	Bianca	Brochard
Nancy & Gregory Schulte	Peoria	Nancy	Schulte
Jonathan Riley & Ralph Rodríguez	Peoria	Ralph	Rodríguez
The Glass Household	Peoria	Jerrod	Glass
Christine & Theodore Escobar	Sun City West	Christine	Escobar
Bryson King & Peter Giroux	Peoria	Bryson	King
Daniel Ahee	Peoria	Daniel	Ahee
Debra & Wayne Robinson	Surprise	Debra	Robinson
Stephanie & Brent Steiner	Peoria	Stephanie	Steiner
The Langlois Household	Peoria	Keith	Langlois
The Guay Household	Sun City West	Roland	Guay
Judith & Thomas Keller	Sun City West	Judith	Keller
Frederick & Linda Cohen	Peoria	Frederick	Cohen
Kathi Hausman & Keith Burns	Peoria	Keith	Burns
Tabor Williams & Mary Traylor	Sun City West	Tabor	Williams
Rose Heine	Sun City West	Rose	Heine
Sondra Thomas	Sun City West	Sondra	Thomas
Norma Remaklus & Clifton Robinson	Sun City West	Norma	Remaklus
Christel & Maynard Turner	Sun City West	Christel	Turner
Thomas & Elsa Varallo	Sun City West	Thomas	Varallo
Erin Kraus	Peoria	Erin	Kraus
The Lubarski Household	Peoria	Nolan	Lubarski
Nelson Johnson & Brandon Yarbrough	Sun City West	Nelson	Johnson
Michael & Harriet Kessler	Sun City West	Harriet	Kessler
The Gallo Household	Peoria	Michelle	Gallo
Scott & Cheryl Kennedy	Sun City West	Scott	Kennedy
Henry Forsythe	Sun City West	Henry	Forsythe
Leonard Smith & Randi Bourget	Surprise	Randiann	Stangle

<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
Stephen & Joan Speckman	Peoria	Stephen	Speckman
Laurie English	Peoria	Laurie	English
The Slaughter Household	Peoria	William	Slaughter
Frances & Richard Severns	Peoria	Frances	Severns
Sally Ahern	Peoria	Sally	Ahern
Melissa & Charles Price	Peoria	Charles	Price
Ronald Bitterli	Peoria	Ronald	Bitterli
Theresa Boks	Surprise	Theresa	Boks
Cathryn Bassett	Peoria	Cathryn	Bassett
Jaimie & Benjamin Renstrom	Peoria	Jaimie	Renstrom
Carrie & David Green	Peoria	David	Green
Charles & Merle Harlan	Peoria	Merle	Harlan
Michael & Robert Lindgren	Peoria	Robert	Lindgren
Dena & Randy Pollock	Peoria	Dena	Pollock
Neala Shulman	Sun City West	Neala	Shulman
Deborah & Gerald Johnson	Peoria	Gerald	Johnson
Pamela Mills	Peoria	Pamela	Mills
Richard & Susan Erikson	Sun City West	Richard	Erikson
The Lozanovski Household	Peoria	Jim	Lozanovski
Diane & James Cawley	Peoria	James	Cawley
Karen & Charles Liquori	Sun City West	Charles	Liquori
The Mortensen Household	Sun City West	Janice	Mortensen
Kathryn & Frederick Bordman	Sun City West	Kathryn	Bordman
Myrna & Richard Hert	Sun City West	Myrna	Hert
Maria & Ernest Fragoso	Peoria	Ernest	Fragoso
Heather & Derek Block	Sun City	Heather	Block
The Neel Household	Peoria	Beth	Neel
Kristine & Timothy Mc Cullough	Peoria	Timothy	Mc Cullough
Michael & Lynn Abruzzise	Peoria	Michael	Abruzzise
Cecilia & Seth Easley	Peoria	Seth	Easley
Richard Haecker & Richard Vasquez	Sun City West	Jon	Kile
Alicia Bankston & Elizabeth Wilson	Peoria	Elizabeth	Wilson
Bryson Alexander & Michael Alexander	Sun City	Hallie	Fuller
Marsha & Dale Paape	Peoria	Dale	Paape
The Underwood Household	Peoria	Steven	Underwood
Cherilyn Toland	Peoria	Cherilyn	Toland
Ann & John Anderson	Peoria	John	Anderson
Jessica & Ryan Softley	Peoria	Ryan	Softley
The Andryshak Household	Sun City West	Carol	Andryshak
Gayla & Joyce Johnston	Sun City West	Joyce	Johnston
Lisette Michaels	Peoria	Lisette	Michaels
The Cruz Household	Sun City	Victoria	Cruz
Manley & Barbara Perkel	Peoria	Manley	Perkel
Susan & Steven Eckert	Peoria	Susan	Eckert
Judith Gage	Peoria	Judith	Gage
Fred Wagner	Sun City West	Beverly	Wagner



<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
The Burrows-Fyffe Household	Surprise	Kristy	Burrows-Fyffe
Elizabeth & Lyndon Kelly	Peoria	Elizabeth	Kelly
Laverne & Wayne Daly	Surprise	Wayne	Daly
The Meyer Household	Sun City West	Walter	Meyer
The Nepley Household	Peoria	John	Nepley
Barbara & Stephen Melkin	Sun City West	Barbara	Melkin
Kevin & Daryl Marcelo	Peoria	Kevin	Marcelo
Denise & Michael Vega	Peoria	Denise	Vega
Richard Gray	Sun City	Richard	Gray
Maureen Jacobs	Sun City	Maureen	Jacobs
Beverley Lamothe	Sun City West	Beverley	Lamothe
The Blodgett Household	Peoria	Muriel	Blodgett
Linda & Mark Sivakoff	Sun City West	Mark	Sivakoff
Sylvia & Edward Myers	Sun City West	Sylvia	Myers
Isabell & Steven Beinfest	Sun City West	Isabell	Beinfest
Karen & James Webster	Sun City	James	Webster
The Pake Household	Peoria	Gloria	Pake
Debbie Brady	Sun City West	Deborah	Brady
Diane Olson	Sun City West	Diane	Olson
Roxanne & Mary Chancellor	Sun City West	Mary	Chancellor
Richard Hoe	Sun City West	Richard	Hoe
Lynn & Clarence Gabriel	Sun City West	Clarence	Gabriel
Norman Hershfield	Sun City West	Norman	Hershfield
John Ricuito	Sun City	John	Ricuito
Ivana Pettyjohn & Nicole Lambros	Peoria	Ivana	Pettyjohn
The Gemma Household	Peoria	Michele	Gemma
Dina Elia	Peoria	Dina	Elia
Anne Levig	Sun City West	Anne	Levig
The Helfrich Household	Peoria	Linda	Helfrich
Roger & Susan Pettett	Sun City West	Roger	Pettett
David Krazel & Jeffrey Krazel-Cook	Peoria	David	Krazel
The Chambers Household	Peoria	Angela	Chambers
Inbound Caller: [G T Group]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Doug Handzel]			
Inbound Caller: [Wills Thomas]			
Inbound Caller: [Western Adventi]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Buda Cynthia]			
Inbound Caller: [Javare]			
David Schwartz			
Roberta Hoffman	Sun City West	Bert	Hoffman
Terry Braun			
Inbound Caller: [Percy Louise]			
Cathleen Kelly	Sun City West	Robert	Kelly
Inbound Caller: [Fry Eugene]			

Name	City	First Name	Last Name
Keith			
Inbound Caller: [Self Michael Je]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Max Hinerman]			
Bill Andrekopoulos			
Inbound Caller: [Berard Paul M]			
Inbound Caller: [Cor - Greg]			
Inbound Caller: [Wireless Caller]			
Duane Yantorno			
Inbound Caller: [Cathryn Emerson]	Sun City West	Cathryn	Emerson
Sharon Martin			
Vanessa Angel			
Cheryl Grande			
Inbound Caller: [Eugene Fry]			
Inbound Caller: [Wireless Caller]			
Dean Folk			
Tim Holderman			
Inbound Caller: [Keith Yaktus]			
Inbound Caller: [Linda Zakas]			
Inbound Caller: [Naser Alizadeh]			
Inbound Caller: [Mateyka Eileen]			
Inbound Caller: [Stretzquinn]			
Inbound Caller: [Bechtold Jim]			
Inbound Caller: [Micro Standard]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Wireless Caller]			
Inbound Caller: [Luparello Mary]			
Inbound Caller: [Braun Terry]			
Ginger Rough [Republic Services]			
Mike Scerbo [Republic Services]			
Stephen Anderson [Republic Services]			
Eric Anderson [Republic Services]			

**Exhibit 8**

**September 19, 2021 Tele Town Hall  
List of Attendees**

Household Name	City	First Name Last Name
Sammy with Support		Sammy with Support
Eric Anderson		Eric Anderson
Stephen Anderson		Stephen Anderson
Lisa with Support		Lisa with Support
Stephen Herring		Stephen Herring
Mike Scerbo		Mike Scerbo
Lisa with Support - Denver		Lisa with Support - Denver
Inbound Caller: [Republic Servic]		Inbound Caller: [Republic Servic]
Lisa with Support (Quality Check Line)		Lisa with Support (Quality Check Line)
The Young Household	Surprise	Jacky Young
Keri McGinnis	Surprise	Keri McGinnis
The Fernandes Household	Surprise	Rosa Fernandes
Cynthia & Gary Del Vecchio	Surprise	Cynthia Del Vecchio
Diane Much	Surprise	Diane Much
The Bermudez Household	Surprise	Carlos Bermudez
Rosemary Viot	Surprise	Rosemary Viot
The Galante Household	Surprise	Joseph Galante
Jayson & Joseph Corn	Surprise	Julie Corn
Sandra Weaver & Helen Dequis	Surprise	Helen Dequis
Jorge & Carmen Cruz	Surprise	Carmen Cruz
Lynn Kent	Surprise	Lynn Kent
Evelia & Manuel Mercado	Surprise	Manuel Mercado
Roxann Croce	Surprise	Roxann Croce
Dorothy & Stephen Parkin	Surprise	Dorothy Parkin
The Maggiano Household	Surprise	Rosemary Maggiano
The Hargrove Household	Surprise	Aziz Hargrove
Lois & Thomas Mock	Surprise	Lois Mock
Lisa Klink	Surprise	Lisa Klink
Romanetta & Stephen Ferguson	Surprise	Romanetta Ferguson
The Roten Household	Surprise	Vanessa Roten
The PÃ©rez Household	Surprise	Josefina PÃ©rez
Graciela & William Doak	Surprise	William Doak
The Romero Household	Surprise	Gloria Romero
Richard & Jean Merritt	Surprise	Richard Merritt
David & Beth Smith	Surprise	David Smith
Herta & Kurt Fien	Surprise	Kurt Fien
Nancy & James Blevins	Surprise	Nancy Blevins
Nell & Edward Strednak	Surprise	Edward Strednak
Aurelio & James Durant	Surprise	James Durant
Judith & David Silvas	Surprise	Judith Silvas
Janice Vinger	Surprise	Janice Vinger
William & Gayle Hastings	Surprise	Gayle Hastings
Jacqueline & James Hefner	Surprise	James Hefner
Monica & Kenneth Clark	Surprise	Monica Clark
The Nelson Household	Surprise	Patrick Nelson
The Mercer Household	Surprise	Tiffany Mercer

Household Name	City	First Name Last Name
Joseph Murphy	Surprise	Joseph Murphy
The Pinkham Household	Surprise	Irving Pinkham
Justin Estrada & John Goldsberry	Surprise	John Goldsberry
The Cook Household	Surprise	Helen Cook
Roman & Patricia Torres	Surprise	Patricia Torres
The Dunn Household	Surprise	Stella Dunn
The Brown Household	Surprise	Steve Brown
Rita & Domitilo GÃ³mez	Surprise	Domitilo GÃ³mez
Rebecca Mayhew	Surprise	Rebecca Mayhew
Gail Anaruk	Surprise	Gail Anaruk
The Daniel Household	Surprise	Elizabeth Daniel
Robert Ramirez	Surprise	Robert Ramirez
The Ruiz Household	Surprise	Patricio Ruiz
Vanessa & Valeria Castro	Surprise	Valeria Castro
Amber Defoe	Surprise	Amber Defoe
Linda & Michael Barnard	Surprise	Linda Barnard
The LÃ³pez Household	Surprise	Lina LÃ³pez
Kassidy HernÃ¡ndez & David Hofmann	Surprise	Patricia Anthes
Penny & Joseph Havelly	Surprise	Joseph Havelly
Roberta & Harry Barnes	Surprise	Roberta Barnes
Anita & John Powell	Surprise	John Powell
Kathleen Oachs	Surprise	Kathleen Oachs
Sydney Munoz & Diana Sadler	Phoenix	Diana Sadler
Claudia & Gerald Cygan	Surprise	Gerald Cygan
Linda & Roger Tederman	Surprise	Linda Tederman
Patricia Heath	Surprise	Patricia Heath
William McHenry	Surprise	William McHenry
The Warren Household	Surprise	Robert Warren
The Gauntt Household	Surprise	Carrie Gauntt
Tumaro Shepherd	Surprise	Tumaro Shepherd
Jean & Jerry Glucksman	Surprise	Jean Glucksman
Larry Guinn & Steven Mazzuca	Surprise	Larry Guinn
Karen Daley	Surprise	Karen Daley
The Douglas Household	Surprise	Valerie Douglas
Philip & Lena Enea	Surprise	Lena Enea
The Jones Household	Surprise	Bernadine Jones
Carl & Peggy Hann	Sun City West	Carl Hann
The Anaya Household	Surprise	Pantaleon Anaya
John Mc Donald	Surprise	John Mc Donald
Madeline & Billy Costello	Surprise	Billy Costello
Nefretiri Armstrong-Bond & Wilbert Bond	Surprise	Wilbert Bond
The Watson Household	Surprise	Barbara Watson
Lorinda McArthur	Surprise	Lorinda McArthur
Kellie & Michael Pack	Surprise	Michael Pack
Adnan Konjuhi	Surprise	Adnan Konjuhi
Diana & William Cherilla	Surprise	Diana Cherilla

Household Name	City	First Name Last Name
Judith & Gilbert Bowers	Surprise	Judith Bowers
Monique & James Fleming	Surprise	James Fleming
Michael & Elaine Lindsay	Surprise	Michael Lindsay
Frances & Allan Belmont	Surprise	Frances Belmont
Donald & Sharon Bolek	Surprise	Donald Bolek
Barbara & Robert OrtÃ-z	Surprise	Robert OrtÃ-z
Alex Thanos	Surprise	Alex Thanos
The Pringle Household	Surprise	Rachel Pringle
Robert Barclay & Patricia Roberson	Surprise	Patricia Roberson
The Stewart Household	Surprise	Eleanor Stewart
Michaele & Robert Jaime	Surprise	Michaele Jaime
Arnold & Ellouine Bronner	Surprise	Arnold Bronner
Adam & Gillan Mains	Surprise	Adam Mains
Christine Carlos	Glendale	Christine Carlos
The Arias Household	Surprise	Mary Arias
Vicki & Richard Denny	Surprise	Richard Denny
Davina & David Piasecki	Surprise	Davina Piasecki
Shirley & Joe Roybal	Surprise	Shirley Roybal
Daniel Reily	Surprise	Daniel Reily
Candace Green	Surprise	Candace Green
Judith & Burton Firestone	Surprise	Judith Firestone
Isaiah Alzahrani & Mary Montoya	Surprise	Mary Montoya
The Winters Household	Surprise	Carroll Winters
James & Carol Veigel	Surprise	Carol Veigel
Michelle Liga	Surprise	Michelle Liga
The Powell Household	Surprise	Keyra Powell
Linda & John Powell	Surprise	Linda Powell
Jeffrey Leatherman & Cheque Lucero	Surprise	Jeffrey Leatherman
Christa Salaiz	Surprise	Christa Salaiz

**Exhibit 9**

**November 7, 2021 Tele Town Hall  
List of Attendees**

**November 7, 2021 Tele Town Hall Attendees**

<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
Mike Barnes- Peoria	Peoria	Lorelei	Barnes
Rachel & George Acuna	Peoria	Rachel	Acuna
The Wolf Household	Peoria	Russell	Streavel
Sarah & Jimmy Wade	Peoria	Anita	Pinalto
Randall & Nancy Panzer	Peoria	Nancy	Panzer
Sarah Wyckoff	Peoria	Sarah	Wyckoff
The Lim Household	Peoria	David	Lim
The Casasola Household	Peoria	Rolando	Casasola
Elaine Rodr?guez	Peoria	Elaine	Rodr?guez
The Johnson Household	Peoria	Patricia	Johnson
Yvonne Jones	Peoria	Yvonne	Jones
Sivakumari Busanna	Peoria	Sivakumari	Busanna
Judith Holub	Peoria	Judith	Holub
Mable & Conrad Sheehan	Peoria	Conrad	Sheehan
Argia Delutiis	Peoria	Argia	Delutiis
Carla & Mike Schmidlen	Peoria	Mike	Schmidlen
Brenda & Moody Jackson	Peoria	Moody	Jackson
The Villa Household	Peoria	San Juanita	Villa
Joyce & Louis Pasco	Peoria	Joyce	Pasco
Megan Murphy & Thomas Foster-De Oro	Peoria	Megan	Murphy
The Leon Household	Peoria	Cheryl	Leon
Catalina & Ramiro Castro	Peoria	Catalina	Castro
The Dave Household	Peoria	Meeta	Dave
Kay Nye	Peoria	Kay	Nye
Gayle & Dwight Brunsvold	Peoria	Dwight	Brunsvold
Bonnie & Bill Promisel	Peoria	Bonnie	Promisel
Randolph Farkas	Peoria	Randolph	Farkas
Andres & Angelica Padilla	Peoria	Angelica	Padilla
Burrell Allen & Edward Doncsecz	Peoria	Edward	Doncsecz
Donna & Charles Magness	Peoria	Donna	Magness
Mary Igna	Peoria	Mary	Igna
The Bruno Household	Peoria	Rose	Bruno
Frederick & Linda Cohen	Peoria	Linda	Cohen
The Parker Household	Peoria	Linda	Parker
Katharine Kincaid	Peoria	Katharine	Kincaid
Esther & Victor Flores	Peoria	Esther	Flores
Carolyn Leslie & Jeanine Cavanaugh	Peoria	Jeanine	Cavanaugh
George Zigga	Peoria	George	Zigga
The Vasquez Household	Peoria	Virginia	Vasquez
David & Amy Jaffe	Peoria	Amy	Jaffe
Kevin & Debora Carlson	Peoria	Debora	Carlson
Benita & Thomas Sandoval	Peoria	Benita	Sandoval
Christine Henry & Frank Bracamonte	Peoria	Christine	Henry
La Dana & Kevin Cook	Peoria	Kevin	Cook
Cindy Ingles	Peoria	Cindy	Ingles



<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
The Palombo-Dykman Household	Peoria	Kimberly	Palombo-Dykman
The Gray Household	Peoria	Ellsworth	Gray
Larry & Glenn Velasquez	Peoria	Glenn	Gorges
Carmela Maltese	Peoria	Carmela	Maltese
The Neel Household	Peoria	Prathap	Neel
Liliana & Gregg Ross	Peoria	Liliana	Ross
Donna Hopwood	Peoria	Donna	Hopwood
Kimberly Bjorn	Peoria	Kimberly	Bjorn
The Szubinski Household	Peoria	Marilyn	Szubinski
Tarik Dowd	Peoria	Tarik	Dowd
The Beaulieu Household	Peoria	Sylvia	Beaulieu
Gabriel & George Loers	Peoria	John	Tate
The Polchin Household	Peoria	Karen	Polchin
Susan & Patrick Schuh	Peoria	Patrick	Schuh
Felisa & Marty Quigley	Peoria	Marty	Quigley
Aneth Hershfield	Peoria	Aneth	Hershfield
The Kerstens Household	Peoria	Maryjane	Kerstens
Yvette & Edward Martin	Peoria	Yvette	Martin
Shaheen Al-Shatti	Peoria	Shaheen	Al-Shatti
Laurel & Daniel St John	Peoria	Laurel	St John
Kathleen & Leland Grieves	Peoria	Kathleen	Grieves
The Ruggles Household	Peoria	Christopher	Ruggles
The De Michael Household	Peoria	Theresa	de Michael
Audrey & Oscar Fulcher	Peoria	Audrey	Fulcher
Jeanna Ray & Mary Pachter	Peoria	Mary	Pachter
The Canisales Household	Peoria	Peggy	Canisales
Anais & Jose Segovano	Peoria	Jane	Lopez
The Golden Household	Peoria	John	Golden
Caleb Hall & Christine Meraz	Peoria	Christine	Meraz
Diaan & Richard Kuhfeld	Peoria	Diaan	Kuhfeld
Randy & April Huggins	Peoria	Randy	Huggins
Matthew & Cheryl Mandell	Peoria	Matthew	Mandell
Alexa Morgan	Peoria	Alexa	Morgan
Robert Franklin	Peoria	Robert	Franklin
The Santana Household	Peoria	Stella	Santana
David Lemus	Peoria	David	Lemus
Shawnda & Zachary Pawlowski	Peoria	Zachary	Pawlowski
Carl & Julie Ramnitz	Peoria	Carl	Ramnitz
The Parris Household	Peoria	Joshua	Parris
Richard & Rosemarie Walent	Peoria	Rosemarie	Walent
Yolanda & Melvin Underwood	Peoria	Melvin	Underwood
Sandra Carpenter	Peoria	Sandra	Carpenter
The Pearce Household	Peoria	Susan	Pearce
Cheryl & James Peterson	Peoria	James	Peterson
The Teske Household	Peoria	Darla	Teske
The Blair Household	Peoria	Jewell	Blair

<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
The Mccullough Household	Peoria	Wendy	McCullough
Luann Kocherhans	Peoria	Luann	Kocherhans
Arlene Bunt	Peoria	Arlene	Bunt
The Friedman Household	Peoria	Gerrie	Friedman
Adam & Melissa Fleishman	Peoria	Adam	Fleishman
Christopher & Jerri Gallatin	Peoria	Jerri	Gallatin
Judith & Norman Krug	Peoria	Judith	Krug
Carol & Joe House	Peoria	Carol	House
The Gross Household	Peoria	Pauline	Gross
The Zuercher Household	Peoria	Kimo	Zuercher
Terri & Gary Gall	Peoria	Gary	Gall
Courtney Gorman	Peoria	Courtney	Gorman
The Menzies Household	Peoria	William	Menzies
Cedricia & Dramond Hester	Peoria	Cedricia	Hester
Jane & David Folsom	Peoria	David	Folsom
Cynthia & Bruce Shankman	Peoria	Bruce	Shankman
The Melgard Household	Peoria	Jill	Melgard
Patricia Carlson	Peoria	Patricia	Carlson
Debra Hill & Barbara Alfvn	Peoria	Debra	Hill
Ida & Eugene Backmon	Peoria	Eugene	Backmon
Phyllis & Charles Adams	Peoria	Phyllis	Adams
The Erra Household	Peoria	Ellen	Erra
The Nachand-Prestidge Household	Peoria	Susan	Nachand-Prestidge
Christopher & Melissa Lee	Peoria	Christopher	Lee
Donna & David Allbritton	Peoria	David	Allbritton
Jean & Troy Williams	Peoria	Troy	Williams
Diana & Anthony Bone	Peoria	Diana	Bone
Esteban & Annie Trevino	Peoria	Annie	Trevino
The Biro Household	Peoria	Melanie	Biro
Darnell & Dee Allen	Peoria	Darnell	Allen
The Rose Household	Peoria	Gary	Rose
Hara Kumar & Palanikumar Ramalingam	Peoria	Palanikumar	Ramalingam
Denise & Frederick Wysocki	Peoria	Denise	Wysocki
The Farley Household	Peoria	Rebecca	Figueroa-Farley
Ruth & Irving Rotkowitz	Peoria	Ruth	Rotkowitz
Charles & Kathleen Sykes	Peoria	Charles	Sykes
The Seifert Household	Peoria	Kathleen	Seifert
Sheree & Steven Tribble	Peoria	Steven	Tribble
Keith & Christine Ronk	Peoria	Christine	Tignini
Brandon & Kara Van Buskirk	Peoria	Kara	van Buskirk
Sandra Nachand	Peoria	Sandra	Nachand
Denise Walls-Cashwell & Harry Cashwell	Peoria	Harry	Cashwell
Gary & Cherie Miller	Peoria	Gary	Miller
The Cupo Household	Peoria	Rose	Bongiovanni
The Newman Household	Peoria	Alexandra	Newman
Yolanda & Thomas Strzelczyk	Peoria	Yolanda	Strzelczyk

<b>Name</b>	<b>City</b>	<b>First Name</b>	<b>Last Name</b>
Robert & Kimberly Soto	Peoria	Kimberly	Soto
Snehal Ashier	Peoria	Snehal	Ashier
Marissa & De Andre Reale	Peoria	Marissa	Reale
The Taberna Household	Peoria	Zaira Mari	Taberna
The Wilson Household	Peoria	Heather	Wilson
The Atkinson Household	Peoria	Mary	Atkinson
Aaron & Melissa Ewing	Peoria	Melissa	Ewing
Vivian & Stephen Glore	Peoria	Stephen	Glore
James Richard	Peoria	James	Richard
The Peacock Household	Peoria	Lynn	Peacock
The Scalf Household	Peoria	Daniel	Scalf
The Simon Household	Peoria	Guadalupe	Simon
Kathleen Bennett	Peoria	Kathleen	Bennett
Beth Defend	Peoria	Beth	Defend
Consolacion Paraan	Peoria	Consolacion	Paraan
The Weddigen Household	Peoria	Russell	Weddigen
Cody & Melinda Szafranski	Peoria	Melinda	Szafranski
The Lofton Household	Peoria	Marie	Lofton
Stephen Casarez	Peoria	Stephen	Casarez
Denise & Michael Vega	Peoria	Denise	Vega
Arnold & Mary Ann Pfenninger	Peoria	Mary Ann	Pfenninger
Jane Brown	Peoria	Jane	Brown
Debbie Aulgur & Eva Osuna	Peoria	Eva	Osuna
Courtney & Shawn Kreuzwiesner	Peoria	Courtney	Kreuzwiesner
The Mckenzie Flowers Household	Peoria	Paulette	McKenzie Flowers
Zelma Simpson	Peoria	Zelma	Simpson
Linda Howell	Peoria	Linda	Howell
Jacqueline & Joseph Feeley	Peoria	Jacqueline	Feeley
Peggy & Marc Dahlberg	Peoria	Marc	Dahlberg
Joy- Peoria	Peoria	Allan	Salt
Joy Isban	Peoria	Joy	Isban
The Kingsbury Household	Peoria	Juan	Kingsbury
Denise & Kenneth Miller	Peoria	Kenneth	Miller
Luzianne Santa-Cruz & Alexis Valdenegro	Peoria	Alexis	Valdenegro
Amanda & Aaron Schaecher	Peoria	Heather	Sneddon
McKayla with Support (Quality Check)			
Jacinda with Support			
Haley with Support			
Ginger Richardson			
McKayla with Support			
Stephen			
Stephen Anderson	Gammage& Burnham		
Eric Anderson	Republic Services		
Mike Scerbo	Rose+Moser+Allyn		

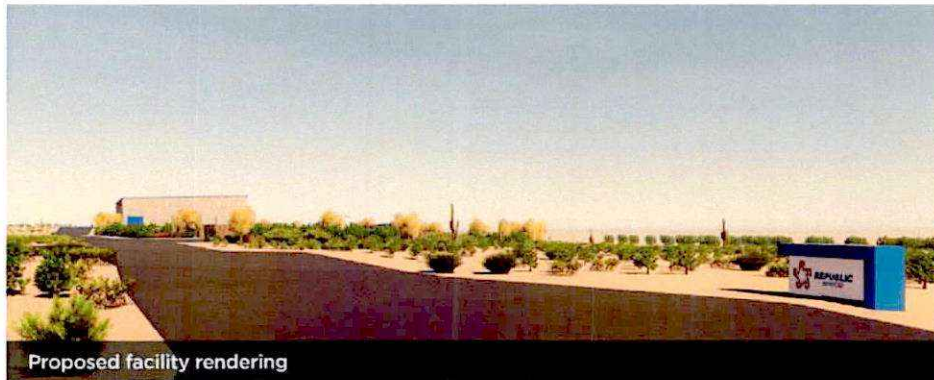
**Exhibit 10**

**Advertisement and Summary of the  
March 3, 2021 Community Cleanup**



## Committed to Being A Good Neighbor & Providing Critical Infrastructure in the Northwest Valley

February 26, 2021



### Community Cleanup Wednesday March 3rd

SUN CITY, Ariz. (Feb. 26, 2021) – Republic Services has been reaching out to the community as it proposes the WestWing Recycling and Transfer Facility in an industrial area directly adjacent to the WestWing Power Station and north of Highway 303.

One resident asked if we could help a neighborhood dealing with illegally dumped trash and construction materials that have been collecting in the area.

That's why we are organizing a community cleanup **Wednesday, March 3rd from 8am to 11am** near the Agua Fria river bed and Tierra Del Rio.

If you would like to volunteer,  
please email  
[RSVP@RoserMoserAllynPR.com](mailto:RSVP@RoserMoserAllynPR.com)

Republic employees will participate and provide volunteers with proper safety equipment and refreshments. Once collected, Republic will haul away the material for proper disposal.



Here is a link to the location: <https://goo.gl/maps/D4UYLRYeor64yUGG6>

To access the site you should travel north on 107th Ave, take a left on Hatfield Rd, and then a right on 109th Ave. Go north until you arrive at the southwest corner of the Tierra Del Rio HOA.

**Second Open House Saturday, March 6th. Come see the site for yourself!**

The proposed location for the WestWing Recycling and Transfer Facility was selected after considerable public input and was even suggested by some in the community. It's sheltered from view by the 303, and there will be no new truck traffic in or near residential neighborhoods. Plus, it will help keep trash rates low and preserve recycling without impacting property values.

You're invited to take a look at the new site for the proposed WestWing Recycling and Transfer Facility on **Saturday, March 6th from 10am-2pm** at a second Open House. We will follow COVID-specific guidelines.

To register, kindly RSVP at [RSVP@RoseMoserAllynPR.com](mailto:RSVP@RoseMoserAllynPR.com). Directions will be provided upon RSVP.



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# **Summary of the March 3, 2021 Community Cleanup**



## Responding to Your Questions & Concerns

March 10, 2021



### Second Open House Saturday March 6th Drew More Than 30 Residents

**SUN CITY, Ariz. (Mar. 10, 2021)** – The proposed new location for the WestWing Recycling and Transfer Facility was selected to address concerns about noise, traffic, and odor. Republic Services feels the best way to demonstrate how those concerns are addressed is to have residents see the site for themselves. That's why we have held two open houses. The most recent one was last weekend on March 6th. The first open house in February attracted 60 residents. Those who could not make the first one asked for an additional opportunity, and we were happy to oblige.

