

RESOLUTION NO. 12484

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESA, ARIZONA, APPROVING AND AUTHORIZING THE SALE OF CERTAIN CITY-OWNED REAL PROPERTY LOCATED AT 8130 EAST REBERRY, MESA, ARIZONA, AND AUTHORIZING THE CITY MANAGER TO ENTER INTO NECESSARY DEAL DOCUMENTS, INCLUDING A PURCHASE AGREEMENT AND DEVELOPMENT AGREEMENT.

Whereas, the City is the owner of approximately 10 acres of vacant real property with address 8130 East Redberry, generally located north of Redberry, south of the Thomas Road alignment, west of 82nd Place, and east of 80th Place, as legally described in Exhibit A (the “Property”).

Whereas, at the January 22, 2026, Study Session, the City Council directed staff to sell the Property via an online public auction and such auction was held on April 1, 2026.

Whereas, at the auction, Reserve 100, LLC, an Arizona limited liability company (the “Buyer”), was the highest bidder for the Property with a winning bid of \$2,090,001.00.

Whereas, as the highest bidder, the Buyer is required to enter into certain documents with the City related to the purchase and development of the Property, including a purchase agreement and development agreement (the “Deal Documents”). The development agreement documents that the wastewater needs of the Property may be served by an onsite septic system until such time City wastewater services are available at the Property, and other requirements related to such septic system.

Whereas, the City Council finds and determines that the Property is not needed for any governmental purpose, the City does not have the funds to develop or maintain the Property for any governmental purpose, and pursuant to the powers of the City to sell property in Section 101 of the Mesa City Charter, it is appropriate for the City to sell the Property to the Buyer for the winning bid amount and enter into the Deal Documents with the Buyer as contemplated by this Resolution.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA:

Section 1. The City Council approves the sale of the Property and the development agreement as described in this Resolution. The City Manager or his designee is authorized, on behalf of the City of Mesa, to execute the Deal Documents, including the purchase agreement and development agreement contemplated by this Resolution, and any amendments, modifications, renewals, or extensions of the Deal Documents provided they do not materially alter the terms or purpose of the transaction as presented to the City Council.

Passed and adopted by the City Council of the City of Mesa on April 6, 2026.

Mark Freeman, Mayor

Attest:

Holly Moseley, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

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

The Southeast quarter of the Northwest quarter of the Northeast quarter of Section 32, Township 2 North,
Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT all coal and minerals as reserved in Patent recorded in Book 339 of Deeds, page 508, records of
Maricopa County, Arizona.