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US REP. RAÚL GRIJALVA'S MEMORIAL SERVICE



Family and friends hold hands as they watch a service member carry an urn holding the ashes of U.S. Rep. Raúl Grijalva after a funeral Mass was celebrated at St. Augustine Cathedral in Tucson on March 26. PHOTOS BY DIANNIE CHAVEZ/THE REPUBLIC

‘A FIGHTER FOR THE UNSEEN’

Congressman remembered for passion, sense of humor

Laura Gersony Arizona Republic | USA TODAY NETWORK

TUCSON — Friends, colleagues and admirers of U.S. Rep. Raúl Grijalva remembered the Arizona Democrat as a man of integrity, hailing his passion, sense of humor and willingness to fight for his ideals across more than two decades in Congress. ● “Raúl was not a congressman,” said Rubén Reyes, Grijalva’s longtime aide. “He was a lifelong activist who happened to be a member of Congress. And his community loved him for it.”

Grijalva, a towering figure in southern Arizona politics, died March 13 at 77 after a battle with lung cancer. The son of a migrant farmworker, he was one of the state’s longest-serving members of Congress, a position he held from 2002 until his death.

Hundreds of people, including dozens of state and national political leaders, attended his funeral service on March 26 at St. Augustine Cathedral in Tucson.

“He made sure those who weren’t in the room

were never forgotten,” Arizona Gov. Katie Hobbs said of Grijalva. “His courage and integrity were unwavering, and his commitment to justice unmatched.”

Former House Speaker Nancy Pelosi and progressive U.S. Rep. Alexandria Ocasio-Cortez eulogized Grijalva, underscoring the late congressman’s place in history as a fixture of Arizona’s delegation on Capitol Hill and a leading voice for

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“He made sure those who weren’t in the room were never forgotten. His courage and integrity were unwavering, and his commitment to justice unmatched.”

Arizona Gov.
Katie Hobbs



A service member carries an urn holding the ashes of Rep. Grijalva after the funeral Mass in Tucson.

‘Secretary Hegseth needs to resign’

Senators: Attack details given on unsecured chat

Ronald J. Hansen Arizona Republic | USA TODAY NETWORK

Both of Arizona’s U.S. senators have now called on Defense Secretary Pete Hegseth to resign after he provided details of a looming military strike on Yemeni rebels in an unsecured group chat on Signal.

Sen. Mark Kelly, D-Ariz., who doubted Hegseth was fit to head the Pentagon when he opposed that nomination in January, added his name to the list of Democrats now calling for Hegseth to step down.

“The Signal incident is what happens when you have the most unqualified Secretary of Defense we’ve ever seen,” Kelly said in a statement on March 26. “We’re lucky it didn’t cost any servicemembers their lives, but for the safety of our military and our country, Secretary Hegseth needs to resign.”

His seatmate, Sen. Ruben Gallego, D-Ariz., did the same on March 24, the day news about the chat thread was published.

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Old Town parking dispute fractures Scottsdale council

Taylor Seely Arizona Republic | USA TODAY NETWORK

Scottsdale Mayor Lisa Borowsky stepped onto a political land mine in February when she tried to delay the contract for a parking structure in Old Town.

The attempt provoked outcry from those who supported and opposed the project. It isolated the mayor from four conservative councilmembers who shared her ideology and goals. It also severed alliances between activists who campaigned for all five politicians and expected them to vote in lockstep to deliver what many of them refer to as a more “resident-friendly” government.

Borowsky’s questioning of the parking structure drew scrutiny from the Maricopa County Attorney’s Office. The office received an informal complaint that came days after an anonymous blog had accused Borowsky of potentially violating city ethics

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DBACKS READY TO PLAY BALL 1B



Zac Gallen will take the mound today as the Arizona Diamondbacks start their season. THE REPUBLIC FILE

Bill targets pump prices

Republican lawmakers say loosening Arizona’s summer gas restriction would offer economic relief and prevent future price spikes. 3A

Warning on genetic data

Arizona Attorney General Kris Mayes told 23andMe users to consider invoking their rights under state law and request a deletion of their genetic data. 11A

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ARIZONA BUSINESS GAZETTE

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THURSDAY, MARCH 27, 2025

INSIDE: MORE ESSENTIAL NEWS ABOUT THE METRO PHOENIX ECONOMY

New in the neighborhood

Learn more about a new business. **Page 2**

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Business leads

Bankruptcies, incorporations, calendar. **Pages 7-11**

Making laws that solve the housing problem



Encanto at Bell Park will have 35 houses ranging in size from 1,323 to 1,912 square feet. Prices will go up to \$600,000 for the houses with small, landscaped yards. PROVIDED BY CAMBRIDGE PROPERTIES

