



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 12, 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. Inter Fund Transfers for FY 2026
 2. Economic Development Advisory Board Resignation — Erik Stanfield
 3. City Council Regular Meeting Minutes - July 22, 2026
 4. City Council Special Meeting Minutes - August 3, 2026
- 4. Community Recognition**

None
- 5. Hear From The Citizens**
- 6. Reports and Announcements**
 1. Mayor's Reports and Announcements
 - A. "Water Team" Meeting Update
 - B. The Page Attainment Meeting Update
 2. City Manager's Current Events Summary
- 7. Boards and Commissions**
 1. Council Liaison Reports on Board Meetings
 2. Economic Development Advisory Board Appointment — Paul O Meehan
- 8. New Business**
 1. TSA Airport Tenant Lease Amendment (Extension)
 2. Presentations for the Potential Purchase of a Portion of Assessor's Parcel Number 80220005A
 3. Special Event Liquor License Application — Grand Circle Arts Alliance
 4. Special Event Liquor License Application — Glen Canyon Conservancy

Adjourn

Next Regular Meeting: Wednesday, August 26, 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**Department:** Finance**Meeting Date:** August 12, 2026**Presented by:**

Linda Watson, Finance Director

Brief Title: Inter Fund Transfers for FY 2026**Agenda Section:** Consent Agenda**Action:** Motion**Agenda Sub-category:** Agenda Item**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to Approve the End of Year Inter Fund Transfers for FY 2026

Background:

Inter fund transfers are scheduled to be made within the fiscal year. As the City Council is the legal level of budgetary control, all inter fund transfers must be approved by them, prior to being made. This list of transfers for Fiscal Year 2026, needs to be made as we prepare to close fiscal year 2026.

Transfer \$1,800,000 from the Highway User Revenue Fund to the Capital Projects Fund. This transfer covers the Capital Equipment and Capital Projects that were completed by HURF related expenses that were paid by the Capital Fund. Some of these project costs were the Haul Road Sidewalk Project; Haul Rd/Coppermine Rd Roundabout Design; Date Street Improvements; 10th Avenue Road Improvements; and the Newburn Rd Drain Project.

Transfer \$439,444 from the Horseshoe Bend Fund to the Capital Fund to cover remaining costs for the purchase of the trolleys, and the DFR (Drone First Responder) that is located at HSB.

Transfer \$103,581.49 from the Airport Fund to the Capital Fund to cover the City's portion of the grant cost for the Airport Projects completed last year.(Runway Safety Area; Taxiway Lane Design & Rehabilitation;Terminal Building Expansion Project).

Transfer \$639,683.83 from the Golf Fund to the Capital Fund to cover the purchase of the new golf carts.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

Fiscal Impact:

Fiscal Year: 2026
Amount Requested: \$2,982,709.32
Line Item(s): Several

Budget Impact:

Notes:

These Inter Fund Transfers were included in the FY 2026 Budget.

Attachments:

1. Interfund Transfers to Complete- FY 2026

FY 2026 BUDGETED TRANSFERS AND YEAR TO DATE EXPENSES

Fund/Account Title Description		Transfer In	Transfer Out	Completed as of 6/30/26	Needed as of 8/1/2026
General Fund		\$3,318,053	(\$6,044,000)	\$1,093,597.61	\$0.00
10-38-75100	TRANSFER FROM OTHER FUNDS	\$50,000		\$2,806.04	
10-38-75850	TRANSFER FROM AIRPORT	\$349,559		\$351,523.00	
10-38-75950	TRANSFERS FROM HORSESHOE BEND	\$2,918,494		\$2,907,413.31	
10-407-9815	TRANSFER TO DEBT SERVICE		(\$950,000)		
10-407-9838	TRANSFER TO EMERGENCY RESERVE				
10-407-9840	TRANSFER TO CAPITAL FUND		(\$4,719,000)	(\$2,168,144.74)	
10-407-9817	TRANSFER TO GOLF FUNDS		(\$375,000)		
Emergency Reserve Fund		\$0	\$0	\$0	\$0
12-38-41100	TRANSFER FROM GENERAL FUND	\$0			
Highway User Fund (HURF)		\$0	(\$1,800,000)	\$0	(\$1,800,000.00)
15-459-9720	TRANSFER TO CAPITAL FUND		(\$1,800,000)		(\$1,800,000.00)
Debt Service Fund		\$950,000	(\$5,000,000)	\$0	\$0
20-38-75120	TRANSFER FROM GENERAL FUND	\$950,000			
20-488-9712	TRANSFER TO GENERAL FUND				
20-488-9800	TRANSFER TO CAPITAL FUND		(\$5,000,000)		
Misc Grant Fund		\$0	(\$50,000)	(\$2,806.04)	\$0
25-433-9712	TRANSFER TO GENERAL FUND		(\$50,000)	(\$2,806.04)	
Capital Fund		\$18,400,000	\$0	\$2,475,312.74	\$2,982,709.32
40-38-75210	TRANSFER FROM GENERAL FUND	\$4,719,000		\$2,168,144.74	
40-38-75215	TRANSFER FROM HURF	\$1,800,000			\$1,800,000.00
40-38-75225	TRANSFER FROM HORSESHOE BEND	\$1,755,000		\$307,168.00	\$439,444.00
40-36-25315	TRANSFER FROM AIRPORT	\$388,000			\$103,581.49
40-38-75205	TRANSFER FROM LAND	\$4,000,000			
40-38-75325	TRANSFER FROM GOLF	\$738,000			\$639,683.83
40-38-75220	TRANSFER FROM CEMETERY	\$0			
40-38-75300	TRANSFER FROM DEBT SERVICES	\$5,000,000			
Horseshoe Bend Fund		\$0	(\$4,673,494)	(\$3,214,581.31)	(\$439,444.00)
45-450-9715	TRANSFER TO GENERAL FUND		(\$2,918,494)	(\$2,907,413.31)	
45-450-9840	TRANSFER TO CAPITAL FUND		(\$1,755,000)	(\$307,168.00)	(\$439,444.00)
Airport Fund		\$0	(\$737,559)	(\$351,523.00)	(\$103,581.49)
46-489-9715	TRANSFER TO GENERAL FUND		(\$349,559)	(\$351,523.00)	
46-489-9719	TRANSFER TO CAPITAL FUND		(\$388,000)		(\$103,581.49)
Golf Fund		\$375,000	(\$738,000)	\$0	(\$639,683.83)
55-39-10200	TRANSFER FROM GENERAL FUND	\$375,000			
55-468-9712	TRANSFER TO CAPITAL FUND		(\$738,000)		(\$639,683.83)
Land Fund		\$0	(\$4,000,000)	\$0	\$0
48-488-9715	TRANSFER TO CAPITAL FUND		(\$4,000,000)		
Cemetery Fund		\$0	\$0	\$0	\$0
57-456-9650	TRANSFER TO CAPITAL FUND				
		\$23,043,053	(\$23,043,053)	\$0	\$0

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Meeting Date:** August 12, 2026**Department:** City Clerk**Presented by:****Brief Title:** Economic Development Advisory Board Resignation — Erik Stanfield**Agenda Section:** Consent Agenda**Agenda Sub-category:** Agenda Item**Action:** Other**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

N/A

Background:

At the July 28, 2026, Economic Development Advisory Board meeting, Chair Erik Stanfield announced his resignation effective at the conclusion of the meeting due to a family relocation to Flagstaff. Following the meeting, the board appointed a new chair and vice chair. One seat on the board remains vacant.

Alternatives Considered:

N/A

Advisory Board/Commission Action:

N/A

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

Budget Impact:

Notes:**Attachments:**

1. 07 28 2026 Resignation Letter - Email

From: [Jackelyne Aguirre](#)
To: [City Clerk](#)
Subject: EDAB Updates
Date: Tuesday, July 28, 2026 8:16:21 AM
Attachments: [image001.png](#)

Hello,

I have some updates from last night's EDAB meeting.

- Erik Stanfield resigned from the board because he is moving out of town.
- The board voted to have Arden Redshirt as the chair and Dawnell Robertson as the vice chair.

The recording should be in the EDAB recording folder. Please let me know if you need anything else from me. Thanks,



JACKELYNE AGUIRRE
Marketing Coordinator
City of Page, Arizona
928-645-4260
JAguirre@pageaz.gov

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Clerk**Meeting Date:** August 12, 2026**Presented by:**

Cindy Scott, City Clerk

Brief Title: City Council Regular Meeting Minutes - July 22, 2026**Agenda Section:** Consent Agenda**Action:** Motion**Agenda Sub-category:** Minutes**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to approve the City Council Regular Meeting Minutes from July 22, 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. 07 22 2026 Reg Min



**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
July 22, 2026**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 22nd day of July 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, Tom Preller, John Kocjan, and Debi Roundtree 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 (via Zoom); City Attorney, Joshua Smith; IT Director, Kane Scott; Police Chief, Tim Lange; Assistant Police Chief, Larry Jones; Airport Director, Lore Davis-McCluskey; Public Works Director, Tim Westover; Public Information Officer, Adam Geller; Management Analyst, Robin Crowther; Deputy City Clerk, Cassie Scott; and City Clerk, Cindy Scott.

COMMUNITY RECOGNITION

None scheduled.

CONSENT AGENDA

City Council Regular Meeting Minutes - July 8, 2026

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

PUBLIC HEARINGS

None scheduled.

HEAR FROM THE CITIZENS

No citizens addressed the City Council.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

Staff Award Recognition

Mayor Kidman recognized City Clerk, Cindy Scott, for her recent awards.

CITY MANAGER'S CURRENT EVENTS SUMMARY

None.

BOARDS AND COMMISSIONS

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

Vice Mayor Farrow, Councilor Roundtree, and Mayor Kidman gave updates.

Page City Council Regular Meeting – July 22, 2026

UNFINISHED BUSINESS

Amendment to Purchase Agreement with Premium Builders, LLC

City Attorney, Josh Smith provided information.

Motion was made by Vice Mayor Farrow to approve the Amendment to the Purchase Agreement with Premium Builders LLC. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

NEW BUSINESS

Authorization of Services with C&S Engineers, Inc

Airport Director, Lore Davis-McCluskey provided information.

There was discussion.

Motion was made by Vice Mayor Farrow to approve the ARFF (Airport Rescue and Fire Fighting) Facility General Airport Consulting Services Contract with C&S Engineers, Inc. for a lump sum amount of \$1,040,188.00 and authorize the Mayor to sign the Authorization of Services No. 1. The motion was seconded by Councilor Preller.

Councilor Kocjan stated that the City's portion was \$26,000.

The motion passed unanimously upon a vote.

Page Lake Powell Chamber of Commerce Memorandum of Understanding (MOU)

Public Information Officer, Adam Geller provided information.

Page Lake Powell Chamber of Commerce Board President, Joe Lapekas provided additional information.

There was discussion.

Motion was made by Vice Mayor Farrow to approve the FY27 MOU between the City of Page and the Page Lake Powell Chamber of Commerce in the amount of \$40,000 and authorize the Mayor to execute the agreement. The motion was seconded by Councilor Kocjan.

Mayor Kidman asked for the typo on page 32 to be fixed.

There was discussion.

The motion passed with Mayor Kidman, Vice Mayor Farrow, Councilor Kocjan, Councilor Hettinger, Councilor Preller, and Councilor Hammond in favor. Councilor Roundtree abstained.

Special Event Liquor License - Page Animal Adoption Agency

Motion was made by Councilor Roundtree to approve the Arizona Department of Liquor Licenses Special Event Liquor License Application for Page Animal Adoption Agency.

The motion was seconded by Councilor Preller and passed unanimously upon a vote.

FUTURE AGENDA ITEMS

None.

EXECUTIVE SESSIONS

Motion was made by Councilor Hettinger to enter Executive Session consecutively for one (1) Executive Session items and move to the conference room at 5:54 p.m. The motion was seconded by Councilor Preller and passed unanimously upon a vote.

Page City Council Regular Meeting – July 22, 2026

Mayor reconvened the Regular City Council meeting at 6:41 p.m.

EXECUTIVE SESSION

Car Rental Lease/Concessionaire Agreement

Staff directed to move forward as discussed in Executive Session.

ADJOURN

The meeting was adjourned at 6:42 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 22nd day of July 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of August 2026

Cindy Scott, City Clerk

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Clerk**Meeting Date:** August 12, 2026**Presented by:**

Cindy Scott, City Clerk

Brief Title: City Council Special Meeting Minutes - August 3, 2026**Agenda Section:** Consent Agenda**Action:** Motion**Agenda Sub-category:** Minutes**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to approve the City Council Special Meeting Minutes from August 3, 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 03 2026 Spec Min



**PAGE CITY COUNCIL
SPECIAL MEETING MINUTES
AUGUST 3, 2026**

A Special Meeting of the Page City Council was held at 2:00 p.m. on the 3rd day of August 2026, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Councilors John Kocjan, Tom Preller (via Zoom), Kenna Hettinger (via Zoom), and Amanda Hammond (via Zoom) were present. Vice Mayor Farrow and Councilor Debi Roundtree were excused.

