



REQUEST FOR CITY COUNCIL ACTION

MEETING DATE:

June 20, 2018

DEPARTMENT:

City Administration

DIVISION:

- ☐ Motion
- ☐ Resolution
- ☐ Ordinance - Introduction
- ☒ Ordinance - Adoption
- ☐ Public Hearing

TITLE:

Declare Surplus and Authorize Transfer: Arizona Department of Veterans' Services

SUMMARY RECOMMENDATION:

Declare certain property at the southeast corner of Avenue 6E and the 34th Street alignment surplus, authorize conveyance of the property to the State of Arizona, Department of Veterans' Services, with an automatic reverter if certain conditions are not met. This ordinance is proposed for adoption with an emergency clause. (City Administration) (Greg Wilkinson)

REPORT:

In November 2014, the City Council authorized conveyance of 8 acres of City-owned real property by special warranty deed to the State of Arizona, Department of Veterans' Services, for the construction of a veterans' care facility (see attached location map). That initial effort was unsuccessful in gaining sufficient support.

Through ongoing efforts by the City of Yuma, the State of Arizona, and Arizona's congressional delegation over the past four years, funding for the facility has been reserved by the Veterans' Administration which will allow the Arizona Department of Veterans' Services to build an even larger facility than originally proposed in 2014.

The Arizona Department of Veterans' Services is now proposing the construction of an 80-bed, skilled-nursing home in Yuma, Arizona. If approved by the Veterans' Administration (VA), construction funding for the project will be made available through the VA's State Home-Construction Grant Program and the State of Arizona. The funding structure represents a cost-sharing agreement between the VA and the State of Arizona. The VA Grant Program will fund 65 percent of the construction costs.

The proposed 80,000 square-foot facility will consist of four 16-bed long term care units and a 16-bed memory care unit on land contributed by the City of Yuma. Facility staff will provide 24/7 skilled-nursing care for geriatric and chronically-ill veterans, dependents, and surviving spouses. The southwestern-themed facility will be designed in accordance with the Community Living Center concept and will include housekeeping and laundry services, a gift shop, a meditation room, a barber/beauty shop, and more. Each room is furnished and private. Veteran Benefit Counselors will be available to assist residents. Social Services will also provide support for residents and their families.

To accommodate the larger care facility, the Arizona Department of Veterans' Services is requesting that the City of Yuma provide an additional 2.99 acres for a total of 11 acres (described in the proposed ordinance and shown on the attached Location Map) of property.

Of the proposed 11 acres, 8 acres were originally conveyed to the State of Arizona via Special Warranty Deed as part of the 2014 City Council action. For the new proposed project, upon City Council approval an additional 3 acres (to the immediate east) will be conveyed to the State of Arizona via Special Warranty Deed. As in the previous conveyance, the deed has an automatic reversion clause if any of the stated benchmarks occur. The deed also contains a restriction limiting the property's use to the proposed veterans' care facility.

The estimated fair market value of the 3-acre property is \$150,000.

For the above stated reasons, it is requested that City Council adopt the attached ordinance, declaring the described property surplus for City use, and authorizing conveyance of the property by deed to the State of Arizona, for the purpose of constructing a veterans' care facility.

This ordinance is necessary for the preservation of the peace, health, or safety of the City, particularly the health of Yuma citizens that qualify as veterans. The state needs title to the additional 3 acres no later than July 31, 2018 to submit the necessary documents to the Veterans' Administration to officially secure funding for Yuma's veterans care facility. Accordingly, exercise of the emergency clause is requested.

FISCAL REQUIREMENTS	CITY FUNDS:	\$0.00	BUDGETED:	\$0.00
	STATE FUNDS:	\$0.00	AVAILABLE TO TRANSFER:	\$0.00
	FEDERAL FUNDS:	\$0.00	IN CONTINGENCY:	\$0.00
	OTHER SOURCES:	\$0.00 \$0.00 \$0.00	FUNDING FOR THIS ITEM IS FOUND IN THE FOLLOWING ACCOUNT / FUND / CIP:	
	TOTAL:	\$0.00		
	FISCAL IMPACT STATEMENT:			
ADDITIONAL INFORMATION	SUPPORTING INFORMATION NOT ATTACHED TO THE CITY COUNCIL ACTION FORM THAT IS ON FILE IN THE OFFICE OF THE CITY CLERK:			
	1. 2. 3. 4. 5.			
ADDITIONAL INFORMATION	IF CITY COUNCIL ACTION INCLUDES A CONTRACT, LEASE OR AGREEMENT, WHO WILL BE RESPONSIBLE FOR ROUTING THE DOCUMENT FOR SIGNATURE AFTER CITY COUNCIL APPROVAL?			
	<input type="radio"/> Department <input type="radio"/> City Clerk's Office <input type="checkbox"/> Document to be recorded <input type="checkbox"/> Document to be codified			
SIGNATURES	CITY ADMINISTRATOR:		DATE:	
	Gregory K. Wilkinson		5/30/2018	
	REVIEWED BY CITY ATTORNEY:		DATE:	
	Richard W. Files		5/29/2018	
	RECOMMENDED BY (DEPT/DIV HEAD):		DATE:	
Ron Corbin for Gregory K. Wilkinson		5/21/2018		
SIGNATURES	WRITTEN/SUBMITTED BY:		DATE:	
	Jeff Burt		5/15/2018	