

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Discuss options for four city owned facilities at Litchfield Road and Western Avenue.	STAFF PRESENTER: Dan Cotterman, Deputy City Manager
	CASE NUMBER: None
	OTHER PRESENTER: None

PROPOSED ACTION:

Staff will provide Council several options for the disposition of the four city owned facilities at Litchfield Road and Western Avenue and requests policy direction.

BACKGROUND AND PREVIOUS ACTIONS:

The city owns three parcels along Litchfield Road, and a fourth parcel, facing Western Avenue that house four buildings. The buildings include the Old Squad Room, Old 911, Old City Hall, and Old Evidence building.

Council reviewed the properties in a Work Session in July and December 2017. Council directed staff to obtain appraisals on the facilities to aid Council in decision making. The appraisals have been completed and staff will be sharing the results as well as making a recommendation for their disposition.

A summary of the appraised values for the four city-owned parcels is below:

LOCATION	Land SF	Land Value Per SF	Land Value (with buildings removed)*	Bldg. SF	Value Per SF (with Building)	APPRAISED VALUE (with Building)
1111 S. Litchfield Rd (3 Buildings)	27,006	\$ 3.50	\$ 94,521.00	8,046	\$ 65.00	\$525,000.00
120 E. Western Ave (1 Building)	20,038	\$ 3.50	\$ 70,133.00	2,846	\$ 70.00	\$200,000.00

* In order to achieve this value, the demo would need to be completed.

STAFF ANALYSIS:

Representatives from Public Works, Neighborhood Services, Legal Services, and Economic Development have collaborated to further evaluate the information previously provided to Council and to address key areas discussed such as; continuing cost to the city to maintain the site, potential economic opportunities to benefit the area, and adherence to the 2008 Western Avenue Planned Area Development Ordinance.

FISCAL ANALYSIS:

The cost to maintain the city-owned properties is about \$30,000 annually. Costs include the maintenance of existing building systems and site maintenance.

RECOMMENDATION:

Staff's recommendation emphasizes redevelopment in this area, and includes the following:

1. Sell the Old Evidence Building.
2. Raze Old City Hall and the Old Squad Room to create green space and public parking.
3. Retain the Old 911 building with the city's time capsule in front of the building.
4. Evaluate funding needed for this project as part of the CIP budget process.

ATTACHMENTS:

None