PAGE CITY COUNCIL
697 Vista Avenue
Page, AZ 86040

Mike Farrow, Vice Mayor
Kenna Hettinger, Councilor
Tom Preller, Councilor
Debi Roundtree, Councilor
John Kocjan, Councilor
Amanda Hammond, Councilor
Steven Kidman, Mayor

MEETING NOTICES

Consent Agenda: This portion is a means of expediting routine matters. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any member of City Council. Items removed from the Consent Portion become the first items of business of the Regular Agenda.

Hear From the Citizens: The City of Page welcomes public engagement, and the public may comment and address the City Council during this portion of the agenda. To request to speak, complete and submit the Request to Speak form PRIOR to the start of the meeting. When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name for the record. Hear From the Citizens provides a time for the public to speak about matters that are NOT listed on the posted Agenda. The City Council cannot discuss or take legal action on any matters during the Hear From the Citizens. At the conclusion of the Hear From the Citizens, individual members of the City Council may respond to criticism made by those who have addressed the City Council, may ask Staff to review a matter, and/or may ask that a matter be put on a future agenda. If the topic you are commenting about is listed on the current agenda, you will be called to speak during that agenda item. Comments are limited to 3 minutes each speaker and 30 minutes in total. If you are with a group, please designate a spokesperson.

This agenda may be subject to change up to 24 hours prior to the meeting.

Pursuant to A.R.S. §38.431.02, notice is hereby given to the members of the City Council and to the general public that the Page City Council will hold a meeting open to the public. Supporting documents and Staff reports, which were furnished to the City Council, with this agenda, are available for review at cityofpage.org or at the City Clerk's Office. Councilmembers of the City of Page City Council will attend either in person or by technological means. City Council may vote to go into Executive Session for the purpose of obtaining legal advice from the City Attorney on any item listed on the agenda, pursuant to A.R.S. §38-431.03 (A)(3). City Council may modify the agenda order, if necessary.

Persons with disabilities should call the City Clerk's Office, at 928-645-4205 for program and services information and accessibility.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Page makes a video or voice recording of a minor child A.R.S. §1-602.A.9.
City Council meetings are audio and video recorded. Parents or guardians may either submit a written consent to the City Clerk’s Office, or by allowing a minor to be present and/or participate in the meeting, parents or guardians waive this right.

If you would like to receive email notification for City Council agendas, please sign up for subscriptions on our website at cityofpage.org.

City Council Regular Meeting

City Hall
697 Vista Ave, Page AZ
August 26, 2026 at 5:30 PM

Notice of Public Meeting and Agenda

Page City Council may discuss and take action on any item listed on the agenda

1. Call to Order and Opening Activities

2. Roll Call

3. Consent Agenda

1. City Council Regular Meeting Minutes — August 12, 2026

2. PGA-WPG-3-04-0025-050-2026 Airport Grant Agreement

4. Community Recognition
None

5. Hear From The Citizens

6. Reports and Announcements

1. Mayor's Reports and Announcements

A. Councilmember's Report on Arizona League of Cities and Towns Conference

2. City Manager's Current Events Summary

7. Boards and Commissions

1. Council Liaison Reports on Board Meetings

2. Youth Advisory Commission Board Appointment — Tiara Cody

8. Unfinished Business

1. Potential Purchase of State Land

2. Resolution 1352-26, Sale of Real Property, Parcel 80041002, 105 Aero Avenue

3. Resolution 1353-26, Sale of Real Property, Parcel 80041003, 109 Aero Avenue

9. New Business

1. Presentation by Victim Witness Services — Human Trafficking

2. Special Event Liquor License Application — Glen Canyon Conservancy

10. Executive Sessions

1. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(3) and (7) the City Council may vote to go into Executive Session for the purpose discussion or consultation for legal advice with the attorney, and discussions regarding negotiations for the purchase, sale, or lease of real property.
Property Purchase Requests for About .03 Acres Near Sage Avenue

2. EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(3) and (7) the City Council may vote to go into Executive Session for the purpose discussion or consultation for legal advice with the attorney, and

discussions regarding negotiations for the purchase, sale, or lease of real property.
Potential Purchase of a Portion of Assessor's Parcel Number 80220005A

Adjourn

Next Regular Meeting: Wednesday, September 9, 2026 at 5:30 p.m.

CERTIFICATION OF POSTING OF NOTICE
The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona; Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona; U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of ___________, 20___, at ______ a.m./p.m. in accordance with the statement filed by the City of Page City Council with the City Clerk.

____
CITY CLERK'S OFFICE

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting

Meeting Date: August 26, 2026

Department: City Clerk

Presented by:
Cindy Scott, City Clerk

Brief Title: City Council Regular Meeting Minutes — August 12, 2026

Agenda Section: Consent Agenda

Agenda Sub-category: Minutes

Action: Motion

PowerPoint Needed?: No

Request for Council Action

Recommended Action:
Move to approve the City Council Regular Meeting Minutes from August 12, 2026.

Background:
N/A

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:

Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:
1. 08 12 2026 Reg Min

PAGE CITY COUNCIL
REGULAR MEETING MINUTES
August 12, 2026

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 12th day of August 2026, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, and Councilors Amanda Hammond (via Zoom), Kenna Hettinger (via Zoom), Tom Preller, John Kocjan, and Debi Roundtree (via Zoom) were present. There was a moment of meditation. Mayor Kidman led the Pledge of Allegiance.

Mayor Kidman called the meeting to order at 5:30 p.m.

Staff members present: City Manager, Frank Marbury; IT Director, Kane Scott; Assistant Police Chief, Larry Jones; Finance Director, Linda Watson; Development Services Director, Sylvia Shaffer; Airport Director, Lore Davis-McCluskey (via Zoom); Public Works Director, Tim Westover; Management Analyst, Robin Crowther; Deputy City Clerk, Adrienne Weller; and City Clerk, Cindy Scott.

COMMUNITY RECOGNITION

None scheduled.

CONSENT AGENDA

Inter Fund Transfers for FY 2026
Economic Development Advisory Board Resignation – Erik Stanfield
City Council Regular Meeting Minutes – July 22, 2026
City Council Special Meeting Minutes – August 3, 2026

Motion made by Councilor Preller to approve the Consent Agenda. The motion was seconded by Councilor Kocjan and passed unanimously upon a vote.

HEAR FROM THE CITIZENS

No citizens addressed the City Council.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS
"Water Team" Meeting Update
The Page Attainment Meeting Update

Mayor Kidman provided updates.

CITY MANAGER'S CURRENT EVENTS SUMMARY

City Manager Marbury provided information about the City Manager Conference, Arizona League of Cities and Towns Conference, and future reporting on projects and Council priorities.

BOARDS AND COMMISSIONS

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons

Vice Mayor Farrow and Councilor Hettinger gave updates.

Economic Development Advisory Board Appointment – Paul O Meehan

Motion was made by Vice Mayor Farrow to appoint Paul Meehan to the Economic Development Advisory Board with a term ending June 30, 2028. The motion was seconded by Councilor Preller and passed unanimously upon a vote.

NEW BUSINESS

TSA Airport Tenant Lease Amendment (Extension)

Airport Director, Lore Davis-McCluskey provided information.
There was discussion.
Motion was made by Vice Mayor Farrow to approve Lease Amendment Number 1 to Lease Number GS-09P-LAZ00882. The motion was seconded by Councilor Kocjan and passed unanimously upon a vote.

Presentations for the Potential Purchase of a Portion of Assessor's Parcel Number 80220005A

Presentation given by Holden Rothlisberger, Michael Bennett, and Tomas Hunt from Sháándíín Resort, LLC.
Presentation given by Banks Chisum, Bernt Kuhlmann, and Matt Luck from Trebol Hospitality, LLC.
Councilor Hammond was excused at 6:10 p.m.
There was discussion and Staff was directed to bring back to a future meeting an economic impact study that includes a breakdown of sales tax vs property tax, potential safety concerns about Highway 98 crossings, and creative ideas for both developments to be successful.

Special Event Liquor License Application – Grand Circle Arts Alliance

Motion was made by Councilor Preller to approve the Special Events Liquor License for Grand Circle Arts Alliance. The motion was seconded by Vice Mayor Farrow and passed unanimously by all voting members.

Special Event Liquor License Application – Glen Canyon Conservancy

Motion was made by Councilor Preller to approve the Special Events Liquor License for Glen Canyon Conservancy. The motion was seconded by Vice Mayor Farrow.
Councilor Kocjan recused himself.
The motion passed unanimously by all voting members.

Page City Council Regular Meeting – August 12, 2026

ADJOURN

The meeting was adjourned at 6:37 p.m.

______________________________ ______________________________

Cindy Scott, City Clerk Steven R. Kidman, Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on the 12th day of August 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of August 2026

Cindy Scott, City Clerk

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Attorney
Presented by: Josh Smith, City Attorney

Brief Title: PGA-WPG-3-04-0025-050-2026 Airport Grant Agreement

Agenda Section: Consent Agenda
Agenda Sub-category: Agreement/Contract
Action: Motion
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
Move to approve PGA-WPG-3-04-0025-050-2026 Grant Agreement.

Background:
This grant agreement is for the design of a new fire station at the airport.
The design estimate per the application is as follows:

City's Admin Expense - $13,000
Prelim Expense (Environmental clearance/IFE) - $8,000
Design - $1,040,188
Eligibility Study - $215,284
Total Project Cost - $1,276,472

The FAA will reimburse up to $679,031. ADOT will reimburse $17,869. The City obligation is $579,572. The current budgeted amount is $33,331 for fiscal year 2027. This may be a multi-year design project. If more funds are needed, budget transfers from other capital items may be possible. If not, staff will ensure enough contingency funds are reserved to cover any needed expenses.

Alternatives Considered:

Advisory Board/Commission Action:

Fiscal Impact:
Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:

1. PGA-WPG-3-04-0025-050-2026-Grant Agreement_encrypted_

U.S. Department of Transportation Federal Aviation Administration

Airports Division Western-Pacific Region Arizona

Phoenix Airports District Office:
3800 N Central Ave, Ste 1025
Phoenix, AZ 85012-2136

August 11, 2026

Frank Marbury
City Manager
City of Page
P.O. Box 1180
Page, AZ 86040

Dear Mr. Marbury:

The Grant Offer for Infrastructure Investment and Jobs Act (IIJA) Project No. 3-04-0025-050-2026 at Page Municipal Airport is attached for execution. This letter outlines the steps you must take to properly enter into this agreement and provides other useful information. Please read the conditions, special conditions, and assurances that comprise the Grant Offer carefully.

You may not make any modification to the text, terms or conditions of the Grant Offer.

***Steps You Must Take to Enter Into Agreement*.**

To properly enter into this agreement, you must do the following:

1. The governing body must give authority to execute the grant to the individual(s) signing the grant, i.e., the person signing the document must be the sponsor's authorized representative(s) (hereinafter "authorized representative").
2. The authorized representative must execute the grant by adding their electronic signature to the appropriate certificate at the end of the agreement.
3. Once the authorized representative has electronically signed the grant, the sponsor's attorney(s) will automatically receive an email notification.
4. On the **same day or after** the authorized representative has signed the grant, the sponsor's attorney(s) will add their electronic signature to the appropriate certificate at the end of the agreement.
5. If there are co-sponsors, the authorized representative(s) and sponsor's attorney(s) must follow the above procedures to fully execute the grant and finalize the process. Signatures must be obtained and finalized no later than **September 15, 2026**.
6. The fully executed grant will then be automatically sent to all parties as an email attachment.

Payment. Subject to the requirements in 2 CFR § 200.305 (federal payment), each payment request for reimbursement under this grant must be made electronically via the Delphi eInvoicing System. Please see the attached Grant Agreement for more information regarding the use of this system.

Project Timing. The terms and conditions of this agreement require you to complete the project without undue delay and no later than the Period of Performance end date four (4) years from the grant execution date). We will be monitoring your progress to ensure proper stewardship of these federal funds. We expect you to submit payment requests for reimbursement of allowable incurred project expenses consistent with project progress. Your grant may be placed in "inactive" status if you do not make draws on a regular basis, which will affect your ability to receive future Grant Offers. Costs incurred after the Period of Performance ends are generally not allowable and will be rejected unless authorized by the FAA in advance.

Reporting. Until the grant is completed and closed, you are responsible for submitting formal reports as follows:

- For all grants, you must submit by December 31st of each year this grant is open:
  1. A signed/dated SF-270 (Request for Advance or Reimbursement for non-construction projects) or SF-271 or equivalent (Outlay Report and Request for Reimbursement for Construction Programs), and
  2. An SF-425 (Federal Financial Report).
- For non-construction projects, you must submit FAA Form 5100-140, Performance Report within 30 days of the end of the federal fiscal year.
- For construction projects, you must submit FAA Form 5370-1, Construction Progress and Inspection Report, within 30 days of the end of each federal fiscal quarter.

Audit Requirements. As a condition of receiving federal assistance under this award, you must comply with audit requirements as established under 2 CFR Part 200. Subpart F requires non-federal entities that expend $1,000,000 or more in federal awards to conduct a single or program specific audit for that year. Note that this includes federal expenditures made under other federal-assistance programs. Please take appropriate and necessary action to ensure your organization will comply with applicable audit requirements and standards.

Closeout. Once the project(s) is completed and all costs are determined, we ask that you work with your FAA contact indicated below to close the project without delay and submit the necessary final closeout documentation as required by your Region/Airports District Office.

FAA Contact Information. Sean Larson, (602) 792-1067, sean.r.larson@faa.gov is the assigned program manager for this grant and is readily available to assist you and your designated representative with the requirements stated herein.

We sincerely value your cooperation in these efforts and look forward to working with you to complete this important project.

Sincerely,

Kyler Erhard (08/11/2026 09:30:57 PDT)

Kyler Erhard
Manager

U.S. Department of Transportation Federal Aviation Administration

FEDERAL AVIATION ADMINISTRATION

FY 2026

AIRPORT INFRASTRUCTURE GRANT (AIG) GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date	August 11, 2026
Airport/Planning Area	Page Municipal Airport
Airport Grant Number	3-04-0025-050-2026
Unique Entity Identifier	DBTUWXXK86X1

TO: City of Page

(herein called the "Sponsor") (For Co-Sponsors, list all Co-Sponsor names. The word "Sponsor" in this Grant Agreement also applies to a Co-Sponsor.)

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the sponsor has submitted to the FAA a Project Application dated May 04, 2026, for a grant of federal funds for a project at or associated with the Page Municipal Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the Page Municipal Airport (herein called the "Project") consisting of the following:

Construct Aircraft Rescue and Fire Fighting Building - Design

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq. and 48103; Consolidated Appropriations Act, 2024 (Public Law Number (P.L.) 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); Consolidated Appropriations Act, 2026 (P.L. 119-75); FAA Reauthorization Act of 2024 (P.L. 118-63); Infrastructure

Investment and Jobs Act of 2021 (IIJA) (P.L. 117-58) (as applicable); and the representations contained in the Project Application; and in consideration of: (a) the sponsor's adoption and ratification of the most recently published Grant Assurances; (b) the sponsor's acceptance of this offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the project, and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay (95) % of the allowable costs incurred accomplishing the Project as the United States' share of the Project.

Assistance Listings Number(s): 20.117**.**

This Offer is made on and SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is $679,031.

The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 USC § 47108(b):
$0 for planning
$679,031 for airport development or noise program implementation; and,
$0 for land acquisition.

2. **Grant Performance.** This agreement is subject to the following federal award requirements:

a. Period of Performance:

i. Start Date: The date the recipient formally accepts this agreement and the date signed by the last signatory to the agreement.

ii. End Date: Four (4) years to the calendar day from the date of acceptance.

iii. Extension of the Period of Performance (PoP): The recipient may request a one-time extension of up to one year after the PoP end date by submitting a request to the FAA. The request must include, at a minimum, supporting justification for the request and the amount of additional time requested. The request must be submitted at least 10 calendar days before the PoP end date. This one-time extension may not be exercised for the sole purpose of using unobligated balances.

The PoP end date, or any extension as approved by FAA, shall not affect, relieve, or reduce recipient obligations and assurances that extend beyond the closeout of this agreement.

b. Budget Period:

i. For a single year grant offer, the budget period follows the same start and end date as the PoP provided in paragraph 2(a), and any extension of the PoP end date.

ii. For a multi-year grant offer, per the authority provided in 49 USC § 47108 and § 47114, the budget period is from the initial PoP start date through the end of the final fiscal year identified on a multi-year grant offer (See Multi-Year Grant Special Condition, if applicable).

c. Appropriation Period of Availability and Expenditure:

i. The FAA must obligate appropriated funds within the period of availability identified in the appropriation.

ii. In accordance with 31 USC § 1552, by September 30th of the fifth fiscal year after the period of availability, FAA must liquidate and close expired appropriations, and any remaining balance (whether obligated or unobligated) must be canceled and thereafter shall not be available for obligation or expenditure for any purpose.

iii. IIJA and Supplemental AIP funding are subject to this condition.

d. Close Out:

Recipients shall begin the closeout process upon physical completion of the project(s) identified in this agreement. Closeout shall proceed expeditiously and without delay, even if the PoP end date has not been reached. In accordance with 2 Code of Federal Regulations (CFR) 200, unless the FAA authorizes a written extension, the recipient must submit all grant closeout documentation and liquidate (pay-off) all obligations incurred under this award no later than 120 calendar days after the PoP end date. If the recipient does not submit all required closeout documentation within this period, the FAA will proceed to close out the grant within one year of the PoP end date with the information available at the end of 120 days.

e. Termination:

The FAA may terminate this agreement and all of its obligations under this agreement if any of the following occur:

i. The recipient fails to comply with the terms and conditions of this agreement;

ii. The recipient fails to obtain or provide any recipient grant contribution as required by the agreement;

iii. There is a material failure to comply with the Project Schedule even if it is beyond the reasonable control of the recipient;

iv. Any project changes that the FAA determines are inconsistent with the FAA's basis for selecting the project to receive a grant;

v. Continued grant payment inactivity, generally defined as no drawdowns over a 12-month period;

vi. The recipient requests that the FAA terminate the agreement under this section; or

vii. The FAA determines that termination of this agreement is in the public interest.

In terminating this agreement under this section, the FAA may elect to consider only the interests of the FAA.

3. **Ineligible or Unallowable Costs.** In accordance with 49 USC § 47110, the sponsor is prohibited from including any costs in the grant funded portions of the project that the FAA has determined to be ineligible or unallowable, including costs incurred to carry out airport development implementing policies and initiatives repealed by Executive Order 14148, provided such costs are not otherwise permitted by statute.

4. **Indirect Costs - Sponsor.** The sponsor may charge indirect costs under this award by applying the indirect cost rate identified in the project application, as accepted by the FAA, to allowable costs for sponsor direct salaries and wages.

5. **<u>Determining the Final Federal Share of Costs</u>.** The United States' share of allowable project costs will be made in accordance with 49 USC § 47109, the regulations, policies, and procedures of the Secretary of Transportation ("Secretary"), and any superseding legislation. Final determination of the United States' share will be based upon the final audit of the total amount of allowable project costs, and settlement will be made for any upward or downward adjustments to the federal share of costs.

6. **<u>Completing the Project Without Delay and in Conformance with Requirements</u>.** The sponsor must carry out and complete the project without undue delay, and in accordance with this agreement, 49 USC Chapters 471 and 475, IIJA (P.L. 117-58) (as appropriate), and the regulations, policies, and procedures of the Secretary. Per 2 CFR § 200.308, the sponsor agrees to report and request prior FAA approval for any disengagement from performing the project that exceeds three months, or a 25 percent reduction in time devoted to the project. The report must include a reason for the project stoppage. The sponsor also agrees to comply with the grant assurances, which are part of this agreement.

7. **<u>Amendments or Withdrawals before Grant Acceptance</u>.** The FAA reserves the right to amend or withdraw this offer at any time prior to its acceptance by the sponsor.

8. **<u>Offer Expiration Date</u>.** This offer will expire and the United States will not be obligated to pay any part of the costs of the project(s) unless this offer has been accepted by the sponsor on or before September 15, 2026, or such subsequent date as may be prescribed in writing by the FAA.

9. **<u>Improper Use of Federal Funds and Mandatory Disclosure</u>.**

   a. The sponsor must take all steps, including litigation, if necessary, to recover federal funds spent fraudulently, wastefully, or in violation of federal antitrust statutes, or misused in any other manner for any project upon which federal funds have been expended. For the purposes of this grant agreement, the term "federal funds" means funds however used or dispersed by the sponsor, that were originally paid pursuant to this or any other federal grant agreement. The sponsor must obtain the approval of the Secretary as to any determination of the amount of the federal share of such funds. The sponsor must return the recovered federal share, including funds recovered by settlement, order, or judgment, to the Secretary. Upon request, the sponsor must furnish to the Secretary all documents and records pertaining to the determination of the amount of the federal share, or to any settlement, litigation, negotiation, or other efforts taken to recover such funds. All settlements or other final positions of the sponsor, in court or otherwise, involving the recovery of such federal share require advance approval by the Secretary.

   b. The sponsor, a recipient, and a subrecipient under this federal grant must promptly comply with the mandatory disclosure requirements as established under 2 CFR § 200.113, including reporting requirements related to recipient integrity and performance in accordance with Appendix XII to 2 CFR Part 200.

10. **<u>United States Not Liable for Damage or Injury</u>.** The United States is not responsible or liable for damage to property or injury to persons which may arise from, or be incident to, compliance with this agreement.

11. **<u>System for Award Management (SAM) Registration and Unique Entity Identifier (UEI)</u>.**

    a. Requirement for System for Award Management (SAM): Unless the sponsor is exempted from this requirement under 2 CFR § 25.110, the sponsor must maintain the currency of its information in the SAM until the sponsor submits the final financial report required under this grant, or receives the final payment, whichever is later. This requires that the sponsor review and update the information at least annually after the initial registration and more frequently if required by changes in information or another award term. Additional information about registration procedures may be found at the SAM website (currently at http://www.sam.gov).

b. Unique entity identifier (UEI) means a 12-character alpha-numeric value used to identify a specific commercial, nonprofit, or governmental entity. A UEI may be obtained from SAM.gov at https://sam.gov/content/entity-registration.

12. **Electronic Grant Payment(s).** Unless otherwise directed by the FAA, the sponsor must make each payment request under this agreement electronically via the Delphi eInvoicing System for Department of Transportation (DOT) Financial Assistance Awardees.

13. **Informal Letter Amendment of Projects.** If, during the life of the project, the FAA determines that the maximum grant obligation of the United States exceeds the expected needs of the sponsor by $25,000 or five percent, whichever is greater, the FAA can issue a letter amendment to the sponsor unilaterally reducing the maximum obligation.

    The FAA can also issue a letter to the sponsor increasing the maximum obligation if there is an overrun in the total actual eligible and allowable project costs to cover the amount of the overrun, provided it will not exceed the statutory limitations for grant amendments. The FAA's authority to increase the maximum obligation does not apply to the "planning" component of Condition No. 1, Maximum Obligation.

    The FAA can also issue an informal letter amendment that modifies the grant description to correct administrative errors or to delete work items if the FAA finds it advantageous, and in the best interests of the United States.

    An informal letter amendment has the same force and effect as a formal grant amendment.

14. **Environmental Standards.** The sponsor is required to comply with all applicable environmental standards, as further defined in the Grant Assurances, for all projects in this grant. If the sponsor fails to comply with this requirement, the FAA may suspend, cancel, or terminate this Grant Agreement.

15. **Financial Reporting and Payment Requirements.** The sponsor will comply with all federal financial reporting requirements and payment requirements, including submittal of timely and accurate reports.

16. **Buy American.** Unless otherwise approved in advance by the FAA, in accordance with 49 USC § 50101, the sponsor will not acquire or permit any contractor or subcontractor to acquire any steel or manufactured goods produced outside the United States to be used for any project for which funds are provided under this grant. The sponsor will include a provision implementing Buy American in every contract and subcontract awarded under this grant.

17. **Build America, Buy America.** The sponsor must comply with the requirements under the Build America, Buy America Act (P.L. 117-58).

18. **Maximum Obligation Increase.** In accordance with 49 USC § 47108(b)(2), as amended, the maximum obligation of the United States, as stated in Condition No. 1, Maximum Obligation, of this grant:

    a. May not be increased for a planning project;

    b. May be increased by not more than 15 percent for development projects, if funds are available;

c. May be increased by not more than the greater of the following for a land project, if funds are available:

   i. 15 percent; or

   ii. 25 percent of the total increase in allowable project costs attributable to acquiring an interest in the land.

If the sponsor requests an increase, any eligible increase in funding will be subject to the United States Government share as provided in 49 USC § 47109, or IIJA (P.L. 17-58), or other superseding legislation if applicable, for the fiscal year appropriation with which the increase is funded. The FAA is not responsible for the same federal share provided herein for any amount increased over the initial grant amount. The FAA may adjust the federal share as applicable through an informal letter of amendment.

19. Audits for Sponsors.

PUBLIC SPONSORS. The sponsor must provide for a Single Audit or program-specific audit in accordance with 2 CFR Part 200. The sponsor must submit the audit reporting package to the Federal Audit Clearinghouse on the Federal Audit Clearinghouse's Internet Data Entry System at http://harvester.census.gov/facweb/. Upon request of the FAA, the sponsor shall provide one copy of the completed audit to the FAA. Sponsors that expend less than $1,000,000 in federal awards and are exempt from federal audit requirements must make records available for review or audit by the appropriate federal agency officials, state, and Government Accountability Office. The FAA and other appropriate federal agencies may request additional information to meet all federal audit requirements.

20. Suspension or Debarment. When entering into a "covered transaction" as defined by 2 CFR § 180.200, the sponsor must:

a. Verify the non-federal entity is eligible to participate in this federal program by:

   i. Checking the System for Award Management (SAM.gov) exclusions to determine if the non-federal entity is excluded or disqualified; or

   ii. Collecting a certification statement from the non-federal entity attesting they are not excluded or disqualified from participating; or

   iii. Adding a clause or condition to covered transactions attesting the individual or firm are not excluded or disqualified from participating.

b. Require prime contractors to comply with 2 CFR § 180.330 when entering into lower-tier transactions with their contractors and sub-contractors.

c. Immediately disclose in writing to the FAA whenever (1) the sponsor learns they have entered into a covered transaction with an ineligible entity or (2) the public sponsor suspends or debars a contractor, person, or entity.

21. Ban on Texting While Driving.

a. In accordance with Executive Order 13513, Federal Leadership on Reducing Text Messaging While Driving, October 1, 2009, and DOT Order 3902.10, Text Messaging While Driving, December 30, 2009, the sponsor is encouraged to:

   i. Adopt and enforce workplace safety policies to decrease crashes caused by distracted drivers, including policies to ban text messaging while driving when performing any work for, or on behalf of, the Federal Government, including work relating to a grant or subgrant.

ii. Conduct workplace safety initiatives in a manner commensurate with the size of the business, such as:

a) Establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving; and
b) Education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

f. The sponsor must insert the substance of this clause on banning texting while driving in all subgrants, contracts, and subcontracts funded with this grant.

22. Trafficking in Persons.

a. *Posting of contact information.*

i. The sponsor must post the contact information of the national human trafficking hotline (including options to reach out to the hotline such as through phone, text, or TTY) in all public airport restrooms.

b. *Provisions applicable to a sponsor that is a private entity.*

i. Under this grant, the sponsor, its employees, subrecipients under this grant, and subrecipient's employees must not engage in:

a) Severe forms of trafficking in persons;

b) The procurement of a commercial sex act during the period of time that the grant or cooperative agreement is in effect;

c) The use of forced labor in the performance of this grant; or any subaward; or

d) Acts that directly support or advance trafficking in persons, including the following acts:

1. Destroying, concealing, removing, confiscating, or otherwise denying an employee access to that employee's identity or immigration documents;

2. Failing to provide return transportation of pay for return transportation costs to an employee from a country outside the United States to the country from which the employee was recruited upon the end of employment if requested by the employee, unless:

a. Exempted from the requirement to provide or pay for such return transportation by the federal department or agency providing or entering into the grant; or

b. The employee is a victim of human trafficking seeking victim services or legal redress in the country of employment or witness in a human trafficking enforcement action;

3. Soliciting a person for the purpose of employment, or offering employment, by means of materially false or fraudulent pretenses, representations, or promises regarding that employment;

4. Charging recruited employees a placement or recruitment fee; or

5. Providing or arranging housing that fails to meet the host country's housing and safety standards.

ii. The FAA may unilaterally terminate this grant or take any remedial actions authorized by 22 USC § 7104b(c), without penalty, if any private entity under this grant:
   a) is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant; or
   b) has an employee that is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant through conduct that is either:
      1. Associated with the performance under this grant; or
      2. Imputed to the recipient or the subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.

c. *Provisions applicable to a sponsor other than a private entity.*

i. The FAA may unilaterally terminate this award or take any remedial actions authorized by 22 USC § 7104b(c), without penalty, if subrecipient is a private entity under this grant:
   a) is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant or
   b) has an employee that is determined to have violated a prohibition in paragraph 2.a. (PoP) of this grant through conduct that is either:
      1. Associated with the performance under this grant; or
      2. Imputed to the sponsor or subrecipient using the standards and due process for imputing the conduct of an individual to an organization that are provided in 2 CFR Part 180, "OMB Guidelines to Agencies on Government-wide Debarment and Suspension (Nonprocurement)," as implemented by the FAA at 2 CFR Part 1200.

d. Provisions applicable to any sponsor or subrecipient.

i. The sponsor or subrecipient must inform the FAA and the DOT Inspector General immediately of any information you receive from any source alleging a violation of a prohibition in paragraph 2.a. (PoP) of this grant.

ii. The FAA's right to unilaterally terminate this grant as described in paragraphs 2.b. (Budget Period) or 3.a. (Close Out and Termination) of this grant, implements the requirements of 22 USC Chapter 78, and is in addition to all other remedies for noncompliance that are available to the FAA under this grant.

iii. The sponsor must include the requirements of paragraph 2.a. (PoP) of this grant award term in any subaward it makes to a private entity.

iv. If applicable, the sponsor must also comply with the compliance plan and certification requirements in 2 CFR § 175.105(b).

e. *Definitions. For purposes of this grant award, term:*

i. "Employee" means either:
   a) An individual employed by the sponsor or a subrecipient who is engaged in the performance of the project or program under this grant; or

b) Another person engaged in the performance of the project or program under this grant and not compensated by the sponsor or a subrecipient including, but not limited to, a volunteer or individual whose services are contributed by a third party as an in-kind contribution toward cost sharing requirements.

ii. "Private Entity" means:

a) Any entity, including for-profit organizations, nonprofit organizations, institutions of higher education, and hospitals. The term does not include foreign public entities, Indian Tribes, local governments, or states as defined in 2 CFR § 200.1.

b) The terms "severe forms of trafficking in persons," "commercial sex act," "sex trafficking," "abuse or threatened abuse of law or legal process," "coercion," "debt bondage," and "involuntary servitude" have the meanings given at section 103 of the Victims of Trafficking and Violence Protection Act of 2000, as amended (22 USC § 7102).

23. Grant Funded Work Included in a PFC Application. Within 120 days of acceptance of this Grant Agreement, the sponsor must submit to the FAA an amendment to any approved Passenger Facility Charge (PFC) application that contains an approved PFC project also covered under this Grant Agreement as described in the project application. The sponsor may not make any expenditure under this Grant Agreement until project work addressed under this Grant Agreement is removed from an approved PFC application by amendment.

24. Exhibit "A" Property Map. The Exhibit "A" Property Map dated March 05, 2009, is incorporated herein by reference, or is submitted with the project application and made part of this Grant Agreement.

25. Employee Protection from Reprisal. In accordance with 2 CFR § 200.217 and 41 USC § 4701, an employee of a grantee, subgrantee contractor, recipient, or subrecipient must not be discharged, demoted, or otherwise discriminated against as a reprisal for disclosing to a person or body described in 41 USC § 4712(a)(2) information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant. The grantee, subgrantee, contractor, recipient, or subrecipient must inform their employees in writing of employee whistleblower rights and protections under 41 USC § 4712. See statutory requirements for whistleblower protections at 10 USC § 4701, 41 USC § 4712, 41 USC § 4304, and 10 USC § 4310.

26. Prohibited Telecommunications and Video Surveillance Services and Equipment. The sponsor agrees to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act [P.L. 115-232 § 889] and 2 CFR § 200.216.

27. Critical Infrastructure Security and Resilience. The sponsor acknowledges that it has considered and addressed physical and cybersecurity and resilience in its project planning, design, and oversight, as determined by the DOT and the Department of Homeland Security (DHS). For airports that do not have specific DOT or DHS cybersecurity requirements, the FAA encourages the voluntary adoption of the cybersecurity requirements from the Transportation Security Administration and Federal Security Director identified for security risk Category X airports.

28. Title VI of the Civil Rights Act. As a condition of a grant award, the sponsor shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d et seq.) and implementing regulations (49 CFR Part 21), the Airport and Airway Improvement Act of 1982 (49 USC § 47123), the Age Discrimination Act of 1975 (42 USC § 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 USC § 794 et seq.), the Americans with Disabilities Act of 1990 (42 USC § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities, including any amendments or updates thereto. This may include, as applicable, providing a current Title VI Program Plan to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. The sponsor shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin, sex, creed, age, disability, and genetic information, in consideration for federal financial assistance. The Department's and FAA's Office of Civil Rights may provide resources and technical assistance to recipients to ensure full and sustainable compliance with federal civil rights requirements. Failure to comply with civil rights requirements will be considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.

29. Applicable Federal Anti-Discrimination Laws. The sponsor agrees:

a. That its compliance in all respects with all applicable federal anti-discrimination laws is material to the government's payment decisions for purposes of 31 USC § 3729(b)(4) and

b. To certify that it does not operate any programs promoting Diversity, Equity, and Inclusion (DEI) that violate any applicable federal anti-discrimination laws.

30. National Airspace System Requirements.

a. The sponsor shall cooperate with FAA activities installing, maintaining, replacing, improving, or operating equipment and facilities in or supporting the National Airspace System, including waiving permitting requirements and other restrictions affecting those activities to the maximum extent possible, and assisting the FAA in securing waivers of permitting or other restrictions from other authorities. The sponsor shall not take actions that frustrate or prevent the FAA from installing, maintaining, replacing, improving, or operating equipment and facilities in or supporting the National Airspace System.

b. If FAA determines that the sponsor has violated subsection a., the FAA may impose a remedy, including:

    i. Additional conditions on the award;

    ii. Consistent with 49 USC Chapter 471, any remedy permitted under 2 CFR §§ 200.339–200.340, including withholding of payments; disallowance of previously reimbursed costs, requiring refunds from the recipient to the DOT; suspension or termination of the award; or suspension and debarment under 2 CFR part 180; or

    iii. Any other remedy legally available.

c. In imposing a remedy under this condition, the FAA may elect to consider the interests of only the FAA.

d. The sponsor acknowledges that amounts that the FAA requires the sponsor to refund to the FAA due to a remedy under this condition constitute a debt to the Federal Government that the FAA may collect under 2 CFR 200.346 and the Federal Claims Collection Standards (31 CFR Parts 900–904).

31. **Signage Costs for Construction Projects.** The sponsor agrees that it will require the prime contractor of a federally-assisted airport improvement project to post signs consistent with a DOT/FAA-prescribed format, as may be requested by the DOT/FAA, and further agrees to remove any signs posted in response to requests received prior to February 1, 2025.

SPECIAL CONDITIONS

32. <u>Design Grant</u>. This Grant Agreement is being issued in order to complete the design of the project. The sponsor understands and agrees that within two (2) years after the design is completed that the sponsor will accept, subject to the availability of the amount of federal funding identified in the Airport Capital Improvement Plan (ACIP), a grant to complete the construction of the project in order to provide a useful and usable unit of work. The sponsor also understands that if the FAA has provided federal funding to complete the design for the project, and the sponsor has not completed the design within four (4) years from the execution of this Grant Agreement, the FAA may suspend or terminate grants related to the design.

