

**CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT**

MEETING DATE: 09/16/25	AGENDA ITEM: 4.AA. WR - Sonoran Ridge Sale
DATE PREPARED: 09/11/25	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 Second Amendment to Bid Submission and Real Property Purchase Agreement between the City of Buckeye, an Arizona municipal corporation, identified as the Seller, and Mattamy Arizona LLC, a Delaware limited liability company, identified as the Purchaser; to authorize the City Manager to execute and deliver the Second Amendment; and authorize the Mayor, the City Manager, the City Attorney and the City Clerk to take the steps necessary to carry out the terms of said Second Amendment.

SUMMARY

PROJECT DESCRIPTION:

In August 2021, Council approved the Bid Submission and Real Property Purchase Agreement (Agreement) for the sale of the Sonoran Ridge water system and service area to Jen Arizona 36, LLC (Jen AZ). Jen AZ was unable to complete the terms of the sale by the stipulated Closing Date. As a result, the Agreement needed to be amended. In November 2023, Council approved the First Amendment to the Agreement. In July 2024, Jen AZ completed the Assignment and Assumption of said Agreement (Assignment) naming Mattamy Arizona, LLC (Mattamy) the new Purchaser under the Agreement.

The Water Resources Department, alongside the City Attorney's Office, has been working with Mattamy to establish a new and final Closing Date for this transaction. This Second Amendment to Bid Submission and Real Property Purchase Agreement (Second Amendment) extends the March 31, 2025, Closing Date to December 1, 2025. Further, the Second Amendment requires Mattamy to deposit to Escrow an additional amount of \$32,979.16. These funds will reimburse the Water Resources Department for the mandatory sampling (\$303.16) and operation of the facility and service area (\$32,676) expenses that are estimated to occur from the beginning of Fiscal Year 2025 until the Closing Date identified in the Second Amendment. All other terms of the Agreement remain unchanged.

FUTURE ACTION:

None.

FINANCIAL IMPACT STATEMENT:

The total purchase price of the property is \$1,001,000. Additional reimbursements for repairs and operation expenses are in addition to the purchase price.

CURRENT FISCAL YEAR TOTAL COST:

None.

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

ATTACHMENTS:

