

COGS Candidate Questionnaire

Instructions: Please fill out the information requested and return it by **3/23/24** via email to: copperphillips@cox.net

Upon receipt of your completed questionnaire, you will be contacted to schedule an appointment for an interview with the COGS Board of Directors.

Your complete and unedited responses will be posted on the informational COGS website for public review, along with those of the other candidates. Please keep your answers brief. However, if you need more space the box will expand to accommodate you. If needed, please continue on an additional page.

| No. | Question | Response |
|------|--|---|
| 1. | DEMOGRAPHICS | |
| 1.a. | Name | Tammy Caputi |
| 1.b. | Home Address | 8522 East Tether Trail Scottsdale 85255 |
| 1.c. | Phone | 480.390.1082 |
| 1.d. | Years living in Scottsdale | 25 |
| 1.e. | When did you register to vote in Scottsdale? Have you failed to vote in any Scottsdale or General Election since you registered? | 2001. I've voted in every election. |
| 1.f. | Have you been elected or appointed to City positions including City Task Forces, Boards, Committees or Commissions? If so, please list. | I served on the Development Review Board for 3 years, City Council Education Subcommittee for 2 years (founding member), Multiple MAG appointments |
| 1.g. | Please list any Civic Activities or organizations you belong to. | Scottsdale Coalition of Today and Tomorrow (SCOTT), National Council of Jewish Women (NCJW) |
| 1.h. | Education/Training | BA Economics Wellesley College, MBA Simmons University, Fellow, Flinn Brown Arizona Center for Civic Leadership |
| 1.i. | Current Occupation or Pre-Retirement | President and Owner, Yale Electric West, Inc. |
| 1.j. | Other personal information that you would like to share: | Married 21 years, 3 school age daughters, 20-year member of Temple Chai, outdoor enthusiast |
| 2. | CAMPAIGN INFORMATION | |
| 2.a. | Address | 8711 E. Pinnacle Peak Rd., #346 |
| 2.b. | Phone | 480.390.1082 |
| 2.c. | Fax | n/a |
| 2.d. | Web-site address**<u>important</u>* | www.tammycaputi.com |
| 2.e. | E-Mail address | tammy@tammycaputi.com |
| 2.f. | Endorsements | Firefighters, Police |

COGS Candidate Questionnaire

| No. | Question | Response |
|------|---|---|
| 3. | Why have you decided to become a candidate for City Council? | <p>Over the last 3+ years I've had the honor and privilege of serving as your City Councilwoman. Much has been accomplished, but there's always more to do. I'm seeking re-election to The Scottsdale City Council to continue the great work that's being done by this council. Along with my colleagues, I've increased job creation by 10%, kept our budget in the black, fully funded public safety, and brought our Tourism back to pre-pandemic levels. I helped pass a new voter-approved 10-year General Plan and protected our neighborhoods from Short-Term Rentals. I've protected our most vulnerable seniors and children, improved downtown parking, improved traffic safety and bulked up our streets with 80 new lane miles of roadway. I have stood up from Day 1 for our kids' education. All of our residents, including our kids and working parents, deserve the best possible Scottsdale. I'm running for re-election so I can keep moving Scottsdale forward in a balanced, positive direction.</p> |
| 4.a. | Identify 3 major issues facing the Council. | <p>Balancing our City Budget in light of the expiring (2025) preserve tax and existing expenditure limit, 2) Carefully managing future growth and infrastructure needs, 3) Completing Bond 2019 projects</p> |
| 4.b. | Identify 3 major issues facing the City. | <p>Diminishing Regional Water Supplies, Aging Population, Lack of Affordable/workforce housing</p> |
| 5. | If elected, what would you like to accomplish? | <p>Maintain and continually improve our quality of life and place. Continue to carefully balance open space with the economic vitality that pays for our unique Preserve and world-class City services. Work to keep Scottsdale the Gold Standard of the Valley. Maintain a successful, balanced community for ourselves and future generations. Continue to make sure we make fact-based data-driven decisions that serve the majority of our residents.</p> |
| 6. | <p>Are there matters that may come before the City Council in which you would have a Conflict of Interest?</p> <p>If yes, what would the conflicting issues be?</p> | <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> |
| 7. | Identify citizen/city processes that you believe need to be: | |
| 7.a. | Created | <p>Neighborhood task forces that could report to the city their specific interests/concerns and be kept informed of specific neighborhood projects.</p> |
| 7.b. | Improved | <p>More Cross-department communication. There are too many silos within city hall- we need more collaboration for quicker, better, more comprehensive decisions.</p> |