The sponsor's acceptance of this offer and ratification and adoption of the Project Application incorporated herein shall be evidenced by execution of this instrument by the sponsor, as hereinafter provided, and this offer and acceptance shall comprise a Grant Agreement, constituting the contractual obligations and rights of the United States and the sponsor with respect to the accomplishment of the project and compliance with the Grant Assurances, terms, and conditions as provided herein. Such Grant Agreement shall become effective upon the sponsor's acceptance of this offer.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[1]

UNITED STATES OF AMERICA
FEDERAL AVIATION ADMINISTRATION

Kyler Erhard (08/11/2026 09:30:57 PDT)

(Signature)

Kyler Erhard

(Typed Name)

Manager

(Title of FAA Official)

[1] Knowingly and willfully providing false information to the Federal government is a violation of 18 U.S.C. § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

Part II - Acceptance

The sponsor does hereby ratify and adopt all assurances, statements, representations, warranties, covenants, and agreements contained in the Project Application and incorporated materials referred to in the foregoing offer, and does hereby accept this offer and by such acceptance agrees to comply with all of the Grant Assurances, terms, and conditions in this offer and in the Project Application.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[2]

Dated ______________________________

City of Page
(Name of Sponsor)

____
(Signature of Sponsor's Authorized Official)

By: ______________________________
(Typed Name of Sponsor's Authorized Official)

Title: ______________________________
(Title of Sponsor's Authorized Official)

[2] Knowingly and willfully providing false information to the Federal Government is a violation of 18 USC § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

CERTIFICATE OF SPONSOR'S ATTORNEY

I, ______________________________, acting as Attorney for the Sponsor do hereby certify:

That in my opinion the Sponsor is empowered to enter into the foregoing Grant Agreement under the laws of the State of __Arizona___. Further, I have examined the foregoing Grant Agreement and the actions taken by said Sponsor and Sponsor's official representative, who has been duly authorized to execute this Grant Agreement, which is in all respects due and proper and in accordance with the laws of the said State; and Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq., and 48103; Consolidated Appropriations Act, 2024 (P.L. 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); Consolidated Appropriations Act, 2026 (P.L. 119-75); FAA Reauthorization Act of 2024 (P.L. 118-63); and the representations contained in the Project Application. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said Grant Agreement constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

Please read the following information: By signing this document, you are agreeing that you have reviewed the following consumer disclosure information and consent to transact business using electronic communications, to receive notices and disclosures electronically, and to utilize electronic signatures in lieu of using paper documents. You are not required to receive notices and disclosures or sign documents electronically. If you prefer not to do so, you may request to receive paper copies and withdraw your consent at any time.

I declare under penalty of perjury that the foregoing is true and correct.[3]

Dated at ____

By: ______________________________

(Signature of Sponsor's Attorney)

[3] Knowingly and willfully providing false information to the Federal Government is a violation of 18 USC § 1001 (False Statements) and could subject you to fines, imprisonment, or both.

ASSURANCES
AIRPORT SPONSORS

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, USC, subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of this Grant Offer by the sponsor, these assurances are incorporated in and become part of this Grant Agreement.

B. Duration and Applicability.

1. Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.

The terms, conditions and assurances of this Grant Agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a Grant Offer of federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.

2. Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.

The preceding paragraph (1) also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of federal aid for the project.

3. Airport Planning Undertaken by a Sponsor.

Unless otherwise specified in this Grant Agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 23, 25, 30, 32, 33, 34, 37, and 40 in Section C apply to planning projects. The terms, conditions, and assurances of this Grant Agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification.

The sponsor hereby assures and certifies, with respect to this grant that:

1. General Federal Requirements

It will comply with all applicable federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance, and use of federal funds for this grant. Performance under this agreement shall be governed by and in compliance with the following requirements, as applicable, to the type of organization of the Sponsor and any applicable sub-recipients. The applicable provisions to this agreement include, but are not limited to, the following:

FEDERAL LEGISLATION

a. 49 USC subtitle VII, as amended.

b. Davis-Bacon Act, as amended — 40 USC §§ 3141-3144, 3146, and 3147, et seq.[1]

c. Federal Fair Labor Standards Act – 29 USC § 201, et seq.

d. Hatch Act – 5 USC § 1501, et seq.[2]

e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 USC § 4601, et seq.[1, 2]

f. National Historic Preservation Act of 1966 – Section 106 – 54 USC § 306108.[1]

g. Archeological and Historic Preservation Act of 1974 – 54 USC § 312501, et seq.[1]

h. Native Americans Grave Repatriation Act – 25 USC § 3001, et seq.

i. Clean Air Act, P.L. 90-148, as amended – 42 USC § 7401, et seq.

j. Coastal Zone Management Act, P.L. 92-583, as amended – 16 USC § 1451, et seq.

k. Flood Disaster Protection Act of 1973 – Section 102(a) - 42 USC § 4012a.[1]

l. 49 USC § 303, (formerly known as Section 4(f)).

m. Rehabilitation Act of 1973 – 29 USC § 794.

n. Title VI of the Civil Rights Act of 1964 (42 USC § 2000d et seq.) (prohibits discrimination on the basis of race, color, national origin).

o. Americans with Disabilities Act of 1990, as amended, (42 USC § 12101 et seq.) (prohibits discrimination on the basis of disability).

p. Age Discrimination Act of 1975 – 42 USC § 6101, et seq.

q. American Indian Religious Freedom Act, P.L. 95-341, as amended.

r. Architectural Barriers Act of 1968, as amended – 42 USC § 4151, et seq.[1]

s. Powerplant and Industrial Fuel Use Act of 1978 – Section 403 – 42 USC § 8373.[1]

t. Contract Work Hours and Safety Standards Act – 40 USC § 3701, et seq.[1]

u. Copeland Anti-kickback Act – 18 USC § 874.[1]

v. National Environmental Policy Act of 1969 – 42 USC § 4321, et seq.[1]

w. Wild and Scenic Rivers Act, P.L. 90-542, as amended – 16 USC § 1271, et seq.

x. Single Audit Act of 1984 – 31 USC § 7501, et seq.[2]

y. Drug-Free Workplace Act of 1988 – 41 USC §§ 8101 through 8105.

z. The Federal Funding Accountability and Transparency Act of 2006, as amended (P.L. 109-282, as amended by section 6202 of P.L. 110-252).

aa. Civil Rights Restoration Act of 1987, P.L. 100-259.

bb. Infrastructure Investment and Jobs Act, P.L. 117-58, Title VIII.

cc. Build America, Buy America Act, P.L. 117-58, Title IX.

dd. Endangered Species Act – 16 USC 1531, et seq.

ee. Title IX of the Education Amendments of 1972, as amended – 20 USC 1681–1683 and 1685–1687.

ff. Drug Abuse Office and Treatment Act of 1972, as amended – 21 USC 1101, et seq.

gg. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 USC § 4541, et seq.

hh. Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970, P.L. 91-616, as amended – 42 USC § 4541, et seq.

ii. Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions – 31 USC § 1352.

EXECUTIVE ORDERS

a. Executive Order 11990 – Protection of Wetlands

b. Executive Order 11988 – Floodplain Management

c. Executive Order 12372 – Intergovernmental Review of Federal Programs

d. Executive Order 12699 – Seismic Safety of Federal and Federally Assisted New Building Construction[1]

e. Executive Order 14005 – Ensuring the Future is Made in all of America by All of America's Workers

f. Executive Order 14149 – Restoring Freedom of Speech and Ending Federal Censorship

g. Executive Order 14151 – Ending Radical and Wasteful Government DEI Programs and Preferencing

h. Executive Order 14154 – Unleashing American Energy

i. Executive Order 14168 – Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government

j. Executive Order 14173 – Ending Illegal Discrimination and Restoring Merit-Based Opportunity

FEDERAL REGULATIONS

a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).

b. 2 CFR Part 200 and 1201 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. [3, 4, 5]

c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.

d. 14 CFR Part 13 – Investigative and Enforcement Procedures.

e. 14 CFR Part 16 – Rules of Practice for Federally-Assisted Airport Enforcement Proceedings.

f. 14 CFR Part 150 – Airport Noise Compatibility Planning.

g. 28 CFR Part 35 – Nondiscrimination on the Basis of Disability in State and Local Government Services.

h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for the Enforcement of Title VI of the Civil Rights Act of 1964.

i. 29 CFR Part 1 – Procedures for Predetermination of Wage Rates.[1]

j. 29 CFR Part 3 – Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States.[1]

k. 29 CFR Part 5 – Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction (Also Labor Standards Provisions Applicable to Nonconstruction Contracts Subject to the Contract Work Hours and Safety Standards Act).[1]

l. 41 CFR Part 60 – Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and Federally-assisted contracting requirements).[1]

m. 49 CFR Part 20 – New Restrictions on Lobbying.

n. 49 CFR Part 21 – Nondiscrimination in Federally-Assisted Programs of the Department of Transportation - Effectuation of Title VI of the Civil Rights Act of 1964.

o. 49 CFR Part 23 – Participation by Disadvantage Business Enterprise in Airport Concessions.

p. 49 CFR Part 24 – Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs.[1, 2]

q. 49 CFR Part 26 – Participation by Disadvantaged Business Enterprises in Department of Transportation Financial Assistance Programs.

r. 49 CFR Part 27 – Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance.[1]

s. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.

t. 49 CFR Part 30 – Denial of Public Works Contracts to Suppliers of Goods and Services of Countries That Deny Procurement Market Access to U.S. Contractors.

u. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).

v. 49 CFR Part 37 – Transportation Services for Individuals with Disabilities (ADA).

w. 49 CFR Part 38 – Americans with Disabilities Act (ADA) Accessibility Specifications for Transportation Vehicles.

x. 49 CFR Part 41 – Seismic Safety.

FOOTNOTES TO ASSURANCE (C)(1)

[1] These laws do not apply to airport planning sponsors.
[2] These laws do not apply to private sponsors.
[3] 2 CFR Part 200 contains requirements for state and local governments receiving federal assistance. Any requirement levied upon state and local governments by this regulation shall apply where applicable to private sponsors receiving federal assistance under Title 49, United States Code.
[4] Cost principles established in 2 CFR Part 200 subpart E must be used as guidelines for determining the eligibility of specific types of expenses.
[5] Audit requirements established in 2 CFR Part 200 subpart F are the guidelines for audits.

SPECIFIC ASSURANCES

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in this Grant Agreement.

2. Responsibility and Authority of the Sponsor.

a. Public Agency Sponsor:

It has legal authority to apply for this grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.

b. Private Sponsor:

It has legal authority to apply for this grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of this Grant Agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability.

It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under this Grant Agreement which it will own or control.

4. Good Title.

a. It, a public agency or the Federal Government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.

b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in this Grant Agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

b. Subject to 49 USC § 47107(a)(16) and (x), it will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which federal funds have been expended, for the duration of the terms, conditions, and assurances in this Grant Agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of this Grant Agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this Grant Agreement.

c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.

d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.

e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.

f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to ensure that the airport will be operated and maintained in accordance with Title 49, United States Code, the regulations and the terms, conditions and assurances in this Grant Agreement and shall ensure that such arrangement also requires compliance therewith.

g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.

6. **Consistency with Local Plans.**

   The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the state in which the project is located to plan for the development of the area surrounding the airport.

7. **Consideration of Local Interest.**

   It has given fair consideration to the interest of communities in or near where the project may be located.

8. **Consultation with Users.**

   In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.

9. **Public Hearings.**

   In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

10. **Metropolitan Planning Organization.**

    In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

11. **Pavement Preventive Maintenance-Management.**

    With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.

12. **Terminal Development Prerequisites.**

    For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under 49 USC § 44706, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.

13. Accounting System, Audit, and Record Keeping Requirements.

a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of this grant, the total cost of the project in connection with which this grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.

b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to this grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which this grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.

14. Minimum Wage Rates.

It shall include, in all contracts in excess of $2,000 for work on any projects funded under this Grant Agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor under 40 USC §§ 3141-3144, 3146, and 3147, Public Building, Property, and Works), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.

15. Veteran's Preference.

It shall include in all contracts for work on any project funded under this Grant Agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in 49 USC § 47112. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.

16. Conformity to Plans and Specifications.

It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under this Grant Agreement, and, upon approval of the Secretary, shall be incorporated into this Grant Agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into this Grant Agreement.

17. Construction Inspection and Approval.

It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.

18. Planning Projects.

In carrying out planning projects:

a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.

b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.

c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.

d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.

e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.

f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.

g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.

h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a federal airport grant.

19. Operation and Maintenance.

a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state, and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for:

   1. Operating the airport's aeronautical facilities whenever required;
   2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions; and
   3. Promptly notifying pilots of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood, or other climatic conditions

interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.

b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which federal funds have been expended.

20. Hazard Removal and Mitigation.

It will take appropriate action to ensure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use.

It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which federal funds have been expended.

22. Economic Nondiscrimination.

a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.

b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to:

   1. Furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and

   2. Charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.

c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.

d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.

e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.

f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees (including, but not limited to maintenance, repair, and fueling) that it may choose to perform.

g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.

h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.

i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights.

It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and

b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting, aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure.

It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the federal share of an airport development, airport planning or noise compatibility project for which a grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:

   1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations or other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.
   2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor’s acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the remaining unamortized portion (amortized over a 20-year period) of any airport improvement grant made to the private owner for any purpose other than land acquisition on or after October 1, 1996, plus an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.
   3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at 49 USC § 47102), if the FAA determines the airport sponsor meets the requirements set forth in Section 813 of Public Law 112-95.

b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.

c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of 49 USC § 47107.

26. Reports and Inspections.

It will:

a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;

b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of this Grant Agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and

d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:

   1. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and

   2. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft.

It will make available all of the facilities of the airport developed with federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that:

a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or

b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities.

It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein as the Secretary considers necessary or desirable for construction, operation, and maintenance at federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

a. The airport owner or operator will maintain a current airport layout plan of the airport showing:

1. boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto;
2. the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities;
3. the location of all existing and proposed non-aviation areas and of all existing improvements thereon; and
4. all proposed and existing access points used to taxi aircraft across the airport's property boundary.

b. Subject to subsection 49 USC § 47107(x), the Secretary will review and approve or disapprove the plan and any revision or modification of the plan before the plan, revision, or modification takes effect.

c. The owner or operator will not make or allow any alteration in the airport or any of its facilities unless the alteration—

1. is outside the scope of the Secretary's review and approval authority as set forth in subsection (x); or

2. complies with the portions of the plan approved by the Secretary.

d. When the airport owner or operator makes a change or alteration in the airport or the facilities which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary:

1. eliminate such adverse effect in a manner approved by the Secretary; or
2. bear all costs of relocating such property or its replacement to a site acceptable to the Secretary and of restoring the property or its replacement to the level of safety, utility, efficiency, and cost of operation that existed before the alteration was made, except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights.

It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, color, and national origin (including limited English proficiency) in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4); creed and sex per 49 USC § 47123 and related requirements; age per the Age Discrimination Act of 1975 and related requirements; or disability per the Americans with Disabilities Act of 1990 and related requirements, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any program and activity conducted with, or benefiting from, funds received from this grant.

a. Using the definitions of activity, facility, and program as found and defined in 49 CFR §§ 21.23(b) and 21.23(e), the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by or pursuant to these assurances.

b. Applicability

   1. Programs and Activities. If the sponsor has received a grant (or other federal assistance) for any of the sponsor's program or activities, these requirements extend to all of the sponsor's programs and activities.

   2. Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter, or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.

   3. Real Property. Where the sponsor receives a grant or other federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.

c. Duration.

   The sponsor agrees that it is obligated to this assurance for the period during which federal financial assistance is extended to the program, except where the federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:

   1. So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or

   2. So long as the sponsor retains ownership or possession of the property.

d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests For Proposals for work, or material under this Grant Agreement and in all proposals for agreements, including airport concessions, regardless of funding source:

   "The (**City of Page**), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (42 USC §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders or offerors that it will affirmatively ensure that for any contract entered into pursuant to this advertisement, all businesses will be afforded full and fair opportunity to submit bids in response to this invitation and no businesses will be discriminated against on the grounds of race, color, national origin (including limited English proficiency), creed, sex , age, or disability in consideration for an award."

e. Required Contract Provisions.

   1. It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in federally-assisted programs of the Department of Transportation (DOT), and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in federally-assisted programs of the DOT acts and regulations.

   2. It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.

3. It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.
4. It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin (including limited English proficiency), creed, sex, age, or disability as a covenant running with the land, in any future deeds, leases, license, permits, or similar instruments entered into by the sponsor with other parties:
   a. For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
   b. For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.

f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.

g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

   1. Reinvestment in an approved noise compatibility project;
   2. Reinvestment in an approved project that is eligible for grant funding under 49 USC § 47117(e);
   3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 USC §§ 47114, 47115, or 47117;
   4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
   5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

   If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.

b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United

States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested or transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order:

1. Reinvestment in an approved noise compatibility project;
2. Reinvestment in an approved project that is eligible for grant funding under 49 USC § 47117(e);
3. Reinvestment in an approved airport development project that is eligible for grant funding under 49 USC §§ 47114, 47115, or 47117;
4. Transfer to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport; or
5. Payment to the Secretary for deposit in the Airport and Airway Trust Fund.

c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.

d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

32. Engineering and Design Services.

If any phase of such project has received federal funds under Chapter 471 subchapter 1 of Title 49 USC, it will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services in the same manner as a contract for architectural and engineering services is negotiated under Chapter 11 of Title 40 U S.C., or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.

33. Foreign Market Restrictions.

It will not allow funds provided under this grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.

34. Policies, Standards, and Specifications.

It will carry out any project funded under an Airport Improvement Program Grant in accordance with policies, standards, and specifications approved by the Secretary including, but not limited to, current FAA Advisory Circulars (https://www.faa.gov/airports/aip/aip_pfc_checklist) for AIP projects as of May 04, 2026.

35. Relocation and Real Property Acquisition.

a. It will be guided in acquiring real property, to the greatest extent practicable under state law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B.

b. It will provide a relocation assistance program offering the services described in Subpart C of 49 CFR Part 24 and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24.

c. It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.

36. Access By Intercity Buses.

The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.

37. Disadvantaged Business Enterprises (DBE)/Airport Concessions Disadvantage Business Enterprise (ACDBE) Program.

The sponsor shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its Disadvantaged Business Enterprise (DBE) and Airport Concessions Disadvantaged Business Enterprise (ACDBE) programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in this agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC § 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 USC §§ 3801-3809, 3812).

38. Hangar Construction.

If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.

39. Competitive Access.

a. If the airport owner or operator of a medium or large hub airport (as defined in 49 USC § 47102) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that:

   1. Describes the requests;

2. Provides an explanation as to why the requests could not be accommodated; and
3. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

b. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date.

40. Access to Leaded Aviation Gasoline

a. If 100-octane low lead aviation gasoline (100LL) was made available at an airport, at any time during calendar year 2022, an airport owner or operator may not restrict or prohibit the sale of, or self-fueling with, 100-octane low lead aviation gasoline.

b. This requirement remains until the earlier of December 31, 2030, or the date on which the airport or any retail fuel seller at the airport makes available an unleaded aviation gasoline that has been authorized for use by the FAA as a replacement for 100-octane low lead aviation gasoline for use in nearly all piston-engine aircraft and engine models; and meets either an industry consensus standard or other standard that facilitates the safe use, production, and distribution of such unleaded aviation gasoline, as determined appropriate by the FAA.

c. An airport owner or operator understands and agrees, that any violation of this grant assurance is subject to civil penalties as provided for in 49 USC § 46301(a)(8).

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Council
Presented by: Steven Kidman, Mayor

Brief Title: Councilmember's Report on Arizona League of Cities and Towns Conference

Agenda Section: Reports and Announcements
Agenda Sub-category: Agenda Item
Action: Other
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
None

Background:
Councilmembers will report on the Arizona League of Cities and Towns Conference.

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:

Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:
None

REQUEST FOR COUNCIL ACTION

Request for Council Action:
Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Council
Presented by:

Brief Title: Council Liaison Reports on Board Meetings

Agenda Section: Boards and Commissions
Agenda Sub-category: Administrative Report
Action:
PowerPoint Needed?: No

Request for Council Action

Recommended Action:

Background:

Alternatives Considered:

Advisory Board/Commission Action:

Fiscal Impact:
Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:
None

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Clerk
Presented by:

Brief Title: Youth Advisory Commission Board Appointment — Tiara Cody

Agenda Section: Boards and Commissions
Agenda Sub-category: Agenda Item
Action: Motion
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
Move to appoint Tiara Cody to the Youth Advisory Board with a term ending June 30, 2027.

Background:
There are three (3) vacancies on the Youth Advisory Board. The City has received one (1) request from Tiara Cody to be appointed to the Board.

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:

Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:
1. 08 13 2026 Applicaion - Redacted

City of Page | Board Appointment Application

* Required field

Date: *

08/13/2026

Personal Information:

First Name: *

Tiara

Last Name: *

Cody

Street Address: *

[redacted]

P.O. Box: *

[redacted]

City: *

Page

State: *

AZ

Zip: *

86040

Home Phone: *

[redacted]

Work Phone:

Fax:

Email Address: *

[redacted]

Boards upon which you wish to serve (you may apply for up to two Boards.):

Advisory Boards and Commissions:

- ☐ Airport Advisory Board
- ☐ Economic Development Advisory Board
- ☐ Library Advisory Board
- ☐ Parks and Recreation Advisory Board
- ☐ Planning and Zoning Commission
- ☐ Public Safety Personnel Retirement System Board
- ☐ Youth Advisory Commission

City Authorities

- ☐ Substance Abuse Task Force
- ☐ Page Utility Enterprises
- ☐ Board of Adjustment

Brief statement of your qualifications for and/or reasons for applying for these Boards: *

I have experience organizing community events and branching out with organizations to make that happen. Everything is self taught, so I do most of my work independently, whether that be for my Early Childhood Club, Stuco, or NHS council. I make it happen or advocate for what can be done. My reason for applying to these boards is to give future opportunities for the Youth and brighten Pages future with innovation.

Questionnaire for Board Candidates:

Board(s) for which you are applying:

I am applying for the Youth Advisory Commission and Library Advisory Board.

1. Tell us about yourself (experience, knowledge, etc.) and why you are interested in serving on this Board.

To start off I am very involved with my connection to the land and Native community. This summer I was chosen to take a river rafting, camping trip with college students in the Grand Canyon. RIISE, the organization that accepted me, brought in a new influx of information about surrounding environmental justice acts. I also am very saddened when there are no opportunities for our Native youth in Page. Especially knowing it is predominately Native Americans who reside in and near the reservation. Creating opportunities and workshops for the Youth is one of the many reasons I would like to join the council. I also bring in heavy built leadership skills accumulated through being in student council and FCCLA. I was handpicked from my stuco to travel to an AASC event and I won gold in 'technology that teaches' to represent my chapter at FCCLA. Being a naturally shy person, I know what it takes to get out of comfort zones. And I have the skills to implement that in our city. That leads

2. What do you think the relationship should be between the City Council and this Board?

There should be a river that flows with ideas and teamwork. Not only should we be sharing ideas, but act on them too. Acting and teamwork between boards is the best possible outcome. It will bring the City Council together, which has a positive domino effect on the City of Page.

3. What do you hope to accomplish by being on this Board and what innovations or ideas do you have that you think might help this Board become more customer oriented?

I hope to accomplish more networking opportunities and nonprofit organizations for the Youth in Page. You see all these workshops in Flagstaff, Window Rock, and other parts in the U.S. that provide the Indigenous resources. Those parts of the state have those opportunities because they had passionate individuals doing the grunt work getting them started. If I get accepted I will bring that same fervor.

4. What positive and negative issues do you foresee if you are appointed to this Board?

I foresee more opportunities for the Youth to get involved in, like leadership based workshops. I want the Youth to get experiences I wish someone brought for me.

5. Tell us why we should be interested in appointing you to this Board?

I bring diversity to the conversation.

Demographic Information:

This section is **entirely optional**, and your responses will remain confidential. You may select all that apply or choose not to answer.

Age:

[redacted]

Gender:

[redacted]

Ethnicity:

[redacted]

CITY OF PAGE BOARD INFORMATION

AIRPORT ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three-year terms. The Airport Advisory Board shall act as the advisory board to the Page City Council in the establishment of the rules and regulations, consistent with state and federal aviation authority, as may be necessary or advisable for the operation and management of the municipal airport, the establishment of building sites and to request repair or removal of structures not maintained in accordance with regulations as to construction or location; and other recommendations as may be necessary or advisable for the safe and efficient management, operation, and maintenance of the municipal airport.

ECONOMIC DEVELOPMENT ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. The Economic Development Advisory Board shall act as the advisory board to the Page City Council on matters pertaining to the economic development, airport and tourism industries. The board shall advise the Council on goal setting, strategic planning, beautification, construction, marketing strategies, hospitality and business recruitment, retention and expansion.

LIBRARY ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation and programming of the Page Public Library.

PARKS AND RECREATION ADVISORY BOARD - This board is comprised of seven (7) Council appointed citizens for staggered three year terms. This board will act in an advisory and review capacity to the City Council regarding the operation, maintenance, promotion, improvement and activities of the City parks, recreation facilities, playgrounds, trails, and playing and sports fields.

PLANNING AND ZONING COMMISSION - This commission is comprised of seven (7) Council appointed citizens for staggered three year terms. This commission will assist in the preparation of a General Plan; assist in the preparation of development controls; review development proposals, proposed changes to ordinances and changes in development policies; hold public hearings and meetings; assist in preparation of a capital improvements program; make recommendations on proposed boundary changes; and make recommendations on a uniform schedule of fees for service.

PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM BOARD - This board is comprised of five (5) members pursuant to Arizona Statute §38-847. This board shall have the responsibilities and duties as set forth in A.R.S. § 38-847, as it may be amended from time to time.

YOUTH ADVISORY COMMISSION - This board is comprised of seven (7) Council appointed members who must be actively enrolled students in a public or private high school in Page (including charter and home schools) between ninth and twelfth grade. The board will assist and advise the Parks and Recreation Board on issues concerning youth in Page; present recommended improvements to the City Council of public projects and programs relating to youth; and assist in planning youth/recreation activities and events.

SUBSTANCE ABUSE TASK FORCE - This task force is comprised of five (5) Council appointed citizens for staggered four year terms. This board is responsible for fostering the health and well being of the citizens of Page, Arizona by coordinating efforts to establish and strengthen programs to reduce and prevent substance abuse in the community.

PAGE UTILITY ENTERPRISES BOARD – This board shall be composed of a total of six (6) members who shall live within the city limits of Page, Arizona. Five (5) members shall be appointed by resolution of the Council and serve for staggered five year terms. The sixth members shall be the Mayor or designee who shall serve as an ex-officio member without the privilege of voting. The board was established as an independent body to operate the Page Utility Enterprises, as more specifically set out in Ordinance No. 588-12. The board has general powers to operate the electric, water, and sewer systems; procure and erect all buildings and facilities for the use of the utilities; appoint a General Manager; and recommend rates, fees, and charges for adoption by City Council.

BOARD OF ADJUSTMENT - This board is comprised of five (5) Council appointed citizens for staggered three year terms, pursuant to Arizona Statute section 9-462-06. ADJUSTMENT - Meets as necessary when appeals have been filed. Duties are to hear and decide appeals for variances from terms of the zoning ordinances and to hear and decide appeals in alleged error in the order, requirement, or decision made by the Zoning Administrator.

APPEALS - The board has the authority to hear cases in which a citizen wishes to overturn the decision of the building official on matters pertaining to the adopted Uniform Building Codes. This board does not have the power to hear variances on individual cases. They are primarily concerned with code interpretation and alternate use of building materials whenever a request is denied by the building official. The board should be trained in the Uniform Code and have background in building construction or design. Occasionally the board may be used as a review board to recommend code changes.

FIRE - The board hears matters on petition by a citizen when an interpretation or ruling is needed on the Uniform Fire Code. When such a request is filed, the board sets a meeting date and information on the reason for the interpretation under consideration is presented in report form by the Fire Department. The petitioner presents information in the hearing and the board makes a ruling based on its findings after considering the information and the wording of the Code.

Please confirm your signature by typing your full name in the box below.

Tiara Cody

I agree this is a legal representation of my signature for all purposes just the same as a pen and paper signature.

Signed On: *8/13/2026*

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Manager
Presented by:
Frank Marbury, City Manager

Brief Title: Potential Purchase of State Land

Agenda Section: Unfinished Business
Agenda Sub-category: Agenda Item
Action: Motion
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
Based on the appraisal. Does Council want staff to proceed and budget this in next year's budget?

Background:
On 10/22/2026, Council voted for this item to be brought back after the appraisal was complete. The appraised value of the property is estimated to be approximately $3.2 million. If Council wishes to proceed, the next step will be to perform an archeological assessment estimated to cost approximately $82,000. If the City is unsuccessful at auction, the expenses will be reimbursed by the successful bidder.
The current timeline is to close after July 1, 2027 and apply funds in the FY 2028 budget. The process can be accelerated. If Council wishes to close sooner, staff will present budget options in order to close before FY 2028 begins.

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:
Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:
The next step in the process, according to the State Land department, is an archaeological study. We have received 3 quotes which are attached.

Attachments:
1. Logan Simpson Proposal - Section 16

2. SWCA Section 16 Proposal
3. COPage State Land appraisal
4. Bighorn Proposal - Section 16

August 14, 2026

Robin Crowther
Management Analyst
City of Page
697 Vista Avenue
P.O. Box 1180, Page, AZ 86040
rcrowther@pageaz.gov

Subject: ***City of Page ASLD Land Purchase Cultural Resources Inventory***
Logan Simpson Proposal Number: 2630607

Dear Mr. Crowther:

Logan Simpson is pleased to submit this scope of work and cost estimate for conducting a cultural resource inventory of approximately 640 acres of land managed by the Arizona State Land Department (ASLD) for potential purchase by the City of Page, Coconino County, Arizona.

Thank you for the opportunity to bid on this project. We will ensure that requirements as outlined in the scope and fee are met, that you are provided with a personal client-oriented service, and that your quality expectations are exceeded.

Should you have any questions, please do not hesitate to contact me. We look forward to collaborating with you on this project.

Sincerely,

Ted Tsouras, M.A., RPA
Senior Associate Archaeologist/Flagstaff Office Lead
ttsouras@logansimpson.com
(928) 600-4947

L O G A N S I M P S O N

SCOPE OF WORK AND FEE ESTIMATE

CITY OF PAGE ASLD LAND PURCHASE CULTURAL RESOURCES INVENTORY

PROJECT UNDERSTANDING

Logan Simpson understands that the Arizona State Land Department (ASLD) has requested that a Class III intensive pedestrian cultural resources inventory survey be undertaken prior to a land purchase by the City of Page, Coconino County, Arizona. The proposed project encompasses all 640 acres of Section 16 of Township 41 North (T41N), Range 8 East (R8E). The purpose of the Class III survey is to identify and evaluate Arizona and National Register of Historic Places (A/NRHP)-eligible properties. As the project is solely located on ASLD-owned land, it is subject to compliance with the Arizona State Historic Preservation Act (SHPA; A.R.S. § 41-861 et seq.), as administered by the Arizona State Historic Preservation Office (SHPO), and the Arizona Antiquities Act (AAA) (A.R.S. § 15-1631 and § 41-841 et seq.), as administered by the Arizona State Museum (ASM).

SCOPE OF WORK

Task 1. Background Research and Permitting

Upon notification of contract award and notice to proceed, Logan Simpson shall conduct a Class I archaeological records review to identify the nature and scope of previous archaeological investigations and documented cultural properties within the project area and a surrounding one-mile buffer area. Relevant records will be examined from the National Register of Historic Places (NRHP); AZSITE, an online database of documented cultural resources; and at the Arizona State Museum (ASM) Archaeological Records Office (ARO). Additionally, historical documents, such as General Land Office (GLO) and United States Geological Survey (USGS) maps, will be evaluated for potentially undocumented cultural properties. The boundaries of previous projects and recorded cultural resources sites, as well as features depicted on historical maps that are within the project area, will be uploaded into professional-grade GPS units to provide useful data for archaeologists during survey. Ultimately, findings from the records search will be included in the final report to provide further information about the culture and archaeological history of the project area. Preliminary research indicates two previously recorded sites are plotted within the project area, but very little of the project area has been subjected to previous cultural resource investigations. Based on results of other cultural resource investigations in adjacent locations, site density is expected to be moderately high, with roughly one site every 30 acres.

As of January 1, 2022, ASM requires that an AAA Project-Specific Permit be obtained for surveys on state land equal to or greater than 640 total acres or 10 total linear miles. As the proposed project area meets the minimum threshold, this cultural resource survey must be conducted under an AAA Project-Specific Permit rather than a blanket permit. Upon notification of contract award and notice to proceed, Logan Simpson will prepare an AAA Project-Specific Permit application, which shall include a survey plan, concurrently with the Class I archaeological records review. It is anticipated that the survey plan shall take an additional week to complete and submit to ASM for review, with recent ASM review turnaround periods ranging between 45 and 90 calendar days. Additionally, issuance of a Project-Specific Permit requires that Logan Simpson obtain a standalone repository agreement with ASM, which incurs additional associated fees. Logan Simpson will conduct the survey under the terms and conditions of its ASM-issued AAA Project-Specific Permit as well as relevant Arizona State Historic Preservation Office (SHPO) standards and guidance points.

Task 2. Fieldwork

Logan Simpson will conduct a Class III intensive pedestrian survey of the entire project area. During survey, field crews will adhere to parallel pedestrian transects spaced not more than 20 meters apart to ensure complete coverage of the survey area. All cultural resources identified during survey will be evaluated according to the ASM site criteria, as defined in the 1995 Revised Site Definition Policy. Cultural resources meeting ASM site criteria will be documented according to standards outlined in the ASM site-recording manual, which is accepted by SHPO. For each site, field crews will complete the ASM site form and produce a detailed site map using a professional-grade GPS unit and hand cartography techniques; describe all site attributes, such as features and environment, in detail; conduct an intensive in-field analysis of artifacts; and photograph the site area and environment, surface features, diagnostic artifacts, and any areas of disturbance. Those cultural resources not meeting the ASM site criteria will be recorded as isolated occurrences (IOs).

Archaeological sites and historical structures identified during the survey will be evaluated for A/NRHP eligibility based on their integrity and significance under the four criteria outlined in 36 CFR 60 and per guidelines presented in National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*. Each resource will be evaluated based on an appropriate time-place-theme historic context established in the project's approved survey plan.

Task 3. Report and Curation

Logan Simpson will begin report production immediately following the background research and concurrently with survey fieldwork. The report will summarize the project and the environmental and cultural settings, organize and synthesize the results of the records review, present the methods and results of the Class III cultural resources survey, offer A/NRHP eligibility evaluations and management recommendations for each cultural property identified in the project area, and present graphic and descriptive justifications for the recommended eligibility criteria. We anticipate submitting the draft Class III inventory report within six weeks (30 business days) of completing the Class III inventory fieldwork. Logan Simpson will revise the report based upon two rounds of comments: one revision based upon comments from the City of Page and ASLD, and a second revision based upon comments from SHPO and other consulting parties. Following acceptance of the report by ASLD, SHPO, and other consulting parties, the report will be curated at the ASM. Logan Simpson will submit data to ASLD in both digital and hard-copy format.

FEE ESTIMATE

The fee for our services as scoped above and the assumptions and exclusions detailed below is estimated to be $81,529. The table below shows the planned allocation of labor costs and direct expenses per task. Direct expenses include travel costs (mileage, lodging, per diem) and ASM registration, curation, and permit fees. This work will be invoiced monthly by percent complete on a fixed fee/lump sum basis.

