



Town Of Queen Creek

Banner Ironwood Campus Purchase of Land for Fire Station #5

Vance Gray, Fire Chief, Queen Creek Fire & Medical Department

Rob Sachs, Real Estate Coordinator, Economic Development Department

Town Council 8.7.2019

Recommended Motion

- Consider approving the Purchase Agreement with Banner Health Foundation for the purchase of three acres of land at a cost not to exceed \$1,090,000.00 for a future fire station located west of the southwest corner of Combs and Gantzel Roads, authorizing the required budget adjustments and authorizing the Town Manger to execute all the required documents.



UPRR

Fire Station #5

Fry's

**Banner
Ironwood
Medical
Center**

Gantzel Road

Combs Road

Encanterra

Encanterra

NORTH

2304 ft

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Google Earth

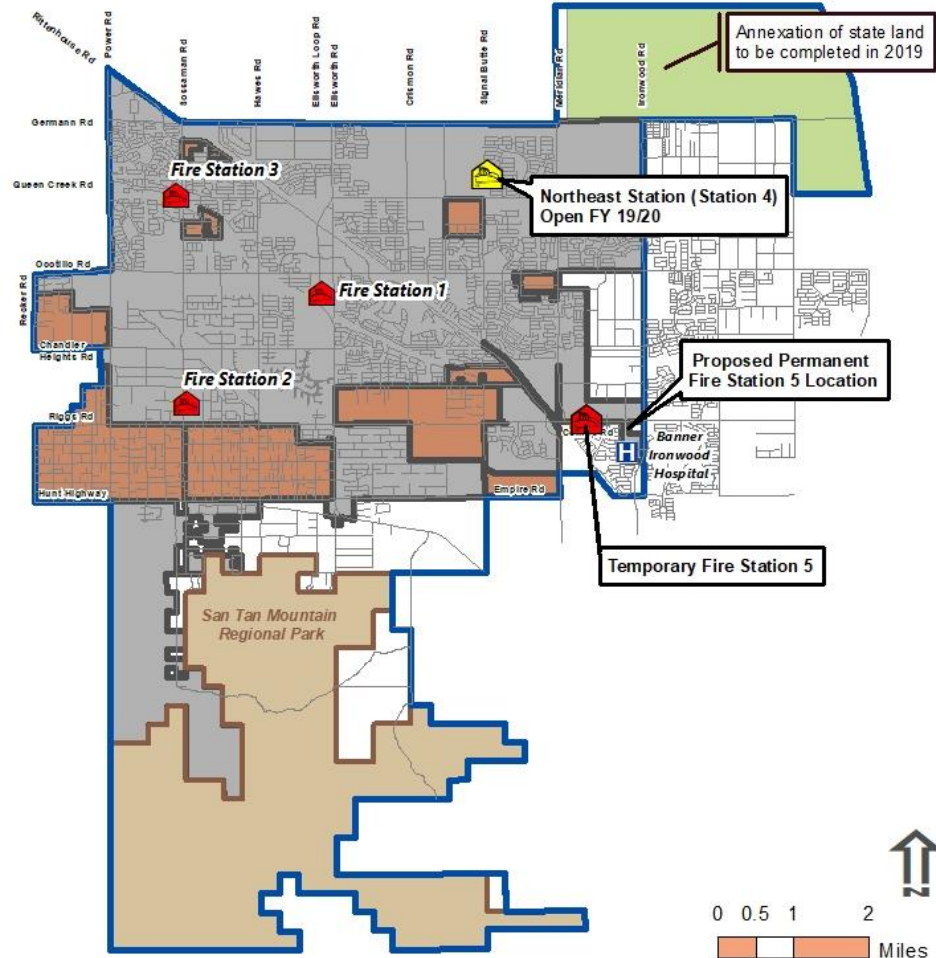
Almost 5 Years Ago

- Fire Master Plan Study completed in 2015
- Center for Public Safety Management Recommendation
 - *“If development continues at a pace whereby demand for service grows more rapidly than anticipated, there are identified service gaps that then need to be closed by additional stations (southeast and northeast).”*
- Fire Station #5 included in CIP for FY 22-23



Town of Queen Creek Fire and Medical

-  Existing Stations
-  Future Stations
-  Town Boundary
-  Planning Area
-  Existing Fire District Maricopa County
-  State Land

