

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

MEETING DATE: 07/07/26	AGENDA ITEM: 5.F. ED - Resolution No. 72-26 IGA with Buckeye Union High School District
DATE PREPARED: 07/07/26	DISTRICT NO.:
STAFF LIAISON: Suzanne Boyles, Economic Development Director, sboyles@buckeyeaz.gov, (623) 349-6970	
DEPARTMENT: Economic Development	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council) Council to take action on Resolution No. 72-26 approving the Intergovernmental Agreement for Exchange of Real Property and Joint Escrow Instructions between Buckeye Union High School District #201 and the City of Buckeye in substantially the form and format on file with the City Clerk; authorize the City Manager to (i) transfer an amount not to exceed \$50,000 from General Fund contingency for due diligence costs; (ii) utilize Capital Improvement Program (CIP) funding across FY26, FY27, and FY28 for CIP Project No. 109520 – Vehicle Maintenance Facility Building & Parking Lot and CIP No. 109530 – BUHSD–COB A-Wing Building Tenant Improvements; and (iii) execute design, engineering, permitting, project management, construction, and related expenditures in a combined amount not to exceed \$11,525,000; and authorize and direct the Mayor, City Manager, City Attorney, and City Clerk to execute any and all necessary or desirable documents, and take all steps necessary, to carry out the purpose and intent of said CIP budget allocations and project delivery.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Economic Growth

SUMMARY

PROJECT DESCRIPTION:

City Staff is requesting Council to approve Resolution No. 72-26, approving the Land Exchange IGA; to authorize General Funds transfer in an amount not to exceed \$50,000 for escrow-related due diligence costs; and to authorize the Capital Improvement Program (CIP) funding in order to carry out the purpose and intent of identified CIP projects. The proposed Land Exchange IGA outlines a comprehensive asset exchange which benefits both the District and the City. The Land Exchange IGA supports the District's ability to expand on the District's administrative needs which supports the growing student population; which is a direct result of the population growth in Buckeye. In addition, the Land Exchange IGA ensures the development aligns with the City's general plan, zoning regulations, and strategic long-term growth plans.

Financially, the proposal establishes a balanced transaction valuation of \$13.57 million for both participating entities. On the District side, the value is driven by approximately 57 acres of land together with the dedication of West Fillmore Street (appraised at \$13.1 million), and 120 acre-feet per year of water capacity at the North Airport Road Water Campus valued at approximately \$473,000. To match this figure, the City of Buckeye's valuation ledger combines approximately \$10 million in multi-year CIP design and construction improvements, the previously paid \$1.5 million purchase price for the 3.9-acre "620 Property," the \$1.6 million appraised value of the A-Wing property, \$92,500 for West Fillmore Street surveying/dedication as well as operations and maintenance in the first year, and \$327,500 in brokerage fees to be remitted to Land Advisors Organization (LAO), Scottsdale, Arizona.

To facilitate these required property enhancements, the action authorizes the utilization of Capital Improvement Program (CIP) funding spanning fiscal years 2026, 2027, and 2028. Specifically, the allocations will fund CIP No. 109520 for the District's new Vehicle Maintenance Facility Building & Parking Lot on the 620 Property, as well as CIP No. 109530 for the BUHSD–COB A-Wing Building TI. Furthermore, this action empowers the City Manager to execute design, engineering, permitting, project management, construction, and related expenditures for these facility improvements in a combined amount not to exceed \$11,525,000.

CIP No. 109530 – BUHSD–COB A-Wing Building TI consists of the design, renovation, restoration, and tenant improvements necessary to support District administrative, training, meeting, educational, operational, and related functions within the historic A-Wing facility. Improvements may include architectural, structural, mechanical, electrical, plumbing, accessibility, life-safety, technology, security, communications, site, utility, and related building improvements necessary to support long-term occupancy and operations.

