

AGENDA ITEM # _____

DATE: February 23, 2015

COAC NUMBER: 15-5552

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Acceptance of Two Special
Warranty Deeds for Dedication of
Portions of Goodyear Boulevard

STAFF PRESENTER: Linda R. Beals
COMPANY: SUN MP Investment
Properties, LLC
CONTACT: Todd Tupper, Senior
Director of Development

RECOMMENDATION:

Approve the acceptance of the dedication of two Special Warranty Deeds for portions of Goodyear Boulevard from Sun MP Investment Properties, LLC, an Arizona limited liability company.

PURPOSE:

The dedication of two Special Warranty Deeds dedicating property needed for the construction of portions of Goodyear Boulevard, along with traffic signals and utilities required by the Purchase Agreement entered into with Basis Schools, Inc. in October of 2014. Sun MP Investment Properties, LLC, is dedicating the properties to the City at no cost. (Linda R. Beals, Real Estate Coordinator)

BACKGROUND AND COMMUNITY BENEFIT:

The acceptance of the Special Warranty Deeds provides the City with the property rights necessary for the construction, operation and maintenance of the portions of Goodyear Boulevard and associated improvements required under the Purchase Agreement with Basis Schools, Inc. The improvements will help to facilitate the development of the charter school, as well as the future development of the City's property and the surrounding private property. The dedications include the east half of Goodyear Boulevard South from Yuma Road to Papago Street and the south half of Goodyear Boulevard North from Estrella Parkway to approximately 520 feet east.

PREVIOUS ACTIONS AND DISCUSSION:

In June of 2008 the City Council approved Zoning Ordinances 08-1118 and 08-1119 which required the dedication of certain roads, when requested by the City. In October of, 2014 the City Council approved the sale of a portion of the 100-Acre City Center Site to Basis Schools, Inc. The Purchase Agreement for the sale required the City to provide certain offsite improvements required for the development of a charter school. The City is proceeding with the improvements. As previously noted, these dedications were required to complete the required improvements.

FISCAL ANALYSIS:

There is no cost to the City for the dedications. All costs for construction have been approved under separate Council Action(s).

ATTACHMENTS:

Special Warranty Deeds (2)