

**CITY OF GOODYEAR
COUNCIL ACTION REPORT**

SUBJECT: Presentation and Discussion on Public/Private Partnership for City Hall Project	STAFF PRESENTER: Julie Arendall, City Manager
	CASE NUMBER: None.
	OTHER PRESENTER: None.

PROPOSED ACTION:

Council will hear a presentation and discuss an opportunity to enter into a public-private partnership that would bring the City Hall project to fruition, alongside private development. These combined efforts are intended to create a public gathering place, economic vitality and the destination that Goodyear residents have been requesting for many years.

BACKGROUND AND PREVIOUS ACTIONS:

The city of Goodyear has considered constructing a purpose-built City Hall since purchasing 40 acres on the northeast corner of Bullard Avenue and I-10 in 1984. Citizen committees were created in 1985, 1987, 2001 and 2004 to provide input on what residents would like to see in a City Hall project. The consistent theme from all of these committees was to create a central gathering place that included mixed uses such as retail, office, restaurants and parks. Each time the effort stalled.

STAFF ANALYSIS:

The city of Goodyear has envisioned a City Hall project for 35 years and a new opportunity has presented itself for Council's consideration.

Globe Corporation (Globe) owns approximately 47 acres on 150th Drive between McDowell Road and W. Monte Vista Road. Globe is interested in creating a public-private partnership with Goodyear that would include a City Hall, Library, outdoor gathering place and park, and a Class A speculative office product. In future phases, the site could also support mixed uses such as, but not limited to, restaurant, retail, office, general commercial, and high-density residential.

It widely believed that public investment drives private investment, and Goodyear staff and Globe believe the building of a City Hall on this space will activate the area and provide the destination that Goodyear residents have been patiently waiting for since prior to the recession. In addition to a City Hall that would serve the community today and into the future, the vision would be to create a walkable and unique square for the city that includes two acres of city park to be used for public events and activities. The potential site also embraces the underutilized amphitheater in the Bullard Wash.

It is suggested that we look to other ways to activate the land already owned by the city and designated as a City Center in future stages of the city's development.

FISCAL ANALYSIS:

The voters of Goodyear have already approved a City Hall/Street Infrastructure project with bond authority up to \$53M. Preliminary estimates for this project are approximately \$83M with funding coming from existing bond authority and a dedication of revenues received above our current five-year revenue forecast used to develop our fully funded Capital Improvements Program.

RECOMMENDATION:

Council to consider and provide staff direction whether to pursue the City Hall project through a public-private partnership with Globe Corporation to be located at the site north of McDowell Road on 150th Avenue.

ATTACHMENTS:

None.