

WHEN RECORDED, RETURN TO:

City of Tolleson
City Clerk
9055 West Van Buren Street
Tolleson, Arizona 85353

RESOLUTION NO. 2599

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF TOLLESON, ARIZONA, AUTHORIZING THE NEGOTIATION OF AND THE ACQUISITION OF REAL PROPERTY LOCATED AT 9258 WEST VAN BUREN STREET, TOLLESON, AZ, MARICOPA COUNTY PARCEL NO. 102-49-031, FOR PUBLIC PURPOSES; AUTHORIZING AND DIRECTING THE MAYOR, CITY MANAGER, CITY ENGINEER AND CITY ATTORNEY TO NEGOTIATE AND ACQUIRE TITLE TO CERTAIN PARCELS OF REAL PROPERTY ON BEHALF OF THE CITY BY DONATION, EMINENT DOMAIN OR PURCHASE FOR AN AMOUNT NOT TO EXCEED \$2,025,000, PLUS ACQUISITION AND CLOSING COSTS; AND AUTHORIZING THE USE OF CONTINGENCY FUNDS FOR SAID ACQUISITION.

WHEREAS, the City of Tolleson (the "City") is committed to enhancing its capacity to deliver community services and provide space for public programs and events; and

WHEREAS, the City has identified a need for additional facilities to accommodate future growth and support the increasing demand for public-use space within its CORE District; and

WHEREAS, the property located at 9258 West Van Buren Street, Tolleson, Arizona 85353, identified as Assessor's Parcel Number (APN) 102-49-031, is a newly constructed building well-suited to meet these needs and aligns with the City's long-term strategic goals; and

WHEREAS, acquiring the existing structure will result in substantial cost savings and allow for more immediate availability compared to constructing a new facility; and

WHEREAS, the City desires to acquire the property by donation, eminent domain, or purchase, at a price not to exceed its fair market value, plus all necessary acquisition and closing costs; and

WHEREAS, the agreed-upon purchase price of the property is \$2,025,000, and the City Council finds it to be in the best interest of the public to authorize the use of contingency funds to support this purchase, including related transactional costs.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF TOLLESON, ARIZONA, as follows:

Section 1. The recitals above are hereby adopted and incorporated as if fully set forth herein.

Section 2. That the Mayor, City Manager, City Engineer, and City Attorney are hereby authorized and directed to negotiate with the current property owner of the real property described in Exhibit A and shown on Exhibit B (map), attached hereto, and to acquire title to and possession of said real property by donation, eminent domain or purchase for an amount not to exceed fair market value up to and including \$2,025,000, plus acquisition and closing costs.

Section 3. The City Manager is authorized to utilize contingency funds to facilitate the acquisition, including costs associated with due diligence, closing, and any related legal or administrative expenses.

Section 4. The Mayor, City Manager, City Engineer, City Clerk and City Attorney are hereby authorized to perform all acts necessary to acquire said property and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Resolution on behalf of the City.

PASSED AND ADOPTED by the Mayor and Council of the City of Maricopa Arizona, this 8th day of April, 2025.

Juan F. Rodriguez, Mayor

ATTEST: _____
Crystal Zamora, City Clerk

APPROVED AS TO FORM: _____
Justin Pierce, City Attorney

EXHIBIT A
TO
RESOLUTION NO. 2599

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED TOLLESON, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lots 10 and 11, Block 2, BADEN SUBDIVISION, a subdivision recorded in Book 17 of Maps, page 20, records of Maricopa County, Arizona.

EXHIBIT B
TO
RESOLUTION NO. 2599

[Map]

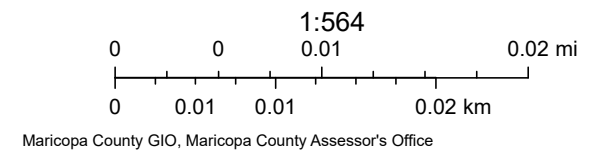
See following page.