Residents saw for themselves how the proposed facility would be sheltered from view thanks to the Loop 303 and the existing WestWing Power Station. The facility would be accessed from the Loop 303, at exit 123, avoiding any homes and neighborhoods, which means no additional truck traffic impacting neighbors. Its proposed remote location is in an existing zoned industrial park. Waste transfer facilities, such as the Republic Services facility in Chandler, operate virtually unnoticed by area neighbors.



### Community Cleanup Last Wednesday

During our continued community engagement, we were asked to help clean up a problem that had been challenging Tierra Del Rio. For years the neighboring riverbed has been plagued with illegal dumping, including construction debris.

On March 3rd a team from Republic Services, with help from some heavy equipment, collected and hauled away nearly 12 tons of trash and debris. One of the neighbors let us know that the clean up made a big difference.

We were happy to help. In fact, waste transfer facilities like the one we are proposing can help prevent illegal dumping by providing a convenient location to dispose of bulk trash. Republic Services will be offering nearby residents free bulk trash disposal.

The northwest valley is the only part of Maricopa County without a recycling and transfer facility. In addition to preventing illegal dumping, the WestWing Recycling & Transfer Facility can help preserve recycling by keeping costs down. It can also help keep trash rates low.

Learn more at [www.WestwingTransfer.com](http://www.WestwingTransfer.com). You can also email your questions to [Westwing@Republicservices.com](mailto:Westwing@Republicservices.com)

**Exhibit 11**  
**Traffic Study**



April 1, 2021

Mr. Eric Anderson  
Republic Services  
Director of Business Development  
Southwest Area  
1855 E. Deer Valley Road  
Phoenix, AZ 85024

Re: WestWing Transfer Station Site Analysis, Maricopa County, Arizona

Dear Mr. Anderson:

This letter outlines our findings regarding the trip generation of the proposed transfer station and hauling facility located on a 10-acre parcel at the southwest corner of the Westwing substation, north of the Loop-303 and east of El Mirage Road in Maricopa County, Arizona. The development is proposed with five (5) transfer bays. Access to the site is proposed from a future collector street extension east, along the Mariposa Grande alignment, from an extension of El Mirage Road north from the existing Loop-303 interchange, to the west side of the Westwing Business park. The development is anticipated to be completed by the fall of 2022. The site location is shown in the attached graphic for reference.

#### Trip Generation

The projected trip generation characteristics for trucks from the development were prepared from forecasted data provided by the operator of the proposed facility. According to the facility operator, the transfer station is expected to experience substantial annual growth for the first 5 years, and then achieve minimal growth for the years following. It was further estimated that both AM and PM peak hours would generate around 10% of the daily traffic expected entering and exiting the site. The peak trip generation characteristics for the proposed development are summarized in **Table 1**.

**Table 1. Proposed Land Use Trip Generation**

Land Use	Daily Total	AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Transfer Station (5 years after opening)	76	4	4	8	4	4	8

As shown in **Table 1**, the site would be expected to generate 76 daily truck trips, with 8 trips occurring in the AM peak hour and 8 trips occurring in the PM peak hour. Onsite employees would account for another four to six trips during the peak periods.

Three potential alternative land use scenarios were evaluated for a comparison of the potential trip generation of the transfer station to other allowable uses on the same size parcel. The comparison assumed a 100,000 square foot building could be accommodated on a similar sized parcel as either Warehousing, Manufacturing or Truck Terminal uses. Trip generation rates published by the *Institute*

of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition were used to determine the trip generation characteristics of the alternative land uses.

**Table 2. Alternative Land Use Trip Generation**

Land Use Description	ITE Code	Quantity	Units	Daily Trips	AM			PM		
					In	Out	Total	In	Out	Total
Truck Terminal	030	100,000	SF		93	104	197	97	90	187
Manufacturing	140	100,000	SF	394	48	14	62	21	46	67
Warehousing	150	100,000	SF	174	13	4	17	5	14	19

The trip generation comparison shows that the proposed transfer station will generate the fewest trips when compared to the three alternative uses that could potentially be developed on a similar sized site. Although truck traffic within the vicinity of the transfer station may increase slightly due to the development, the traffic during the peak hours is anticipated to be minimal with minor impact on the adjacent street network and does not generate sufficient traffic to warrant additional traffic analysis.

### **Westwing Transfer Station Access Review**

In addition to the traffic statement, a review of the potential access options for the site was prepared. As mentioned above, the site under consideration for the location of the proposed Westwing Transfer Station is situated on a parcel of land within the Westwing Business Park. The Westwing Business Park plan includes approximately 75 acres of land in the south half of Section 12, Township 4 North, Range 1 West, in Maricopa County, Arizona (APN 503-53-025U). The proposed Westwing Transfer Station parcel is located in the northwest corner of the Westwing Business Park. The area surrounding the Westwing Business Park is within the City of Peoria planning area. Several parcels in the vicinity of the site have been annexed into the City of Peoria municipal boundaries, however the Westwing Business Park parcel, adjacent privately held parcels and the nearby AZ State Land Department parcels remain within Maricopa County jurisdiction.

The Westwing Business Park parcel is located on the north side of the Loop-303 freeway and immediately south of the existing electrical substation. Existing freeway interchanges on the Loop-303 at Happy Valley Road to the north of the site, and El Mirage Road to the west of the site, provide access to the surrounding areas. The Happy Valley Road interchange at the Loop-303 provides access to the northern connection to Vistancia Boulevard and also to the western extension of Happy Valley Road on the north side of the McMicken Dam. The El Mirage Road interchange at the Loop-303 provides access to the southern extension of El Mirage Road between Sun City West and the Agua Fria River channel. The Circulation Element of the City of Peoria General Plan identifies the roadway cross-section (Arterial) and general alignment for the future extension of El Mirage Road improvements, between Jomax Road and the Loop-303. The majority of the ultimate El Mirage Road improvements between Jomax Road and the Loop-303 have not been completed, with the exception of limited half-street improvements adjacent to recently constructed developments. A significant portion of the remaining segments of El Mirage Road improvements between Jomax Road and the Loop-303 are adjacent to, or cross through, AZ State Land Department parcels and Flood Control District of Maricopa County parcels. In addition, the current general plan alignment for El Mirage Road improvements between Jomax Road and the Loop-303 will cross multiple existing electrical transmission line corridors and an irrigation canal, as well as significant drainage features. In addition to the plan for El Mirage Road, the Circulation Element of the City of Peoria General Plan identifies a future collector street segment approximately ¼-mile north of the Loop 303 (the Mariposa Grande alignment), extending

approximately one mile west of El Mirage on the south side of the McMicken Dam. This collector street would ultimately access the Loop-303 from the northern extension of El Mirage Road from the existing freeway interchange.

The proposed off-site access to the Westwing Business Park, and the site for the Westwing Transfer Station, is anticipated to be an easterly extension of the currently proposed collector street system, on the Mariposa Grande alignment, from El Mirage Road to the site. The improvements would include an approximately ¼-mile interim northern extension of El Mirage Road, from the current termination on the north side of the Loop -303 interchange, to the Mariposa Grande alignment. The El Mirage Road interim improvements would be consistent with the ultimate improvements and alignment crossing the AZ State Land Department holdings up to the Mariposa Grande alignment. The Mariposa Grande collector street would extend approximately ½-mile east within Section 11, through the AZ State Land Department holdings and the Flood Control District of Maricopa County parcel, to the western edge of the Westwing Business Park parcel. The recommended off-site roadway improvements (depicted in green in the attached exhibit) would total ¾ of a mile and would be consistent with the existing Arterial Street alignments identified in the Circulation Element of the City of Peoria General Plan. The Mariposa Grande collector street extension improvements would be compatible with the existing collector street alignment included in the circulation plan and would accommodate the required drainage structures through the Flood Control District of Maricopa County parcel. Existing utility corridors would be accommodated for the entire ¾-mile length of off-site improvements. Easements or right of way for the off-site roadway improvements would need to be obtained from AZ State Land Department and the Flood Control District of Maricopa County.

The proposed off-site access improvements allow for the traffic generated by the Westwing Transfer Station to gain access to the site from the Loop-303 without significantly impacting existing arterial streets in the area. Direct access to the El Mirage Road interchange at the Loop-303 will be provided by a new extension of El Mirage Road eliminating the need to utilize existing arterial streets. Similarly, the Mariposa Grande collector street extension would provide direct access to El Mirage Road eliminating potential impact to any other existing streets near the site. The proposed Mariposa Grande collector street extension also provides the foundation for a future collector street system within Section 12 that serves not only the Westwing Transfer Station but also the remaining parcels within the Westwing Business Park and adjacent private properties and AZ State Land Department parcels north of the Loop-303.

The existing improvements at the El Mirage Road interchange at the Loop-303 provide significant surplus capacity for the accommodation of future traffic volumes. The existing pavement on El Mirage Road at the interchange has been constructed to a width to accommodate three lanes in both the northbound and southbound directions, with dual left turn lanes onto the loop-303 and three lane off-ramps at the intersections. Temporary pavement markings have been utilized at the interchange for the current interim condition. The existing interchange improvements also included the infrastructure required to accommodate the addition of traffic signal control.

The most recent traffic counts on El Mirage Road, south of the Loop-303 indicated the total 24-hour volume in both directions was approximately 10,500 vehicles per day. In comparison, 24-hour traffic counts on Happy Valley Road showed approximately 32,000 vehicles per day east of the Loop-303, 23,000 vehicles per day west of the Loop-303 and 14,000 vehicles per day west of 119th Avenue. Based on discussions with ADOT staff, it appears that the current traffic volumes at the El Mirage Road and Loop-303 interchange do not currently meet the volumes to require signalization. The addition of the projected site traffic (less than 100 trips per day) and the addition of the interim northern extension of El Mirage Road, is not anticipated to significantly impact the need for traffic signal control at the El Mirage Road interchange at the Loop-303. Additional future development within the Westwing Business

Park, other AZ State Land Department parcels in the area or the extension of El Mirage Road north to Happy Valley Road or Jomax Road, could result in the need for the addition of signal control at the interchange.

Two potential off-site improvement options to provide access to the site from the north were also reviewed. One option considered was the potential to access the site from a southern extension of El Mirage Road from the existing Happy Valley Road and El Mirage Road intersection, to the northwest of the existing electrical substation (depicted in purple in the attached exhibit). The improvements would include an approximately 1.1-mile interim extension of El Mirage Road from Happy Valley Road to the Mariposa Grande alignment. The Mariposa Grande collector street extension improvements would be the same as previously described. The southern extension of El Mirage Road would be a mile longer than the northern extension from the Loop-303. Under the option to extend El Mirage Road to the south, site traffic would utilize the existing Happy Valley Road segments from El Mirage Road to the Loop-303, which has significantly more existing traffic, and less surplus capacity, than the preferred off-site improvement plan.

The second off-site improvement considered, was the potential to access the site from a southern extension of 119th Avenue from the existing Happy Valley Road and 119th Avenue intersection (depicted in blue in the attached exhibit). The improvements would include an approximately ½-mile extension of 119th Avenue from the end of the existing improvements, south of Happy Valley Road to the southeast corner of the existing electrical substation. An additional ½-mile extension southwest to the Mariposa Grande alignment would be required to access the Westwing Transfer Station parcel. In addition to impacting the more heavily utilized road segments along Happy Valley Road, this option is constrained by the limitation to right-in and right-out turns at the intersection of Happy Valley Road and 119th Avenue necessitated by the limited spacing between 119th Avenue and Vistancia Boulevard.

Both alternative access options from the north require more off-site improvements than the proposed off-site access improvement plan. The ultimate lane configuration of both Happy Valley Road and El Mirage Road will consist of three through lanes in each direction. The potential impact to current traffic utilizing existing area streets is more significant with the two off-site improvement options utilizing Happy Valley Road. The existing traffic volumes near the Loop-303 on Happy Valley are nearly three times the existing traffic volumes near El Mirage Road. The portion of the additional available roadway capacity utilized by the proposed transfer station with El Mirage Road access would be significantly less than at Happy Valley Road. Additionally, access options from the north will require circulation of site traffic adjacent to existing residential development along Happy Valley Road.

If you have any further questions, please feel free to contact me at (602) 944-5500.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

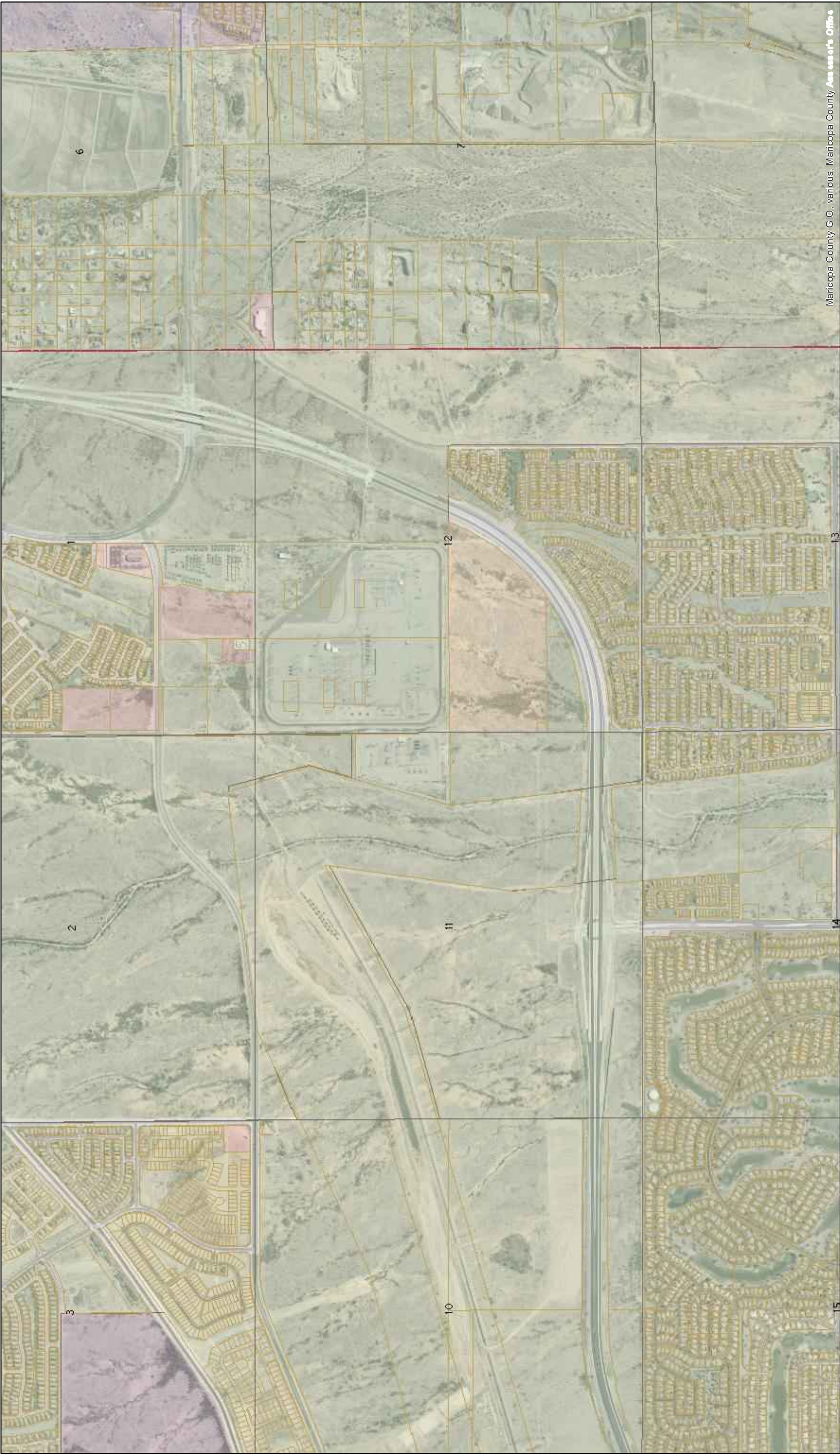
*Charles R. Wright*

Charles R. Wright, P.E.



K:\PHX\_Traffic\291535000 303 and El Mirage\2021-03-22 NW Phoenix Transfer Station Traffic Statement .docx







**Exhibit 12**  
**Property Values Study**

# CONSULTING ASSIGNMENT

TWO EXISTING TRANSFER STATIONS PLUS  
ONE PROPOSED TRANSFER STATION  
LOCATED WITHIN METROPOLITAN PHOENIX  
INCLUDING PEORIA (WESTWING), PHOENIX  
(CAVE CREEK) AND CHANDLER (GERMANN)  
CBRE GROUP, INC. FILE NO. 21-251PS-1066

REPUBLIC SERVICES, INC.

April 26, 2021

Eric Anderson  
Area Director, Business Development  
**REPUBLIC SERVICES, INC**  
18500 North Allied Way  
Phoenix, Arizona 85054

**Re: A consulting assignment pertaining to two existing transfer stations and one proposed transfer station located within metropolitan Phoenix, including Peoria (WestWing), Phoenix (Cave Creek), and Chandler (Germann)**

Dear Mr. Anderson:

At your request and authorization, CBRE, Inc. has prepared a consulting assignment pertaining to the above referenced properties (two existing transfer stations and one proposed transfer station). The reader is hereby advised that this is a consulting assignment and not an appraisal report, nor does it constitute a value conclusion. All assumptions and limiting conditions are an integral part of, and inseparable from, this report.

The subject property pertains to two existing transfer stations and one proposed transfer station site located within metropolitan Phoenix, including locations in Peoria (proposed WestWing transfer station), north Phoenix (existing Cave Creek transfer station), and Chandler (existing).

The purpose of this consulting assignment is to determine the impact (if any) the **existing** transfer stations have upon residential property values. We selected two existing comparable Republic Services transfer facilities for this analysis, including the Cave Creek and Germann facilities. As part of this determination, we also conducted a comparison of residential property values with respect to proximity to a freeway in the location of the proposed WestWing transfer station. The intended use is for internal decision-making purposes. The client and intended user are Republic Services, Inc., a Delaware Corporation, and its subsidiaries.

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

CBRE - VALUATION & ADVISORY SERVICES



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Thomas Raynak, MAI  
Director  
Appraiser Certified General  
Real Estate Appraiser No. 30413



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Jo Dance, MAI, CCIM  
Managing Director  
Appraiser Certified General  
Real Estate Appraiser No. 30249

## Certification

We certify to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in or bias with respect to the property that is the subject of this report and have no personal interest in or bias with respect to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
5. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.
7. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. As of the date of this report, Thomas Raynak, MAI and Jo Dance, MAI, CCIM have completed the continuing education program for Designated Members of the Appraisal Institute.
10. Thomas Raynak, MAI and Jo Dance, MAI, CCIM have not made personal inspections of the properties that are the subject of this report.
11. No one provided significant assistance to the persons signing this report.
12. Valuation & Advisory Services operates as an independent economic entity within CBRE, Inc. Although employees of other CBRE, Inc. divisions may be contacted as a part of our routine market research investigations, absolute client confidentiality and privacy were maintained at all times with regard to this assignment without conflict of interest.
13. Thomas Raynak, MAI and Jo Dance, MAI, CCIM have not provided services, as appraisers or consultants, regarding the properties that are the subject of this report during the past three-years.
14. Thomas Raynak, MAI and Jo Dance, MAI, CCIM have the appropriate knowledge, education and experience to complete this assignment in a competent manner. The reader is referred to the appraisers' Qualifications in the Addenda.



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Thomas Raynak, MAI  
Director  
Arizona Certified General  
Real Estate Appraiser No. 30413



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Jo Dance, MAI, CCIM  
Managing Director  
Arizona Certified General  
Real Estate Appraiser No. 30249

## Executive Summary

### Property Description

The subject property pertains to two existing transfer stations and one proposed transfer station site located within metropolitan Phoenix, including locations in Peoria (proposed WestWing transfer station), north Phoenix (existing Cave Creek transfer station), and Chandler (existing Germann transfer station).

### Purpose

The purpose of this consulting assignment is to determine the impact (if any) the existing transfer stations have upon residential property values.

### Methodology

The methodology employed involved a comparison of single-family home prices within and just outside of a one-half mile radius of the Cave Creek transfer station during two different time periods (2019 and 2020 through February 2021). Due to limited sales data within a one-half mile radius of the Chandler (Germann transfer station), the radius was expanded to three-fourth of a mile, and includes three separate study areas. In all cases, in comparing homes within and just outside of the radii, we attempted to compare homes of similar size and quality (same subdivision, if possible).

### Conclusion - Proposed WestWing Transfer Station

Based on the sales data presented, it appears that single-family homes located closer to Loop 303 are selling at slightly lower prices when compared to the homes located a slightly greater distance to the freeway.

### Conclusion - Cave Creek Transfer Station

Based on the sales data presented, there does not appear to be a clear indication of a price difference for those homes located within or just outside of a one-half mile radius of the Cave Creek Transfer Station.

### Conclusion - Chandler Germann Transfer Station

Based on the sales data presented, there does not appear to be a clear indication of a price difference for those homes located within or just outside of a three-quarter mile radius of the Chandler Germann Transfer Station.

### Date of Report

April 26, 2021

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Compiled by CBRE

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**SUMMARY OF FINDINGS**


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Property	Year	Within Radius	Outside Radius	Differential
Cave Creek Transfer Station	2019	\$163.53	\$167.09	-2.1%
	2020-2021	\$199.79	\$184.72	8.1%
Chandler Germann (West Study Area)	2019-2021	\$168.90	\$155.08	8.9%
Chandler Germann (North Study Area)	2019-2021	\$170.67	\$169.12	0.9%
Chandler Germann (Northeast Study Area)	2019-2021	\$230.26	\$268.23	-14.2%

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*Source: Data compiled by CRBE via Arizona Multiple Listing Service*

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As indicated above home prices were found to be higher on a per square foot basis within the designated radius (one-half or three-quarter mile) on three of the five study comparisons and then were found to be lower on the other two study comparisons. Based on the sales data, there does not appear to be a correlation between home prices and distance to the two existing transfer stations.

### EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “an assumption directly related to a specific assignment, as of the effective date of the assignment results, which if found to be false, could alter the appraiser’s opinions or conclusions.” <sup>1</sup>

- None noted.

### HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purposes of analysis.” <sup>2</sup>

- None noted.

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<sup>1</sup> The Appraisal Foundation, *USPAP*, 2020-2021 ed., 3.

<sup>2</sup> The Appraisal Foundation, *USPAP*, 2020-2021 ed., 3.

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**ADDENDA**

A Qualifications



## Scope of Work

This is a consulting assignment and not an appraisal report. Supporting documentation concerning the data, reasoning, and analyses has been retained in the appraisers' work file.

### PURPOSE OF THE APPRAISAL

The purpose of this consulting assignment is to determine the impact (if any) the **existing** transfer stations have upon residential property values. As part of this determination, we also conducted a comparison of residential property values with respect to proximity to a freeway in the location of the proposed WestWing transfer station.

### INTENDED USE OF REPORT

The intended use is for internal decision-making purposes.

### INTENDED USER

The intended user is Republic Services, Inc., a Delaware Corporation, and its subsidiaries. This consulting assignment is to be used by Republic Services, Inc. and its subsidiaries and no other user may rely on our report unless as specifically indicated in the report.

Intended Users - the intended user is the person (or entity) who the appraiser intends will use the results of the appraisal. The client may provide the appraiser with information about other potential users of the appraisal, but the appraiser ultimately determines who the appropriate users are given the appraisal problem to be solved. Identifying the intended users is necessary so that the appraiser can report the opinions and conclusions developed in the appraisal in a manner that is clear and understandable to the intended users. Parties who receive or might receive a copy of the appraisal are not necessarily intended users. The appraiser's responsibility is to the intended users identified in the report, not to all readers of the appraisal report.<sup>3</sup>

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<sup>3</sup> Appraisal Institute, *The Appraisal of Real Estate*, 14<sup>th</sup> ed. (Chicago: Appraisal Institute, 2013), 50.

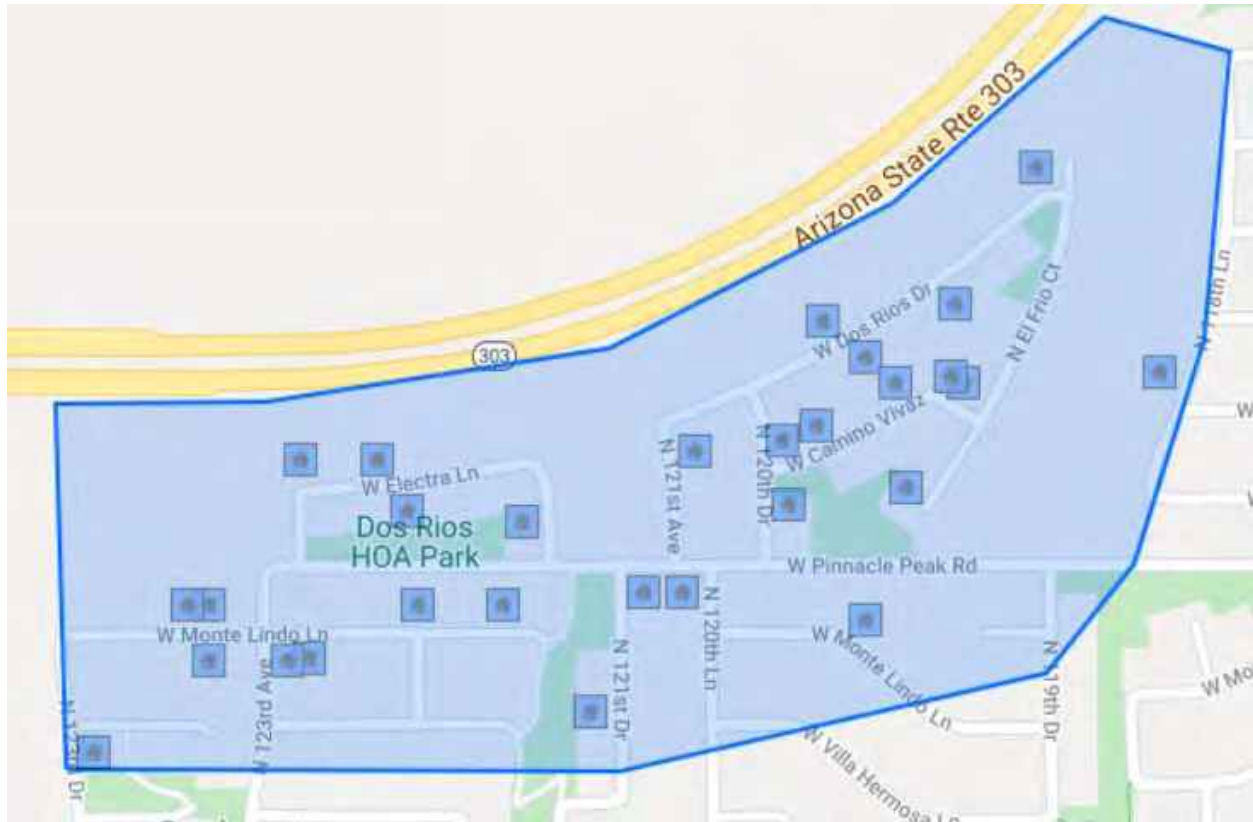
## WestWing Transfer Station (Proposed)

One-Half Mile (2,640 Foot) Radius from WestWing Site



### HOME SALES WITHIN A ONE-HALF MILE RADIUS

The single-family homes sales during 2019 and 2020-2021 year-to-date (thru February 28, 2021) located within approximately one-half mile of the proposed WestWing transfer station are displayed below.



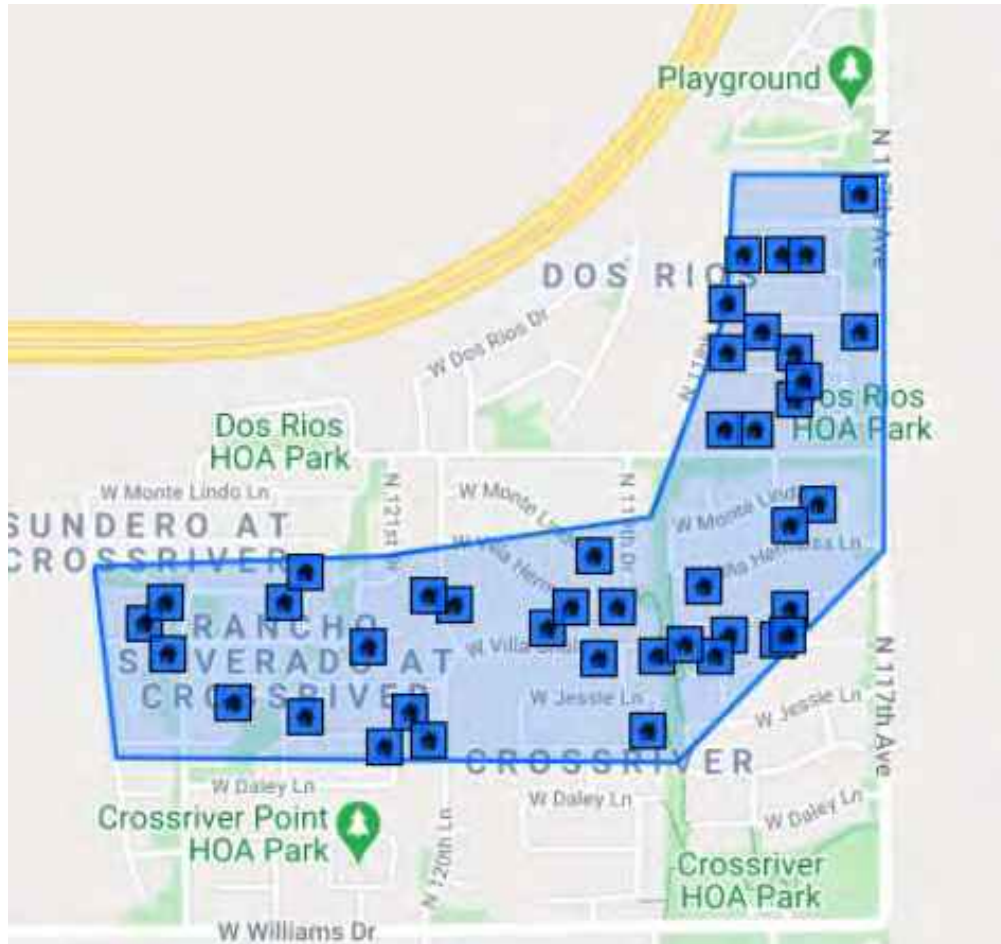
	List Price	Sold Price	Sale/List Price
Low	229,500	215,000	0.94
Avg	291,403	288,536	0.99
High	420,000	410,000	1.01

ARMLS data reveals there were a total of 29 sales within approximately one-half mile of the proposed WestWing transfer station during **2019**, with an average home size of 2,534 SF and an average price of \$288,536, or \$113.87 per SF.

ARMLS data reveals there were a total of 30 sales within approximately one-half mile of the subject property, with 14 sales between 2000 and 2005, and 16 sales between 2006 and 2010.