Table 1. Project Fee by Task

Task	Labor	Expenses	Total
Project Coordination, Permitting, and Curation	$11,313	$10,830	$22,143
Archaeological Fieldwork	$34,013	$5,284	$39,297
Technical Report Preparation	$20,089	N/A	$20,089
Total Estimated Cost	**$65,415**	**$16,114**	**$81,529**

Assumptions and Exclusions

Logan Simpson's cost proposal and scope of work are based on the following assumptions and exclusions:

1. Logan Simpson reserves the right to renegotiate its services if it is determined, through no control or fault of Logan Simpson, that the project area or scope of work changes significantly while completing the tasks described in this document.
2. We assume that no more than 21 cultural resources sites will be identified that require documentation, reporting, and curation. If more than 21 cultural resources sites are identified during the survey, a modification to this scope of work and fee schedule will be required.
3. No historic-age structures or buildings requiring a Historic Properties Inventory Form (HPIF) will be present in the survey area. If historic-age structures or buildings requiring an HPIF are present, a modification to this scope of work and fee schedule will be required.
4. Logan Simpson will work under a Right-of-Entry permit for access to ASLD-managed lands provided by the City of Page. If Logan Simpson must obtain an independent Right-of-Entry permit, it may require up to an additional 45 days prior to the commencement of fieldwork.
5. This scope of work and fee schedule does not include any efforts to develop or implement a historic properties treatment plan (e.g., archaeological testing, data recovery), an archaeological monitoring and discovery plan, site boundary marking/flagging, or construction monitoring. If additional cultural resources services are required beyond those stated in this scope of work, then a modification of this scope of work and fee schedule will be required.
6. As of January 1, 2022, ASM requires that an AAA Project-Specific Permit be obtained for surveys on state land equal to or greater than 640 total acres or 10 total linear miles. As the proposed project area meets the minimum threshold, an AAA Project-Specific Permit is required for this project. Logan Simpson will incur ASM permit processing and repository agreement fees, as well as associated review charges. Additionally, this project must be registered and curated with the ASM. As such, Logan Simpson will incur an estimated total of ASM registration, review, and curation fees of $10,830. If the ASM registration, review, and curation fees greatly exceed $10,830, then a modification to this scope of work and fee schedule will be required to address the additional expense.
7. Any cultural resources services not included in this scope of work that are requested by the ASLD, ASM, and/or Tribes to fulfill project compliance or consultation will require a modification of this scope of work and fee schedule and written commitment to that modification before continuing work.
8. This scope of work and fee schedule is valid for 90 days. After 90 days, a new scope of work and fee schedule will be required.

If these assumptions are incorrect, a modification to the scope of work and fee estimate may be necessary.

SWCA® ENVIRONMENTAL CONSULTANTS
Sound Science. Creative Solutions.®

343 West Franklin Street
Tucson, Arizona 85701
Tel 520.325.9194 Fax 520.325.2033
www.swca.com

August 5th, 2026

Robin Crowther
Management Analyst
City of Page
697 Vista Avenue, P.O. Box 1180
Page, Arizona 86040

Submitted via email: rcrowther@pageaz.gov

Re: Proposal for Cultural Resources Survey for the Proposed Arizona State Land Department Land Acquisition in Coconino County, Arizona

Dear Robin Crowther:

SWCA Environmental Consultants (SWCA) appreciates the opportunity to provide you with our scope of work and cost estimate for environmental services for proposed Arizona State Land Department land acquisition in Coconino County, Arizona. It is our understanding that this project will require a cultural resources (archaeological) survey.

The cost to complete these tasks, as described in the attached scope of work, is a **Not-to-Exceed Fee total of $89,750.00** and the cost summary by option can be found within the following scope of work. The cost estimate is valid for 3 months, after which time SWCA reserves the right to create a new cost estimate.

Thank you for providing us with the opportunity to work with you. If the scope of work and cost estimate are acceptable to you, please contact me if you need assistance with contracting. After contracting or receipt of a written Notice to Proceed, SWCA will be able to start work immediately. Please contact me if you have any questions regarding this scope of work.

Sincerely,

David M. R. Barr, M.A., RPA
Project Manager/Cultural Resources Lead

SCOPE OF WORK

The scope of work outlined below involves a cultural resources (archaeological) survey of approximately 640 acres (project area) for the proposed Arizona State Land Department (ASLD) land acquisition in Coconino County, Arizona. The project area is in Section 16, Township 41 North, Range 8 East, and shown on the US Geological Survey Ferry Swale, 7.5-minute quadrangle. The scope of work outlined includes three components.

BACKGROUND RESEARCH AND ARCHAEOLOGICAL RECORDS SEARCH

Before performing fieldwork, SWCA Environmental Consultants (SWCA) will examine the files in the AZSITE online database. This search will be conducted to determine the location of any previously conducted archaeological surveys or previously recorded archaeological sites within a 1-mile radius of the project area. Next, an SWCA archaeologist will conduct a records search at the Arizona State Museum's (ASM's) Archaeological Records Office to gather information regarding projects and sites not available online in the AZSITE database. SWCA will also consult historic-era maps to identify the locations of potential historic-era (i.e., greater than 50 years old) cultural features. The results of the records search will assist in the formulation of research questions relevant to the project area, as well as the development of historic contexts to be used to evaluate the significance of any findings with respect to their eligibility for listing in the National and Arizona Registers of Historic Places. This information will be incorporated into the required research design (see the Field Survey section below).

A cursory examination of the AZSITE online database indicates that less than 1% of the 640-acre project area has been subject to cultural resources surveys. These surveys have identified one archaeological site (AZ C:2:77[ASM]) and one in-use historic-era property (Arizona Public Service 230-50 transmission line [AZ C:3:32[ASM])—both sites were recommended eligible for listing.

Because the project area is surrounded by Bureau of Land Management and National Park Service administered lands, AZSITE does not contain detailed records of sites and projects that have been identified. However, SWCA anticipates identifying precontact habitations, processing camps, lithic scatters, artifact scatters, Aboriginal historic habitations, Aboriginal processing camps, and historic-era ranching-related sites.

FIELD SURVEY

Prior to conducting fieldwork, SWCA will prepare a research design for approval by the ASM and request a project specific permit, as is required by the ASM. Once the research design is approved and the project specific permit is issued, SWCA will conduct an archaeological survey of the proposed disturbance areas for the project, adhering to survey methods established by the ASM. These standards include having one or more qualified archaeologists cover 100% of the proposed disturbance areas with systematic pedestrian transects spaced no more than 20 m apart. During the inventory, any previously recorded sites will be re-evaluated and rerecorded as necessary. Newly discovered archaeological sites will be mapped to scale and fully recorded in accordance with ASM guidelines.

REPORTING AND CURATION

After completing fieldwork (approximately two weeks in duration), SWCA will prepare a report following the 2016 State Historic Preservation Office (SHPO) standards, as required ASLD and ASM. The report will provide recommendations regarding the management of any significant archaeological resources identified in the project area. SWCA anticipates providing the report for review within 10 to 12 weeks after the completion of fieldwork. SWCA will submit a final version of the report within 2 to 3 weeks after City of Page review. City of Page will be responsible for submitting the report to ASLD and, if necessary, Coconino County. ASLD will seek concurrence from the SHPO in accordance with their review responsibilities under state and federal law. If needed, SWCA will address one round of combined agency comments (ASLD and Coconino County) and one round of comments following SHPO review.

Upon SHPO approval of the survey report, SWCA will prepare and submit the necessary archaeological site and survey project records for permanent curation at the ASM, as required by SWCA's Arizona Antiquities Act permit.

Cost to complete Scope of Work: $89,750.0

ASSUMPTIONS

- The ability to conduct fieldwork will be unimpeded by weather, road construction, landowner restrictions, force majeure, or any factor(s) outside of SWCA's control.
- The area surveyed/reviewed area is entirely on State Trust land and will not exceed 640 acres.
- These costs do not include submission of the report to any agency other than the ASLD, ASM, and SHPO.
- SWCA will be granted vehicle access to the project area, where access roads are available. If for any reason the SWCA archaeologists are not able to survey the project area as a result of access restrictions, additional costs could be incurred beyond the amount proposed herein.
- Cost assumes eight new archaeological sites, one previously recorded archaeological site, and one in-use historic structure will be identified. If more than these are identified, a change order may be necessary to cover the additional field effort, reporting, and ASM registration/curation.
- The estimated ASM project registration and curation fee is $8,500.00. This fee includes the registration of nine archaeological sites, 3 linear inches of paperwork, and 15 digital photographs. If ASM curation exceeds that proposed amount, a change order may be necessary.
- Current ASM permitting policy requires a "project-specific permit" for "large-scale non-collection survey," which is any non-collection survey that will encompass 640 or more acres, or 10 or more linear miles, of State Trust land. A project-specific permit application and research design must be submitted to the ASM. Once submitted to the ASM, it will take at least 20 business days to review and comment. Field work may not begin until a project-specific permit has been issued by the ASM
- The cost assumes that three SWCA archaeologists will conduct the fieldwork in eight 10-hour days.
- The cost assumes one round of review. Further rounds may necessitate a change order.
- Any task not expressly described herein is not included in the proposal cost.

AN APPRAISAL REPORT
CONTAINING THE RESULTS OF
AN APPRAISAL OF
VACANT LAND
LOCATED IN
SECTION 16, TOWNSHIP 41 NORTH, RANGE 8 EAST
COCONINO COUNTY, ARIZONA

Huck Appraisal Office
724 Gail Gardner Way
Prescott, Arizona 86305

HUCK APPRAISAL OFFICE

Robert C. Huck • Maili Huck Carey
724 Gail Gardner Way • Prescott, Arizona 86305
Phone (928) 778-7171 • Email: Bob@huckappraisal.com • Maili@huckappraisal.com

July 1, 2026

Mr. Frank Marbury
City Manager
City of Page
P.O. Box 1180
697 Vista Avenue
Page, Arizona 86040

Re: An appraisal of vacant land located west of Highway 89 in Page, Arizona.

Dear Mr. Marbury:

In accordance with our agreement as outlined in our engagement letter dated May 18, 2026, I hereby transmit the attached appraisal report which contains the result of my appraisal of the subject property. The report sets forth my value conclusion, along with supporting data and reasoning which form the basis of my opinion. This letter is, by reference, made a part of the accompanying report.

The purpose of the appraisal is to provide an opinion of the market value of the fee simple interest in the subject property, 'As Is'. The client for the assignment is the City of Page. The intended use of the appraisal is for internal use/establish a potential sales price for the subject property. The intended user of the appraisal is Mr. Frank Marbury and/or his designees within the City of Page to assist in their decisions regarding the property. No other parties are authorized to rely upon this report without the express written consent of the appraiser.

The results of the appraisal are reported in the attached appraisal report, which contains 37 pages. This Appraisal Report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

This report is also intended to have been prepared in accordance with:

- All requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as provided by the Appraisal Foundation;

- The Requirements of the State of Arizona Department of Insurance and Real Estate.

By reason of my investigation and having given careful consideration to the factors which affect real estate value, I have concluded the following market value of the fee simple interest in the subject property, *'As Is'*, as of June 10, 2026:

THREE MILLION TWO HUNDRED THOUSAND DOLLARS
($3,200,000)

The estimated exposure time linked to the value estimates for the subject property is as much as two years.

The conclusions of this appraisal are subject to the Standard Assumptions and Limiting Conditions contained in the Addenda of this report. In addition, the conclusions are also made in consideration of the following Extraordinary Assumptions and/or Hypothetical Conditions, as discussed in the report. The use of an extraordinary assumption and/or hypothetical condition might have an effect on the assignment results.

1. It is an extraordinary assumption of this appraisal that the commercial and/or industrial uses which are most likely to be made of the parcel would be permitted by the zoning authority with jurisdiction over the parcel.

2. It is an extraordinary assumption of this appraisal that essential public utilities can be extended to the subject property without extraordinary expense.

I hereby disclose that I personally inspected the subject property on June 10, 2026. No one provided significant real property appraisal assistance to Robert C. Huck, the person signing this report.

I hereby certify that I have no interest, present or prospective, in the subject property, and that the appraisal assignment was 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. I further certify that to the best of my knowledge and belief, the statements and opinions contained in the appraisal are correct, subject to the limiting conditions expressed herein.

Respectfully submitted,

Robert C. Huck
Certified General Real Estate Appraiser
Certificate No. 30123

AN APPRAISAL REPORT
CONTAINING THE RESULTS OF
AN APPRAISAL OF
VACANT LAND
LOCATED IN
SECTION 16, TOWNSHIP 41 NORTH, RANGE 8 EAST
COCONINO COUNTY, ARIZONA

PREPARED FOR

MR. FRANK MARBURY
CITY MANAGER
CITY OF PAGE
P.O. BOX 1180
697 VISTA AVENUE
PAGE, ARIZONA 86040

PREPARED BY

ROBERT C. HUCK
CERTIFIED GENERAL REAL ESTATE APPRAISER
CERTIFICATE NO. 30123

OF

HUCK APPRAISAL OFFICE
724 GAIL GARDNER WAY
PRESCOTT, ARIZONA 86305
(928) 778-7171

EFFECTIVE DATE OF VALUE
JUNE 10, 2026

DATE OF REPORT
JULY 1, 2026

CERTIFICATION

I certify that, to the best of my 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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My 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.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

9. Robert C. Huck has made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to Robert C. Huck, the person signing this certification.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the State of Arizona Department of Insurance and Real Estate.

12. As of the date of this report, I, Robert C. Huck, have completed the continuing education program for a Certified General Real Estate Appraiser as specified by the State of Arizona Department of Insurance and Real Estate.

13. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

14. I hereby certify that I am competent to complete the appraisal assignment. The reader is referred to the appraiser's Statement of Qualifications contained in the Addenda.

15. All extraordinary assumptions, hypothetical conditions and limiting conditions imposed by the terms of the assignment or by the undersigned, affecting the analysis, opinions and conclusions contained in this report are contained herein.

16. No change of any item of the appraisal report shall be made by anyone other than the Appraiser, and if changed, the Appraiser shall have no responsibility for any such unauthorized change.

VALUE CONCLUSIONS

The subject property is a 640 acre parcel of vacant land located west of Highway 89, northwest of Page, and southeast of Greenhaven, Arizona. According to the Arizona State Land Department, the legal description for the property is a metes and bounds described parcel and contains ALL of Section 16, Township 41 North, Range 8 East, of the Gila & Salt River Base & Meridian, Coconino County, Arizona. The parcel is identified as a part of the KE-Lease-023-10454-05 and leased by the Kanab Cattle Company. The subject parcel has not been identified on the Coconino County Assessor's Map with an Assessor's Parcel Number.

By reason of my investigation and having given careful consideration to the factors which affect real estate value, I have concluded the following market value of the fee simple interest in the subject property, *'As Is'*, as of June 10, 2026:

THREE MILLION TWO HUNDRED THOUSAND DOLLARS
($3,200,000)

The estimated exposure time linked to the value estimates for the subject property is as much as two years.

CERTIFICATION
Page Three

The conclusions of this appraisal are subject to the Standard Assumptions and Limiting Conditions contained in the Addenda of this report. In addition, the conclusions are also made in consideration of the following Extraordinary Assumptions and/or Hypothetical Conditions, as discussed in the report. The use of an extraordinary assumption and/or hypothetical condition might have an effect on the assignment results.

1. It is an extraordinary assumption of this appraisal that the commercial and/or industrial uses which are most likely to be made of the parcel would be permitted by the zoning authority with jurisdiction over the parcel.

2. It is an extraordinary assumption of this appraisal that essential public utilities can be extended to the subject property without extraordinary expense.

I hereby disclose that I personally inspected the subject property on June 10, 2026. No one provided significant real property appraisal assistance to Robert C. Huck, the person signing this report.

I hereby certify that I have no interest, present or prospective, in the subject property, and that the appraisal assignment was 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. I further certify that to the best of my knowledge and belief, the statements and opinions contained in the appraisal are correct, subject to the limiting conditions expressed herein.

Respectfully submitted,

Robert C. Huck

Robert C. Huck
Certified General Real Estate Appraiser
Certificate No. 30123

SUMMARY OF CONCLUSIONS

PROPERTY NAME:	State Trust Section 16 Land
PROPERTY ADDRESS:	West of Highway 89, Coconino County, Arizona
PROPERTY TYPE:	Vacant land
ASSESSOR'S PARCEL #:	N/A; No number assigned by Coconino County
EFFECTIVE DATE OF VALUE:	June 10, 2026
DATE OF REPORT:	July 1, 2026
ZONING:	N/A; Not under Coconino County Jurisdiction
SIZE:	
Land Area:	±640 Acres
Building Area:	N/A
HIGHEST AND BEST USE:	
As Vacant:	Speculative holding pending future development
As Improved:	N/A
EXPOSURE TIME:	As much as two years

PRELIMINARY OPINONS OF VALUE:

Sales Comparison Approach:	$3,200,000
Cost Approach:	N/A
Income Capitalization Approach:	N/A

FINAL OPINION VALUE: $3,200,000

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VALUE CONCLUSIONS --- 37

ADDENDA

Subject Photos
Comparable Location Maps
Comparable Photos
Engagement Letter
Standard Assumptions and Limiting Conditions
Appraiser’s State Certificate
Appraiser's Qualifications

PREMISES OF THE APPRAISAL

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to provide an opinion of the market value of the fee simple interest in the subject property, 'As Is'.

IDENTIFICATION OF THE CLIENT

The client for this appraisal assignment is the City of Page.

INTENDED USE OF THE APPRAISAL

The intended use of the appraisal is for internal use/establish a potential sales price for the subject property.

INTENDED USER OF THE APPRAISAL

The intended user of the appraisal is Mr. Frank Marbury and/or his designees within the City of Page to assist in their decisions regarding the property. No other parties are authorized to rely upon this report without the express written consent of the appraiser.

DEFINITION OF MARKET VALUE

The value addressed in the appraisal of the subject property is *market value.*

> *Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby:*
>
> 1. *Buyer and seller are typically motivated;*
> 2. *Both parties are well informed or well advised, and acting in what they consider their own best interests;*
> 3. *A reasonable time is allowed for exposure in the open market;*
> 4. *Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto;*
> 5. *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.1*

[1] Rules and Regulations, Federal Register, Vol. 55, No. 165, page 34696 and 12 CFR 34.42.

DEFINITION OF "AS IS" PREMISE

The valuation premise addressed in this appraisal is the 'As Is' premise.

> *"Market Value as is" on appraisal date means an estimate of the market value of a property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications as of the date the appraisal is prepared.*[2]

DEFINITION OF EXTRAORDINARY ASSUMPTION

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.*[3]

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

It is an extraordinary assumption of this appraisal that the commercial and/or industrial uses which are most likely to be made of the parcel would be permitted by the zoning authority with jurisdiction over the parcel.

It is an extraordinary assumption of this appraisal that essential public utilities can be extended to the subject property without extraordinary expense.

DEFINITION OF HYPOTHETICAL CONDITION

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 purpose of analysis.*[4]

Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

There are no hypothetical conditions in the appraisal of the subject property.

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[2] Appraisal Policies and Practices of Insured Institutions and Service Corporations, Federal Home Loan Bank Board, "Final Rule", 12 CFR 34.42(g)

[3] Uniform Standards of Professional Appraisal Practice, 2014 - 2015 Edition.

[4] Uniform Standards of Professional Appraisal Practice, 2014 - 2015 Edition.

PROPERTY RIGHTS APPRAISED

The rights to the property being appraised are the *fee simple estate*.

The *fee simple estate* is defined as:

> *Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*[5]

EFFECTIVE DATE OF VALUE

The effective date of value for the property is June 10, 2026. The formal inspection of the property was made on this date by Robert C. Huck.

DATE OF THE REPORT

The date of the report is July 1, 2026.

SCOPE OF THE APPRAISAL

The appraiser has personally inspected the subject property, subject neighborhood, and market area, and has gathered sufficient data to form an opinion of value for the subject property. Data has been gathered on vacant land sales and listings. Only one of the three widely recognized approaches to value, the sales comparison approach, is processed. All emphasis is placed on this approach in the final conclusion of value.

No one provided significant real property appraisal assistance to Robert C. Huck, the person signing this report.

In developing an opinion of value for the subject property, the appraiser has complied with the requirements of Standard 1 of the Uniform Standards of Professional Appraisal Practice (USPAP).

The results of the appraisal are reported in this Appraisal Report. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. *Supporting documentation concerning the data, reasoning, and analyses, is retained in the appraiser's file and is available to the client during regular business hours.* The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

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[5] The Appraisal of Real Estate, Tenth Edition, page 122.

This report is also intended to have been prepared in accordance with:

- All requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) as provided by the Appraisal Foundation;

- The Requirements of the State of Arizona Department of Insurance and Real Estate.

EXTRAORDINARY ASSUMPTIONS, HYPOTHETICAL & LIMITING CONDITIONS

The conclusions of this appraisal are subject to the Standard Assumptions and Limiting Conditions contained in the Addenda of this report. In addition, the conclusions are also made in consideration of the following Extraordinary Assumptions and/or Hypothetical Conditions, as discussed in the report. The use of an extraordinary assumption and/or hypothetical condition might have an effect on the assignment results.

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2. It is an extraordinary assumption of this appraisal that essential public utilities can be extended to the subject property without extraordinary expense.

PRESENTATION OF DATA

PROPERTY IDENTIFICATION AND LEGAL DESCRIPTION

The subject property is a 640 acre parcel of vacant land located west of Highway 89, northwest of Page, and southeast of Greenhaven, Arizona. According to the Arizona State Land Department, the legal description for the property is a metes and bounds described parcel and contains ALL of Section 16, Township 41 North, Range 8 East, of the Gila & Salt River Base & Meridian, Coconino County, Arizona. The parcel is identified as a part of the KE-Lease-023-10454-05 and leased by the Kanab Cattle Company. The subject parcel has not been identified on the Coconino County Assessor's Map with an Assessor's Parcel Number.

STATEMENT OF OWNERSHIP OF THE APPRAISED PROPERTY

The Coconino County Assessor's office does not reveal Assessor Parcel Number or ownership information about the subject property: However, the client reports (and is supported by the Arizona State Land Department website) that the land is owned by the State of Arizona.

ECONOMIC HISTORY OF THE SUBJECT PROPERTY

It is believed that the subject property has been owned by the current owner for many years.

Other than as noted above, there have been no sales of the two properties in the three years prior to the date of valuation. The appraiser is unaware of any current listings, options, or leases involving the property.

AREA DESCRIPTION - PAGE

Page is a planned community on the shore of Lake Powell near the Arizona/Utah border. The town was named after John C. Page, a 1930's Commissioner of the Bureau of Reclamation.

Page is located approximately 134 miles north of Flagstaff on U.S. Highway 89 in the extreme north end of Arizona. The community is 275 miles north of Phoenix, the state's capitol, and about five miles south of the Arizona/Utah border. The town is situated at the southern boundary of the Glen Canyon National Recreation Area and overlooks the Glen Canyon Dam and Lake Powell. Page is the third largest community in Coconino County, the county seat of which is Flagstaff.

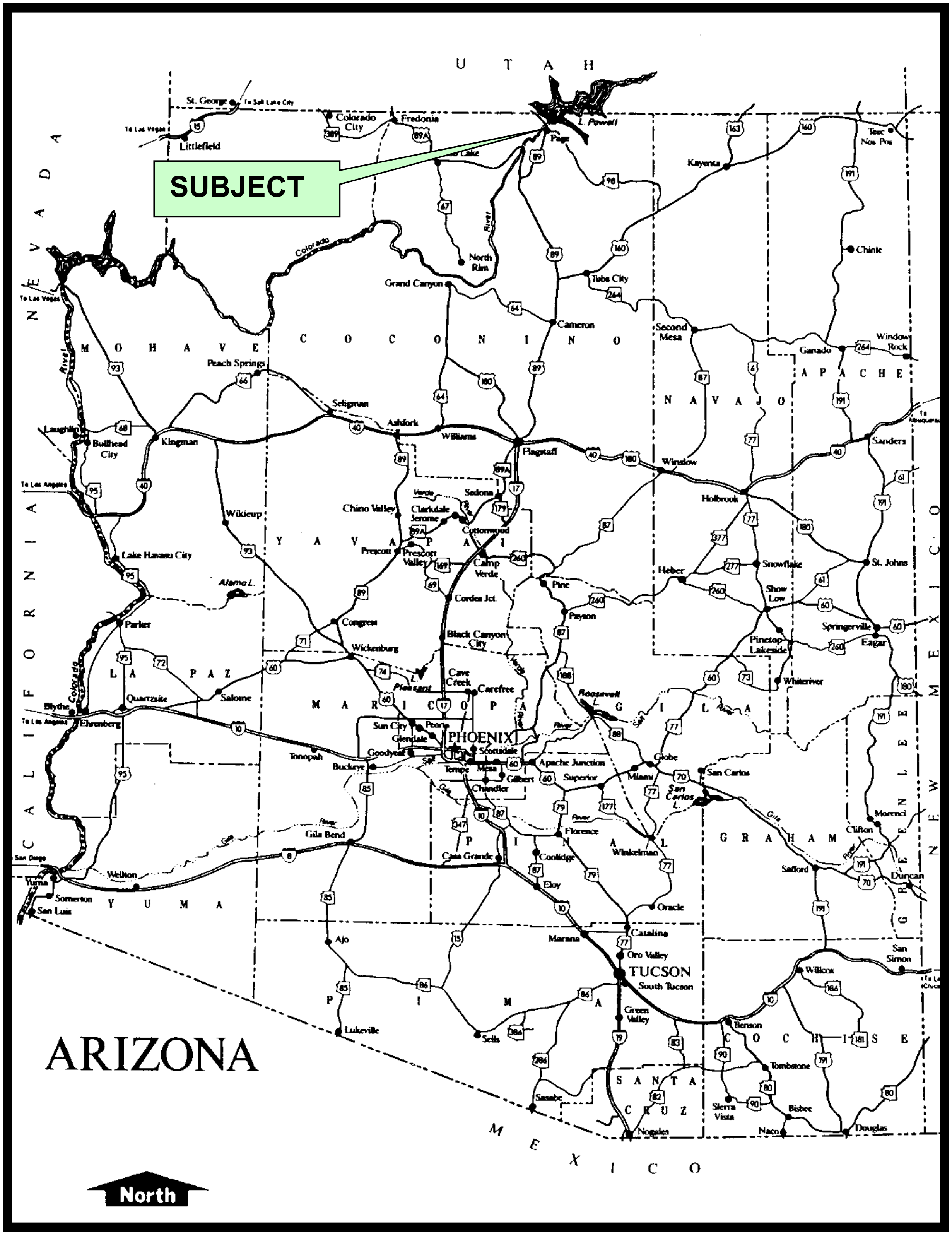
Access to Page is typically via U.S. Highway 89 from north or south. To the south, the highway leads through the Navajo Indian Reservation to Flagstaff. North of Page, Highway 89 turns west and connects with Kanab and St. George, Utah. Alternate access is via a less traveled route, State Highway 98, which leads east into the Reservation.

While Highway 89 has traditionally provided the most common access to Page from other points in Arizona, a portion of this highway was destroyed by a landslide in February, 2013. The road became totally impassable as it ascended a steep cliff near Bitter Springs. The alternate route to the community became Highway 89 to Highway 160 through Tuba City, then north on Highway 98 which connects with Page in the southeastern corner of the city. This detour added approximately 45 miles and 50 minutes to the trip to Page from such points as Phoenix, Flagstaff, Prescott, etc. An alternate detour was developed along Navajo Road 20 through the Navajo Indian Reservation. This road was completed in around June, 2013 and continues to be in use. The Navajo Road 20 detour does not add any significant mileage or travel time to Page.

Page was planned and built by the U.S. Bureau of Reclamation, which began construction in 1957. The construction of the town coincided with the construction of Glen Canyon Dam. Page was founded to house and provide services for the Dam's construction workers. In 1975, the Bureau of Reclamation transferred ownership of the land in and around the town to the City of Page, which became incorporated at that time. The town remains closely associated with Lake Powell in image and economy.

The population of Page has fluctuated widely during the history of the community. From a high of around 6,000 during the construction of the dam, the town's population dropped to around 2,000 during the late 1960's. The second boom in population occurred during the construction of the Navajo Generating Station in the early 1970's. The population in the community reached around 10,000 during 1974 and 1975. However, the population again declined dramatically after the completion of this project falling to around 4,000 in 1977. From 1977 through 1988, the population of the community increased steadily to 7,190 in 1988. However, anther decline in population occurred in 1988 until 1990, when

AREA MAP


SUBJECT
ARIZONA
North
UTAH
NEVADA
CALIFORNIA
NEW MEXICO
MEXICO
MOHAVE
COCONINO
NAVAJO
APACHE
YAVAPAI
LA PAZ
MARICOPA
GILA
GRAHAM
PINAL
YUMA
PIMA
SANTA CRUZ
COCHISE
St. George
Littlefield
Colorado City
Fredonia
Page
L. Powell
Kayenta
Teec Nos Pos
Chinle
North Rim
Grand Canyon
Tuba City
Cameron
Second Mesa
Ganado
Window Rock
Peach Springs
Seligman
Ashfork
Williams
Flagstaff
Winslow
Holbrook
Sanders
Laughlin
Bullhead City
Kingman
Wikieup
Chino Valley
Clarkdale
Jerome
Sedona
Cottonwood
Prescott
Prescott Valley
Camp Verde
Lake Havasu City
Parker
Cordes Jct.
Pine
Payson
Heber
Snowflake
St. Johns
Show Low
Pinetop-Lakeside
Springerville
Eagar
Whiteriver
Congress
Wickenburg
Black Canyon City
Cave Creek
Carefree
Quartzsite
Salome
Blythe
Ehrenberg
Sun City
Peoria
Glendale
PHOENIX
Scottsdale
Tonopah
Buckeye
Goodyear
Tempe
Mesa
Chandler
Gilbert
Apache Junction
Superior
Miami
Globe
San Carlos
Florence
Winkelman
Morenci
Clifton
Safford
Duncan
Gila Bend
Casa Grande
Coolidge
Eloy
Oracle
Wellton
Yuma
Somerton
San Luis
Ajo
Marana
Catalina
Oro Valley
TUCSON
South Tucson
Green Valley
Willcox
San Simon
Benson
Lukeville
Sells
Sasabe
Tombstone
Sierra Vista
Bisbee
Naco
Douglas
Nogales

the census placed the population of the community at 6,598, a reduction of over 8% in the population of the community. This reduction in population was attributable to a general downturn in the Page economy, as discussed elsewhere in this section of the report.

By mid-1990, the population in Page began to increase once again and reached approximately 8,162 persons by the 1995 census. The increase from 1990 to 1995 represents a 4.3% annual compounded rate of growth in the community. The population of the community, as reported in the 2000 census was 6,809, while the current population of the community is estimated to be approximately 7,549. The current population indicates a slight increase in population when compared with the 2000 census, although some locals maintain that the census results do not provide an accurate indication of the current population of the community.

The population statistics for Page, according to the Arizona Department of Administration are summarized in the following table.

YEAR	POPULATION	Δ/PREVIOUS	Δ/2000
2025	7,404 (Est.)	(1.0%/Year)	0.3%/Year
2024	7,479 (Est.)	(2.0%/Year)	0.4%/Year
2023	7,633 (Est.)	(0.1%/Year)	0.5%/Year
2022	7,642 (Est.)	0.3%/Year	0.5%/Year
2021	7,618 (Est.)	0.9%/Year	0.5%/Year
2020	7,549 (Est.)	(1.7%/Year)	0.5%/Year
2019	7,686 (Est.)	0.6%/Year	0.6%/Year
2018	7,640 (Est.)	(0.3%/Year)	0.6%/Year
2017	7,665 (Est.)	0.8%/Year	0.7%/Year
2016	7,607 (Est.)	2.9%/Year	0.7%/Year
2015	7,668	1.1%/Year	0.8%/Year
2014	7,582 (Est.)	2.5%/Year	0.8%/Year
2013	7,395 (Est.)	0.7%/Year	0.6%/Year
2012	7,346 (Est.)	(0.3%/Year)	0.6%/Year
2011	7,369 (Est.)	1.7%/Year	0.7%/Year
2010	7,247	(2.7%/Year)	0.6%/Year
2009	7,447 (Est.)	1.0%/Year	1.0%/Year
2008	7,374 (Est.)	0.9%/Year	1.0%/Year
2007	7,307 (Est.)	1.0%/Year	1.0%/Year
2006	7,230 (Est.)	1.7%/Year	1.0%/Year
2005	7,110 (Est.)	0.9%/Year	0.9%/Year
2000	6,809	(3.6%)/Year	N/A
1995	8,162	4.3%/Year	N/A
1990	6,598	3.0%/Year	N/A
1980	4,907	N/A	N/A

While the 2024 population estimate is 7,479, the Page Chamber of Commerce website reports that around 9,000 people live in the immediate area.

The historical fluctuations notwithstanding, it may be noted that the population in Page has generally grown quite slowly over many years. Modest increases in population are anticipated over the coming years.

The climate in Page is temperate, with a relatively small amount of snow in the winter and few days surpassing 100 degrees in the summer. In general, during the months of December, January and February, the average minimum temperature is between 24 and 32 degrees; and during June, July and August, the average maximum temperature is from 90 to 97 degrees. The annual average minimum temperature is 47.2 and the average maximum temperature is 71.8. The total average precipitation is 4.78 inches.

Because of its youth, the community is largely without older, blighted areas. Accordingly, it is also without historical buildings or landmarks, except for the historical significance of the town's contribution to the building of the Glen Canyon Dam. Page is well laid out, with appropriate areas designated for residences, schools, and commercial enterprises. The primary commercial district is in the center of the community along Lake Powell Boulevard, although an increasing number of commercial concerns are being located off of the Mesa along Highway 89, on the north and south ends of the Highway 89 Loop, and in the Industrial Park along Highway 98

Although it was begun as a temporary camp for construction workers, Page has emerged as a self-sufficient and progressive city, with a much more diversified economic base. Lake Powell, the Navajo Generating Station, and tourism are the major economic factors in Page.

The National Park Service estimates that the Page/Lake Powell area has around three million visitors per year. A significant portion of the tourists are foreign visitors, thousands of whom visit the area on bus tours each year. Businesses in Page provide supplies and services to boaters, campers, and fishermen, who visit Page on their way to and from Lake Powell. In addition, employees of the marinas, lodge, dam, and service facilities adjacent to Lake Powell are typically Page residents.

Closely associated with this segment of the economy is the tourism generated by other surrounding attractions. For some travelers, Page serves as a stopping off point en route to the north and south rims of the Grand Canyon, the Colorado River, Kaibab National Forest, and Bryce and Zion National Parks in southern Utah. In addition, many Native American ruins and cultural centers are located near Page. Many of the foreign visitors are booked onto tours which include Las Vegas, the Grand Canyon, Page/Lake Powell, Sedona, and other nearby attractions.

A threat to the tourist economy was presented by the Sierra Club’s statement that the Glen Canyon Dam should be removed and Lake Powell drained. Obviously, if these events were to take place, the economy of the community would be damaged immensely. Congressional hearings of the Sierra Club’s case were heard in Washington, D.C. in September, 1997. However, the removal of the dam and draining of the lake would be radical moves, ones which are not likely to be embraced by the Federal government, at least in the near future.

For the time being, business in the community is proceeding without undo concern over these possibilities, although the drought affecting the Southwestern United States drastically lowered the water level in the lake beginning in the early 2000’s and continuing through 2022. The impact of the lake level and the reduction in tourism caused by the events of September, 2001 reduced the volume of tourism in the community although the level has bounced back and is now greater than ever. In 2021 the water level reached its lowest level since the lake was filling in the 1960’s and the recreational uses of the lake and the businesses which accompany these uses were being threatened. However, the heavy snowfall in the winter of 2022/23 resulted in a much higher than average snowpack and water runoff. As a result, the water level in Lake Powell rose by approximately 65’ during the spring and early summer runoff in 2023. This reprieve from many years of declining water levels was welcomed by recreational aficionados of the lake as well as the many Page businesses which depend on lake visitation for profitable operation. However, persistent sub-par precipitation has once again caused the lake to be at a very low level.

The Salt River Project's Navajo Generating Station had for many years been located just outside of Page. For many years, this facility had been the single largest employer in the community, supplying as many as 700 jobs. A change in the hiring and promotion policy at this facility was implemented in 1989. This policy stipulated that hiring and promotion in the plant will be made in preference to Navajo Indians rather than to individuals of other ethnic groups. The community braced itself for the impact of this hiring policy, which until the end of the 1989 tourist season, was minimized. However, by the end of 1989, the community and its governing body had become somewhat alarmed by the effect of this policy. The population decreased and the housing market slumped, as evidenced by housing vacancies which equaled approximately 11% of the total housing stock at the time of the 1990 census.