COGS Candidate Questionnaire

| No. | Question | Response |
|------|--|--|
| 7.c. | Reduced | Unnecessary fees and roadblocks that place disincentives on small businesses and economic developments that are good for the city. |
| 7.d. | Eliminated | Need to make rules that apply to Charter Officers consistent- not separate for each one. |
| 8. | Please state your position and/or action on the following zoning and land use issues: | |
| 8.a | What is your position on citywide rezoning requests, text amendments, and General Plan Amendments that significantly change land use or increase height and/or density, especially in proximity to single family residential neighborhoods? | <p>I am always concerned about requests and amendments that require significant changes to existing rules and guidelines, but I judge each case on its own merit and in light of the facts.</p> <p>This is why the City has a voter approved General Plan and a rigorous process in place to amend if necessary. In general, it is always my priority to protect and preserve our single family residential neighborhoods.</p> |
| 8.b | Conditional Zoning approvals currently do not have time limits for construction to begin and/or unless the project is amended. Should the approved conditional zoning revert back to the original zoning after a specified time period? Please provide the rationale for your position. | <p>I believe in respecting and adhering to plans and stipulations, and in making sure development provides meaningful public benefits. I'm hesitant to allow city government to overreach into a private property owner's rights, but I think specifying a time limit of 5-7 years after approval to begin construction allows ample time to owners to adjust to market and financial conditions, and prevents the city from having to deal with vacant dirt lots for an indefinite period of time.</p> <p>The council has been requesting these types of time limits on projects in the last few years.</p> |
| 8.c | <p>In "The Outpost" project rezoning case, Rural land was rezoned to commercial adjacent to residential large-lot Rural lands, against staff recommendations, breaking with a longstanding policy prohibiting such rezoning. Another project being proposed is to rezone Rural lands from R-190 (5 acre) to R1-43 (1 acre) for a gated development which prohibits horses, adjacent to rural horse operations and stables.</p> <p>What will be your position on these and similar future rezoning cases?</p> | <p>I believe each case has to be judged on its own merit. Past approvals are specific to each case and should not be seen as creating a precedent.</p> <p>This is why we need people on council who can analyze each project with an open mind, good judgement, in light of context, and with an understanding of existing rules and regulations, as well as historical knowledge of city policies and processes.</p> |

COGS Candidate Questionnaire

| No. | Question | Response |
|------|---|--|
| 8.d. | If a Conditional Use Permit holder is not in compliance with ALL of the major CUP conditions and stipulations, how should the city respond? | The conditions and stipulations prescribed in a Conditional Use Permit should be promptly and precisely enforced and respected. Due process should be adhered to and action should be taken swiftly when neighbors are negatively impacted by a holder not in compliance with CUP conditions. CUP should be revoked through due process, if deemed necessary. |
| 8.e. | Should the city government have any role in the unaffordable housing costs that are resulting in essential city workers and young families not being able to live within city limits? | This is tricky. Not having affordable housing stock is a negative for the city as a whole. We need a diversity of housing options so we can attract employers and families with young children to keep our economy balanced and robust. 80% of our workforce is currently commuting, causing a majority of our traffic issues, and we are losing young families, who are the future of our city. State Law prevents us from regulating home pricing, but we can and should prioritize development that helps us diversify our housing options. Asking builders to set aside a percentage of more affordable units within a larger project is a good start we've taken. City government currently <i>is</i> playing a role in the unaffordable housing issue- exclusionary zoning, limiting height and density, requiring extra parking, more open space, more architectural details, more green building, longer approval times are all good things, but the trade-off is higher pricing as a result since projects must pencil out or won't get built. This is not a free market- the city creates these requirements which impact supply, demand and prices. It's always a balance. |