The single family homes sales during 2019 and 2020 2021 year to date located just outside of





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	236,000	228,000	0.95	1,531
Avg	306,573	303,476	0.99	2,577
High	406,111	398,000	1.02	3,830

ARMLS data reveals there were a total of 42 sales located just outside of one-half mile radius of the proposed WestWing transfer station during **2019**, with an average home size of 2,577 SF and an average price of \$303,476, or \$117.76 per SF. **This per square foot price is 3.4% higher than the average per square foot price of \$113.87 per SF for the data set which is within a one-half mile radius of the proposed transfer station.**



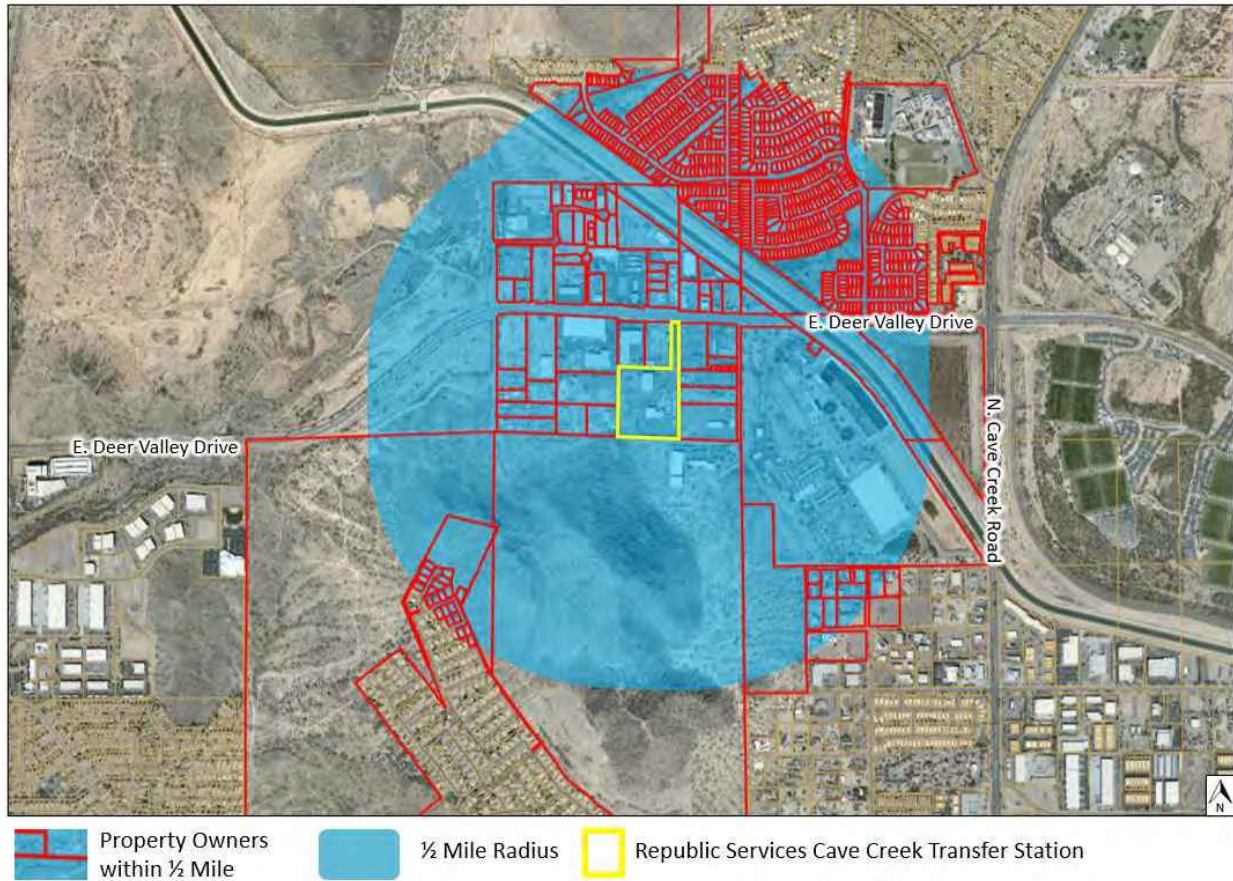
ARMLS data reveals there were a total of 59 sales just outside of one-half mile radius of the proposed WestWing transfer station during **2020**, and **2021 year-to-date** with an average home size of 2,400 SF and an average price of \$331,641, or \$138.18 per SF. **This per square foot price is 12.4% higher than the average per square foot price of \$122.95 per SF for the data set which is within a one-half mile radius of the proposed transfer station.**

## CONCLUSION

Based on the sales data presented above, the homes located closer to Loop 303 appear to be selling at slightly lower prices when compared to the homes located a slightly greater distance to the freeway. This appears reasonable given freeways are typically associated with higher noise levels and often have unsightly sound walls.

## Cave Creek Transfer Station (Existing)

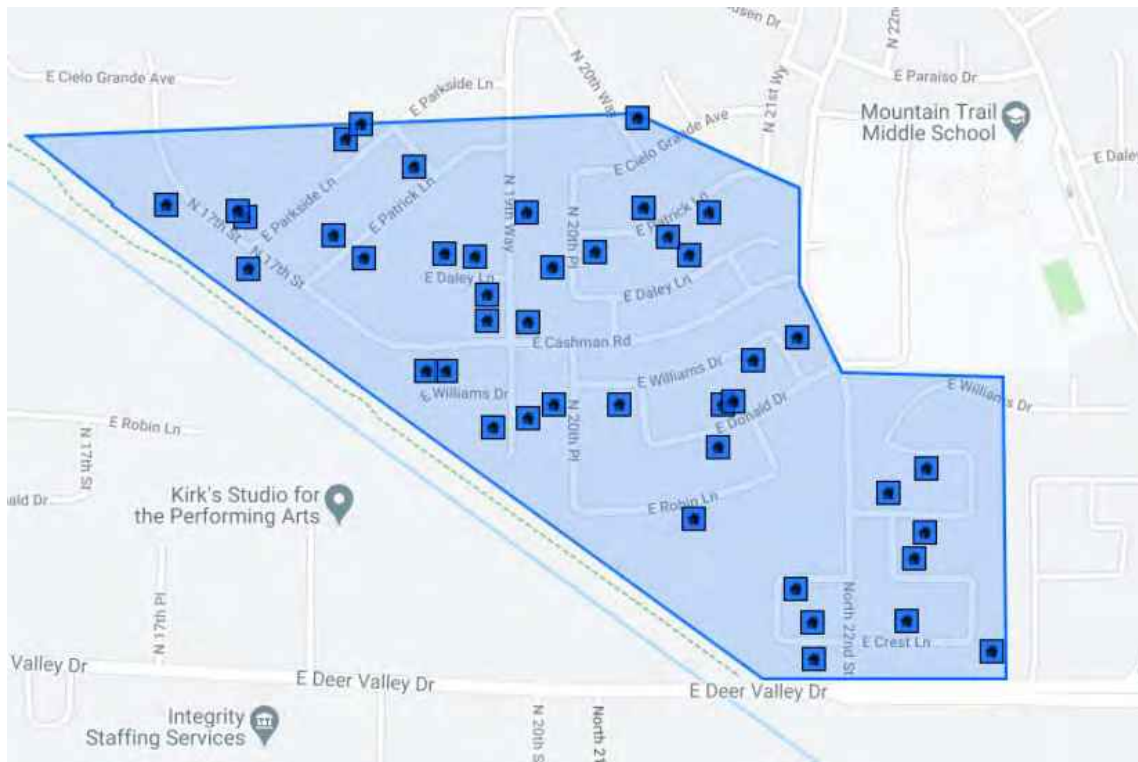
One-Half Mile (2,640 Foot) Radius from Republic Services Cave Creek Transfer Station



### HOME SALES WITHIN A ONE-HALF MILE RADIUS

The single-family homes sales during 2019 and 2020-2021 year-to-date (thru February 28, 2021) located within approximately a one-half mile radius of the Cave Creek transfer station are displayed below.





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	164,900	176,000	0.94	874
Avg	335,086	331,806	0.99	1,919
High	439,900	439,900	1.07	3,182

ARMLS data reveals there were 43 single-family home sales located within approximately a one-half mile radius of the Cave Creek transfer station during **2019**, with an average home size of 1,919 SF and an average price of \$313,806, or \$163.53 per SF.



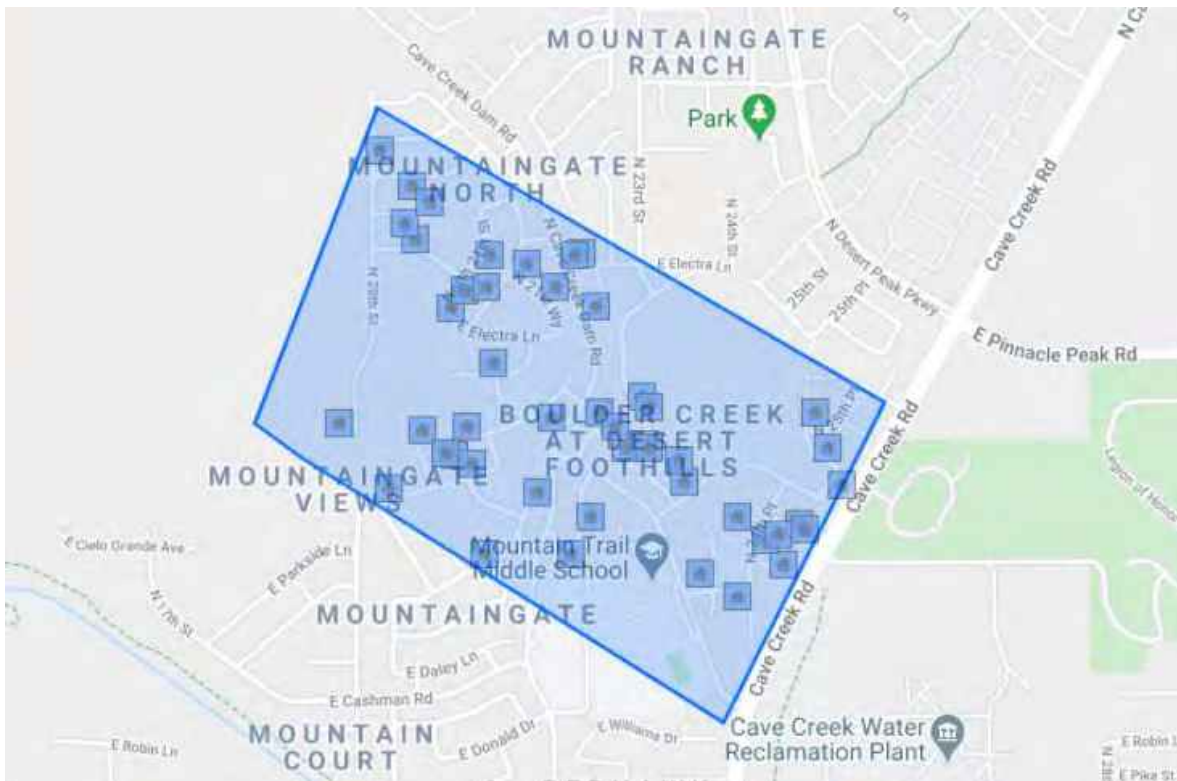


	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	265,000	267,000	0.96	874
Avg	375,005	372,812	0.99	1,866
High	579,990	574,910	1.04	3,182

ARMLS data reveals there were 54 single-family home sales located within approximately a one-half mile radius of the Cave Creek transfer station during **2020 and 2021 year-to-date**, with an average home size of 1,866 SF and an average price of \$372,812, or \$199.79 per SF.

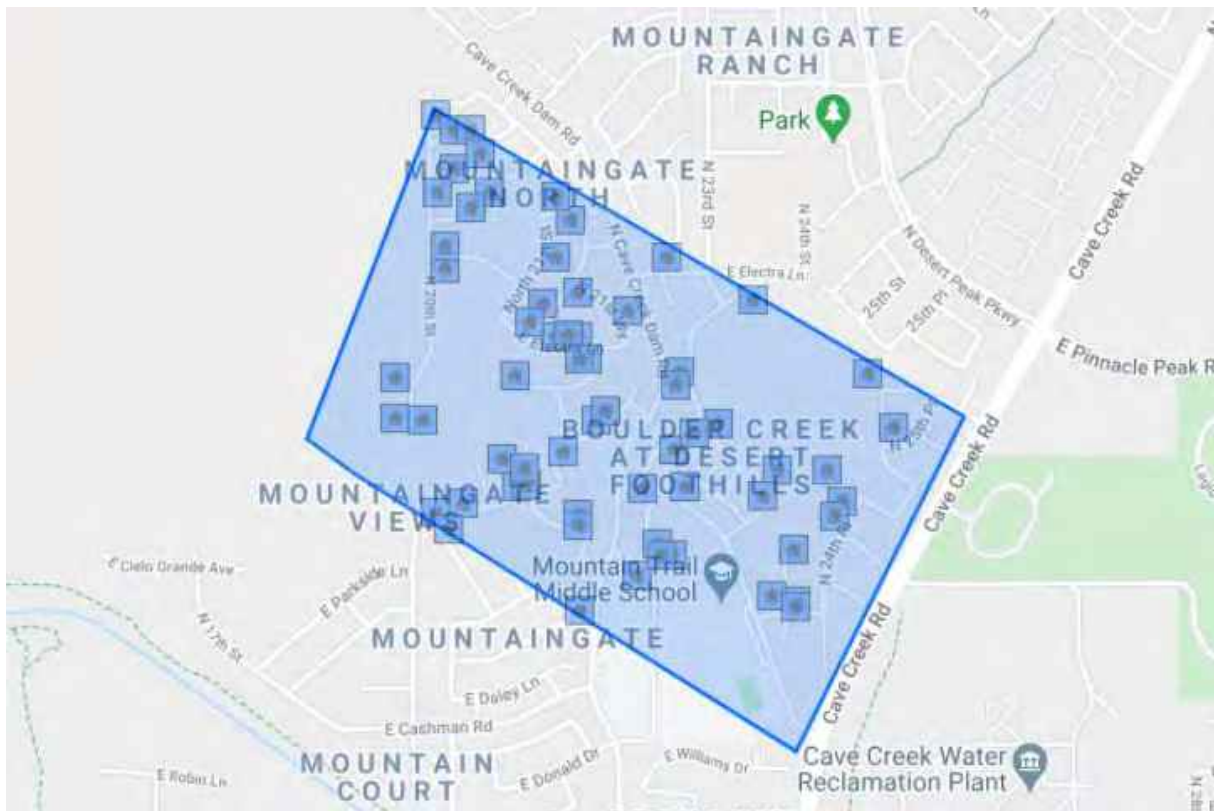
### HOME SALES JUST OUTSIDE OF A ONE-HALF MILE RADIUS

The single-family homes sales during 2019 and 2020-2021 year-to-date located just outside of a one-half mile radius of the Cave Creek transfer station are displayed below. These homes are considered to be similar when compared to the homes located within the one-half mile radius, as they are located with the same subdivision or in a subdivision of similar quality.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	289,900	287,500	0.94	1,400
Avg	381,764	375,944	0.98	2,250
High	569,800	557,950	1.03	4,036

ARMLS data reveals there were 47 single-family home sales located just outside of a one-half mile radius of the Cave Creek transfer station during the **2019**, with an average home size of 2,250 SF and an average price of \$375,944, or \$167.09 per SF. By comparison, an average home size of 1,919 SF and an average price of \$313,806, or \$163.53 per SF was recorded during the same time period for the data set located within a one-half mile radius of the transfer station.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	315,000	315,000	0.94	1,251
Avg	430,798	429,108	1.00	2,323
High	515,000	505,000	1.06	4,036

ARMLS data reveals there were 63 single-family home sales located just outside of a one-half mile radius of the Cave Creek transfer station during **2020- 2021 year-to-date**, with an average home size of 2,323 SF and an average price of \$429,108, or \$184.72 per SF. By comparison, an average home size of 1,866 SF and an average price of \$372,812, or \$199.79 per SF was recorded during the same time period for the data set located within a one-half mile radius of the transfer station.

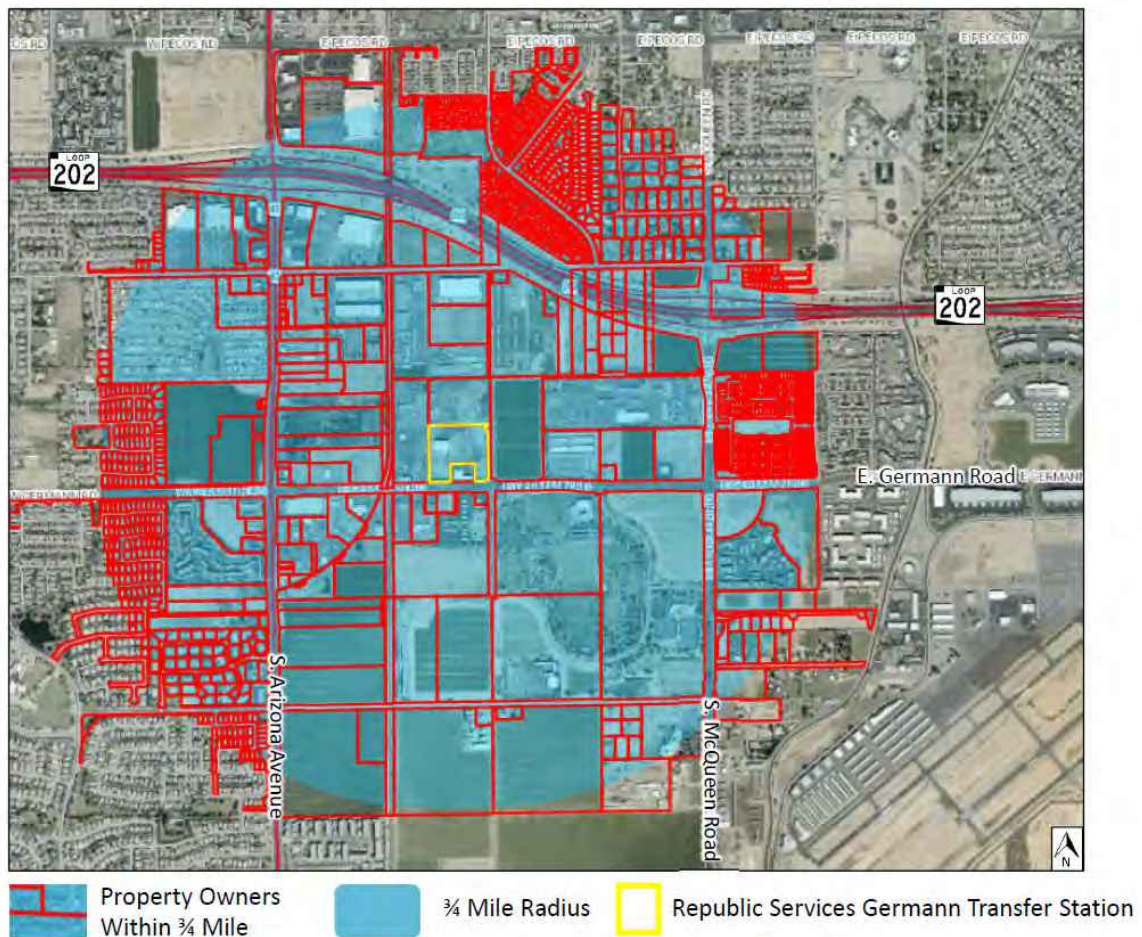
## CONCLUSION

Based on the sales data presented above, there does not appear to be any definitive evidence suggesting the presence of the Cave Creek transfer station has impacted home prices within the immediate area.



## Chandler Germann Transfer Station (Existing)

3/4 Mile (3,960 Foot) Radius from Republic Services Chandler (Germann) Transfer Station



Due to the lack of sufficient sales data within a one-half mile radius, the study area was expanded to three-fourths of a mile for the Chandler Germann transfer station.

### HOME SALES WITHIN A THREE-QUARTER MILE RADIUS (WEST STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date (thru February 28, 2021) located within approximately a three-quarter mile radius of the Chandler Germann transfer station (West Study Area) are displayed below.

There are multiple study areas within this particular analysis, which are identified as the West Study Area, the North Study Area and the Northeast Study Area.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	378,000	367,000	0.93	2,178
Avg	499,507	490,321	0.98	2,903
High	725,000	696,500	1.01	4,765

ARMLS data reveals there were 14 single-family home sales located within approximately a three-quarter mile radius of the Chandler Germann transfer station between 2019 and the first two months of 2021, with an average home size of 2,903 SF and an average price of \$490,321, or \$168.90 per SF.

### HOME SALES OUTSIDE A THREE-QUARTER MILE RADIUS (WEST STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located just outside of a three-quarter mile radius of the Chandler Germann transfer station (West Study Area) are displayed below. These homes are considered to be similar when compared to the homes located within the three-quarter mile radius, as they are located with the same subdivision or in a subdivision of similar quality.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	339,900	329,900	0.94	1,974
Avg	468,380	465,393	0.99	3,001
High	631,500	640,000	1.01	3,631

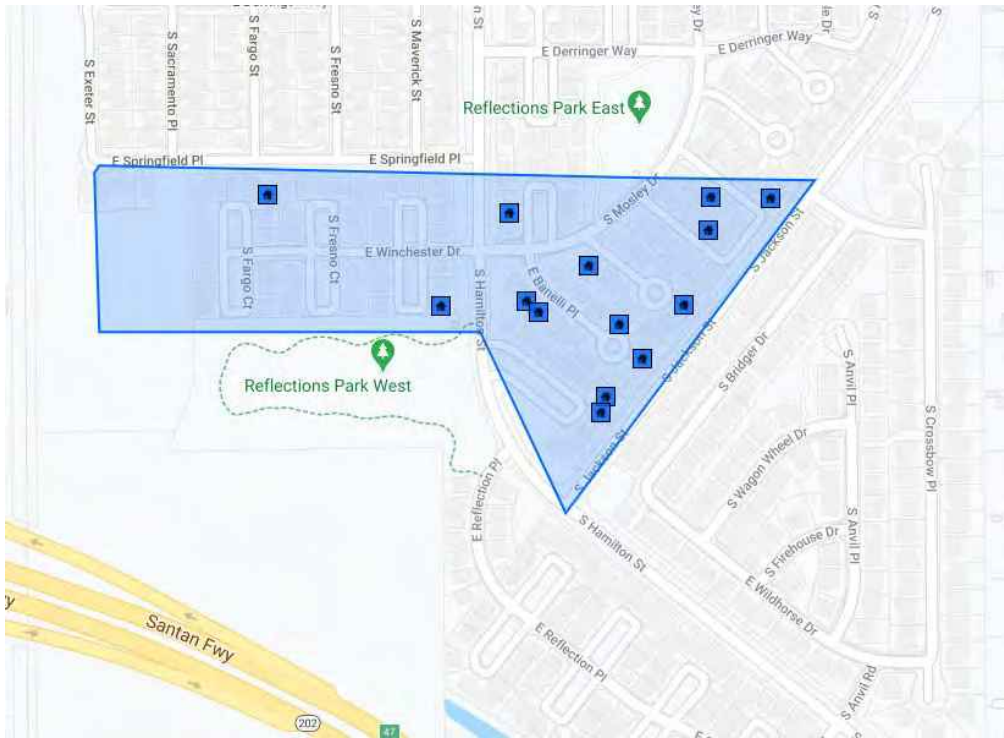
ARMLS data reveals there were 15 single-family home sales located just outside of a three-quarter mile radius of the Chandler Germann transfer station (adjacent to the west of the prior data set) between 2019 and the first two months of 2021, with an average home size of 3,001 SF and an average price of \$465,393, or \$155.08 per SF.

### CONCLUSION (WEST STUDY AREA)

In this particular case, the homes located within a three-quarter mile radius to the west of the Chandler Germann transfer station were found to be slightly higher priced on a per square foot basis when compared to homes slightly outside of a three-quarter mile radius.

### HOME SALES WITHIN A THREE-QUARTER MILE RADIUS (NORTH STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located within approximately a three-quarter mile radius of the Chandler Germann transfer station (North Study Area) are displayed below.



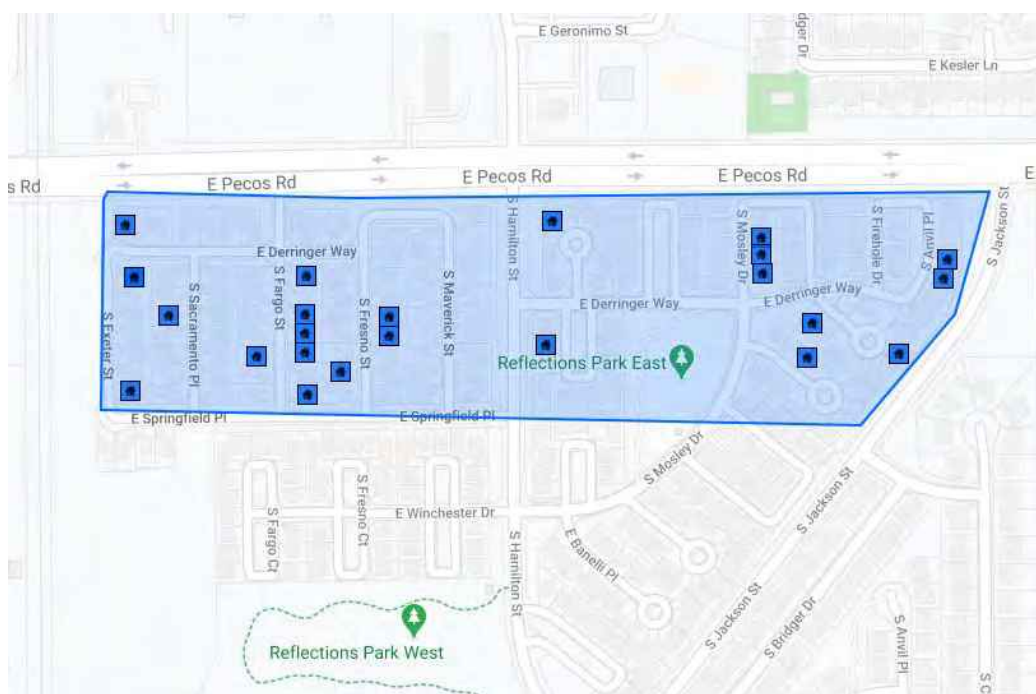
	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	230,000	235,000	0.97	1,162
Avg	281,400	283,143	1.01	1,659
High	349,500	367,000	1.05	2,370

ARMLS data reveals there were 14 home sales located within a three-quarter mile radius of the Chandler Germann transfer station (North Study Area) between 2019 and the first two months of 2021, with an average home size of 1,659 SF and an average price of \$283,143 or \$170.67 per SF.

## HOME SALES OUTSIDE A THREE-QUARTER MILE RADIUS (NORTH STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located just outside of a three-quarter mile radius of the Chandler Germann transfer station (North Study Area) are displayed below. These homes are considered to be similar when compared to the homes located within the three-quarter mile radius, as they are located with the same subdivision or in a subdivision of similar quality.





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	210,000	210,000	0.94	1,162
Avg	300,162	299,850	1.00	1,773
High	382,900	376,000	1.03	2,370

ARMLS data reveals there were 24 home sales located just outside of a three-quarter mile radius of the Chandler Germann transfer station (North Study Area) between 2019 and the first two months of 2021, with an average home size of 1,773 SF and an average price of \$299,850 or \$169.12 per SF.

### CONCLUSION (NORTH STUDY AREA)

In this particular case, the homes located within a three-quarter mile radius to the north of the Chandler Germann transfer station (North Study Area) were found to be similarly priced on a per square foot basis when compared to homes slightly outside of a three-quarter mile radius.

### HOME SALES WITHIN A THREE-QUARTER MILE RADIUS (NORTHEAST STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located within approximately a three-quarter mile radius of the Chandler Germann transfer station (Northeast Study Area) are displayed below.





	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	499,000	487,000	0.89	1,973
Avg	551,667	512,333	0.93	2,225
High	599,000	535,000	0.98	2,434

ARMLS data reveals there were three home sales located within a three-quarter mile radius to the northeast of the Chandler Germann transfer station (Northeast Study Area) between 2019 and the first two months of 2021, with an average home size of 2,225 SF and an average price of \$512,333 or \$230.26 per SF.

### HOME SALES OUTSIDE A THREE-QUARTER MILE RADIUS (NORTHEAST STUDY AREA)

The homes sales during 2019 and 2020-2021 year-to-date located just outside of a three-quarter mile radius of the Chandler Germann transfer station (Northeast Study Area) are displayed below. These homes are considered to be similar when compared to the homes located within the three-quarter mile radius, as they are located with the same subdivision or in a subdivision of similar quality.



	List Price	Sold Price	Sale/List Price	Approx SQFT
Low	420,000	410,000	0.98	1,504
Avg	451,667	446,333	0.99	1,664
High	470,000	465,000	1.00	1,983

ARMLS data reveals there were three home sales located just outside of a three-quarter mile radius of the Chandler Germann transfer station (Northeast Study Area) between 2019 and the first two months of 2021, with an average home size of 1,664 SF and an average price of \$446,333 or \$268.23 per SF.

### CONCLUSION (NORTHEAST STUDY AREA)

In this particular case, the homes located within a three-quarter mile radius to the northeast of the Chandler Germann transfer station (Northeast Study Area) were found to be lower-priced on a per square foot basis when compared to homes slightly outside of a three-quarter mile radius; however, much of the difference can be attributed to the differences in average home size.

