

**TOWN OF CAREFREE, ARIZONA
RESOLUTION 2026-12**

**A RESOLUTION OF THE COUNCIL OF THE TOWN OF CAREFREE,
MARICOPA COUNTY, ARIZONA, AUTHORIZING THE MAYOR TO
EXECUTE A DEVELOPMENT AGREEMENT (ORCHARD STREET
MARKET) BETWEEN THE TOWN OF CAREFREE AND LOS
PORTALES HR, LLC.**

WHEREAS, Arizona Revised Statutes (“A.R.S.”) § 9-500.05 authorizes the Town to enter into a development agreement with any person or entity having an interest in real property in the Town of Carefree, providing for the development of such property and certain development rights thereon;

WHEREAS, A.R.S. § 9-500.11 (Version 2) entitled “Expenditures for economic development; requirements; definitions” (“A.R.S. § 9-500.11”), allows the governing body of a city or town to appropriate and spend public monies for and in connection with economic development activities;

WHEREAS, pursuant to A.R.S. § 9-500.11(K), the Town adopted a Notice of Intent to enter into a retail development tax incentive agreement with Los Portales HR, LLC, on May 5, 2026;

WHEREAS, The Town of Carefree has previously designated the area a Redevelopment Project per Arizona Revised Statutes (“A.R.S.”) § 36-1471 and adopted the Village Center Redevelopment Plan;

WHEREAS, the Town Council intends to consider the approval of a development agreement (“Redevelopment Agreement”) related to approximately 18,200 square feet of building declared blighted and identified for “adaptive reuse retail” in the Village Center Redevelopment Plan Master Plan ID G, Los Portales, for the project known as “Orchard Street Market”;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Carefree, Arizona, as follows:

That the Mayor is authorized to execute the Development Agreement with Los Portales HR, LLC, an Arizona limited liability company (Orchard Street Market), which is attached hereto as Exhibit A and incorporated herein by reference.

PASSED, APPROVED AND ADOPTED by the Mayor and Common Council of the Town of Carefree, Arizona, the ___ of June, 2026.

AYES ___ NOES ___ ABSTENTIONS ___ ABSENT

John Crane, Mayor

ATTEST:

Samantha Gesell, Town Clerk

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APPROVED AS TO FORM:

Denis Fitzgibbons, Town Attorney

EXHIBIT A