Mayor Kidman called the meeting to order at 2:00 p.m.

Staff members present: City Manager, Frank Marbury; City Attorney, Joshua Smith; and City Clerk, Cindy Scott.

ITEMS FOR BUSINESS

Resolution 1351-26 – Canvass of the 2026 Primary Election

Clerk introduced Resolution 1351-26 by title only.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON JULY 21, 2026

There was discussion.

Motion was made by Councilor Kocjan to adopt Resolution 1351-26. The motion was seconded by Councilor Hettinger.

Councilor Hammond welcomed the incoming Council.

The motion passed unanimously upon a vote by all members present.

Councilor Hammond thanked the outgoing Council.

ADJOURN

The meeting was adjourned at 2:03 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 3rd day of August 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of August 2026.

Cindy Scott, City Clerk

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Council**Meeting Date:** August 12, 2026**Presented by:**

Steven Kidman, Mayor

Brief Title: "Water Team" Meeting Update**Agenda Section:** Reports and Announcements**Action:****Agenda Sub-category:** Agenda Item**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

None - Report only.

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

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** City Council**Meeting Date:** August 12, 2026**Presented by:**

Steven Kidman, Mayor

Brief Title: The Page Attainment Meeting Update**Agenda Section:** Reports and Announcements **Agenda Sub-category:** Agenda Item**Action:****PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

None - Report only.

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

REQUEST FOR COUNCIL ACTION

Request for Council Action:

Meeting Type: Regular Meeting

Meeting Date: August 12, 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 12, 2026**Department:** City Clerk**Presented by:****Brief Title:** Economic Development Advisory Board Appointment — Paul O Meehan**Agenda Section:** Boards and Commissions**Agenda Sub-category:** Agenda Item**Action:** Motion**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to appoint Paul O Meehan to the Economic Development Advisory Board with a term ending June 30, 2028.

Background:

There is one (1) vacancy on the Economic Development Advisory Board. The City has received one (1) request from Paul O Meehan 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. 05 27 2026 Application - Redacted



City of Page | Board Appointment Application

* Required field

Date: *

05/27/2026

Personal Information:

First Name: *

Paul D.

Last Name: *

Meehan

Street Address: *

[Redacted]

P.O. Box: *

[Redacted]

City: *

Page

State: *

AZ

Zip: *

86040

Home Phone: *

[Redacted]

Work Phone:

Fax:

Email Address: *

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: *

Owner/Operator of Shash Diné. Volunteering to help guide the present and future Page, AZ for residents and visitors alike.

Questionnaire for Board Candidates:

Board(s) for which you are applying:

AAB, EDAB, and P&Z

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

Resident, Father, Husband, Business owner. To serve the community.

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

The board should bring expertise that councilmembers may consider.

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?

To help guide the present and future of Page for residents and visitors. To help Page grow wisely.

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

Help guide the growth of the city. Lack of support, action, or a cohesive vision for growth may be the negative.

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

Resident, Father, Husband, Business owner. Serial volunteer.

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:

Gender:

Ethnicity:

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.

Paul Davagne Meehan

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

Signed On: 5/27/2026

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** Airport**Meeting Date:** August 12, 2026**Presented by:**

Lore Davis-McCluskey , Airport Director

Brief Title: TSA Airport Tenant Lease Amendment (Extension)**Agenda Section:** New Business**Action:** Motion**Agenda Sub-category:** Agenda Item**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to approve lease amendment #1 to lease no. GS-09P-LAZ00882.

Background:

The TSA lease originates from the GSA (General Services Administration) and not from the City. While they often use the consolidated fee schedule as a basic guide, the ultimate terms of the lease do not strictly follow the fee schedule and require approval by City Council and the Mayor. This is an amendment to the existing lease, extending the lease for 5 years.

Alternatives Considered:

n/a

Advisory Board/Commission Action:

n/a

Fiscal Impact:**Fiscal Year:** FY 27- FY32**Amount Requested:** n/a**Line Item(s):**

Budget Impact:

Notes: This item is a lease extension and locks the TSA/GSA into an annual base rent of \$19,976.52 and an annual operating rent (utilities) of \$4,223.70. This is in line with their current base and operating rent and reflects an overall increase from the current total annual rent of \$22,603.50 to the new total annual rent of \$24,200.22

Attachments:

1. TSA-GSA Tenant Lease Extension GS-09P-LAZ00882_LA#1

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 01 TO LEASE NO. GS-09P-LAZ00882
ADDRESS OF PREMISES 238 10 th Avenue, Suite 7 Page, AZ 86040-7700	PDN Number: NA

THIS AMENDMENT is made and entered into between **City of Page**

whose address is: **697 Vista Avenue
Page, AZ 86040-7504**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. The purpose of this amendment is to extend the term for a period of five (5) years commencing on **5/15/2026** and continuing through **5/14/2031**.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective **5/15/2026** as follows:

1. Section 1.03(a) of the lease is deleted entirely and replaced with the following:

This Lease Amendment contains 2 pages, and 10 pages of attachments.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR:

FOR THE GOVERNMENT:

Signature: _____
 Name: _____
 Title: _____
 Entity Name: _____
 Date: _____

Signature: _____
 Name: Richard Wygle
 Title: Lease Contracting Officer
GSA, Public Buildings Service, PRAED
 Date: _____

WITNESSED FOR THE LESSOR BY:

Signature: _____
 Name: _____
 Title: _____
 Date: _____

Extension Term, 5 years**5/15/2026 – 5/14/2031**

	ANNUAL RENT	ANNUAL RATE PER RSF
Shell Rent¹	\$19,976.52	\$43.23922 / RSF
Operating Rent²	\$4,223.70	\$9.14221 / RSF

¹ Shell Rent Calculation: **\$43.23922** per RSF is a blended rate incorporating 3 space rates:

- 300 SF downstairs office at \$58.53 / RSF
- 60 SF upstairs office at \$25.03 / RSF
- 156 SF Hangar storage at \$5.87 / RSF

²Operating Rent Calculation: **\$9.14221** per RSF multiplied by the 462 RSF stated under Paragraph 1.01, operating costs are subject to continual annual adjustments. Operating cost base is restated as **5/15/2026**.

INITIALS: _____ & _____
LESSOR GOV'T

ADDITIONAL FAR AND GSAR CLAUSES FOR LEASE EXTENSIONS

The following clauses are hereby incorporated into the Lease and replace any prior versions of these clauses contained in the Lease or its attachments:

1. 52.222-90 ADDRESSING DEI DISCRIMINATION BY FEDERAL CONTRACTORS (APR 2026)

(a) *Definitions.* As used in this clause—

Program participation means membership or participation in, or access or admission to: training, mentoring, or leadership development programs; educational opportunities; clubs; associations; or similar opportunities that are sponsored or established by the contractor or subcontractor.

Racially discriminatory diversity, equity, and inclusion (DEI) activities means disparate treatment based on race or ethnicity in the recruitment, employment (e.g., hiring, promotions), contracting (e.g., vendor agreements), program participation, or allocation or deployment of an entity's resources.

(b) In connection with the performance of work under this contract, the Contractor agrees as follows:

- (1) The Contractor will not engage in any racially discriminatory DEI activities;
- (2) The Contractor will furnish all information and reports, including providing access to books, records, and accounts, as required by the Contracting Officer, for purposes of ascertaining compliance with this clause;
- (3) In the event of the Contractor's or a subcontractor's noncompliance with this clause, this contract may be canceled, terminated, or suspended in whole or in part, and the Contractor or subcontractor may be declared ineligible for further Government contracts;
- (4) The Contractor will report any subcontractor's known or reasonably knowable conduct that may violate this clause to the Contracting Officer and take any appropriate remedial actions directed by the Contracting Officer; and
- (5) The Contractor will inform the Contracting Officer if a subcontractor sues the Contractor and the suit puts at issue, in any way, the validity of this clause.
- (6) The Contractor recognizes that compliance with the requirements of this clause are material to the Government's payment decisions for purposes of 31 U.S.C. 3729(b)(4).

(c) The Contractor must include the substance of this clause, including this paragraph (c), in subcontracts at any tier, including those for commercial products and commercial services, except those where the place of delivery or performance is outside the United States.

2. 52.240-91 SECURITY PROHIBITIONS AND EXCLUSIONS (NOV 2025 – GSA CLASS DEVIATION RFO-2025-40)

As prescribed in 40.205(b), insert the following clause:

Security Prohibitions and Exclusions (Deviation Date)

(a) *Definitions.* As used in this clause—

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FAR and GSAR Clauses for Lease
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American Security Drone Act-covered foreign entity means an entity included on a list that the Federal Acquisition Security Council (FASC) develops and maintains and publishes in the System for Award Management (SAM) at <https://www.sam.gov> (section 1822 of Pub. L. 118-31, 41 U.S.C. 3901 note prec.).

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (e.g., connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (e.g., fiber optic, coaxial cable, Ethernet).

Covered application means the social networking service TikTok or any successor application or service developed or provided by ByteDance Limited or an entity owned by ByteDance Limited.

Covered article, as defined in 41 U.S.C. 4713(k), means:

- (1) Information technology, as defined in 40 U.S.C. 11101, including cloud computing services of all types;
- (2) Telecommunications equipment or telecommunications service, as those terms are defined in section 3 of the Communications Act of 1934 (47 U.S.C. 153);
- (3) The processing of information on a Federal or non-Federal information system, subject to the requirements of the Controlled Unclassified Information program (see 32 CFR part 2002); or
- (4) Hardware, systems, devices, software, or services that include embedded or incidental information technology.

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means—

- (1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);
- (2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);
- (3) Telecommunications or video surveillance services provided by such entities or using such equipment; or
- (4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means—

- (5) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;
- (6) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled—
 - (i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or

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- (ii) For reasons relating to regional stability or surreptitious listening;
- (7) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);
- (8) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);
- (9) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or
- (10) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

FASC-prohibited unmanned aircraft system means an unmanned aircraft system manufactured or assembled by an American Security Drone Act—covered foreign entity.

FASCSA order means any of the following orders issued under the Federal Acquisition Supply Chain Security Act (FASCSA) requiring removing covered articles from executive agency information systems or excluding one or more named sources or named covered articles from executive agency procurement actions, as described in 41 CFR 201-1.303(d) and (e):

- (1) The Secretary of Homeland Security may issue FASCSA orders that apply to civilian agencies, to the extent not covered by paragraph (2) or (3) of this definition. This type of FASCSA order may be referred to as a Department of Homeland Security (DHS) FASCSA order.
- (2) The Secretary of Defense may issue FASCSA orders that apply to the Department of Defense (DoD) and national security systems other than sensitive compartmented information systems. This type of FASCSA order may be referred to as a DoD FASCSA order.
- (3) The Director of National Intelligence (DNI) may issue FASCSA orders that apply to the intelligence community and sensitive compartmented information systems, to the extent not covered by paragraph (2) of this definition. This type of FASCSA order may be referred to as a DNI FASCSA order.

Information technology, as defined in 40 U.S.C. 11101(6)—

- (1) Means any equipment or interconnected system or subsystem of equipment, used in the automatic acquisition, storage, analysis, evaluation, manipulation, management, movement, control, display, switching, interchange, transmission, or reception of data or information by the executive agency, if the equipment is used by the executive agency directly or is used by a contractor under a contract with the executive agency that requires the use—
 - (i) Of that equipment; or
 - (ii) Of that equipment to a significant extent in the performance of a service or the furnishing of a product;
- (2) Includes computers, ancillary equipment (including imaging peripherals, input, output, and storage devices necessary for security and surveillance), peripheral equipment designed to be controlled by the central processing unit of a computer, software, firmware and similar procedures, services (including support services), and related resources; but
- (3) Does not include any equipment acquired by a Federal contractor incidental to a Federal contract.

Intelligence community, as defined by 50 U.S.C. 3003(4), means the following—

- (1) The Office of the Director of National Intelligence;

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- (2) The Central Intelligence Agency;
- (3) The National Security Agency;
- (4) The Defense Intelligence Agency;
- (5) The National Geospatial-Intelligence Agency;
- (6) The National Reconnaissance Office;
- (7) Other offices within the Department of Defense for the collection of specialized national intelligence through reconnaissance programs;
- (8) The intelligence elements of the Army, the Navy, the Air Force, the Marine Corps, the Coast Guard, the Federal Bureau of Investigation, the Drug Enforcement Administration, and the Department of Energy;
- (9) The Bureau of Intelligence and Research of the Department of State;
- (10) The Office of Intelligence and Analysis of the Department of the Treasury;
- (11) The Office of Intelligence and Analysis of the Department of Homeland Security; or
- (12) Such other elements of any department or agency as may be designated by the President, or designated jointly by the Director of National Intelligence and the head of the department or agency concerned, as an element of the intelligence community.

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (e.g., connecting a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Kaspersky Lab-covered article means any hardware, software, or service that—

- (1) Is developed or provided by a Kaspersky Lab-covered entity;
- (2) Includes any hardware, software, or service developed or provided in whole or in part by a Kaspersky Lab-covered entity; or
- (3) Contains components using any hardware or software developed in whole or in part by a Kaspersky Lab-covered entity.