CIP No. 109520 – Vehicle Maintenance Facility Building & Parking Lot consists of the previously acquired property and the design and construction of transportation, maintenance, operational, parking, storage, fueling, utility, and supporting infrastructure improvements necessary to support District fleet and operational functions.

Lastly, this action directs and authorizes the Mayor, City Manager, City Attorney, and City Clerk to execute all necessary or desirable documents and take all steps required to complete the land exchange, address real estate-related items such as the West-MEC parking easement, and successfully carry out the intent of the CIP budget allocations and final project delivery.

BENEFITS:

The proposed Land Exchange IGA outlines a comprehensive asset exchange which benefits both the District and the City. The Land Exchange IGA supports the District's ability to expand on its administrative needs which supports the growing student population; which is a direct result of the population growth in Buckeye. In addition, the Land Exchange IGA ensures the development aligns with the City's general plan, zoning regulations, and strategic long-term growth plans.

The City of Buckeye secures 60.07 acres of real estate, incorporates West Fillmore Street into its public roadway system, and acquires 74.40 gallons per minute of essential water capacity at the North Airport Water Campus. Concurrently, the District upgrades its operational footprint with a Vehicle Maintenance Facility equipped for fleet parking, fueling, and also maintenance and renovations of the A-Wing Building to establish long-term, structurally upgraded administrative and training headquarters.

FUTURE ACTION:

Moving forward, the City and the District will finalize the property exchange by executing the Land Exchange IGA, with close of escrow scheduled for November 3, 2028. During this period, the City Manager and staff will utilize multi-year Capital Improvement Program funding to oversee and execute design, engineering, permitting, and construction expenditures for both the Vehicle Maintenance Facility (CIP No. 109520) and the A-Wing Building renovations (CIP No. 109530). Additionally, the City's leadership team, including the Mayor, City Manager, City Attorney, and City Clerk, will take all necessary administrative steps to process the West-MEC parking easement termination, and ensure the successful delivery of both completed facilities by the final target date of November 3, 2028.

FINANCIAL IMPACT STATEMENT:

Financially, the proposal establishes a balanced transaction valuation of \$13.57 million for both

participating entities. On the District side, the value is driven by approximately 57 acres of land, the dedication of West Fillmore Street (appraised at \$13.1 million), and 120 acre-feet per year of water capacity at the North Airport Road Water Campus valued at approximately \$473,000. To match this figure, the City's valuation ledger combines approximately \$10 million in multi-year CIP design and construction improvements, the previously paid \$1.5 million purchase price for the 3.9-acre "620 Property," the \$1.6 million appraised value of the A-Wing property, \$92,500 for West Fillmore Street considerations, and \$327,500 in brokerage fees to be remitted to LAO.

The combined program budget for CIP Nos. 109520 and 109530 is \$11,525,000. Approximately \$1,525,000 has previously been expended for property acquisition associated with CIP No. 109520. The remaining approximately \$10,000,000 is currently programmed within the adopted Capital Improvement Program and is anticipated to be utilized for design, permitting, project management, construction, contingency, and related implementation activities.

Due to the interrelated nature of project delivery, design progression, property transactions, procurement, permitting, historic preservation requirements, and construction sequencing, expenditures may vary between projects and fiscal years. This authorization provides flexibility for staff to administer the projects, execute contracts, transfer an amount up to \$50,000 from General Fund contingency for due diligence costs, and make administrative budget adjustments and transfers between CIP Nos. 109520 and 109530 as necessary to facilitate efficient project delivery, provided total expenditures do not exceed the approved combined program budget.

BUDGETED:

Yes

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

ATTACHMENTS:

[Exchange_Agreement_IGA_b-w_BUHSD_and_COB_-_06.30.26_0923_-_clean.pdf](#)

[Resolution No. 72-26 COB-BUHSD IGA \(smf 06.30.26\) V4.pdf](#)

[Council_Land Aquisition Strategy_07.07.2026.pdf](#)