

CITY OF GLENDALE WORKSHOP SESSION

September 2, 2014

Sale of City Property and Facilities

Presented by:

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History of Asset Review

- May 20, 2014 Presentation to City Council during Workshop
- Staff Inventoried City Properties and Developed Three Major Categories
- Staff Reviewed Property Usage, Debt and Contractual Issues



Categories

- Due to the quantity and complexity of reviewing City assets and creating a plan of action, staff categorized all properties into one of these three categories:
 - I. Sufficiently Utilized Property Serving the Community
 - II. Property with Potential Public/Private Partnerships
 - III. Vacant/Underutilized/Privatized Properties with market value



Category I

- Sufficiently Utilized Properties Serving the Community, such as:
 - City Hall
 - Fire and Police Stations
 - Airport
 - Field Operations Complex
 - Water & Wastewater Treatment Facilities
- Since these are currently in use, staff recommends no action at this time on properties in this category



Category II

- Properties with Public/Private Partnership Potential, such as:
 - Community Centers and Libraries
 - Media Center & Expo Hall
 - Landfill & Materials Recycling Facility
- Staff is not recommending any action on these facilities at this time as these could impact operations and programs.
- If Council chooses to do so in the future, these properties could be reviewed as part of Alternative Service Delivery considerations



Category III

- These properties are vacant/underutilized/privatized with market value and include:
 - Bank of America Building
 - Downtown Parking Garage & Promenade
 - Desert Mirage Golf Course
 - Glen Lakes Golf Course
 - Future City Court Site
 - Bead Museum Building
 - St Vincent DePaul Thrift Store
 - Thunderbird Lounge & Adjacent Retail Space
 - Water Services Lot
- Staff recommends that the Council directs staff to further evaluate these properties and bring back an asset dissolution plan



Staff Recommendation for Council Direction

- Category I: No action
- Category II: No action at this time, consider in the future per Council's desire
- Category III: Council direct staff to proceed with further evaluation of these properties by a subject matter expert. Staff requests approval to advertise a request for qualification (RFQ) for a professional firm to conduct this evaluation and property appraisals.
- NEXT STEPS: Staff will issue the RFQ then bring back the results of their analysis of Category III properties for final direction and consideration from Council

Questions