Kaspersky Lab-covered entity means—

- (1) Kaspersky Lab;
- (2) Any successor entity to Kaspersky Lab, including any change in name, e.g., "Kaspersky";
- (3) Any entity that controls, is controlled by, or is under common control with Kaspersky Lab; or
- (4) Any entity of which Kaspersky Lab has a majority ownership.

National security system, as defined in 44 U.S.C. 3552, means any information system (including any telecommunications system) used or operated by an agency or by a contractor of an agency, or other organization on behalf of an agency—

- (1) The function, operation, or use of which involves intelligence activities; involves cryptologic activities related to national security; involves command and control of military forces; involves equipment that is an integral part of a weapon or weapons system; or is critical to the direct fulfillment of

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military or intelligence missions, but does not include a system that is to be used for routine administrative and business applications (including payroll, finance, logistics, and personnel management applications); or

- (2) Is protected at all times by procedures established for information that have been specifically authorized under criteria established by an Executive order or an Act of Congress to be kept classified in the interest of national defense or foreign policy.

Roaming means cellular communications services (e.g., voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Sensitive compartmented information means classified information concerning or derived from intelligence sources, methods, or analytical processes, which is required to be handled within formal access control systems established by the Director of National Intelligence.

Sensitive compartmented information system means a national security system authorized to process or store sensitive compartmented information.

Source means a non-Federal supplier, or potential supplier, of products or services, at any tier.

Subsidiary means an entity in which more than 50 percent of the entity is owned directly by a parent corporation or through another subsidiary of a parent corporation.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

Unmanned aircraft means an aircraft that is operated without the possibility of direct human intervention from within or on the aircraft (49 U.S.C. 44801(11)).

Unmanned aircraft system means an unmanned aircraft and associated elements (including communication links and the components that control the unmanned aircraft) that are required for the operator to operate safely and efficiently in the national airspace system (49 U.S.C. 44801(12)).

- (b) *Prohibitions on providing or using specific products or services in performance of contract.* Unless a waiver or exception applies, the Contractor is prohibited from providing any products or services to the Government or using in the performance of the contract any of the following:

- (1) A covered application on any information technology owned or managed by the Government, or on any information technology used or provided by the Contractor under this contract, including equipment provided by the Contractor's employees (section 102 of Division R of the Consolidated Appropriations Act, 2023 (Pub. L. 117-328));
- (2) A Kaspersky Lab-covered article (Section 1634 of Division A of the National Defense Authorization Act for Fiscal Year 2018 (Pub. L. 115-91));
- (3) Covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system (paragraphs (a)(1)(A) of section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232)). This does not prohibit contractors from providing—
 - (i) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
 - (ii) Telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

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- (c) Prohibition on unmanned aircraft systems manufactured or assembled by American Security Drone Act—covered foreign entities.
- (1) Prohibition. The Contractor is prohibited from—
 - (i) Delivering any FASC-prohibited unmanned aircraft system, which includes unmanned aircraft (i.e., drones) and associated elements (sections 1823 and 1826 of American Security Drone Act of 2023, within the National Defense Authorization Act for Fiscal Year 2024, Pub. L. 118-31, Div. A, Title XVIII, Subtitle B, 41 U.S.C. 3901 note prec.);
 - (ii) On or after December 22, 2025, operating a FASC-prohibited unmanned aircraft system in the performance of the contract (section 1824 of Pub. L. 118-31); and
 - (iii) On or after December 22, 2025, using Federal funds to procure or operate a FASC-prohibited unmanned aircraft system (section 1825 of Pub. L. 118-31).
 - (2) *Procedures.* The Contractor shall search SAM for the FASC-maintained list of American Security Drone Act—covered foreign entities before proposing, or using in performance of the contract, any unmanned aircraft system. Also, the Contractor shall ensure any effort or expenditure associated with a FASC-prohibited unmanned aircraft system is consistent with a corresponding exemption, exception, or waiver determination expressly stated in the contract.
 - (3) *Exemptions, exceptions, and waivers.* The prohibitions in paragraph (c) of this clause do not apply where the agency has determined an exemption, exception, or waiver applies, and the contract indicates that such a determination has been made. See sections 1823 through 1825 and 1832 of Public Law 118-31 for statutory requirements pertaining to exemptions, exceptions, and waivers.
- (d) *Prohibition on using or providing specific products or services or conducting certain transactions regardless of connection to contract.*
- (1) *Certain telecommunications and video surveillance equipment, systems, or services.*
 - (i) Unless an applicable waiver has been issued by the Government, the Contractor cannot use any equipment, systems, or services that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system (paragraph (a)(1)(B) of section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232)).
 - (ii) This prohibition applies to using covered telecommunications equipment or services, regardless of whether that use is in performance of work under a Federal contract. This does not prohibit the contractor from using—
 - A. A service that connects to the facilities of a third party, such as backhaul, roaming, or interconnection arrangements; or
 - B. Telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.
 - (2) *Office of Foreign Assets Control Restrictions.*
 - (i) Except as authorized by the Office of Foreign Assets Control (OFAC) in the Department of the Treasury, the Contractor shall not acquire, for use in the performance of this contract, any supplies or services if any proclamation, Executive order, or statute administered by OFAC, or if OFAC's implementing regulations at 31 CFR chapter V, would prohibit such a transaction by a person subject to the jurisdiction of the United States.

- (ii) Except as authorized by OFAC, most transactions involving Cuba, Iran, and Sudan are prohibited, as are most imports from Burma or North Korea, into the United States or its outlying areas.
 - A. For lists of entities and individuals subject to economic sanctions, see OFAC's List of Specially Designated Nationals and Blocked Persons at <https://home.treasury.gov/policy-issues/financial-sanctions/specially-designated-nationals-and-blocked-persons-list-sdn-human-readable-lists>.
 - B. For more information about these restrictions, as well as updates, see OFAC's regulations at 31 CFR chapter V and at <https://home.treasury.gov/policy-issues/office-of-foreign-assets-control-sanctions-programs-and-information>.
 - C. To conduct electronic screens of potential parties to regulated transactions, see the consolidated screening list at <https://www.trade.gov/consolidated-screening-list>, which consolidates multiple export screening lists of the Departments of Commerce, State, and the Treasury.
- (3) *Sudan prohibition.* The Contractor is prohibited from conducting any restricted business operations in Sudan in accordance with Accountability and Divestment Act of 2007 (Pub. L. 110-174).
- (4) *Iran prohibitions.*
 - (i) Unless an exception applies according to paragraph (d)(4)(iii) or the Government grants a waiver, the contractor shall not engage in certain activities or transactions relating to Iran (section 6(b)(1)(A) of Iran Sanctions Act (50 U.S.C. 1701 note).
 - (ii) Unless an exception applies according to paragraph (d)(4)(iii) or the Government grants a waiver, contractor shall not export certain sensitive technology to Iran, as determined by the President, and has an active exclusion in SAM (22 U.S.C. 8515).
 - (iii) The prohibition in paragraphs (d)(4)(i) and (d)(4)(ii) do not apply if the acquisition is subject to trade agreements and the offeror certifies that all the offered products are designated country end products or designated country construction material (see part 25).
 - (iv) Unless an exception applies or the Government grants a waiver, contractors are prohibited from knowingly engaging in any significant transaction (i.e., over \$15,000) with Iran's Revolutionary Guard Corps or any of its officials, agents, or affiliates, the property and interests in property of which are blocked according to the International Emergency Economic Powers Act (section 6(b)(1)(B) of Iran Sanctions Act (50 U.S.C. 1701 note)).
- (e) *Governmentwide exclusion and removal orders.*
 - (1) Unless the Government has issued an applicable waiver, contractors shall not provide or use as part of the performance of the contract any covered article, or any products or services produced or provided by a source, if the covered article or the source is prohibited by an applicable FASCSA order as follows:
 - (i) For solicitations and contracts awarded by a Department of Defense contracting office, DoD FASCSA orders apply.
 - (ii) For all other solicitations and contracts, DHS FASCSA orders apply.
 - (2) The Contractor shall search for the phrase "FASCSA order" in the System for Award Management (SAM) at <https://www.sam.gov> to locate applicable FASCSA orders.
 - (3) The Government may identify in the solicitation other FASCSA orders that are not in SAM, which are effective and apply to the solicitation and resulting contract.

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- (4) A FASCSA order issued after the date of solicitation applies to this contract only if added by an amendment to the solicitation or modification to the contract (see FAR 40.204-1(c)).
- (f) *Reasonable inquiry.* The contractor shall conduct a reasonable inquiry to determine if there are any prohibited products or services. The inquiry will look at any information in the entity's possession but does not need to include an internal or third-party audit.
- (g) *Removal of prohibited products and services.* For Federal Supply Schedules, Governmentwide acquisition contracts, multi-agency contracts or any other procurement instrument intended for use by multiple agencies, upon notification from the Contracting Officer, during the performance of the contract, the Contractor shall promptly make any necessary changes or modifications to remove any product or service produced or provided by a source that this clause prohibits.
- (h) *General report.*
- (1) If the Contractor identifies or is notified by any source, (including a subcontractor at any tier), that any product or service provided or used (or to be provided or used) during contract performance does not comply with any prohibition in this clause, then the Contractor shall report the following information, or as much information is known, in writing to the contracting office as identified in paragraph (h)(2) within 72 hours:
- (i) Contract number and order number, if applicable;
 - (ii) The specific prohibition the product or service is not complying with;
 - (iii) A description of the products or services that the Contractor identifies or has reason to suspect is prohibited (include brand; model number, such as the original equipment manufacturer (OEM) number, manufacturer part number, or wholesaler number; and item description, as applicable);
 - (iv) The entity that produced the product or service (include entity name, unique entity identifier, Contractor and Government Entity (CAGE) code, facilities responsible for design, fabrication, assembly, packaging, and test of the product, and whether the entity was the OEM or a distributor (provide manufacturer codes and distributor codes used for the product));
 - (v) Description of the functionality of the product or service and how that functionality impacts the risk to the product or service;
 - (vi) An explanation of any factors relevant to determining if the product or service should be permitted by an applicable exception, exemption, or waiver (if the contractor would like the Government to consider a waiver, and asks for such a waiver);
 - (vii) Whether alternative products or services are available that would comply with the prohibition;
 - (viii) If the product or service is related to item maintenance, include the following information on the item being maintained:
 - A. Brand;
 - B. Model number, OEM number, manufacturer part number, or wholesaler number; and
 - C. Item description, as applicable.
 - (ix) Any readily available information about mitigation actions implemented or recommended.

- (2) If a report must be submitted to a contracting office, the Contractor shall submit the report as follows:
 - (i) If a Department of Defense contracting office, the Contractor shall report to the website at <https://dibnet.dod.mil>.
 - (ii) For all other contracting offices, the Contractor shall report to the Contracting Officer.
 - (iii) For indefinite delivery contracts, the Contractor shall report to both the contracting office for the indefinite delivery contract and the contracting office for any affected order.
- (3) If the report provided does not contain any of the information required by paragraph (h)(1) of this clause, and the contractor later discovers new information that is required by paragraph (h)(1) of this clause, then the contractor shall submit a subsequent report within 72 hours of discovering the new information.
- (4) The contractor shall also report the information in paragraph (h)(1) if the contractor wishes to ask for a waiver of the requirements of a new FASCSA order being applied through modification.

(i) *New FASCSA orders report.*

- (1) During contract performance, the Contractor shall review SAM at least once every three months, or as advised by the Contracting Officer, to check for covered articles subject to FASCSA order(s), or for products or services produced by a source subject to FASCSA order(s) not currently identified under paragraph (e) of this clause.
- (2) If the Contractor identifies a new FASCSA order(s) that could impact their supply chain, then the Contractor shall conduct a reasonable inquiry to identify whether a covered article or product or service produced or provided by a source subject to the FASCSA order(s) was provided to the Government or used during contract performance. The inquiry will look at any information in the entity's possession but does not need to include an internal or third-party audit.
- (3) The Contractor shall submit a report to the contracting office identified in paragraph (h)(2) of this clause if the Contractor identifies, including through any notification by a subcontractor at any tier, that a covered article or product or service produced or provided by a source was provided to the Government or used during contract performance and is subject to a FASCSA order(s). For indefinite delivery contracts, the Contractor shall report to both the contracting office for the indefinite delivery contract and the contracting office for any affected order. The Contractor shall report the following information within 72 hours for each covered article or each product or service produced or provided by a source, where the covered article or source is subject to a FASCSA order:
 - (i) Contract number and order number, if applicable;
 - (ii) Name of the covered article or source subject to a FASCSA order;
 - (iii) The specific FASCSA order the product or service does not comply with;
 - (iv) The elements of (h)(1)(iii) through (ix) of this clause.
- (j) Subcontracts. The Contractor shall insert the substance of this clause, including this paragraph (j) but excluding subparagraphs (d)(1) and (i)(1), in all subcontracts and other contractual instruments, including subcontracts for acquiring commercial products or commercial services.

