



CITY COUNCIL WORKSHOP MEETING MEETING

WORKSHOP MEETING AGENDA

TUESDAY, OCTOBER 18, 2022, 1:00 PM

201 S Cortez Street
Prescott, AZ 86303
Council Chambers

Phil Goode, Mayor

Cathey Rusing, Mayor Pro Tem
Brandon Montoya, Councilman
Eric Moore, Councilman

Connie Cantelme, Councilwoman
Steve Sischa, Councilman
Clark Tenney, Councilman

The following Agenda will be considered by the Prescott **City Council Workshop Meeting** at its **Workshop Meeting** pursuant to the Prescott City Charter, Article II, Section 13. Notice of the meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02. One or more members of the Council may be attending the meeting through the use of a technological device.

Viewing & Participation

This meeting may be viewed on Channel 64, Facebook Live or on the City Website: [Live City Council Meeting Videos](#)

Or via Zoom by registering in advance: [Zoom Registration Link](#)

Comments for Council may be submitted through the City website: [Public Comment Form](#)

1. CALL TO ORDER

2. ROLL CALL

3. DISCUSSION

- A. Discussion & Possible Action Regarding the Sale and Redevelopment of Property Located at 201 S. Cortez Street (Old City Hall).

Recommended Action: MOVE to select either Stroh Architecture Inc. or Silo Holdings LLC as the winning bidder and direct staff to proceed with contract negotiations.

4. ADJOURNMENT

EXECUTIVE SESSION

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));

- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6);
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org

Confidentiality

Arizona statute precludes any person receiving executive session information from disclosing that information except as allowed by law. A.R.S. §38-431.03(F). Each violation of this statute is subject to a civil penalty not to exceed \$500, plus court costs and attorneys' fees. This penalty is assessed against the person who violates this statute or who knowingly aids, agrees to aid or attempts to aid another person in violating this article. The city is precluded from expending any public monies to employ or retain legal counsel to provide legal services or representation to the public body or any of its officers in any legal action commenced for violation of the statute unless City Council takes a legal action at a properly noticed open meeting to approve of such expenditures prior to incurring any such obligation or indebtedness. A.R.S. §38-431.07(A)(B).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on _____ at _____ m. in accordance with the statement filed by the Prescott City Council with the City Clerk



Sarah M. Siep, City Clerk



COUNCIL AGENDA MEMO

MEETING TYPE/DATE: **WORKSHOP MEETING** **10-18-22**

DEPARTMENT: **City Manager**

AGENDA ITEM: Discussion & Possible Action Regarding the Sale and Redevelopment of Property Located at 201 S. Cortez Street (Old City Hall).

ITEM SUMMARY

Council will receive a presentation from staff regarding the RFP criteria, an overview of the process, the bid dollar amounts, and overview of the project teams based on their submittals. Council can receive public comment based on this information and then discuss and potentially select the winning bid. This meeting will provide an opportunity to publicly discuss certain elements of the proposals while still protecting the proprietary information included in the RFP submittals as the bidders will not be expected to present, nor will they be expected to show renderings, floor plans, etc. Should Council wish to discuss those further, it will have the option to convene an executive session during meeting.

Once a bidder is selected, they will work with staff on the sales agreement and the project design, which design and renderings (as well as height) will be reviewed by the Historic Preservation Commission. That will be the appointed body to review design elements and receive public input in that regard. Because the design elements are flexible by both bidders, the Council will determine a winner based on the team's history, bid price, overall responsiveness to the RFP, and other information gathered in previous meetings. The design will be the focus of other boards and commissions and will come again to Council in the future for ultimate approval as part of the public process.

BACKGROUND

A request for proposals for the sale and redevelopment of City Hall was advertised starting November 14, 2021. There was a mandatory site visit on April 28, 2022 and bids were due on May 26, 2022.

Four bidders submitted five total proposals (one bidder submitted two proposals). The bidders were:

- Silo Holdings LLC
- Ponderosa Hotel Management - Multifamily

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- Jacor Partners
- Stroh Architecture Inc.

The Facility Optimization & Property Usage Commission meet several times and reviewed each proposal in depth. They produced a recommended ranking of bids to send to the City Council. The City Council met three times in executive sessions to discuss the bids and narrowed it to two finalists.

FINANCIAL IMPACT

The bids are as follows:

- Stroh Architecture - \$2,500,000
- Silo Holdings - \$2,500,000 with additional options of \$50,000 if no asbestos or environmental issues are found and \$150,000 if the utilities in the alleyway are relocated by the City or do not need to be relocated as part of the development.

Recommended Action: MOVE to select either Stroh Architecture Inc. or Silo Holdings LLC as the winning bidder and direct staff to proceed with contract negotiations.