COGS Candidate Questionnaire

| No. | Question | Response |
|------|--|--|
| 8.f. | <p>How would you describe the effects upon the city with the addition of numerous multi-family apartment complexes citywide and the rezoning of any parcels into multi-use (apartments plus small business complex) parcels? Please discuss positive and negative impacts such as housing costs, tourism, traffic congestion, parking, Look and feel of the Scottsdale, etc.</p> | <p>The recent addition of multi-family apartment complexes are all projects that were approved many years ago. The current council has only approved a handful of multifamily projects, none of which has begun construction. In general, we have been delivering approximately 800 or so apartments to the housing stock per year over the last 2 decades, which is a realistic amount given our population size. The ratio of single family homes to multi family has generally remained between 60-40 and 70-30. As we reach build out and run out of new developable land for single family homes, multifamily construction will tend to increase as a percentage. We need to manage this carefully as we reach our general plan build out in the next few decades.</p> <p>We need a diversity of housing stock for our population’s needs- not everyone can or wants to live in a single-family home on a large parcel. Housing costs are directly impacted by the forces of supply and demand and need to be balanced and considered. Building housing near work, shopping, and major roads should decrease traffic by decreasing commutes. Live, work, play is a good idea for areas like downtown and near the 101. Tourists come for both our open spaces and our thriving shopping, dining, and nightlife. We need to maintain a balance.</p> <p>I believe the majority of our residents live in Scottsdale because of our quality of life and place, and want our city to continue to be thriving, resilient, and the gold standard into the future.</p> |
| 8.g. | <p>Would you support a designated Bar/Entertainment District with its own unique Noise and Event Ordinances? Please explain why or why not.</p> | <p>I would prefer to see entertainment distributed throughout a vibrant downtown with options for everyone as opposed to having a specific “bar” district. With future addition of residential and reinvestment in our downtown area, it should be a place where everyone can seek entertainment: families, millennials, seniors, etc. The city needs to continue evolving to include all these different demographics, and we need to continue to “upscale” our downtown.</p> <p>Adjacent neighbors should be protected by project transparency, outreach, notice, community involvement, etc, Future developments should always be required to be good neighbors. Council is in the process of updating our Noise and Event ordinance and needs to find a middle ground between having vibrant nightlife and protecting neighbors from unacceptable noise levels, interfering with quality of life.</p> |

COGS Candidate Questionnaire

| No. | Question | Response |
|------|--|---|
| 8.h. | <p>Do you support complete control of short term rentals reverting back to cities? The legislature has refused to hear any of the proposed bills to restrict STRs in this session.</p> <p>Do you have solutions to share regarding the neighborhood impact of some short term rentals?</p> | <p>Yes. Bad actors of STR's have ruined neighborhoods and the city should be able to regulate them. This council has done an excellent job creating new ordinances and regulations within the exiting legislative limitations. We are now requiring licensing and contact info. We have funded an entire division within the PD to address these problems and hired more employees to deal with enforcement and levying fines. We are proposing further legislation to limit density within neighborhoods so entire areas can't be overtaken by STR's. Hotels do not belong in residential neighborhoods. We will continue to push the state legislature for more city control.</p> |
| 8.i. | <p>Should all new projects be required to meet Green Building standards? Should bonuses (increased height, density, etc.) be offered if Green Building standards are met?</p> <p>Should such bonuses be given as a matter of routine or to truly exceptional additions to projects that outweigh the value of the bonuses?</p> | <p>All projects in Scottsdale should be exceptional and have measurable community benefits. Yes, new projects should be required to build green, but the market is already delivering it- I work in a construction related field and haven't seen plans for any new building in the last few years that aren't green. For example, incandescent and fluorescent lamps aren't even commercially available anymore- only LED. The problem with mandates is that they cause extra layers of bureaucracy and cost (we've already had to hire more people to oversee this program and processing times are longer, which ultimately increases affordability; just something to consider and balance) and mandates often have unintended consequences. Bonuses should only be given to truly exceptional projects.</p> |
| 8.j. | <p>Up-zoning increases the intensity of land use and density. Under what conditions do you support Up-zoning?</p> | <p>I respect our zoning guidelines and they should not be changed lightly. I believe each case has to be judged on its own merit and in context. Past approvals are specific to each case and should not be seen as creating a precedent. The benefits would have to greatly outweigh the negative impacts. It would depend on the specifics of the project, and the reactions of the effected neighborhoods.</p> |
| 9. | <p>There are not enough Preserve tax funds remaining to allow acquisition of all the remaining land within the voter approved McDowell Sonoran Preserve Boundary. Please state your position on ending the current sales tax or extending it at the same or a different rate and for what period of years. Why or why not?</p> | <p>A task force was created by the current council to address the question of how to best handle the soon to be expiring current .20 preserve tax which was originally limited to land purchases and trailhead improvements, and the 2034 .15 preserve sales tax, which will have a significant cash balance once it ends in 10 years. The tax force has done an excellent job proposing a recommendation for our residents to consider. Both taxes are currently needed to finish paying the debt service first. A dedicated funding source needs to be identified to address the maintenance needs of our billion-dollar investment in the Preserve. We are also considering how best to fund maintaining our many parks and open spaces. We cannot repurpose these taxes without asking Scottsdale voters to approve it, and I respect and support the process and the desire of our residents. The city will be spending the next several months making sure our residents have the accurate information needed to make a decision that is best for the future of our city. Our preserve, parks, and open space are what make us special and must be maintained.</p> |