Although completed, the Page economy benefited from the 'scrubber project' at the Navajo Generating Station. This $500 million project was designed to remove 90% of the sulfur dioxide emissions from the power plant. The 'scrubber project' required the hiring of approximately 500 workers for five to six years. Several permanent workers have been retained to operate the equipment, once installed. Another large scale project to overhaul portions of the plant was considered, although an impasse was reached between the Navajo Nation and Salt River Project with regards to renewing the lease for the land on which the generating station is situated. The most pessimistic forecast was that the plant would close although it remained in operation for a few years until economic issues again threatened its future.

Salt River Project, an owner and the plant's operator, had negotiated to keep it open but faced a variety of headwinds, from retrofits required by federal environmental regulations to renewing a property lease with the Navajo Nation. The NGS is one of the biggest carbon emitters in the County. The lease with the Navajo Nation expired in 2019. If the plant owners did not keep running the plant and didn't negotiate a lease extension, they would start tearing it down for decommissioning by the end of 2019.

The economic benefits of the plant extend far beyond northern Arizona, as its power pumps Colorado River water in the Central Arizona Project canal to Phoenix and Tucson. About half the water used in metro Phoenix comes from the canal. But its impacts, particularly its climate-changing carbon emissions, also extend far beyond the region, making it a major target for environmental groups.

The plant remained in operation until November, 2019 when the plant closed and decommissioned in the face of low natural-gas prices that undercut the economics of the plant. The glut of cheap natural gas that swept the country has made the plant's electricity more expensive than simply buying power from natural-gas-fired plants. The Navajo Generating Station was demolished in December, 2020.

Other significant sectors of Page's economy include trades and public administration. Because of the absence of any major city in the region, Page has become a major trade center for northeastern Arizona and southern Utah. Over 50% of the employees in the community are in the retail and services sector of the economy. In spite of Wal-Mart's initial disruptive impact on the retail sector, sales tax receipts increased by almost 14% per year compounded in the years following the construction of the new Wal-Mart store. This observation indicates that residents are shopping in Page, rather than in Flagstaff, Phoenix, or Kanab, Utah. Furthermore, Page's status as a regional retail center has been strengthened by Wal-Mart's presence. Wal-Mart moved into a new facility on the west side of Highway 89 at its intersection with Haul Road in early 2006. This relocation/expansion further increased the prominence of the area as a retail center, although it created a large vacant space in the existing Gateway Shopping Center.

Public administration is dominated by federal government agencies. The Glen Canyon National Recreation Area is administered by the National Park Service through headquarters in Page. Glen Canyon Dam is managed by the Bureau of Reclamation, and both agencies are part of the U.S. Department of the Interior. There are several locations in and around the community which are being used by these agencies.

Motivated by the 'boom and bust' cycles which had impacted the community, the town embarked on a new growth and development program in the late 1980's. After extensive public input through town hall meetings, the City government adopted a Community Master Plan in January, 1989, and the Gateway Area Specific Development Plan in July, 1989. The purpose of these plans was to embark on a pro-active program to diversify and expand the economic base, and to curb the economic drain which had periodically plagued the community. The Master Plan focused on the development of special use districts, a championship golf course, convention centers, shopping centers, and residential uses. The 'Gateway' Plan focused on consistent quality and design of new development in the newly emerging area off of the Mesa. The City's primary asset for accomplishing these goals was its land holdings. Augmenting this asset has been the City's aggressive pursuit of federal and state grants available for community development.

The unusual origin of the City of Page has resulted in an atypical real estate market. Because the town is located on land once owned by the federal government, and subsequently transferred to the municipality, the City of Page is the dominant owner of undeveloped land in the vicinity. Although some parcels have been transferred to private ownership, most undeveloped acreage in the area is owned by the city. Consequently, the typical real estate market, in which many buyers and sellers interact to establish the market, is not found in Page. In the past, the City government has periodically sold land to private parties through the auction process. This process has recently changed to allow more direct negotiation in the acquisition of city owned land. However, the Page real estate market is still widely affected by the oligopolistic position held by the City in the supply of undeveloped land.

The main portion of the city is located at the Manson Mesa, at an elevation of 4,300 feet. The Mesa is accessed from Highway 89 via a loop road that enters the community from the southwest and the northwest. The mesa is about 100 feet above the level of the highway creating topographical and visibility barriers between the land on the mesa and the land area around the highway. The land on the mesa is quite level and presents few barriers to construction and development. Land off of the Mesa is also typically near level to gently sloping and developable. However, the development of the escarpment at the edge of the Mesa is challenged by sloping terrain.

Historically, growth in Page has been on the Mesa, with most commercial growth taking place in the traditional central business district (CBD) along Lake Powell Boulevard. Although available land has become scarce in the CBD, several new projects have been developed on the Mesa in recent years with the redevelopment of some properties also noted.

While the Mesa remains the heart of the community, the growth in Page has required the development of lands surrounding, but just off the mesa. Abundant land is available for development in this area, which remains within the city limits. Much of the land development off the Mesa has been for commercial and light industrial uses, although a few residential subdivisions offering mobile home and mini-ranch sites have been established to the south of the mesa and the original Townsite.

The development of a previously undeveloped expanse of land along Highway 89 on the west side of the community become known as the 'The Gateway Area'. Infrastructure was extended in this area and some new road construction took place. The City's championship 18 hole Lake Powell Golf Course abuts the escarpment at the west edge of the Mesa. The Courtyard by Marriott hotel borders the golf course near the golf course clubhouse. The National Park Service Headquarters building and a Denny's Restaurant represent other new developments in the north end of The Gateway Area. A C-store/gas station, car wash, Days Inn Motel, Jack-in-the-Box and McDonald’s Restaurants and the new Wal-Mart Store add to the development in the Gateway Area.

Additional development is taking place in the south end of The Gateway Area around the intersection of Highway 89 and the South Loop Road. The first major development in this area was the Wal-Mart-anchored Gateway Shopping Center which opened in 1991. This center initially included Wal-Mart, Basha's, Burger King, Subway Sandwich, and several in-line spaces. However, as noted, Wal-Mart moved to the west side of Highway 89. A Ford dealership, several traveler's hotels, low income apartment complex and a Coconino Community College campus have been constructed east of Highway 89 on the South Loop Road.

Page is governed by a mayor and council form of government. In general, the community appears to be well managed, although turnover in the city council has caused some inconsistency in programs and planning during some periods of time. Law enforcement for the community is provided by a municipal police force, the Coconino County Sheriff's Office, and the State Department of Public Safety. The Page fire department has a full time chief and assistant chief and volunteer fire fighters and EMT's.

City services include municipal water and sewer, with trash removal being contracted to private business, with customer billing handled by the City of Page. The City has added a sports complex on Haul Road, a City Library on the South Loop and a new police and fire station on Coppermine Road. A site for a new airport has been selected and studies for this $50 - $60 million project are being conducted. This project, however, is not scheduled for completion for approximately ten years.

The City of Page has taken over the electrical service in the area, formerly operated by Arizona Public Service Company. Because of an allocation of electric power generated by Glen Canyon Dam, the City of Page is able to provide electric power at a rate that is lower than many other areas in the state. The community has underground natural gas service by Alliant Gas, telephone by Qwest, and portable propane and butane by local distributors. Trash removal is by a private vendor. Availability and rates for these services are typical as compared with other Northern Arizona communities.

Education is provided by two public elementary schools, a junior high school, a high school, and a branch of Coconino Community College. In addition, there are two pre-schools and the Bureau of Indian Affairs operates two boarding schools and one day school.

Two statewide banks, National Bank of Arizona and BMO Bank have offices in Page, along with the Coconino Federal Credit Union. Page businesses are eligible for assistance in financing fixed assets through the Development Finance Division of the Arizona Department of Commerce. Industrial development is further assisted by the Industrial Authority of the City of Page, and the Industrial Development Committee of the Page/Lake Powell Chamber of Commerce.

Page is served by a small local newspaper, which is published weekly. The Arizona Republic and USA Today provide daily news service. Television and radio communication are via several stations broadcasting from Phoenix, Flagstaff, and Kanab, Utah. Several trucking companies, including UPS, provide surface transportation to the city. The Page Airport has a lighted 5,500 foot paved runway and is used by a small passenger airline as well as a charter service and private planes.

Page offers over 13 churches of numerous denominations, along with other community facilities including; a public library, bowling alley, indoor theater, several recreation areas with tennis courts, golf course and sports fields, a museum and a senior center. Medical facilities include the Page Hospital (25 beds) and three medical clinics. A wide range of medical services are available in Page, although some specialties require transportation to Flagstaff.

CONCLUSION

The City of Page has grown sporadically since its beginning in 1957, although the 'boom & bust' cycles appear to have stabilized. However, growth in population is currently at a slow pace. Originally planned and built as a camp community for construction workers, Page has emerged as a healthy, self-sufficient city with close ties to the recreational activities of Lake Powell.

The real estate market has been molded in part by the City's dominant position as the primary owner of undeveloped land. As increasing amounts of land are transferred to private ownership, the real estate market in Page has become better defined. Nevertheless, the complexion of the market is still colored by the City's vast holdings.

The economy of the community is tied closely to the seasonal tourism industry and, until recently, year round stability was provided by governmental and Navajo Generating Station employment. However, The NGS shut down in late 2019 and the City of Page has had to reduce its workforce in an effort to cope with budget constraints.

Highlighted by the adoption of a 'Community Master Plan' and Gateway Area Specific Development Plan in 1989, Page is well positioned for future growth and development. However, the planned closure of the Navajo Generating Station represents a threat to the local economy.

NEIGHBORHOOD ANALYSIS

The subject property is located north and west of Manson Mesa in an area which is mostly undeveloped. Therefore, the neighborhood analysis is limited.

The subject parcel is accessed from Highway 89 after having crossed the bridge which spans the Colorado River at the Glen Canyon Dam. To reach the parcel, proceed northwest on Highway 89 just over a mile past the intersection of Lakeshore Drive which is used by most boaters to access Wahweap and Stateline Marinas. A road which is identified on maps as Ferry Swale Road intersects with Highway 89 about 1.4 miles northwest of Lakeshore Drive. A turn to the west at this intersection leads along Ferry Swale Road for approximately 1.5 miles to the southeasternmost corner of the subject property.

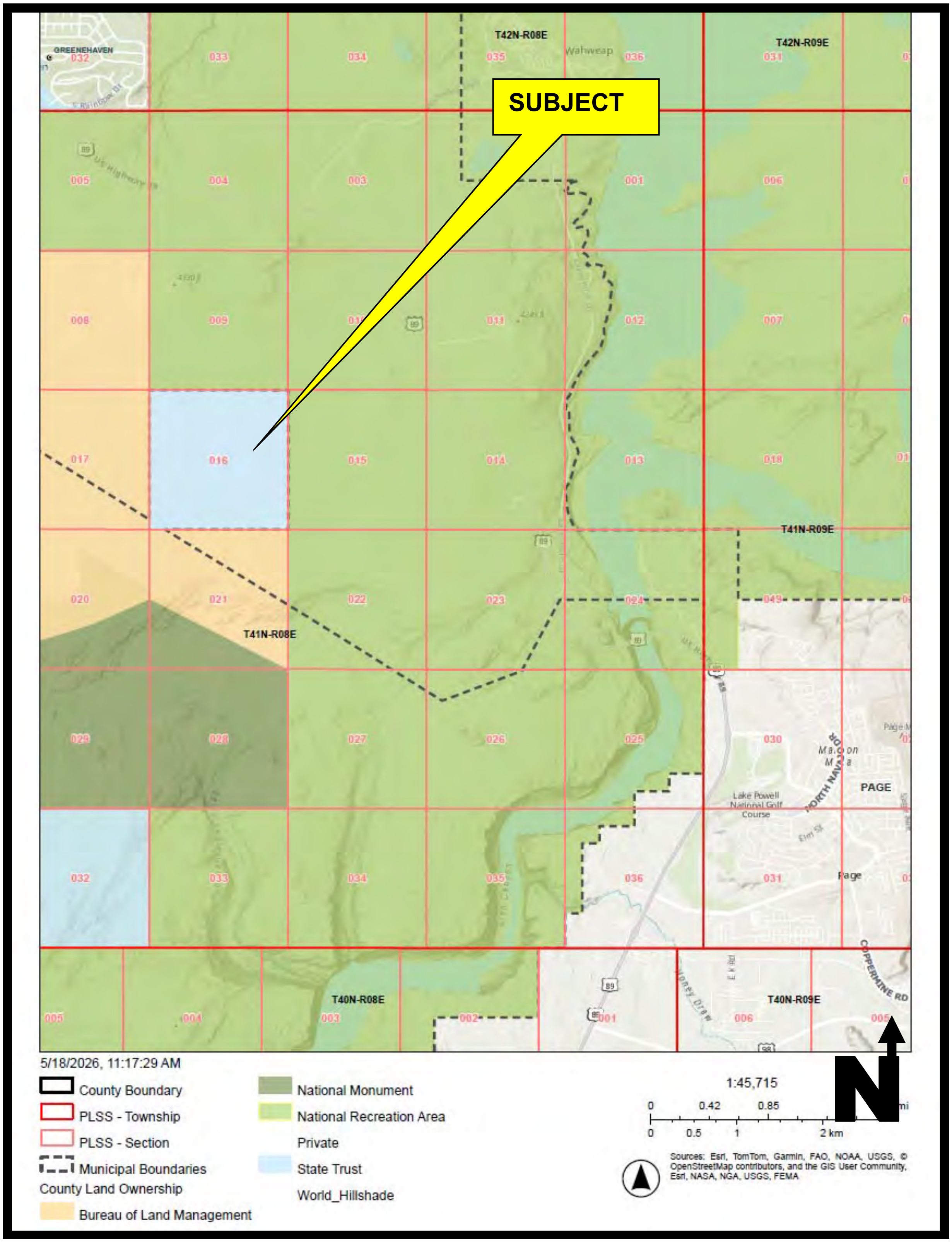
As noted, there is almost no development in the vicinity of the subject property. An Arizona Department of Motor Vehicles Maintenance Yard and adjoining facilities are located just south of the intersection of Highway 89 and Ferry Swale Road. The small community of Greenehaven is situated approximately four miles north of Ferry Swale Road.

The uses immediately surrounding the subject's immediate area are:

North: Vacant undeveloped land.
South: Vacant undeveloped land.
East: Vacant undeveloped land.
West: Vacant undeveloped land.

Utilities would need to be extended to the property for most programs of use. According to an agent for the Coconino County Department of Community Development, the property is not under the jurisdiction of Coconino County with respect to zoning district. State of Arizona data reveals that the parcel is currently leased for grazing although no other specifics regarding the permitted or unauthorized uses of the property are noted.

NEIGHBORHOOD MAP

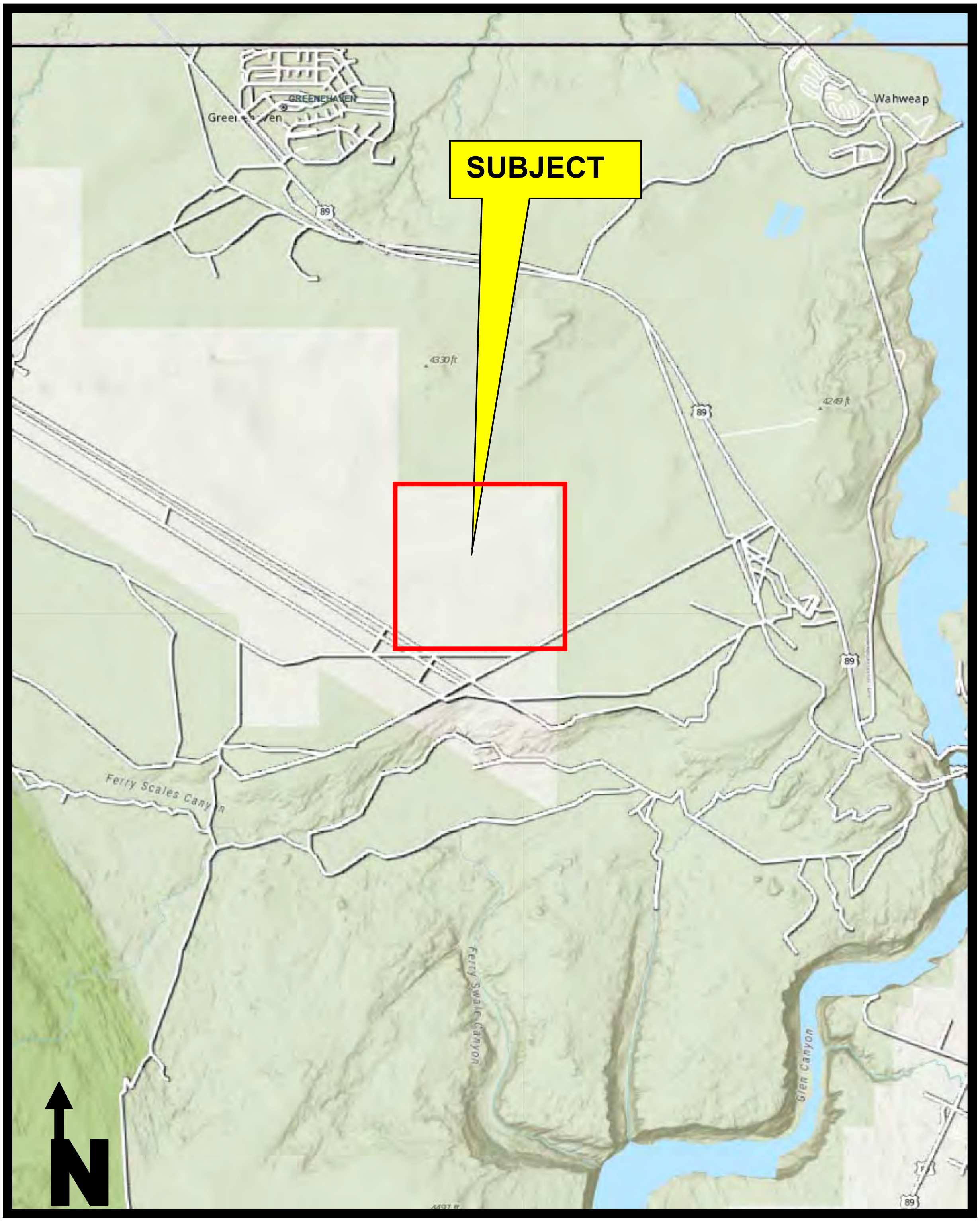


SITE DESCRIPTION

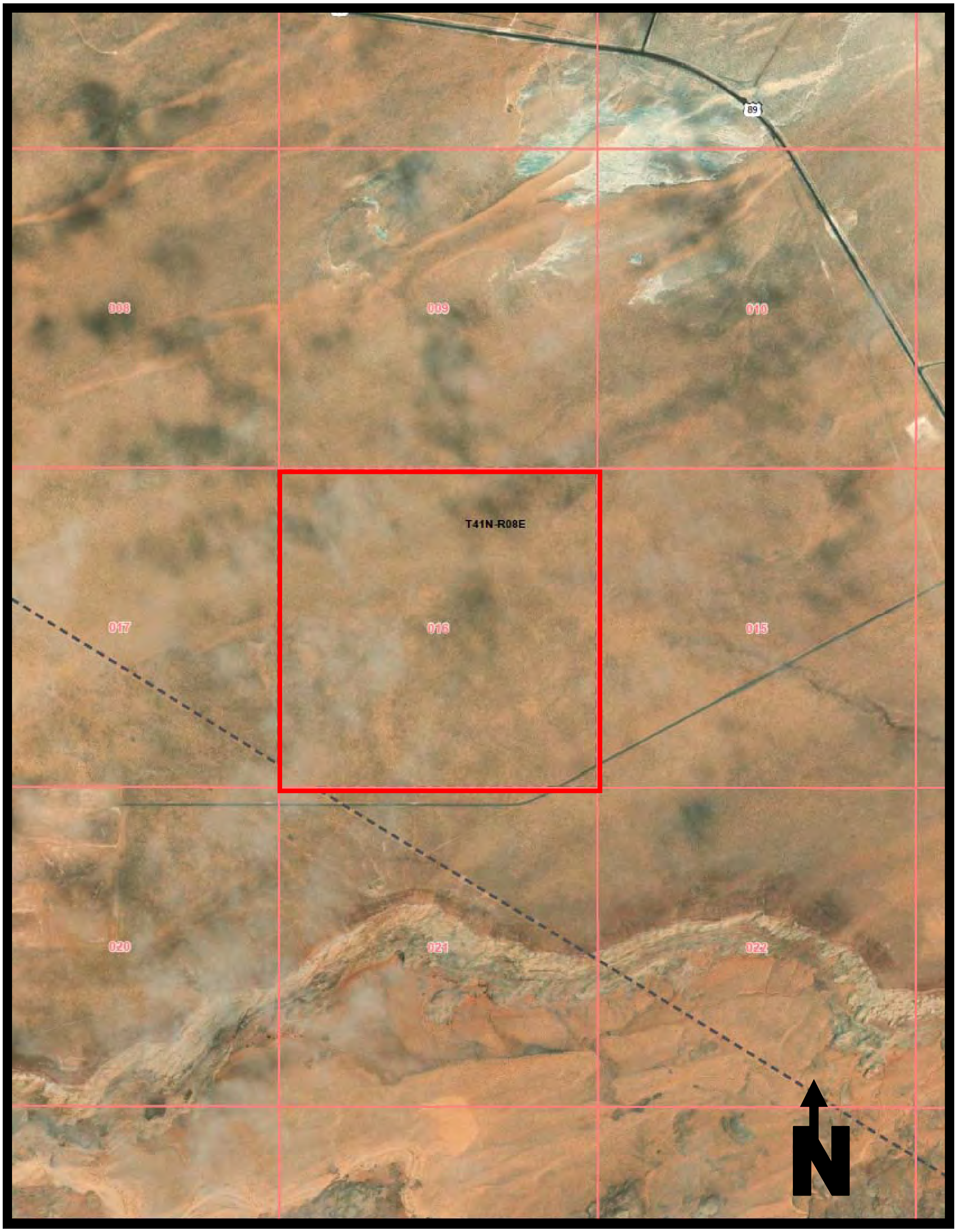
The subject property is described below and on the following pages.

DIMENSIONS:	The subject property is a square which is approximately one mile on each side.
SIZE:	±640.00 acres based on the assumption that a full section contains this amount of acreage. It is also likely that a formal survey of the property would result in a marginally different land area. Again, it is noted that no survey of the parcel has been provided and the exact size of the parcel is unknown. For the purposes of this appraisal, the property will be described as containing 640 acres.
FRONTAGE:	Based on informal measurements made on the Coconino County Assessor's website, the property has a small amount of frontage on Ferry Swale Road.
POSITION:	The parcel is an interior, rather than corner parcel.
SHAPE:	Approximates a square.
ACCESS:	Access to this parcel is from the north and south on Highway 89 to Ferry Swale Road.
STREET IMPROVEMENTS:	Highway 89 is an asphalt paved road with one lane of traffic in each direction. Ferry Swale Road is asphalt paved but is without other improvements.
UTILITIES:	At the time it is developed, the subject property is expected to be served by utilities as noted below.
Water:	City of Page, must be extended to property.
Sewer:	City of Page, must be extended to property.
Electricity:	City of Page, must be extended to property.
Phone Service:	CenturyLink
Natural Gas:	Alliant Gas
TOPOGRAPHY:	The subject land ranges from near level to gently sloping.
SOIL AND SUBSURFACE:	The appraiser is unaware of any soil or subsurface conditions which might reduce the utility of the site. .

PARCEL MAP

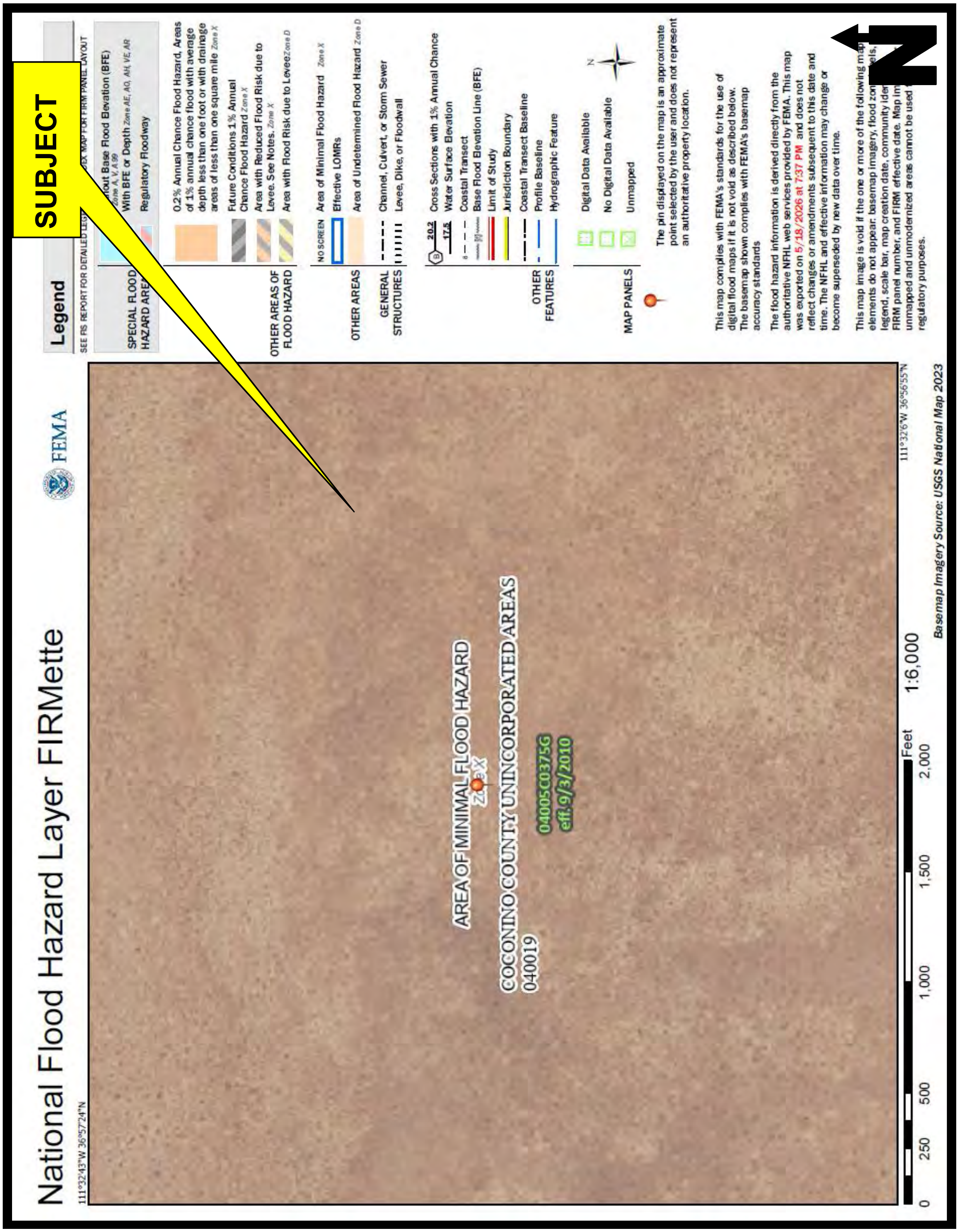

SUBJECT
Greenehaven
GREENEHAVEN
Wahweap
89
4330 ft
4249 ft
Ferry Scales Canyon
Ferry Swale Canyon
Glen Canyon
N

AERIAL VIEW



EASEMENTS:	None noted or reported. It is assumed that no atypical easements exist which would significantly impact the utility or value of the property.
FLOOD:	According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for this portion of Page, (Panel # 04005C0375G, dated September 3, 2010), the subject property is located in Zone X, an area determined to be out of the 500 year flood plain.
HAZARDS, ETC.:	There are no apparent hazardous conditions or environmental hazards noted. No environmental study is recommended.
UNIT OF COMPARISON:	Price per acre.
ZONING:	N/A. As noted, the property is not under the jurisdiction of the Coconino County Department of Community Development and no Coconino County zoning applies.

FEMA FLOOD MAP



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DESCRIPTION OF IMPROVEMENTS

The subject parcel is unimproved. Therefore, no description of improvements is applicable.

REAL ESTATE TAXES

The subject parcel is not identified on the Coconino County Assessor’s Map with an Assessor's Parcel #. However, the property is believed to be tax exempt.

In the opinion of the appraiser, the assessing methods employed by Coconino County are not sufficiently refined. Therefore, meaningful relationships between full cash value, market value, and the conclusions of this report do not necessarily exist.

ANALYSIS OF DATA AND CONCLUSIONS

HIGHEST AND BEST USE

In the third edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute, *highest and best use* is defined as:

> *The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.*[6]

The highest and best use of land or a site as though vacant is defined as:

> *"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."*[7]

The highest and best use of a property as improved is defined as:

> *"The use that should be made of a property as it exists. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."*[8]

The definitions of highest and best use indicate that there are two types of highest and best use. The first type is highest and best use of the land or a site as though vacant. The second is highest and best use of a property as improved. Each type requires a separate analysis. Moreover, in each case, the existing use may or may not be different from the site's highest and best use.

In estimating Highest and Best Use we examine possible use, permissible use, feasible use, and among the uses stated that use which will provide the highest return.

[6] The Dictionary of Real Estate Appraisal, Third Edition, page 171
[7] The Dictionary of Real Estate Appraisal, Third Edition, page 171
[8] The Dictionary of Real Estate Appraisal, Third Edition, page 171

AS VACANT

In analyzing the highest and best use of the site as vacant, uses that are *legally permissible* are considered first. As noted, the property is not subject to any Coconino County, City of Page or other zoning designation. However, the most likely uses of the parcel would be uses which would be permitted under common commercial and/or industrial zoning districts. The highest and best use analysis is made with the extraordinary assumption that the property can be used for many commercial and/or industrial uses which are likely given location and physical characteristics of the property.

Within the uses that are assumed to be legally permissible, those uses that are *physically possible* are identified next. The subject property contains approximately 640 acres. The parcel is regularly shaped and is characterized by near level to gently sloping terrain. The topography of the parcel does not restrict its development potential to any significant degree.

The location, size and assumed zoning suggest that the parcel is most likely to be used for a commercial or industrial use which does not require location near existing developments and which does not require a prominent marketing window. Such uses might include a light industrial complex, storage, governmental facility, etc. It is assumed that an adequate package of utilities can be extended to the property without extraordinary challenges or expense

The *financially feasible* use of the site are those uses not previously eliminated which produce some return to the land. As noted, the characteristics of the property suggest that the property is most likely to be used for a commercial, industrial or governmental use which does not require central location within the community or a prominent marketing window. Although very speculative, the shortage of workforce housing may entice a developer and/or governmental agency to develop the property with a low-cost residential community. Speculative holding pending future development represents another use of the property which would be preferred by some property owners. In the absence of a clearly identified likely use of the property and in the absence of any type of a development plan or development cost, the financially feasible uses of the property are somewhat speculative and necessarily broad.

The *maximally productive* use of the parcel is that use which provides the greatest return to the land. Any of the aforementioned land uses might be found to be the maximally productive use of the land depending, in part, on the preference of the property owner and the demand expressed for one or more of these uses. An alternative use of the land is for speculative holding pending future development.

As Improved

The subject property is not improved. Therefore, no analysis of the highest and best use of the parcel, as improved, is warranted.

MARKET ANALYSIS

The term *market analysis* is used broadly in economics but has more specific meaning within the appraisal discipline. For appraisers, market analysis is the identification and study of the market for a particular economic good or service. Appraisers generally consider market analysis at two levels:

- First, from a broad market viewpoint, without a specific property as the focus of the study.
- Second, from the perspective of the market in which a given property competes.

The market analysis component of an appraisal relates market conditions to the subject property and shows how the interaction of supply and demand affects the value of the subject property. It is also used to determine whether there is appropriate market support for an existing property under a specified use. The market analysis for a property also forms the basis for the highest and best use analysis of the property.[9]

The market analysis for the subject property is conducted in five steps: 1) market definition and delineation; 2) demand; 3) competitive supply; 4) market equilibrium; and 5) trends in market activity. The market analyses for the two properties may be presented in a single discussion.

1. *Property Productivity Analysis*: The subject site contains 640 acres of land which is currently unimproved. Most of the adjacent land is vacant and provides little indication of the likely uses of the subject land. The location of the property suggests that it is not a good candidate for development in the near future.

The strengths and weaknesses of subject property relative to competing properties may be summarized as noted below.

Strengths

- Large enough to accommodate a wide range of potential uses.

- Near level to gently sloping terrain does not pose significant challenges to development.

Weakness

- Fairly large size of parcel reduces the number of prospective buyers.

- Lack of a marketing window.

[9] The Appraisal of Real Estate, Tenth Edition, The Appraisal Institute, Chicago, Ill. Page 50

- Need to extend infrastructure to the parcel.

- Lack of existing zoning restrictions are likely to require the development and/or acquisition of legal and governmental entitlements.

2. *Market Area Delineation*: The market area for this type of property is the entire Page area. Given the isolated position of Page, virtually no overlap into other markets is applicable.

Page has grown slowly – even shrunk slightly - over recent years and no pronounced increase in population is anticipated. However, the Page market does benefit from a large number of tourists which travel through the area annually. Situated at the edge of scenic Lake Powell, Page is annually visited by around three million tourists who come to see Lake Powell and the Glen Canyon Recreation area.

The demand for Page real estate has gained strength in recent years as evidenced by the construction of multiple new hotel properties. However, market conditions are still fairly sluggish and demand is moderate in the short term. The subject land would be especially attractive to most developers given its location removed from existing residential and commercial development in the market and its minimal marketing window.

The Page real estate market has been characterized by value appreciation over many years with some periods of rapid appreciation for both commercial and residential properties. According to the popular Zillow website, there has been minimal change int the mean home value index over recent years.

Downside risks to the economic forecast in Page include the recent closure of the Navajo Generating Station which had provided approximately 700 jobs in the community. The concerns surrounding the recreational and employment opportunities associated with Lake Powell and the low water level in recent years represents another challenge to the future of economic development in the community. Other long term risks include such possibilities as: mortgage interest rates increasing to a point which would stifle new development (not a problem in the current economic climate); and inadequate employment opportunities for the new middle aged in-migrants.

3. *Demand Analysis*: The demand for vacant land is linked to new development which is spurred by the growth in population of a market area and to the number of visitors to the area. While there has been little growth in population in recent years, the millions of tourists who visit Page each year represent a huge economic impact on the community and fuel the demand for tourist related facilities. However, the location of the subject parcel does not lend itself to uses linked to the tourism industry. The growth in the tourism industry results, in turn, on the demand to create additional workforce housing although a forecast of this type of development is highly speculative.

4. *Competitive Supply*: The primary determinant of supply is the existing supply of undeveloped land in comparable locations in Page. As a result of the history of the community the supply of land in the subject corridor and in competing locations is extensive. As noted, the City of Page is the predominant land owner in the community and it actively promotes the sales of city owned parcels to private developers and users. There is a vast supply of land which may be considered as alternatives to the subject land.

5. *Interaction of Supply and Demand*: The previous analyses conclude that the demand for vacant land has grown slowly but steadily in response to the expanded tourism and modest long-term population growth in the community. Over the longer term this demand is expected to persist.

APPROACHES TO VALUE

In the valuation of real estate, three approaches to value are generally recognized.

COST APPROACH: *That approach in appraisal analysis which is based on the proposition that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility as the subject property. It is particularly applicable when the property being appraised involves relatively new improvements which represent the highest and best use of the land or when relatively unique or specialized improvements are located on the site and for which there exists no comparable properties on the market*.[10]

SALES COMPARISON APPROACH: *Traditionally, an appraisal procedure in which the market value estimate is predicated upon prices paid in actual market transactions and current listings, the former fixing the lower limit of value in a static or advancing market (price wise), and the latter fixing the higher limit in any market. It is a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon; (a) the availability of comparable sales data, (b) the verification of sales data, (c) the degree of comparability or extent of adjustment necessary for time differences, and (d) the absence of non-typical conditions affecting the sale price.*[11]

INCOME CAPITALIZATION APPROACH: *That procedure in appraisal analysis which converts anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value estimate. The income approach is widely applied in appraising income-producing properties. Anticipated future income and/reversion are discounted to a present worth figure through the capitalization process.*[12]

In essence, all approaches to value (particularly when the purpose of the appraisal is to establish market value) are market data approaches since the data inputs are presumed to be market derived.

