



WORKSHOP COUNCIL REPORT

Meeting Date: **5/20/2014**
Meeting Type: **Workshop**
Title: **SALE OF CITY PROPERTY AND FACILITIES**
Staff Contact: **Stuart Kent, Executive Director, Public Works**

Purpose and Policy Guidance

Staff is seeking guidance on the possible sale of city property and facilities. The city owns over 140 buildings encompassing over two million square feet. Buildings vary from ancillary storage buildings at a water treatment plant and restrooms at a city park to larger structures including city hall and Jobing.com Arena. Attached is a list of all city buildings and properties. Should Council wish to proceed with further evaluation of any properties or facilities, staff recommends that a request for qualifications be issued to hire a company to conduct a comprehensive evaluation and appraisal of any selected properties.

Background

Below is a summary of the major categories of city facilities and the total square feet of buildings in each category. Staff has not included remnant parcels of land or right of way in this summary. All of the facilities in the categories below and listed on the attached spreadsheet are operated or managed by Glendale staff.

A. Community Facilities – 376,592 square feet

This includes all of the parks, recreation and library facilities, all the restrooms in the parks, and all of the buildings at Sahuaro Ranch Park. In addition to the buildings, the city owns over 2,000 acres of parkland.

B. Public Works Facilities – 565,030 square feet

This includes each of the buildings at the five water and wastewater facilities, the field operations center buildings, and the transportation buildings. In addition to the buildings, the city owns approximately 400 acres of land encompassing the city landfill and recycling facilities, the park and ride lot at 99th and Glendale Avenues, the 16 acre water services lot at 99th and Bethany Home Road and the remainder of the field operations center campus including the Lazy J trailer park.

C. Public Safety Facilities – 627,523 square feet

This includes each of the fire stations, police stations, main public safety building and garage, all the buildings at GRPSTC, the city court building and prosecutor's offices. In addition to facilities there are approximately six acres of land the city owns at 47th and Glendale Avenues for the future court site.



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D. General Government Facilities – 473,705 square feet

This includes city hall, the council chambers and the attached parking garage, the information technology building, the media center and the Glendale housing facilities.

Besides the city facilities that are currently being operated and managed by the city, there are several properties that are not currently operated or managed by the Glendale staff directly, but are owned by the city and are either vacant or operated by another party.

- 1) **Bank of America:** Located at 5800 W. Glenn Drive the building is approximately 57,000 square feet. It is managed by a private company, but owned by the city.
- 2) **Downtown parking garage:** Located at 5835 W. Paltaire Lane the garage opened in 2010 and includes 600 parking spaces and just over 10,000 square feet of retail space almost all of which is currently leased by Southwest Ambulance (SWA).
- 3) **Glendale Camelback Ranch:** Located at 10710 W. Camelback Road the facility hosts the Chicago White Sox and Los Angeles Dodgers for spring training each year and is managed and operated by the teams.
- 4) **Glendale Expo Hall and Garage:** Located at 9494 W. Maryland Avenue this facility includes the exposition hall adjacent to the media center that is used for events as well as the parking garage adjacent to the Marriott Renaissance Hotel.
- 5) **Jivemind:** Located at 5754 W. Glenn Drive the building is approximately 4,600 square feet. It is managed by a private company for music production, lessons, and rehearsal studios.
- 6) **Jobing.com Arena:** Located at 9400 W. Maryland the arena is home to the Phoenix Coyotes and hosts concerts and other events year round.
- 7) **St. Vincent DePaul:** Located at 7016 N. 57th Avenue the building includes 5,076 square feet of space. It is zoned pedestrian retail and St. Vincent DePaul continues to operate a thrift store at the site.
- 8) **Thunderbird lounge and retail shops:** Located at 6820-6832 58th Avenue and the total area includes 12,121 square feet of pedestrian retail zoned space.

Analysis

A more detailed analysis of any of the properties would need to be conducted by a professional firm capable of completing a market appraisal of the sites as well as providing a recommendation of any alternatives for Council consideration should Council provide such direction.



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Previous Related Council Action

Staff previously provided a report to City Council at the October 2, 2012 workshop session regarding several properties and the viability of selling those assets in the future.