Critics claim proposals favor the developers

Mary Jo Pitzl
Arizona Republic
USA TODAY NETWORK

Build small homes on small lots. Loosen city regulations. Bar corporate ownership of single-family homes. Curb short-term rentals. These are among the numerous proposals Arizona lawmakers have drafted to create more affordable housing in Arizona. None defines what “affordable” means, or guarantees the legislation will produce a product that people who

feel locked out of buying a house can afford. But proponents of the bills — none of which have reached a final vote — reason that by building smaller homes on smaller lots with fewer city regulations, prices will be lower than what is on the market today. In Maricopa County, the median sales price is \$450,000, according to the Arizona Regional Multiple Listing Service. Opponents, effectively, say: “Show me.” The proposals might reduce development costs, said Neal Haddad, president of the Neighborhood Coalition of Greater Phoenix. “But there is nothing that requires them to pass those savings

on to the buyer,” he said. His organization, like others, views the major housing bills as a handout to developers and a blow to local control, under the cover of helping would-be homebuyers. That argument worked last year, when Democratic Gov. Katie Hobbs vetoed what was called the “Starter Home Act.” The bill had “unclear outcomes,” Hobbs wrote, and she questioned whether it would make housing more affordable. Her stance was applauded by the League of Arizona Cities and Towns, which had lobbied hard against the bill.

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Russ Wiles
Columnist
Arizona Republic
USA TODAY NETWORK

Will Trump cut Medicaid and Social Security?

President Trump’s new Department of Government Efficiency or DOGE, headed by billionaire Elon Musk, has started cutting staff and implementing other measures to trim costs throughout the government. Major entitlement programs of Social Security, Medicare and Medicaid are starting to feel the impact, raising concerns that more could be coming. That has sparked a backlash that included a recent town-hall pairing of Arizona’s two Democratic U.S. senators, Mark Kelly and Ruben Gallego, who lambasted possible cuts to Medicaid during an event in Scottsdale. These and other actions have stirred a range of emotions, from cautious hope that the federal government might finally bring its deficit spending under control to frantic fears that benefit cuts could undermine the financial or health security of millions of Americans. A consumer sentiment index from the University of Michigan plummeted to a 15-month low in February, reflecting public anxiety about tariffs, inflation and other economic issues. The stock market has lost 7% of its value since Trump took office, while gold, a traditional hedge during troubled times, recently pushed above \$3,000 an ounce for the first time ever. The White House issued a statement on March 11 reiterating that the president supports these programs. “The Trump Administration will not cut Social Security, Medicare or

See WILES, Page 4BG

Debate rages on taxpayer cost to redo Chase Field

Taylor Seely
Arizona Republic
USA TODAY NETWORK

Phoenix Mayor Kate Gallego issued a stark warning that a bill at the Arizona Legislature to use public funds to renovate Chase Field lacked guardrails and would cost taxpayers \$1 billion, more than double what lawmakers were told. In a letter to Gov. Katie Hobbs, a Democrat, Gallego said Phoenix estimated that under the proposal Arizonans would lose substantially more than the \$471 million in tax revenue the state’s Joint Legislative Budget Committee first estimated. The committee revised estimates in late February and lowered the impact to \$450 million. Gallego said Phoenix’s calculation was more accurate because it was based on “actual tax collection data,” where the state’s analysis used a model based on publicly available data.



Gallego Gallego told Hobbs “increasing evidence” showed massive public subsidies for sports arenas “are a raw deal for taxpayers” and said parts of the bill at the Legislature “leave the door open for it to be a major league boondoggle.” She outlined her specific concerns that the bill: • Won’t require the team to pay for the stadium’s renovations. • Allows taxpayers’ dollars to be used to construct luxury amenities that won’t benefit the public. • Diverts taxes from buildings outside the stadium to renovate the stadium by taking money away from the city’s general fund, which pays for police and fire services. • Unfairly forces Phoenix taxpayers

See CHASE FIELD, Page 3BG



An artist’s rendering shows the proposed entry to the residential development planned at Shalimar Golf Club in Tempe. The course will close this year. PROVIDED BY BB LIVING

Inside the fight over a dying Tempe golf course

Corina Vanek
Arizona Republic
USA TODAY NETWORK

Jane Neuheisel understands the urge to save the Shalimar Golf Club. After all, it’s what drove her and her husband, Dick, to buy the course 40 years ago.