In the valuation of the subject property, only the sales comparison approach is considered applicable. All emphasis is placed on this approach to value.

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[10] Byrl N. Boyce, Ph.D. Real Estate Appraisal Terminology (Cambridge, Mass., 1975) page 53
[11] Boyce, Real Estate Appraisal Terminology, page 136
[12] Boyce, Real Estate Appraisal Terminology, page 112

LAND VALUATION

SALES COMPARISON APPROACH

In order to estimate the value of the subject land, a search has been made for recent vacant land sales of parcels which are similar to the subject in location, land area, utility and physical characteristics. The appraiser has conducted a search for such parcels in the subject's immediate area and in competing locations in Page. Because of the uncommonly large size of the subject property, no sales which are even remotely similar to the subject in size have been found in the Page market although ongoing negotiations of two parcels are included in the compilation of comparable data for reference. However, it is acknowledged that both of these parcels differ significantly from the subject with respect to location and other elements of comparison. As a result of the scarcity of relevant data in the Page market, the search was broadened to include all of Coconino, Yavapai, Apache and Mohave Counties. However, sales of very large properties which have the potential for commercial and mixed uses are scarce in any of the markets with which the appraiser is familiar. As a result, sales and listings of properties which are not closely comparable to the subject with respect to location, size and use are necessarily used in this analysis.

The land valuation herein is based upon the economic theory of substitution which holds that an informed buyer would pay no more for a piece of property than an equally desirable one. The most common units of comparison for large parcels of land in this market are the price per acre. Each comparable is reduced to this unit of comparison for use in this analysis.

Introduction of Comparable Sales & Listings

Of the many sales and listings initially researched by the appraiser, eight are introduced as comparables in this analysis. The land transactions used in the valuation of the subject site are summarized on the following page.

COMPARABLE LAND SALES & LISTINGS

1. AP# 802-17-002 (Coconino); Highway 89, South of Highway 98, Page:
   2026 Negotiation @ $8,960,000/640 Acres = $14,000/Acre
   Commercial potential

2. AP# 802-20-005A (Coconino); Highway 98, East of Coppermine Road, Page:
   2026 Negotiation @ $2,410,000/142 Acres = $16,972/Acre
   Commercial potential

3. AP# 105-24-007E, 007F, & 22-008J, 008K (Apache); S of Hwy 60, Springerville:
   4/26 Pending Sale @ $650,000/98.43 Acres = $ 6,604/Acre
   Commercial potential

4. AP# 305-01-045B (Yavapai); 1595 E. Verde Ranch Road, Paulden:
   6/26 Pending Sale @ $1,818,830/279.82 Acres = $ 6,500/Acre
   No commercial potential

5. AP# 500-04-008 (Yavapai); E. Cactus Wren Drive, Cordes Junction:
   4/25 Sale @ $840,000/85.34 Acres = $ 9,843/Acre
   Commercial potential

6. AP# 402-13-126T, 134C & 134D (Yavapai); Rocking J Lane, Dewey-Humboldt:
   3/24 Sale @ $552,500/85.65/Acres = $ 6,451/Acre
   No commercial potential

7. AP# 402-01-060J, 060M & 063B (Yavapai); 12029 Iron King Rd, Dewey-Humboldt:
   8/23 Sale @ $750,000/230.87 Acres = $ 3,249/Acre
   Commercial potential

8. AP# 300-04-006B (Yavapai); West Hodge Meadow Lane, Skull Valley:
   6/23 Sale @ $1,990,000/395.14 Acres = $ 5,036/Acre
   Adjusted for conditions of sale to $1,592,000/395.14 Acres = $ 4,029/Acre
   No commercial potential

The comparable sales all refer to vacant parcels of land in various locations in smaller Arizona markets. They are summarized in the chart on the following page and further identified in the paragraphs which follow.

COMPARABLE LAND CHART

COMP #	LOCATION	SALE DATE	EFFECTIVE* SALE PRICE	SIZE IN ACRES	ZONING	$/AC
1.	Page, Highway 89	’26 Neg.	$8,960,000	640.00	C-2, PQP	$14,000
2.	Page, Highway 98	’26 Neg.	$2,410,000	142.00	C-2, PQP	$16,972
3.	Springerville, S of Hwy 60	Pending	$ 650,000	98.43	AG	$ 6,604
4.	Paulden, Verde Ranch Rd	Pending	$1,818,830	279.82	Residential	$ 6,500
5.	Cordes Jct, Cactus Wren Dr	4/25	$ 840,000	85.34	RCU-2A	$ 9,834
6.	Dew-Hum, E. Rocking J Lane	3/24	$ 552,500	85.65	Residential	$ 6,451
7.	Dew-Hum, Iron King Road	8/23	$ 750,000	230.87	R1-35	$ 3,249
8.	Skull Valley, Hodge Meadow	6/23	$1,592,000	395.14	Residential	$ 4,029
			Means:	244.66		$ 8,582
			Subject:	640.00	Grazing	

*May reflect adjustments for: Rights Conveyed, Financing Terms, Conditions of Sale, Expenditures After Sale.

Discussion of Comparable Sales:

Comparable #1 pertains to the ongoing negotiations with the City of Page to purchase a large parcel of land which straddles Highway 89 in the south end of the community. Most of the parcel is situated on the east side of the highway although a small portion of the land is located on the west side of the highway. The parcel has a large amount of highway frontage and a very good marketing window. As such, it is clearly superior to the subject in location. It can be argued that this parcel is minimally comparable to the subject due to its superior location. However, as noted, the scarcity of comparable data is cited in including this negotiation in the analysis. A large, but necessarily subjective negative adjustment for location is required, although the subject and the comparable are the same size and are located in the same general market area.

Comparable #2 pertains to another negotiation to purchase a City of Page owned property. This parcel is situated on the south side of Highway 98 in the east end of the community. Like the previous comparable, this parcel has a large amount of highway frontage and a very good marketing window. Therefore, it is also superior to the subject in location and is minimally comparable to the subject. However, the scarcity of comparable data is again noted in including this negotiation in the analysis. A large, but necessarily subjective negative adjustment for location is required, although the comparable is a relatively large parcel in the subject market area.

Comparable #3 represents the listing of a parcel of land on Highway 60 a short distance east of most of the development in the small community of Springerville in eastern Arizona. The market area which includes Springerville and the neighboring community of Eagar and the surrounding area is similar to Page with around 8,000 people. Like Page, this community has grown slowly over recent years. The comparable property is somewhat similar to the subject in that it is removed from most of the developed portion of the community. It is smaller than the subject and requires an adjustment for parcel size.

Comparable #4 represents the sale of a large parcel of residentially zoned land located in the Paulden area, north of Prescott. While this portion of Paulden has attractive areas in the general Prescott market, this parcel has no potential for development with any use other than low-density, rural residential uses. Because the subject has potential for a mixed program of use, including commercial and possibly industrial development, this comparable differs from the subject in this respect. However, it is also noted that commercial and industrial parcels are not always associated with values that are higher than residential or agricultural properties depending on location, aesthetics, demand, etc. Again, it is acknowledged that this property does not closely resemble the subject property but is included due to the scarcity of more closely comparable data.

Comparable #5 is the sale of an 85 acre parcel of land in the small community of Cordes Junction. This property is situated near, but not immediately adjacent to the heavily trafficked Interstate-17/Highway 69 Interchange. The prominence of this interchange is evidenced by the inclusion of such national businesses as McDonalds, Pilot Travel Center, Family Dollar, Dollar General, etc. The comparable is easily accessed from these businesses and the interchange, and has good potential for development. While the development plan for the parcel is unknown, its location suggests that it could be used for a traveler-related business, RV park or storage, or several other uses. This parcel is viewed as being slightly superior to the subject with respect to location since its development horizon appears to be more immediate than the subject's. The comparable is near level and is similar to the subject with respect to physical characteristics although it is significantly smaller than the subject and requires an adjustment for parcel size.

Comparable #6 pertains to the sale of a parcel of land located near Orme Road south of Highway 169 in the Dewey-Humboldt area, a small, but growing market area in Yavapai County near Prescott. This area is improved with low density residential and agricultural properties. The comparable is residential in nature and, like Comparable #4, differs significantly from the subject in this respect. It offers some vegetation and view amenities but contains some sloping terrain.

Comparable #7 refers to the sale of a parcel of land located east of Highway 169 in the Dewey-Humboldt area. Like the subject, this property offers some potential for commercial or light industrial uses although there appears to be insignificant demand to suggest that it will be developed in the near term. This property is also negatively impacted by location adjacent to the Iron King Mine which presents a visual impairment and also reflects the negative stigma recognized by some market participants as a result of the contamination and Super-Fund status of some parcels in this area.

Comparable #8 pertains to the sale of a large parcel of land located in Skull Valley, another rural market area in Yavapai County near Prescott. This area is improved with low density residential and agricultural properties. The comparable is residential in nature and, like Comparables #4 and 6, differs significantly from the subject in this respect. It offers some vegetation and view amenities but contains some sloping terrain.

Adjustments to Comparable Sales

The comparable sales are analyzed with respect to various *elements of comparison*. Such characteristics as *property rights conveyed, financing terms, conditions of sale, expenditures after the sale, market conditions (time), location, physical characteristics (size, configuration, corner, topography/flood & infrastructure)* and *zoning/density/use* are studied to arrive at the need for adjustments. The adjustments required for the various elements of comparison are discussed below.

1. The *rights conveyed* for all of the comparables are essentially the fee simple interest as impacted by typical easements. There are no atypical easements or deed restrictions and no adjustments are required for this element of comparison.

2. Each of the sales was for cash or terms that are found to be substantially cash equivalent. None of the comparables requires adjustment for *financing terms.*

3. Comparable #8, was characterized by atypical *conditions of sale* and an adjustment is made to this comparable for this element of comparison. None of the other comparables was impacted by atypical conditions of sale.

4. No adjustments are made to any of the comparables for *expenditures after the sale*. None of the comparables was impacted by required expenditures after the sale.

5. Adjustments are made to the Comparable #7 and 8 for *market conditions*. These adjustments reflect the apparent advances in market conditions that have taken place over the period of time represented by these comparable sales. The adjustments made to the comparables are based in part on the changes in mean sales prices of residential properties in the comparables' markets and in part due to interviews with market participants. No adjustments are made to the ongoing negotiations or listings since the values extracted from these comparables reflect current market conditions. No adjustments are made to Comparables #5 and 6 since market conditions do not appear to have changed significantly since the dates of these sales.

6. As noted, Comparables #1 and 2 are in the Page market but are clearly superior to the subject in *location* do to position in the community, highway frontage, market window and likely development horizon. Although necessarily subjective, large negative adjustments are made to these comparables to reflect their superior locations. Comparable #5 is also judged to be superior to the subject in location due to its position near the I-17/Highway 69 Interchange and the likelihood that it offers greater development potential in the near term than does the subject. Comparables #3, 4, 6, 7 and 8 are not adjusted since the differences in location among the subject and these comparables do not clearly indicate the need for adjustments. Of the various comparables, #'s 3 and 5 are viewed as being most similar to the subject in location although, as noted, #5 is judged to be slightly superior.

7. Adjustments for *size* are made to all of the comparables, except #1 which is the same size as the subject. These adjustments are made in accordance with the general rule that larger parcels sell for smaller unit prices *ceteris paribus.* This adjustment reflects the greater demand associated with smaller parcels in this market. In making these adjustments, the appraiser acknowledges that little or no market data exists in the Page market to allow the reliable extraction of size adjustments for a parcel as large as the subject's 640 acres. Therefore, the appraiser has analyzed the differences in unit values for sales of very large and smaller parcels in other Northern Arizona markets. Still, the adjustments made for this element of comparison are relatively large and are necessarily subjective.

8. The subject and the comparables are all fairly regularly shaped and no adjustments are made for *configuration.*

9. None of the comparables receives an adjustment for *corner position* since none of the properties derives specific benefit from position since corner position in this submarket is not considered to provide a significant advantage.

10. Comparables #1, 2, 4, 6 and 8 are found to be superior to the subject with respect to aesthetics including *vegetation, views,* and other attractive physical characteristics. These comparables receive negative adjustments for this element of comparison. Comparable #7 is inferior and receives a positive adjustment.

11. Comparables #1, 2, 4, 6, 7 and 8 are found to be inferior to the subject in *topography* since these parcels are all impacted to some degree by sloping terrain, rock outcroppings and/or other physical characteristics. These comparables receive positive adjustments for this element of comparison. Comparables #3 and 5 are judged to be generally similar to the subject in this respect and are not adjusted.

12. Comparables #1, 2, 3 and 5 are viewed as being superior to the subject with respect to *infrastructure* since utilities and roadways in the areas of these properties are more readily available for development. By contrast, Comparable # 6 is found to be inferior to the subject in this respect while #'s 4, 7 and 8 are generally similar to the subject with respect to this element of comparison.

12. A qualitative adjustment is made to Comparable #7 to reflect the negative impact of its location near the Iron King Mine and the associated Super Fund area. None of the other comparables are adjusted for this element of comparison.

The comparable sales and the required adjustments are summarized in the land adjustment grid shown on the following page.

LAND ADJUSTMENT GRID

Comparable Number	SUBJECT	1	2	3	4	5	6	7	8	
Property Identification	W of Highway 89	Hwy 89	Hwy 98	Springerville	Paulden	Cordes Jct.	Rocking J,Dew-Hum	IronKing-Dew-Hum	Skull Valley	Means
Size In Acres	640.00	640.00	142.00	98.43	279.82	85.34	85.65	230.87	395.14	244.66
Transaction Price		$8,960,000	$2,410,000	$650,000	$1,818,830	$840,000	$552,500	$750,000	$1,990,000	
Price Per Acre		$14,000	$16,972	$6,604	$6,500	$9,843	$6,451	$3,249	$5,036	$8,582
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Adjustment %		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Adjustment $		$0	$0	$0	$0	$0	$0	$0	$0	
Financing Terms	Cash Equivalent	Cash Equiv.	Cash Equiv.	Cash Equiv.	Cash Equiv.	OCB	Cash	Private Finance	OCB	
Adjustment %		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Adjustment $		$0	$0	$0	$0	$0	$0	$0	$0	
Conditions of Sale	Typical	Typical	Typical	Typical	Typical	Typical	Typical	Typical	Motivation	
Adjustment %		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-20.0%	
Adjustment $		$0	$0	$0	$0	$0	$0	$0	($398,000)	
Expend. After Sale	None	Typical	Typical	Typical	Typical	Typical	Typical	Typical	Typical	
Adjustment %		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Adjustment $		$0	$0	$0	$0	$0	$0	$0	$0	
Adjusted Price		$8,960,000	$2,410,000	$650,000	$1,818,830	$840,000	$552,500	$750,000	$1,592,000	
Adjusted Price/Acre		$14,000	$16,972	$6,604	$6,500	$9,843	$6,451	$3,249	$4,029	$8,456
Market Conditions	6/10/2026	2026 Neg.	2026 Neg.	Pending	Pending	4/1/2025	3/1/2024	8/1/2023	6/2021	
Adjustment %	0.0%	0%	0%	0%	0%	0%	0%	3%	18%	
Adjustment $		$0	$0	$0	$0	$0	$0	$97	$725	
MC-Adjusted Price		$8,960,000	$2,410,000	$650,000	$1,818,830	$840,000	$552,500	$750,097	$1,592,725	
MC-Adjusted $/Acre		$14,000	$16,972	$6,604	$6,500	$9,843	$6,451	$3,346	$4,754	$8,559
Location	W of Highway 89	Superior	Superior	Similar	Similar	Superior	Similar	Similar	Similar	
Adjustment %		-50%	-40%	0%	0%	-10%	0%	0%	0%	
Adjustment $		($7,000)	($6,789)	$0	$0	($984)	$0	$0	$0	
Physical Character,										
Size in Acres	640.00	640.00	142.00	98.43	279.82	85.34	85.65	230.87	395.14	
Configuration	Typical	Similar	Similar	Similar	Similar	Similar	Similar	Similar	Similar	
Adjustment %		0%	-20%	-25%	-15%	-25%	-25%	-15%	-10%	
Adjustment $		$0	($3,394)	($1,651)	($975)	($2,461)	($1,613)	($502)	($475)	
Veg/ View/Aesthetics	Typical	Superior	Superior	Similar	Superior	Similar	Superior	Inferior	Superior	
Adjustment %		-10%	-10%	0%	-10%	0%	-10%	20%	-10%	
Adjustment $		($1,400)	($1,697)	$0	($650)	$0	($645)	$669	($475)	
Topography/Flood	NL to Sl. Slope	Inferior	Inferior	Similar	Inferior	Similar	Inferior	Inferior	Inferior	
Adjustment %		10%	10%	0%	10%	0%	10%	20%	20%	
Adjustment $/Acre		$1,400	$1,697	$0	$650	$0	$645	$669	$951	
Infrastructure	Extension Req'd.	Superior	Superior	Superior	Similar	Superior	Inferior	Similar	Similar	
Adjustment %		-10%	-10%	-10%	0%	-10%	10%	0%	0%	
Adjustment $/Acre		($1,400)	($1,697)	($660)	$0	($984)	$645	$0	$0	
Other Physical	Typical	N/A	N/A	N/A	N/A	N/A	N/A	Adj. Superfund	N/A	
Adjustment %		0%	0%	0%	0%	0%	0%	(+)	0%	
Adjustment $/Acre		$0	$0	$0	$0	$0	$0	(+)	$0	
Zoning/Density/Use	Grazing	Similar	Similar	Similar	No. Com'l	Similar	No Com'l	Similar	No Com'l	
Adjustment %		0%	0%	0%	0%	0%	0%	0%	0%	
Adjustment $/Acre		$0	$0	$0	$0	$0	$0	$0	$0	
Indicated Price $/Acre		$5,600	$5,092	$4,292	$5,525	$5,414	$5,483	$4,183	$4,754	$5,043
Net Adjustment $/Acre		-$8,400	-$11,880	-$2,311	-$975	-$4,429	-$968	$934	-$282	
Net Adjustment %		-60.0%	-70.0%	-35.0%	-15.0%	-45.0%	-15.0%	28.8%	-5.6%	

Conclusions of Land Value

The unadjusted unit sales prices for the subject produce a range of value of $3,249 to $16,972 per acre. The mean value is $8,582 per acre. This range is inordinately wide and requires significant adjustments.

After all adjustments the range of values becomes from $4,183 to $5,600 per acre a much narrower range but one which is admittedly the product of necessarily large and subjective adjustments. The mean for the fully adjusted unit price is $5,043 per acre.

When the high and low values are removed, the range is narrowed further to $4,292 to $5,525 per acre. The mean for this subset is $5,093 per acre.

Although they are properties from outside of the Page market, Comparables #3 and 5 are viewed as being most similar to the subject with respect to location within their respective communities and their development potential. The fully adjusted values extracted from these comparables are $4,292 and $5,414 per acre. These values do not point to a well-supported unit value within the previously identified range of values. The mean for this subset is $4,853 per acre.

Some emphasis is placed on the fully adjusted unit values extracted from each of the comparables, on their mean and on the means for the subset with the high and low values removed. A unit value equal to $5,000 per acre is concluded for the subject property.

The total value of the subject parcel based on this unit value and the land area in the subject is calculated as shown below.

640 Acres @ $5,000/Acre = $3,200,000

VALUE CONCLUSIONS

The opinion of the market value for the subject property as of the applicable date of valuation, using the applicable approaches to value are:

Sales Comparison Approach:	$3,200,000
Cost Approach:	N/A
Income Capitalization Approach:	N/A

Because only one approach to value is considered applicable in the valuation of the subject parcel, all emphasis is placed on this approach to value and an opinion of market value equal to $3,200,000 is concluded for the subject property.

By reason of my investigation and having given careful consideration to the factors which affect real estate value, I have concluded the following market value of the fee simple interest in the subject property, 'As Is', as of June 10, 2026:

THREE MILLION TWO HUNDRED THOUSAND DOLLARS
($3,200,000)

EXPOSURE TIME & MARKETING TIME

This discussion includes analysis of both the *exposure time* and *marketing time.* Exposure time is the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. Marketing time is the length of time it would probably take to sell the property if it were placed on the market on the date of valuation. This period of time begins with the date of valuation.

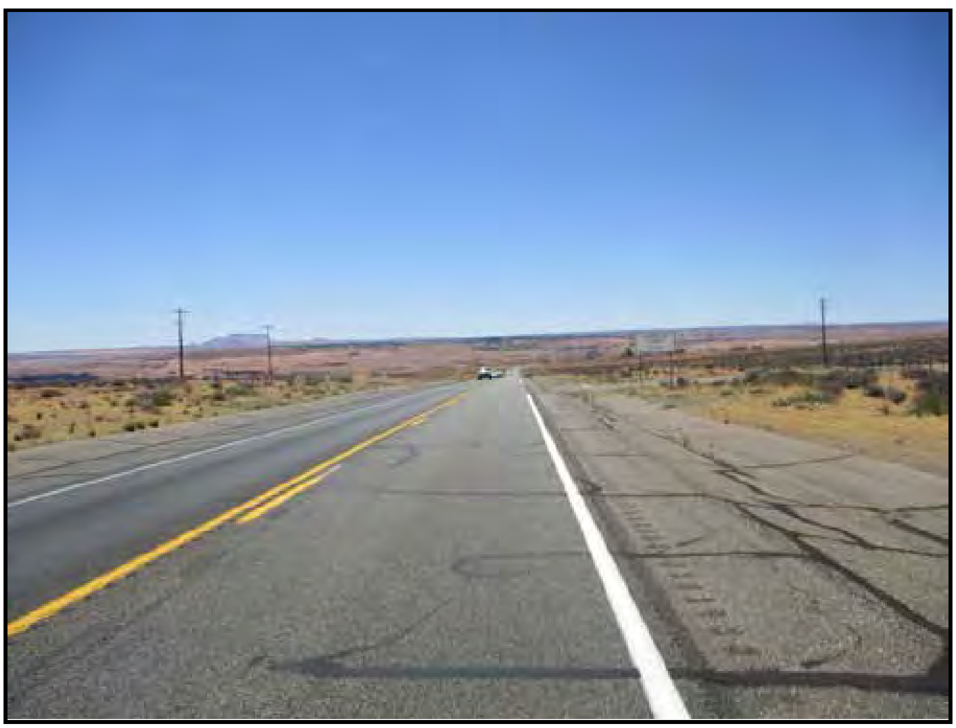
Both exposure and marketing time for the subject property are very subjective given the lack of activity for vacant land in this submarket. As noted, the appraiser is aware of only a few sales in the past few years although there is evidence of an increase in activity suggesting greater demand. Furthermore, the subject property is very large for this market and would likely take a relatively long period of time to locate a buyer with a preference for the subject’s specific characteristics.

Based on these observations, it is concluded that the exposure time is as much as two years. In the absence of evidence which suggests that the market is likely to accelerate markedly in the foreseeable future, the exposure and marketing times for the subject property are generally the same.

ADDENDA

Subject Photos
Comparable Location Maps
Comparable Photos
Letter of Engagement
Certification
Standard Assumptions and Limiting Conditions
Appraiser’s State Certificate
Appraiser's Qualifications

Street view looking northwest on Highway 89.



Street view looking southeast on Highway 89.

View of the intersection of Highway 89 and the access road, identified on maps as Ferry Swale Road, which leads to the subject parcel.

Street view looking westerly on Ferry Swale Road.

Distant view of the land contained in the subject parcel.

Typical terrain contained in the subject parcel.

Typical terrain contained in the subject parcel.

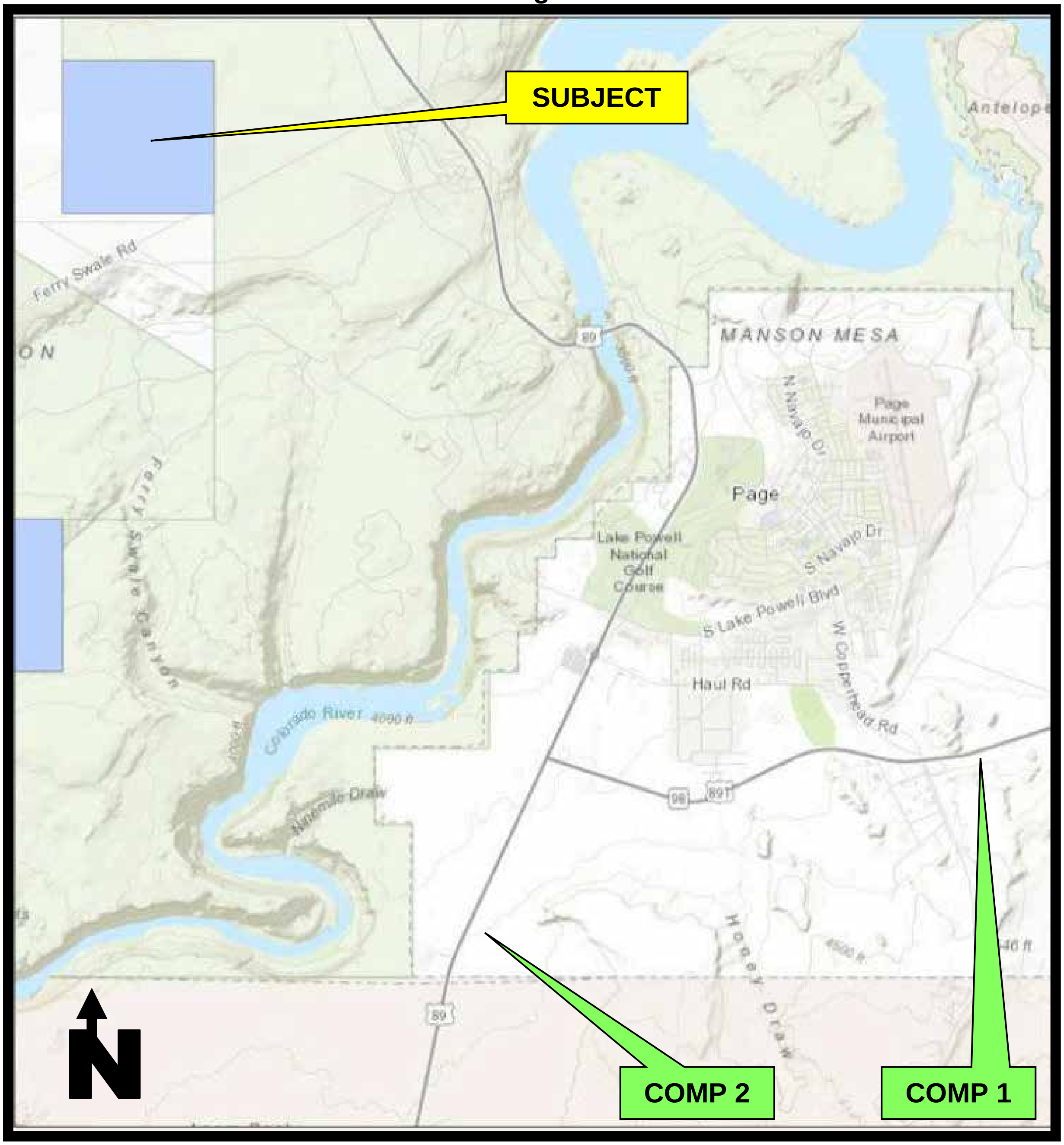
Typical terrain contained in the subject parcel.


Typical terrain contained in the subject parcel.

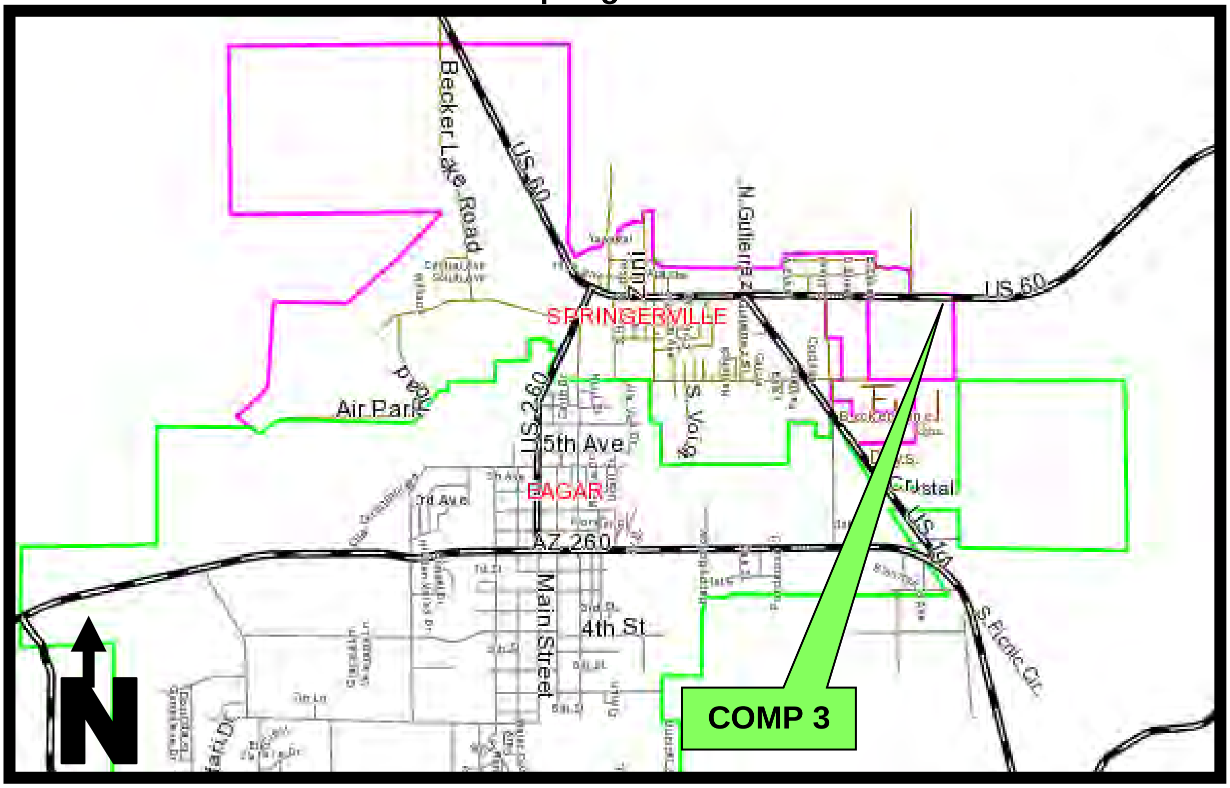

Typical terrain contained in the subject parcel.