COGS Candidate Questionnaire

| | | |
|-------|---|--|
| 10. | Please explain your position on these city issues: | |
| 10.a. | <p>What is your vision for the city? What should Scottsdale look like in 10, 20, or 30 years from now?</p> | <p>I see a thriving city with a diverse and resilient economy of natural and built physical business and community infrastructures, enjoyed by all of the community: residents, businesses, education, and tourists. We need to continue to diversify our revenue stream/tax base while preserving our focus on high amenities, assets, and open space. We must continue to develop key economic drivers that keep our property taxes low and resources and values high.</p> |
| 10.b. | <p>What is your position on the location of the new bond-funded parking garage in the Downtown area? Please explain why you have chosen the location you chose.</p> | <p>The location of the new bond-funded parking garage in the Downtown area needs to be in a place that provides the most benefit to the downtown as a whole. Per the official language, “This project will build parking in Old Town Scottsdale, at locations to be determined, to provide additional parking to support businesses and visitors to portions of downtown that currently experience parking shortages.” Since resources are scarce, we need to make sure parking is provided where facts and data show it is most needed. There can be more than one structure- this needs to be a win for everyone to enjoy our downtown.</p> |

COGS Candidate Questionnaire

| | | |
|-------|--|---|
| 11.a. | <p>1. The concept of Fiscal Sustainability involves managing the annual operating budget by balancing income with expenses.</p> <p>Do you identify any of the city decisions as creating a negative impact on long-term fiscal sustainability?</p> <p>2. Focus your opinions on the city infrastructure, such as roads, city owned facilities, water and sewer, and public services, i.e., public safety, emergency response, communications. Do you support using bond funds on any of the above expenses? Why or why not?</p> <p>3. There are thousands of approved apartments in the pipeline. Please describe how you think these developments will impact the city's operating budget. Please include facts to support your position.</p> | <p>Scottsdale has a winning formula: A strong, healthy economy keeps our property values and amenities high and our property taxes low. Our city is almost 40% open space: one third of our land mass is protected and preserved in perpetuity. It's important that we carefully balance open space with the economic vitality that pays for our unique Preserve and world-class City services. It's how we remain the Gold Standard of the Valley. It's how we maintain a successful, balanced community for ourselves and future generations. Our long-term fiscal sustainability requires that we not shut down the city. There are people who are looking for council to say no to every project that comes before us. That is not a fiscally sustainable model. Our city runs on sales tax revenue. Without healthy sales tax we will have to look to increase our property tax rates or decrease our services and amenities. I support using bond funds (with resident support) only on large projects that have benefit to all our residents and can not be paid for from private development or current sales tax revenues/general fund. We have a triple A bond rating which allows us to keep our borrowing rates very low. We can't increase our debt beyond a certain amount without impacting our secondary property tax rates, which we promised our residents we wouldn't do, so the use of bond funds needs to be carefully controlled.</p> <p>There is a huge difference between a project being in a pipeline and being built and delivered. A large percentage of projects will never move through the pipeline (which is why we always need to maintain a healthy pipeline); what matters is which projects actually get built. Apartments use less water and services and generate more tax dollars/ square foot than single family homes. As long as we keep building carefully, thoughtfully, and per our plans and guidelines, approved developments should not have any negative impacts on our city's operating budgets, and we can hope there will be positive benefits (otherwise we shouldn't have approved them!)</p> |
| 11.b. | <p>Currently, the city allocates funds for events that are not within the City of Scottsdale, e.g., Final Four that is held in Glendale. What is your position on continuing such funding and why/why not?</p> | <p>I support this funding when there is a measurable financial benefit to the city (revenue streams back to Scottsdale exceed funds allocated by a wide margin).</p> |
| 12. | <p>Please state your position and/or action on the following transportation questions:</p> | |
| 12.a. | <p>The Transportation Master Plan was approved by city council at the April 2022 hearing. What decisions in that document would you encourage to change in the future?</p> | <p>I wouldn't change anything in the TAP. It's called a Transportation Action Plan for a reason. It is a moving, breathing document that can be adjusted to fit changing market conditions. It is an aspirational plan and allows for items to be adjusted as market conditions and resident sentiments change. Removing options from even being considered decreases flexibility and choice- I would never encourage decreasing choices or options available.</p> |