3. 552.270-33 FOREIGN OWNERSHIP AND FINANCING REPRESENTATION FOR HIGH-SECURITY LEASED SPACE (JUN 2021)

The attached representation is hereby attached to and incorporated into this Lease Amendment.

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4. 552.270-34 ACCESS LIMITATIONS FOR HIGH-SECURITY LEASED SPACE (JUN 2021)

- (a) The Lessor, including representatives of the Lessor's property management company responsible for operation and maintenance of the leased space, shall not—
 - (1) Maintain access to the leased space; or
 - (2) Have access to the leased space without prior approval of the authorized Government representative.
- (b) Access to the leased space or any property or information located within that Space will only be granted by the Government upon determining that such access is consistent with the Government's mission and responsibilities.
- (c) Written procedures governing access to the leased space in the event of emergencies shall be documented as part of the Government's Occupant Emergency Plan, to be signed by both the Government and the Lessor.

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REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Department:** Planning and Zoning**Meeting Date:** August 12, 2026**Presented by:**

Sylvia Shaffer, Planning and Zoning Director

Frank Marbury, City Manager

Brief Title: Presentations for the Potential Purchase of a Portion of Assessor's Parcel Number 80220005A**Agenda Section:** New Business**Action:** Other**Agenda Sub-category:** Presentation**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Review the development proposals submitted by Trebol Hospitality, LLC (TanArena) and Sháándíín Resort, LLC, receive presentations from the applicants.

Background:

The City has received two requests from Trebol Hospitality, LLC, in partnership with Vik Retreats (TanArena), and Sháándíín Resort, LLC, seeking to acquire portions of City-owned Assessor's Parcel Number 802-20-005A for future resort-related development. The requested acquisition areas may overlap, and each proposal presents a different development concept and approach for the property.

At this meeting, each applicant will present its proposal to the City Council for consideration. Following the presentations, the City Council may provide direction to staff regarding the requested property acquisitions. Direction may include negotiating with one or both applicants, requesting additional information, exploring modifications to the requested property boundaries or acquisition terms, or providing other direction as deemed appropriate.

This agenda item is intended to provide the City Council with an opportunity to review the proposals and provide direction to staff regarding the potential disposition of City-owned property. Any future purchase agreement, option agreement, development agreement, or other disposition of City-owned property will be presented to the City Council for consideration and approval at a future public meeting and may be discussed in a future executive session.

Alternatives Considered:

None

Advisory Board/Commission Action:

NA

Fiscal Impact:**Fiscal Year:** 26/27**Amount Requested:****Line Item(s):**

Budget Impact:

Notes: This agenda item is for discussion and Council direction only. Should the City Council direct staff to proceed with negotiations, any proposed purchase agreement, option agreement, or other disposition of City-owned property will be presented to the City Council at a future meeting, along with the associated fiscal impacts and proposed funding or revenue.

Attachments:

1. Trebol and Holden Property Aquisition Request Memo 8-3-26
2. Zoning Map of Parcel
3. Aerial View of Parcel
4. Shaandiin Page Property Proposal 071726 v1
5. TanArena_North of 98 Proposal



DEVELOPMENT SERVICES DEPARTMENT

MEMORANDUM

TO: Mayor and City Council

FROM: Sylvia Shaffer, Development Services Director

DATE: August 3, 2026

SUBJECT: Consideration of Property Acquisition Requests – APN 802-20-005A

PURPOSE

The purpose of this memorandum is to provide the City Council with information regarding two requests to acquire portions of City-owned Assessor's Parcel Number 802-20-005A. The applicants will present their proposals to the City Council and request direction regarding the potential disposition of City-owned property. If directed to proceed, staff will undertake the necessary due diligence and return to the City Council with any proposed agreement(s) for future consideration.

BACKGROUND

The City has received two requests to acquire portions of City-owned Assessor's Parcel Number 802-20-005A for future resort-related development. The applicants are:

Applicant	Requested Area	Proposed Use
Trebol Hospitality, LLC, in partnership with Vik Retreats (TanArena)	Approx. 243 acres	Resort expansion including workforce housing, restaurant, public art installation, public overlook, and open space
Shááandíin Resort, LLC	Approx. 40 acres	Future expansion of the adjacent luxury resort through a proposed purchase option

The requested acquisition areas may overlap and each proposal presents a different development concept for the property.



DEVELOPMENT SERVICES DEPARTMENT

PROPERTY INFORMATION

Assessor Parcel Number: 802-20-005A

Owner: City of Page

General Plan Land Use: Business Commerce

Zoning: C-2 Community Commercial

Approximate Parcel Size: 1,780.6 acres

The subject property is a large City-owned parcel located north of U.S. Highway 98. The property is designated Business Commerce on the City's General Plan and is zoned C-2 Community Commercial, allowing for a variety of commercial development opportunities consistent with the City's adopted planning documents.

CITY COUNCIL CONSIDERATION

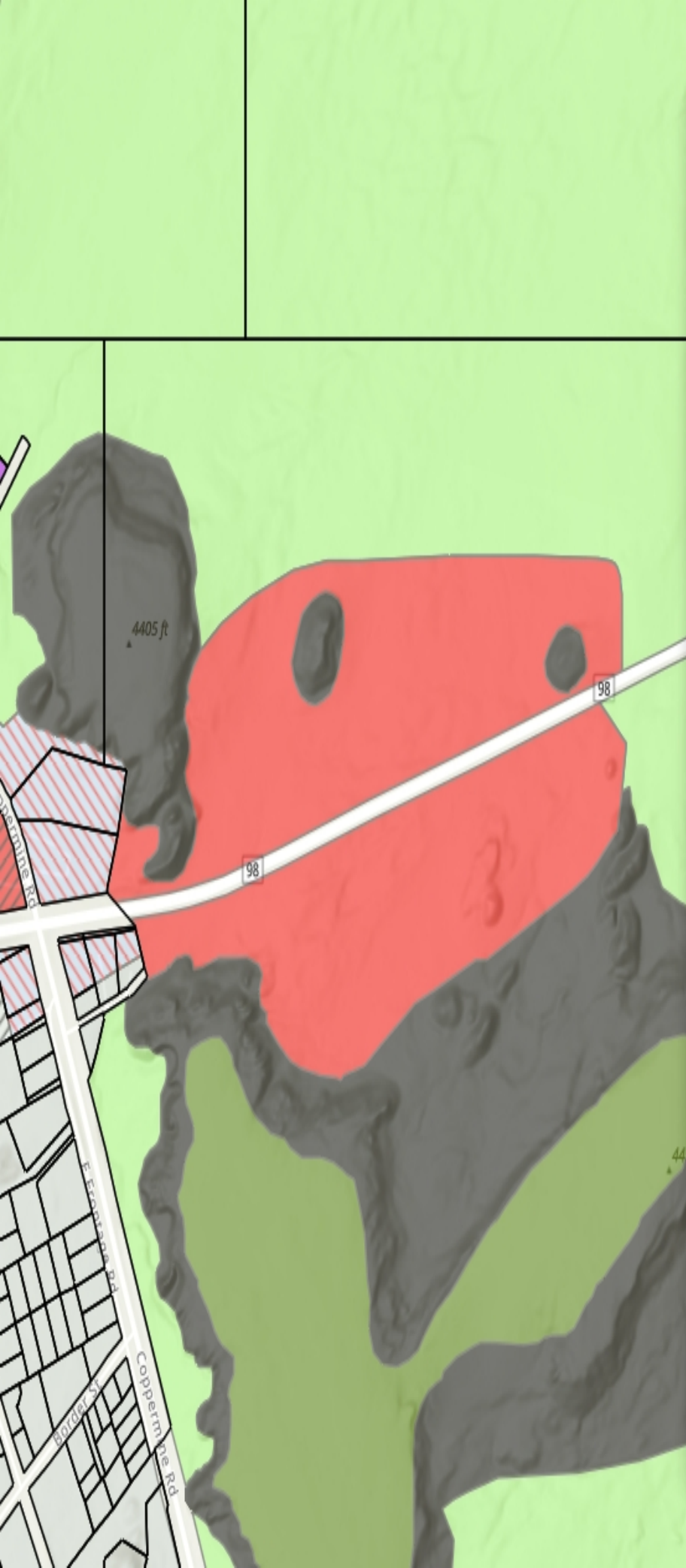
Each applicant will present its proposal to the City Council. Following the presentations, the City Council may provide direction to staff regarding the requested property acquisitions. Direction may include:

- Proceeding with negotiations with one applicant;
 - Requesting additional information from one or both applicants;
 - Exploring alternative property configurations or acquisition terms;
 - Directing staff to continue discussions with both applicants; or
 - Providing other direction as deemed appropriate.
-

NEXT STEPS

If directed by the City Council, staff will complete the appropriate due diligence prior to returning with any proposed agreement, which may include:

- Preparation of surveys and legal descriptions, if necessary;
- Independent appraisal(s), if required;
- Title review and legal review;
- Negotiation of purchase, option, or development agreement(s);
- Any required public notice or statutory requirements; and
- Return to the City Council for final consideration and action.



Legend



 City of Page Municipal Boundary

 Parcels

Residential Zoning Districts

RE-2A - Residential - Estate/Two-Acre

RE-1A - Residential - Estate/One-Acre

R1-8 - Single-Family Residential 8,000

R1-7 - Single-Family Residential 7,000

R1-5 - Single-Family Residential 5,000

R-2 - Small-Lot Residential 2

RM - Multi-Family Residential 3

MHP - Manufactured Home Park

MHS - Manufactured Home Subdivision

Non-Residential Zoning Districts

 C-1 - Neighborhood Commercial

 C-2 - Community Commercial

 CBD - Central Business District

 SC - Service Commercial

 BP - Business Park

 IP - Industrial Park

 AP - Airport Property

Special Zoning Districts

 HRSD - Hillside Residential Special District

 ARSD - Airport Residential Special District

 PAD - Planned Area Development

 POS - Parks / Open Space

 PQP - Public / Quasi-Public

 FL - Federal Lands

 UNDV - Undevelopable District

Zoning Overlay Districts

 MU - Mixed-Use

Obsolete Zoning Districts

 R1-12 - Single-Family Residential 12,000

 C-3 - Regional Commercial

 PD - Planned Development District

 R1-12 - Single-Family Residential 12,000



State Route 98

State Route 98

State Route 98

State Route 98

Cowboy Ray Rd

Coppermine Rd

SHÁÁNDÍÍN RESORT

A Luxury Boutique Resort | Page, Arizona

PROPOSAL FOR PROPERTY DEVELOPMENT

Acquisition and Development of Approximately 40 Acres of City-Owned Land

Submitted to

City of Page, Arizona

In response to the City's Request for Property Development Proposal

Submitted by

Sháándíín Resort LLC

Page, Arizona 86040

July 2026

Submitted in response to the City of Page Request for Property Development Proposal

[Date of submission: July __, 2026]

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

Dear Mr. Marbury and Members of the City Council,

On behalf of Sháándíín Resort LLC, thank you for the opportunity to submit this proposal in response to the City's Request for Property Development Proposal. We are pleased to describe our interest in acquiring and developing the city-owned parcel of approximately 40 acres directly adjacent to our Sháándíín Resort site.

Sháándíín is a 50-key luxury boutique resort in active development on our contiguous 23-acre site in Page, with a targeted construction start in the fourth quarter of 2026. The additional acreage would allow us to plan a cohesive, integrated expansion of the resort over time, ensuring that development on this parcel proceeds as a natural continuation of a project already advancing on the adjacent site.

We share the Council's stated priority that City land should be developed rather than held idle. Our proposal is built around that principle. We are an experienced, locally rooted sponsor advancing an adjacent Phase 1 resort, and our interest in this parcel is to develop it as an integrated expansion of that resort, not to hold it in reserve. We would welcome the opportunity to present to the Council and to provide any further information the city may request.

Respectfully submitted,

Holden Rothlisberger
Founder and President, Sháándíín Resort LLC
holden@cactusbuild.com | 928-245-2716

1. Applicant Information

Sháándíín Resort LLC is an Arizona limited liability company formed to develop, own, and operate a luxury boutique resort in Page, Arizona. The Company is owned by three founding principals who together bring construction, legal, cultural, and community expertise directly relevant to this project and this market.

Principal	Role	Relevant Background
Holden Rothlisberger	Founder and President; General Contractor	More than 15 years of high-end construction across the American West, including luxury desert resort residential work in the region.
Michael J. Bennett	Founder	Page native and practicing attorney, admitted in Arizona and before the Navajo Nation courts. Deep community relationships and legal, contract, and risk expertise.
Tomas Hunt	Founder	Page-area cultural tourism entrepreneur with more than a decade of cultural programming experience serving luxury resort guests in the region.

Applicant Team and Advisors

The founding principals are supported by an advisory team with senior operating experience in luxury and Page-area resort hospitality, and by a financial consultant responsible for capital structure and lender and investor relations.

