

**CITY OF GOODYEAR  
COUNCIL ACTION REPORT (CAR)**

<b>SUBJECT: Discussion of future options for four city owned facilities at Litchfield Road and Western Avenue.</b>	<b>STAFF PRESENTER:</b> Christine Smith, Facilities & Fleet Manager
	<b>CASE NUMBER:</b> None
	<b>OTHER PRESENTER:</b> None

**PROPOSED ACTION:**

Staff will provide Council with background information for policy direction on future options for four city owned facilities located at Litchfield Road and Western Avenue.

**BACKGROUND AND PREVIOUS ACTIONS:**

The city acquired three parcels along Litchfield Road between 1948 and 1963, and a fourth parcel, facing Western Avenue in 1990. Over time the parcels served multiple functions such as City Hall, Fire Services, and 911 Dispatching, and Public Works. Most recently the property was utilized for Police Administration and Operations. In January 2017, these functions moved to the new Police Operations Building located south of the Goodyear Municipal Complex.

Previous unique uses and conditions still present within the buildings include items such as; a communications/IT area with raised flooring, individual detention cells with toilet facilities, interior gated/fenced security areas, storage vaults, as well as a time capsule buried in 1996 with an opening date of November 19, 2021. Parcel data includes:

<b>Parcel/Building</b>	<i>Date of Purchase</i>	<i>Parcel SF</i>	<i>Building SF</i>
<b>Old City Hall</b>	1963	14,810	3,409
<b>Call Center</b>	1948	6,098	1,190
<b>Police Squad</b>	1955	6,098	2,808
<b>Sub Total</b>		<b>27,006</b>	<b>7,427</b>
<b>Police Evidence</b>	1990	20,038	2,028
<b>Grand Total</b>		<b>47,044</b>	<b>9,455</b>

**STAFF ANALYSIS:**

Based on visual inspections the buildings are in fair condition when taking into account the building envelope and critical systems such as doors, windows, air conditioning, electrical, fire life safety, and roofing systems. The interior of the buildings are in fair condition and typical systems such as lighting, plumbing, restrooms, and kitchen facilities are in working order. Building items such as restroom and kitchen cabinets, fixtures, wall and floor coverings are in

working order though dated in appearance in some locations. A recent environmental assessment was completed and the following issues were identified:

	<b>Moisture &amp; Mold</b>	<b>Lead-Based Paint</b>	<b>Asbestos</b>
<b>Old City Hall</b>	Imbalanced air mold count in one area	One interior door	Mastic for exterior roof penetrations, duct seams, flooring tile mastic
<b>Call Center</b>	No sign of moisture or mold found.	An interior pipe, and some wood features	Mastic for exterior roof penetrations
<b>Police Squad</b>	Clogged tub drain under utility sink	2 interior door jams and 1 interior window frame)	Mastic for exterior roof penetrations
<b>Police Evidence</b>	Mold around restrooms and old water stains on ceiling (Mold has since been removed)	Interior ceramic wall tile, external metal window sash and gutter	Mastic for exterior roof penetration and flashing

The four city owned buildings share parking ingress/egress with multiple non-city owned buildings. Each of these buildings has limited parking that at times can be a challenge for the site. Other considerations for future uses include;

- The City's Facilities Master Plan adopted by the City Council in 2016.
  - The Master Plan identifies space needs tied to city operations and recommends the Western and Litchfield properties be surpluses once vacated. The buildings were vacated in early 2017 and there is no current city operational need for these properties.
- The City's 2025 General Plan adopted by the City Council in 2014.
  - The General Plan communicates the community's vision as well as actions needed to achieve the vision over the timeframe of the plan.
- The Western Avenue Planned Area Development (PAD), and Ordinance No. 08-1098.
  - Ordinance No. 08-1098 formally rezoned the properties on the NE corner of Western Avenue and Litchfield Road from a Public Facilities District (PFD) to a Final Planned Area Development (PAD) in January 2008. The Western Avenue PAD and Ordinance preserves the character of the area and enhances redevelopment opportunities within certain restrictions and in conformance with existing historic development in the area.

Short Term Needs (ongoing): Though vacated, there are facility needs that require ongoing attention and funding such as; utilities, landscape maintenance, pest control, fire alarm system maintenance and inspections, periodic cleaning, insurance, and maintenance and other repairs as needed. The estimated annual maintenance costs for the four parcels is approximately \$30,000 annually.

Future Needs: There are several known/identified needs including: possible repairs/replacement of certain wastewater lines, HVAC equipment, parking striping and signage, asphalt refurbishment/replacement, and environmental remediation of certain areas if disturbed, such as tenant improvements. Given the age of the buildings a more in-depth analysis of the buildings and on-site infrastructure is needed to estimate the cost for these improvements.

Currently the buildings are in a vacated status and staff is seeking Council direction on potential uses or disposal of the properties. Potential options could include any of the following:

1. Sell a portion or all of the properties in As-Is condition
2. Demolish a portion of or all of the properties
3. Lease to a non-profit or educational institution
4. Public Private Partnership venture

### **FISCAL ANALYSIS:**

In a vacated state, these properties cost approximately \$30,000 annually to maintain existing building systems and site maintenance. Depending on Council direction, professional services may be needed to develop cost estimate scenarios, revenue opportunities, and potential funding sources.

### **RECOMMENDATION:**

Staff is seeking Council direction on the future use of the four properties located on the north-east corner of Litchfield Road and Western Avenue.

### **ATTACHMENTS:**

None