## Assumptions and Limiting Conditions

1. CBRE, Inc. through its appraiser (collectively, "CBRE") has inspected through reasonable observation the subject property. However, it is not possible or reasonably practicable to personally inspect conditions beneath the soil and the entire interior and exterior of the improvements on the subject property. Therefore, no representation is made as to such matters.
2. The report, including its conclusions and any portion of such report (the "Report"), is as of the date set forth in the letter of transmittal and based upon the information, market, economic, and property conditions and projected levels of operation existing as of such date. The dollar amount of any conclusion as to value in the Report is based upon the purchasing power of the U.S. Dollar on such date. The Report is subject to change as a result of fluctuations in any of the foregoing. CBRE has no obligation to revise the Report to reflect any such fluctuations or other events or conditions which occur subsequent to such date.
3. Unless otherwise expressly noted in the Report, CBRE has assumed that:
  - (i) Title to the subject property is clear and marketable and that there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. CBRE has not examined title records (including without limitation liens, encumbrances, easements, deed restrictions, and other conditions that may affect the title or use of the subject property) and makes no representations regarding title or its limitations on the use of the subject property. Insurance against financial loss that may arise out of defects in title should be sought from a qualified title insurance company.
  - (ii) Existing improvements on the subject property conform to applicable local, state, and federal building codes and ordinances, are structurally sound and seismically safe, and have been built and repaired in a workmanlike manner according to standard practices; all building systems (mechanical/electrical, HVAC, elevator, plumbing, etc.) are in good working order with no major deferred maintenance or repair required; and the roof and exterior are in good condition and free from intrusion by the elements. CBRE has not retained independent structural, mechanical, electrical, or civil engineers in connection with this appraisal and, therefore, makes no representations relative to the condition of improvements. CBRE appraisers are not engineers and are not qualified to judge matters of an engineering nature, and furthermore structural problems or building system problems may not be visible. It is expressly assumed that any purchaser would, as a precondition to closing a sale, obtain a satisfactory engineering report relative to the structural integrity of the property and the integrity of building systems.
  - (iii) Any proposed improvements, on or off-site, as well as any alterations or repairs considered will be completed in a workmanlike manner according to standard practices.
  - (iv) Hazardous materials are not present on the subject property. CBRE is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated groundwater, mold, or other potentially hazardous materials may affect the value of the property.
  - (v) No mineral deposit or subsurface rights of value exist with respect to the subject property, whether gas, liquid, or solid, and no air or development rights of value may be transferred. CBRE has not considered any rights associated with extraction or exploration of any resources, unless otherwise expressly noted in the Report.
  - (vi) There are no contemplated public initiatives, governmental development controls, rent controls, or changes in the present zoning ordinances or regulations governing use, density, or shape that would significantly affect the value of the subject property.
  - (vii) All required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, nor national government or private entity or organization have been or can be readily obtained or renewed for any use on which the Report is based.
  - (viii) The subject property is managed and operated in a prudent and competent manner, neither inefficiently or super-efficiently.
  - (ix) The subject property and its use, management, and operation are in full compliance with all applicable federal, state, and local regulations, laws, and restrictions, including without limitation environmental laws, seismic hazards, flight patterns, decibel levels/noise envelopes, fire hazards, hillside ordinances, density, allowable uses, building codes, permits, and licenses.
  - (x) The subject property is in full compliance with the Americans with Disabilities Act (ADA). CBRE is not qualified to assess the subject property's compliance with the ADA, notwithstanding any discussion of possible readily achievable barrier removal construction items in the Report.

- (xi) All information regarding the areas and dimensions of the subject property furnished to CBRE are correct, and no encroachments exist. CBRE has neither undertaken any survey of the boundaries of the subject property nor reviewed or confirmed the accuracy of any legal description of the subject property.

Unless otherwise expressly noted in the Report, no issues regarding the foregoing were brought to CBRE's attention, and CBRE has no knowledge of any such facts affecting the subject property. If any information inconsistent with any of the foregoing assumptions is discovered, such information could have a substantial negative impact on the Report. Accordingly, if any such information is subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. CBRE assumes no responsibility for any conditions regarding the foregoing, or for any expertise or knowledge required to discover them. Any user of the Report is urged to retain an expert in the applicable field(s) for information regarding such conditions.

4. CBRE has assumed that all documents, data and information furnished by or behalf of the client, property owner, or owner's representative are accurate and correct, unless otherwise expressly noted in the Report. Such data and information include, without limitation, numerical street addresses, lot and block numbers, Assessor's Parcel Numbers, land dimensions, square footage area of the land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, historical operating expenses, budgets, and related data. Any error in any of the above could have a substantial impact on the Report. Accordingly, if any such errors are subsequently made known to CBRE, CBRE reserves the right to amend the Report, which may include the conclusions of the Report. The client and intended user should carefully review all assumptions, data, relevant calculations, and conclusions of the Report and should immediately notify CBRE of any questions or errors within 30 days after the date of delivery of the Report.
5. CBRE assumes no responsibility (including any obligation to procure the same) for any documents, data or information not provided to CBRE, including without limitation any termite inspection, survey or occupancy permit.
6. All furnishings, equipment and business operations have been disregarded with only real property being considered in the Report, except as otherwise expressly stated and typically considered part of real property.
7. Any cash flows included in the analysis are forecasts of estimated future operating characteristics based upon the information and assumptions contained within the Report. Any projections of income, expenses and economic conditions utilized in the Report, including such cash flows, should be considered as only estimates of the expectations of future income and expenses as of the date of the Report and not predictions of the future. Actual results are affected by a number of factors outside the control of CBRE, including without limitation fluctuating economic, market, and property conditions. Actual results may ultimately differ from these projections, and CBRE does not warrant any such projections.
8. The Report contains professional opinions and is expressly not intended to serve as any warranty, assurance or guarantee of any particular value of the subject property. Other appraisers may reach different conclusions as to the value of the subject property. Furthermore, market value is highly related to exposure time, promotion effort, terms, motivation, and conclusions surrounding the offering of the subject property. The Report is for the sole purpose of providing the intended user with CBRE's independent professional opinion of the value of the subject property as of the date of the Report. Accordingly, CBRE shall not be liable for any losses that arise from any investment or lending decisions based upon the Report that the client, intended user, or any buyer, seller, investor, or lending institution may undertake related to the subject property, and CBRE has not been compensated to assume any of these risks. Nothing contained in the Report shall be construed as any direct or indirect recommendation of CBRE to buy, sell, hold, or finance the subject property.
9. No opinion is expressed on matters which may require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers. Any user of the Report is advised to retain experts in areas that fall outside the scope of the real estate appraisal profession for such matters.
10. CBRE assumes no responsibility for any costs or consequences arising due to the need, or the lack of need, for flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.
11. Acceptance or use of the Report constitutes full acceptance of these Assumptions and Limiting Conditions and any special assumptions set forth in the Report. It is the responsibility of the user of the Report to read in full, comprehend and thus become aware of all such assumptions and limiting conditions. CBRE assumes no responsibility for any situation arising out of the user's failure to become familiar with and understand the same.
12. The Report applies to the property as a whole only, and any pro ration or division of the title into fractional interests will invalidate such conclusions, unless the Report expressly assumes such pro ration or division of interests.

13. The allocations of the total value estimate in the Report between land and improvements apply only to the existing use of the subject property. The allocations of values for each of the land and improvements are not intended to be used with any other property or appraisal and are not valid for any such use.
14. The maps, plats, sketches, graphs, photographs, and exhibits included in this Report are for illustration purposes only and shall be utilized only to assist in visualizing matters discussed in the Report. No such items shall be removed, reproduced, or used apart from the Report.
15. The Report shall not be duplicated or provided to any unintended users in whole or in part without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Exempt from this restriction is duplication for the internal use of the intended user and its attorneys, accountants, or advisors for the sole benefit of the intended user. Also exempt from this restriction is transmission of the Report pursuant to any requirement of any court, governmental authority, or regulatory agency having jurisdiction over the intended user, provided that the Report and its contents shall not be published, in whole or in part, in any public document without the written consent of CBRE, which consent CBRE may withhold in its sole discretion. Finally, the Report shall not be made available to the public or otherwise used in any offering of the property or any security, as defined by applicable law. Any unintended user who may possess the Report is advised that it shall not rely upon the Report or its conclusions and that it should rely on its own appraisers, advisors and other consultants for any decision in connection with the subject property. CBRE shall have no liability or responsibility to any such unintended user.

**ADDENDA**

Addendum A

# QUALIFICATIONS

# Thomas Raynak, MAI

Director, Phoenix, Arizona

CBRE



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M + 602-516-8352  
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Phoenix, Arizona 85016

## Clients Represented

- Alliance Bank
- AZ State Land Dept.
- Bank of America
- Banner Bank
- BNC National Bank
- Central Bank
- Commencement Bank
- Comerica Bank
- CIBC World Markets
- Developers
- Homebuilders
- Farmers Merchant Bank
- First Bank
- GTIs Partners
- Metro Phoenix Bank
- National Bank Of AZ
- NY Community Bank
- Pacific Western Bank
- Parkway Bank & Trust
- Talmer Bank & Trust
- The Resmark Cos.
- Tricon Capital Group
- US Bank
- Unison Bank

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## Experience

Thomas Raynak, MAI, is a Director with CBRE's Valuation & Advisory Services. Thomas Raynak has experience with a broad spectrum of property types, but specializes in the valuation of vacant land, master planned communities, residential subdivisions (single-family, townhomes and condominiums), and apartments. He also provides review services to several lending institutions. He also has experience completing appraisals and consulting assignments on office and medical office buildings, retail properties, industrial properties, mobile home/RV parks, mini storage facilities, private/charter schools, restaurants, automotive facilities, and a variety of special use properties.

Thomas Raynak has completed over 2,500 assignments throughout the state of Arizona. Additionally, he has extensive experience as a qualified expert in Federal Bankruptcy Court. As a member of the Appraisal Institute, he held several positions including serving as a member of an experience review committee, a regional disciplinary panel, and as a mentor to candidates for membership. Thomas Raynak has been a partner in a private real estate development venture since 2007.

Thomas Raynak works in the Western Region which covers the western portion of the United States.

## Professional Affiliations / Accreditations

- Appraisal Institute, Designated Member (MAI)
- Arizona Certified General Real Estate Appraiser, No 30413

## Education

- Master of Arts Degree, Geography (Land Use Analysis)
  - Arizona State University, Tempe, Arizona 1985
- Bachelor of Science Degree, Geography (Urban Planning)
  - Pennsylvania State University, University Park, Pennsylvania 1981



# Department of Insurance and Financial Institutions

## State of Arizona

CGA - 30413

**THOMAS A. RAYNAK**

This document is evidence that:  
Arizona Revised Statutes, relating to the establishment and operation of a:

has complied with the provisions of

**Certified General Real Estate Appraiser**

and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

**Certified General Real Estate Appraiser**

**THOMAS A. RAYNAK**

This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.

Expiration Date : **September 30, 2022**

# Jo Dance, MAI, CCIM

*Managing Director, Arizona*

**CBRE**



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M +01 602-361-6600  
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Phoenix, AZ 85016

## Clients Represented

- CBRE Capital Markets
- Western Alliance Bank
- Walker & Dunlop
- MidFirst Bank
- C-III Asset Management
- Opus Bank
- JLL
- HFF
- Bank of the West
- National Bank of AZ
- Bank of Oklahoma
- BBVA Compass
- PNC
- Citibank
- Washington Federal
- Blackstone
- StanCorp
- A10 Capital
- Starwood Capital
- VEREIT, Inc.
- CoBiz Bank
- First Bank
- East West Bank
- Bank OZK

## Experience

Jo Dance serves as Managing Director of CBRE Valuation & Advisory Services, Pacific Southwest Division, where she leads a team of over 20 appraisal and consulting professionals in the Phoenix and Tucson offices. An accomplished 30-year real estate professional with extensive industry and management experience, she leads CBRE's efforts to provide exceptional outcomes for local, regional and global clients.

Working alongside a dedicated team of specialized experts, she works to elevate CBRE's best-in-class status by ensuring consistent, quality appraisal services. In her role as Managing Director, she coordinates all activities for Arizona, including overseeing new business development, client relations and appraisal quality control production.

She is licensed as a Certified General Appraiser in the states of Arizona, New Mexico and Nevada. Ms. Dance is a designated member of the Appraisal Institute (MAI and SRA) and holds a CCIM designation. Her appraisal experience spans a broad spectrum of real estate appraisals, rent analyses and market studies of commercial and multifamily residential properties. She has also provided litigation support and expert testimony in deposition and court in Arizona.

## Professional Affiliations / Accreditations

- Appraisal Institute – Designated Member (MAI and SRA)
- CCIM Institute – CCIM designation
- Certified General Real Estate Appraiser, State of Arizona, No. 30249
- Certified General Real Estate Appraiser, State of New Mexico, No. 03242-G
- Certified General Real Estate Appraiser, State of Nevada, No. No. A.0206799-CG
- Licensed Real Estate Broker: State of Arizona (#BR505868000)

## Education

- Arizona State University
  - Science in Business Administration, Production & Operations Management

# Department of Insurance and Financial Institutions

## State of Arizona

CGA - 30249

This document is evidence that:

Jolene U. Dance  
has complied with the provisions of  
Arizona Revised Statutes, relating to the establishment and operation of a:

**Certified General Real Estate Appraiser**

and that the Superintendent of Financial Institutions of the State of Arizona has granted this license to transact the business of a:

**Certified General Real Estate Appraiser**

**Jolene U. Dance**

This license is subject to the laws of Arizona and will remain in full force and effect until surrendered, revoked or suspended as provided by law.

Expiration Date : **August 31, 2022**

**Exhibit 13**  
**Noise Study**



Republic Services  
Attn: Eric Anderson  
1855 E. Deer Valley Road  
Phoenix, AZ 85024

April 22, 2021

Dear Mr. Anderson:

ACS has been asked to assess the potential noise impact from the proposed WestWing Recycling & Transfer Facility to two different residential areas: the closest residential properties approximately 2000' south of the site (across Loop 303) and the closest residential properties of the Corte Bella subdivision (across Loop 303).

**TECHNICAL TERMS:**

*Decibel* - A unit for measuring the intensity of sound. The human hearing range is from 0 dB (the theoretical threshold of audibility) to 130 dB (the average pain threshold). {The sound pressure level in decibels is equal to 10 times the logarithm (to the base 10) of the ratio between the pressure squared divided by the reference pressure squared. The reference pressure used in acoustics is 20 microPascals.}

*dBA* - Sound pressure level expressed in decibels, filtered or weighted at the various frequencies to approximate the response of the human ear.

Changes in Intensity Level, dBA	Changes in Apparent Loudness
1	Almost imperceptible
3	Barely noticeable
5	Clearly noticeable
10	Twice (or half) as loud

*Leq* - The equivalent sound level (Leq) measures the average acoustic energy over a period of time to take account of the cumulative effect of multiple noise events.

**NOISE STANDARDS:**

Neither Sun City/West or Maricopa County have quantifiable noise level limits. The City of Peoria is the closest municipality with quantifiable noise level limits. The daytime (6am – 10pm) residential noise level limit per the City of Peoria's noise ordinance is 65 dBA. The City of Peoria's nighttime (10pm – 6am) residential noise limit is 55 dBA.

**FINDINGS:****Ambient Noise Levels**

ACS took ambient noise level measurements at the closest residential properties of the two areas examined. Additionally, a 3<sup>rd</sup> location was selected to examine the freeway traffic noise at the gap in the freeway wall for the off-ramp. See attached Ambient Noise Level Measurement Locations exhibit. The results were as follows:

**Location 1: Closest Residential Properties to the Site**

Date	Time	Noise Level		
		Minimum	"Average" Leq (10)	Maximum
Monday 3/22/21	~11:30am	41.1 dBA	50.6 Leq	60.4 dBA
Tuesday 3/23/21	~7:30am	47.3 dBA	54.2 Leq	59.5 dBA
Saturday 3/27/21	~12:00pm	45.2 dBA	56.0 Leq	64.9 dBA
NOTE: The ambient noise level results at this location were exclusively due to the Loop 303 traffic.				

**Location 2: Closest Residential Properties of the Corte Bella Subdivision**

Date	Time	Noise Level		
		Minimum	"Average" Leq (10)	Maximum
Monday 4/05/21	~12:00pm	41.5 dBA	58.4 Leq	77.3 dBA
Tuesday 4/06/21	~7:30am	51.4 dBA	63.6 Leq	78.9 dBA
Saturday 4/03/21	~11:30am	43.6 dBA	58.5 Leq	75.3 dBA
NOTE: The ambient noise level results at this location were mostly due to El Mirage traffic.				

**Location 3: Corte Bella Homes Near Ramp Opening in the Freeway Wall**

Date	Time	Noise Level		
		Minimum	"Average" Leq (10)	Maximum
Tuesday 4/06/21	~7:30am	44.9 dBA	50.0 Leq	57.9 dBA
NOTE: The ambient noise level results at this location were almost exclusively due to the Loop 303 traffic.				

The average ambient noise level at the closest residential properties was 50 dBA (or higher). Additionally, the Loop 303 daily traffic is projected to increase by 25% (over 10,000 additional vehicles) by 2040.

### Noise Source

Source level measurements were performed during peak operation hours at two existing transfer stations:

Cave Creek TS: 1855 E Deer Valley Rd, Phoenix, AZ 85024  
Mesa TS: 6711 S Mountain Rd, Mesa, AZ 85212

ACS was informed that the Cave Creek transfer station is approximately 5 times busier than the proposed WestWing transfer facility will be. However, the maximum noise levels from the Cave Creek station were used as the potential baseline for the new station.

### Projected Noise Impact –

Based on the maximum measurements taken during peak operation hours (at the Cave Creek facility), the maximum noise level at the 2nd floor of the closest homes to the south of the proposed site would be 46.2 dBA. However, the proposed building is enclosed on three sides, with the only open side facing north, away from the homes. Thus, all of the louder noise producing activity will occur within or in front (the opposite direction of the homes) of the building. Based on the orientation of the building, the building itself will block 20 decibels at a minimum. This will reduce the noise impact at the homes to 26.2 dBA.

Based on the maximum source measurements, the maximum noise level at the Corte Bella residential properties is 49.3 dBA without the benefit of the freeway wall. As can be seen in the attached Ambient Noise Level Measurement Locations exhibit, the existing freeway wall will help to block the noise from the proposed station to the Corte Bella home. However, because of the break in the freeway wall, no barrier wall attenuation was included for these calculations. Again, the building will block a minimum of 20 decibels. This would reduce the noise impact at the Corte Bella homes to 29.3 dBA.

ACS has been informed that the public hours would be 6am to 4pm (M-F) and 6am to 12pm (Sat). Therefore, Peoria's daytime limits (65 dBA) would apply (if this site were subject to them). However, ACS has been informed that there could be infrequent activity at the site as early as 5am and as late as 6pm. For the potential activity between 5am and 6pm, Peoria's "nighttime" limits (55 dBA) would apply. However, the source level measurements performed during peak activity (used for the calculations above) would likely not represent (overstate) the potential noise level of the minimum activity before 6am. Even using the potentially overstated source levels for the activity between 5am and 6am, the projected maximum noise level is substantially below Peoria's residential daytime and nighttime noise level limits.

### **CONCLUSIONS:**

The projected potential maximum noise impact to the residential properties is less than 30 decibels. This is substantially below the average existing ambient traffic noise. Although not subject to a quantifiable noise ordinance, the projected potential maximum noise impact to the residential properties is substantially below Peoria's residential daytime and nighttime noise level limits.

Please contact me if you have any questions or need additional information.

Respectfully,

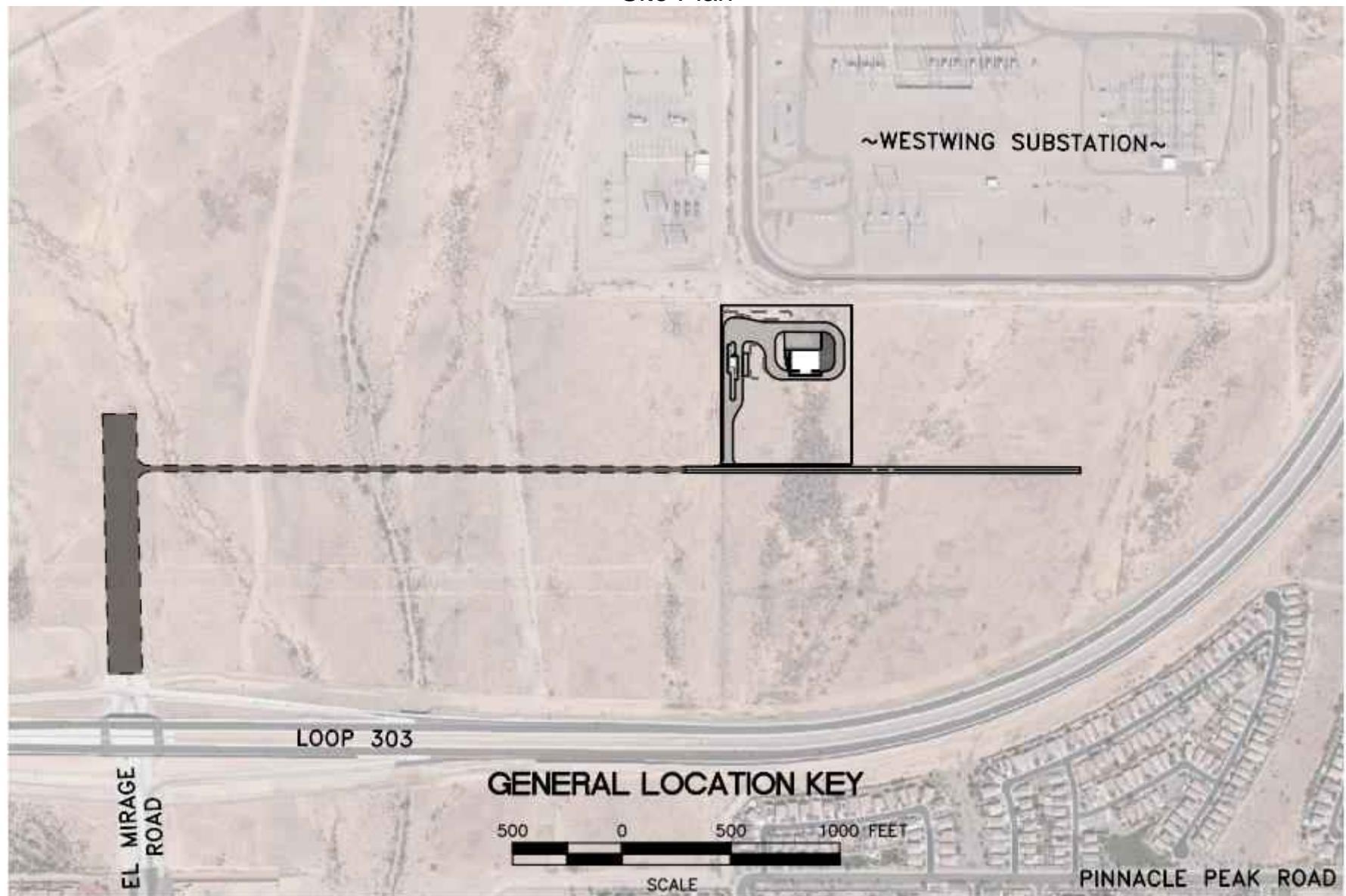


**Tony Sola**

Acoustical Consulting Services



## Site Plan





## Ambient Noise Level Measurement Locations



**Exhibit 14**  
**Economic Report**

# 75-Acre Industrial Park Economic & Fiscal Impact Report Maricopa County, Arizona



**Prepared for:**  
Republic Services

October 2021

**Prepared by:**



Elliott D. Pollack & Company  
5111 N. Scottsdale Road, Suite 202  
Scottsdale, Arizona 85250

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## EXECUTIVE SUMMARY

Elliott D. Pollack & Company was retained to perform an economic and fiscal impact analysis of a proposed 75-acre industrial park in Maricopa County, Arizona. The subject site is located along the Loop 303 east of El Mirage Road. Republic Services is proposing a transfer station on approximately 10 acres of the site. The remaining 65 acres would be built out as various industrial uses. For this report, the potential uses are described in the following table.

<b>Project Site Plan Assumptions</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)						
Land Use	Acres	FAR	Square Feet	Cost per Unit or per SF	Construction Cost	FF&E
Industrial light manufacturing	25	0.3	327,000	\$150	\$49,050,000	--
Industrial - warehouse/ storage	40	0.3	523,000	\$90	\$47,070,000	\$1,046,000
Total	65		850,000		\$96,120,000	\$1,046,000

Source: Elliott D. Pollack & Company; Republic Services, ULI; SIOR

### **Economic Impacts**

Based on the assumptions of development for the site, the property would generate 1,297 person years of employment during the construction with \$81.9 million in wages and \$194.6 million in total economic output.

Once construction is completed and the new development is operating at stabilization, the site would generate an estimated 1,595 total jobs with \$79.4 million in wages. The total economic impact on the Greater Phoenix region would be \$283.1 million.

<b>Economic Impact of Summary</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)	
<b><u>Construction Impact</u></b>	
Person Years of Employment	1,297
Wages (\$ mil)	\$81.9
Output (\$ mil)	\$194.6
<b><u>Operations Impact</u></b>	
Jobs	1,595
Wages (\$ mil)	\$79.4
Output (\$ mil)	\$283.1

Source: Elliott D. Pollack & Company; IMPLAN

### **Fiscal Impacts**

The following table provides the forecasted revenue from construction and during operations for proposed industrial park. One-time construction revenues would total an estimated \$7.7 million for the State, County and local governments. The local government impact includes only the



secondary impacts from the employees that live throughout the Greater Phoenix area. The site is on County land and would not generate primary direct taxes for any specific local government.

Total operating revenue for the site is estimated at \$6.1 million annually. This includes direct real property taxes and utility taxes as well as secondary revenue impacts generated by employees.

<b>Fiscal Impact of Operations</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)	
<b><u>Construction Impacts</u></b>	
State of Arizona	
Primary direct taxes	\$3,148,100
Secondary impacts from employees	\$2,534,300
Maricopa County	
Primary direct taxes	\$437,400
Secondary impacts from employees	\$807,400
Greater Phoenix	
Secondary impacts from employees	\$752,400
<b>Total construction tax revenues</b>	<b>\$7,679,600</b>
<b><u>Operations Impacts</u></b>	
State of Arizona	
Primary direct taxes	\$134,100
Secondary impacts from employees	\$2,018,000
Maricopa County	
Primary direct taxes	\$154,400
Secondary impacts from employees	\$1,160,700
Greater Phoenix	
Secondary impacts from employees	\$1,577,900
School districts	\$639,800
Special districts	\$424,800
<b>Total operations tax revenues</b>	<b>\$6,109,700</b>
Source: Elliott D. Pollack & Co.; IMPLAN; ADOR; ATRA	





## 1.0 Introduction

---

Elliott D. Pollack & Company was retained to perform an analysis of the economic and fiscal impacts of the construction and operations of a proposed 75-acre industrial park in Maricopa County, Arizona. The report will demonstrate the impacts to the State, County and local governments. The subject site is located along the Loop 303 east of El Mirage Road. Republic Services is proposing a transfer station on 10 acres at the corner of the site. The remaining 65 acres would be built out as various industrial uses.

Economic impact analysis examines the regional implications of an activity in terms of three basic measures: output, earnings and job creation. Fiscal impact analysis, on the other hand, evaluates the public revenues and costs created by a particular activity. In fiscal impact analysis, the primary revenue sources of a city, county or state government are analyzed to determine how the activity may financially affect them.

This study prepared by Elliott D. Pollack & Company is subject to the following considerations and limiting conditions.

- It is our understanding that this study is for the client's due diligence and other planning purposes. Neither our report, nor its contents, nor any of our work were intended to be included and, therefore, may not be referred to or quoted in whole or in part, in any registration statement, prospectus, public filing, private offering memorandum, or loan agreement without our prior written approval.
- The reported recommendation(s) represent the considered judgment of Elliott D. Pollack & Company based on the facts, analyses and methodologies described in the report.
- Except as specifically stated to the contrary, this study will not give consideration to the following matters to the extent they exist: (i) matters of a legal nature, including issues of legal title and compliance with federal, state and local laws and ordinances; and (ii) environmental and engineering issues, and the costs associated with their correction. The user of this study will be responsible for making his/her own determination about the impact, if any, of these matters.
- This study is intended to be read and used as a whole and not in parts.
- This study has not evaluated the feasibility or marketability of any site for planned uses.
- All estimates regarding future development and improvements were provided by Republic Services as estimates, with the understanding that final users may vary to meet their corporate needs. Data has been reviewed and verified to determine its reasonableness and applicability to the projects.





- The economic and fiscal impact results of this analysis could be higher or lower than estimated due to the uncertainty of the nature of the businesses that would locate to the project. The figures used in this analysis have been taken from a broad average of users and are meant to represent an example of what could happen should the averages be met.
- This economic and fiscal impact study evaluates the potential “gross impacts” of construction and operations activities. The term “gross impacts” as used in this study refers to the total revenue, jobs and economic output that would be generated by the construction and operations. The study does not consider the potential impact on other businesses in the trade area that may occur as a result of the proposed project.
- All dollar amounts are stated in current dollars and, unless indicated, do not take into account the effects of inflation.
- Our analysis is based on currently available information and estimates and assumptions about immediate as well as long-term future development trends. Such estimates and assumptions are subject to uncertainty and variation. Accordingly, we do not represent them as results that will be achieved. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary materially from the forecasted results. The assumptions disclosed in this study are those that are believed to be significant to the projections of future results.



## 2.0 Background, Assumptions & Methodology

### 2.1 Background

The 75-acre site is located along Loop 303 east of El Mirage Road in Maricopa County, Arizona. The following proposed site plan is an example of a transfer station that could be built on 10 acres. While not finalized, this report will provide the impact of surrounding industrial uses on the remaining 65 acres.

#### Sample Transfer Station Land Use



### 2.2 Analysis Assumptions

The assumptions used to estimate the economic and fiscal impacts of construction and operations for the remaining 65 acres are outlined below. The primary inputs are based on both assumptions supplied by Republic Services as well as on basic economic fundamentals regarding economic impact analysis. For example, the Consumer Expenditure Survey is used to determine spending patterns of staff based on their respective wages and Census survey results are used for calculating the percentage of employees that live within the county or city in which they work. Certain industry standard assumptions were provided by the Maricopa Association of Governments, ULI and the Department of Energy. All values are expressed in 2021 dollars. Unless otherwise indicated, an inflation factor has not been included in this analysis.



The following table outlines the proposed project site plans for this analysis. An estimated 25 acres is projected to be developed as light manufacturing with the remaining 40 acres as light industrial such as warehousing and storage. Construction costs are projected to total \$96.1 million with \$1.0 million in taxable furniture, fixtures and equipment (the manufacturing industry is exempt from sales and use taxes levied on equipment).

<b>Project Site Plan Assumptions</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)						
Land Use	Acres	FAR	Square Feet	Cost per Unit or per SF	Construction Cost	FF&E
Industrial light manufacturing	25	0.3	327,000	\$150	\$49,050,000	--
Industrial - warehouse/ storage	40	0.3	523,000	\$90	\$47,070,000	\$1,046,000
Total	65		850,000		\$96,120,000	\$1,046,000

Source: Elliott D. Pollack & Company; Republic Services, ULI; SIOR

Assumptions used in calculating the impact of operations are outlined in the following table. Square feet per employee range from 750 for light manufacturing to 1,000 for warehousing or storage industrial uses. Similarly, rents will range from \$9.60 per square foot down to \$7.20 per square foot, respectively. Monthly utilities are projected at \$4.00 per square foot for the light manufacturing to \$2.40 for warehousing and storage uses.

<b>Operating Assumptions</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)				
Land Use	Square Feet per employee	Rent / SF	Stabilized Occupancy	Utilities per SF
Industrial light manufacturing	750	\$9.60	90%	\$4.00
Industrial - warehouse/ storage	1000	\$7.20	90%	\$2.40

Source: SIOR; Marshall & Swift; Republic Services

## 2.3 Economic Impact Methodology

Economic impact analysis examines the economic implications of an activity in terms of output, earnings, and employment. For this study, the analysis focused on the construction impacts as well as the ongoing operations including direct expenditures by the projected companies that will occupy the commercial space, on property taxes, salaries, sales and operating supplies.

The different types of economic impacts are known as direct, indirect, and induced, according to the manner in which the impacts are generated. For instance, direct employment consists of



permanent jobs held by project employees. Indirect employment is those jobs created by businesses that provide goods and services essential to the operation or construction of the project. These businesses range from manufacturers (who make goods) to wholesalers (who deliver goods) to janitorial firms (who clean the buildings). Finally, the spending of the wages and salaries of direct and indirect employees on items such as food, housing, transportation and medical services creates induced employment in all sectors of the economy, throughout the region. These secondary effects are captured in the analysis conducted in this study.