COMPARABLE LOCATION MAPS

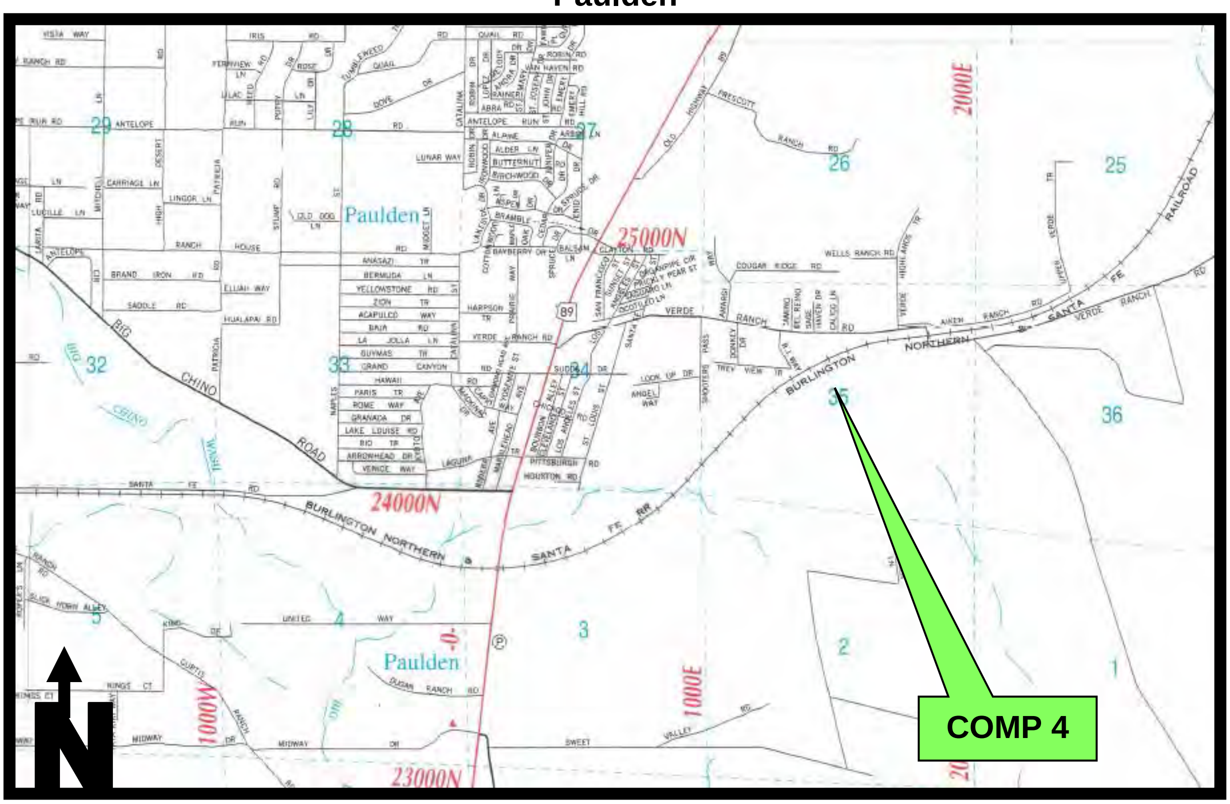
Page



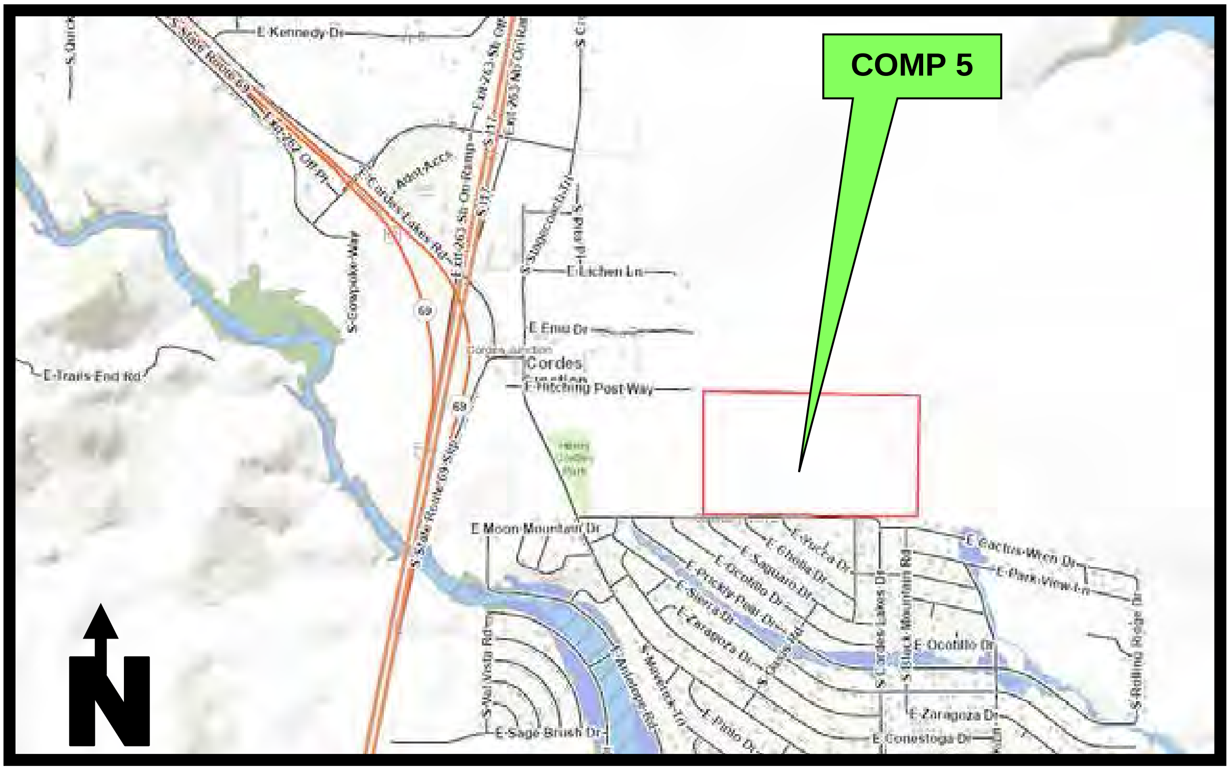
Springerville



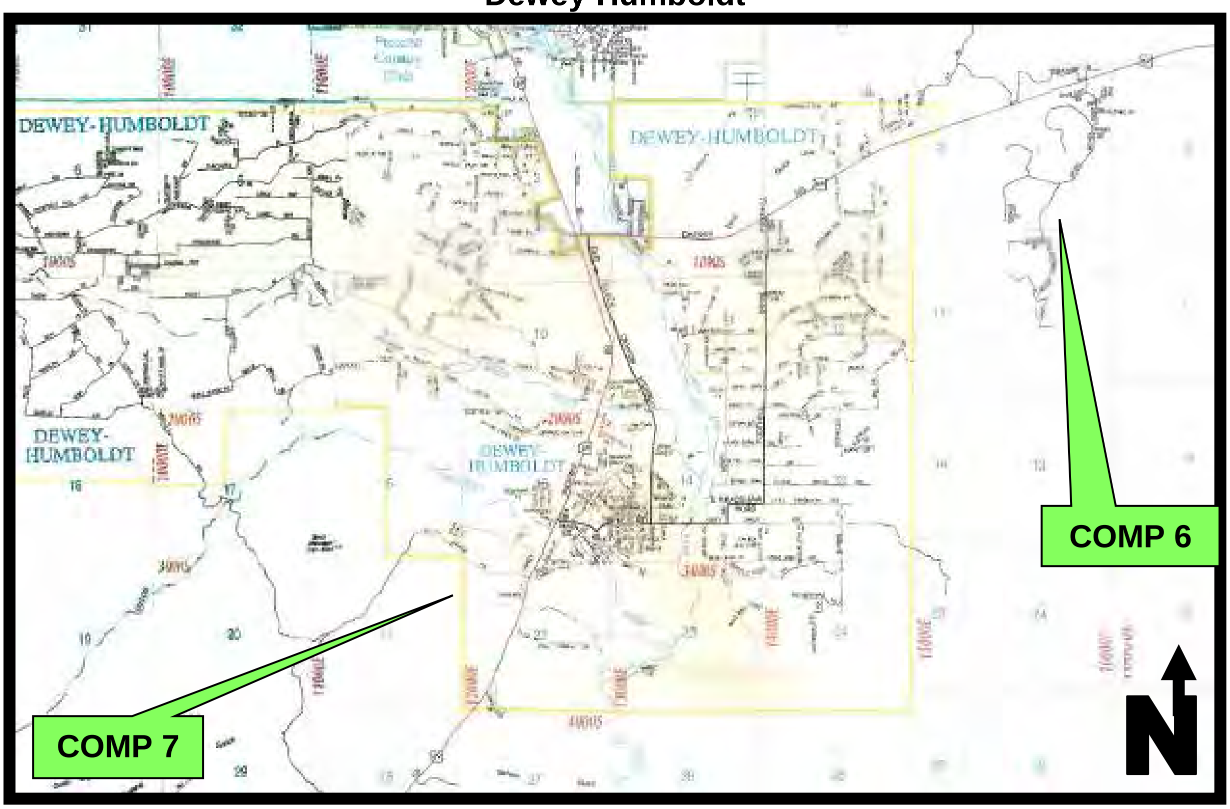
Paulden



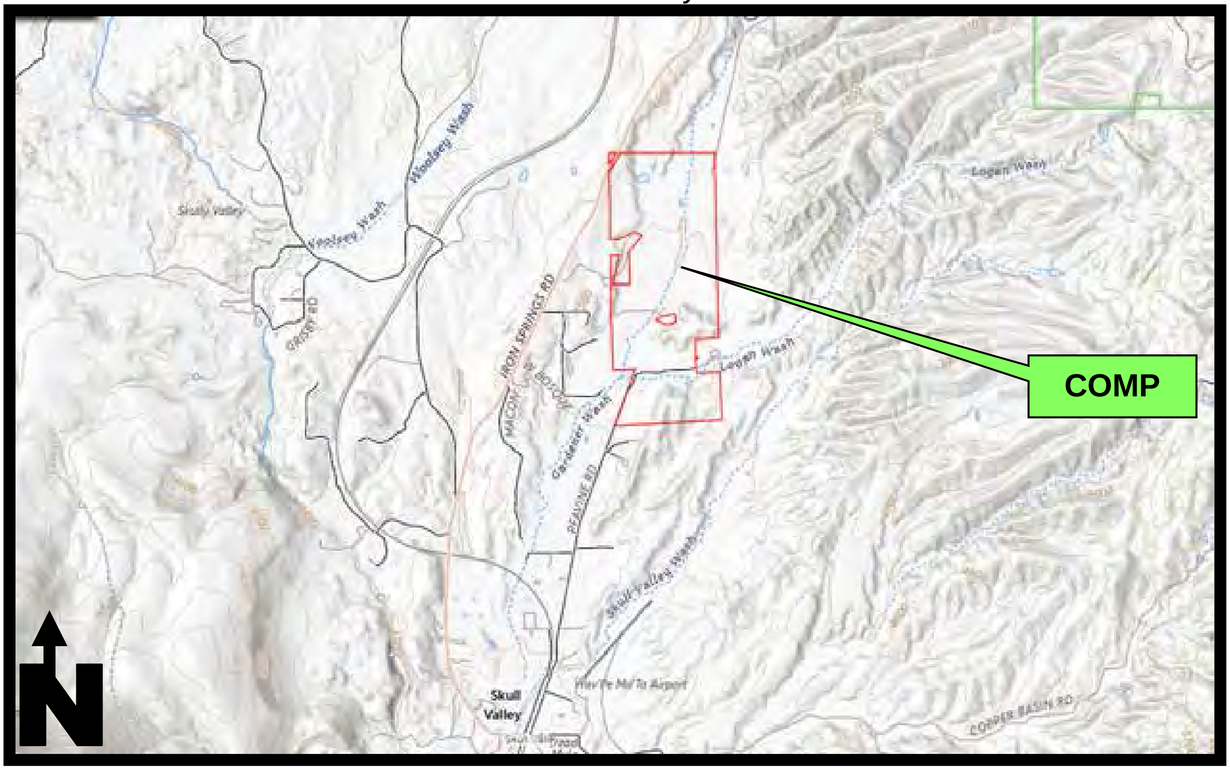
Cordes Junction



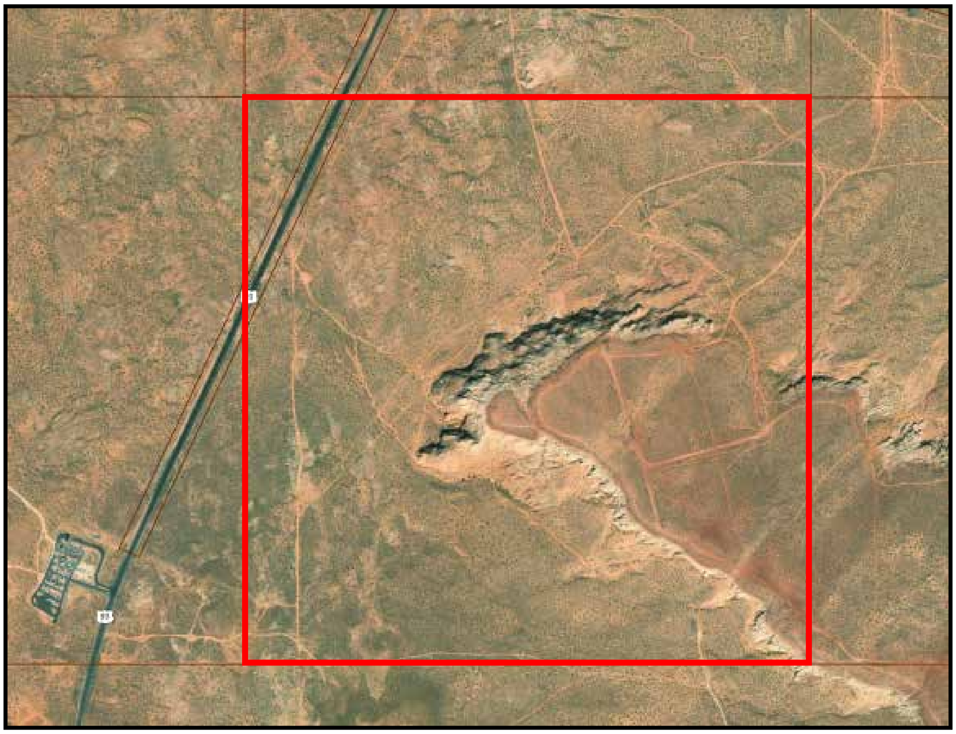
Dewey-Humboldt



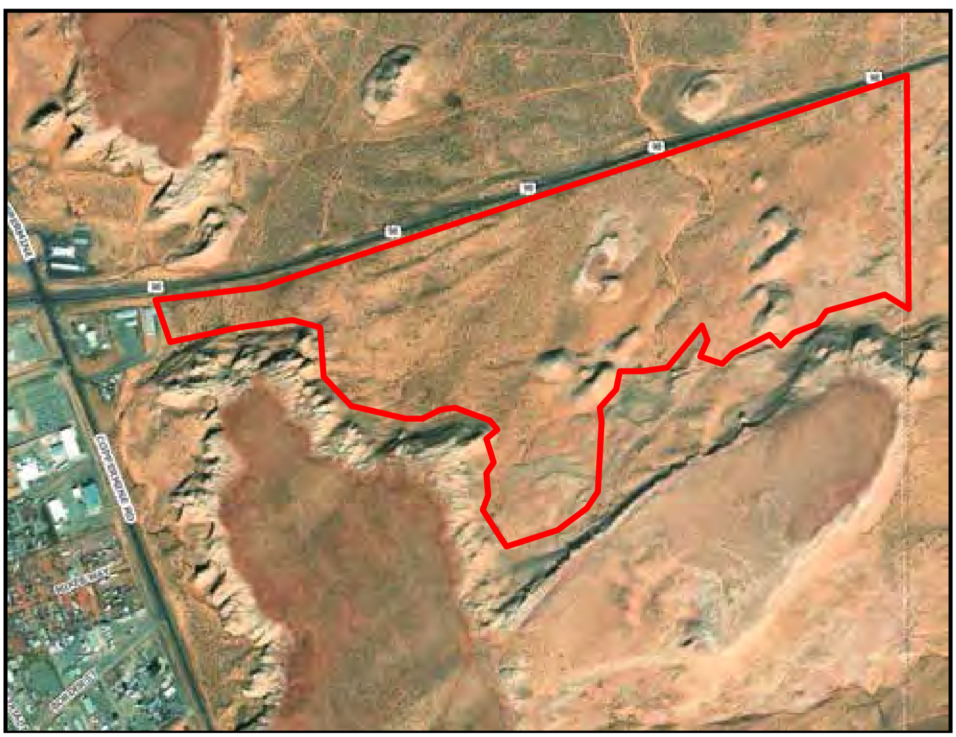
Skull Valley



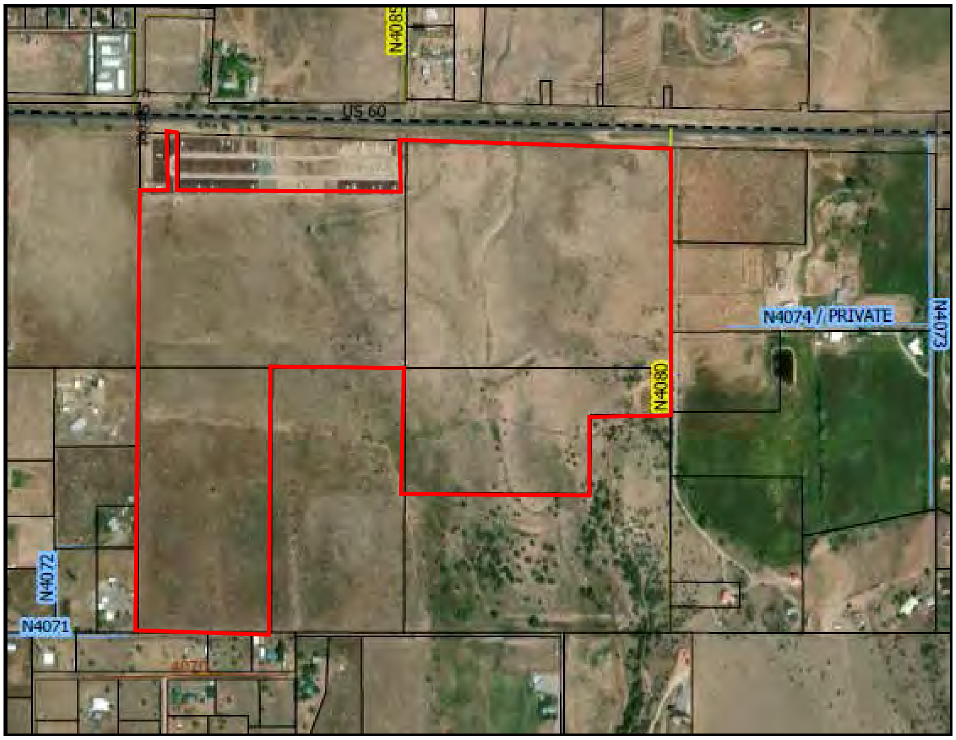
COMPARABLE PHOTOS



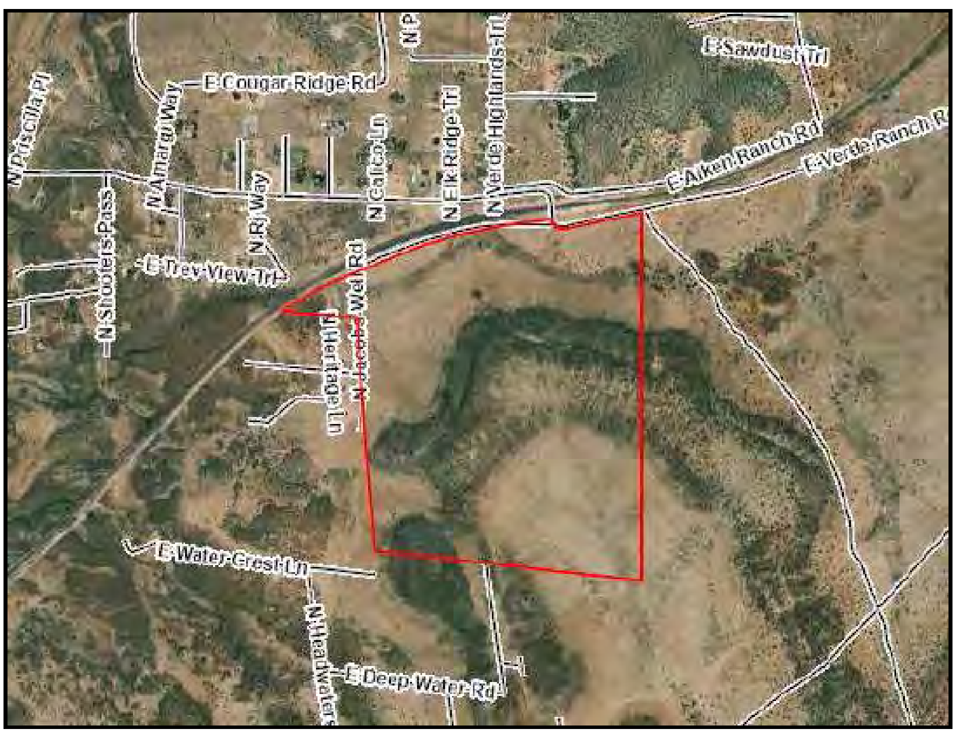
LAND COMPARABLE #1
802-17-002 (COCONINO)



LAND COMPARABLE #2
802-20-005A (COCONINO)

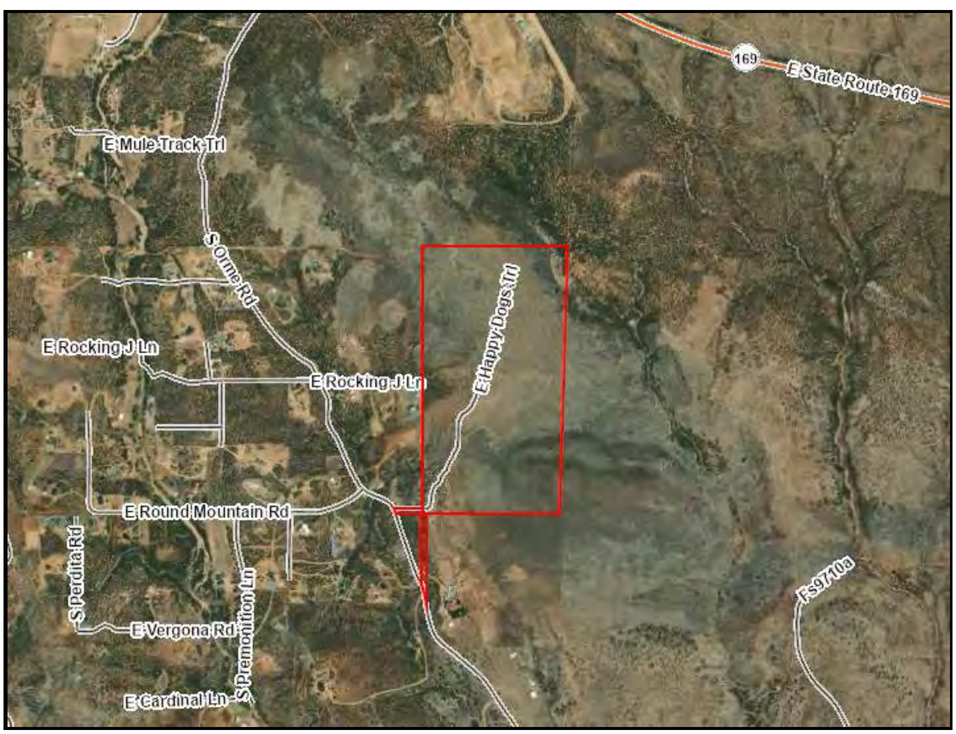


LAND COMPARABLE #3
105-24-007E, 007F & 105-22-008J & 008K (APACHE)



LAND COMPARABLE #4
305-01-045B (YAVAPAI)

LAND COMPARABLE #5
500-04-008 (YAVAPAI)



LAND COMPARABLE #6
402-13-126T, 134C & 134D (YAVAPAI)

LAND COMPARABLE #7
402-01-060J, 060M & 063B (YAVAPAI)

LAND COMPARABLE #8
300-04-006B (YAVAPAI)

Rec'd 5/18/2026

HUCK APPRAISAL OFFICE

Robert C. Huck • Maili Huck Carey
724 Gail Gardner Way • Prescott, Arizona 86305
Phone (928) 778-7171 • Email: Bob@huckappraisal.com • Maili@huckappraisal.com

March 17, 2025

Mr. Frank Marbury
City Manager
City of Page
P.O. Box 1180
697 Vista Avenue
Page, Arizona 86040

Email: fmarbury@pageaz.gov

Re: Appraisal proposal for land located north of Page, Arizona.

Dear Mr. Marbury:

As a follow up to our recent communications, I submit the following proposal for an appraisal of the property referenced below.

Subject Property:	State of Arizona owned land northwest of Page and southwest of Highway 89, located in Section 16, Township 41 North, Range 8 East, Gila & Salt River Base & Meridian, Coconino County, Arizona
APN:	To be determined (No parcel number identified on Coconino County Assessor's website)
Client:	City of Page
Intended Users:	Mr. Frank Marbury and/or his designees within the City of Page
Intended Use:	Internal Use/establish a potential sales price for the subject property
Interest Appraised:	Fee Simple Estate
Appraisal Premise:	'As is' as of the date of valuation
Purpose:	Develop an opinion of the market value of the fee simple interest in the property as of the date of valuation.

March 17, 2025
Mr. Marbury:
Page Two

Date of Valuation:	Current, as of the date of inspection
Reporting Option:	USPAP compliant Appraisal Report
Scope:	Inspect subject property; compile data to develop the sales comparison approach to value. Changes to the scope of the appraisal may result in revisions to the fee and/or delivery date.
Fee:	$3,800
Delivery:	3 – 4 weeks from receipt of signed engagement letter
Number of Copies:	Electronic PDF copy of report
Certification:	Attached
Assumptions & Limiting Conditions:	Attached

The appraisal shall be prepared for the City of Page, my client, and is for the sole and exclusive use of Mr. Frank Marbury and/or his designees within the City of Page to assist in their decisions regarding the subject property. I request that you seek my written authorization before releasing the reports to any other party.

The appraisal will be prepared in accordance with the Uniform Standards of Professional Appraisal Practice. Attached to this letter you will find a copy of our Statement of Limiting Conditions and Appraiser's Certification which are attached to all appraisals prepared by this office. Please review and sign the last page of each of these documents and return the executed copy to me indicating your acceptance and approval of the Limiting conditions and Appraiser's Certification.

It is generally the policy of federally insured financial institutions, to select an appraiser approved by their Board of Directors, and be responsible for the origination of the appraisal assignment. This policy has been mandated by federal regulation. By ignoring this procedure, the lender may require a second appraisal by another qualified appraiser. THE OWNER is aware of this policy and acknowledges that THE APPRAISER cannot be held responsible for the actions of the lender.

The completion date of the appraisal is approximately 3 - 4 weeks from receipt of the signed engagement letter. I can only complete the appraisal by this date if I receive from you in a timely manner any relevant information needed for the preparation of the report.

I will proceed with the preparation of this appraisal upon receipt of signed copies of this letter, Statement of Limiting Conditions and Appraiser's Certification. The appraisal fee of $3,800 is due when the report is delivered.

March 17, 2025
Mr. Marbury:
Page Three

If you have any questions about anything contained in this letter or in any of the attachments, please give me a call.

Sincerely,

Robert C. Huck

Robert C. Huck
Certified General Real Estate Appraiser
Certificate No. 30123

Engagement Letter Accepted:

Frank Marbury　　　　5/18/26

Frank Marbury
City Manager
City of Page

Date

CERTIFICATION

(The following certification will be signed by the appraiser and included in the appraisal report.)

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 my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My 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.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

9. Robert C. Huck has made a personal inspection of the property that is the subject of this report.

10. No one provided significant real property appraisal assistance to Robert C. Huck, the person signing this certification.

11. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the State of Arizona Department of Insurance and Real Estate.

CERTIFICATION
Page Two

12. As of the date of this report, I, Robert C. Huck, have completed the continuing education program for a Certified General Real Estate Appraiser as specified by the State of Arizona Department of Insurance and Real Estate.

13. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

14. I hereby certify that I am competent to complete the appraisal assignment. The reader is referred to the appraiser's Statement of Qualifications contained in the Addenda.

15. All extraordinary assumptions, hypothetical conditions and limiting conditions imposed by the terms of the assignment or by the undersigned, affecting the analysis, opinions and conclusions contained in this report are contained herein.

16. No change of any item of the appraisal report shall be made by anyone other than the Appraiser, and if changed, the Appraiser shall have no responsibility for any such unauthorized change.

(The preceding certification will be signed by the appraiser and included in the appraisal report.)

I acknowledge receipt of this certification:

Frank Marbury ______________________ 5/18/26

Frank Marbury
City Manager
City of Page

Date

STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

(The following Statement of Standard Assumptions and Limiting Conditions will be included in the appraisal report)

By this notice, all persons and firms reviewing, utilizing or relying on this report in any manner bind themselves to accept these assumptions and limiting conditions. Do not use this report if you do not so accept. These conditions are a part of the appraisal report, they are a preface to any certification, definition, fact or analysis, and are intended to establish as a matter of record that the appraiser's function is to provide a present market value for the subject property based upon the appraiser's observations as to the subject property and real estate market. This appraisal report is an economic study to estimate value as defined in it. It is not an engineering, construction, legal or architectural study nor survey and expertise in these areas, among others, is not implied.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.

1. <u>LIMIT OF LIABILITY</u>: The liability of Huck Appraisal of Northern Arizona, Inc. and employees and affiliated independent contractors is limited to the client only and to the fee actually received by the appraiser (total per appraisal). Furthermore, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than client, the client shall make such party aware of all limiting conditions and assumptions of the assignments and related discussions. The Appraiser is in no way to be responsible for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, and/or legally. In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of a lawsuit (brought by the lender, partner or part owner in any form of ownership, tenant, or other party), any and all awards, settlements of any type in such suit, regardless of outcome, the client will hold the Appraiser completely harmless in any such action.

2. <u>COPIES, PUBLICATION, DISTRIBUTION, USE OF REPORT</u>: Possession of this report or any copy thereof does not carry with it the right of publication, nor may it be used for other than its intended use; the physical report(s) remain the property of the Appraiser for the use of the client, the fee being for the analytical services only. The Bylaws and Regulations of the Appraisal Institute require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Except as hereinafter provided, the client may distribute copies of this

appraisal report in its entirety to such third parties as he may select; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Neither all nor any part of this appraisal report shall be disseminated to the general public for use by the advertising media, public relations, news, sales or other media for public communication without the prior written consent of the Appraiser.

3. CONFIDENTIALITY: This appraisal is to be used only in its entirety and no part is to be used without the whole report. All conclusions and opinions concerning the analysis as set forth in the report were prepared by the Appraiser(s) whose signature(s) appears on the appraisal report, unless indicated as "Review Appraiser". No change of any item in the report shall be made by anyone other than the Appraiser and/or officer of the firm. The Appraiser and firm shall have no responsibility if any such unauthorized change is made.

The Appraiser may not divulge the material (evaluation) contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designate as specified in writing except as may be required by the Appraisal Institute as they may request in confidence for ethics enforcement, or by a court of law or body with the power of subpoena.

4. TRADE SECRETS: This appraisal was obtained from Huck Appraisal of Northern Arizona, Inc. or related companies and/or its individuals of related independent contractors and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempt from disclosure under 4 U.S.C. 552 (b) (4). (Notify the Appraiser(s) signing report or an officer of Huck Appraisal of Northern Arizona, Inc. of any request to reproduce this report in whole or part.)

5. INFORMATION USED: No responsibility is assumed for accuracy of information furnished by the work of others, the client, his designate, or public records. We are not liable for such information or the work of possible subcontractors. Be advised that some of the people associated with Huck Appraisal of Northern Arizona, Inc. and possibly signing the report are independent contractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other sources thought reasonable; all are considered appropriate for inclusion to the best of our factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market related information. (It is suggested that the client consider independent verification as prerequisite to any transaction involving sale, lease, or other significant commitment of funds on the subject property.)

6. TESTIMONY, CONSULTATION, COMPLETION OF CONTRACT FOR APPRAISAL SERVICE: The contract for appraisal, consultation or analytical service is fulfilled, and the total fee is payable upon completion of the report. The Appraiser(s) or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees, and charges regardless of issuing party.

7. EXHIBITS: The sketches and maps in this report are included to assist the reader in visualizing the property and are not necessarily to scale. Various photos may be included for the same purpose. Site plans are not surveys unless shown from a separate surveyor.

8. LEGAL, ENGINEERING, FINANCIAL, STRUCTURAL, OR MECHANICAL, HIDDEN COMPONENTS, SOIL: The Appraiser and/or firm has no responsibility for matters legal in character or nature, nor of any architectural, structural, mechanical, or engineering nature. No opinion is rendered as to the title, which is presumed to be good and merchantable. The property is appraised as if free and clear, unless otherwise stated in particular parts of the report.

The legal description is assumed to be correct as used in this report as furnished by the client, his designate, or as derived by the Appraiser.

Please note that no advice is given regarding mechanical equipment or structural integrity or adequacy, nor soils and potential for settlement, drainage, and such (seek assistance from qualified architect and/or engineer) nor matters concerning liens, title status, and legal marketability (seek legal assistance) and such. The lender and owner should inspect the property before any disbursement of funds; further it is likely that the lender or owner may wish to require mechanical or structural inspections by a qualified and licensed contractor, civil or structural engineer, architect, or other expert.

The Appraiser has inspected as far as possible, by observation, the land and the improvements; however, it was not possible to personally observe conditions beneath the soil or hidden structural or other components. We have not critically inspected mechanical components within the improvements and no representation is made herein as to these matters unless specifically stated. Unless stated, the value estimate assumes no such conditions that would cause a loss of value. The land or the soil of the area being appraised appears firm; however, the Appraiser(s) do not warrant against this condition or occurrence of problems arising from soil conditions.

The appraisal is based on there being no hidden, unapparent conditions of the property site, subsoil, structures or toxic materials which would render it more or less valuable. The appraiser and firm have no responsibility for any such conditions or for any expertise or engineering to discover them. Conditions of heating, cooling, ventilation, electrical and plumbing equipment are considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. No judgment may be made by us as to adequacy of insulation, type of insulation, or energy efficiency of the improvements or equipment which is assumed or made for any costs associated with obtaining same or for any deficiencies discovered before or after they are obtained. No representation or warranties are made concerning obtaining the above mentioned items.

The Appraiser has 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.

9. LEGALITY OF USE: The appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in the report; further, that all applicable zoning, building, use regulations and restrictions of all types have been complied with unless otherwise stated in the report; further, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority whether local, state, federal and/or private, have been or can be obtained or renewed for any use considered in the value estimate.

10. COMPONENT VALUES: The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

11. AUXILIARY AND RELATED STUDIES: No environmental or impact studies, special market study of analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report.

12. DOLLAR VALUES, PURCHASING POWER: The market value estimated, and the costs used, are as of the date of the estimate of value. All dollar amounts are based on the purchasing power and the price of the dollar as of the date of the value estimate.

13. EXCLUSIONS: Furnishings, equipment, personal property and business operations, except as specifically indicated or if typically considered a part of the real estate, have been disregarded. Only the real estate is considered in the value estimate unless otherwise stated. In some property types, business and real estate interests and values are combined.

14. PROPOSED IMPROVEMENTS: Proposed improvements and repairs are assumed to be completed in good and workmanlike manner according to information submitted and/or considered by the appraisers. The estimate of market value is as of the date shown and assumes completion as described in the report. Completion significantly different than described may change the value estimate.

15. VALUE CHANGE, DYNAMIC MARKET, INFLUENCES, ALTERATION OF ESTIMATE BY APPRAISER: The estimated market value, which is defined in the report, is subject to change with market changes over time; value is highly related to exposure, time, promotional effort, terms, motivation, and conditions surrounding the offering. The value estimate considers the productivity and relative attractiveness of the property physically and economically in the marketplace.

In cases of appraisals involving the capitalization of income benefits, the estimate of market value, investment value, or value in use is a reflection of such benefits and Appraiser's interpretation of income and yields and other factors derived from general and specific client and market information. Such estimates are as of the date of valuation and are subject to changing market conditions.

The "Estimate of Market Value" or "Opinion of Market Value" in the appraisal report is not based in whole or in part upon the race, color or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.

The appraisal report and value estimate are subject to change if the physical or legal entity, or financing are different than that envisioned in this report.

16. MANAGEMENT OF THE PROPERTY: It is assumed that the property which is the subject of this report will be under prudent and competent ownership and management; neither inefficient nor super-efficient.

17. FEE: The fee for this appraisal or study is for the service rendered and not for the time spent on the physical report or the physical report itself. The fee for services is not contingent on any predetermined result or approved amount.

18. AUTHENTIC COPIES: The authentic copies of this report have original signatures of the appraiser(s) completing the report. Any copy that does not have the above is unauthorized and may have been altered.

19. INSULATION AND TOXIC MATERIALS: Unless otherwise stated in this report, the Appraiser(s) signing this report has (have) no knowledge concerning the presence or absence of toxic or hazardous materials and/or urea-formaldehyde foam insulation in existing improvements; if such is present the value of the property may be adversely affected. The existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser unless otherwise stated. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such

as asbestos, radon gas, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

20. REVIEW: Unless otherwise noted herein, named review Appraiser of/from Huck Appraisal of Northern Arizona, Inc., has reviewed the report and has not necessarily inspected the subject nor market comparable properties.

21. CHANGES, MODIFICATIONS: The Appraisers and/or officers of Huck Appraisal of Northern Arizona, Inc. reserve the right to alter statements, analyses, conclusions or any value estimates in the appraisal if facts pertinent to the appraisal process become known which were unknown to us when the report was finished.

22. AFTER TAX ANALYSIS, AND/OR VALUATION: Any "after" tax income or investment analysis and resultant measures of return on investment are intended to reflect only possible and general market considerations, whether as part of estimating value or possible returns on investment at an assumed value or price paid. Note that the Appraiser(s) does not claim expertise in tax matters and advises the client and any other using the appraisal to seek competent tax advice as the Appraiser is in no way to be considered a tax advisor or investment advisor.

23 AMERICANS WITH DISABILITIES ACT: Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value marketability or utility.

24. ENVIRONMENTAL CONDITIONS: The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment.

The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report.

STANDARD ASSUMPTIONS AND LIMITING CONDITIONS

Page 7

No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the results of the routine observations made during the appraisal process.

Acceptance of, and/or use of, this appraisal report by the client or any third party constitutes acceptance of the above conditions. Appraiser liability extends only to the stated client and not to subsequent parties or users of any type, and the total liability of appraiser and firm is limited to the amount of fee received by the Appraiser.

(The preceding Statement of Standard Assumptions and Limiting Conditions will be included in the appraisal report)

ACKNOWLEDGED AND ACCEPTED BY:

Frank Marbury   5/18/26

Frank Marbury
Town Manager
City of Page

Date

ARIZONA FINANCIAL ENTERPRISE CREDENTIAL CERTIFICATE

No: CGA-30123

ROBERT C. HUCK

CREDENTIAL TYPE	ISSUE DATE	EFFECTIVE DATE	EXPIRATION DATE
Certified General Appraiser	August 15, 1991	September 01, 2024	August 31, 2026

This certificate was printed on August 27, 2024 and will remain in effect until a change request has been approved by the Department or the credential is surrendered, suspended, revoked or expired.

Arizona Department of Insurance and **Financial Institutions**
difi.az.gov
100 N 15th Ave, Suite 261
Phoenix, AZ 85007-2630

QUALIFICATIONS OF ROBERT C. HUCK

Certified General Real Estate Appraiser, Certificate No. 30123

EDUCATION:

Arcadia High School; Phoenix, AZ, 1965 - 1969, High School Diploma
Southern Methodist University; Dallas, TX 1969 - 1973. Graduated Cum Laude with BA in Economics. Phi Beta Kappa. Extensive course work in Business and Investments.
University of Adelaide; Adelaide, South Australia, 1974. Post Graduate courses in Economics.
Arizona Department of Real Estate: Passed Licensing Exam, 5/81.
Appraisal Institute: Received MAI Designation, July, 1988
State of Arizona Board of Appraisal

EXPERIENCE:

Owner and President of Huck Appraisal of Northern Arizona, Inc., 724 Gail Gardner Way, Prescott, Arizona; May 1997 to Present.
Independent Fee Appraiser, Appraisal Consultants (formerly Russell L. Parker Company), 814 West Gurley Street, Prescott, AZ; July 1984 to May 1997.
Independent Fee Appraiser, RAM Enterprises, Prescott, AZ; 1983 to July 1984.
Real Estate Sales, Sandretto Properties, Inc., Prescott, AZ; 1981-1983; Commercial/Indust. Sales
Owner/President of Squires, Inc., DBA the Two Squires Restaurant, Prescott, Arizona; 1979-1981

PROFESSIONAL DESIGNATIONS

Member, Appraisal Institute 1988 - 2024 (MAI Certificate #7882)
Certified General Real Estate Appraiser, State of Arizona; (Certificate Number 30123)

ORGANIZATION MEMBERSHIPS

Member, Phoenix Chapter, Appraisal Institute 1988 - 2024
Member, Prescott Kiwanis Club
Member, Prescott United Methodist Church

COURT TESTIMONY

Qualified as an expert witness: Yavapai County Superior Court, Division II
Qualified as an expert witness: U.S. Bankruptcy Court, Phoenix, AZ
Qualified as an expert witness: Mohave County Superior Court
Qualified as an expert witness: Coconino County Superior Court
Qualified as an expert witness: Colorado District Court, Garfield County, CO
Qualified as an expert witness: California District Court, Orange County, CA

SCOPE OF APPRAISAL WORK:

Experience includes the valuation of single & multi-family residential properties, subdivisions, mobile homes, condominium projects, bare land and acreage, retail, office, motel, restaurant, storage, commercial, industrial properties, easement/right of way condemnation and special purpose properties.