Community Benefit/Public Involvement

Some properties listed may necessitate the need for greater public outreach should Council direct pursuing any options and all properties would need to be sold in accordance with Arizona Revised Statutes regarding sale of land.

Budget and Financial Impacts

If any of the aforementioned properties were sold, there may be a reduction in costs to operate or maintain the facility. A more detailed analysis would need to be completed by a professional firm that could advise the Council on options related to selling, leasing or continuing to own any building or property.

Attachments

Listing of city buildings

Inventory of City Facilities

Building Name	Building Details	Square Footage
<u>Community Facilities</u>		
Bonsall Park North and South Restrooms		1,330
Cholla Park Restroom Bldg.		300
Civic Center & Annex	Includes main building, offices, and annex	38,000
Community Center		7,470
Community Center North		4,092
Foothills Aquatic & Recreation Center		73,800
Foothills Ballfield Restrooms		1,250
Foothills Branch Library		33,800
Foothills Skate Park Buildings	Includes concession and restroom buildings	4,250
Glendale Adult Center		50,269
Lions Field Restrooms		400
Main Library		64,166
Manistee Ranch		8,884
O'Neil Recreation Hall and Pool		8,690
Parks & Rec. Maintenance Building		1,344
Paseo Sports Complex	Includes racquet center and restroom building	6,699
Rose Lane Pool	Includes pool, recreation hall, and restrooms	6,754
Sahuaro Ranch and Adobe House	Includes historic buildings, restroom and maintenance buildings, and concession areas	36,052
Sands Park Restrooms		400
Skunk Creek Restrooms		400
Thunderbird Park Restrooms		1,080
Thunderbird Paseo Restrooms	Includes 2 restroom buildings	1,400
Velma Teague Library		15,964
West Area Recreation Facility	Includes concession and 2 restroom buildings	5,750
Westside Food Bank		4,048
<i>Community Facilities - Subtotal Sq. Ft.</i>		<i>376,592</i>
<u>Public Works Facilities</u>		
Arrowhead WWRF Facilities	Includes 9 buildings	15,242
Cholla WTP Facilities	Includes 4 buildings	19,196
Field Operations Center	Includes 21 buildings	252,626
Field Operations Storage Building at Lions Field		7,000
Glendale Cemetery Office and Rock House		2,300
Glendale Municipal Airport	Includes 4 buildings	75,487

Building Name	Building Details	Square Footage
Landfill	Includes 3 buildings	2,436
Material Recycling Facility	Includes office area and processing plant	52,500
Oasis Water Treatment Plant	Includes 3 buildings	19,678
Park-And-Ride		800
Pyramid Peak WTP Facilities	Includes 3 buildings	48,465
Western Area Water Reclamation Facility (WAWRF)	Includes 3 buildings	66,300
Zone 4 Booster Station		3,000
Public Works Facilities - Subtotal Sq. Ft.		565,030
<u>Public Safety Facilities</u>		
City Court Future Site		51,000
Fire Resource Facility (Old Station #151)		13,261
Fire Station #151		15,429
Fire Station #152		12,622
Fire Station #153		12,373
Fire Station #154		9,470
Fire Station #155		24,236
Fire Station #156		6,738
Fire Station #157		16,000
Fire Station #158		11,900
Fire Station #159		15,000
Foothills Public Safety Bldg.		15,958
Glendale Reg. Public Safety Training		128,450
Gateway Police Station		20,340
Prosecutor's Modular Bldg.		4,500
Public Safety Detention Facility		6,253
Public Safety Main Office & Court Complex	Includes public safety main building, court complex, and parking garage	249,493
Sine Building (Fire Administration office)		14,500
Public Safety Facilities - Subtotal Sq. Ft.		627,523
<u>General Government Facilities</u>		
Glendale Housing Complex	Includes 8 buildings at various locations (Cholla Vista, Lamar, & Ocotillo, etc.)	132,340
Glendale IT Department		7,000
Glendale Municipal Office Complex	Includes 2 buildings, parking garage, and plaza	299,365
Glendale Media Center		35,000
General Government Facilities - Subtotal Sq. Ft.		473,705
GRAND TOTAL Sq. Ft.		2,042,850