



City of Goodyear

Meeting Minutes

City Council Work Session

Meeting Location:
Goodyear Justice Center
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Mayor Georgia Lord
Vice Mayor Wally Campbell
Councilmember Joanne Osborne
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Bill Stipp
Councilmember Brannon Hampton

Monday, July 17, 2017

5:00 PM

Goodyear Justice Center

1 CALL TO ORDER

Mayor Lord called the Work Session to order at 5:00 p.m.

2. ROLL CALL

Present 7 - Mayor Lord, Vice Mayor Campbell, Councilmember Osborne, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Hampton

Staff Present: City Manager Brian Dalke, City Attorney Roric Massey, and City Clerk Darcie McCracken

3. AGENDA ITEMS FOR DISCUSSION:

- 3.1 [17-6113ws](#) 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.

Facilities and Fleet Manager Christine Smith presented. 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, 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, the city's 75th anniversary.

Staff is seeking Council input as to whether the properties should be kept and maintained or surplus.

Smith reviewed unique areas of the buildings. There are some environmental hazards that need to be addressed due to areas in certain buildings that have been identified with small levels of asbestos and lead, which is common for buildings that size. The buildings are aging but are in fair condition. Smith also reviewed parking availability for the buildings.

Considerations:

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

Potential Options - Pros:

Sell

- One time new revenue
- Eliminates ongoing costs
- Eliminates liability/insurance costs

Demolish

- Development ready
- Eliminates potential eye sore
- Reduces site maintenance costs

Lease

- Retain location for future needs
- New ongoing revenue
- Reduces facility maintenance costs (e.g. utilities, custodial, landscaping)
- Can increase activity in the area

Partnership

- Brings in desirable use
- Eliminates potential eye sore
- Reduces site maintenance costs

Potential Options - Cons:

Sell

- Reduce the city's ability to influence revitalization in the area
- Missed opportunity for other interim needs/interests

Demolish

- Missed opportunity for other interim city operational needs/interests
- Neighborhood Impact and Perception

Lease

- 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

- Property is contractually committed
- Missed opportunity for other city needs/interests

Summary:

- Four 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:

- >Interested if there is any historic value and whether that has been investigated.
- >Asked if it would be cost effective to rehab the buildings or just better to level them and sell the land.
- >Has there been research into whether this area would be marketable if it were rehabbed? Economic Development Director Michelle Lawrie responded that it is possible that there could be some interest if the buildings are rehabilitated. The Economic Development Department hasn't had much success so far marketing this area of Goodyear to potential retailers.
- >Would like to know a cost estimate of a complete demolition.
- >Questioned if it really costs \$30,000 per year for upkeep of the buildings. Smith responded yes, that is the cost to pay for utilities and upkeep.
- >Would this area be more marketable if the buildings were demolished? Lawrie responded that, in her opinion, there is more value in rehabilitating the buildings and trying to lease them rather than demolishing them. She doesn't feel that retailers would be interested in a parcel of land in this area.
- >Feels it would be better to save the money and tear the buildings down rather than spend \$150,000 over the next five years in upkeep, and another \$300,000 for necessary repairs within the next five years.
- >Asked about the property values. Smith responded that she has an estimated value of \$207,000 for the properties in the northwest corner and \$101,000 for the building on Western Avenue (the old evidence building).
- >Asked whether this area could be used for social service types of things. Lawrie stated that is a possibility.
- >In favor of repairing the buildings because we don't want to give up on Historic Goodyear.
- >This would be a great location for a Human Services building for non-profits in the area.
- >Not in favor of spending half a million dollars.

- >If the property is demolished, recommends making the property into a park.
- >Don't want to just leave a dirt lot, that would be less attractive and contribute to a run down appearance for the area.
- >It would be a good idea to shop the idea around before rehabbing it into a non-profit opportunity. That way we could find out if there is an interest in this idea.
- >Open to leasing or buying, depending on interest that is shown.
- >Suggested turning part of the property into a nice parking lot that could provide parking to the existing businesses in the area.
- >Look into low-cost lease/options for interested non-profits.

City Manager Dalke summarized that the general direction he heard from Council is that they would like to do a solicitation of non-profits to see if there is any interest for either buying or leasing the buildings. We can then look at alternatives to remove some, if not all of the buildings to alleviate some of the parking problems in this area.

4. INFORMATION ITEMS

None.

5. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Work Session at 5:50 p.m.

Darcie McCracken, City Clerk

Georgia Lord, Mayor

Date: _____