Multipliers have been developed to estimate the indirect and induced impacts of various direct economic activities. The IMPLAN Group developed the multipliers used in this study and were selected based on the land use type.

The economic impact is categorized into three types of impacts:

- (1) **Employment Impact** – the total wage and salary and self employed jobs in a region. Jobs include both part time and full time workers.
- (2) **Earnings Impact** – the personal income, earnings or wages, of the direct, indirect and induced employees. Earnings include total wage and salary payments as well as benefits of health and life insurance, retirement payments and any other non-cash compensation.
- (3) **Economic Output** – also referred to economic activity, relates to the gross receipts for goods or services generated by the company's operations.

Economic impacts are by their nature regional in character. Such impacts are best illustrated when not assigned to a specific locality, although clearly the primary impact of job creation would be on county where the project is located. However, many other communities in the surrounding region would also benefit from the operations of the proposed development.

## **2.4 Fiscal Impact Methodology**

Fiscal impact analysis studies the public revenues associated with a particular economic activity. The primary revenue sources of local, county, and state governments (i.e., taxes) are analyzed to determine how an activity may affect the various jurisdictions. This section will evaluate the impact of the project on State of Arizona, Maricopa County and local government revenues (from employees that live throughout the Greater Phoenix area). The fiscal impact figures cited in this report have been generated from information provided by a variety of sources including the U.S. Bureau of the Census; the U.S. Department of Labor; the Internal Revenue Service; the State of Arizona; the Arizona Tax Research Association; and the U.S. Consumer Expenditure Survey. Elliott D. Pollack & Company has relied upon the estimates of operating revenues outlined in this study. Unless otherwise stated, all dollar values are expressed in 2021 dollars.



Fiscal impacts are categorized by type in this study, similar to economic impact analysis. The major sources of revenue generation for governmental entities are calculated based on ongoing operations. Employees will spend part of their salaries on local goods and services and pay taxes on the homes they occupy. This spending will contribute to revenues collected by the State that are ultimately shared with local governments.

Some revenues are more direct and definitive than others. Revenues have been defined in this analysis as either **primary** or **secondary**, depending on their source and how the dollars flow through the economy into government tax accounts. For instance, some revenues, such as construction sales tax or retail sales taxes are definable, straightforward calculations based on the value of construction or direct sales. These revenues are described in this study as primary revenues. Secondary revenues, on the other hand, flow from the wages of those direct, indirect and induced employees who are supported by the project. Revenue projections are based on typical wages of the employees working in the project, their spending patterns, projections of where they might live, and other assumptions outlined earlier in this report. The following is a description of the applicable revenue sources that will be considered for this analysis.

- **Construction Sales Tax**

The State, counties, and local governments levy a sales tax on materials used in the construction of buildings or development of land improvements. That tax is calculated by State law under the assumption that 65% of the construction cost of the facility and its land improvements are related to construction materials with the remaining 35% devoted to labor. The sales tax rate is then applied to the 65% materials figure. The sales tax on construction materials is a one-time collection by the governmental entity. The State currently levies a temporary 5.6% sales tax on construction activity (a portion of which is shared with local governments) while Maricopa County levies a rate of 0.7%.

- **Sales Tax on Retail, Restaurants, Commercial Lease & Utilities**

The State, counties, and local cities in Arizona charge sales tax on retail goods, and utility usage. Cities also levy the tax on commercial leases. The sales tax rate for the State is 5.6%. Portions of this tax are redistributed through revenue sharing to counties and cities throughout Arizona based on population. The County's sales tax rate is 0.7%. These tax rates are applied to taxable sales, taxable supplies, commercial lease direct utility usage, as well as to the spending of direct, indirect and induced employees.

- **Property Taxes**

The development will be subject to direct property taxes. Residential properties are levied at a 10% assessment ratio while commercial properties are levied at an 18% assessment ratio. Employees supported by operations of the businesses will pay property taxes on the homes they occupy. In order to estimate these secondary property taxes, the assessed full cash value along with the projected value of a typical housing unit has been calculated.



Property Tax Rates	
	Rate
State Equalization Fund	0.4263
County General Fund	1.3459
<b>Peoria School Districts</b>	
Peoria Unified School District	6.1634
<b>Special Districts</b>	
North County Fire Medical	2.8644
Maricopa Special Health District	0.1167
Community College District	1.1112
Central Arizona GRD	1.0000
<b>TOTAL</b>	<b>13.0279</b>
Source: Maricopa County Treasurer	

- State Shared Revenues

Each city in Arizona receives a portion of State revenues from four different sources - State sales tax (see description above), State income tax, vehicle license tax and highway user tax. The formulas for allocating these revenues are primarily based on population. Counties also share in the revenue sources of the State, with the exception of income tax.

State Income Tax

The State of Arizona collects taxes on personal income. The tax rate used in the analysis averages about 1.6% for earnings. These percentages are based on the most recently available income tax data from the State and the projected wage levels of jobs created by the construction and operations impact. This tax is applied to the wages and earnings of direct and indirect employment. Portions of this tax are redistributed through revenue sharing to cities throughout Arizona based on population.

HURF Taxes

The State of Arizona collects specific taxes for the Highway User Revenue Fund (HURF). Both the registration fees and the motor vehicle fuel tax (gas tax) are considered in this analysis. The motor vehicle fuel tax is \$0.18 per gallon and is calculated based on a vehicle traveling 12,000 miles per year at 20 miles per gallon. Registration fees average \$66 per employee in the State of Arizona. These factors are applied to the projected direct and indirect employee count. Portions of these taxes are distributed to cities and counties throughout Arizona based on a formula that includes population and the origin of gasoline sales.

Vehicle License Tax

The vehicle license tax is a personal property tax placed on vehicles at the time of annual registration. This factor is applied to the projected direct, indirect and



induced employee count. The average tax used in this analysis is \$325 and portions of the total collections are distributed to the Highway User Revenue Fund. The remaining funds are shared between cities and counties in accordance with population-based formulas.

The above tax categories represent the largest sources of revenues that would be generated to local governments, county, and State governments. The revenue impacts do not include certain revenue sources such as corporate income taxes. All tax collections represented in this analysis are gross collections and do not take into consideration any incentives or development agreements that may occur.





### **3.0 Economic Impacts**

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The economic impact includes total economic output, job creation, and wages during construction as well as ongoing impacts from the proposed uses of the site and the operations of these industrial businesses. The results presented are based on the assumptions of land use described in Section 2.0 of this report. Though employment would primarily impact the local area, the development would likely draw employees from the entire Greater Phoenix area. Therefore, the economic impacts are expressed as a regional benefit.

#### **3.1 Economic Impact of Construction**

The impact from construction is based on the total value of the proposed structures being built. Since the impacts represent the entire construction phase, employment impacts are expressed as person years of employment. Person years of employment are the aggregate of each construction job that is recreated year after year throughout the construction period. To derive the annual average, employment, wages, and economic output can be divided by the expected number of years it may take to complete the development. Annual averages may be higher or lower depending on the timing of final buildout. Additionally, these construction impacts will disappear when the development reaches completion.

Over the course of construction, an estimated 391 direct person years of employment would be generated from the construction of the light manufacturing uses. These are the on-site construction jobs. An additional 271 indirect and induced person years of employment would be created for a total employment impact of 662 person years of employment created by the construction and other site work on the properties. In total, \$41.8 million in wages would be paid to these workers and the construction would create \$99.3 million in economic impact throughout the region.

The proposed industrial warehousing and storage land uses would generate an estimated 375 direct jobs based on the estimated total construction cost of \$47.0 million. Including the ripple effects throughout the region, a total of 635 person years of employment would be created over the course of construction. This would equate to \$40.1 million in wages and \$95.3 million in total economic output.

In total, the remaining 65 acres designated for an industrial park would generate a total of 1,297 direct, indirect and induced person years of employment based on the estimated total of \$96.1 million in direct construction cost. Total wages would be an estimated \$81.9 million with total economic output of \$194.6 million.



<b>Economic Impact of Construction</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)			
	Industrial light manufacturing	Industrial - warehouse/ storage	Total
<b><u>Person Years of Employment</u></b>			
Direct	391	375	766
Indirect	85	82	167
Induced	186	178	364
Total	662	635	1,297
<b><u>Wages (\$ mil)</u></b>			
Direct	\$25.7	\$24.6	\$50.3
Indirect	\$6.0	\$5.7	\$11.7
Induced	\$10.1	\$9.7	\$19.8
Total	\$41.8	\$40.1	\$81.9
<b><u>Economic Output (\$ mil)</u></b>			
Direct	\$49.1	\$47.1	\$96.1
Indirect	\$18.6	\$17.8	\$36.4
Induced	\$31.7	\$30.4	\$62.1
Total	\$99.3	\$95.3	\$194.6
NOTE: The total may not equal the sum of the impacts due to rounding. All dollar figures are in constant dollars. Inflation has not been included in these figures. Source: Elliott D. Pollack & Company; IMPLAN			

### 3.2 Economic Impact of Operations

Operational impacts are considered permanent once all operations have reached stabilization. The impacts described in this section are expected to recur each year as long as the anticipated land use mix builds out as projected.

The projected light industrial uses would generate an estimated 769 total jobs annually with \$38.1 million in wages and \$174.1 million in total economic output.

The industrial warehousing and storage uses would support 471 direct commercial jobs. Taking into account the ripple effects throughout the economy, a total of 826 jobs would be created from the proposed development with \$41.3 million in wages and \$108.4 million in economic output.

In total, the remaining 65 acres would generate an estimated of 1,595 jobs annually, \$79.4 million in wages and \$283.1 million in economic output would be created.



<b>Economic Impact of Operations</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)			
	<b>Industrial light manufacturing</b>	<b>Industrial - warehouse/ storage</b>	<b>Total</b>
<b><u>Jobs</u></b>			
Direct	392	471	863
Indirect	207	171	379
Induced	170	184	353
<b>Total</b>	<b>769</b>	<b>826</b>	<b>1,595</b>
<b><u>Wages (\$ mil)</u></b>			
Direct	\$15.6	\$22.1	\$37.7
Indirect	\$13.3	\$9.2	\$22.5
Induced	\$9.2	\$10.0	\$19.3
<b>Total</b>	<b>\$38.1</b>	<b>\$41.3</b>	<b>\$79.4</b>
<b><u>Economic Output (\$ mil)</u></b>			
Direct	\$102.1	\$46.2	\$148.3
Indirect	\$43.7	\$30.9	\$74.6
Induced	\$28.9	\$31.3	\$60.3
<b>Total</b>	<b>\$174.7</b>	<b>\$108.4</b>	<b>\$283.1</b>
NOTE: The total may not equal the sum of the impacts due to rounding. All dollar figures are in constant dollars. Inflation has not been included in these figures. Source: Elliott D. Pollack & Company; IMPLAN			



## 4.0 Fiscal Impacts

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The tables included in this section summarize revenues that would ultimately flow to the State of Arizona, Maricopa County and the local governments during construction and then on-going annually once construction is complete. Both the primary (direct) and secondary (generated by spending of employees) are included. Revenue projections are based on assumptions outlined earlier in this report.

### 4.1 Fiscal Impact of Construction

The fiscal impact of construction includes the tax revenues generated from construction sales taxes, use tax and secondary impacts from the spending of employees. Development and permit fees would also be collected but are not included in this analysis.

The State of Arizona would collect an estimated \$2.9 million from the light manufacturing and \$2.8 million from the proposed warehousing and storage uses for a total of \$5.7 million. This includes both the direct primary taxes collected from construction sales and use tax as well as the revenue generated by the spending of the employees.

Maricopa County would receive a projected \$635,200 from the light manufacturing development uses and \$609,600 from the industrial uses proposed for the site. Similarly, the local governments would receive a projected \$383,900 and \$368,500, respectively. The impacts on the local governments are generated by secondary sources, as the site itself is not located within a specific municipality.

Overall, the State, County, and local governments would receive an estimated \$7.7 million during the construction of the site given the proposed land uses.



<b>Fiscal Impact of Construction</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)			
	Industrial light manufacturing	Industrial - warehouse/ storage	Total
<b><u>State of Arizona</u></b>			
Construction sales	\$1,576,600	\$1,512,900	\$3,089,500
Use Tax	N/A	\$58,600	\$58,600
Secondary impacts from employees			
Spending sales tax	\$360,300	\$345,800	\$706,100
Income tax	\$660,200	\$633,500	\$1,293,700
Unemployment tax	\$125,100	\$120,100	\$245,200
Vehicle license tax	\$96,800	\$92,900	\$189,700
Gas tax	\$50,800	\$48,800	\$99,600
<b>Total for the State of Arizona</b>	<b>\$2,869,800</b>	<b>\$2,812,600</b>	<b>\$5,682,400</b>
<b><u>Maricopa County</u></b>			
Construction sales	\$223,200	\$214,200	\$437,400
Secondary impacts from employees			
Spending sales tax	\$63,400	\$60,900	\$124,300
Property tax	\$153,000	\$146,800	\$299,800
State shared revenues	\$195,600	\$187,700	\$383,300
<b>Total for Maricopa County</b>	<b>\$635,200</b>	<b>\$609,600</b>	<b>\$1,244,800</b>
<b><u>Local Governments</u></b>			
Secondary impacts from employees			
Spending sales tax	\$166,600	\$159,900	\$326,500
Property tax	\$166,600	\$159,900	\$326,500
State shared revenues	\$50,700	\$48,700	\$99,400
<b>Total for Local Governments</b>	<b>\$383,900</b>	<b>\$368,500</b>	<b>\$752,400</b>
<b>Total tax revenues</b>	<b>\$3,888,900</b>	<b>\$3,790,700</b>	<b>\$7,679,600</b>
Source: Elliott D. Pollack & Co.; IMPLAN; AZ Dept. of Revenue; AZ Tax Research Association			

## 4.2 Fiscal Impact of Operations

At build-out, the residential and commercial properties would begin to generate significant tax revenue for the State, County, local governments and special districts every year. Primary revenues would be collected from property taxes, retail sales taxes, commercial lease taxes, utility consumption, and state shared revenues. Secondary revenue, which is generated by employee spending, includes sales tax, property tax, and State-shared revenues such as income tax, vehicle license tax, and gasoline tax. The figures are exclusive of corporate income tax and do not include property tax levied on personal property.

Years prior to build out and stabilized occupancy would experience a relative portion of this total annual impact. Once the project is built out and operating at stabilized levels, the effects of the operations outlined in the following tables will be realized on an annual basis.



The State of Arizona is projected to collect \$1.1 million each year at buildout from primary and secondary sources generated by proposed light manufacturing uses and another \$1.1 million from warehousing and storage industrial uses for a total of \$2.2 million in annual ongoing impact for the State.

Maricopa County would receive \$665,800 from the light manufacturing developments and \$649,300 from light industrial uses, while the local governments would collect an estimated \$799,500 and \$778,700, respectively. School and Special districts would also benefit from the improvements and higher net assessed values of industrial uses for a total of \$1.1 million combined.

Overall, the annual operations of the proposed industrial park would generate an estimated \$6.1 million more each year if build out with the proposed land uses.



<b>Fiscal Impact of Operations</b> <b>Industrial Park Maricopa County</b> (2021 Dollars)			
	Industrial light manufacturing	Industrial - warehouse/ storage	Total
<b><u>State of Arizona</u></b>			
Property tax	\$22,600	\$21,700	\$44,300
Utility tax	\$56,100	\$33,700	\$89,800
Secondary impacts from employees			
Spending sales tax	\$649,100	\$630,600	\$1,279,700
Income tax	\$38,900	\$42,100	\$81,000
Unemployment tax	\$145,400	\$156,100	\$301,500
Vehicle license tax	\$112,500	\$120,800	\$233,300
Gas tax	\$59,100	\$63,400	\$122,500
<b>Total for the State of Arizona</b>	<b>\$1,083,700</b>	<b>\$1,068,400</b>	<b>\$2,152,100</b>
<b><u>Maricopa County</u></b>			
Property Tax	\$71,300	\$68,400	\$139,700
Utility Tax	\$9,200	\$5,500	\$14,700
Secondary impacts from employees			
Spending sales tax	\$115,500	\$112,100	\$227,600
Property tax	\$311,400	\$301,300	\$612,700
State shared revenues	\$158,400	\$162,000	\$320,400
<b>Total for Maricopa County</b>	<b>\$665,800</b>	<b>\$649,300</b>	<b>\$1,315,100</b>
<b><u>Local Governments</u></b>			
Secondary impacts from employees			
Spending sales tax	\$303,300	\$294,600	\$597,900
Property tax	\$452,100	\$437,500	\$889,600
State shared revenues	\$44,100	\$46,300	\$90,400
<b>Total for Local Governments</b>	<b>\$799,500</b>	<b>\$778,400</b>	<b>\$1,577,900</b>
<b><u>Other Districts</u></b>			
School districts	\$326,500	\$313,300	\$639,800
Special districts	\$216,800	\$208,000	\$424,800
<b>Total for Other Districts</b>	<b>\$543,300</b>	<b>\$521,300</b>	<b>\$1,064,600</b>
<b>Total tax revenues</b>	<b>\$3,092,300</b>	<b>\$3,017,400</b>	<b>\$6,109,700</b>
Source: Elliott D. Pollack & Co.; IMPLAN; AZ Dept. of Revenue; AZ Tax Research Association			





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**Exhibit 16**  
**Republic Services Newsletters to Date**



## We Listened. We Reconsidered. We Acted Proposing the WestWing Recycling and Transfer Facility

February 9, 2021



**SUN CITY, Ariz. (Feb. 9, 2021)** – Republic Services listened to neighborhood input and is making good on its promise to find a better location for a recycling and waste transfer facility to serve the Northwest Valley.

The proposed, best-in-class WestWing Recycling & Transfer Facility would be built near 123rd Avenue and Hatfield Road on land that is already zoned for industrial uses. The 10-acre parcel is between the WestWing Power Station and the 303.

The proposed location is a direct result of dialogue with local stakeholders. Some in the community actually suggested the site.

“Part of being a good neighbor means listening and responding whenever possible,” said Stephen Herring, municipal relationship manager for Republic Services. “We appreciate the thoughtful community input. This new location achieves our primary goals of keeping recycling costs and trash disposal rates low, while also addressing residents’ concerns.”

Republic is also proposing to build a new access road, directly from the 303 to the site, alleviating residential concerns about increased truck traffic near neighborhoods and on local thoroughfares.

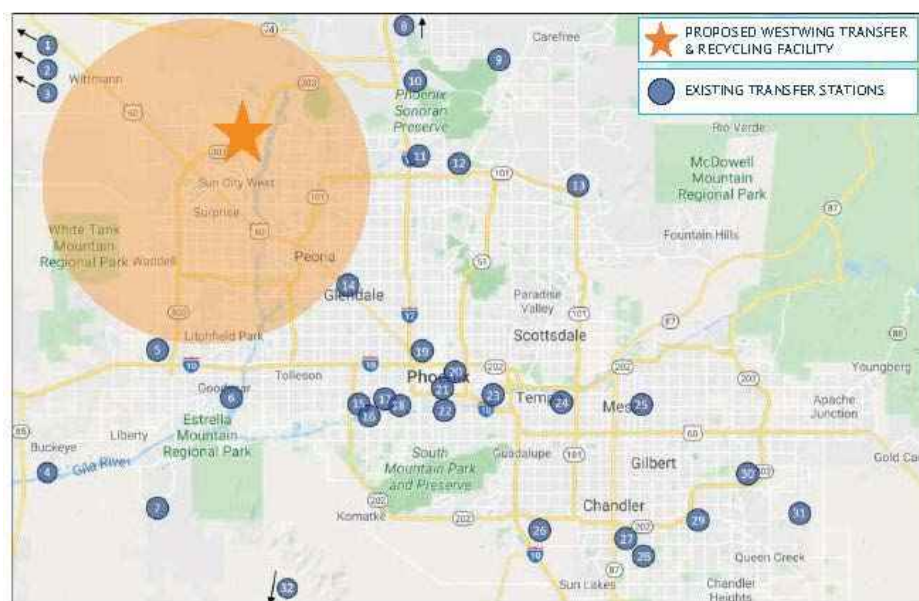
Republic estimates there will be six truck trips an hour to and from the facility.

Other benefits of the proposed facility and site include:

- No offsite odor or noise impacts
- No added traffic congestion at Happy Valley & the 303
- Blocked from view by freeway barriers
- No impact on property values
- Limited operational footprint
- Preserves recycling programs and keeps residential bills low.

Plans call for the WestWing facility to utilize state-of-the-art technology, including misting systems for odor and dust control, netting for bird migration, regular cleaning of the tipping floor and closing of bay doors, as well as tarps for all inbound vehicles.

The rapidly growing Northwest Valley is currently the only region in Maricopa County that does not have a transfer facility. This is critical infrastructure that helps keep trash collection bills low and ensures robust recycling programs for residents and businesses. Plans call for the proposed facility to be about the size of a retail drug store.



**Residents interested in seeing the location are invited to a socially distanced open house Saturday, February 13th.**

Email [RSVP@RoseMoserAllynPR.com](mailto:RSVP@RoseMoserAllynPR.com) to get details on how to sign up for the open house. Food and beverages will be served and parking will be on site. Face masks and temperature checks are required. Space is limited, due to COVID-19 protocols, but we will make every attempt to accommodate those who sign up.

To learn more and to receive updates go to [www.WestWingTransfer.com](http://www.WestWingTransfer.com).

If you have questions, we are happy to answer them. Please email us at [WestWing@RepublicServices.com](mailto:WestWing@RepublicServices.com).



## Community Input Leads to Additional Facility Benefits

February 11, 2021

**SUN CITY, Ariz. (Feb. 11, 2021)** – Part of being a good neighbor means listening. Since we announced the proposed (and relocated) WestWing Recycling and Transfer Facility earlier this week, several individuals have reached out to us with ideas on how to improve the facility for the community, and we listened. Because of this input, we are offering two additional benefits to neighbors – (1) **free bulk waste drop-off once per month for local residents**; and (2) **installation of downward-facing lighting on the future facility to avoid light pollution**.

We felt both of these ideas were constructive. They are reasonable, and not only benefit the community, but also help us be a better operator and neighbor, something we strive for every day. Further, these enhancements will surely not be the last changes or enhancements as a result of public feedback for the site, located next to the WestWing power station in a zoned industrial park. If you have other ideas, please [contact us](#), and we will evaluate them.

Additionally, as you may be aware, we are hosting a socially distanced site tour and open house on **Saturday from 10 am – 2 pm** at the proposed location. If you are interested in attending, kindly [RSVP](#), and we will send you more detailed event information. Come see it for yourself!



## Community Input Remains Critical to Proposed WestWing Recycling & Transfer Facility

February 19, 2021

**SUN CITY, Ariz. (Feb. 19, 2021)** – Since we announced the proposed WestWing Transfer and Recycling Facility last week, we've received lots of input. We greatly appreciate our neighbors providing ideas and perspectives as we work to develop a site that benefits the community and serves as critical infrastructure that does not currently exist in the Northwest Valley. Some of the steps we've taken to reach out include:

- Holding two tele-town halls with more than 200 participants, during which our team answered questions about the proposed facility and addressed concerns individuals expressed;
- Hosting an on-site tour and open house at the proposed facility location with more than 65 neighbors; and
- Responding to several emails from interested residents asking about the facility, voicing their concerns and inquiring how it benefits the community.

We are planning to host another site tour / open house on Saturday, March 6. We invite you to come see the site for yourself. If you are interested in attending, please email us at [RSVP@RoseMoserAllynPR.com](mailto:RSVP@RoseMoserAllynPR.com), and we will provide you with event details.

We appreciate the feedback and input we have received so far, and we look forward to additional ideas from our neighbors. Please visit us online at [westwingtransfer.com](http://westwingtransfer.com) to learn more.



## Committed to Being A Good Neighbor & Providing Critical Infrastructure in the Northwest Valley

February 26, 2021



Proposed facility rendering

### Community Cleanup Wednesday March 3rd

**SUN CITY, Ariz. (Feb. 26, 2021)** – Republic Services has been reaching out to the community as it proposes the WestWing Recycling and Transfer Facility in an industrial area directly adjacent to the WestWing Power Station and north of Highway 303.

One resident asked if we could help a neighborhood dealing with illegally dumped trash and construction materials that have been collecting in the area.

That's why we are organizing a community cleanup **Wednesday, March 3rd from 8am to 11am** near the Agua Fria river bed and Tierra Del Rio.

If you would like to volunteer,  
please email  
[RSVP@RoserMoserAllynPR.com](mailto:RSVP@RoserMoserAllynPR.com)

Republic employees will participate and provide volunteers with proper safety equipment and refreshments. Once collected, Republic will haul away the material for proper disposal.



Illegally dumped trash

Here is a link to the location: <https://goo.gl/maps/D4UYLRYear64yUGG6>

To access the site you should travel north on 107th Ave, take a left on Hatfield Rd, and then a right on 109th Ave. Go north until you arrive at the southwest corner of the Tierra Del Rio HOA.

**Second Open House Saturday, March 6th. Come see the site for yourself!**

The proposed location for the WestWing Recycling and Transfer Facility was selected after considerable public input and was even suggested by some in the community. It's sheltered from view by the 303, and there will be no new truck traffic in or near residential neighborhoods. Plus, it will help keep trash rates low and preserve recycling without impacting property values.

You're invited to take a look at the new site for the proposed WestWing Recycling and Transfer Facility on **Saturday, March 6th from 10am-2pm** at a second Open House. We will follow COVID-specific guidelines.

To register, kindly RSVP at [RSVP@RoseMoserAllynPR.com](mailto:RSVP@RoseMoserAllynPR.com). Directions will be provided upon RSVP.



## Responding to Your Questions & Concerns

March 10, 2021



### Second Open House Saturday March 6th Drew More Than 30 Residents

**SUN CITY, Ariz. (Mar. 10, 2021)** – The proposed new location for the WestWing Recycling and Transfer Facility was selected to address concerns about noise, traffic, and odor. Republic Services feels the best way to demonstrate how those concerns are addressed is to have residents see the site for themselves. That's why we have held two open houses. The most recent one was last weekend on March 6th. The first open house in February attracted 60 residents. Those who could not make the first one asked for an additional opportunity, and we were happy to oblige.

Residents saw for themselves how the proposed facility would be sheltered from view thanks to the Loop 303 and the existing WestWing Power Station. The facility would be accessed from the Loop 303, at exit 123, avoiding any homes and neighborhoods, which means no additional truck traffic impacting neighbors. Its proposed remote location is in an existing zoned industrial park. Waste transfer facilities, such as the Republic Services facility in Chandler, operate virtually unnoticed by area neighbors.



### Community Cleanup Last Wednesday

During our continued community engagement, we were asked to help clean up a problem that had been challenging Tierra Del Rio. For years the neighboring riverbed has been plagued with illegal dumping, including construction debris.



On March 3rd a team from Republic Services, with help from some heavy equipment, collected and hauled away nearly 12 tons of trash and debris. One of the neighbors let us know that the clean up made a big difference.

We were happy to help. In fact, waste transfer facilities like the one we are proposing can help prevent illegal dumping by providing a convenient location to dispose of bulk trash. Republic Services will be offering nearby residents free bulk trash disposal.

The northwest valley is the only part of Maricopa County without a recycling and transfer facility. In addition to preventing illegal dumping, the WestWing Recycling & Transfer Facility can help preserve recycling by keeping costs down. It can also help keep trash rates low.

Learn more at [www.WestwingTransfer.com](http://www.WestwingTransfer.com). You can also email your questions to [Westwing@Republicservices.com](mailto:Westwing@Republicservices.com)



## Study: The WestWing Recycling & Transfer Facility Will Reduce Freeway Truck Traffic

April 9, 2021



**SUN CITY, Ariz. (Apr. 9, 2021)** – Republic Services' proposed WestWing Recycling & Transfer Facility will reduce waste disposal truck traffic on the Loop 303 by two-thirds, and according to a newly completed traffic study, will have no negative impact on existing residential streets.

This traffic report, prepared by the civil engineering firm Kimley-Horn, is actually the third recent traffic study done for this area.

One prior report looked at permitted uses allowed under WestWing's Industrial Park's zoning – which includes manufacturing and warehousing – and determined that those uses would generate significantly more traffic than the proposed transfer facility. The other report looked at the recently approved gas station and convenience store at Happy Valley Road and 115th Avenue and concluded that use will generate thousands more trips per day than the proposed transfer facility.

In fact, Republic Services' proposed recycling transfer facility would account for only 2.5 percent of the overall traffic generated by the industrial park.

Neither of the earlier studies was commissioned or paid for by Republic Services.

The new Kimley-Horn study determined that five years after opening, the WestWing Recycling & Transfer Facility would generate 76 truck trips over a 24-hour period. That's 38 trucks entering and leaving the site each day.

Republic Services' representatives had previously estimated, and publicly stated, that the facility would generate no more than 80 truck trips per day.

Other key findings include:

- A manufacturing operation, which is permitted under the existing zoning, occupying a similarly sized parcel, would generate 394 truck trips per day, more than five times as much as the transfer facility.
- A southern access point into the facility makes the most sense. Trucks would access the site via a newly constructed road at Exit 123, north of the Loop 303. The access point means there would be no additional truck traffic on residential

streets.

- The 76 truck trips generated by the recycling and transfer facility are a tiny fraction of the overall traffic volume in the area. Traffic volume on El Mirage Road, south of the Loop 303, is 10,500 vehicles per day. Traffic volume on the Loop 303, south of the WestWing Park, is more than 30,000 vehicles a day.

Again, this is not the first time a traffic study has been conducted on the area.

In December 2019, Greenlight Traffic Engineering submitted the "WestWing Business Park Traffic Impact Study," to the Arizona Department of Transportation and the Maricopa County Department of Transportation. Earlier in 2019, Stanley Consultants published the "Traffic Impact Study QuickTrip 424; Happy Valley Parkway and 115th Avenue."

The Greenlight report found that the entirety of the industrial park will generate "3,011 daily trips on a typical weekday, based on the proposed land uses of 6 parcels." The recycling and transfer facility's 76 daily truck trips equates to less than 3 percent of that.

And already approved commercial uses such as the QuikTrip store at Happy Valley and 115th Avenue, would generate 50 times as much traffic as the proposed recycling and transfer facility.

You can view any or all of the aforementioned traffic studies [here](#)

The WestWing Recycling & Transfer Facility is critical infrastructure for the Northwest Valley. It will preserve recycling and help keep trash rates low while having no negative impact on traffic in the area.

Republic Services continues to welcome community input on the proposed facility and location. Find answers to your questions at [westwingtransfer.com/faq](https://westwingtransfer.com/faq) or email us at [westwing@republicservices.com](mailto:westwing@republicservices.com).