Primary contact: Holden Rothlisberger, Founder and President.

2. Property Requested

Sháándíín Resort LLC requests a five-year option to acquire approximately 40 acres of City-owned land in Page, Arizona, directly adjacent to the Company's 23-acre resort site. The Company seeks the parcel to develop as an integrated expansion of the resort, not to hold it in reserve.

- **Location and contiguity.** The requested parcel lies immediately east of the Sháándíín Phase 1 site and fronts Arizona State Route 98, approximately two miles east of central Page along the primary corridor toward Antelope Canyon. It shares a continuous boundary with the Company's existing site, forming a single contiguous holding of approximately 63 acres. See Exhibit A (aerial) and Exhibit B (site plan).
- **Property identification.** The requested land comprises additional portions of Assessor's Parcel 80220005A, totaling approximately 40 acres. *[Full metes-and-bounds legal description of the requested portions to be confirmed with the City.]*
- **Access and site considerations.** Primary access to the combined site is from Arizona State Route 98 by way of the entry road shown in Exhibit B. The applicant is not aware of any easements or access constraints affecting the requested acreage as of this submission; any such matters would be confirmed through title review during due diligence.

- **Instrument requested.** A five (5) year purchase option on the 40-acre parcel, sought as the natural growth envelope of the adjacent Phase 1 resort now in active development toward a targeted fourth-quarter 2026 construction start. The option period would allow the Company to plan and integrate the expansion cohesively as Phase 1 advances.
- **Commitment to development.** The Company's purpose in requesting the option is to develop the parcel as an integrated extension of the resort, not to hold it in reserve. The option is sought to align the expansion with the delivery of the adjacent Phase 1 project, and the Company would welcome the opportunity to work with the city to structure the option in a way that reflects genuine development progress.

The Company recognizes the City's interest in ensuring that city land is developed rather than held idle for years, and it shares that objective. Its request is grounded in an active, adjacent development and a clear intent to build, distinguishing this proposal from a passive hold on City land.

3. Project Description

Sháándíín is a luxury boutique resort under active development on the Company's 23-acre site in Page, Arizona. The requested 40-acre parcel would accommodate a planned second phase, designed as an integrated extension of the resort rather than a separate development.

Intended use and zoning

Intended land use. Luxury resort and hospitality use, comprising guest lodging, dining, wellness, recreation, and associated amenities, developed as a single integrated destination resort across the combined site.

Intended zoning classification. The applicant intends to pursue and maintain the City of Page zoning classification appropriate for resort and hospitality use across the combined site. *[Specific classification, and any rezone or planned-development action required, to be confirmed by the applicant's counsel.]*

Phase 1: the resort now advancing

Phase 1 is a 50-key luxury boutique resort on the contiguous 23-acre site, targeting a fourth-quarter 2026 construction start. The program includes guest casitas and terrace suites, a central guest-services building with restaurant and wellness facilities, resort and cascading pools, and recreation amenities. Phase 1 is supported by a defined capital structure and a third-party feasibility analysis covering market demand, construction cost, and stabilization. It is designed to draw from the established visitor base of Lake Powell, Antelope Canyon, Horseshoe Bend, and Glen Canyon National Recreation Area, and to serve the premium leisure segment that the Page market does not currently accommodate.

Phase 2: the planned expansion on the 40-acre parcel

The 40-acre parcel would support a planned expansion of 8 to 15 large-format villas suited to larger travel parties, together with supplemental resort amenities serving the expanded guest capacity. The villas would extend the design language, service standard, and cultural programming of Phase 1, developed as a cohesive continuation of the resort rather than a standalone project.

Consistent with the option structure described in Section 2, Phase 2 would proceed on a schedule anchored to the successful delivery and operation of Phase 1. The option period allows the Company to design, entitle, and finance the expansion responsibly, on a timeline informed by Phase 1 performance, rather than committing to a fixed program before Phase 1 is complete. This sequencing protects both the city and the resort: it ensures the expansion is built to the same standard as Phase 1 and only after the resort has demonstrated the demand to support it.

Improvements, scale, and operations

Proposed improvements and scale. Phase 1 comprises 50 guest keys across casita and terrace-suite configurations, a central guest-services building housing dining and wellness facilities, resort and cascading pools, and recreation amenities. Phase 2 would add 8 to 15 large-format villas with supplemental amenities. Detailed building sizes will be established during design; Phase 2 villa sizing will follow as the expansion is designed.

Operational characteristics. Sháandíín is planned as a year-round luxury resort operated under a nationally recognized third-party management company, with priority local hiring. Anticipated employment is detailed in Section 5.

Design character and public benefit

Both phases are conceived as desert-integrated architecture that complements rather than competes with the surrounding landscape, emphasizing indoor-outdoor living, restrained massing, natural materials, and preserved open space. The design intent is a destination resort that reinforces Page's national identity as a gateway to the region's landscapes while setting a new standard for luxury hospitality in the market. The project's authentic cultural programming and its role as a long-term economic anchor for Page, described further in Sections 5 and 7, are central public benefits of the development.

4. Project Schedule

The Company's defining advantage is that Phase 1 is real and moving toward construction. The 40-acre parcel is requested to extend that momentum in a disciplined, sequenced way, not to reserve land for an undefined future. The schedule below reflects that structure: firm near-term milestones for Phase 1, and a disciplined, sequenced path for the Phase 2 parcel.

Phase 1 (existing 23-acre site)

- **Design and permitting:** To commence upon closing of project financing, in parallel with final capitalization.
- **Construction commencement:** Fourth quarter of 2026 (targeted).
- **Construction period:** Approximately 24 months.
- **Estimated completion and operational date:** Fourth quarter of 2028 (projected opening).

Phase 2 (requested 40-acre parcel)

- **Expected acquisition:** The Company requests a purchase option on the parcel, with the option agreement executed promptly following Council approval. Fee-title acquisition would occur upon exercise of the option within the five-year term, on a schedule tied to Phase 1 delivery.
- **Design, permitting, and construction:** Undertaken during the option period on a schedule anchored to the successful delivery and operation of Phase 1, so that the expansion is designed, entitled, and developed responsibly rather than committed before Phase 1 is complete.
- **Commitment to develop:** The Company seeks the option to develop the parcel, not to hold it idle. It intends to pursue design, entitlement, and construction of the expansion as Phase 1 is delivered, and would work with the city on an option structure that reflects genuine development progress.

5. Economic Impact

Sháandíín is designed to be a lasting economic contributor to Page and Coconino County. Phase 1 delivers substantial, near-term impact on a defined timeline. Phase 2 would add further jobs, revenue, and tax base as the resort expands. The Phase 2 figures below are preliminary first-assessment estimates, developed with the same third-party feasibility discipline applied to Phase 1, and will be refined as the expansion is designed.

Phase 1 impact

- Approximately 78 permanent jobs at opening, growing as operations scale toward stabilization, with priority local hiring from Page and surrounding communities.
- More than 200 construction and trade positions during the development period.
- Approximately \$37 million in total private investment in the Page community.
- New lodging, sales, and property tax revenue for the City of Page and Coconino County, plus a tourism multiplier benefiting local restaurants, guides, outfitters, artists, and service providers.
- Higher-value visitor impact: a luxury resort draws longer-staying, higher-spending guests to Page, drawing on the established visitor base of Lake Powell, Antelope Canyon, and Horseshoe Bend, and raising the profile of the entire local tourism market.

Phase 2 impact (preliminary estimates)

- Approximately \$10 million in additional annual gross revenue at stabilization from the villa expansion and associated amenities.
- Approximately \$1.6 million per year in combined lodging, sales, and property taxes to the City and County once stabilized.
- Approximately 10 additional permanent on-site jobs, bringing the resort to approximately 88 permanent positions at full build-out.

Taken together, the two phases position the resort as a durable anchor for the Page tourism economy: a source of quality local employment, a growing contributor to the City's tax base, and a catalyst for higher-value visitation across the community.

6. Financial Capacity

The Company demonstrates its financial capacity through the structure of the Phase 1 funding plan and the experience of its team. The anticipated funding sources for Phase 1 are described below and reflect the Company's approach to capitalizing the resort. That approach is the basis for the Company's confidence in delivering Phase 1 and, in turn, a disciplined, sequenced Phase 2.

- **Federally supported debt.** The Company anticipates financing the majority of Phase 1 through a United States Department of Agriculture Business and Industry (USDA B&I) guaranteed construction loan of approximately \$21.6 million. The USDA B&I program provides an 80 percent federal guarantee on qualifying loans, which reduces lender exposure and supports financing for rural economic development projects of this kind.
- **Equity.** The balance of Phase 1 would be funded through private equity. The Company is conducting a private equity raise under Regulation D, Rule 506(c), advised by dedicated securities counsel, to capitalize the project alongside the anticipated USDA-guaranteed debt.
- **Experienced, accountable sponsor.** The Company is led by an experienced builder serving as General Contractor, supported by senior luxury and Page-area hospitality operating advisors and a financial consultant responsible for capital structure and lender and investor relations. Engagement with a nationally recognized luxury resort operator is underway.
- **No grant funding required.** The project is planned to be capitalized through private equity and USDA-guaranteed debt, and does not depend on grants or public subsidy, so the City's benefit is delivered without reliance on public funding.
- **Independent validation.** Phase 1 is supported by a third-party feasibility analysis covering market demand, construction cost, and stabilization, providing independent confirmation of the project's assumptions.
- **A civic benefit.** Approximately \$37 million in private capital would be invested in the Page community through Phase 1, with further private investment to follow in Phase 2. This represents private capital deployed to build a public-benefiting asset, jobs, and tax base in a rural community.

Detailed financial statements and projections are available to the City on a confidential basis and are not included here, as this proposal becomes a public record. The Company's counsel will review and mark any confidential material before any such information is provided.

7. Additional Information

A locally rooted team

Sháandíín is led by principals with genuine ties to Page and the surrounding region. Michael J. Bennett is a Page native and an attorney admitted in Arizona and before the Navajo Nation courts. Tomas Hunt is a Page-area cultural tourism entrepreneur with deep community relationships and more than a decade of experience delivering cultural programming to luxury resort guests in the region. The Company's operating advisors include a senior leader with nearly two decades of Page-area resort operations experience. This is a team that intends to build, operate, and remain in Page for the long term.

Authentic cultural programming

The resort's guest experience will include authentic Southwestern cultural programming delivered through founder Tomas Hunt's established regional businesses and community relationships. This programming honors the culture, craftsmanship, and history of the region through collaboration with local artists, performers, and cultural practitioners, and creates a direct economic relationship between the resort and the local cultural community. It reflects the personal heritage and community standing of a founding principal, and is presented as an authentic community collaboration.

Commitment to development, not land banking

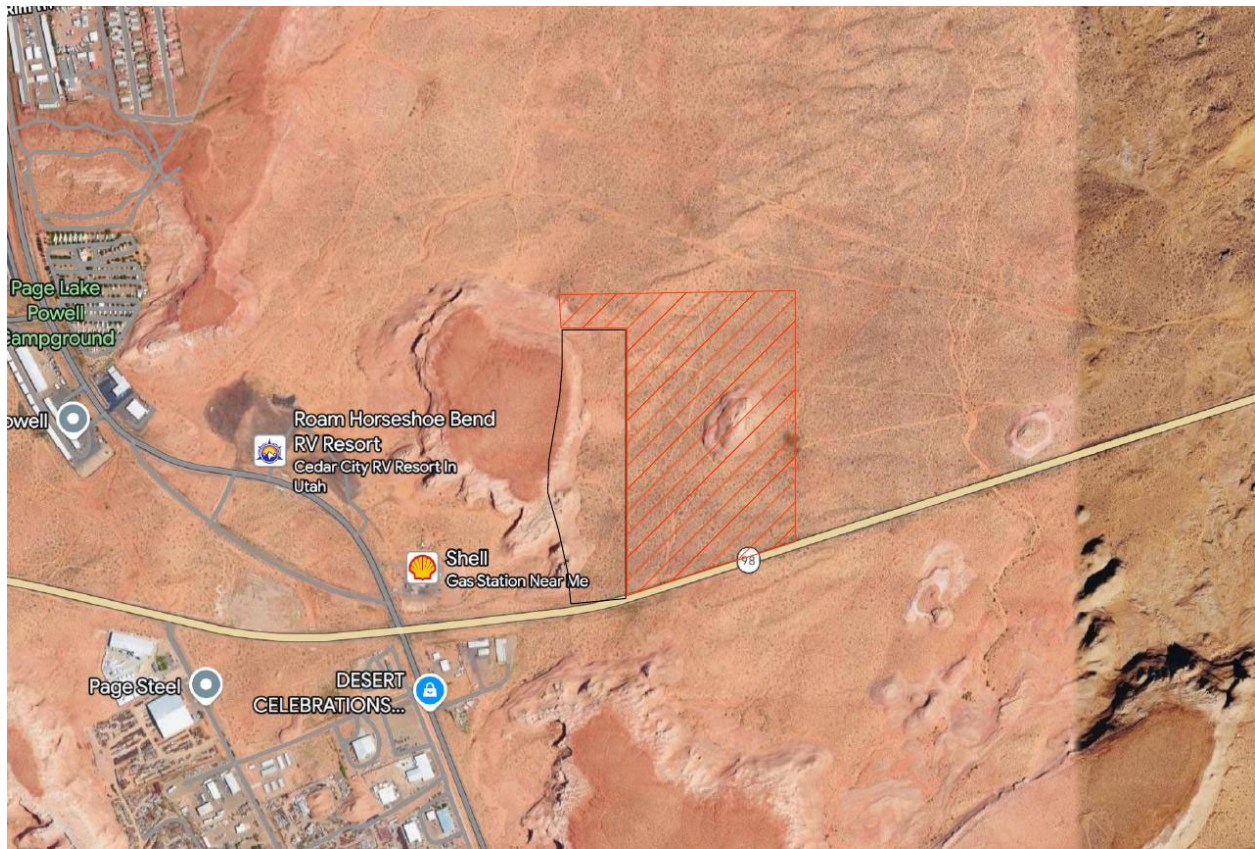
The Company understands the Council's concern that City land not sit idle for years, and it shares that concern. Its interest in the parcel is to develop it as an integrated expansion of the resort, on a timeline that follows the delivery of the adjacent Phase 1 project, not to hold it in reserve. The request is grounded in an active, adjacent development rather than a speculative hold, and the Company would welcome the opportunity to work with the City to structure the option in a way that reflects genuine development progress, with specific terms established as the process advances.