COGS Candidate Questionnaire

| | | |
|-------|---|---|
| 12.b | <p>Within the Downtown area, the city has approved under-parked projects by charging in-lieu parking fees at the last rate approx. \$13,000/space which is under current value of \$50,000-\$60,000 to construct.</p> <p>This fund was to be used to build public parking facilities in the future. Staff reported that funds have been used for non-garage funding and is too small an amount for land purchase or garage construction.</p> <p>How do you propose dealing with Downtown parking issues and the use of in-lieu parking fees?</p> | <p>There is a separate account for in-lieu parking contributions and has been since the fund was first established in the 1980's. The parking structure west of Scottsdale Road between 3rd Avenue and 5th Avenue was constructed with in-lieu parking fees. The fee, if continued, needs to be increased as structured parking – either below or above ground – is much more expensive than our current fee- at least triple. Prime parking demand areas are in Old Town where property values are very high, greatly increasing the cost of building parking structures. We need to carefully analyze parking for the entire downtown so that we clearly identify where the low parking supply and high parking demand areas are located. We need to spend taxpayer money wisely, productively, and efficiently. Anecdotal stories are not sufficient to commit tens of millions of dollars.</p> <p>Some downtown business owners have had luck with simple parking permits issued to their employees, but this is a band aid. At this point we should abolish the in-lieu parking fees and solve our actual parking problems with an appropriately located garage funded by the 2019 bond project. We have recently approved several new parking structures with thousands of spaces that will be built in the next few years, which should help create a better supply throughout downtown.</p> |
| 14. | Identify city services that you believe need to be: | |
| 14.a. | Created: I've been working with city staff to create a much-needed daycare program for city employees in partnership with our local YMCA. The idea is to roll this out as a pilot first and then extend to others in our community if successful. | |
| 14.b. | Improved: Expand Senior Centers and adult daycare programs, parking enforcement, STR ordinance enforcement, and better communication around other code enforcement issues. | |
| 14.c. | Reduced | In light of impending decreases in revenues, we will have to look at the non-essential services that can be reduced or eliminated, possibly curtailing salary increases and letting unfilled staff positions go unfilled. |
| 14.d. | Eliminated | Same as 14c |
| 15 | Identify city revenue sources that should be: | |
| 15.a | Created | Our winning formula is high amenities and open space, strong property values and low property taxes- this is maintained by a strong economy. Economic development and strong employment and tourism generates the sale tax revenue we need to be successful. |
| 15.b. | Increased: The city depends on sales tax revenue and our portion of state shared revenue. We need to continue to work to support and encourage those sectors that generate sales tax revenue which means the tourist, retail, auto sales, hotel/motel, restaurant and construction sectors. We need to focus on increasing revenues, not taxes. | |

COGS Candidate Questionnaire

| | | |
|-------|---|--|
| 15.c. | Reduced | I would be reluctant to reduce any source of revenue without careful thought to its impact on the budget, especially as we are losing several revenue streams in the near future (residential rental tax, flat income tax, preserve tax). |
| 15.d. | Eliminated | Same as 15c. |
| 16. | Other city issues/perspectives you would like to share a position on? | We need to work hard on getting accurate information out to the public and not make decisions based on misinformation or false narratives. We need bold leaders who make open minded fact-based decisions for the good of our entire city, both today and tomorrow, not special interest or partisan groups. |
| 17. | Additional Comments: | We need leaders on council with applicable experience, skill sets and talents to perform the job, who have the ability to make complex decisions and work with others both inside and outside city hall. We need councilors who have a thorough understanding of how the city works and historical knowledge to put decisions in context and perspective. Anyone can name a problem- we need leaders who have solutions to help fix them. We need to bring the community together working towards our common goal of remaining the Gold Standard of the Valley. |

Signature _____ Tammy Caputi _____ Date 3-21-2024 _____

Please type your name for your electronic signature. Thank you for your time and careful consideration of each response. **Please email your completed questionnaire by March 23, 2024, to: copperphillips@cox.net**

ALL completed candidate’s questionnaires will be posted on the COGS website at

<https://coalitionofgreatercottsdale.org>

Thank you for taking your valuable time to complete this questionnaire.

The COGS-Coalition of Greater Scottsdale—Board of Directors

Andrew Scheck, Jim Davis, Howard Myers, Marilyn Atkinson, Chris Schaffner,

Stan Morganstern, Cathy McKeever, Copper Phillips, and Sonnie Kirtley