## Study: Transfer facilities do not negatively impact property values

April 29, 2021



### Home values near other Maricopa County facilities continue to appreciate at market rates

**SUN CITY, Ariz. (Apr. 29, 2021)** – There is no evidence to suggest that the WestWing Recycling and Transfer Facility will decrease home values in neighborhoods near the site, according to a new study by real estate firm CBRE.

The firm reached its conclusion by analyzing home prices near two of Republic Services' existing transfer stations.

Two certified real estate appraisers at CBRE, the world's largest commercial real estate services and investment company, looked at home sales and conducted five study comparisons surrounding transfer stations in north Phoenix and Chandler.

The study concludes, "Home prices were found to be higher on a per square foot basis within the designated radius (one-half or three-quarter mile) on three of the five study comparisons and then were found to be lower on the other two study comparisons. Based on the sales data, there does not appear to be a correlation between home prices and distance to the existing transfer stations."

The study also shows property values around the existing transfer stations remain robust.

CBRE compared home sales prices near the Cave Creek Transfer Station (located near Cave Creek Road and Deer Valley Road in north Phoenix) and the Chandler Germann Transfer Facility (located near Germann Road and Arizona Avenue in Chandler.) [To review the study in its entirety, click here.](#)

### Cave Creek Transfer Station comparison

From January 2020 through February 2021, the sales price of a home within a half-mile of the Cave Creek stations averaged \$199.79 per square foot, compared to \$184.72 just outside that radius. In 2019, the average price per square foot was \$163.53 within a half mile of the Cave Creek Transfer Station, compared to \$167.09 outside that radius.

“Based on the sales data . . . there does not appear to be any definitive evidence suggesting the presence of the Cave Creek transfer station has impacted home prices within the immediate area,” the report states.

### Chandler Germann Transfer Station comparison

The findings are similar when looking at home prices surrounding the Chandler Germann Transfer Station near Germann Road and Arizona Avenue. Because of a lack of sufficient sales data within a half-mile radius, the comparison study was expanded to three-quarters of a mile during a period spanning 2019 to February 2021.

To the west of the transfer station, the average sales price of a home within three-quarters of a mile was \$168.90 per square foot. Just outside that area, the average price was \$155.08 per square foot.

To the north of the Chandler Germann facility, the average selling price of a home within three-quarters of a mile was \$170.67. Just outside that area, the price was \$169.12 per square foot.

The only exception the CBRE appraisers found were home sales northeast of the transfer facility, where the average price per square foot was \$230.26. Homes outside the radius were priced higher, at \$268.23 per square foot.

However, the appraisers noted, homes inside the three-quarter of a square mile zone were much smaller overall.

“Much of the difference (in square foot sales price) can be attributed to the difference in average home size,” the report stated.

### WestWing area home prices

Home prices within a half-mile of the proposed WestWing Recycling & Transfer Facility averaged \$113.87 per square foot during 2019. That figure jumped to \$122.95 for the period between January 2020 and February 2021. Just outside the half-mile radius the figures are \$117.76 and \$138.18 respectively.

CBRE notes the valuation differences are typical, given homes closest to the proposed transfer facility are also much closer to the Loop 303.

### Keeping trash rates low, while preserving recycling

While there is no evidence to suggest the WestWing Recycling & Transfer Facility would negatively impact property values, it WILL help keep trash rates low and help preserve area recycling by making it more affordable.

According to a recent traffic analysis by Kimley-Horn, the WestWing facility will generate significantly less traffic than many other uses already allowed in the WestWing Business Park, such as manufacturing facilities and warehousing.

Learn more at [www.WestWingTransfer.com](http://www.WestWingTransfer.com). You can also email your questions to [westwing@republicservices.com](mailto:westwing@republicservices.com).



## See the proposed site for the Northwest Valley's needed infrastructure

Open House Saturday, October 9th



**SUN CITY, Ariz.** – Transfer facilities help reduce truck traffic and they help keep trash rates low. There are 32 transfer facilities throughout Maricopa County. The Northwest Valley is the only part of the county without one.

Arizona-based Republic Services would like to build one at no cost to taxpayers.

The site for the WestWing Recycling & Transfer Facility was selected after considerable public input and was even suggested by some in the community.

The proposed site is in an existing industrial park off the 303 and south of the WestWing Power Station.

It's sheltered from view by the 303, and it won't impact residential truck traffic, property values, or noise levels.

You're invited to tour the site on Saturday, October 9th from 11am-1pm.

You'll also be able to ask questions. Republic Services will serve lunch.

To register, kindly RSVP at [RSVP@RoseMoserAllynPR.com](mailto:RSVP@RoseMoserAllynPR.com). Directions will be provided upon RSVP.

And if you would like to learn more about the facility, go to [www.WestWingTransfer.com](http://www.WestWingTransfer.com).

This event addresses COVID guidelines. For health and safety, guests who have not been vaccinated for COVID-19 are asked to wear facemasks.

**Exhibit 17**

**Republic Services Ad in the *Peoria Times***



# PEORIA TIMES

Peoria's Hometown Newspaper Since 1952  
The Peoria Times is a circulation weekly published every Thursday.

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We want to hear from you. Letters should be kept to 300 words or less. Letters will be edited for length, grammar, style and accuracy. Each letter must include your name, address and phone number for verification. Letters should address issues and avoid personal attacks. Complaints about individuals or businesses will not be published. The Peoria Times reserves the right to withhold letters determined to be objectionable or inappropriate.

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## Peoria News Briefs

BY CHRISTINA FUOCO-KARASINSKI  
Peoria Times Executive Editor

### Construction continues on Lake Pleasant Parkway

The next phase of the Lake Pleasant Parkway construction project began Feb. 16. Phases 4 and 5 will be done together. Lake Pleasant Parkway north-west bound lanes from 95th Avenue to 83rd Avenue will be closed through Feb. 26. In the event the schedule needs to be adjusted, dates may change, but the sequence will remain the same. For project updates, visit [peoriaaz.gov/streetmaintenance](http://peoriaaz.gov/streetmaintenance). If any additional information is needed, contact the 24-hour project hotline at 602-532-6250.

### Apply for the Veterans Memorial Board

Positions are open for the Peoria Veterans Memorial Board. The Veterans Memorial Board is responsible for the development and promotion of activities related to the recognition of veterans of the armed forces and their contributions to the community. They also make recommendations for the creation and preservation of the city's numerous war and service memorials. The board typically meets monthly on the first Thursday of the month at 5 p.m. Interested Peoria residents can apply at [peoriaaz.gov/boards](http://peoriaaz.gov/boards).

### Republic Services waste transfer station

Recently, Republic Services announced it is looking at a potential new location for a waste transfer station near the Loop 303 and El Mirage Road. This site is located in Maricopa County and therefore outside the city of Peoria's jurisdiction. However, city staff has encouraged Republic Services to meet with the community to share its plans and listen to the residents' concerns. For additional information, Republic Services has set up [westwingtransfer.com](http://westwingtransfer.com).

### The BioBlitz is back

After the first Pollinators BioBlitz in August, Peoria is hosting another one for Birds of Peoria. From March 1 to

March 31, residents are encouraged to take photos of birds they see in their backyards, neighborhoods, and local hiking trails and parks. They can upload the photos to Peoria iNaturalist's project after downloading the app and making a free account. A BioBlitz is an effort to record as many species as possible within a designated space and period of time. This information gives the city valuable information about bird species in the surrounding ecosystem. For more information about the project, visit [inaturalist.org](http://inaturalist.org).

### Apply for the Youth Advisory Board

Peoria Youth Advisory Board (YAB) positions are open. The YAB provides a coordinated effort and central body to act on issues related to youth in Peoria. Members serve on various subcommittees, ranging from fundraising and community service to social media and planning the annual Youth Government Day. Members who have served on the board for at least six months are eligible to apply to be a youth council liaison and join the mayor and city council at their meetings. All interested seventh through 11th graders can apply at [peoriaaz.gov/boards](http://peoriaaz.gov/boards) or contact the city clerk's office for an application.

### Peoria court pilots new online system

Among the many consequences of the COVID-19 pandemic, one concern for Arizona's court system, law enforcement, and defendants who receive criminal citations to appear in court is creating a procedure that allows criminal defendants the opportunity and choice to appear by remote online methods while still being aware of all their legal rights and protections along the way.

With access to court buildings limited, a new approach is being tried in the Peoria Municipal Court. Known as Online Dispute Resolution (ODR), the Peoria Municipal Court is a pilot court for the new state-designed system.

ODR allows defendants cited for

### HOUSING FROM PAGE 2

poor it crashes below all-time record lows almost every week."

Cromford said the ratio between homes under contract and homes for sale without a contract is so out of whack that "we have never before had to invent a description" for it.

It noted that as of Feb. 1, listings were 56.7% below total listings a year earlier, the median sales price jumped nearly 17% and the average price per square foot climbed over 19%.

That will be good news for homeowners in a way. Cromford said, "The annual appreciation rate has already surpassed 19% and could easily reach 30% by the time we are well into the second quarter."

Last week, Cromford said, "the speed of appreciation is about to step higher, not lower. It will not take much for appreciation rates to exceed 30% and possibly 40% over the next few months."

"New home builders are trying as hard as they can to create more supply, but there are many physical, financial and legal limits to how quickly they can do this," Cromford also said. "These additional homes are sure to be priced well above the current level."

Cromford said Avondale, among all Valley communities, has a stunning shortage of available homes versus the demand.

The website maintains an index in which the higher each community's rating is above 100, the greater the shortage. Avondale's index rating is nearly 1,000.

Among the rest of the top 10 municipalities where demand far outstrips supply, Glendale, Goodyear and Surprise are all above 600 and 10th place Peoria is at 580.

"If you are wondering why Avondale is so far out in front," Cromford said last week, "it has only 11 active single-family listings without a contract. In a normal market, we would expect to see between 300 and 400. Back in 2007, Avondale has over 1,100, so it is down 99% from that level. Incredible, but true."

MORE NEWS ONLINE AT  
[PEORIATIMES.COM](http://PEORIATIMES.COM)



**Exhibit 18**  
**Republic Services**  
**Community Commitments**

# Our Commitment to Responsible Operations

- ✓ Tipping activity only occurs inside
- ✓ Daily cleaning of tipping floor
- ✓ No overnight waste on tipping floor
- ✓ Nightly closure of bay doors
- ✓ Mistlers to control odor
- ✓ Netting to prevent bird nesting
- ✓ Tarp requirement for all loads
- ✓ Twice daily patrol
- ✓ Limited hours of operation for public access
- ✓ Air brake prohibition for regional trucks
- ✓ Six foot wall and exterior landscaping
- ✓ Single monument sign only



**Based on recent community feedback we are also committed to:**

- ✓ Installing downward-facing lighting
- ✓ Providing free monthly bulk disposal for nearby residents
- ✓ Offering a dedicated hotline for neighbors to report concerns

**Exhibit 19**  
**Affidavit of Mailing**



Planning & Development  
Department

AFFIDAVIT OF NOTIFICATION

Date: September 1, 2021

I, Stephen Anderson, being the owner or authorized agent for the Maricopa County planning case referenced below, do hereby affirm that the attached listing of names and addresses accurately reflects the ownership of property within 300 feet of the subject planning case/project, according to current Maricopa County Assessor Records.

ATTACH THE FOLLOWING DOCUMENTATION:

X List of names and address within 300' of subject case

Owner's / Authorized Agent's Signature: \_\_\_\_\_

SUBSCRIBED AND SWORN before me this 1<sup>st</sup> day of September 2021

Melodie West Kelly  
Notary Public

My Commission Expires: 8-15-2023



MELODIE WEST KELLY  
Notary Public - Arizona  
Maricopa Co. / #570857  
Expires 08/15/2023

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

FORTY NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE  
(602) 256-4448  
cgriemsmann@gblaw.com

September 1, 2021

RE: Notice of Zoning Request, Case Z2021090

Dear Property Owner, Homeowner Association, or Interested Citizen,

This letter is being sent to you in accordance with Section 305 of the Maricopa County Zoning Ordinance. This firm represents Allied Waste Transportation, Inc. dba Republic Services of Phoenix ("Republic"), the purchaser of approximately 10 acres generally located immediately south of the southwest corner of the WestWing Substation ("Property"). Please see the enclosed [Aerial Map](#). Republic currently provides recycling and waste disposal services to both residential and commercial customers across the Valley and the State. Republic is one of a handful of Fortune 500 companies based in Arizona, employs hundreds of people across the Valley, and works hard to be a responsible corporate citizen.

The purpose of this letter is to notify you that an application (Case No. Z2021090) has been filed with the Maricopa County Planning and Development Department to rezone the Property from Light Industrial Zoning District Industrial Plan of Development (IND-2 IUPD) to Heavy Industrial Zoning District Industrial Plan of Development (IND-3 IUPD) to allow for the development of the WestWing Recycling and Transfer Facility. The Facility will reduce the flow of truck traffic along the 303 as it runs through the City of Peoria and unincorporated Maricopa County, stabilize recycling and waste disposal rates, and meet the solid waste service needs of the northwest valley's growing population. Please visit [westwingtransfer.com](http://westwingtransfer.com) to learn more about the proposed project.

While multiple open houses and virtual meetings have already been held, and several newsletters have already been circulated, Republic intends to schedule additional open houses at the proposed site once the weather permits. Republic has maintained a website regarding this proposal, [westwingtransfer.com](http://westwingtransfer.com), and will continue to do so. At the website, you can find answers to frequently asked questions, as well as copies of all of our technical reports and our rezoning application on file with the County. You can also leave comments at the website, and we will continue to try to respond to your questions.

At this time, the County has not yet scheduled public hearings before the Planning Commission or Board of Supervisors to consider this application. We do not expect that to happen until later this year. When the County does eventually set those hearings, we will send you another letter like this one, we will post the information on our website, and we will revise the signs the County has required us to post in the area. For the moment, the County's technical staff is conducting their own review of our proposal, and the public hearings will not be scheduled until that part of the review process is complete.

This notice is being sent to you because property listed in your name is located within 300 feet of the proposed rezone area (if you are not the property owner and have sold the property in the interim,

please forward this letter to the new owner) or you have registered with Maricopa County as an Interested Party.

If you have any questions regarding the development proposal, please contact me at **(602) 256-4448** or by e-mail at **[cgriemsmann@gblaw.com](mailto:cgriemsmann@gblaw.com)**. Again, you may also learn more (a lot more) about the project by visiting [westwingtransfer.com](http://westwingtransfer.com). The Maricopa County Planner assigned to this case is Adam Cannon. He can be reached at (602) 506-3301 or [adam.cannon@maricopa.gov](mailto:adam.cannon@maricopa.gov). Mr. Cannon can answer your questions regarding the County's review and hearing processes. You may also write to the Maricopa County Planning and Development Department by filling out a comment form available at <https://www.maricopa.gov/FormCenter/Regulatory-Planning-Development-15/Comment-on-a-Planning-Case-183>, referencing Case Number Z2021090. Your correspondence will be made part of the case file.

Sincerely,  
GAMMAGE & BURNHAM, P.L.C.



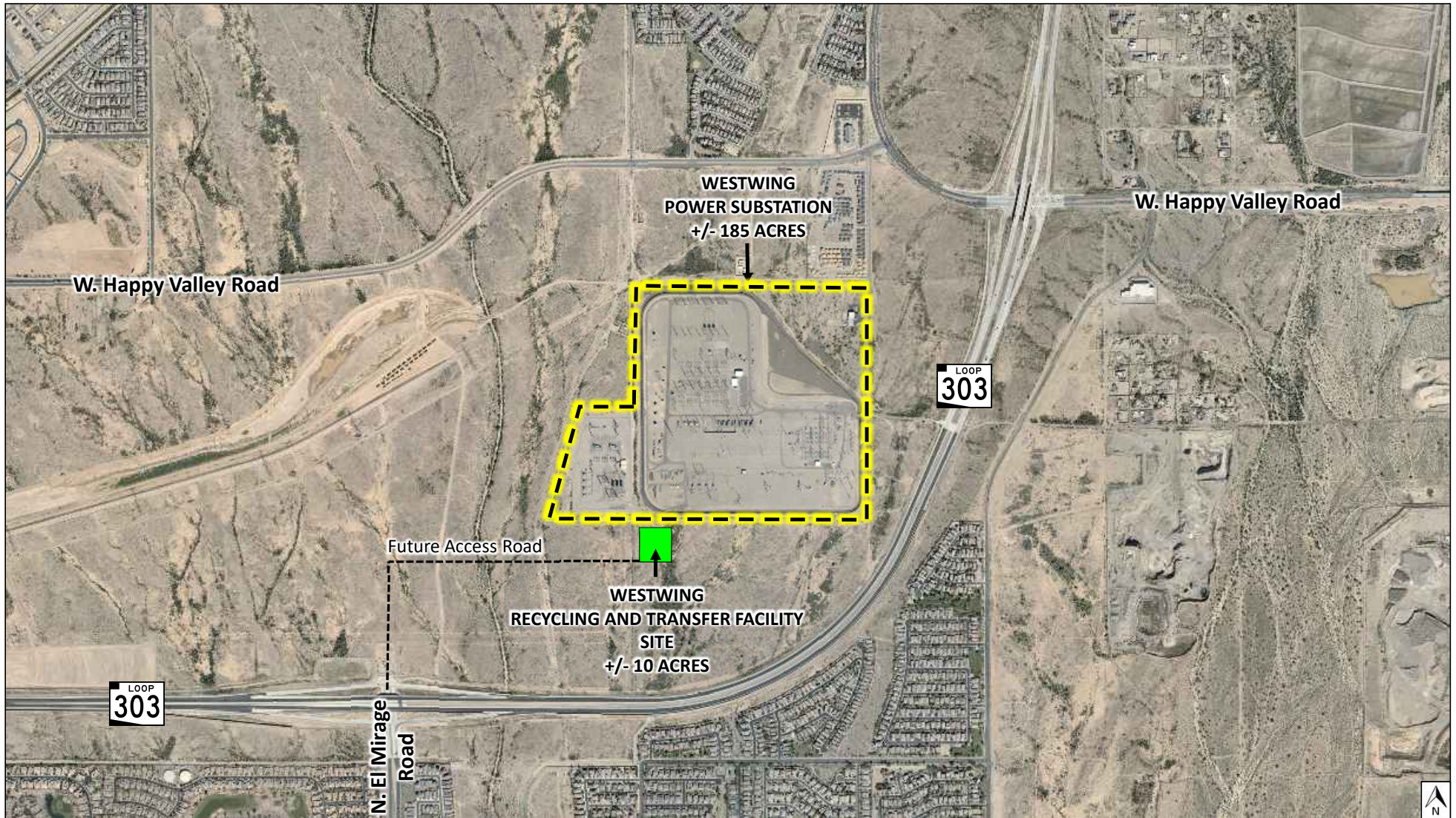
By  
Cheryl Griemsmann  
Land Use Planner

Enclosures:

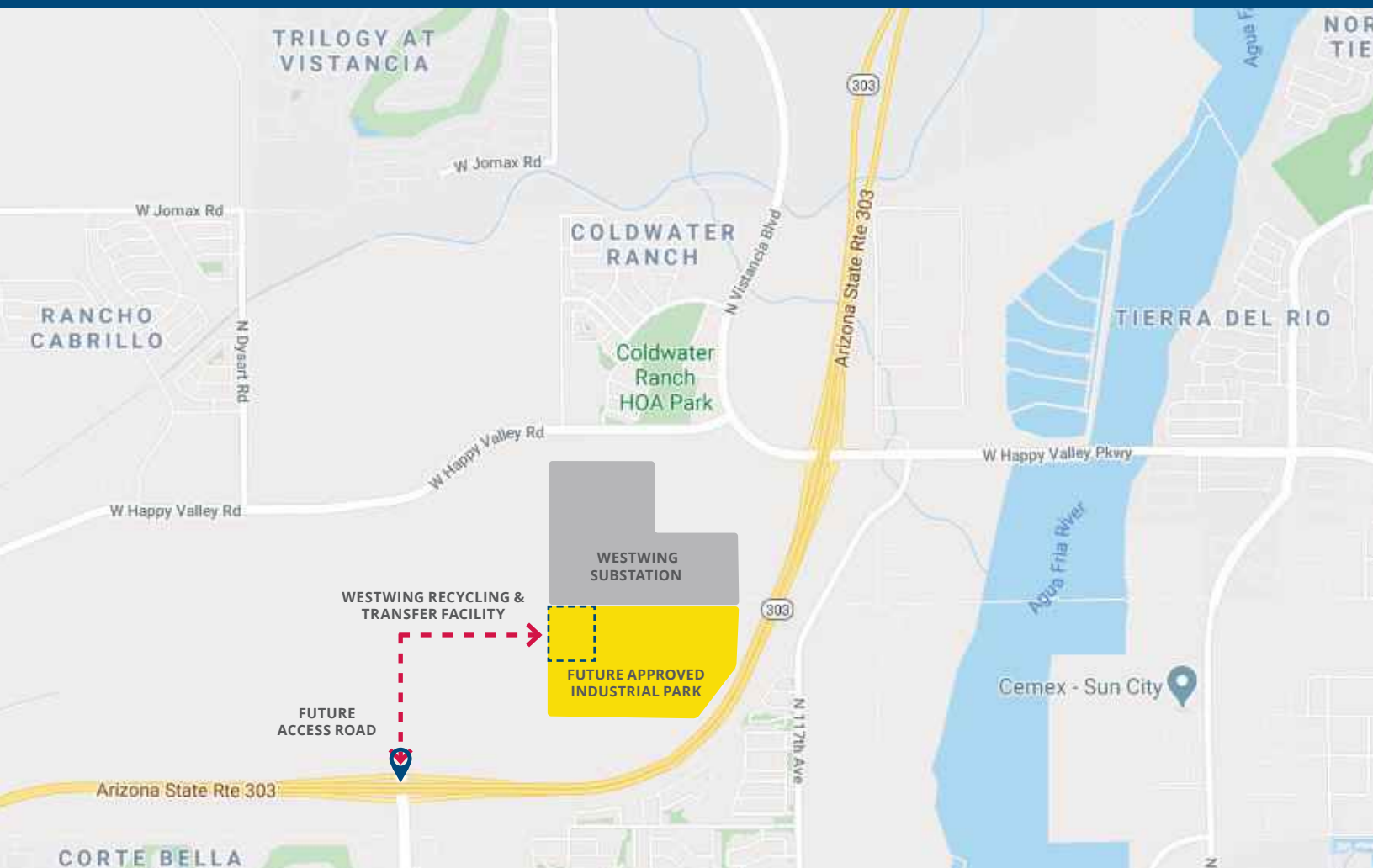
Aerial Map  
Fact Sheet  
Community Commitments



## VICINITY MAP – WESTWING RECYCLING AND TRANSFER FACILITY



# Proposing the WestWing Recycling & Transfer Facility



**WE  
LISTENED.**

**WE  
RECONSIDERED.**

**WE  
ACTED.**



# WestWing Recycling & Transfer Facility

Preserves Recycling. Critical Infrastructure. No Traffic Impact.



Proposed Future Facility Entrance



Proposed Facility Rendering

## Benefits to our Neighbors

- ✓ Not near homes
- ✓ Future access avoids Happy Valley Rd.
- ✓ No impact on property values
- ✓ No trucks on residential streets
- ✓ No off-site odor or noise impacts
- ✓ Limited operational footprint
- ✓ No need for rezoning from residential to industrial

## Benefits to the Community



Critical transfer point for recyclables & waste to other facilities, keeping residential bills lower and recycling programs alive



Located next to WestWing power station, in an industrial park to serve NW Valley



Only on/off access at 303 to eliminate traffic concerns



Blocked from view by freeway barriers



Facilitates growth & prosperity in NW Valley, as other facilities in Scottsdale, Chandler and other parts in the Valley have done

## An Award-Winning, Arizona-Based Company



**CDP™**  
Climate A List 2019



**World's Most Ethical Companies®**  
ETHISPHERE 2020



**World and North America Indices™**  
Dow Jones Sustainability Indices 2019



**Certified Best Place to Work**  
2020-2021



**Best Employers For Women**  
Forbes 2020



**100 Best Corporate Citizens**  
3BL MEDIA 2020

# Our Commitment to Responsible Operations

- ✓ Tipping activity only occurs inside
- ✓ Daily cleaning of tipping floor
- ✓ No overnight waste on tipping floor
- ✓ Nightly closure of bay doors
- ✓ Misters to control odor
- ✓ Netting to prevent bird nesting
- ✓ Tarp requirement for all loads
- ✓ Twice daily patrol
- ✓ Limited hours of operation for public access
- ✓ Air brake prohibition for regional trucks
- ✓ Six foot wall and exterior landscaping
- ✓ Single monument sign only



**Based on recent community feedback we are also committed to:**

- ✓ Installing downward-facing lighting
- ✓ Providing free monthly bulk disposal for nearby residents
- ✓ Offering a dedicated hotline for neighbors to report concerns

**Mailing List (as of 08.03.2021)**

Parcel Number	Owner / Interested Party	Address	City	State	Zip	E-Mail Address
503-53-024H	SRPAI&PD USBR	PO BOX 52025 ISB 336	PHOENIX	AZ	85072	
503-53-025U	WESTWING BUSINESS PARK LLC	PO BOX 7670	SURPRISE	AZ	85374	
503-53-985	UNITED STATES DEPARTMENT OF ENERGY	PO BOX 6457	PHOENIX	AZ	85005	
	ARIZONA DEPARTMENT OF TRANSPORTATION ATTN: LOUIS J. MALLOQUE	205 S. 17TH AVENUE, MAIL DROP 612E	PHOENIX	AZ	85007	<a href="mailto:lmalloque@dot.state.az.us">lmalloque@dot.state.az.us</a>
	PORA ATTN: PLANNING & ZONING DIRECTOR	13815 W. CAMINO DEL SOL	SUN CITY	AZ	85375	<a href="mailto:pورا@suncitywest.org">pora@suncitywest.org</a>
	MINING DISTRICT ATTN: C.R. HERRO	17798 W. PASEO WAY	GOODYEAR	AZ	85338	<a href="mailto:CR.herro@lafarge-na.com">CR.herro@lafarge-na.com</a>
	LAFARGE NORTH AMERICA ATTN: LARRY WALKER	11500 W. BEARDSLEY ROAD	SUN CITY	AZ	85373	<a href="mailto:larry.walker@lafarge-na.com">larry.walker@lafarge-na.com</a>
	PHILIP SPILLER	5025 N. CENTRAL AVENUE, SUITE 579	PHOENIX	AZ	85012	<a href="mailto:p.a.spiller@gmail.com">p.a.spiller@gmail.com</a>
	ED GRANT	7600 E. REDFIELD ROAD, SUITE 195	SCOTTSDALE	AZ	85260	<a href="mailto:edgrant@simaz.com">edgrant@simaz.com</a>
	MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: SCOTT WILKEN	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003	<a href="mailto:swilken@azmag.gov">swilken@azmag.gov</a>
	MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: VERN WOLFLEY	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003	<a href="mailto:VWolfley@azmag.gov">VWolfley@azmag.gov</a>
	SUN CITY WEST INDEPENDENT ATTN: PHILIP HALDIMAN	17220 N. BOSWELL BOULEVARD, SUITE L101	SUN CITY WEST	AZ	85373	
	CHRIS JACQUES C/O CITY OF PEORIA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT	9875 N. 85TH AVENUE, 1ST FLOOR	PEORIA	AZ	85345	
	CONCERNED CITIZENS OF CROSS RIVER ATTN: FRAN NOE	11756 W. DALEY LANE	SUN CITY	AZ	85373	<a href="mailto:noeshomes@earthlink.net">noeshomes@earthlink.net</a>
	ADOT RIGHT OF WAY PROJECT MANAGEMENT ATTN: RICHARD ERICKSON					<a href="mailto:redletter@azdot.gov">redletter@azdot.gov</a>
	CITY OF SURPRISE	16000 N CIVIC CENTER PLZ	SURPRISE	AZ	85374	<a href="mailto:planning@surpriseaz.gov">planning@surpriseaz.gov</a>
	CITY OF PEORIA ATTN: ADAM PRUETT	8401 W. MONROE ST	PEORIA	AZ	85345	<a href="mailto:Adam.Pruett@peoriaaz.gov">Adam.Pruett@peoriaaz.gov</a>
	CITY OF PEORIA ATTN: LORIE DEVER					<a href="mailto:lorie.dever@peoriaaz.gov">lorie.dever@peoriaaz.gov</a>
	NORTH COUNTY FIRE DISTRICT ATTN: ERIC KRIWER, FIRE MARSHAL					<a href="mailto:ekriwer@afma.az.gov">ekriwer@afma.az.gov</a>
	NORTH COUNTY FIRE DISTRICT ATTN: KANE NIXON, PLANNING CHIEF					<a href="mailto:knixon@afma.az.gov">knixon@afma.az.gov</a>

Parcel Number	Owner / Interested Party	Address	City	State	Zip	E-Mail Address
	MARICOPA COUNTY PARKS AND RECREATION ATTN: EILEEN BADEN	41835 N CASTLE HOT SPRINGS RD	MORRISTOWN	AZ	85342	<a href="mailto:eileen.baden@maricopa.gov">eileen.baden@maricopa.gov</a>
	MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: KURT COTNER	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003	<a href="mailto:kcotner@azmag.gov">kcotner@azmag.gov</a>
	INSIGHT LAND ATTN: DAVID RIDGEWAY					<a href="mailto:ridgeway.d@gmail.com">ridgeway.d@gmail.com</a>
	GAMMAGE & BURNHAM PLC ATTN: CHERYL GRIEMSMANN	40 N. CENTRAL AVEUE	PHOENIX	AZ	85003	<a href="mailto:cgriemsmann@gblaw.com">cgriemsmann@gblaw.com</a>

Notice of Filing for Maricopa County Zoning Case Z2021090 - Message (HTML)

File Message Kofax PDF Tell me what you want to do...

Ignore Delete Reply Reply Forward More Meeting IM Team Email To Manager Done Reply & Delete Create New First Submittal Team Email Reply & Delete Quick Steps Move OneNote Actions Mark Unread Categorize Follow Up Tags Translate Find Related Select Zoom Search Archive Archive Message Actions

IManage Work Quick File Browse and File Save Attachments

Wed 9/1/2021 1:29 PM

**Cheryl Y. Griemsmann**  
Notice of Filing for Maricopa County Zoning Case Z2021090

To: 'redletter@azdot.gov'; 'lorie.dever@peoriaaz.gov'; 'ekriwer@afma.az.gov'; 'knixon@afma.az.gov'; 'ridgeway.d@gmail.com'; 'drosenhagen@ccmcnet.com'; 'crossriver.bud@gmail.com'; 'JThomasson@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com'; 'Volunteermom06@cox.net'; 'bob.miller@porascw.org'; 'Lodom@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com'; 'shannon.baxter@fsresidential.com'; 'JThomasson@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com'; 'drosenhagen@ccmcnet.com'; 'mparsons@ccmcnet.com'; 'duaney2009@q.com'; 'debra@debraeder.com'; 'F442698'.Active@qblaw.imanage.work

Bcc: 'redletter@azdot.gov'; 'lorie.dever@peoriaaz.gov'; 'ekriwer@afma.az.gov'; 'knixon@afma.az.gov'; 'ridgeway.d@gmail.com'; 'drosenhagen@ccmcnet.com'; 'crossriver.bud@gmail.com'; 'JThomasson@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com'; 'Volunteermom06@cox.net'; 'bob.miller@porascw.org'; 'Lodom@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com'; 'shannon.baxter@fsresidential.com'; 'JThomasson@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com'; 'drosenhagen@ccmcnet.com'; 'mparsons@ccmcnet.com'; 'duaney2009@q.com'; 'debra@debraeder.com'; 'F442698'.Active@qblaw.imanage.work

FINAL Notice of Filing Letter 09.01.2021(2882561.1).pdf  
4 MB

Dear Maricopa County Interested Party,

Per Maricopa County Zoning Ordinance, Section 305, you are receiving the attached a Notice of Filing for rezoning case Z2021090 because you are identified as an Interested Party. Property owners within 300 feet of the proposed project, and Interested Parties who provided physical mailing (but not e-mail) addresses, will receive a hard copy mailing of this attached notification.

