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Via Hand Delivery

TO: Board of Directors
Tri-City Regional Sanitary District

FROM: Michael J. Harper, TRSD General Counsel

DATE: August 9, 2021

RE: Boundary Change Impact Statement – Miami Gardens

The following Impact Statement has been drafted at the direction of the Tri-City Regional Sanitary District (“TRSD”) Board for the area commonly known as Miami Gardens based upon a request by the owners of property within Miami Gardens to be removed from the TRSD boundaries. If the Board wishes to move forward, the next step is a scheduled public meeting to fully inform the public and, in particular, the owners of property located within the boundaries of TRSD concerning the impact to the TRSD by the removal of Miami Gardens from the boundaries of TRSD. This Impact Statement has been prepared to support a hearing and meeting of the TRSD Board which, should the Board wish, will be set in the near future including the notice to the public required by the Arizona Revised Statutes (“A.R.S.”). The Impact Statement is set forth in the following paragraphs and addresses the requirements of A.R.S § 48-262(A)(1).

The description of the boundaries of the area known as Miami Gardens is shown in Exhibit A attached, which permits a property owner to determine whether a particular property is within Miami Gardens.

The detailed list of taxable properties within Miami Gardens based upon information provided to TRSD by the Gila County Assessor’s Office is attached as Exhibit B. *See* A.R.S. § 48-262(A)(1)(b).

An estimate of the assessed valuation of Miami Gardens (within the boundaries of the proposed change) has been prepared from the table set forth in Exhibit B. The total assessed valuation of the properties within Miami Gardens is \$312,164. *See* A.R.S. § 48-262(A)(1)(c).

An estimate of the change in the tax rate of TRSD if Miami Gardens is removed from the boundaries of the TRSD would be an increase of approximately .0243%. *See* A.R.S. § 48-262(A)(1)(d).

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An estimate of the change in the property tax liability, as a result of the removal of Miami Gardens from the boundaries of TRSD, of a typical resident of a portion of TRSD, not in the area of the proposed change, before and after the proposed change, is as follows:

The proposed change is estimated to create TRSD secondary taxes on a \$100,000 home, based upon the adopted budget for FY 2021-2022, in the amount of \$149.15 (total proposed taxes after the adoption of the proposed change in the boundaries). Without the proposed removal of Miami Gardens from the boundaries of TRSD, the total taxes owed on a \$100,000 home would be \$146.72. Of course, the owners of property in Miami Gardens would no longer be required to pay taxes to TRSD. *See* A.R.S. § 48-262(A)(1)(e).

The benefit that will result from the removal of Miami Gardens from the boundaries of TRSD is that the TRSD will not be required to expend the funds to provide wastewater collection and treatment services for the properties which are part of Miami Gardens.

TRSD is not aware of any injuries that may result from the removal of Miami Gardens from the boundaries of TRSD based upon the fact that TRSD has been made aware that the majority of the property owners within Miami Gardens are already served by the wastewater collection and treatment system owned and operated by the Town of Miami. *See* A.R.S. § 48-262(A)(1)(g).

Sincerely,



Michael J. Harper
TRSD General Counsel

MJH/lac
Enclosures as noted

206-25
CODE 4085
UPDATED 12-14-11

SEE MAP 207-07

SEE MAP 206-04 5 of 6

EXHIBIT A

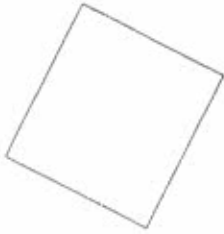
SEE MAP 206-07 3 of 3

SCALE = 1" = 100'
(C) = CALCULATED
(R) = RECORDED

FOR INFORMATION ONLY. NO LIABILITY ASSUMED.

GILA COUNTY ASSESSOR

PT SE 1/4 SECTION 21
T1N R15E



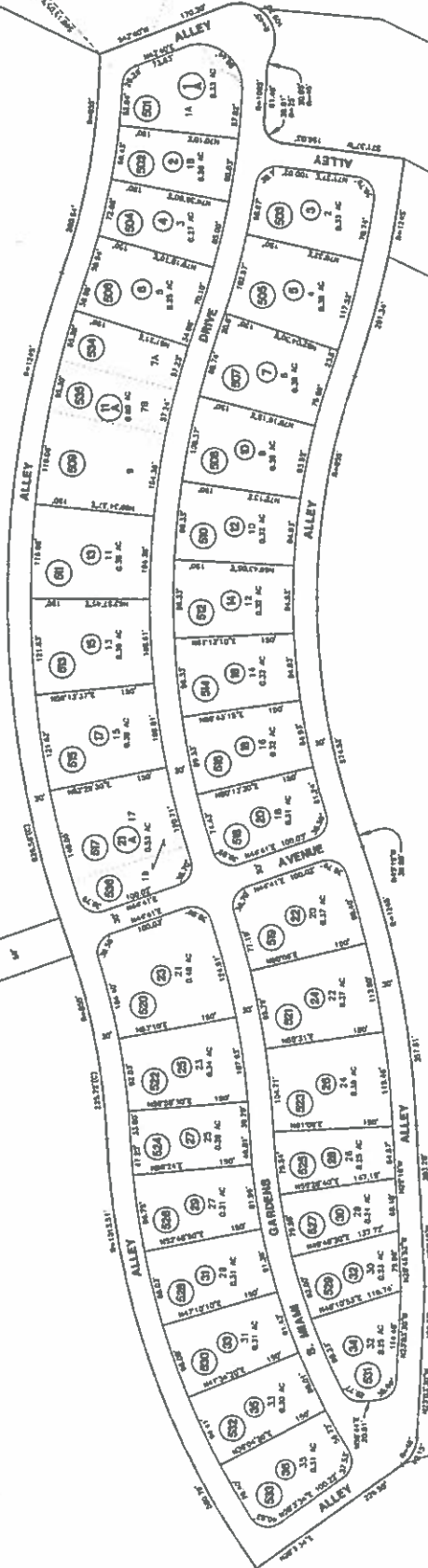
S. HOSPITAL

DRIVE

CHEROKEE

MIAMI GARDENS
Gila County Recorded Plat 528

500
SUNBELT ALLEYS, INC.
SURFACE + 300 FT.



SEE MAP 206-04 5 of 6

Exhibit B

Parcel Number	Primary Net Assessed LPV
206-25-001A	\$7,870.00
206-25-002	\$6,816.00
206-25-003	\$5,558.00
206-25-004	\$6,641.00
206-25-005	\$15,016.00
206-25-006	\$13,137.00
206-25-007	\$16,501.00
206-25-010	\$3,059.00
206-25-011A	\$11,297.00
206-25-012	\$11,995.00
206-25-013	\$11,293.00
206-25-014	\$10,947.00
206-25-015	\$21,812.00
206-25-016	\$7,512.00
206-25-017	\$9,208.00
206-25-018	\$7,745.00
206-25-020	\$11,798.00
206-25-021A	\$6,270.00
206-25-022	\$10,122.00
206-25-023	\$9,366.00
206-25-024	\$8,668.00
206-25-025	\$3,739.00
206-25-026	\$16,042.00
206-25-026	\$3,801.00
206-25-027	\$9,861.00
206-25-028	\$6,627.00
206-25-029	\$5,239.00
206-25-030	\$7,706.00
206-25-031	\$3,056.00
206-25-032	\$8,795.00
206-25-033	\$8,432.00
206-25-034	\$5,788.00
206-25-035	\$7,113.00
206-25-036	\$13,334.00
	\$312,164.00