APPRAISAL COURSES & SEMINARS

National Association of Independent Fee Appraisers (NAIFA), “Manfctrd Housing Seminar”, 2/84
NAIFA, "Mini-Math For Appraisers Seminar," 6/84.
NAIFA, "Member Appraisal Examination," 11/84
Arizona School of Real Estate, "Case Studies, Rules & Regulations Seminar, 4/85
Arizona School of Real Estate, "Introduction to Tax Shelters Seminar," 4/85
NAIFA, "Depreciation Seminar," 7/85
American Institute of Real Estate Appraisers (AIREA), “Problem Solving In Today's Market”, 9/85
AIREA, "Standards of Professional Practice," Course Attendance/Exam 2-3, 9/86
AIREA, "Real Estate Appraisal Principles," Challenged & Passed Exam 1A-1, 9/86
AIREA, "Basic Valuation Procedures," Challenged & Passed Exam 1A-2, 9/86
AIREA, "Capitalization Theory & Technique, Part A," Course Attendance/Exam 1B-A 7/87
AIREA, "Capitalization Theory & Technique, Part B," Course Attendance/Exam 1B-B, 6/87
AIREA, "Case Studies in Real Estate Valuation," Course Attendance/Exam 2-1, 10/87
AIREA, "Valuation Analysis and Report Writing," Course Attendance/Exam 2-2, 10/87
AIREA, Submitted "Income-Property Demonstration Appraisal Report," 9/87; Passing Grade, 1/88
AIREA, Wrote "Comprehensive Examination", February, 1988; Received Passing Grade, 3/88
Resolution Trust Corporation (RTC), Seminar "RTC Appraisal Seminar", 12/90
Appraisal Institute (AI), "Standards of Professional Practice, Part A" Attendance/Exam, 2/91
AI, "Exam Preparation Seminar/Arizona Appraisal Law," Seminar Attendance/ Exam, 3/91
AI, "Standards of Professional Practice, Part B" Course Attendance/Exam, 5/92
AI, "Subdivision Analysis", Attended Seminar, 4/93
AI, "Standards of Professional Practice, Part A", Course Attendance/Exam, 4/94
AI, “Market Analysis”, Seminar Attendance, 6/94
AI, “Fair Lending & The Appraiser”, Seminar Attendance, 6/94
AI, “Understanding Construction Documents”, Seminar Attendance, 6/94
AI, “Understanding Limited Appraisals”, Seminar Attendance, 6/94
AI, "Standards of Professional Practice, Part B" Course Attendance/Exam, 10/95
AI, “Evaluations”, Seminar Attendance, 10/95
AI, “Litigation”, Seminar Attendance, 11/95
AI, “Special Purpose Properties”, Seminar Attendance, 11/95
AI, “Highest & Best Use Applications”, Seminar Attendance, 6/96
AI, “Data Confirmation & Verification”, Seminar Attendance, 6/96
AI, “The Internet & Appraising”, Seminar Attendance, 10/96
AI, “Tomorrows Appraiser, Videoconference”, Seminar Attendance 10/96
AI, “Environmental Law”, Seminar Attendance 11/96
AI, “Eminent Domain & Condemnation”, Seminar Attendance 9/97
AI, “Internet Strategies for Appraisers”, Online Education 2/00

APPRAISAL COURSES & SEMINARS (Continued)

AI, “Appraising Non-Conforming Properties”, Seminar Attendance 2/00
AI, “Condemnation Appraising”, Seminar Attendance 5/00
AI, “Appraising From Blueprints”, AI Online Education 10/00
AI, “Residential Database Training”, AI Online Education 2/01
AI, “Analyzing Operating Expenses”, AI Online Education 3/01
AI, “Introduction to GIS”, AI Online Education 10/01
AI, “Using HP12C Calculator, AI Online Education 11/01
AI, “Standards of Professional Practice, Part C” Course Attendance/Exam 11/01
AI, “Appraising Properties with Detrimental Conditions” AI Online Education 12/01
AI, “Energy Performance & Commercial Property Values”, Seminar Attendance 5/04
McKissock Schools, “Residential Construction”, Seminar Attendance 6/04
McKissock Schools, “Does My Report Comply With USPAP”, Seminar Attendance 6/04
McKissock Schools, “Legal Issues for Appraisers”, Seminar Attendance 6/04
AI, “Appraising Motels”, AI Online Education 11/04
AI, “Interest Strategies For Appraisers”, AI Online Education 9/05
AI, “Apartment Appraisal”, AI Online Education 1/06
Arizona School of Real Estate, “USPAP 2005 Update”, Seminar Attendance 1/06
Arizona School of Real Estate, “USPAP 2006 Update”, Seminar Attendance 6/06
AI, “Introduction to International Valuation Standards”, AI Online Education 11/06
AI, “Marshall Valuation Service Applications”, AI Online Education 1/08
AI, “What Commercial Clients Want to Know”, AI Online Education 2/08
AI, “USPAP 2007 Update”, Seminar Attendance 5/08
AI, “Data Verification Methods”, AI Online Education 8/09
AI, “Valuation of Green Residential Buildings”, AI Online Education 9/09
AI, “Valuation of Green Commercial Buildings”, AI Online Education 10/09
AI, “Business Practices & Ethics”, AI Online Education, 11/09
USPAP 2010-2011 7-hour Update 7/10
AI, “Appraisal Curriculum Overview – Residential, AI Online Education 9/10
AI, “Appraisal Curriculum Overview – Commercial, AI Online Education 9/10
AI, “Apartment Appraisals”, AI Online Education 5/11
AI, “Appraisal of Convenience Stores”, AI Online Education 8/11
AI, “Analyzing Distressed Properties”, AI Online Education 10/11
USPAP 2012-2013 7-hour Update 4/12
AI, “Business Practices & Ethics”, AI Online Education 2/14
Arizona Appraiser’s State Conference, “USPAP 2014-2015 Update” Seminar Attendance 3/14
AI, “Advanced Internet Search Strategies”, AI Online Education 6/14
AI, “Small Hotel/Motel Valuation”, AI Online Education 7/14
AI, “Subdivision Valuation”, AI Online Education 8/15
AI, “Forecasting Revenue”, AI Online Education 2/16
USPAP 2016-2017 7-hour Update Seminar Attendance 2/16 Arizona Appraisal Seminars & Classes
AI, “Rates and Ratios: Making Sense of GIMs, OARs and DCF”, AI Online Education 7/16
AI, “Appraisal of Medical Office Buildings”, AI Online Education 12/17
USPAP 2018-2019 7-hour Update Seminar Attendance 3/18 Arizona Appraisal Seminars & Classes

APPRAISAL COURSES & SEMINARS (Continued)

Arizona Board of Appraisal, “Supervisor-Trainee”, Online Education 3/18
AI, “Appraisal Business Practices & Ethics”, AI Online Education 5/18
AI, “Discounted Cash Flow Model Concepts”, AI Online Education 7/18
AI, “Fundamentals of UASFLA”: AI Online Education 9/19
USPAP 2020-2021, AI Online Education 4/20
AI, “Analyzing Operating Expenses”: AI Online Education 6/20
AI, “Appraising Automobile Dealerships”: AI Online Education 7/20
McKissock Schools, “Supporting Spreadsheets-Residential”, 8/20
AI, “Excel Applications for Valuation”, 10/21
USPAP 2022-2023, AI Online Education 4/22
Arizona Department of Insurance and Financial Institutions, “Appraisal of Fast Food Facilities” 7/22
Arizona Department of Insurance and Financial Institutions, “Appraisal of Industrial and Flex Buildings” 7/22
2024-2025 7 –Hour USPAP Update, McKissock LLC 6/24
Appraisal of Fast Food Facilities, McKissock LLC 6/24
Appraisal of Industrial and Flex Buildings, McKissock LLC 7/24
Divorce and Estate Appraisals: Elements of Non-Lender Work; McKissock LLC, 7/24
Commercial Land Valuation, McKissock LLD, 7/24

PARTIAL CLIENT LIST

American Bank
Apache County
Babbitt Brothers Trading Company
Bank of America (Including banks acquired by Bank of America)
Bayview Financial
California Bank & Trust
Chase Bank (Including banks acquired by Chase)
City Governments (Cottonwood, Page, Prescott, Prescott Valley, Williams, et.al.)
Commercial Capital Bank
Community First Bank
Compass Bank (Including banks acquired by Compass Bank)
Country Bank
Desert Hills Bank
Downey Savings
Farm Credit Services
Fain Family/Fain Signature Group
First American Title Company
First National Bank of Amarillo, Texas
First State Bank
Foothills Bank
Heritage Bank
Home National Bank
Irwin National Bank
Laventhol & Horwath
M & I Bank (Including banks acquired by M & I Bank)
Mission Bank
Mohave State Bank
National Bank of Arizona (Including banks acquired by National Bank)
North American Savings Bank
Northern Trust Bank
Peabody Mining Company
Regions Bank
Resolution Trust Corporation (RTC)
State of Arizona
Summit Bank
Temecula Valley Bank
United States Government,
- Government Services Administration
- U.S. Dept. of Interior, Bureau of Indian Affairs
- U.S. Dept. of Interior, National Park Service
- U.S. Post Office
- U.S. Veterans Administration

Valley Bank
Wells Fargo Bank (Including banks acquired by Wells Fargo Bank)
Western Bank
Yavapai County

ESTIMATE

BIGHORN ARCHAEOLOGICAL CONSULTANTS, LLC.
1712 N 320 W
Orem, UT 84057

jon@bighorn.co or dale@bighorn.co
(801)368-8091
www.bharc.com

Robin Crowther:Page 640 Acre Parcel

Bill to
Robin Crowther
City of Page
697 Vista Avenue
PO Box 1180
Page, Arizona 86040

Estimate details
Estimate no.: 2275
Estimate date: 08/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**Fieldwork**	Fieldwork			
2.	**Principal Investigator**	Principal Investigator - Fieldwork	64	$110.00	$7,040.00
3.	**Project Manager**	Project Manager - Fieldwork	64	$95.00	$6,080.00
4.	**Staff Archaeologist III**	Staff Archaeologist III - Fieldwork	128	$85.00	$10,880.00
5.	**Report Production**	Report Production, Site Forms & Maps			
6.	**Principal Investigator**	Principal Investigator - Report Production	56	$110.00	$6,160.00
7.	**Staff Archaeologist III**	Staff Archaeologist III - Report Production	8	$85.00	$680.00
8.	**Direct Costs**	Direct Costs			
9.	**ASM Repository Fee**	Arizona State Museum Fees	1	$2,500.00	$2,500.00
10.	**SHPO**	SHPO - Division of State History File Search	1	$150.00	$150.00
11.	**GPS**	Field Equipment	8	$50.00	$400.00
12.	**Per Diem**	Per Diem - Meals	32	$86.00	$2,752.00
13.	**Hotel**	Lodging	32	$150.00	$4,800.00
14.	**Mileage**	Mileage	650	$0.76	$494.00

Total	**$41,936.00**

Accepted date **Accepted by**

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Manager
Presented by:
Frank Marbury, City Manager

Brief Title: Resolution 1352-26, Sale of Real Property, Parcel 80041002, 105 Aero Avenue

Agenda Section: Unfinished Business
Agenda Sub-category: Resolution
Action: Resolution
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
Clerk to introduce Resolution 1352-26 by title only.

Move to adopt Resolution 1352-26.

Background:
The City purchased this blighted property and cleaned it up. Council voted to sell the property. This is the beginning of the process to sell this property by sealed bid. The next step will be for staff to publish notice of the bid process in the newspaper, by posting in the City, and other means as determined by staff. Currently, it is anticipated that bidding will close on September 24.

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:

Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:
1. 105 Aero Ave
2. Resolution 1352-26 revised

APPRAISAL OF REAL PROPERTY

LOCATED AT

105 Aero Ave
Page, AZ 86040
Subdivision: LAKE POWELL EST UNIT 05 Lot: 2

FOR

City of Page/Robin Crowther
P.O. Box 1101
Page, AZ 86040

OPINION OF VALUE

$52,500

AS OF

06/25/2025

BY

Denise Wood
Lake Powell Appraisal
PO. Box 2654
Page, AZ 86040
928-660-2600
lakepowellappraisal@live.com

Lake Powell Appraisal
PO Box 2654
Page, AZ 86040
928-660-2600

07/02/2025

City of Page/Robin Crowther
P.O. Box 1101
Page, AZ 86040

Re: Property: 105 Aero Ave
Page, AZ 86040
Borrower: City of Page
File No.: pag017-25

Opinion of Value: $ 52,500
Effective Date: 06/25/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Denise Wood
Certified
License or Certification #: 22235
State: AZ Expires: 03/31/2026
lakepowellappraisal@live.com

LAND APPRAISAL REPORT

File No.: pag017-25

SUBJECT

Property Address: 105 Aero Ave | City: Page | State: AZ | Zip Code: 86040

County: Coconino | Legal Description: LAKE POWELL EST UNIT 05 Lot: 2 Sixteenth: SW Quarter: SW Section: 29 Township: 41N Range: 09E MBL HOME TITLE: 977/371 SERIAL: TU62298U YEAR: 1971 MAKE: ATCO SIZE: 24X43, SERIAL: TU62298X 1971 GENTRY 24X43 TU62298X*U 977/371

Assessor's Parcel #: 800-41-002 | Tax Year: 2025 | R.E. Taxes: $ 309.60 | Special Assessments: $ 0

Market Area Name: Lake Powell Village | Map Reference: 22380 | Census Tract: 0021.01

Current Owner of Record: Knowlton Family Living Trust DTD 09/28/20 | Borrower (if applicable): City of Page

Project Type (if applicable): [ ] PUD [ ] De Minimis PUD [ ] Other (describe) | HOA: $ 0 [ ] per year [ ] per month

Are there any existing improvements to the property? [ ] No [X] Yes | If Yes, indicate current occupancy: [ ] Owner [ ] Tenant [X] Vacant [ ] Not habitable

If Yes, give a brief description: The site has electric, water, sewer,and gas. The existing home is to be removed.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)

This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)

Intended Use: The Intended Use is to evaluate the property that is the subject of this appraisal and is to determine a market value for Abatement

Intended User(s) (by name or type): The Intended User of this report is"City of Page/Robin Crowther" no others are identified.

Client: City of Page/Robin Crowther | Address: P.O. Box 1180, Page, AZ 86040

Appraiser: Denise Wood | Address: P.O. Box 2654, Page, AZ 86040

MARKET AREA DESCRIPTION

Characteristics			
Location:	[ ] Urban	[X] Suburban	[ ] Rural
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow
Property values:	[ ] Increasing	[X] Stable	[ ] Declining
Demand/supply:	[X] Shortage	[ ] In Balance	[ ] Over Supply
Marketing time:	[ ] Under 3 Mos.	[X] 3-6 Mos.	[ ] Over 6 Mos.

Predominant Occupancy
[X] Owner
[ ] Tenant
[X] Vacant (0-5%)
[ ] Vacant (>5%)

One-Unit Housing PRICE $(000)		AGE (yrs)
30	Low	0
1,200	High	60
150	Pred	10

Present Land Use	%
One-Unit	80 %
2-4 Unit	5 %
Multi-Unit	5 %
Comm'l	8 %
VacLnd	2 %
	%

Change in Land Use: [X] Not Likely [ ] Likely * [ ] In Process * | * To:

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A
Employment Stability	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Employment	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Shopping	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Schools	[X]	[ ]	[ ]	[ ]	[ ]
Adequacy of Public Transportation	[X]	[ ]	[ ]	[ ]	[ ]
Recreational Facilities	[X]	[ ]	[ ]	[ ]	[ ]
Adequacy of Utilities	[X]	[ ]	[ ]	[ ]	[ ]
Property Compatibility	[X]	[ ]	[ ]	[ ]	[ ]
Protection from Detrimental Conditions	[X]	[ ]	[ ]	[ ]	[ ]
Police and Fire Protection	[X]	[ ]	[ ]	[ ]	[ ]
General Appearance of Properties	[X]	[ ]	[ ]	[ ]	[ ]
Appeal to Market	[X]	[ ]	[ ]	[ ]	[ ]

Market Area Comments: The market in Page, Az has remained stable until mid 2021-2022 with homes started selling more rapidly than in the past several years. Average days on market is now closer to three to six months than in the past when it was closer to one year.

SITE DESCRIPTION

Dimensions: 50.00 x 100.00 | Site Area: 5,000 Sq.Ft.

Zoning Classification: MHS | Description: Mobile Home Subdivision allows Site built homes

Do present improvements comply with existing zoning requirements? [X] Yes [ ] No [ ] No Improvements

Uses allowed under current zoning: Single Family Residential

Are CC&Rs applicable? [X] Yes [ ] No [ ] Unknown | Have the documents been reviewed? [X] Yes [ ] No | Ground Rent (if applicable) $ /

Comments: CC&Rs are typical with homes constructed to conform with the neighborhood.

Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain) Subject is at the highest and best use as vacant land with a future use as a single family residential property

Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Single Family Residential

Summary of Highest & Best Use: The highest and best use is as improved as a Single Family residential property.

Utilities	Public	Other	Provider/Description
Electricity	[X]	[ ]	P.E.U
Gas	[X]	[ ]	Propane(Typical)
Water	[X]	[ ]	P.U.E.
Sanitary Sewer	[X]	[ ]	P.U.E.
Storm Sewer	[X]	[ ]	City of Page
Telephone	[X]	[ ]	Quest
Multimedia	[X]	[ ]	SouthCentral

Off-site Improvements	Type	Public	Private
Street	Asphalt	[X]	[ ]
Width	Typical		
Surface	Typical		
Curb/Gutter	Conc/Gd	[X]	[ ]
Sidewalk	Conc/Gd	[X]	[ ]
Street Lights	Yes/Gd	[X]	[ ]
Alley	None	[ ]	[ ]

Frontage	Typical
Topography	Mostly Level
Size	Typical
Shape	Irregular
Drainage	adequate
View	B;Wtr;Mtn

Other site elements: [X] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)

FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 04005C0400G | FEMA Map Date 09/03/2010

Site Comments: There are no known adverse easements nor encroachments and no other adverse conditions were noted during the site inspection. All utilities are stubbed to the subject property

LAND APPRAISAL REPORT

File No.: pag017-25

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date: 05/12/2023	Coconino County records are a matter of public interest and are available online at Coconino County Website using assessor parcel numbers. These records show a sale of the subject within the past three years and no other sales or transfer of the comparables within a year. 04/01/2023 for $65,000
Price: 0	
Source(s): Public Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	105 Aero Ave Page, AZ 86040	29 Turquoise Ave Page, AZ 86040		232 Aero Ave Page, AZ 86040		228 Aero Ave Page, AZ 86040	
Proximity to Subject		0.11 miles S		0.21 miles E		0.20 miles E	
Sale Price	$		$ 49,500		$ 52,500		$ 52,500
Price/ Sq.Ft.	$	$ 8.12		$ 12.05		$ 12.05	
Data Source(s)		Rec#74003381;DOM unk		PMLS#160229;DOM 99		PMLS#160229;DOM 99	
Verification Source(s)		Pioneer title928-645-0064		BurtonBkg602-319-8575		BurtonBkg602-319-8575	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Seller;0		Cash;0	0	Cash;0	
Date of Sale/Time		06/03/2024		04/17/2025		04/17/2025	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Site Area (in Sq.Ft.)	5,000	6,098 sf	0	4,356 sf	0	4,356 sf	0
Site Imp's	Avg Site Imp's	Avg Site Imp's		Avg Site Imp's		Avg Site Imp's	
Net Adjustment (Total, in $)		☐ + ☐ −	$	☐ + ☐ −	$	☐ + ☐ −	$
Adjusted Sale Price (in $)			$ 49,500		$ 52,500		$ 52,500

Summary of Sales Comparison Approach: Sites were adjusted by location and size. It is typical for comparables to be 6 months to over a year old with so few sales in Page, AZ. My market search for comparable sales, pending sales and listings covered the entire City of Page which is under 3 miles across, went back 24 months and included all listings, sales and pendings As there have been few sales in Page, Az. in the past year some comparables may be nearly 1 year old. It is not feasible to go out of Page for additional comparables as the nearest cities are 135 miles South and 80 Miles North West from here.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 52,500

Final Reconciliation: Most weight was given to comparable #2 would indicate $52,500(rounded) and this is supported by comparables #3.

This appraisal is made ☐ "as is", or ☒ subject to the following conditions: Appraisal is made in "Subject-To" the removal of the existing home

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 52,500 , as of: 06/25/2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☐ Additional Sales
☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Robin Crowther Client Name: City of Page/Robin Crowther
E-Mail: rcrowther@pageaz.gov Address: P.O. Box 1180, Page, AZ 86040

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Denise Wood	
Appraiser Name: Denise Wood	Supervisory or Co-Appraiser Name:
Company: Lake Powell Appraisal	Company:
Phone: 928-660-2600 Fax:	Phone: Fax:
E-Mail: lakepowellappraisal@live.com	E-Mail:
Date of Report (Signature): 07/02/2025	Date of Report (Signature):
License or Certification #: 22235 State: AZ	License or Certification #: State:
Designation: Certified	Designation:
Expiration Date of License or Certification: 03/31/2026	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: 06/25/2025	Date of Inspection:

ADDITIONAL COMPARABLE SALES

File No.: pag017-25

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	105 Aero Ave Page, AZ 86040	225 Aero Ave Page, AZ 86040					
Proximity to Subject		0.18 miles E					
Sale Price	$		$ 49,147.94		$		$
Price/ Sq.Ft.	$	$ 10.26		$		$	
Data Source(s) Verification Source(s)		Rec#74003459;DOM unk Pioneer title928-645-0064					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		ArmsLength Seller;0					
Date of Sale/Time		06/06/2024					
Rights Appraised	Fee Simple	Fee Simple					
Location	N;Res;	N;Res;					
Site Area (in Sq.Ft.)	5,000	4,792 sf	0				
Site Imp's	Avg Site Imp's	Avg Site Imp's					
Net Adjustment (Total, in $)		☐ + ☐ −	$	☐ + ☐ −	$	☐ + ☐ −	$
Adjusted Sale Price (in $)			$ 49,147.94		$		$

Summary of Sales Comparison Approach Comparables #4 is a listing in a competing neighborhood.

Supplemental Addendum

File No. pag017-25

Borrower	City of Page						
Property Address	105 Aero Ave						
City	Page	County	Coconino	State	AZ	Zip Code	86040
Lender/Client	City of Page/Robin Crowther						

Note to Client:
Appraisal Assignment includes the site only
The site currently has a mobile home , but is not included in this appraisal and given no value . The manufactured home is described as a MBL HOME TITLE: 977/371 SERIAL: TU62298U YEAR: 1971 MAKE: ATCO SIZE: 24X43, SERIAL: TU62298X 1971 GENTRY 24X43 TU62298X*U 977/371

Comments on Sales Comparison

Page is a very small city with a population of some 7,200. In it's widest section, Page is less than 3 miles across so the entire City of Page can be considered a subdivision. With so few sales, comparables will often be over 6 months or even one year old and may be over one mile from any given subject property. There are no "tract" housing in Page as all homes here were either built by the Bureau of Reclamation during the construction of the Glen Canyon Dam, or were custom built. The homes built by the Bureau are very similar having minor variances in floor plans and sizes, however, the other homes in Page are much different. Some of the comparables used are over 1 mile from the subject. Again, Page is a very small community and this will be typical in most appraisal reports in this community. There are very few vacant lots in this neighborhood

As Page is 135 miles North and 165 miles South of the nearest cities, to go out of the immediate area for additional comparables would not depict the true market in this area.

The cost approach to value is used and is given "heavy" consideration when properties are new. However, this approach to value is less reliable as the age of the property increases. The cost approach to value is not applicable to this assignment.

This is in an area where there are very few known homes which have sold which have also been used as income producing property and a gross rent multiplier is difficult to establish and prove. The income approach to value was not given any consideration or developed and not applicabletothis assignment.

The sales comparison approach to value gives a fairly narrow range of values from $49,147.94 to $52,500 with comparable #2 and #3 being the most recent would indicate a value of $52,500 and this is supported by comparable #3.

Therefore, as of June 25, 2025, the date of the physical inspection of the property, it is my professional opinion that the value of thesite is $52,500 with appraisal made "Subject-To" the removal of the existing mobile home.

The Intended User of this report is the Client "City of Page/Robin Crowther" . The Intended Use is to evaluate the property that is the subject of this appraisal and is to determine market value for abatement, subject to the stated Scope of Work, the Purpose of the appraisal, the reporting requirements of this appraisal report form, and the definition of "market-value". No additional intended users are identified by me, the appraiser.

The scope of the appraisal included an exterior inspection of the property . The neighborhood was inspected and all listings and pending sales were considered. The comparables have each had an exterior inspection unless I have stated otherwise. I have considered the overall market conditions, marketing times and the demand for housing at this time. I have analyzed all of this information and have not used any information which could not be verified. I have used the sales comparison approach to value as the cost approach to value and income approach to value are applicable and come to a value conclusion which is submitted to the client in a reasonable manner for the client to use in assistance in making a decision.

I have not performed services, as an appraiser, or any other capacity, regarding the property that is the subject of this appraisal report within the previous three year period immediately preceding acceptance of this assignment.

The Highest and best use is the most probable use of land or improved property that is legally permissable, physically possible, financially feasible from the market and which results in maximum profitability.The most probable use of land or improved property that is legally permissable, physically possible, financially feasible from the market and which results in maximum profitability.The highest and best use of the subject is the current use as a single family residential.

Note to Client: Market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

I Certify that the signature on this report, when transmitted electronically is an exact duplication of my own signature created and protected electronically.

• **<u>GP Land: Legal Description</u>**
SUBDIVISION: LAKE POWELL VILLAGE UNIT 01 LOT: 90 SIXTEENTH: SE QUARTER: SW SECTION: 29 TOWNSHIP: 41N RANGE: 09E

Subject Photo Page

Borrower	City of Page						
Property Address	105 Aero Ave						
City	Page	County	Coconino	State	AZ	Zip Code	86040
Lender/Client	City of Page/Robin Crowther						

Subject Front

105 Aero Ave
Sales Price
Gross Living Area 2,941
Total Rooms 7
Total Bedrooms 4
Total Bathrooms 4.0
Location N;Res;
View B;Wtr;Mtn
Site 5,000
Quality Q2
Age 0

Subject Rear

Subject Street

Plat Map


ArcGIS Web Map
Subject
105 Aero Ave
AERO AVE
GRANDVIEW ST
6/25/2025, 12:53:52 PM
County Boundary
Municipal Boundaries
Addresses
Primary
Coconino County Parcels
County Land Ownership
Private
World_Hillshade
1:734

Location Map

Borrower	City of Page						
Property Address	105 Aero Ave						
City	Page	County	Coconino	State	AZ	Zip Code	86040
Lender/Client	City of Page/Robin Crowther						

Aerial Map

Borrower	City of Page						
Property Address	105 Aero Ave						
City	Page	County	Coconino	State	AZ	Zip Code	86040
Lender/Client	City of Page/Robin Crowther						

Department of Insurance and Financial Institutions

State of Arizona

CRA - 22235

This document is evidence that: **DENISE J WOOD** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

Certified Residential Real Estate Appraiser

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

Certified Residential Real Estate Appraiser

DENISE J WOOD

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

Expiration Date : **March 31, 2026**

RESOLUTION NO. 1352-26

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AUTHORIZING THE SALE OF REAL PROPERTY BY SEALED BID.

WHEREAS, the City of Page is the owner of certain real property located at 105 Aero Avenue., Page, AZ, parcel number 80041002 Coconino County, Arizona, Subdivision: LAKE POWELL EST UNIT 05 Lot: 2 Sixteenth: SW Quarter: SW Section: 29 Township: 41N Range: 09E;

and

WHEREAS, said property has an appraised value of more than $25,000; and

WHEREAS, § 32.036(B), Page City Code, provides that the City of Page may sell real property valued at more than $25,000 by sealed bid; and

WHEREAS, the City Council has determined that the sale by sealed bid is in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, AS FOLLOWS:

Section 1. That the City Clerk is authorized to advertise the sale of real property by sealed bid in accordance with § 32.036(B) of the Page City Code.

Section 2. A purchase agreement for the above-described property shall be prepared by the City to set forth the terms and conditions of the sale. The successful bidder will sign said agreement after the bid is awarded.

Section 3. The minimum acceptable bid for the property shall be $52,500, plus City incurred costs, including but not limited to the appraisal and title fees.

Section 4. Sealed bids shall be accompanied by a cashier’s check payable to the city for 10% of the bid which check will be returned to the bidder if unsuccessful.

Section 5. Sale shall be made to the highest bidder, but the Council shall have the right to reject any and all bids and to waive any informality in any bid and/or auction procedure. The sale shall be binding upon the City only upon award of the bid and delivery of the quit claim deed to the successful bidder, and no other action of the City or its representatives shall be construed to vest any right, title or interest to or in said property in any person prior to delivery of the deed. Council will consider award or rejection of the bid at the next regular Council meeting following the bid closure.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, ARIZONA this 26th day of August, 2026, by the following vote:

Ayes ______
Nays ______
Abstentions ______
Absent ______

CITY OF PAGE

BY____________________________
Mayor

ATTEST:

____
City Clerk

APPROVED AS TO FORM:

____
City Attorney

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Manager
Presented by:
Frank Marbury, City Manager

Brief Title: Resolution 1353-26, Sale of Real Property, Parcel 80041003, 109 Aero Avenue

Agenda Section: Unfinished Business
Agenda Sub-category: Resolution
Action: Resolution
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
Clerk to introduce Resolution 1353-26 by title only.

Move to adopt Resolution 1353-26.

Background:
The City purchased this blighted property and cleaned it up. Council voted to sell the property. This is the beginning of the process to sell this property by sealed bid. The next step will be for staff to publish notice of the bid process in the newspaper, by posting in the City, and other means as determined by staff. Currently, it is anticipated that bidding will close on September 24.

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:

Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:
1. 109 Aero Ave
2. Resolution 1353-26 revised

APPRAISAL OF REAL PROPERTY

LOCATED AT

109 Aero Ave
Page, AZ 86040
T UNIT 05 Lot: 3 Sixteenth: SW Quarter: SW Section: 29 Township: 41N Range: 09E MBL HOME TITLE: 813/23 SERIAL: TU62289U YEA

FOR

City of Page/Robin Crowther
P.O. Box 1101
Page, AZ 86040

OPINION OF VALUE

$52,500

AS OF

06/23/2025

BY

Denise Wood
Lake Powell Appraisal
PO. Box 2654
Page, AZ 86040
928-660-2600
lakepowellappraisal@live.com

Lake Powell Appraisal
PO Box 2654
Page, AZ 86040
928-660-2600

06/25/2025

City of Page/Robin Crowther
P.O. Box 1180
Page, AZ 86040

Re: Property: 109 Aero Ave
Page, AZ 86040
Borrower: City of Page
File No.: pag017-25

Opinion of Value: $ 52,500
Effective Date: 06/23/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Denise Wood
Certified
License or Certification #: 22235
State: AZ Expires: 03/31/2026
lakepowellappraisal@live.com

LAND APPRAISAL REPORT

File No.: pag017-25

SUBJECT

Property Address: 109 Aero Ave | City: Page | State: AZ | Zip Code: 86040

County: Coconino | Legal Description: Subdivision: LAKE POWELL EST UNIT 05 Lot: 3 Sixteenth: SW Quarter: SW Section: 29 Township: 41N Range: 09E MBL HOME TITLE: 813/23 SERIAL: TU62289U YEAR: 1971 MAKE: ATCO SIZE: 24X51, SERIAL: TU62289X

Assessor's Parcel #: 800-41-003 | Tax Year: 2025 | R.E. Taxes: $ 326.30 | Special Assessments: $ 0

Market Area Name: Lake Powell Village | Map Reference: 22380 | Census Tract: 0021.01

Current Owner of Record: Davenport, Clinton Lee | Borrower (if applicable): City of Page

Project Type (if applicable): [ ] PUD [ ] De Minimis PUD [ ] Other (describe) | HOA: $ 0 [ ] per year [ ] per month

Are there any existing improvements to the property? [ ] No [X] Yes | If Yes, indicate current occupancy: [ ] Owner [ ] Tenant [X] Vacant [ ] Not habitable

If Yes, give a brief description: The site has electric, water, sewer,and gas. The existing home is to be removed.

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [ ] other type of value (describe)

This report reflects the following value (if not Current, see comments): [X] Current (the Inspection Date is the Effective Date) [ ] Retrospective [ ] Prospective

Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)

Intended Use: The Intended Use is to evaluate the property that is the subject of this appraisal and is to determine a market value for Abatement

Intended User(s) (by name or type): The Intended User of this report is"City of Page/Robin Crowther" no others are identified.

Client: City of Page/Robin Crowther | Address: P.O. Box 1180, Page, AZ 86040

Appraiser: Denise Wood | Address: P.O. Box 2654, Page, AZ 86040

MARKET AREA DESCRIPTION

Characteristics			
Location:	[ ] Urban	[X] Suburban	[ ] Rural
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow
Property values:	[ ] Increasing	[X] Stable	[ ] Declining
Demand/supply:	[X] Shortage	[ ] In Balance	[ ] Over Supply
Marketing time:	[ ] Under 3 Mos.	[X] 3-6 Mos.	[ ] Over 6 Mos.

Predominant Occupancy	One-Unit Housing PRICE $(000)		One-Unit Housing AGE (yrs)	Present Land Use		Change in Land Use
[X] Owner	30	Low	0	One-Unit	80 %	[X] Not Likely
[ ] Tenant	1,200	High	60	2-4 Unit	5 %	[ ] Likely * [ ] In Process *
[X] Vacant (0-5%)	150	Pred	10	Multi-Unit	5 %	* To:
[ ] Vacant (>5%)				Comm'l	8 %	
				VacLnd	2 %	
					%	

Factors Affecting Marketability

Item	Good	Average	Fair	Poor	N/A
Employment Stability	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Employment	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Shopping	[X]	[ ]	[ ]	[ ]	[ ]
Convenience to Schools	[X]	[ ]	[ ]	[ ]	[ ]
Adequacy of Public Transportation	[X]	[ ]	[ ]	[ ]	[ ]
Recreational Facilities	[X]	[ ]	[ ]	[ ]	[ ]
Adequacy of Utilities	[X]	[ ]	[ ]	[ ]	[ ]
Property Compatibility	[X]	[ ]	[ ]	[ ]	[ ]
Protection from Detrimental Conditions	[X]	[ ]	[ ]	[ ]	[ ]
Police and Fire Protection	[X]	[ ]	[ ]	[ ]	[ ]
General Appearance of Properties	[X]	[ ]	[ ]	[ ]	[ ]
Appeal to Market	[X]	[ ]	[ ]	[ ]	[ ]

Market Area Comments: The market in Page, Az has remained stable until mid 2021-2022 with homes started selling more rapidly than in the past several years. Average days on market is now closer to three to six months than in the past when it was closer to one year.

SITE DESCRIPTION

Dimensions: 50.00 x 100.00 | Site Area: 5,000 Sq.Ft.

Zoning Classification: MHS | Description: Mobile Home Subdivision allows Site built homes

Do present improvements comply with existing zoning requirements? [X] Yes [ ] No [ ] No Improvements

Uses allowed under current zoning: Single Family Residential

Are CC&Rs applicable? [X] Yes [ ] No [ ] Unknown | Have the documents been reviewed? [X] Yes [ ] No | Ground Rent (if applicable) $ /

Comments: CC&Rs are typical with homes constructed to conform with the neighborhood.