“We were living on the course at the time,” she said. “The previous owner wanted to develop it; they wanted to develop housing. We fought it. Dick wanted to get the Tempe Diablos to buy it, but no one did. When we bought it, it was bare dirt.”

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REAL ESTATE

DONE DEALS

Tex Earnhardt’s grandson pays \$9.25M for Valley home

Catherine Reagor
Arizona Republic
USA TODAY NETWORK

A grandson of auto dealer Tex Earnhardt bought a Paradise Valley home with nine garages. It was the top metro Phoenix home sale to close during the first week of March.

\$9,250,000

Derby and Danielle Earnhardt paid cash for a 7,370-square-foot Paradise Valley home. He’s the grandson of Valley auto dealer Tex Earnhardt, known for his “no bull” motto. The house on two acres comes with five bedrooms, seven bathrooms, Camelback Mountain views, 14,000 square feet of pet-friendly turf with a cooling system, a five-hole putting course and nine garages. Kim and Robert Schacter sold it. Joan Levinson of Realty ONE Group had the listing.

\$9,000,000

Jennifer and Gary Lovazzano paid cash for a new 8,160-square-foot Paradise Valley mansion with five bedrooms and 5 ½ bathrooms. The house also has an office, a morning room and an oversized patio. An LLC named after the address of the property sold it.



A 7,370-square-foot Paradise Valley home sold in March for \$9.25 million. The house on 2 acres comes with five bedrooms, seven bathrooms, Camelback Mountain views, 14,000 square feet of pet-friendly turf with a cooling system and a five-hole putting course. PROVIDED BY JOAN LEVINSON

Robert and Amy Norton bought a 4,266-square-foot French country estate-style house on five acres in Paradise Valley. The home has four bedrooms, five bathrooms and views of Mummy Mountain. Jorva Partners, managed by Michael Staines, sold it.

\$8,200,000

Bryan and Kristen Derbyshire bought a new 7,965-square-foot Paradise Valley home. He’s CEO of Protech, an insurance technology company. The house has five bedrooms and five bathrooms, a casita and views of Camelback Mountain. An LLC named after the address of the property was the seller.

\$7,075,000

The Little House Big Vision Trust, led by Andrew Haus, bought a 6,395-square-foot Paradise Valley home with five bedrooms and 5 ½ bathrooms. The house has an elevator, several balconies, parking for 12 cars, a 75-foot heated lap pool, a putting green and an outdoor fire pit. Michael and Anita Fountain sold it. They are both dentists.



A rendering of a luxury condominium development with penthouses selling for \$10 million or more on a 25-acre swath of prime real estate at the base of Camelback Mountain known as the Ascent at The Phoenician. PROVIDED BY OLSON KUNDIG AND REPLAY DESTINATIONS

Luxury condos going up near Camelback Mountain

Catherine Reagor
Arizona Republic
USA TODAY NETWORK

A luxury condominium development with penthouses selling for \$10 million or more is planned in Scottsdale next to the Phoenician resort.

The condos will be in the final phase of the 25-acre Ascent at The Phoenician development at the base of Camelback Mountain. Prices will start at \$2 million in the project called Summit by Olson Kundig, after the architecture firm designing it.

“Our design integrates with the mountain landscape, where red sandstone meets the open sky,” said Kirsten Ring Murray, principal of Olson Kundig. “Materials such as local stone anchor the structure to its Camelback Mountain setting, while refined metal screens respond to the shifting desert light.”

Replay Destinations is partnering with the architecture firm to develop the 63 condos, which will vary in size from 1,500 to 4,800 square feet. Features will include indoor and outdoor

fireplaces, kitchens with quartz countertops, wine refrigerators and small appliance garages.

Ascent at The Phoenician was launched on 25 acres by Vancouver-based Replay in 2020 and will have almost 200 multimillion-dollar homes when it’s completed.

The developer has sold about \$500 million in properties at Ascent so far. Replay also has residential projects in the Bahamas, Hawaii and Park City, Utah.

The condos are going up next to Ascent’s Mountain Club, which has a pool, fitness rooms, a games room and a catering kitchen.

