

Options for Select City Owned Buildings



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Presentation Overview



- Properties to be retained or surplus
 - Facilities Master Plan
 - General building information/condition
 - Parking
 - Budget impact and other considerations
- Potential options
- Council discussion and direction

City Facilities Western Avenue and Litchfield Road



Old City Hall



Call Center

Squad Center



Evidence



Facilities Master Plan



- Purpose: to support future city operational needs
- Approved by Council 2016
 - Forecasting data/growth triggers
 - Recommends the W&L properties be surplussed once vacated

911 Call Center



Old City Hall/Police Administration



Police Squad Center



Police Evidence



Parking Overview



Considerations



- Budget Impact
 - Ongoing & Future
 - Environmental Impacts
- Facilities Master Plan
- Goodyear General Plan
- PAD/Ordinance No. 08-1098
 - Approved Uses



Potential Options



	Pro's	Con's
Sell	<ul style="list-style-type: none">• One time new revenue• Eliminates ongoing costs• Eliminates liability/insurance costs	<ul style="list-style-type: none">• Reduces the city's ability to influence revitalization in the area• Missed opportunity for other interim needs/interests
Demo	<ul style="list-style-type: none">• Development ready• Eliminates potential eye sore• Reduces site maintenance costs	<ul style="list-style-type: none">• Missed opportunity for other interim City operational needs/interests• Neighborhood Impact and Perception
Lease	<ul style="list-style-type: none">• Retain location for future needs• New ongoing revenue• Reduces facility maintenance costs (e.g. utilities, custodial, landscaping)• Can increase activity in the area	<ul style="list-style-type: none">• Property is contractually committed• Certain liability risks continue• Facility improvements needed (e.g. asphalt work, sewer line repairs, etc.)• New site/contract management oversight
Partnership	<ul style="list-style-type: none">• Brings in desirable use• Eliminates potential eye sore• Reduces site maintenance costs	<ul style="list-style-type: none">• Property is contractually committed• Missed opportunity for other City needs/interests

Summary



- 4 Vacant Buildings, 9,500 SF
- Combined Lot Size of 47,044 SF
- Aging Facilities and Ongoing costs
- Facilities Master Plan Recommendation
- Other Considerations and Options

Council Discussion and Direction



PROPERTIES TO BE RETAINED OR SURPLUSED