Map

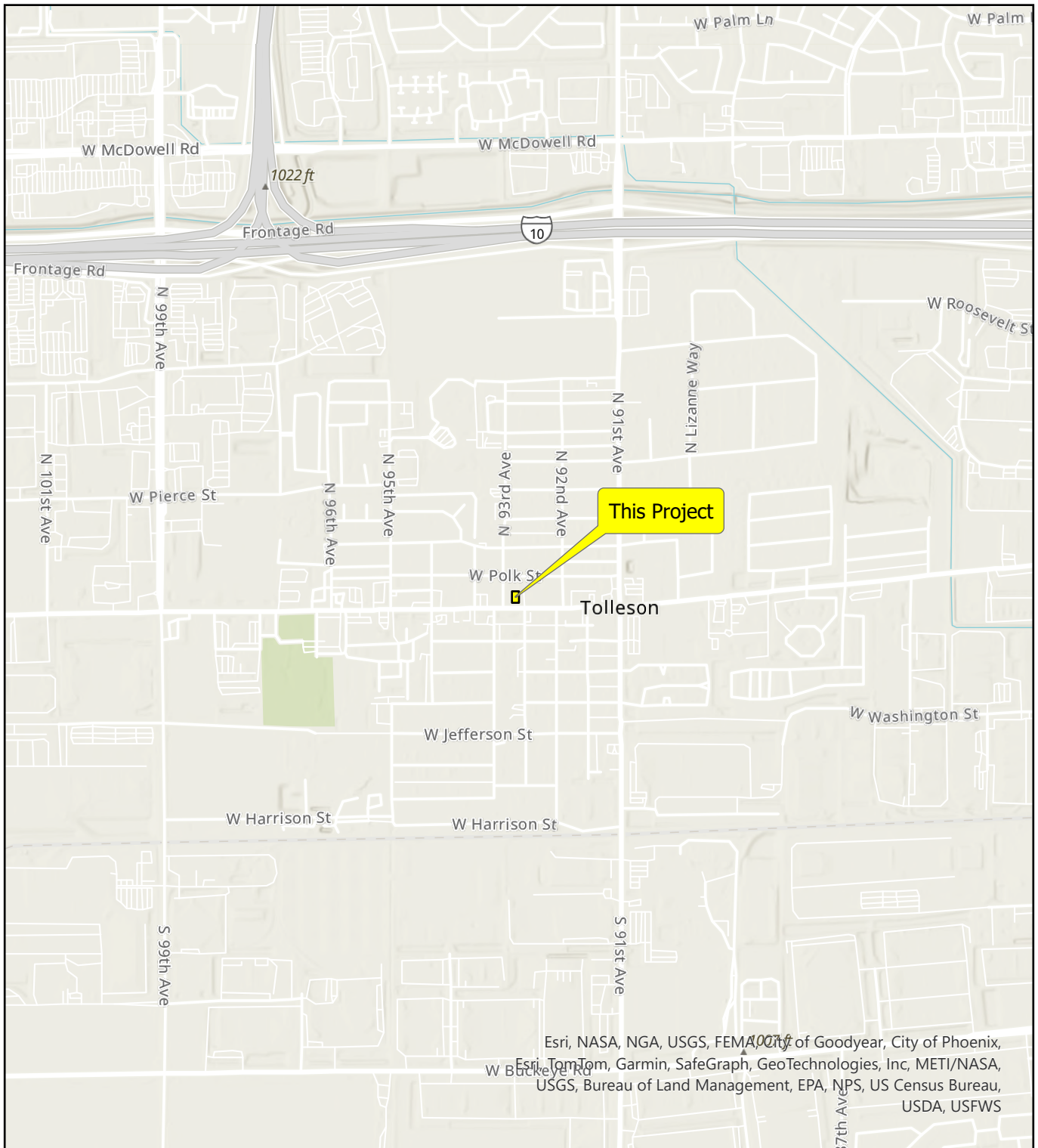


April 4, 2025

Override 1



Vicinity Map



9258 W Van Buren
Called to Care Location