Thank you,  
Cheryl Griemsmann

**Cheryl Y. Griemsmann**  
Land Use Planner  
602.256.4448 Direct  
[cgriemsmann@qblaw.com](mailto:cgriemsmann@qblaw.com) | [Profile](#) | [www.qblaw.com](http://www.qblaw.com)

**GAMMAGE & BURNHAM**  
40 North Central Ave., 20th Floor | Phoenix, AZ 85004  
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E-mail recipients

'redletter@azdot.gov'; 'lorie.dever@peoriaaz.gov'; 'ekriwer@afma.az.gov'; 'knixon@afma.az.gov';  
'ridgeway.d@gmail.com'; 'drosenhagen@ccmcnet.com'; 'crossriver.bud@gmail.com';  
'JThomasson@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com'; 'Volunteermom06@cox.net';  
'bob.miller@porascw.org'; 'Lodom@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com';  
'shannon.baxter@fsresidential.com'; 'JThomasson@AssociatedAsset.com'; 'JThomasson@AssociatedAsset.com';  
'JThomasson@AssociatedAsset.com'; 'drosenhagen@ccmcnet.com'; 'mparsons@ccmcnet.com'; 'duaney2009@q.com';  
'debra@debraeder.com'



GAMMAGE & BURNHAM, PLC  
ATTORNEYS AT LAW  
40 NORTH CENTRAL AVENUE  
EIGHTH FLOOR  
PHOENIX, AZ 85004



CITY OF PEORIA  
ATTN: ADAM PRUETT  
8401 W. MONROE ST  
PEORIA, AZ 85345



CONCERNED CITIZENS OF CROSS RIVER  
ATTN: FRAN NOE  
11756 W. DALEY LANE  
SUN CITY, AZ 85373



LAFARGE NORTH AMERICA  
ATTN: LARRY WALKER  
11500 W. BEARDSLEY ROAD  
SUN CITY, AZ 85373



APN 503-53-025U  
WESTWING BUSINESS PARK LLC  
PO BOX 7670  
SURPRISE, AZ 85374

GAMMAGE & BURNHAM, PLC  
ATTORNEYS AT LAW  
40 NORTH CENTRAL AVENUE  
EIGHTH FLOOR  
PHOENIX, AZ 85004



MARICOPA COUNTY PARKS AND RECREATION  
ATTN: EILEEN BADEN  
41835 N CASTLE HOT SPRINGS RD  
MORRISTOWN, AZ 85342



CHRIS JACQUES - C/O CITY OF PEORIA PLANNING &  
COMMUNITY DEVELOPMENT DEPARTMENT  
9875 N. 85TH AVENUE, 1ST FLOOR  
PEORIA, AZ 85345



MINING DISTRICT  
ATTN: C.J. HERRO  
17798 W. PASEO WAY  
GOODYEAR, AZ 85338



SUN CITY WEST INDEPENDENT  
ATTN: PHILIP HALDIMAN  
17220 N. BOSWELL BOULEVARD, SUITE L101  
SUN CITY WEST, AZ 85373

GAMMAGE & BURNHAM, PLC  
ATTORNEYS AT LAW  
40 NORTH CENTRAL AVENUE  
EIGHTH FLOOR  
PHOENIX, AZ 85004



MARICOPA ASSOCIATION OF GOVERNMENTS  
ATTN: KURT COTNER  
302 N. 1ST AVENUE, SUITE 300  
PHOENIX, AZ 85003



MARICOPA ASSOCIATION OF GOVERNMENTS  
ATTN: VERN WOLFLEY  
302 N. 1ST AVENUE, SUITE 300  
PHOENIX, AZ 85003



ED GRANT  
7600 E. REDFIELD ROAD, SUITE 195  
SCOTTSDALE, AZ 85260



ARIZONA DEPARTMENT OF TRANSPORTATION  
ATTN: LOUIS J. MALLOQUE  
205 S. 17TH AVENUE, MAIL DROP 612E  
PHOENIX, AZ 85007

GAMMAGE & BURNHAM, PLC  
ATTORNEYS AT LAW  
40 NORTH CENTRAL AVENUE  
EIGHTH FLOOR  
PHOENIX, AZ 85004



GAMMAGE & BURNHAM, PLC  
ATTN: CHERYL GRIEMSMANN  
40 N. CENTRAL AVEUE  
PHOENIX, AZ 85003



MARICOPA ASSOCIATION OF GOVERNMENTS  
ATTN: SCOTT WILKEN  
302 N. 1ST AVENUE, SUITE 300  
PHOENIX, AZ 85003



PHILIP SPILLER  
5025 N. CENTRAL AVENUE, SUITE 579  
PHOENIX, AZ 85012



APN 503-53-024H  
SRPAI&PD USBR  
PO BOX 52025 ISB 336  
PHOENIX, AZ 85072



CITY OF SURPRISE  
16000 N CIVIC CENTER PLZ  
SURPRISE, AZ 85374



PORA ATTN: PLANNING & ZONING DIRECTOR  
13815 W. CAMINO DEL SOL  
SUN CITY, AZ 85375



APN 503-53-985  
UNITED STATES DEPARTMENT OF ENERGY  
PO BOX 6457  
PHOENIX, AZ 85005

**Exhibit 20**  
**Maricopa County Interested Parties**

MARICOPA COUNTY INTERESTED PARTIES					
REPUBLIC SERVICES WESTWING TRANSFER FACILITY					
INTERESTED PARTY	E-MAIL ADDRESS	MAILING ADDRESS	CITY	STATE	ZIP
ARIZONA DEPARTMENT OF TRANSPORTATION ATTN: LOUIS J. MALLOQUE	<a href="mailto:lmalloque@dot.state.az.us">lmalloque@dot.state.az.us</a>	205 S. 17TH AVENUE, MAIL DROP 612E	PHOENIX	AZ	85007
PORA ATTN: PLANNING & ZONING DIRECTOR	<a href="mailto:pورا@suncitywest.org">pora@suncitywest.org</a>	13815 W. CAMINO DEL SOL	SUN CITY	AZ	85375
MINING DISTRICT ATTN: C.R. HERRO	<a href="mailto:CR.herro@lafarge-na.com">CR.herro@lafarge-na.com</a>	17798 W. PASEO WAY	GOODYEAR	AZ	85338
LAFARGE NORTH AMERICA ATTN: LARRY WALKER	<a href="mailto:larry.walker@lafarge-na.com">larry.walker@lafarge-na.com</a>	11500 W. BEARDSLEY ROAD	SUN CITY	AZ	85373
PHILIP SPILLER	<a href="mailto:p.a.spiller@gmail.com">p.a.spiller@gmail.com</a>	5025 N. CENTRAL AVENUE, SUITE 579	PHOENIX	AZ	85012
ED GRANT	<a href="mailto:edgrant@simaz.com">edgrant@simaz.com</a>	7600 E. REDFIELD ROAD, SUITE 195	SCOTTSDALE	AZ	85260
MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: SCOTT WILKEN	<a href="mailto:swilken@azmag.gov">swilken@azmag.gov</a>	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003
MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: VERN WOLFLEY	<a href="mailto:VWolfley@azmag.gov">VWolfley@azmag.gov</a>	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003
SUN CITY WEST INDEPENDENT ATTN: PHILIP HALDIMAN		17220 N. BOSWELL BOULEVARD, SUITE L101	SUN CITY WEST	AZ	85373
CHRIS JACQUES C/O CITY OF PEORIA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT		9875 N. 85TH AVENUE, 1ST FLOOR	PEORIA	AZ	85345
CONCERNED CITIZENS OF CROSS RIVER ATTN: FRAN NOE	<a href="mailto:noeshomes@earthlink.net">noeshomes@earthlink.net</a>	11756 W. DALEY LANE	SUN CITY	AZ	85373
ADOT RIGHT OF WAY PROJECT MANAGEMENT ATTN: RICHARD ERICKSON	<a href="mailto:redletter@azdot.gov">redletter@azdot.gov</a>				
CITY OF SURPRISE	<a href="mailto:planning@surpriseaz.gov">planning@surpriseaz.gov</a>	16000 N CIVIC CENTER PLZ	SURPRISE	AZ	85374
CITY OF PEORIA ATTN: ADAM PRUETT	<a href="mailto:Adam.Pruett@peoriaaz.gov">Adam.Pruett@peoriaaz.gov</a>	8401 W. MONROE ST	PEORIA	AZ	85345
CITY OF PEORIA ATTN: LORIE DEVER	<a href="mailto:lorie.dever@peoriaaz.gov">lorie.dever@peoriaaz.gov</a>				
NORTH COUNTY FIRE DISTRICT ATTN: ERIC KRIWER, FIRE MARSHAL	<a href="mailto:ekriwer@afma.az.gov">ekriwer@afma.az.gov</a>				
NORTH COUNTY FIRE DISTRICT ATTN: KANE NIXON, PLANNING CHIEF	<a href="mailto:knixon@afma.az.gov">knixon@afma.az.gov</a>				
MARICOPA COUNTY PARKS AND RECREATION ATTN: EILEEN BADEN	<a href="mailto:eileen.baden@maricopa.gov">eileen.baden@maricopa.gov</a>	41835 N CASTLE HOT SPRINGS RD	MORRISTOWN	AZ	85342
WESTWING BUSINESS PARK ATTN: SILAS ECK		PO BOX 7670	SURPRISE	AZ	85374
MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: KURT COTNER	<a href="mailto:kcotner@azmag.gov">kcotner@azmag.gov</a>	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003
INSIGHT LAND ATTN: DAVID RIDGEWAY	<a href="mailto:ridgeway.d@gmail.com">ridgeway.d@gmail.com</a>				
GAMMAGE & BURNHAM PLC ATTN: CHERYL GRIEMSMANN	<a href="mailto:cagriemsmann@gbllaw.com">cgriemsmann@gbllaw.com</a>	40 N. CENTRAL AVEUE	PHOENIX	AZ	85003



**Exhibit 21**  
**Notice of Filing Mailing List**

**Mailing List (as of 08.03.2021)**

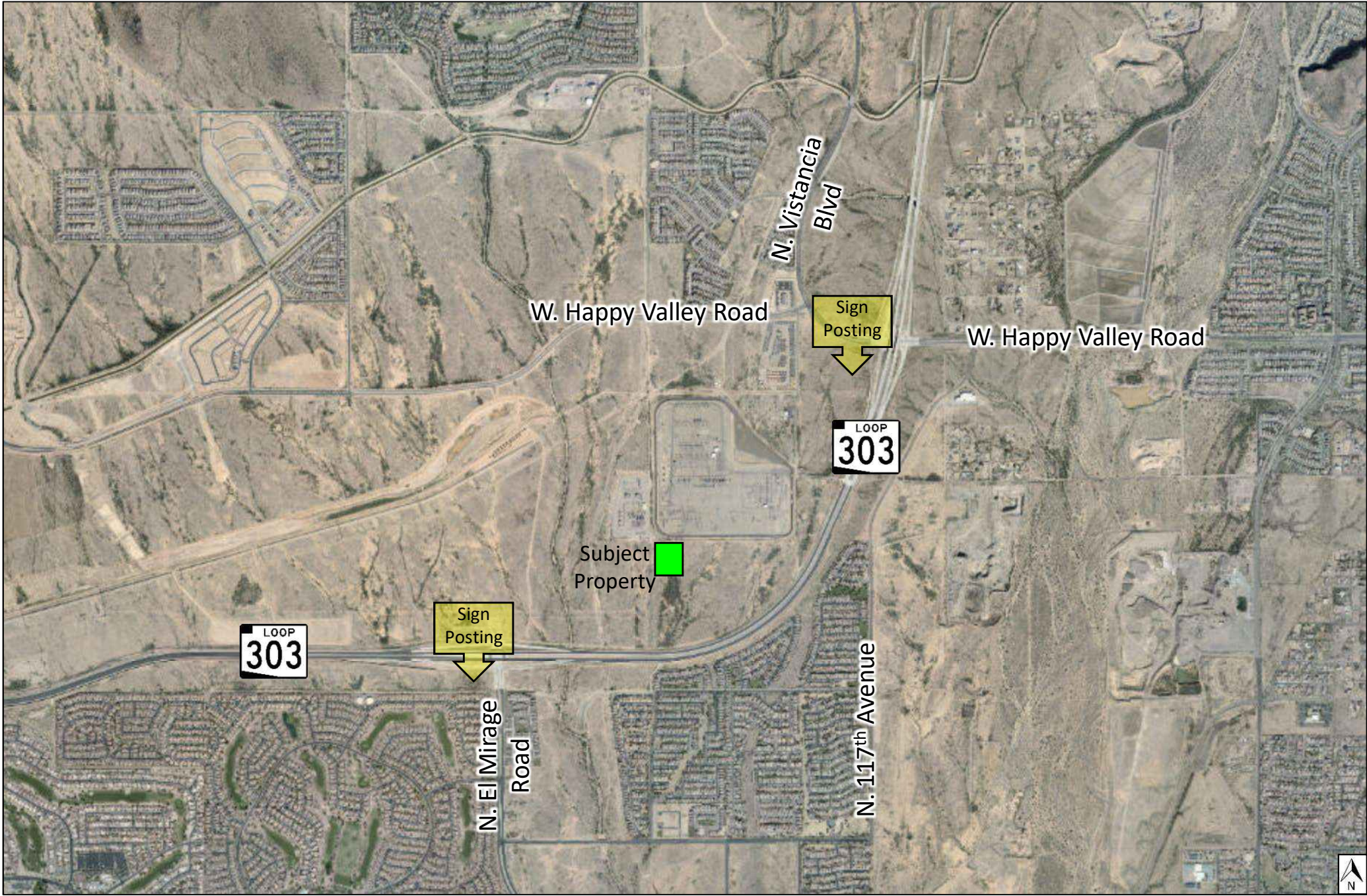
Parcel Number	Owner / Interested Party	Address	City	State	Zip	E-Mail Address
503-53-024H	SRPAI&PD USBR	PO BOX 52025 ISB 336	PHOENIX	AZ	85072	
503-53-025U	WESTWING BUSINESS PARK LLC	PO BOX 7670	SURPRISE	AZ	85374	
503-53-985	UNITED STATES DEPARTMENT OF ENERGY	PO BOX 6457	PHOENIX	AZ	85005	
	ARIZONA DEPARTMENT OF TRANSPORTATION ATTN: LOUIS J. MALLOQUE	205 S. 17TH AVENUE, MAIL DROP 612E	PHOENIX	AZ	85007	<a href="mailto:lmalloque@dot.state.az.us">lmalloque@dot.state.az.us</a>
	PORA ATTN: PLANNING & ZONING DIRECTOR	13815 W. CAMINO DEL SOL	SUN CITY	AZ	85375	<a href="mailto:pورا@suncitywest.org">pora@suncitywest.org</a>
	MINING DISTRICT ATTN: C.R. HERRO	17798 W. PASEO WAY	GOODYEAR	AZ	85338	<a href="mailto:CR.herro@lafarge-na.com">CR.herro@lafarge-na.com</a>
	LAFARGE NORTH AMERICA ATTN: LARRY WALKER	11500 W. BEARDSLEY ROAD	SUN CITY	AZ	85373	<a href="mailto:larry.walker@lafarge-na.com">larry.walker@lafarge-na.com</a>
	PHILIP SPILLER	5025 N. CENTRAL AVENUE, SUITE 579	PHOENIX	AZ	85012	<a href="mailto:p.a.spiller@gmail.com">p.a.spiller@gmail.com</a>
	ED GRANT	7600 E. REDFIELD ROAD, SUITE 195	SCOTTSDALE	AZ	85260	<a href="mailto:edgrant@simaz.com">edgrant@simaz.com</a>
	MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: SCOTT WILKEN	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003	<a href="mailto:swilken@azmag.gov">swilken@azmag.gov</a>
	MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: VERN WOLFLEY	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003	<a href="mailto:VWolfley@azmag.gov">VWolfley@azmag.gov</a>
	SUN CITY WEST INDEPENDENT ATTN: PHILIP HALDIMAN	17220 N. BOSWELL BOULEVARD, SUITE L101	SUN CITY WEST	AZ	85373	
	CHRIS JACQUES C/O CITY OF PEORIA PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT	9875 N. 85TH AVENUE, 1ST FLOOR	PEORIA	AZ	85345	
	CONCERNED CITIZENS OF CROSS RIVER ATTN: FRAN NOE	11756 W. DALEY LANE	SUN CITY	AZ	85373	<a href="mailto:noeshomes@earthlink.net">noeshomes@earthlink.net</a>
	ADOT RIGHT OF WAY PROJECT MANAGEMENT ATTN: RICHARD ERICKSON					<a href="mailto:redletter@azdot.gov">redletter@azdot.gov</a>
	CITY OF SURPRISE	16000 N CIVIC CENTER PLZ	SURPRISE	AZ	85374	<a href="mailto:planning@surpriseaz.gov">planning@surpriseaz.gov</a>
	CITY OF PEORIA ATTN: ADAM PRUETT	8401 W. MONROE ST	PEORIA	AZ	85345	<a href="mailto:Adam.Pruett@peoriaaz.gov">Adam.Pruett@peoriaaz.gov</a>
	CITY OF PEORIA ATTN: LORIE DEVER					<a href="mailto:lorie.dever@peoriaaz.gov">lorie.dever@peoriaaz.gov</a>
	NORTH COUNTY FIRE DISTRICT ATTN: ERIC KRIWER, FIRE MARSHAL					<a href="mailto:ekriwer@afma.az.gov">ekriwer@afma.az.gov</a>
	NORTH COUNTY FIRE DISTRICT ATTN: KANE NIXON, PLANNING CHIEF					<a href="mailto:knixon@afma.az.gov">knixon@afma.az.gov</a>

Parcel Number	Owner / Interested Party	Address	City	State	Zip	E-Mail Address
	MARICOPA COUNTY PARKS AND RECREATION ATTN: EILEEN BADEN	41835 N CASTLE HOT SPRINGS RD	MORRISTOWN	AZ	85342	<a href="mailto:eileen.baden@maricopa.gov">eileen.baden@maricopa.gov</a>
	MARICOPA ASSOCIATION OF GOVERNMENTS ATTN: KURT COTNER	302 N. 1ST AVENUE, SUITE 300	PHOENIX	AZ	85003	<a href="mailto:kcotner@azmag.gov">kcotner@azmag.gov</a>
	INSIGHT LAND ATTN: DAVID RIDGEWAY					<a href="mailto:ridgeway.d@gmail.com">ridgeway.d@gmail.com</a>
	GAMMAGE & BURNHAM PLC ATTN: CHERYL GRIEMSMANN	40 N. CENTRAL AVEUE	PHOENIX	AZ	85003	<a href="mailto:cgriemsmann@glaw.com">cgriemsmann@glaw.com</a>

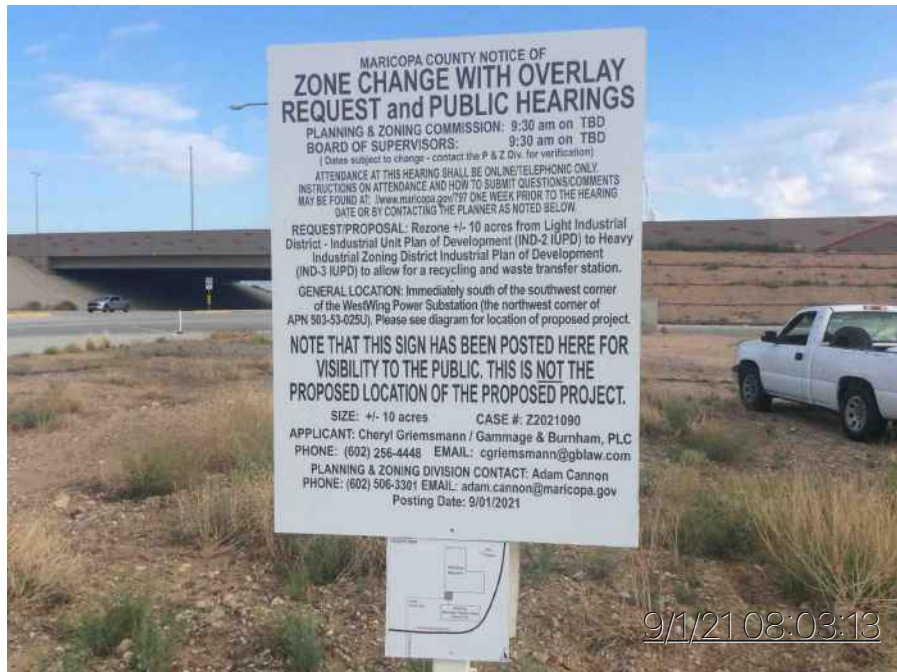
**Exhibit 22**  
**Sign Posting Locations and Content**



Proposed Sign Posting Locations (2)







**Exhibit 23**  
**Affidavit of Sign Posting**





Planning & Development  
Department  
AFFIDAVIT FOR THE  
CITIZEN REVIEW PROCESS

To be submitted to the assigned planner within 30 days of application.

Date: August 31, 2021

I, Stephen Anderson, being owner or authorized agent for the **Zone Change with Overlay** referenced below, do hereby affirm that within 30 days upon submitting an application I have posted the property included in the proposed change. The postings were no less than two places with at least one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way. The signs were a minimum of six square feet in area and included, at a minimum, a brief description of the area of the proposed **Zone Change with Overlay**, a general explanation of the nature of the proposal, the name of the owner or authorized agent, and contact information for the owner or authorized agent. The postings shall remain in place for the entire extent of the application period.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8 1/2 X 11 SHEET OF PAPER AND A MAP ILLUSTRATING THE POSTING SITES WITH THIS AFFIDAVIT.

I also affirm that within 30 days upon submitting an application, I have noticed by first class mail to each real property owner as shown on the last assessment of the property within three hundred feet of the proposed **Zone Change with Overlay**. The notice by mail included, at a minimum, a description of the area of the proposed **Zone Change with Overlay**, a general explanation of the nature of the proposal, the name of the owner or authorized agent, and contact information for the owner or authorized agent.

ATTACH A COPY OF THE NOTICE LETTER TO THIS AFFIDAVIT.

Owner or Authorized Agent's/ Signature: \_\_\_\_\_

SUBSCRIBED AND SWORN before me this 1<sup>st</sup> day of September, 2021

Melodie West Kelly  
(Notary Public)

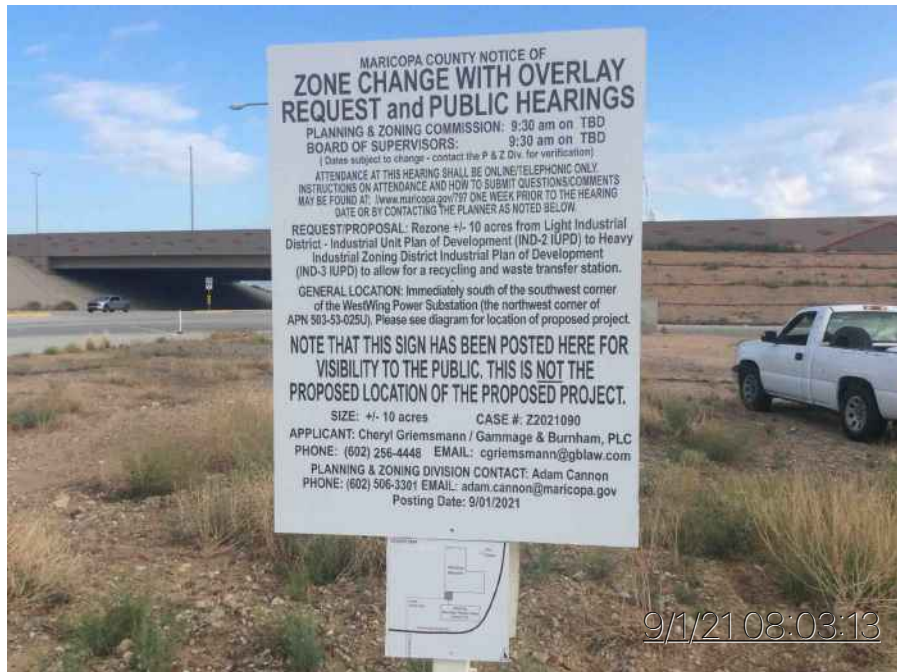
My Commission Expires: 8-15-2023

Tracking Number: Z2021090

Project Name: WestWing Recycling & Transfer Station

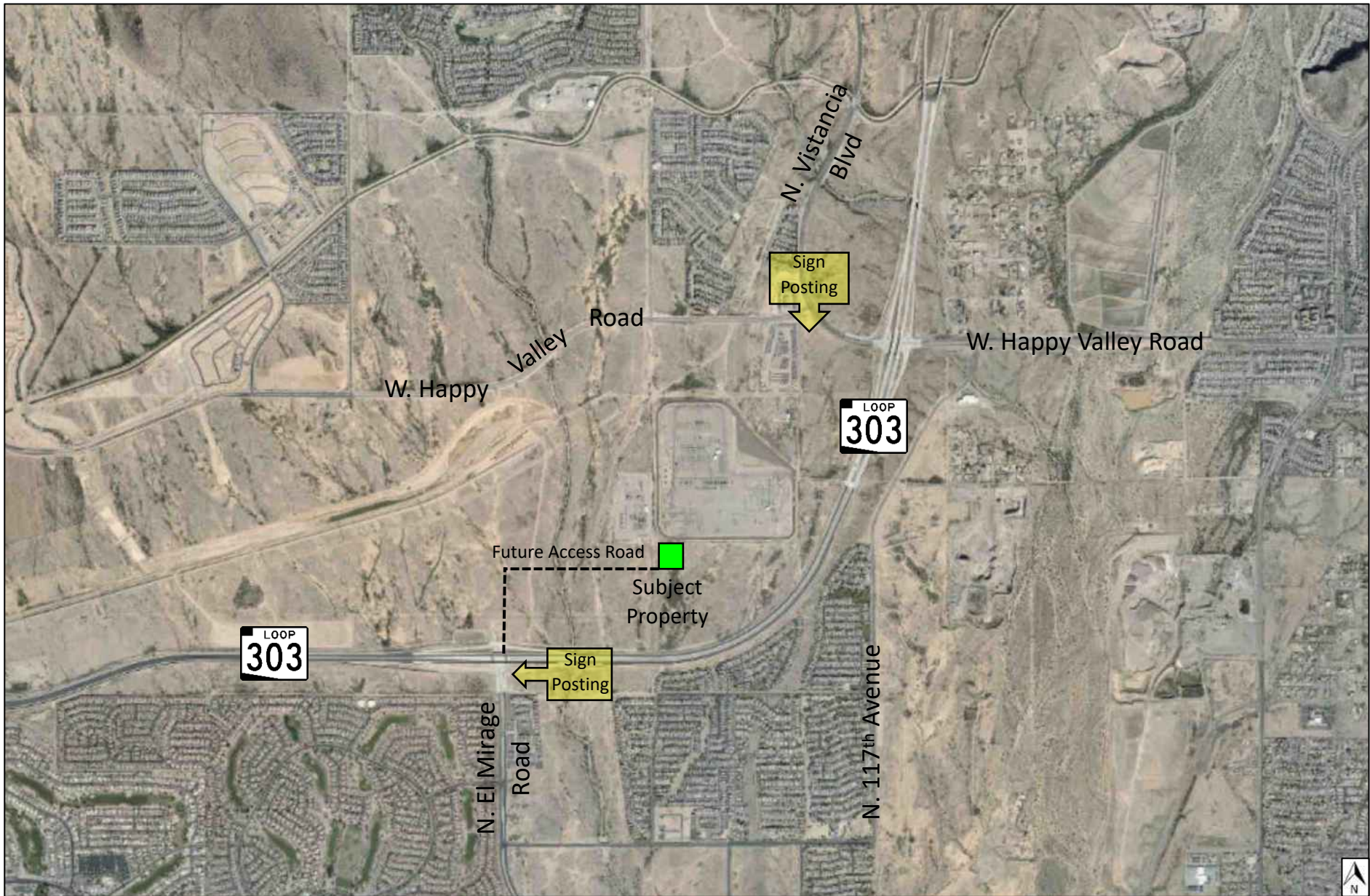


MELODIE WEST KELLY  
Notary Public - Arizona  
Maricopa Co. / #570857  
Expires 08/15/2023





# Proposed Sign Posting Locations (2)



**Exhibit 24**  
**Western Area Power Administration**  
**Review Comment**

## Cheryl Y. Griemsmann

---

**From:** Patane, Dennis (CONTR) <Patane@WAPA.GOV>  
**Sent:** Tuesday, October 19, 2021 9:36 AM  
**To:** Cheryl Y. Griemsmann  
**Cc:** Heath, Daniel; Gehring, Jeffrey (CONTR)  
**Subject:** RE: [EXTERNAL] RE: WestWing Recycling Rezoning Case No. Z2021-090

Good morning Cheryl,

The only fire concerns that Western Area Power Administration (WAPA) would have is that any vegetation planned within our easement area would have a 10 foot height restriction, at full maturity.

### Dennis J. Patane | Realty Technician

The Building People on contract to  
Western Area Power Administration | Desert Southwest Region

📞 (O) 602.605.2713 | [Patane@wapa.gov](mailto:Patane@wapa.gov)



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---

**From:** Cheryl Y. Griemsmann <cgriemsmann@gblaw.com>  
**Sent:** Monday, October 18, 2021 3:55 PM  
**To:** Patane, Dennis (CONTR) <Patane@WAPA.GOV>  
**Subject:** [EXTERNAL] RE: WestWing Recycling Rezoning Case No. Z2021-090

Good afternoon Mr. Patane,

Thank you for your comments. Can you please tell me if you have any specific fire concerns associated with our proposed use?