Exhibits

- **Exhibit A.** Aerial view showing the requested 40-acre parcel adjacent to the Sháándíín site and Arizona State Route 98.
- **Exhibit B.** Site plan illustrating the Phase 1 resort program and the Phase 2 villa expansion envelope on the 40-acre parcel.

The Company welcomes the opportunity to present this proposal to the City Council and to provide any additional information, documentation, or clarification the city may request.

EXHIBIT A | Aerial View, Requested 40-Acre Parcel



The requested parcel (outlined) lies immediately east of the Sháándíín Phase 1 site, fronting Arizona State Route 98. Together the two parcels form a single contiguous holding of approximately 63 acres.

EXHIBIT B | Site Plan



Illustrative site plan. Item 14 (outlined) indicates the Phase 2 villa expansion envelope on the requested 40-acre parcel. Conceptual and subject to design, entitlement, and change.

TREBOL HOSPITALITY, LLC · IN PARTNERSHIP WITH VIK RETREATS

July 31, 2026

Mr. Frank Marbury, City Manager

City of Page, Arizona

697 Vista Avenue / P.O. Box 1180

Page, Arizona 86040

cc: Joshua Smith, City Attorney's Office · Sylvia Shaffer, City of Page

For presentation to the Mayor and City Council of the City of Page

RE: Request for Property Development Proposal - Additional Portions of Assessor's Parcel No. 80220005A (North of U.S. Highway 98)

Dear Mr. Marbury:

Thank you for the opportunity to respond in the format you outlined on July 8. What follows addresses the roughly 266-acre tract of Parcel 80220005A north of Highway 98.

Bernt Kuhlmann found this land in 2006 and came back to it in 2021, after finishing Amangiri and Dunton Hot Springs. This past winter, Vik Retreats, led by Alex and Carrie Vik, signed on as TanArena's capital partner and operator, choosing it as their first property in the United States.

What gets built on this tract becomes part of the resort's experience whether we plan for that or not, so we'd rather plan for it.

TanArena is organized around two clusters of rounded sandstone, a deep rust red that turns almost luminous at dawn and dusk. They aren't backdrop to the resort; they're the reason the main building bridges between them instead of sitting apart. The tract north of Highway 98 has a formation of its own, smaller and freestanding, roughly at its center, and we think it deserves the same seriousness and intention that TanArena does.

Section 3 lays out what we're proposing for it, under the name Masqu'Roca. It follows in the same tradition as the land art that has already turned this part of the Southwest into a destination in its own right. James Turrell's work at Roden Crater, Heizer's City to the North in Nevada: work that draws people who'd otherwise have no reason to leave the highway or even travel there specifically.

Alex and Carrie Vik are more than capital partners: Vik Retreats is curating a permanent art collection for the resort brand across its locations, and that same focus is behind what's proposed here: a piece of art that belongs to Page as much as it belongs to TanArena.

1. APPLICANT INFORMATION

Applicant: Trebol Hospitality, LLC

Project Team

- Trebol Hospitality — Bernt Kuhlmann, Founder
- Vik Retreats — Alex and Carrie Vik, Operating Partner
- JB Chisum — Banks Chisum, Development Manager
- Studio Luck — Matt Luck, Architect
- OTHR Agency — Kaitlyn Dineen, Events and Experience

2. PROPERTY REQUESTED

A. Primary Request

Exhibit A shows the tract we're asking for, measured at 266.07 acres and bounded by Highway 98 to the south. Trebol Hospitality is requesting the balance of it, net of the 23.09 acres already committed under a separate agreement elsewhere in the same tract, leaving approximately 242.98 acres as our primary request.

(Final metes-and-bounds legal description pending formal survey — Exhibit A reflects the applicant's measured boundary (266.07 acres total) as of July 31, 2026)

The tract sits on elevated, rolling terrain roughly 100 feet below TanArena's guest cottages, with direct visual and acoustic exposure to the resort's core guest areas, and shares its frontage and access from Highway 98. Water and power currently terminate about 1,500 feet west, at Coppermine Road and Highway 98; extending utilities to serve the tract will be coordinated with the City alongside TanArena's own utility work for the resort.

B. The 23.09 Acres Already Under Contract

The 23.09 acres inside this tract already committed under a separate agreement (Ordinance No. 748-26) sit only a few hundred feet from where the new housing and the rock installation described in Section 3 are planned. Whatever is built there will be as visible, and as audible, from TanArena as anything else on this hillside. We're asking the City to name Trebol Hospitality as a backup buyer on that existing agreement, without disturbing the current transaction so that if escrow does not close, this site is not decided on separately from the project it sits inside of.

3. PROJECT DESCRIPTION

What we are proposing on this land is a curated extension of TanArena itself: the same team and the same design standards, applied to lands that the resort will look at every day it operates. A concept site plan from Studio Luck is attached as Exhibit B, identifying four components, a lookout point, and the three components described below.

Intended Zoning: C-2, Community Commercial, consistent with the City's current zoning of this tract and with the TanArena resort parcel to the south. The remaining area within the land purchase would be preserved as open space.

Lookout Point

A small public overlook facing the rock formations and the desert beyond, reachable without crossing resort property, a modest build, and its own reason for a Page resident or a passing traveler to pull off the highway.

Hamlet

Fifty-six units, each roughly 500-plus square feet, arranged in a broad arc around the rock formation at the center of the tract, facing it rather than turning away from it. Lush landscaping, a pool, picnic tables, and a hot tub sit in the space between the units and the rock. The back of each unit faces its own planting, resulting in what guests at TanArena see across the highway isn't a development, but a lightly populated oasis, trees up against the red of the rock behind them, and desert plants separating one unit from the next. At night, what's visible is muted light between the trees, set against a rock face that stays almost dark. Most of the people living here will work at TanArena, close enough to walk or bike across the highway rather than drive.

Masqu'Roca

Loosely, “more than just a rock.” Conceived by Bernt Kuhlmann and Matt Luck, the freestanding formation near the center of the tract becomes a single piece of public art, visible from Highway 98 and open to the public. It's meant as a unique sublimation of desert lands, and we expect it to be widely written about, not only by the international travel and hospitality press, but by publications about art. It gives Page a new reason to be known as a destination for art itself.

The concept includes excavating a cathedral-like chamber inside the rock, open to the sky, roughly 40 feet from floor to opening and 50 feet across. On the side facing the highway, a reveal less than a foot wide runs the height of the chamber; after dark it glows, lit by a fire feature, or other light source, inside, visible from the road the way a single lit window is visible across open ground. A limited number of visitors are admitted at a time, for a fee, and the chamber is also available for weddings, workshops, music performances, and other gatherings.

There's a second, free way in. About 800 feet west of the formation, on a rocky mesa, a fixed viewing station holds a telescope trained on a small opening in the rock. Deep inside, the viewer sees one of several illuminated messages, each tied to a number. If the number they picked on the Masqu'Roca app, before stepping up to the viewing station, matches the message they see through the telescope, they and their party get free admission to the chamber. It's a small riddle, meant to add a bit of suspense to the whole experience.

Piuqu'Cibo

“More than just food,” in Italian. A high-end restaurant devoted to the cuisine of Friuli, roughly 4,000 square feet with a 2,000-square-foot-plus event space attached, sitting north of the rock formation and Hamlet. The building stays low and lets its roofline do the work, a sweeping, planted form that touches the sand on the south side and rises toward the north, reading more like a sand dune than a building. Diners face the open desert and the Escalante Grand Staircase in the distance. It is open to the public giving Page its own high-end dining and events venue independent of TanArena's main property.

Parking

Parking for Hamlet and Piuqu'Cibo is planned offsite, with autonomous shuttles moving residents, guests, and visitors to where they're going, keeping headlights and engine noise away from the greater TanArena development.

All three — Hamlet, Masqu'Roca, and Piuqu'Cibo — are designed and controlled by the same team building TanArena itself, so that what the resort sees across the highway adds to the experience rather than working against it.

4. ECONOMIC IMPACT

TanArena's Economic Development Advisory Board materials, presented to the City in March, put the resort's scale in terms:

Up to \$150M Total Investment	250–300 Jobs Supported	~\$9.1M Stabilized Annual Tax Revenue	\$45–55M Total Annual Regional Impact
---	----------------------------------	--	--

Hamlet gives TanArena and the City a way to house some of its own workforce rather than rely on labor commuting in from outside the region. Piuqu'Cibo and Masqu'Roca build a visitor base of their own: Page residents and day travelers who don't have to be resort guests. That sits on top of the resort's own tax

contribution, not in place of it. Keeping the entire hillside under one design standard protects the projected TanArena room rates that the figures above depend on. It also completes development of land that, left alone, generates nothing for the City.

Incremental Impact of This Request

Piuqu'Cibo, Masqu'Roca, and the lookout point together represent roughly \$15 to \$20 million in private construction investment, on top of the \$150 million described above. Piuqu'Cibo and Masqu'Roca are expected to support on the order of 25 to 30 permanent jobs beyond the resort's own 250 to 300, plus additional construction jobs during a building period that closely follows TanArena's own.

This acreage generates essentially no tax revenue today. Built out, we'd expect on the order of \$150,000 to \$250,000 in combined annual property and sales tax once stabilized. Like the figures above, this is a preliminary estimate, pending a formal study. Ticketed to the public, Masqu'Roca alone could plausibly draw 5,000 to 10,000 visitors a year who'd otherwise have no reason to leave the highway or come to Page at all. That's a modest but real addition to Page's visitor economy, from a demographic likely to spend more in Page than the bus-tour visitor.

But the more important number here may not be a number at all. TanArena's entire economic case, the investment, the jobs, the tax base described above, depends on commanding rates in line with the only comparable resort in this region, and that depends on what surrounds the resort matching what's inside it in aesthetics and quality. An incompatible use on this hill doesn't just risk noise and light reaching the guest experience; it risks the confidence of the equity and the lenders behind the whole project. Keeping this land with the team already building TanArena is what keeps every figure above intact.

Page has not had much reason to think of itself as a place for art, the way it already thinks of itself as a place for canyons and lakes. Masqu'Roca changes that for the City as much as for us: a piece of art that draws its own press, its own visitors, and its own reason to stop.

5. FINANCIAL CAPACITY

Equity for this program is secured, as part of the same capital commitment behind TanArena's broader \$150 million program.

6. ADDITIONAL INFORMATION

TanArena isn't new to this Council. The resort is under contract, entitled, and under active design, with the same partners, Bernt Kuhlmann, Alex and Carrie Vik, Matt Luck, Kaitlyn Dineen, and Banks Chisum, who would carry out everything described in this letter. We're asking for the chance to hold that same standard on the ground the resort will see every day it's open, rather than find out later what someone else decided to build there.

We're more than happy to walk Council or Staff through any part of it, in person, at any level of detail that is useful.

Sincerely,

The TanArena Partnership

EXHIBIT A — SITE MAP

Applicant's measured site exhibit (Land id®), showing the approximately 266.07-acre tract north of Highway 98 that forms TanArena's view shed. A recorded metes-and-bounds legal description will be provided prior to Council presentation.

