

RESOLUTION NO. 5957

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AUTHORIZING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF CHANDLER AND BA PRICE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE REDEVELOPMENT OF PROPERTY LOCATED AT 3380 S. PRICE ROAD IN CHANDLER.

WHEREAS, BA Price Owner, LLC (“Developer”) owns real property generally located at 3380 S. Price Road in Chandler (the “Property”), which Developer intends to redevelop for a data center and related employment buildings; and

WHEREAS, the Chandler City Council has approved Developer’s request to rezone the Property to Planned Area Development with a Mid-Rise Overlay in conjunction with its approval of a development agreement between Developer and the city; and

WHEREAS, Developer has agreed to demolish the existing buildings on the Property and construct a new data center for artificial intelligence and advanced computing uses on a portion of the Property (“AI Data Center”); and

WHEREAS, Developer has agreed to execute a deed restriction limiting development of the Property for data center uses to the southwest corner of the Property.

WHEREAS, Developer has agreed to limit water use on the Property and to ensure compliance with the measurement and containment of sound generated by the AI Data Center as required in Chandler City Code Section 35-2214; and

WHEREAS, Developer has committed to ensuring the city’s receipt of consistent property tax and transaction privilege tax for the Property and certain minimum levels of full-time employment on the Property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

Section 1. Approving the terms and conditions of a development agreement between the City of Chandler and BA Price Owner LLC in substantially the form attached as Exhibit “A” to this Resolution and incorporated herein by reference.

Section 2. Authorizing the Mayor of the City of Chandler to execute the development agreement on behalf of the City of Chandler.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of December, 2025.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 5957 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of December, 2025 and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

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