Thank you,  
Cheryl Griemsmann

### Cheryl Y. Griemsmann

Land Use Planner

**Gammage & Burnham** | [Profile](#)

602.256.4448 Direct

---

**From:** Patane, Dennis (CONTR) <[Patane@WAPA.GOV](mailto:Patane@WAPA.GOV)>  
**Sent:** Monday, September 20, 2021 13:51  
**To:** Cheryl Y. Griemsmann <[cgriemsmann@gblaw.com](mailto:cgriemsmann@gblaw.com)>  
**Cc:** Fehlman, Rodney (CONTR) <[Fehlman@WAPA.GOV](mailto:Fehlman@WAPA.GOV)>; Gehring, Jeffrey (CONTR) <[Gehring@WAPA.GOV](mailto:Gehring@WAPA.GOV)>  
**Subject:** WestWing Recycling Rezoning Case No. Z2021-090

Good afternoon Ms Griemsmann,

In response to your letter dated 9/1/21, regarding Zoning Case Z2021090, Western Area Power Administration (WAPA) has no objection to the rezoning case. However, WAPA requests that the landowner and/or their representative contact WAPA, prior to any construction activities, to discuss the potential impact to our easement, by the future development of this parcel.

Based on the site map provided, WAPA has a Transmission line, identified as the MEAD-PERKINS(MDE-PES) 525-kV. It appears that the access road to the new Republic facility will cross WAPA's MDE-PES circuit in 2 locations. I have provided a WAPA site map reflecting the approximate location of these crossing. WAPA requests a License application/agreement to be completed, prior to construction, to make sure that the construction of the road does NOT impede WAPA's ability to maintain access thru our easement and is a safe distance from any structures.

I have included a License Application together with instructions on how to complete the form and information regarding what may be allowable within our easement.

Thank you for the notification and if you have any questions please do not hesitate to contact me.

**Dennis J. Patane | Realty Technician**

The Building People on contract to  
Western Area Power Administration | Desert Southwest Region  
☎(O) 602.605.2713 | [Patane@wapa.gov](mailto:Patane@wapa.gov)



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**Exhibit 25**

**Arizona Fire & Medical Will Serve Letter**





# ARIZONA FIRE & MEDICAL AUTHORITY

*Protecting life and property and enhancing the well-being of all those we serve*

December 7, 2020

Mr. Silas Eck  
Westwing Business Park LLC  
PO Box 7670  
Surprise, AZ 85374  
[silas.eck@caxinvestments.com](mailto:silas.eck@caxinvestments.com)

RE: Assessor Parcel Number 503-53-025U

To Mr. Eck,

Please be advised that the above referenced property is located within the boundaries of the Arizona Fire & Medical Authority. The Authority will respond to any emergency at that location.

The Authority has full-time career staffing, an Insurance Services Office (ISO) protection class rating of one (1) and provides ambulance services.

Additionally, the Authority participates in the Phoenix Metro area automatic aid system. Participation in this system means that a community member need only dial 9-1-1 and the closest available unit will respond regardless of jurisdictional boundaries.

Please feel free to contact our office with any questions or concerns.

Respectfully,

A handwritten signature in black ink, appearing to read 'Eric Kriwer'.

Eric Kriwer  
Fire Marshal

**Exhibit 26**  
**Arizona Department of Transportation**  
**Review Comment**

## Cheryl Y. Griemsmann

---

**From:** Peggy Fehlman <pfehlman@azdot.gov>  
**Sent:** Wednesday, September 8, 2021 12:40 PM  
**To:** Cheryl Y. Griemsmann  
**Cc:** Jerome Choy  
**Subject:** Re: Notice of Filing for Maricopa County Zoning Case Z2021090  
**Attachments:** FINAL Notice of Filing Letter 09.01.2021(2882561.1) (1).pdf

Thank you for the notification of the above-referenced proposed development.

ADOT is neutral on zoning matters. As such, ADOT has no comment. ADOT reserves comment until review of the preliminary site plans and traffic impact analysis/statement (if required) for this project. Please notify ADOT once the project is through zoning and moving forward.

ADOT traffic engineering may offer additional comments, it is recommended that the developer ascertain if a traffic study or permit will be necessary.

Traffic Engineer - Jerome Choy [jchoy@azdot.gov](mailto:jchoy@azdot.gov)

Permit Encroachment Process Link - <https://azdot.gov/business/permits/encroachment-permits>

Permit General Mailbox is: [Phoenixpermits@azdot.gov](mailto:Phoenixpermits@azdot.gov)

Permit Sign Process Link - <https://azdot.gov/business/permits/outdoor-advertising-sign-permits>

ADOT reserves the right to review any future plans, additions and/or changes to this development in regards to any impact they may have on the State Highway System.

**ADOT would like to remind the developer there is ADOT Right of Way in the area and they must not encroach upon it without a permit.**

We appreciate receiving the notice, and the opportunity to review and comment. I am happy to assist with any other questions or concerns.

Kind Regards,

**Peggy Fehlman**

Right of Way Coordinator

ADOT Central District

2140 W. Hilton Avenue

Phoenix, AZ 85009

(602)712-6622 Office

[www.azdot.gov](http://www.azdot.gov)



On Wed, Sep 1, 2021 at 1:30 PM Cheryl Y. Griemsmann <[cgriemsmann@gblaw.com](mailto:cgriemsmann@gblaw.com)> wrote:

Dear Maricopa County Interested Party,

Per Maricopa County Zoning Ordinance, Section 305, you are receiving the attached a Notice of Filing for rezoning case Z2021090 because you are identified as an Interested Party. Property owners within 300 feet of the proposed project, and Interested Parties who provided physical mailing (but not e-mail) addresses, will receive a hard copy mailing of this attached notification.

Thank you,

Cheryl Griemsmann

**Cheryl Y. Griemsmann**

Land Use Planner

602.256.4448 Direct

[cgriemsmann@gblaw.com](mailto:cgriemsmann@gblaw.com) | [Profile](#) | [www.gblaw.com](http://www.gblaw.com)

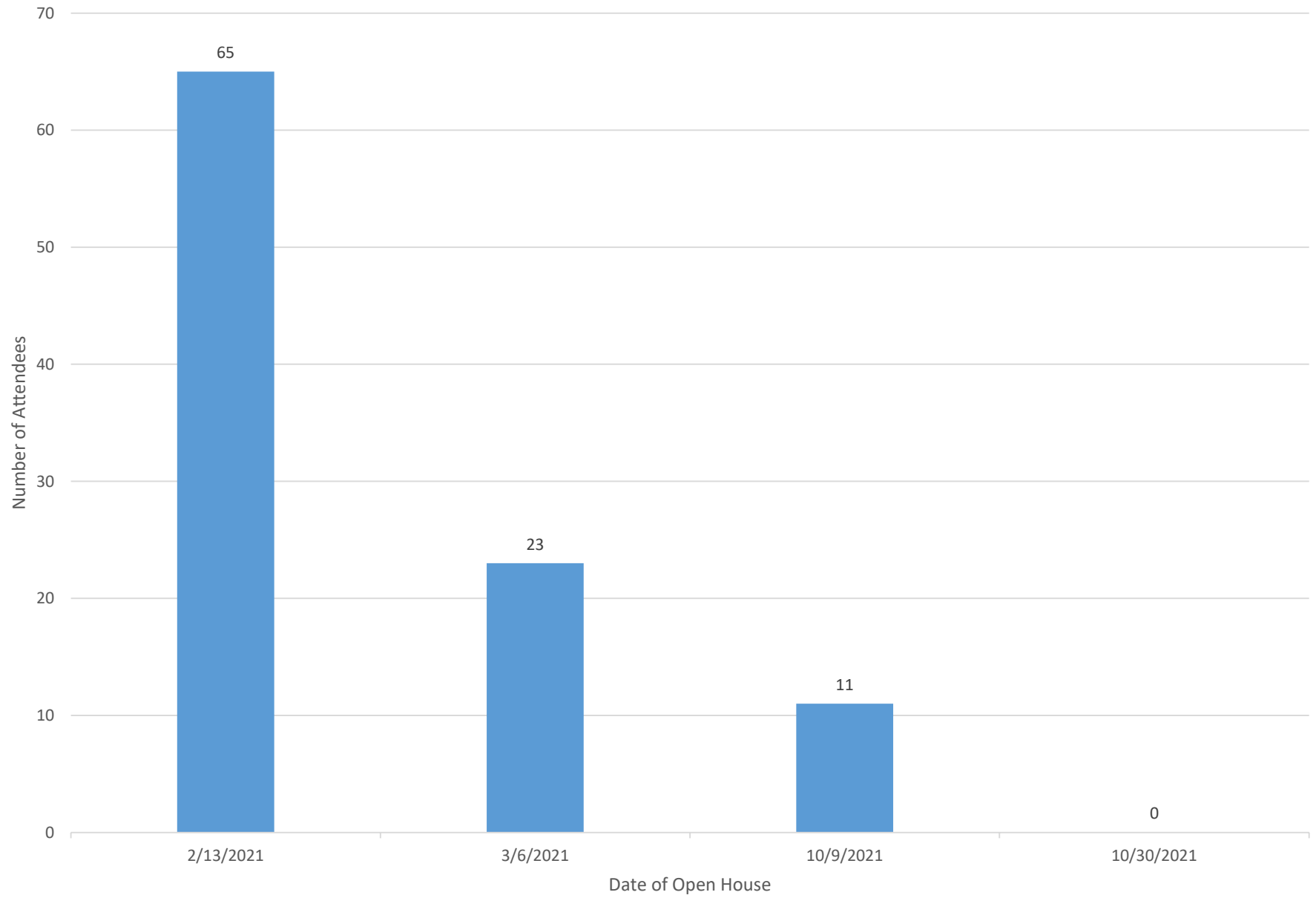
**GAMMAGE & BURNHAM**

40 North Central Ave., 20th Floor | Phoenix, AZ 85004

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**Exhibit 27**  
**Open House Attendance**

## Open House Attendance



**Exhibit 28**  
**Community Leadership**  
**Letters of Support**





August 03, 2021

The Honorable Clint Hickman  
Maricopa County Board of Supervisors  
301 West Jefferson Street, #10  
Phoenix, AZ 85003

Dear Supervisor Hickman,

On behalf of the Greater Phoenix Chamber, I write to you today in support of Republic Service's proposed construction of a transfer station. Republic Services is an active member of the Greater Phoenix Chamber and a valuable economic driver for the region.

While the chamber is grateful for their membership, we are most proud they choose to call Arizona "home." As one of the most valuable companies and largest employers in the state – currently with more than 2,500 team members – they support economic growth and development and make significant investments in other businesses and our communities. Republic Services is an exemplary company, and we are proud to have them as members of our organization.

It is my understanding that the Board of Supervisors is considering a rezoning application to enable Republic's proposed construction of a transfer station in your district. As you are well aware, this sort of critical infrastructure is necessary to continue the vast growth we continue to enjoy across the region, particularly in the Northwest Valley. Republic Services, a company that focuses on responsible, sustainable solutions to manage recyclables and waste is exactly the business we need operating such a facility.

As you and the other Supervisors deliberate this application, I strongly encourage you to consider its merits and ultimately approve it. Republic Services is an outstanding corporate citizen guided by ethics and doing what's right by their neighbors and communities.

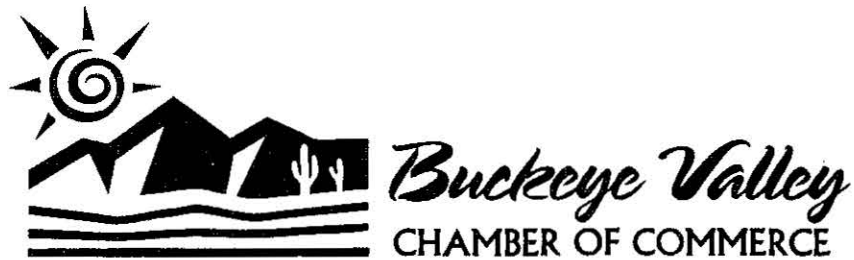
If I can offer additional input or answer any questions, please don't hesitate to contact me at your convenience.

Respectfully,

A handwritten signature in black ink that reads "Todd Sanders". The signature is fluid and cursive, with a large, stylized 'T' and 'S'.

Todd Sanders  
President & CEO

cc: Supervisor Jack Sellers, District 1  
Supervisor Steve Chucri, District 2  
Supervisor Bill Gates, District 3  
Supervisor Steve Gallardo, District 5  
Scott Isham



508 E. Monroe Avenue | Buckeye, AZ 85326 | Phone: 623.386.2727 | Fax: 623.386.7527  
[www.buckeyevalleychamber.org](http://www.buckeyevalleychamber.org)

August 04, 2021

The Honorable Clint Hickman  
Maricopa County Board of Supervisors  
301 West Jefferson Street, #10  
Phoenix, AZ 85003

Dear Supervisor Hickman,

At the Buckeye Valley Chamber of Commerce, we are proud to call Republic Services a long-term partner. They are not only the service provider for the City of Buckeye but also operate the SW Regional landfill on behalf of the City. This necessary work provides great jobs and keeps our growing city clean.

It is my understanding that Republic intends to file a re-zoning application for the construction of a future transfer facility within your district. Not only is this needed infrastructure as the NW valley continues to grow, but the waste collected at the facility will be hauled to the SW regional landfill providing great benefits for the City of Buckeye as we experience similar unprecedented growth. While not located in Buckeye, this project would benefit the area and Republic Services has always been a great partner through their hauling and landfill operation.

I would ask that you take into consideration Republic's application and ultimately approve it to support the continued growth and prosperity in this part of the Valley. If I can provide further information about Republic or answer any questions, please feel free to contact me.

Sincerely,

Deanna K Kupcik  
President/CEO



## City of Phoenix

OFFICE OF THE CITY COUNCIL  
Councilman Jim Waring  
District 2

August 4, 2021

The Honorable Clint Hickman  
Maricopa County Board of Supervisors  
301 West Jefferson Street, #10  
Phoenix, Arizona 85003

Dear Supervisor Hickman:

I'm honored to have the headquarters of Republic Services located in District Two. I understand Republic filed for a zoning change to construct a transfer station in your district. Republic operates a transfer station in District Two on Deer Valley Road just to the west of Cave Creek Road. They have been a responsible operator and their facility has been a good neighbor and partner with the City.

Given my long history with Republic, I wanted to share my experience. They have been as good a corporate citizen as you will find.

If I can be of assistance to you in any way on this or other projects, please do not hesitate to let me know.

Best Regards,

Jim Waring  
Phoenix City Council, District Two



August 04, 2021

The Honorable Clint Hickman  
Maricopa County Board of Supervisors  
301 West Jefferson Street, #10  
Phoenix, AZ 85003

Dear Supervisor Hickman,

Here at the Southwest Valley Chamber of Commerce, we are proud to call Republic Services a member and grateful that they call Arizona “home.” They have more than 2,500 employees across the state, support significant economic development and invest in our communities.

I understand that Republic recently filed a re-zoning application to eventually construct a transfer station in your district. With the amount of growth, we are experiencing in the Northwest and Southwest Valley, this seems like useful and necessary infrastructure to support residents, businesses, and industry. I believe our members would benefit from this infrastructure and having a company like Republic Services that leads with ethics, sustainability and responsible operations is the perfect partner for this kind of project.

I would ask that you strongly consider Republic’s application and ultimately approve it to support the continued growth and prosperity in this part of the Valley. If I can provide further information about Republic or answer any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey Campos".

Jeffrey Campos  
President & CEO  
Southwest Valley Chamber of Commerce



DAVID LIVINGSTON  
ARIZONA STATE SENATE  
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PHOENIX, ARIZONA 85007-2844  
CAPITOL PHONE: (602) 926-4178  
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TOLL FREE: 1-800-352-8404  
dlivingston@azleg.gov

COMMITTEES:  
FINANCE, CHAIRMAN  
APPROPRIATIONS,  
MEMBER  
COMMERCE, MEMBER

## Arizona State Senate

DISTRICT 22

August 16, 2021

Supervisor Clint Hickman  
County Supervisors Association of Arizona  
1905 W. Washington St.  
Suite 100  
Phoenix, AZ 85009

Dear Supervisor Hickman:

As our Districts overlap, I wanted to take a moment to express my support for Republic Services' proposed transfer station in the industrial park off the Loop 303 and next to the WestWing Power Station.

Like you as a County Supervisor, I was elected to the Legislature on a pro-business platform, and that has been a key guiding principal of my efforts down at the State Capitol. We know that too often government gets in the way of businesses, small and large. It is especially problematic when the effort is to provide a necessary service to the area. I think that's what Republic is proposing to do here. There are transfer stations all over the Valley, all designed to reduce travel distances to make deliveries more efficient, something every business I know is working to do. That's the free market controlling costs and reducing wear and tear on our roads at the same time. I am confident that putting this transfer station here, next to the WestWing Power Station, is going to manage costs for the residents of my District, whether they live in the County, Surprise or Peoria. And it will accomplish this with extremely minimum to zero impact to area residents.

I have seen some critics of this proposal suggest we ought to stop Republic because they're trying to make money, to which I say: Gosh, I sure hope so! Down at the Legislature, we're doing everything we can to make sure Arizona has an outstanding business reputation, and we can bring more companies – and more quality jobs – to our State. When a home-based company like Republic, with a proven record of positive community interaction and stellar citizenship, wants to invest in my District, I am inclined to be favorable. My due diligence on this matter has completely affirmed that inclination.

I've been a resident of the Northwest Valley long enough to remember when there was nothing out where Vistancia is today, heck where Pleasant Valley is, and a number of the area's county islands. Twenty years ago, we didn't have a grocery store because we didn't need one – nobody lived here. Everybody

likes grocery stores, of course, because that's where they buy their milk and bread. (Of course, you and I know where food really comes from, but I digress ;-)) I get it that some folks are less excited about waste disposal, but we all generate trash, too - this is our existing trash we're talking about in this matter - and we have to manage that as well as we can, because there is more coming in this area of the Valley. If all the other parts of the Valley have transfer stations without any problems, that makes me think resisting this infrastructure would be an unwarranted mistake.

Everyone complains about traffic, and I have heard a few residents complain about the traffic associated with this specific proposal. I remember my excitement when the Loop 303 Freeway opened, and how much energy and economic activity it would bring to our District. I am glad that the Northwest Valley is booming. I am glad more than 30,000 vehicles a day are using that Freeway. The taxpayers spent millions on that Freeway for exactly that purpose; they are getting a solid return on their investment. The relatively small handful of trucks a day that Republic is going to have coming in and out of an Industrial Park is exactly what we expected when we built that Freeway. The idea that we would build a Freeway and then be concerned when businesses use that freeway is, in my view, wrong and antithetical to the whole point of making the investment we made.

As a fellow elected representative of the good people of the Northwest Valley, I hope you will join me in my enthusiastic support of the Republic Services WestWing Recycling & Transfer Facility. Thank you.

Respectfully,

A handwritten signature in cursive script that reads "David Livingston". The signature is written in dark ink and is positioned above the printed name and title.

Senator David Livingston, LD 22  
Chairman, Senate Finance Committee

FRANK CARROLL  
1700 WEST WASHINGTON, SUITE H  
PHOENIX, ARIZONA 85007-2844  
CAPITOL PHONE: (602) 926-3249  
TOLL FREE: 1-800-352-8404  
fcarroll@azleg.gov



COMMITTEES:  
TRANSPORTATION,  
Chairman  
GOVERNMENT & ELECTIONS  
NATURAL RESOURCES, ENERGY  
& WATER

DISTRICT 22

August 19, 2021

The Honorable Clint Hickman  
Maricopa County Board of Supervisors  
301 W Jefferson  
Phoenix, AZ 85003

Dear Supervisor Hickman:

Like you, I have been closely watching the efforts of Republic Services to locate a transfer station in the booming Northwest Valley, which you and I both have the pleasure of representing. I am writing to let you know that I am fully supportive of Republic Service's current proposal to locate in the industrial park next to the WestWing Transfer Station. I believe Republic has worked hard to identify an appropriate site for what will be a fairly modest operation. The WestWing Station has been a feature of this area long before you and I were elected, and I expect it to remain there long after we have completed our public service. It is of course an important piece of public infrastructure, providing power across the Valley and the Western power grid. It's big, it's tall, it's industrial. By comparison, the transfer station Republic is proposing is small: a single building, one story, a handful of acres. I fully supported you and your colleagues approving the WestWing Industrial Park a few years ago, and once the entire Park develops, no one will ever see or in any way notice the proposed Republic facility, and likely even well before that based on the homework I have done on the project.

I had some reservations about Republic's first proposed location, over on 115<sup>th</sup> Avenue. I have many constituents who use that road every day to get in and out of their communities. This new location fully eliminates that concern for me. As explained throughout the company's exhaustive public outreach, Republic will use the new access road being built by the Industrial Park Master Developer. Their traffic won't pass any residential homes, and I like that. As a Republican officeholder, when I see a business listen to legitimate community concerns and then respond to those concerns, that is the kind of good corporate citizenship I want to encourage and support. That's especially true for an Arizona nationally headquartered company like Republic Services, that already employs dozens of my constituents and operates responsibly across our State.

At the end of the day, regulation of waste disposal is a State matter in Arizona. I know and respect that you and your colleagues on the Board have to make a single zoning decision on this project, but ADEQ has the day-to-day oversight of waste disposal, including transfer stations, so this will be our job for years to come. They have regulations in place that Republic will have to comply with, and report on annually. My understanding is that there are, and have been, more than 30 of these stations in the County already. If they were getting into any sort of troubles with ADEQ, my colleagues and I would have heard about it, and we would have taken appropriate action. But this has not been an issue during my tenure at the legislature at all. I hope you will trust me when I say that the existing State oversight is effective, and that these transfer stations are safe and have represented no impediments to a high quality of life in any of the places in the Valley in which they exist today. A few residents in my District have suggested otherwise, but there's just no record to indicate that.



I hope you and your colleagues on the Board will join me in supporting Republic Service's revised proposal for a Northwest Valley Recycling and Transfer Facility.

Respectfully,

A handwritten signature in cursive script, reading "Frank P. Carroll".

**Representative Frank P Carroll** 55<sup>th</sup> Legislature  
Chairman Transportation Committee, Member Government  
and Elections Committee, Natural Resources Committees  
Legislative District 22 - Surprise, Peoria, SCW, Glendale  
1700 W. Washington Street Phoenix, AZ 85007

BEN TOMA  
MAJORITY LEADER  
1700 WEST WASHINGTON, SUITE H  
PHOENIX, ARIZONA 85007-2844  
CAPITOL PHONE: (602) 926-3298  
TOLL FREE: 1-800-352-8404  
btoma@azleg.gov

DISTRICT 22



COMMITTEES:  
CRIMINAL JUSTICE REFORM  
RULES

August 31, 2021

Supervisor Clint Hickman  
Maricopa County Board of Supervisors  
301 West Jefferson, 10<sup>th</sup> Floor  
Phoenix, AZ 85003

Dear Supervisor Hickman:

I understand Republic Services' rezoning request for a proposed transfer station is coming before you soon. I am writing to let you know that I endorse this plan.

I heard early on from my constituents about this concept, and so I have been doing my homework and I am continuing to listen. What I have seen is a lot of effort by Republic that has led to a constructive dialogue resulting in a solid and workable proposal. Republic Services has contacted more than three dozen HOAs across our shared District and have met with more than a dozen of the HOAs that asked to learn more. They held Open Houses out on the site so residents could really see for themselves that the proposed location truly is effectively in the middle of nowhere, hemmed in by the Freeway and the WestWing Power Station. They circulated newsletters and set up a website and did studies, which they shared publicly, as well particularly with anyone who asked. They met repeatedly with voters who reside in Corte Bella, going so far as to open up their Phoenix-Cave Creek site for tours during regular hours. I was also pleased when I learned that Corte Bella persuaded Republic to agree to prohibit "Jake Brake" use at the El Mirage interchange to manage noise. As both their representative and the owner of a real estate business in the community, I can appreciate the significant efforts directed at outreach in our community and with our homeowners.

I must also give tremendous credit to our shared constituents. They asked a lot of questions, and many took the time to participate in all the outreach Republic conducted. I appreciate their desire and efforts to investigate. As I travel around the District, whether it be to the grocery store or to community events, it is my impression that the clear majority of our constituents have gone from appropriately concerned and curious, to informed and satisfied about this proposal. This took their time and energy, but most of the voters did the work on this one.

You and I know all too well you can't please everyone, of course, and that's especially true for waste disposal, a necessary part of the urban infrastructure system. But I think the small amount of opposing communications I have seen lately only raise issues that Republic has already fully addressed. For example, I am still seeing some isolated comments about the Agua Fria Recharge system, even after Republic moved to a site on the other side of the Freeway.

Supervisor Hickman

August 31, 2021

Page 2

I am still seeing a few comments about home values when Republic commissioned an independent study and put it on their website. I appreciate the study, but seriously, the location is on the other side of the Freeway, close to a mile away from any homes, and in the looming shadow of an enormous Power Station that has been there for decades. If anything is impacting property values here, it's the Freeway and the Power Station, not this one small tenant of an Industrial Park complex. A year from now, no future homebuyer will have any idea this Republic facility is even there. That is, until they want to throw out an old appliance – I like that our constituents also got Republic to commit to free bulk disposal days for residents.

These are the main reasons I am supporting the Republic Services transfer station. I hope your experience will lead you to the same conclusion.

Respectfully,

A handwritten signature in blue ink, appearing to read "Ben Toma", with a stylized flourish at the end.

Representative Ben Toma, LD 22  
House Majority Leader

September 7, 2021

The Honorable Clint Hickman  
Maricopa County Board of Supervisors  
301 West Jefferson Street, #10  
Phoenix, AZ 85003

Dear Supervisor Hickman,

In 2019, the City of Surprise made the difficult decision to suspend our recycling program. We had issued a recycling RFP earlier in the year but received only one, expensive response from the single company that operates a recycling center near Surprise. Because of the high cost that residents and businesses would have paid, we opted to end curbside recycling with the hopes that we would be able to one day reinstitute this important service our City desires. We have been inundated with various modes of communication from our residents on the status of resuming our program since that time.

Fortunately, a project currently before the County Commission could help us take steps to revisit recycling in Surprise. As you are aware, Republic Services has applied to rezone land just south of the WestWing power station to build a transfer station that would accept recyclables before shipping them to other facilities. Having this much needed infrastructure in our backyard would allow for more convenient collection and introduce more competition for lower rates. Along with residential recycling, since private companies provide collection and hauling services for our business community, having this kind of infrastructure could also help drive disposal costs down for our small businesses throughout the city. As we continue to grow at a steady pace in Surprise and the West Valley as a whole, it makes sense to have a recycling and transfer facility (which does not currently exist).

Having this facility in our community would increase competition, support small business and lay the groundwork to bring recycling back to Surprise, something I continue to hear from my constituents – and by extension yours – that they want. It would also support long-term growth for our city and our community, something I know you support as well. Therefore, I encourage you and your colleagues to strongly consider and approve Republic's application before you. S

Thank you in advance for your time and consideration. Should you have questions, or if I can provide further explanation, please do not hesitate to reach out.



OFFICE OF THE MAYOR  
CITY OF SURPRISE

16000 N. CIVIC CENTER PLAZA  
SURPRISE, AZ 85374

T. 623.222.1300

Best Regards,

Skip Hall,  
Mayor, City of Surprise

cc: Supervisor Jack Sellers, District 1  
Supervisor Steve Chucri, District 2  
Supervisor Bill Gates, District 3  
Supervisor Steve Gallardo, District 5  
Scott Isham



October 29, 2021

Hon. Clint Hickman  
Maricopa County Board of Supervisors, District 4  
301 West Jefferson Street, #10  
Phoenix, AZ 85003

Dear Supervisor Hickman:

On behalf of Arizona's job creators, the Arizona Chamber of Commerce & Industry writes to you today in support of Republic Service's proposed construction of a transfer station in the Northwest Valley.

As you know, Republic Services is one of Arizona's most prominent and responsible corporate citizens. One of the state's largest employers, its contribution to Arizona's economy, the broader business community, and our quality of life is immeasurable.

As the Board of Supervisors undertakes its consideration of a rezoning application for Republic's proposed construction of a transfer station in District 4, the Arizona Chamber is confident that the company's investment will not only enhance the service offerings in the region but will be conducted with Republic's usual commitment to wise environmental stewardship and partnership and collaboration with residents.

The Chamber respectfully requests that the Board of Supervisors favorably considers Republic Service's long history of service to the Valley and its best-in-class approach to recyclables and waste management as it evaluates the rezoning application.

If the Chamber can answer any questions or provide any additional insight regarding our strong support for the project, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Danny Seiden".

Danny Seiden  
President & CEO

cc: Supervisor Jack Sellers, District 1  
Supervisor Steve Chucri, District 2  
Supervisor Bill Gates, District 3  
Supervisor Steve Gallardo, District 5  
Scott Isham



100 N. 7th Ave., Suite 400 | Phoenix, AZ 85007  
[www.azchamber.com](http://www.azchamber.com)  
(602) 248-9172

## Cheryl Y. Griemsmann

---

**From:** Steve Kaiser <SKaiser@azleg.gov>  
**Sent:** Wednesday, December 8, 2021 4:05 PM  
**To:** chickman@mail.maricopa.gov; scott.isham@maricopa.gov;  
adam.cannon@maricopa.gov; Cheryl Y. Griemsmann  
**Cc:** Steve Kaiser  
**Subject:** Zoning Change

STEVE KAISER  
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COMMITTEES:  
COMMERCE,  
Vice-Chairman  
APPROPRIATIONS  
WAYS & MEANS

DISTRICT 15



December 8, 2021

The Honorable Clint Hickman  
Maricopa County Board of Supervisors  
301 West Jefferson Street, #10  
Phoenix, AZ 85003

Dear Supervisor Hickman,

I was elected to the State House in 2020 to represent Legislative District 15, which includes Republic Services' corporate headquarters and several local business operations. I am proud to represent such a strong corporate citizen that employs thousands of people across the Valley and gives back to our community.

I understand Republic recently filed for a zoning change as they work toward constructing a state-of-the-art recycling and transfer station in your district. You may not be aware that Republic also operates a transfer station in my legislative district at Deer Valley Road just to the west of Cave Creek Road. By all accounts, they operate a sound, safe and clean facility, and I have never received a complaint from residents or businesses who live or work nearby. To put it plainly, they are a good neighbor and remain undetected by those surrounding them.

As we continue to experience exponential growth throughout the Valley – which seems to be everywhere these days – critical infrastructure like transfer stations will be a keystone to long-term success for businesses, residents and industry alike. They help keep solid waste rates low, do not affect property values, are important outlets for developers and construction firms, and they help create safer road for all of us by reducing traffic. Further, since this critical infrastructure is necessary, you frankly want a company like Republic Services building and operating it. They are the best you will find.

With that in mind, I encourage you to strongly consider their re-zoning application and ultimately approve it. Republic is an honest, ethical and responsible company, and they will do the right thing by you and your constituents.

If I can be of assistance in any way on this or other projects, please do not hesitate to reach out. I wish you the very best.

Warmest Regards,



Steve Kaiser  
Representative, Legislative District 15

cc: Supervisor Jack Sellers, District 1  
Supervisor Bill Gates, District 3  
Supervisor Steve Gallardo, District 5  
Scott Isham