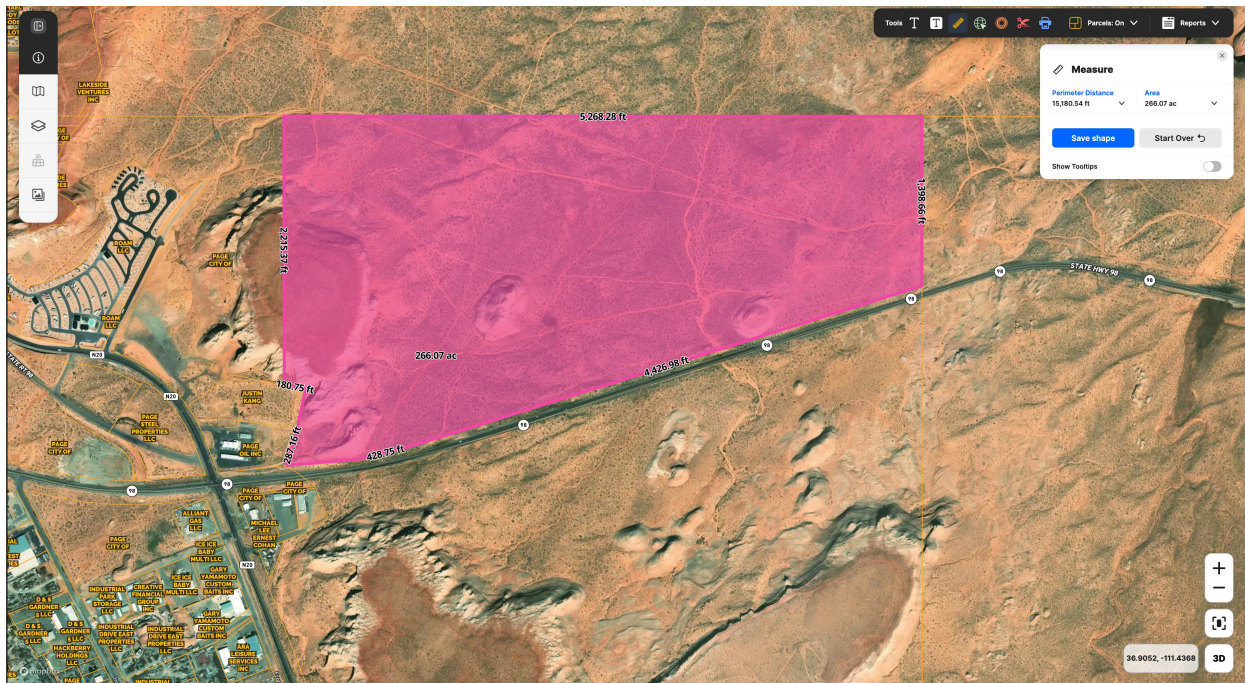
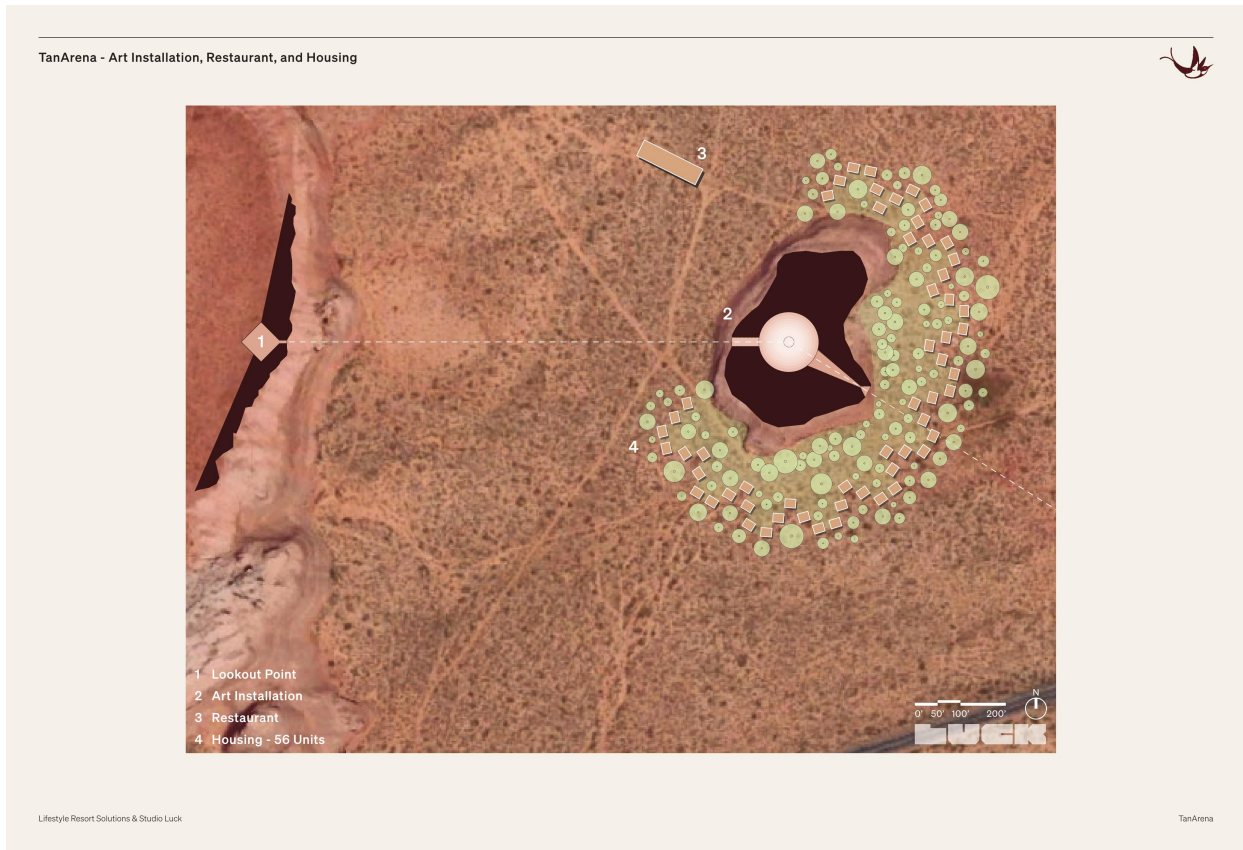


EXHIBIT B — CONCEPT SITE PLAN

Concept site plan prepared by Studio Luck (project architect), identifying the lookout point, Masqu'Roca, Piuqu'Cibo, and Hamlet (56 units).



REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Meeting Date:** August 12, 2026**Department:** City Clerk**Presented by:****Brief Title:** Special Event Liquor License Application — Grand Circle Arts Alliance**Agenda Section:** New Business**Agenda Sub-category:** Agenda Item**Action:** Motion**PowerPoint Needed?:** No

Request for Council Action

Recommended Action:

Move to approve two (2) Arizona Department of Liquor Licenses and Control Applications for a Special Event Liquor License for the Grand Circle Arts Alliance with the dates of September 4, 2026, and October 2, 2026.

Background:

The City Clerk's Office received two (2) Arizona Department of Liquor Licenses and Control applications for a Special Event Liquor License from the Grand Circle Arts Alliance for the First Friday event taking place on September 4, 2026, and October 2, 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 04 2026 First Friday - Redacted

2. 10 02 2026 First Friday - Redacted

2026 AUG 3 PM 3:49
REC'D PAGE CITY CLERKS



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

DLIC USE ONLY

Job #:
Date Accepted:
LC:
License #:

SPECIAL EVENT LICENSE
APPLICATION FEE \$25.00 PER DAY

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: Grand Gade Arts Alliance

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, _____	_____	☐ APPROVAL ☐ DISAPPROVAL
Government Official	Title	
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: England-Finn Cassidy A
Last First Middle
2. Applicant's mailing address: P.O. Box [REDACTED] Page AZ 86040
City State Zip
3. Applicants home/cell phone: [REDACTED] Non-profit organization phone:
4. Applicant's email address: [REDACTED]
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: Grand Circle Arts Alliance
2. Non-Profit/IRS Tax Exempt Number: 87-4642833 Arizona Corporation Commission File #: 23218224
Required Required
3. If Out Of State, specify State (Attach letter of good standing):
4. Special Event Name: First Friday

SECTION 5

5. Event Location Name: Glen Canyon Conservancy Flagship Store
6. Event Address: 12 N. Lake Powell Blvd, 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 3 Number of Security Personnel ☒ Permanent Fencing ☐ Barriers

Must explain security measures: 3 member of Grand Circle Arts Alliance
will monitor Entrance + Exit + Hand out Bracelet
after checking ID

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? 4

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	Sept. 4, 2026	Friday	6:00 pm	9:00 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: Grand Circle Arts Alliance Percentage: 100%

Address: 71 7th Ave Page AZ 860040
Street City State Zip

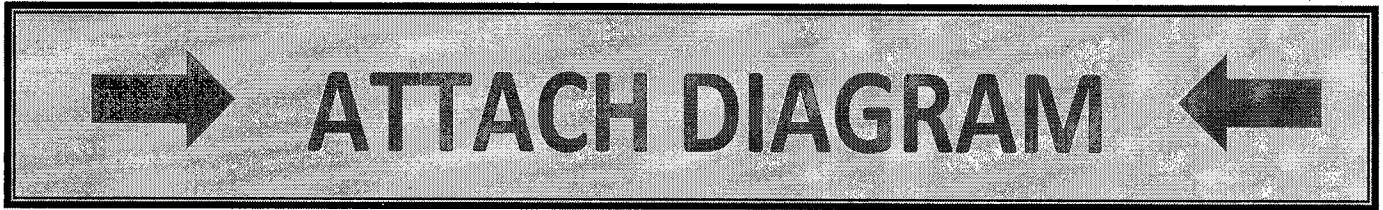
Name: _____ Percentage: _____

Address: _____
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.



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) Cassidy A. England-Fenn, 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.

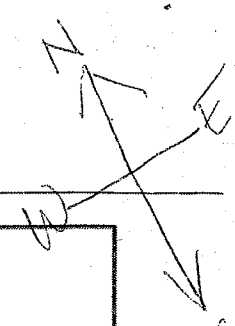
Signature: Cassidy England-Fenn

SPECIAL EVENT DIAGRAM AND SAFETY PLAN STANDARDS

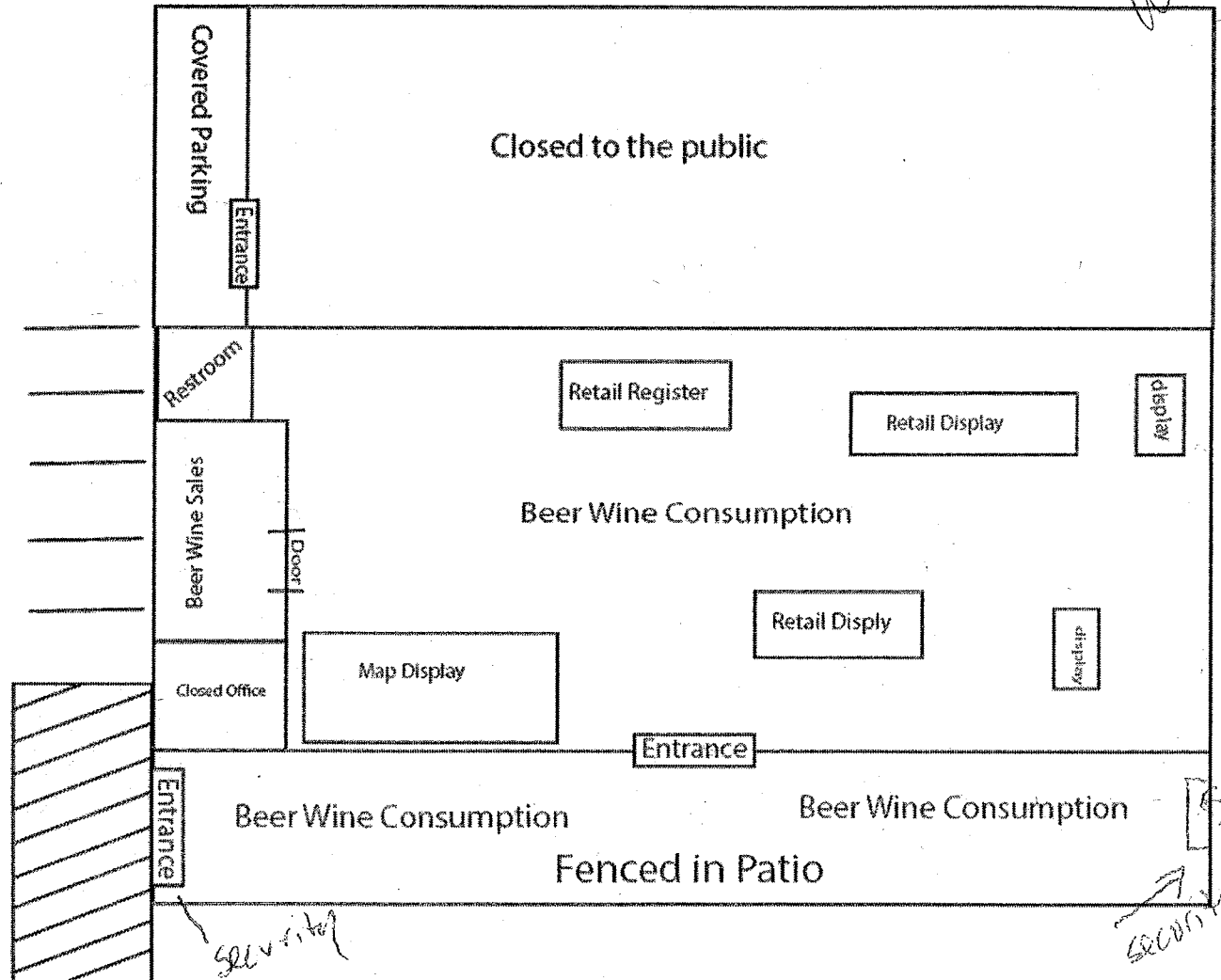
Diagrams do not need to be overly complicated, they can be hand drawn. However, we do not accept photographs or aerial views that do not show the premises clearly. The diagram should clearly depict the special event area in relation to the entire premises.

