



ATTACHMENT E

Brian S. Elsey – Board President

PO Box 71005, Phoenix, Arizona 85050 Office: 602-569-6056

February 8, 2024

Councilman Jim Waring
City of Phoenix
200 W. Washington St., 11th floor
Phoenix, AZ 85003

Dear Councilman Waring,

We are writing to you regarding rezoning the property at 2601 E Rose Garden Lane, Phoenix 85050, which is currently zoned as PAD to A-1 Industrial.

Horses Help Foundation has been dedicated to enhancing the quality of life for the special needs and at-risk community for the past 35 years. Our nonprofit, accredited Equine-Assisted Therapy Center has found its cherished home at the Rose Garden property, where we've been operating for the past 25 years. Horses Help continues to impact our community positively through the power of horses and people.

In light of the commercial and industrial development surrounding 2601 E Rose Garden Lane, the Horses Help Foundation Board of Directors recognized the need to relocate to a more rural setting. This move aims to enhance our nonprofit's herd capacity while reducing noise and distractions for our horses and rider participants. Horses Help Foundation has successfully relocated to a new property, securing a bridge loan in the interim until the Rose Garden property is sold, vacating the Rose Garden location.

Crucially, one of the conditions imposed by the buyer, Muscular Moving Men, is the rezoning of the property to A1 Industrial. The successful completion of the purchase of Horses Help's new property hinges on this rezoning being approved through the City of Phoenix zoning process. Failure to secure this rezoning places the future of Horses Help Foundation and the entire community we serve in peril, jeopardizing therapies that address 52 different physical and emotional conditions for those Horses Help Foundation serves.

Rezoning the site aligns with its highest and best use for the Rose Garden property, facilitating the establishment of Muscular Moving Men's first brick-and-mortar flagship location, conveniently located less than 1.5 miles from their current operation. Working collaboratively with LGE design, Muscular Moving Men has demonstrated responsiveness to concerns raised by neighbors and the city planning committee. We understand that recently one of the neighboring properties that houses the Exos athletic facility has concerns about exhaust from truck traffic. Muscular Moving Men and LGE have proposed a solution of building a higher boundary wall as well as planting foliage on the Exos property border to curtail such concerns. However, these generous proposals have been met with rejection.



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Muscular Moving Men have met all the requirements in terms of meetings that the City of Phoenix requires for rezoning. They held the neighborhood meeting in which Exos elected not to show up at either session. Exos did not show up to voice any concerns at the Village Planning meeting held on December 4th, 2023. This issue was never discussed with LGE, MMM or Horses Help Foundation at any time until the January 4th, 2024 meeting. There were ample times to voice concerns early on in the process, but they chose to remain silent.

With the recent relocation of Horses Help to their new property and the design and legal needs for MMM to get through the rezoning process, the two entities have spent over \$500,000 to get to this point in addition to the interim bridge loan, Horses Help Foundation is on the hook for now. MMM has already met the needs for funding from their lender and has set the closing date to follow the City of Phoenix zoning hearing on February 7, 2024.

Pushing back the February 7, 2024, rezoning approval would bring major hardships to both organizations. This could even put Horses Help Foundation in jeopardy of losing the property they are securing, which could essentially put them out of business and eliminate the services they provide to a very special community of families in need.

In addition to allowing both organizations the ability to relocate, another considerable benefit to the highest and best use of the property by allowing Muscular Moving Men to rezone the site is the taxes that their business will generate for the City of Phoenix as well as employment opportunities. As a nonprofit organization, Horses Help Foundation is considered tax-exempt to the City of Phoenix. The new facility housing Muscular Moving Men will contribute significant additional tax revenue to the City, revenue not realized from this particular site in over the past three decades.

We kindly request your careful consideration of this rezoning request, which bears significant implications for the well-being of our community and the continuity of our impactful programs for those families with special needs.

We sincerely appreciate the support the city has provided to both organizations as we both have been working through the trials and tribulations of rezoning. Thank you for your time and attention to this matter.

Respectfully,

Brian S. Elsey
Board President