

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

MEETING DATE: 07/01/25	AGENDA ITEM: 4.F. DS - SEC Yuma/Verrado Commercial/Storage - Yuma Road and Verrado Way Half Street Improvements - In-Lieu Payment Agreement
DATE PREPARED: 07/01/25	DISTRICT NO.: 2
STAFF LIAISON: Ron Moll, City Engineer, rmoll@buckeyeaz.gov, (480) 997-1702	
DEPARTMENT: Development Services	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 Public Improvements In-Lieu Payment Agreement between the City of Buckeye, an Arizona municipal corporation, and PSC Buckeye, LLC, an Arizona limited liability company; and authorize the City Manager to execute and deliver said Agreement on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:

As part of its development of land generally located at the southeast corner of Verrado Way and Yuma Road, PSC Buckeye, LLC, is required to construct certain right-of-way improvements, including off-site half street roadway and median improvements and a portion of public stormwater infrastructure along Verrado Way and Yuma Road. The City is planning roadway improvements to the intersection of Yuma Road and Verrado Way, which would negatively impact the improvements required by this project. As the City's and Owner's individual roadway improvements cannot be constructed in segments and must both be constructed as one roadway improvement project, Owner has requested, and the City has agreed, that rather than Owner immediately constructing the Off-Site Improvements, Owner may make the In-Lieu Payment, in a single lump sum in the amount of \$918,201.45, to the City as full satisfaction of the Owner's obligation to construct the Improvements. The City shall hold such In-Lieu Payment funds until such time as the funds are applied by the City to the cost of construction at the time the City constructs or causes to be constructed, the Improvements. The Public Improvements In-Lieu Payment Agreement memorializes the terms and conditions related to the payment.

BENEFITS:

Implementing the Payment In-Lieu Agreement protects against waste and spoilage of City Resources.

FUTURE ACTION:

None

FINANCIAL IMPACT STATEMENT:

N/A

BUDGETED:

No

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

ATTACHMENTS:

[Fee In Lieu combined Final 6-13-25_PSC Buckeye LLC SIGNED.pdf](#)