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



Parking Lot



Entrance to Parking Lot

Sidewalk



Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLIC USE ONLY

Job #:
Date Accepted:
LC:
License #:

SPECIAL EVENT LICENSE
APPLICATION FEE \$25.00 PER DAY

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: Grand Circle Arts Alliance

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, _____ ☐ APPROVAL ☐ DISAPPROVAL
Government Official Title

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: England-Finn Cassidy A
Last First Middle
2. Applicant's mailing address: P.O. Box Page AZ 86040
City State Zip
3. Applicants home/cell phone: [REDACTED] Non-profit organization phone:
4. Applicant's email address: [REDACTED]
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: Grand Circle Arts Alliance
2. Non-Profit/IRS Tax Exempt Number: 87-4642833 Arizona Corporation Commission File #: 23218224
Required Required
3. If Out Of State, specify State (Attach letter of good standing):
4. Special Event Name: First Friday

SECTION 5

5. Event Location Name: Glen Canyon Conservancy Playship Store
6. Event Address: 12 N. Lake Powell Blvd, 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.

Number of Police 3 Number of Security Personnel permanent ☒ Fencing ☐ Barriers

Must explain security measures: 3 members of Grand Circle Arts Alliance
will monitor entrance & exit & hand out Bracelet
after checking ID

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? 4

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	10-2-2026	Friday	6:00 pm	9:00 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: Grand Circle Arts Alliance Percentage: 100%

Address: 71 7th Ave Flag AZ 86040
Street City State Zip

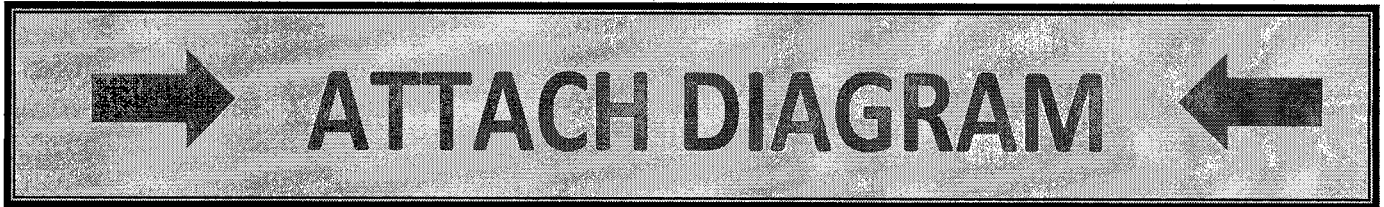
Name: _____ Percentage: _____

Address: _____
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.



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) Cassidy A. England-Finn, 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.

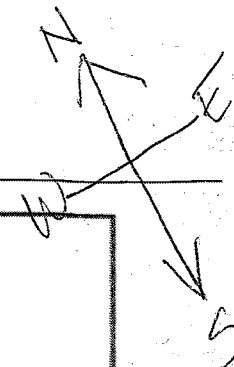
Signature: Cassidy A. England-Finn

SPECIAL EVENT DIAGRAM AND SAFETY PLAN STANDARDS

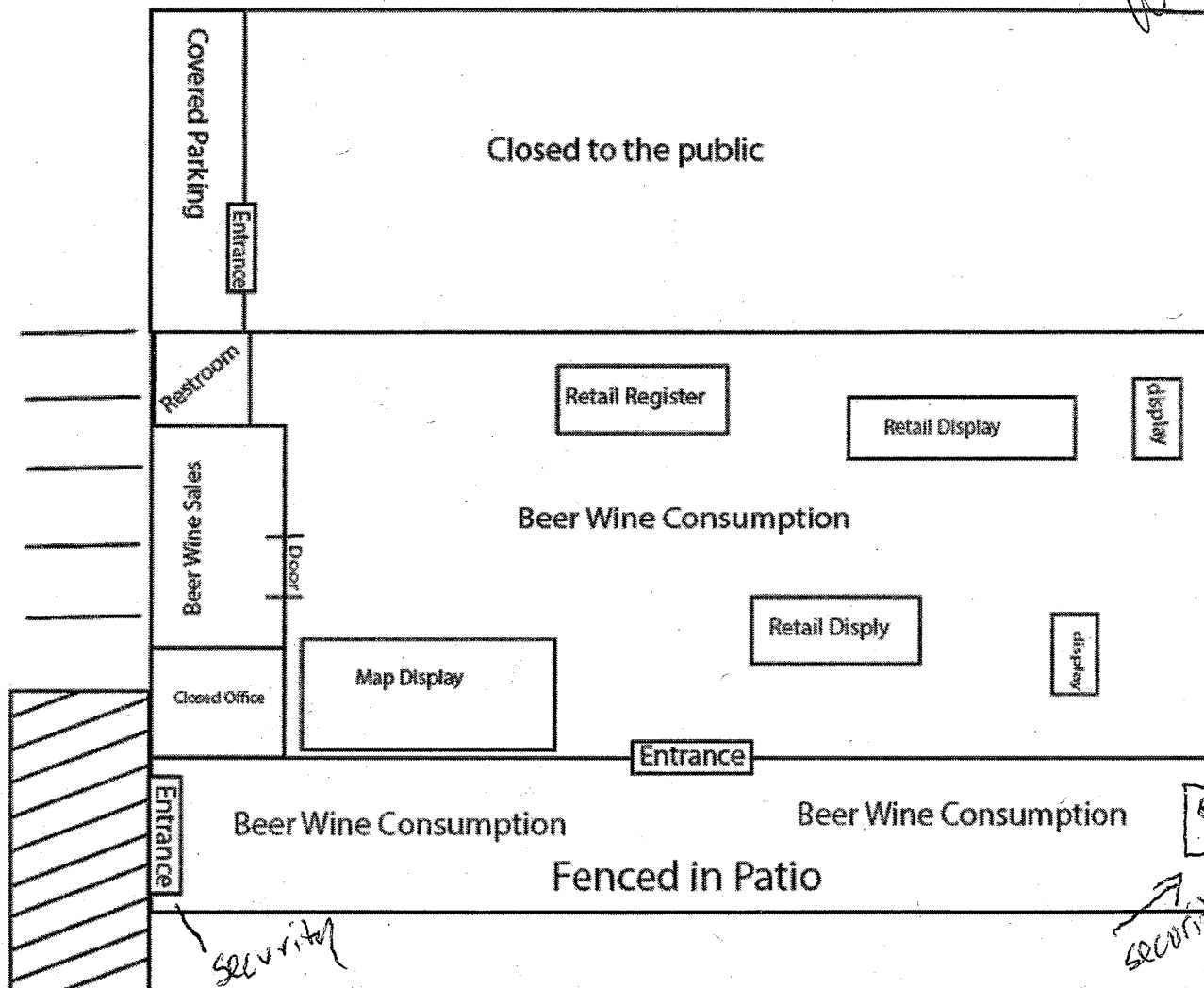
Diagrams do not need to be overly complicated, they can be hand drawn. However, we do not accept photographs or aerial views that do not show the premises clearly. The diagram should clearly depict the special event area in relation to the entire premises.

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



Parking Lot



Entrance to Parking Lot

Sidewalk

North Lake Powell Blvd

REQUEST FOR COUNCIL ACTION

Request for Council Action:**Meeting Type:** Regular Meeting**Meeting Date:** August 12, 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.

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 Art in the Park event taking place on September 19, 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. 07 22 2026 Art in the Park (Plein Air Artist Reception) - Redacted

CSR:
Amount:



SPECIAL EVENT LICENSE

APPLICATION FEE \$25.00 PER DAY

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:
Date Accepted:
CSR:
License #:

Application **MUST** be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1 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 Suzanne
(Must be an Officer/Member of the Non Profit Entity) Last First Middle
2. Applicant's mailing address: PO Box 1835/ 12 N Lake Powell Blvd. Page AZ 86040
Street City State Zip
3. Applicants home/cell phone: [REDACTED] Applicant's business phone: 928 660 7885
4. Applicant's email address: debbie@canyonconservancy.org
5. Special Event Name: Art in the Park Glen Canyon Plein Air Artist Reception
6. Name of Non-Profit Organization, Candidate or Political Party/Gov.: Glen Canyon Conservancy
7. Non-Profit/IRS Tax Exempt Number: 74 2429545
8. Arizona Corporation Commission File #: _____ If out of State please specify: _____
(Attach letter of good standing)
9. Event Location Name: PERA Club
10. Event Address: 445 Haul Rd., Page, AZ 86040

Dates and Hours of Event - Days must be consecutive and may not exceed 10 consecutive days.

****SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY****

Days	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>9/19/2026</u>	<u>Saturday</u>	<u>6:00 pm</u>	<u>8:00 pm</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY10:	_____	_____	_____	_____

SECTION 2 What type of security and control measures will you take to prevent violations of liquor laws at this event?
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

Number of Police 2 Number of Security Personnel ☒ Fencing ☐ Barriers

Must explain security measures: alcohol consumption will be limited to the interior rented space of the Pera club and the fenced rear courtyard. Signs will be posted forbidding alcohol from leaving the designated areas and security will be on site for the full duration of the event.

SECTION 3 What is the purpose of this event?

☒ On-site consumption ☐ Off-site (auction/wine/distilled spirits pull) ☐ Both

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)

- A) ☒ Special Event being held on an **unlicensed** premises will require approval and signature by the Local Governing Body on page 3. (If checked move to section 4)
- B) ☐ Will this event be held on a currently licensed premises and within the already approved and licensed area?
(**Must attach a letter from the licensed premises with an explanation of the option checked below**)

- | Name of Business | License Number | Phone (Include Area Code) |
|--|----------------|---------------------------|
| ☐ Place license in non-use - Special Event Licensee selling all alcohol without retailer involvement
Must attach letter from the location suspending license for duration of special event | | |
| ☐ Dispense and serve all spirituous liquors under retailer's license – Business operates normally, minimum of 25% of gross revenue from alcohol sales is donated to licensee | | |
| ☐ 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 separated from any alcohol used during the special event. Must attach letter from the location suspending license for duration of special event | | |
| ☐ Split premise between special event and retail location - Both the special event licensee and the retailer will conduct sales of alcohol. (These sales will be done in separate areas. If alcohol is donated or purchased by the special event licensee it must be in a separate area than the alcohol that is dispensed by the licensed retailer.) | | |
| ☐ Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions – Retailer will still be permitted to conduct all normal sale and service of alcohol. | | |

SECTION 4

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?
☐ Yes ☒ No If yes, attach letter of explanation.
2. How many special event days have been issued to this organization during the calendar year? 1
3. Is the Organization using the services of a Special Event Contractor? (A licensee can utilize the services of a special event contractor who may purchase and sell alcohol on behalf of the licensee. If no special event contractor is listed, the licensee is responsible for the sales and service of alcohol.)
☐ Yes ☒ No If yes, please provide the Name of the Special Event Contractor: _____
4. 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 the special event contractor)
☐ Yes ☒ No if yes, please provide the Name of Licensee: _____ License #: _____
5. List the name of the Individual or Organization that will receive revenues, **MUST EQUAL 100 PERCENT.**
Attach additional sheet if necessary.

Name: Glen Canyon Conservancy Percentage: 100
Address: 12 North Lake Powell Blvd Page AZ 86040
Street City State Zip
Name: _____ Percentage: _____
Address: _____
Street City State Zip

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN AUCTION WINE OR DISTILLED SPIRITS PULL SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

SECTION 5 License premises 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. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.

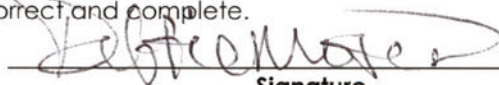


If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local governing body before submitting to the Department of Liquor Licenses and Control. Please contact the local governing board for additional information.

APPLICANT SIGNATURE

Declaration:

I, (Print Name) Debbie Moses, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.


Signature

LOCAL GOVERNING BODY

Date Received: _____

I, _____ recommend ☐ APPROVAL ☐ DISAPPROVAL
(Government Official) (Title)

On behalf of _____, _____, _____, _____
(City, Town, County) Signature Date Phone

The local governing body (city, town or municipality where the fair/festival will take place) may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted.

AZDLLC USE ONLY

☐ APPROVAL ☐ DISAPPROVAL BY: _____ DATE: _____

PERA