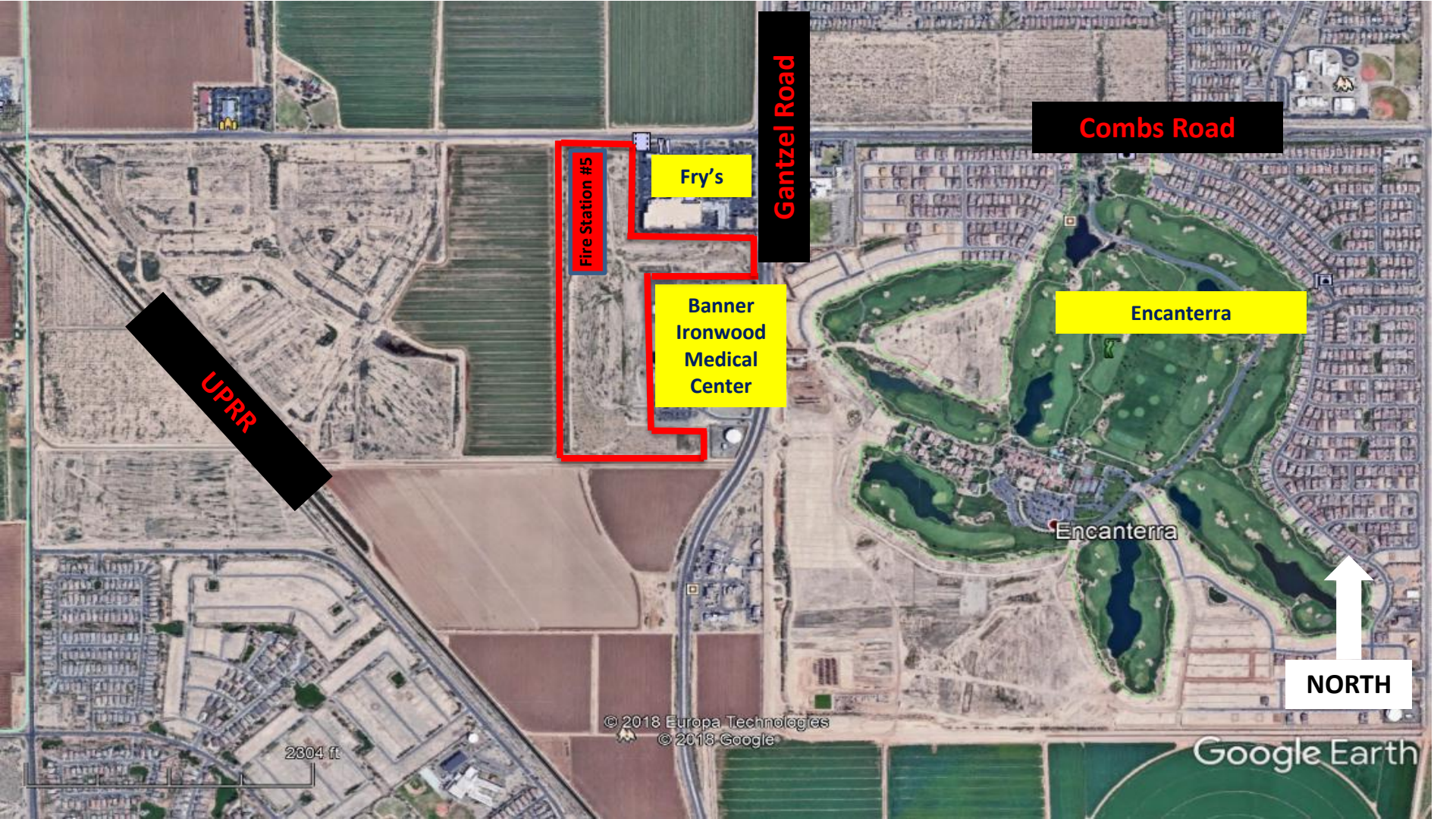


6 Months Ago

Benefits of this location:

- 3 acre site fits needs of Fire & Medical and MCSO
- Combs Road Frontage
- Continued partnership with Banner Ironwood
- **East side of the UPRR tracks**
- **Direct access to east/west travel**
- **Being able to respond north on Ironwood Road to service more of the east side of Queen Creek**
- **Being able to utilize Meridian Road once it has been completed between Combs and Ocotillo Roads**





Combs Road

Gantzel Road

Fire Station #5

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Fire Station #5 Land Purchase

Real Estate Timeline

- Discussions begin with Banner Health in February 2019
- Letter of Intent was executed between Banner Health and the Town of Queen Creek on May 2, 2019
- Survey/Lot Split work ordered May 16, 2019
- Appraisal of 3 acres was completed July 1, 2019
- Survey/Lot Split submitted to Town for processing and approval July 10, 2019
- Offer presented to Banner Health July 18, 2019
- Offer was accepted on July 30, 2019
- Survey/Lot Split approved August 1, 2019
- Escrow opened August 12, 2019
- Anticipated close of escrow on September 15, 2019

Acquisition Process

- Appraisal Ordered March 1, 2019
 - The Town of Queen Creek utilizes independent third party State Certified appraisers to determine “Market Value”
- Appraisal Completed July 1, 2019
 - Appraised value
 - \$1,078,000 for 3 acres
 - \$8.25 per square foot
 - \$359,000 per acre
- Estimated Closing/Misc. costs \$12,000.00
- Total Estimated Purchase Price \$1,090,000.00



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Questions/Comments

Thank You!

- Banner Health
 - Dave Kaubisch
 - Mary Schubert
 - Kip Edwards
 - Bill Smith
 - Sharon Lind
 - Becky White

