

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 05/05/26	AGENDA ITEM: 4.Q. WR - Ten85 WSA
DATE PREPARED: 05/04/26	DISTRICT NO.:
STAFF LIAISON: Terry Lowe, Water Resources Director, tlowe@buckeyeaz.gov, (623) 349-6102	
DEPARTMENT: Water Resources	AGENDA ITEM TYPE: Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on the Water Services Agreement between the City of Buckeye and CH CRE Ten85 Owner LLC, a Delaware limited liability company; and authorize the Mayor to execute said Agreement on behalf of the City of Buckeye.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Infrastructure

SUMMARY

PROJECT DESCRIPTION:

The Ten85 Logistics Park project is a 256-acre industrial development on the southeast corner of Southern Ave and State Route 85. The project features 4 buildings totaling 4 million square feet. To support the development of this project, staff is requesting Council approval of this Water Services Agreement (WSA) between the City and CH CRE Ten85 (Ten85) in which Ten85 will "buy in" to certain infrastructure built under CIP Project #101040 "Farallon Water Campus 16" and CIP Project #109240 "Farallon Well #3" (referred to in the WSA as "TB #1"). Per the WSA, Ten85 will pay their pro-rata share of \$3,838,342.67 to the City within 120 days of the effective date of the agreement. Additionally, Ten85 shall convey to the City ownership of three (3) parcels for well sites and easements for the ingress and egress of the well sites as part of the City's infrastructure systems. Finally, Ten85 shall construct, at its sole cost, all onsite water infrastructure on the land necessary for the city to provide municipal water service to the land.

BENEFITS:

Expanding the City's water infrastructure and improving water delivery.

FUTURE ACTION:

None.

FINANCIAL IMPACT STATEMENT:

There is no additional cost to the city under this WSA. The cost of the infrastructure identified in this WSA is part of the adopted CIP Projects 101040 and 109240, "Farallon Water Campus 16" and "Farallon Well #3." The Owner's reimbursement to the city is based on their pro-rata share totaling \$3,838,342.67.

CURRENT FISCAL YEAR TOTAL COST:

None

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[Ten85 WSA Proposed Final with Exhibits 040826 - EXECUTED.pdf](#)

Ten85 Vicinity Map.pdf