

[REDACTED]

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**From:** Michael Stephan <[REDACTED]>  
**Sent:** Monday, March 24, 2025 4:18 PM  
**To:** Nana Appiah  
**Cc:** Mayor; District 1; CityManager; [REDACTED]  
**Subject:** 2338 E Minton St - Legacy Recovery Center  
**Attachments:** LRC - Email.pdf; LRC - Website Screenshots.pdf; LRC - Audio Recording.m4a; LRC - Affidavits.pdf; LRC - Petition.pdf

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Dear Nana,

I, along with Brad Arnett and hundreds within our community, want to express our gratitude for all the hard work you are doing regarding the issue of Legacy Recovery Center's planned facility at 2338 E. Minton St. We want to assist you in any way we can.

To that end, we are writing to provide additional information regarding this facility. It is our hope that you will use this information, along with all the other information you are so dutifully collecting, to define this facility as a Transitional Community Residence and require them to apply for a Special Use Permit as required by the Mesa Zoning Ordinance ("MZO").

Time is of the essence, as the operator of this facility has told several neighbors that they have received their license and are moving in residents this coming weekend. Neither us nor our counsel have been able to find that the operator has actually received a license from ADHS, as required by MZO 11-31-14.A.3.

We have attached several items that serve as proof that this facility will be operated as a Transitional Community Residence.

**Sworn Affidavits**

We have attached three Sworn Affidavits from concerned neighbors who on Friday, May 21st, attended an open house of the facility and spent over an hour talking with Richard Miller, Chief Executive Officer / Founding Member of Legacy Recovery Center. A few points I'd like to draw out of these affidavits. Mr. Miller stated:

- The typical stay is 4-6 weeks.
- He will charge each resident around \$35,000.00 per-month to stay in a room with two double-beds during the course of their treatment.
- He will be moving residents into the facility this coming weekend.
- They will be operating this facility in a very similar manner to their only other facility, located in Chandler, that is also advertised on their website.

- He did not deny that the company website, [www.legacyrecoverycenter.com](http://www.legacyrecoverycenter.com), accurately describes how this facility would be operated.

### Audio Recording

The operator, as evidenced in the attached recording taken during a tour of the home on March 21st, had the following exchange between a touring individual (TI) and an operator representative (OR):

TI: What's your length of stay, typically? I'm sure it varies but—

OR: Four to six weeks, that's usually the, where it ends, six weeks.

TI: And then at that point if they need more care you're helping connect them with more long-term facilities?

OR: Yah, absolutely, outpatient programs. We work with a number of dif (sic), depending on their insurance, where they're gonna be at, um, you know, what area they're in and stuff..."

As stated, "in practice" their length of tenancy is much "less than a year [and] measured in weeks or months" (MZO 11-86-2).

### Website Screenshots

The operator on several occasions has referred people to their company website to learn more about how this facility will be operated. And when asked specifically about items on the website, the CEO did not deny that the website accurately describes how this facility would be operated. I have attached 4 different screenshots of their website referring to their typical stay as 30-days. That is to say, their own website describes a tenancy that in practice can only be described as, "less than a year...measured in weeks or months", or in their words, days. (Definition of Transitional Community Residence, MZO 11-86-2)

### Email Between a Concerned Citizen and the CEO of Legacy Treatment Center

When responding to an emailed question regarding the typical length of stay, the CEO responded with 4 different lengths of stay that in practice they provide, none of which is over a year. Then he continued to say, "The key thing is we do not have a limit on how long someone can stay." Legacy Treatment Center seems to believe that the definition of "Family Community Residence" in 11-86-2 is a list of disjunctive requirements where they can meet the definition by meeting any *one* of a set of requirements, rather than all of them. This contrasts with what the definition of a "Family Community Residence" actually is, a list of conjunctive requirements where all conditions must be met to qualify. They believe that if they have no *technical* limit on the length of stay, they are absolved of the requirements that, "in practice", they provide a "relatively permanent living arrangement" where the "minimum length of tenancy is typically a year or longer" (MZO 11-86-2).

In summary, *never* do they discuss that "in practice" the residents stay a year or longer:

- Not while asking the CEO face-to-face about the typical length of stay while on a tour of the facility.
- Not while asking a company representative face-to-face about the typical length of stay while on a tour of the facility.
- Not while emailing the CEO about the typical length of stay, and he responds while copying his attorney.
- Not while reviewing *every single* published page of their website after being referred to it by the company.

By *all* accounts, this facility does not meet the definition of a Family Community Residence by providing a "relatively permanent living arrangement" where the "minimum length of tenancy is typically a year or longer". For them to be a Family Community Residence, their typical stay would involve someone paying \$420,000.00 in exchange for a year on a twin-bed in a basement bedroom

that they share with someone else; a thing Legacy Recovery Center never has done, and never say or advertise they actually will do.

### **Petition**

In an effort to gauge just how much of the community was concerned about this facility, we asked for signatures from anyone who supported our effort. In just a few days, with minimal effort, we collected 733 signatures. We invite you to peruse the list of people that have lent their names to this effort. All of them care deeply about this community and what is happening at 2338 E Minton Street. There is a very clear mandate by the community that this facility be required to follow the rules.

Please let us know if there is any other way we can assist you.

Thank you!

Mike Stephan, Brad Arnett and 733 of our neighbors