CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 11/03/26	**AGENDA ITEM:** 5.D. DS - Resolution No. 97-26 Public Infrastructure Reimbursement Agreement with Festival Marketplace, LLC
DATE PREPARED: 10/29/26	**DISTRICT NO.:** 4
STAFF LIAISON: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on Resolution No. 97-26 approving the Public Infrastructure Reimbursement Agreement between the City of Buckeye, an Arizona Municipal Corporation, and Festival Marketplace, LLC, an Arizona Limited Liability Company; and authorizing the City Manager to execute and deliver said Agreement on behalf of the City.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Infrastructure

SUMMARY

PROJECT DESCRIPTION:
As part of its development, generally located at the northeast corner of Canyon Springs Blvd. and Sun Valley Parkway, Festival Marketplace, LLC agrees to design, engineer, acquire easements, permit, construct and install and convey to the City, all regional public infrastructure improvements that are the subject of this Public Infrastructure Reimbursement Agreement, which shall include, but are not limited to, removal of the existing raised median at the northern project access to provide a full-access intersection with unrestricted turning movements; modification or relocation of street lighting as necessary to accommodate the revised intersection; reconfiguration of the new raised median at the existing central access to restrict the driveway to right-in/right-out movements only (no left-out), including any required street lighting modifications or relocations; construction of raised median improvements within Canyon Springs Boulevard, including landscaping, irrigation, and street lighting; extension of the south bound left-turn lane on Canyon Springs Boulevard at Sun Valley Parkway, extension of the east bound left-turn lane on Sun Valley Parkway at Canyon Springs Boulevard and extension of the west bound right-turn lane on Sun Valley Parkway at Canyon Springs Boulevard. Owner shall also construct a public sidewalk along the project frontage and modify the southern project entrance on Sun Valley Parkway to operate as a right-in/right-out (R-In/R-Out) access only; however, the sidewalk improvements and the southern driveway access modifications are project-specific improvements. The infrastructure reimbursement amount applies to the regional public infrastructure improvements only and shall not exceed $2,316,070.81.

BENEFITS:
While the infrastructure to be constructed and installed by owner is necessary to serve development within the development, it also includes certain improvements that are of regional benefit to the City and its residents.

FINANCIAL IMPACT STATEMENT:
The total cost to the City of this agreement shall not exceed $2,316,070.81 and will be budgeted in the General Fund for Fiscal Year 2028.

CURRENT FISCAL YEAR TOTAL COST:
Reimbursement amount is not to exceed $2,316,070.81 to be paid out at such time that the terms of the agreement have been met. The anticipated time of payout will be Fiscal Year 2028.

BUDGETED:
No

FISCAL YEAR:
2028

FUND/DEPARTMENT:
10001108-549999

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
Festival Ranch PIRA 10.26.26.pdf
Resolution No. 97-26 Festival Ranch Safeway PIRA.pdf