Highest & Best Use as improved: [X] Present use, or [ ] Other use (explain) Subject is at the highest and best use as vacant land with a future use as a single family residential property

Actual Use as of Effective Date: Single Family Residential | Use as appraised in this report: Single Family Residential

Summary of Highest & Best Use: The highest and best use is as improved as a Single Family residential property.

Utilities	Public	Other	Provider/Description
Electricity	[X]	[ ]	P.E.U
Gas	[X]	[ ]	Propane(Typical)
Water	[X]	[ ]	City Of Page
Sanitary Sewer	[X]	[ ]	City of Page
Storm Sewer	[X]	[ ]	City of Page
Telephone	[X]	[ ]	Quest
Multimedia	[X]	[ ]	SouthCentral

Off-site Improvements	Type	Public	Private
Street	Asphalt	[X]	[ ]
Width	Typical		
Surface	Typical		
Curb/Gutter	Conc/Gd	[X]	[ ]
Sidewalk	Conc/Gd	[X]	[ ]
Street Lights	Yes/Gd	[X]	[ ]
Alley	None	[ ]	[ ]

Frontage	Typical
Topography	Mostly Level
Size	Typical
Shape	Irregular
Drainage	adequate
View	B;Wtr;Mtn

Other site elements: [X] Inside Lot [ ] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)

FEMA Spec'l Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 04005C0400G | FEMA Map Date 09/03/2010

Site Comments: There are no known adverse easements nor encroachments and no other adverse conditions were noted during the site inspection. All utilities are stubbed to the subject property

LAND APPRAISAL REPORT

File No.: pag017-25

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Public Records

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:
Date:	Coconino County records are a matter of public interest and are available online at Coconino County Website using assessor parcel numbers. These records show no other sales of the subject within the past three years or the comparables within a year.
Price:	
Source(s): Public Records	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	109 Aero Ave Page, AZ 86040	29 Turquoise Ave Page, AZ 86040		232 Aero Ave Page, AZ 86040		228 Aero Ave Page, AZ 86040	
Proximity to Subject		0.12 miles SW		0.19 miles E		0.19 miles E	
Sale Price	$		$ 49,500		$ 52,500		$ 52,500
Price/ Sq.Ft.	$	$ 8.12		$ 12.05		$ 12.05	
Data Source(s)		Rec#74003381;DOM unk		PMLS#160229;DOM 99		PMLS#160229;DOM 99	
Verification Source(s)		Pioneer title928-645-0064		BurtonBkg602-319-8575		BurtonBkg602-319-8575	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Seller;0		Cash;0	0	Cash;0	
Date of Sale/Time		06/03/2024		04/17/2025		04/17/2025	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Site Area (in Sq.Ft.)	5,000	6,098 sf	0	4,356 sf	0	4,356 sf	0
Site Imp's	Avg Site Imp's	Avg Site Imp's		Avg Site Imp's		Avg Site Imp's	
Net Adjustment (Total, in $)		☐ + ☐ −	$	☐ + ☐ −	$	☐ + ☐ −	$
Adjusted Sale Price (in $)			$ 49,500		$ 52,500		$ 52,500

Summary of Sales Comparison Approach: Sites were adjusted by location and size. It is typical for comparables to be 6 months to over a year old with so few sales in Page, AZ. My market search for comparable sales, pending sales and listings covered the entire City of Page which is under 3 miles across, went back 24 months and included all listings, sales and pendings As there have been few sales in Page, Az. in the past year some comparables may be nearly 1 year old. It is not feasible to go out of Page for additional comparables as the nearest cities are 135 miles South and 80 Miles North West from here.

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 52,500

Final Reconciliation: Most weight was given to comparable #2 would indicate $52,500(rounded) and this is supported by comparables #3.

This appraisal is made ☐ "as is", or ☒ subject to the following conditions: Appraisal is made in "Subject-To" the removal of the existing home

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 52,500 , as of: 06/23/2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACH.

A true and complete copy of this report contains 12 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☒ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☐ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Robin Crowther Client Name: City of Page/Robin Crowther

E-Mail: rcrowther@pageaz.gov Address: P.O. Box 1180, Page, AZ 86040

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Denise Wood	
Appraiser Name: Denise Wood	Supervisory or Co-Appraiser Name:
Company: Lake Powell Appraisal	Company:
Phone: 928-660-2600 Fax:	Phone: Fax:
E-Mail: lakepowellappraisal@live.com	E-Mail:
Date of Report (Signature): 06/25/2025	Date of Report (Signature):
License or Certification #: 22235 State: AZ	License or Certification #: State:
Designation: Certified	Designation:
Expiration Date of License or Certification: 03/31/2026	Expiration Date of License or Certification:
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)	Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection: 06/23/2025	Date of Inspection:

GP LAND

ADDITIONAL COMPARABLE SALES

File No.: pag017-25

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	109 Aero Ave Page, AZ 86040	225 Aero Ave Page, AZ 86040					
Proximity to Subject		0.17 miles E					
Sale Price	$		$ 49,147.94		$		$
Price/ Sq.Ft.	$	$ 10.26		$		$	
Data Source(s) Verification Source(s)		Rec#74003459;DOM unk Pioneer title928-645-0064					
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust	DESCRIPTION	+(-) $ Adjust
Sales or Financing Concessions		ArmsLength Seller;0					
Date of Sale/Time		06/06/2024					
Rights Appraised	Fee Simple	Fee Simple					
Location	N;Res;	N;Res;					
Site Area (in Sq.Ft.)	5,000	4,792 sf	0				
Site Imp's	Avg Site Imp's	Avg Site Imp's					
Net Adjustment (Total, in $)		☐ + ☐ –	$	☐ + ☐ –	$	☐ + ☐ –	$
Adjusted Sale Price (in $)			$ 49,147.94		$		$

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach: Comparables #4 is a listing in a competing neighborhood that supports the indicated market value.

Supplemental Addendum

File No. pag017-25

Borrower	City of Page						
Property Address	109 Aero Ave						
City	Page	County	Coconino	State	AZ	Zip Code	86040
Lender/Client							

Note to Client:
Appraisal Assignment includes the site only
The site currently has a mobile home , but is not included in this appraisal and given no value . It is considered personal property as it is not affixed . The manufactured home is described as a MBL HOME TITLE: 813/23 SERIAL: TU62289U YEAR: 1971 MAKE: ATCO SIZE: 24X51, SERIAL: TU62289X and is taxed as real property.

Comments on Sales Comparison

Page is a very small city with a population of some 7,200. In it's widest section, Page is less than 3 miles across so the entire City of Page can be considered a subdivision. With so few sales, comparables will often be over 6 months or even one year old and may be over one mile from any given subject property. There are no "tract" housing in Page as all homes here were either built by the Bureau of Reclamation during the construction of the Glen Canyon Dam, or were custom built. The homes built by the Bureau are very similar having minor variances in floor plans and sizes, however, the other homes in Page are much different. Some of the comparables used are over 1 mile from the subject. Again, Page is a very small community and this will be typical in most appraisal reports in this community. There are very few vacant lots in this neighborhood

As Page is 135 miles North and 165 miles South of the nearest cities, to go out of the immediate area for additional comparables would not depict the true market in this area.

The cost approach to value is used and is given "heavy" consideration when properties are new. However, this approach to value is less reliable as the age of the property increases. The cost approach to value is not applicable to this assignment.

This is in an area where there are very few known homes which have sold which have also been used as income producing property and a gross rent multiplier is difficult to establish and prove. The income approach to value was not given any consideration or developed and not applicabletothis assignment.

The sales comparison approach to value gives a fairly narrow range of values from $49,147.94 to $52,500 with comparable #2 and #3 being the most recent would indicate a value of $52,500 and this is supported by comparable #3.

Therefore, as of June 23, 2025, the date of the physical inspection of the property, it is my professional opinion that the value of the home is $52,500 with appraisal made "Subject-To" the removal of the existing mobile home.

The Intended User of this report is the Client "City of Page/Robin Crowther" . The Intended Use is to evaluate the property that is the subject of this appraisal and is to determine market value for abatement, subject to the stated Scope of Work, the Purpose of the appraisal, the reporting requirements of this appraisal report form, and the definition of "market-value". No additional intended users are identified by me, the appraiser.

The scope of the appraisal included an exterior inspection of the property . The neighborhood was inspected and all listings and pending sales were considered. The comparables have each had an exterior inspection unless I have stated otherwise. I have considered the overall market conditions, marketing times and the demand for housing at this time. I have analyzed all of this information and have not used any information which could not be verified. I have used the sales comparison approach to value as the cost approach to value and income approach to value are applicable and come to a value conclusion which is submitted to the client in a reasonable manner for the client to use in assistance in making a decision.

I have not performed services, as an appraiser, or any other capacity, regarding the property that is the subject of this appraisal report within the previous three year period immediately preceding acceptance of this assignment.

The Highest and best use is the most probable use of land or improved property that is legally permissable, physically possible, financially feasible from the market and which results in maximum profitability.The most probable use of land or improved property that is legally permissable, physically possible, financially feasible from the market and which results in maximum profitability.The highest and best use of the subject is the current use as a single family residential.

Note to Client: Market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

I Certify that the signature on this report, when transmitted electronically is an exact duplication of my own signature created and protected electronically.

• **GP Land: Legal Description**
SUBDIVISION: LAKE POWELL VILLAGE UNIT 01 LOT: 90 SIXTEENTH: SE QUARTER: SW SECTION: 29 TOWNSHIP: 41N RANGE: 09E

Subject Photo Page

Borrower	City of Page						
Property Address	109 Aero Ave						
City	Page	County	Coconino	State	AZ	Zip Code	86040
Lender/Client							

Subject Front

109 Aero Ave

Sales Price	
Gross Living Area	2,941
Total Rooms	7
Total Bedrooms	4
Total Bathrooms	4.0
Location	N;Res;
View	B;Wtr;Mtn
Site	5,000
Quality	Q2
Age	0

Subject Rear

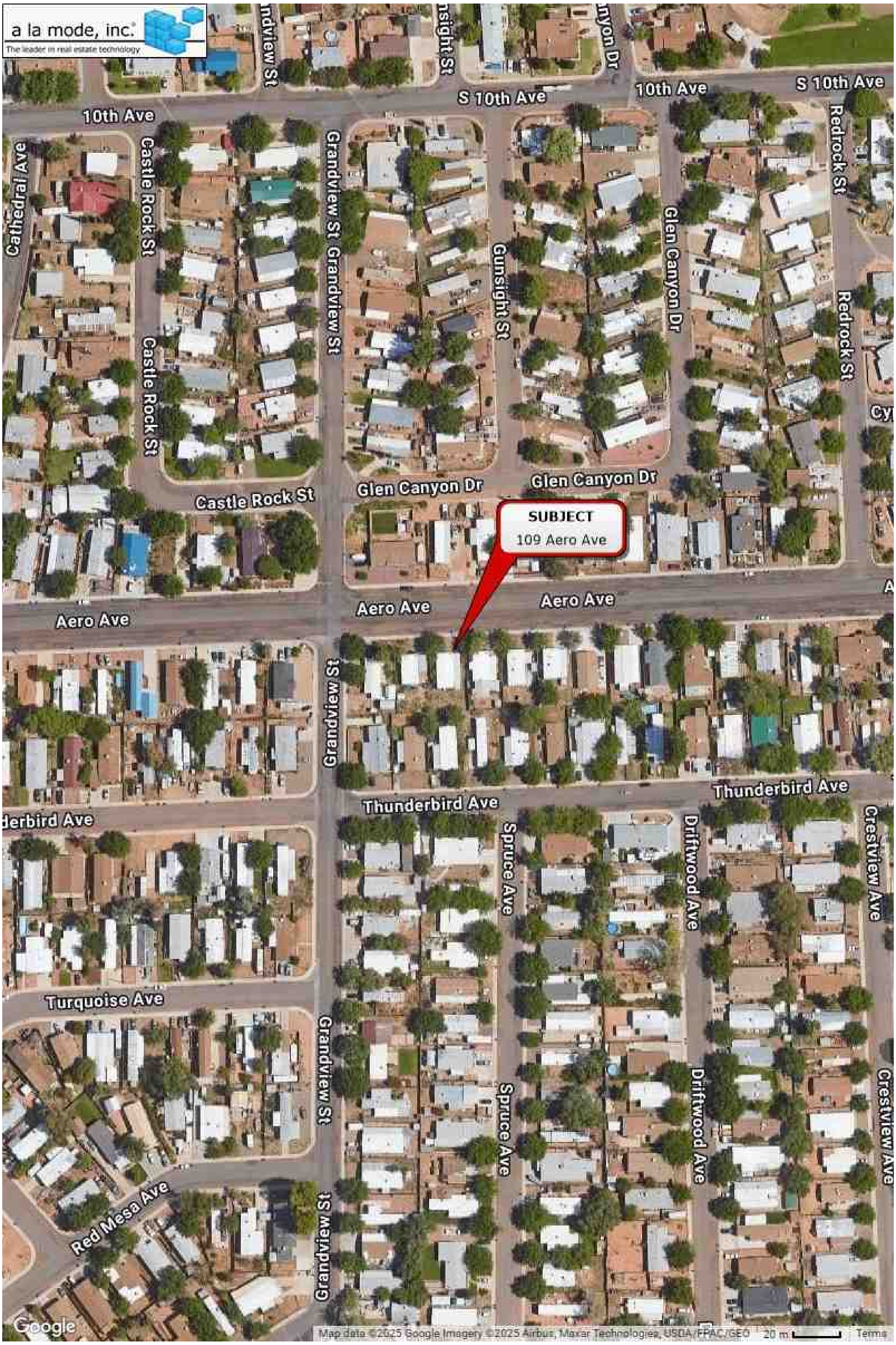
Subject Street

Plat Map


ArcGIS Web Map
Subject
109 Aero Ave
AERO AVE
Aero Ave
GRANDVIEW ST
80041003
6/25/2025, 12:53:52 PM
County Boundary
Municipal Boundaries
Addresses
Primary
Coconino County Parcels
County Land Ownership
Private
World_Hillshade
1:734
0 0.01 0.01 0.03 mi
0 0.01 0.02 0.04 km
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland,

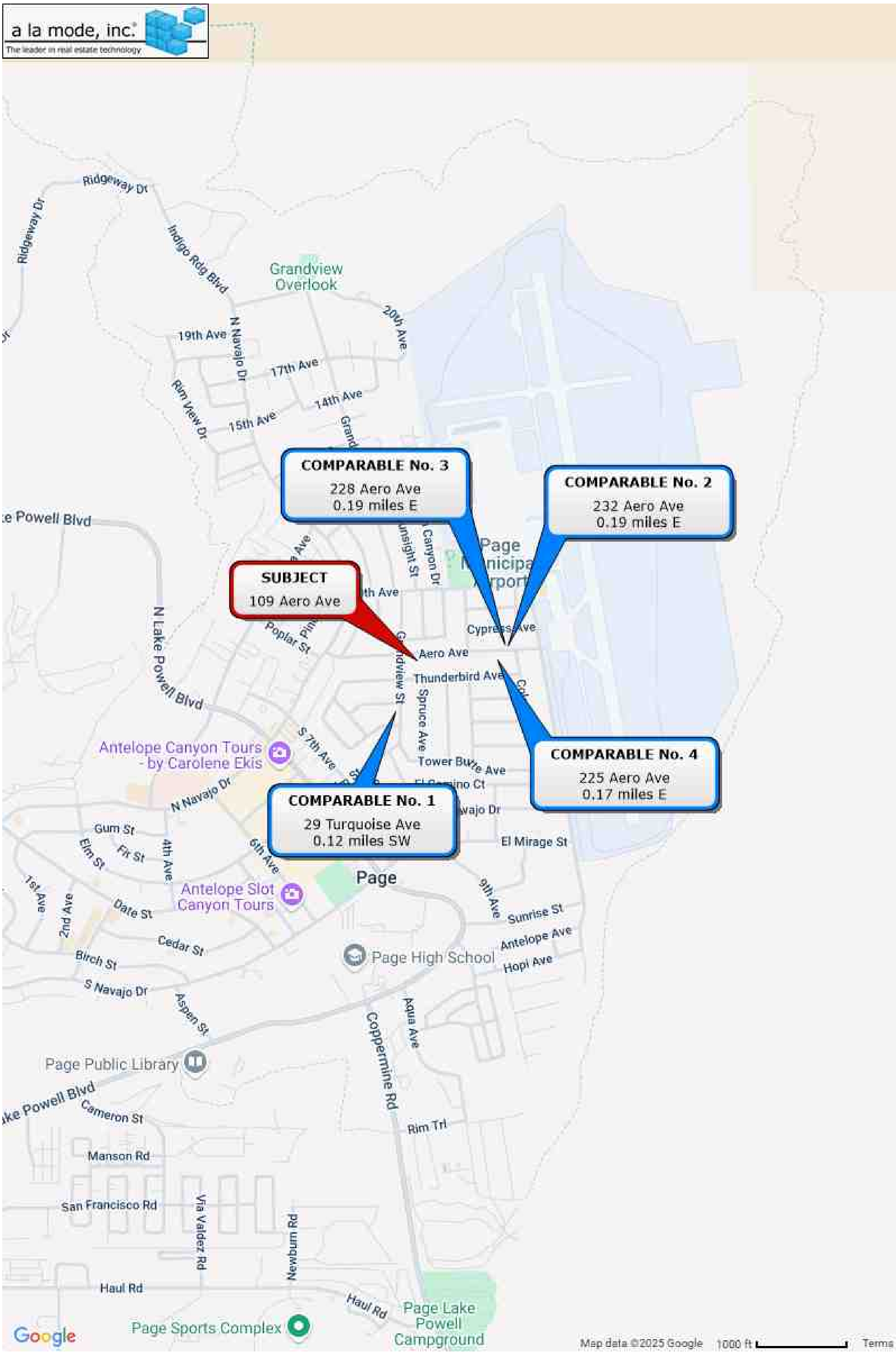
Aerial Map

Borrower	City of Page						
Property Address	109 Aero Ave						
City	Page	County	Coconino	State	AZ	Zip Code	86040
Lender/Client							



Location Map

Borrower	City of Page						
Property Address	109 Aero Ave						
City	Page	County	Coconino	State	AZ	Zip Code	86040
Lender/Client							



Department of Insurance and Financial Institutions

State of Arizona

CRA - 22235

This document is evidence that: **DENISE J WOOD** has complied with the provisions of Arizona Revised Statutes, relating to the establishment and operation of a:

Certified Residential Real Estate Appraiser

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

Certified Residential Real Estate Appraiser

DENISE J WOOD

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

Expiration Date : **March 31, 2026**

Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE APPRAISERS ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL107071-01 **Renewal of: NAX40PL107071-00**

1. **Named Insured: Denise J Wood dba Lake Powell Appraisal**

2. **Address:** 1200 S Victory Way
Big Water, UT 84741

3. **Policy Period:** **From: December 29, 2024** **To: December 29, 2025**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.

4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 478**

7. **Retroactive Date: December 29, 2011**

8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sentto:
OREP Insurance Services: info@orep.org
6353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115

9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org

10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: December 20, 2024 By: Isaac Peck
Authorized Representative

N DEC 40000 04 22 Page 1 of 1

RESOLUTION NO. 1353-26

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AUTHORIZING THE SALE OF REAL PROPERTY BY SEALED BID.

WHEREAS, the City of Page is the owner of certain real property located at 109 Aero Avenue., Page, AZ, parcel number 80041003 Coconino County, Arizona, Subdivision: LAKE POWELL EST UNIT 05 Lot: 3 Sixteenth: SW Quarter: SW Section: 29 Township: 41N Range: 09E

and

WHEREAS, said property has an appraised value of more than $25,000; and

WHEREAS, § 32.036(B), Page City Code, provides that the City of Page may sell real property valued at more than $25,000 by sealed bid; and

WHEREAS, the City Council has determined that the sale by sealed bid is in the best interests of the City.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, AS FOLLOWS:

Section 1. That the City Clerk is authorized to advertise the sale of real property by sealed bid in accordance with § 32.036(B) of the Page City Code.

Section 2. A purchase agreement for the above-described property shall be prepared by the City to set forth the terms and conditions of the sale. The successful bidder will sign said agreement after the bid is awarded.

Section 3. The minimum acceptable bid for the property shall be $52,500, plus City incurred costs, including but not limited to the appraisal and title fees.

Section 4. Sealed bids shall be accompanied by a cashier's check payable to the city for 10% of the bid which check will be returned to the bidder if unsuccessful.

Section 5. Sale shall be made to the highest bidder, but the Council shall have the right to reject any and all bids and to waive any informality in any bid and/or auction procedure. The sale shall be binding upon the City only upon award of the bid and delivery of the quit claim deed to the successful bidder, and no other action of the City or its representatives shall be construed to vest any right, title or interest to or in said property in any person prior to delivery of the deed. Council will consider award or rejection of the bid at the next regular Council meeting following the bid closure.

PASSED AND ADOPTED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF PAGE, ARIZONA this 26th day of August, 2026, by the following vote:

Ayes ______
Nays ______
Abstentions ______
Absent ______

CITY OF PAGE

BY____________________________
Mayor

ATTEST:

____
City Clerk

APPROVED AS TO FORM:

____
City Attorney

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Council
Presented by:

Brief Title: Presentation by Victim Witness Services — Human Trafficking

Agenda Section: New Business
Agenda Sub-category: Presentation
Action: Other
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
N/A

Background:
Victim Witness Services for Northern Arizona requested to present to the council regarding Human Trafficking.

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:
Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:
1. Victim Witness Services Presentation - FIAT HT for City of Page

Human Trafficking in Northern Arizona

Prepared for:
City of Page

Michelle Rucker
Deputy Director, Northland Family Help Center
Board Member, North Star Task Force

NORTH STAR
Task Force

COCONINO COUNTY ATTORNEY'S OFFICE

COCONINO COUNTY SHERIFF'S OFFICE
SHERIFF
BRET AXLUND
ARIZONA

POLICE
FLAGSTAFF ARIZONA

Northland Family Help Center
Where Violence Ends and Healing Begins

POLICE
NAU
NORTHERN ARIZONA UNIVERSITY

Applejack's Ranch

NORTH STAR
Task Force

What is human trafficking?

NORTH STAR Task Force

Human trafficking is an exploitation-based crime in which traffickers use <u>force, fraud, or coercion</u> to control victims.

There are TWO types of human trafficking:

Sex Trafficking

&

Labor Trafficking

Types of Human Trafficking

NORTH STAR Task Force

Labor Trafficking: Using force, fraud or coercion to recruit, harbor, transport, obtain or employ a person for labor or services.

Sex Trafficking: A commercial sex act induced by force, fraud or coercion, or **<u>in which person performing the act is under age 18.</u>**

Co-occurring intimate partner violence, sexual assault, strangulation

Defining a Commercial Sex Act

NORTH STAR Task Force

Commercial sex act means any sex act where **something of value** is given to or received by any person.

- **Food**
- **Place to Stay**
- **Clothing/Jewelry**
- **Drugs/Alcohol**
- **Phone**
- **Promises**

Force	Fraud	Coercion
Physical violence	False promises	Threats
Kidnapping	Deceptive offers	Manipulation
Confinement	Employment/Wages	Document confiscation
Sexual violence	Working conditions	Blackmail/Sextortion
Forced substance abuse	Love/Marriage	Control of children
Use of restraints	Withholding wages	Drugs and alcohol
Seasoning	Better life	Quotas

Human Trafficking in Rural Settings

NORTH STAR Task Force

- Increased risk for trafficking due to poverty, limited resources and stigmatization.
- Higher rates of familial trafficking
- Interstates, truck stops & rest stops
- Disproportionate rates of trafficking have been observed in non-white populations.
    - Native American individuals in Northern Arizona are overrepresented
- Additional populations with disproportionate representation: runaway and homeless youth, individuals identifying as LGBTQ, youth connected to child welfare
- Longer travel distances required for victim services

Victim Mindset

NORTH STAR Task Force

Victims often:

- Do not consider themselves to be victims and aren't aware that what has happened to them is a criminal act.
    - They are also likely committing criminal acts themselves for survival purposes and may fear being arrested if they report what has happened.
- Have been tricked into doing things for love (by a parent, lover, partner, friend, or trusted person)
- Have distrust of people who are in a position of authority, including law enforcement.
- Fear that they or their loved ones will be harmed.
- These factors may pose a significant barrier to someone disclosing their status as a sex or labor trafficking victim.

FIAT

Flagstaff Initiative Against Trafficking

Thank You!

Connect With Us:
Michelle Rucker, Deputy Director
Northland Family Help Center
mrucker@northlandfamily.org
(928) 233-4319

Northland Family Help Center
24-Hour Crisis Lines:
(928) 527-1800 **(Youth Shelter)**
(928) 527-1900 **(Adult Shelter)**

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: City Clerk
Presented by:

Brief Title: Special Event Liquor License Application — Glen Canyon Conservancy

Agenda Section: New Business
Agenda Sub-category: Agenda Item
Action: Motion
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
Move to approve the Arizona Department of Liquor Licenses and Control Application for a Special Event Liquor License for Glen Canyon Conservancy for September 12, 2026.

Background:
The City Clerk's Office received an Arizona Department of Liquor Licenses and Control application for a Special Event Liquor License from the Glen Canyon Conservancy for the Page Public Library Adult Prom event taking place on September 12, 2026.

A Special Event Liquor License does not require a public hearing. However, the Arizona Department of Liquor Licenses and Control requires City Council's recommendation.

The Arizona Department of Liquor Licenses and Control will be notified of the action taken and will make the final determination.

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:

Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:

Attachments:
1. 09 12 2026 Page Public Library Adult Prom - Redacted

REC'D PAGE CITY CLERKS
2026 AUG 12 PM12:22

Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

SPECIAL EVENT LICENSE

APPLICATION FEE $25.00 PER DAY

DLLC USE ONLY
Job #:
Date Accepted:
LC:
License #:

MUST be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1

Name of Non-Profit Organization, Candidate or Political Party: Glen Canyon Conservancy

If the event will be held on an unlicensed premises, it MUST be approved and signed by the Local Governing Body Before submitting to the Arizona Department of Liquor.

LOCAL GOVERNING BODY

Date Received: ____________

I, ____________ (Government Official) ____________ (Title) ☐ APPROVAL ☐ DISAPPROVAL

On behalf of ____________ (City, Town, County) ____________ (Signature) ____________ (Date)

SECTION 2

Will the event be at a location with a current liquor license and within the approved and licensed area?

☐ Yes ☑ No (if no skip to section 3)

If yes, MUST attach a letter of explanation/permission/suspension from the licensed location and choose ONE option below.

Name of Licensed Location ____________ **Liquor License Number** ____________

☐ Suspend license for the duration of the Special Event; Licensee selling all alcohol without retailer involvement. Letter of suspension required.

☐ Dispense and serve all spirituous liquors under retailer's license – Business operates normally, minimum of 25% of gross revenue from alcohol sales will be donated to licensee. Letter of permission required.

☐ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be kept separate from any alcohol used during the special event. Letter of suspension required.

☐ Split premises between special event and licensed location - Both the special event licensee and the licensed location will conduct sales of alcohol. (These sales must be done in separate areas. If alcohol is donated or purchased by the special event licensee, it must be in a separate area from the alcohol that is dispensed by the licensed location.) Letter of explanation and permission required.

☐ **Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions** – Retailer will be permitted to conduct all normal sales and service of alcohol. Letter of permission required.

SECTION 3

Applicant MUST be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: Moses, Debbie
   Last / First / Middle

2. Applicant's mailing address: PO Box 2600, Page, AZ, 86040
   Street / City / State / Zip

3. Applicants home/cell phone: [redacted] Non-profit organization phone: (928) 660-7885

4. Applicant's email address: debbie@canyonconservancy.org

5. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?
   ☐ **Yes (if yes, attach letter of explanation)** ☑ **No**

SECTION 4

1. Name of non-profit organization: Glen Canyon Conservancy

2. Non-Profit/IRS Tax Exempt Number: 74-2429545 **Required** Arizona Corporation Commission File #: 018996293 **Required**

3. If Out Of State, specify State **(Attach letter of good standing)**: ____________

4. Special Event Name: 2026 Page Public Library Adult Prom

SECTION 5

5. Event Location Name: PERA Building

6. Event Address: 445 Haul Rd, Page, AZ, 86040

SECTION 6

Must list type of security and control measures will you take to prevent violations of liquor laws at this event.

0 Number of Police 4 Number of Security Personnel ☐ Fencing ☐ Barriers

Must explain security measures: Security/ staff personnel stationed at each entrance and exit of the consumption area of the Sunset Ballroom and courtyard. Staff will check for ID upon entry.

1. How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
   Check **one** of the following boxes. (R-19-318)

   ☑ **On-site consumption** ☐ **Off-site (auction/wine/distilled spirits pull)** ☐ **Both**

2. How many special event days have already been issued to this organization during the current year? ____________

SECTION 7

Dates and Hours of Event - Days must be consecutive and may not exceed 10 days per year.

DAYS	DATE	DAY OF WEEK	EVENT START TIME AM/PM	EVENT END TIME AM/PM
DAY 1	9/12/2026	Saturday	7:00 PM	11:00 PM
DAY 2				
DAY 3				
DAY 4				
DAY 5				
DAY 6				
DAY 7				
DAY 8				
DAY 9				
DAY 10				

SECTION 8

1. **Is the Organization using the services of a DLLC approved Special Event Contractor from the list on our website?**

☐ **Yes** ☑ **No** If yes, please provide the Name of the Special Event Contractor: ____________________

Special Event Contractor Signature: ____________________

2. Is the organization using the services of a series **6, 7, 11**, or **12** licensee to manage the sale or service of alcohol? (Licensees who hold a series **6, 7, 11,** or **12** license are automatically qualified to be a special event contractor)

☐ **Yes** ☐ **No** if yes, Name of Licensee: ____________________ Liquor License #: ____________________

3. List the name of the Organization/individual that will receive revenues:

MUST EQUAL 100 PERCENT, APPLYING NON-PROFIT MUST RECEIVE A MINIMUM OF 25% OF THE PROCEEDS.

Name: Glen Canyon Conservancy Percentage: 25%

Address: 12 N Lake Powell Blvd., Page, AZ, 86040
Street City State Zip

Name: Rustic Thistle Percentage: 75%

Address: 626 N. Navajo Drive. Page, AZ, 86040
Street City State Zip

Please read A.R.S. § 4-203.02 and R19-1-205 Special event license rules and Requirements.

SECTION 9

Licensed location diagram: The licensed premises for your special event is the area in which you are authorized to sell, dispense, or serve alcoholic beverages under the provisions of your license.

ATTACH DIAGRAM

Must attach a diagram of your special event showing the area where alcohol will be sold, served, and consumed. *Must include dimensions of event area, fencing, barricades, or other control measures, and include positions of security personnel.*

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN SEALED CONTAINERS FOR AN AUCTION OR WINE/DISTILLED SPIRITS PULL, OR THE SPECIAL EVENT LICENSE IS STACKED WITH A WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

Declaration:
I, (Print Name) Debbie Moses, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete.

Signature: Debbie Moses

SPECIAL EVENT DIAGRAM AND SAFETY PLAN STANDARDS

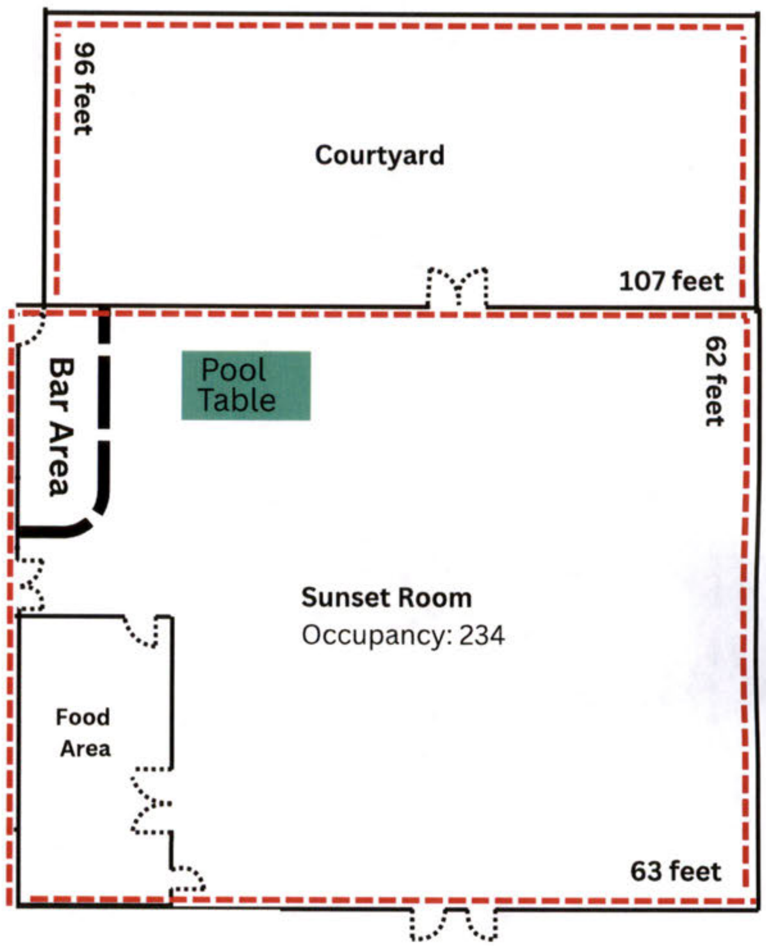
Diagrams do not need to be overly complicated, they can be hand drawn. However, we do not accept photographs or aerial views that do not show the premises clearly. The diagram should clearly depict the special event area in relation to the entire premises.

Each diagram must include:

- Overview of the location
- The event area clearly outlined with black marker
- Where alcohol will be served/stored
- All entrances and exits
- Where security will be positioned
- Square footage of event area
- Show North, East, South, West

PERA

445 Haul Rd
Page, AZ.



REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting
Meeting Date: August 26, 2026
Department: Planning and Zoning
Presented by:

Brief Title: EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(3) and (7) the City Council may vote to go into Executive Session for the purpose discussion or consultation for legal advice with the attorney, and discussions regarding negotiations for the purchase, sale, or lease of real property.
Property Purchase Requests for About .03 Acres Near Sage Avenue

Agenda Section: Executive Sessions
Agenda Sub-category: Executive Session
Action: Other
PowerPoint Needed?: No

Request for Council Action

Recommended Action:
Discuss requests to purchase a small portion of City-owned property adjacent to Sage Avenue and provide direction to staff regarding whether to move forward with the disposition process, including obtaining an appraisal and returning with a future recommendation.

Background:
The City has received requests from adjacent property owners to purchase about .03 acres of City-owned property located behind residential properties along Sage Avenue. The property is not currently developed and has limited independent development potential due to its size, configuration, and location.

Alternatives Considered:
None

Advisory Board/Commission Action:
NA

Fiscal Impact:
Fiscal Year:
Amount Requested:
Line Item(s):

Budget Impact:

Notes:
No fiscal impact at this time

Attachments:
1. Property Acquisition Request #1
2. Property Acquisition Request #2

3. Zoning Map of Subject Parcels Aerial
4. Zoning Map of Subject Parcels
5. Purchase of Land Strip 2022 9300 Taylor
6. Purchase of Land Strip 2022 Zeglin 18300
7. Purchase of Land Strip Bennett 2022 8775
8. Confidential Memorandum

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting

Meeting Date: August 26, 2026

Department: City Attorney

Presented by:
Josh Smith, City Attorney

Brief Title: EXECUTIVE SESSION
Pursuant to A.R.S. § 38-431.03 (A)(3) and (7) the City Council may vote to go into Executive Session for the purpose discussion or consultation for legal advice with the attorney, and discussions regarding negotiations for the purchase, sale, or lease of real property.
Potential Purchase of a Portion of Assessor's Parcel Number 80220005A

Agenda Section: Executive Sessions

Agenda Sub-category: Executive Session

Action: Other

PowerPoint Needed?: No

Request for Council Action

Recommended Action:
N/A

Background:
N/A

Alternatives Considered:
N/A

Advisory Board/Commission Action:
N/A

Fiscal Impact:

Fiscal Year:

Amount Requested:

Line Item(s):

Budget Impact:

Notes:

Attachments:
None