

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT**

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| <p><b>SUBJECT: Purchase of Property for location of Fire Station 181</b></p> | <p><b>STAFF PRESENTER:</b> Linda Beals, Real Estate Coordinator</p> <p><b>CASE NUMBER:</b> None</p> <p><b>OTHER PRESENTER:</b> None</p> |
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**PROPOSED ACTION:**

ADOPT RESOLUTION NO. 2018-1923 APPROVING THE PURCHASE OF PROPERTY FOR FIRE STATION 181, LOCATED SOUTHWEST OF CELEBRATE LIFE WAY AND 143RD AVENUE, AUTHORIZING AND DIRECTING THE CITY MANAGER OR HER DISIGNEE TO EXECUTE THE REAL ESTATE PURCHASE AGREEMENTS; TAKE ACTIONS, EXECUTE DOCUMENTS AND ALLOW FOR NON-SUBSTANTIVE CHANGES AS REQUIRED; AND PROVIDING FOR AN EFFECTIVE DATE.

**BACKGROUND AND PREVIOUS ACTIONS:**

During the FY 2017 budget process, City Council approved a Fire Station Study to review fire station needs for the entire city. A Request for Proposal process resulted in the selection of Operational Research in Health, Inc. (ORH) to complete the study. Then in December, 2016 ORH and the Fire Chief presented the results of the Fire Station Study to the City Council which included the optimal locations for the replacement of Fire Station 181, in the areas of Litchfield Road and Van Buren Street.

**STAFF ANALYSIS:**

Based upon these results city staff began a search of available properties in the area defined and evaluated a number of sites. The property selected for Fire Station 181 is located southwest of Celebrate Life Way and 143<sup>rd</sup> Avenue and includes portions of two (2) separate properties.

City staff worked with the property owners and negotiated purchase agreements to acquire approximately five (5) acres for Fire Station 181, which includes property owned by the State of Arizona, acting and through its Department of Transportation (ADOT) an approximate 4.09 acre site depicted and described in Exhibit “A” of the Purchase Agreement attached hereto as Exhibit “1” and with Cheyenne Valley, LLC, a Nevada limited liability company and Oxnard Commerceplex, a Delaware limited liability company (Cheyenne/Oxnard) to acquire the approximate .90 acre site depicted and described in the Exhibit “A” of the Purchase Agreement attached hereto as Exhibit “2”.

**FISCAL ANALYSIS:**

The purchase price for the ADOT property is \$891,000 and the purchase price for the Cheyenne/Oxnard Property is \$108,500. We anticipate closing costs for each of the properties to be approximately \$5,000, which will be in addition to the purchase price for the properties.

Therefore, the total estimated expenditure for the purchase of the Fire Station 181 site is \$1,009,500.

The cost of these land purchases are within the \$1,169,800 in G.O. Bond funds that are budgeted and available for the land for this project.

**RECOMMENDATION:**

Staff recommends the approval of Resolution 2018-1923 for the purchase of properties for Fire Station 181.

**ATTACHMENTS:**

Resolution 2018-1923  
Exhibit 1 – ADOT Purchase Agreement  
Exhibit 2 – Cheyenne/Oxnard Purchase Agreement  
Location Map