“This is a truly rare opportunity to own an Olson Kundig-designed residence in one of Arizona’s most iconic settings,” said Brianne Kelsey, vice president of development for Replay. “Camelback Mountain provides a breathtaking backdrop that cannot be replicated.”

Sales for the condos started in March. Construction was expected to begin this summer, with condos ready for move-in in late 2027.

Housing

Continued from Page 1BG

‘Yes In God’s Back Yard’ gets major makeover

This year, the governor is signaling she wants a compromise. Her staff met on March 10 with representatives of the opposing camps on this year’s version of the Starter Home Act, sponsored by Sen. Shawnna Bolick, R-Phoenix.

The governor is offering suggestions intended to try and bridge the policy divides over Senate Bill 1229. Those suggestions range from expanding the bill’s reach to smaller Arizona cities and towns and discouraging the creation of homeowner associations to govern shared amenities in a community, since HOAs add to a home’s cost.

The opposing parties say they’re receptive to her effort but won’t comment on the specific proposals.

While this year’s Starter Home Act is the topic of ongoing closed-door meetings, the House on Wednesday gave preliminary approval to a bill that would allow churches to build housing on their properties.

Like the Starter Home Act, it’s drawn bipartisan support and opposition. Dubbed the “Yes In God’s Back Yard” bill, House Bill 2191 got a major makeover. Instead of apartments, it would allow churches fairly free rein to develop

single-family homes on their campuses.

Rep. David Livingston, the bill’s sponsor, said single-family construction doesn’t have the height issues of apartment construction, the most common complaint he heard about the bill. His amendment caps housing height at 30 feet if the construction is within 150 feet of neighboring homes. The bill limits density to 17 units per acre.

The amendment also eliminated a requirement that a portion of the homes be reserved for low-income individuals.

House Majority Leader Michael Carbone said the bill needs more work, but the switch to single-family construction will address affordability concerns because the bill requires churches to carry the land costs.

“Rental does not make homes affordable, it does not increase supply,” Carbone, R-Buckeye, said.

Rep. Sarah Liguori, a Phoenix Democrat and a cosponsor of the original bill, said the move away from apartments will reduce the number of people who would benefit from the bill. But, she added, it will bring the American dream of home ownership to those who do buy a home on church property.

Livingston, a Peoria Republican, acknowledged the bill needs further changes, a nod to the chorus of complaints from neighborhoods. But he said he intends to bring it up for a formal vote in the House and work on it in the state Senate.

This is the second year lawmakers have considered using church-owned property for housing, arguing often-vacant church properties offer an opportunity to benefit the community.

Last year’s bill passed the House with bipartisan support but failed to get a hearing in the Senate.

Lots of bills, but no law yet

Both the Yes in God’s Back Yard bill and the Starter Home Act have drawn bipartisan support and opposition. Thus far, neither has garnered enough backing to make it to Hobbs’ desk.

Both of the bills hinge on loosening local control over zoning, the tool that local governments use to shape the look and character of their communities.

Jake Hinman, who represents the home builder-aligned Arizona Neighborhood Project, said builders want to put up smaller homes. But zoning stands in the way.

Current city ordinances don’t allow for smaller lots, which would cut the cost of land acquisition, Hinman said. The Starter Home Act initially proposed lots as small as 1,500 square feet, although it since has been boosted to 3,000 square feet. A typical single-family lot in Phoenix is 6,000 square feet.

A state mandate for smaller lots would override city zoning laws and the time-consuming work to rezone to a smaller size, Hinman said. Zoning can also eat up time by requiring special

permits for construction, he said.

“Builders want to bring these smaller homes to market,” he said, but added they’re blocked by zoning laws.

The league, which represents all 91 Arizona cities and towns, has fought to protect local zoning control.

That’s won applause from neighborhood groups, which argue the legislation is a “one-size-fits-all” approach that ignores local needs.

“These bills literally remove urban planning,” said Mary Crozier, president of the North Central Homeowners Association. That planning takes into account the effect of development on everything from roads to utility lines to open space.

“No one’s going to want to live here if you can’t drive down the freeway,” she said, alluding to congested traffic.

Haddad, of the Neighborhood Coalition of Greater Phoenix, said the legislation assumes smaller lots will lead to affordable home prices. But that doesn’t take into account other factors, from labor supply, mortgage and insurance rates and the cost of materials — especially in the current environment of higher tariffs.

Those issues are out of homebuilders’ control, said Hinman, which is why they’re focusing on the things they can try to control — with some legislative assistance.

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