Gila County Criminal Justice Facilities

DRAFT

Recommendations for
The Gila County Board of Supervisors
&
Payson Town Council

By:

"Gila County Facilities Forward"

April 17, 2008

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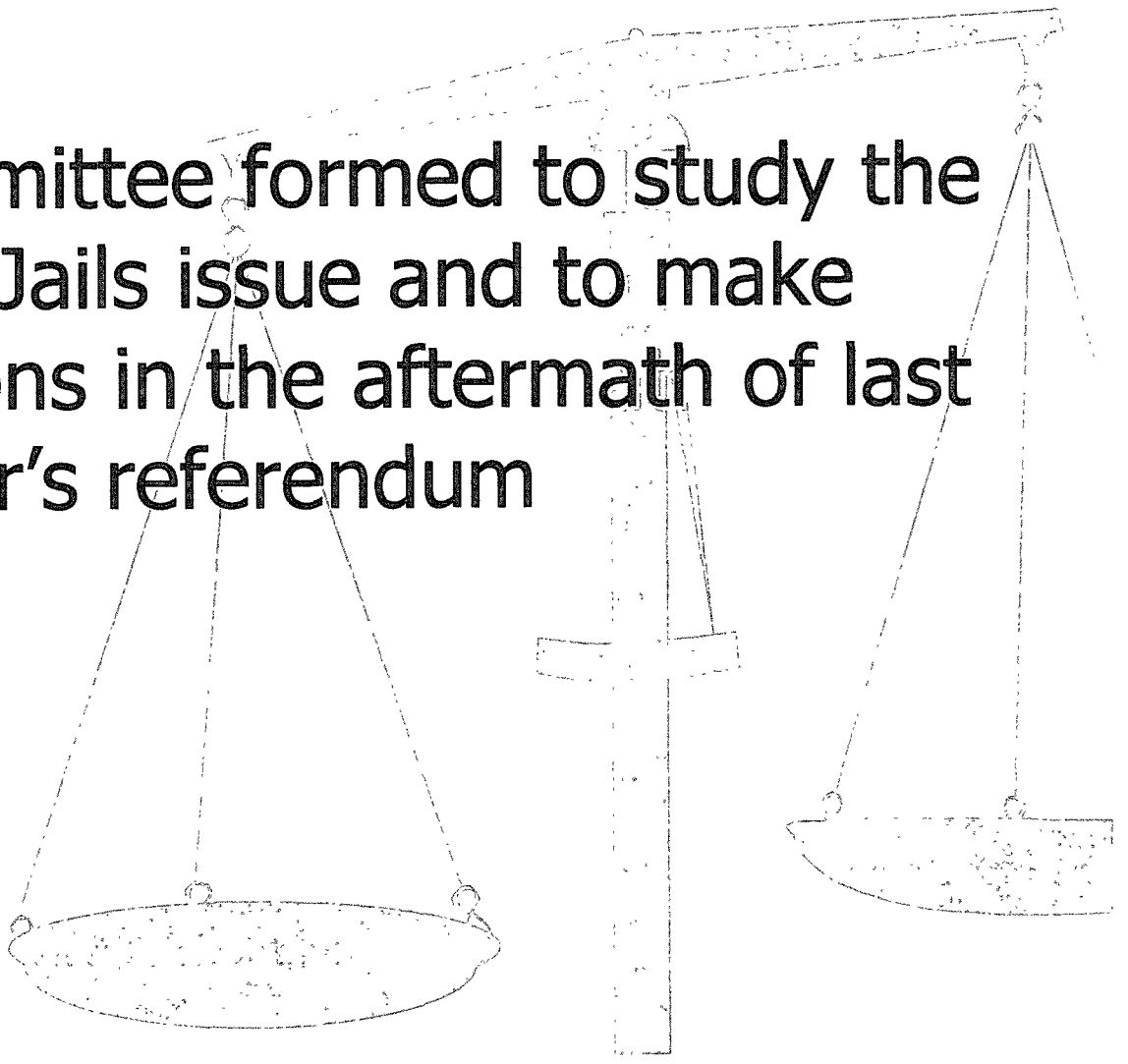
"Gila County Facilities Forward"

An Ad-hoc committee formed to study the Gila County Jails issue and to make recommendations in the aftermath of last year's referendum



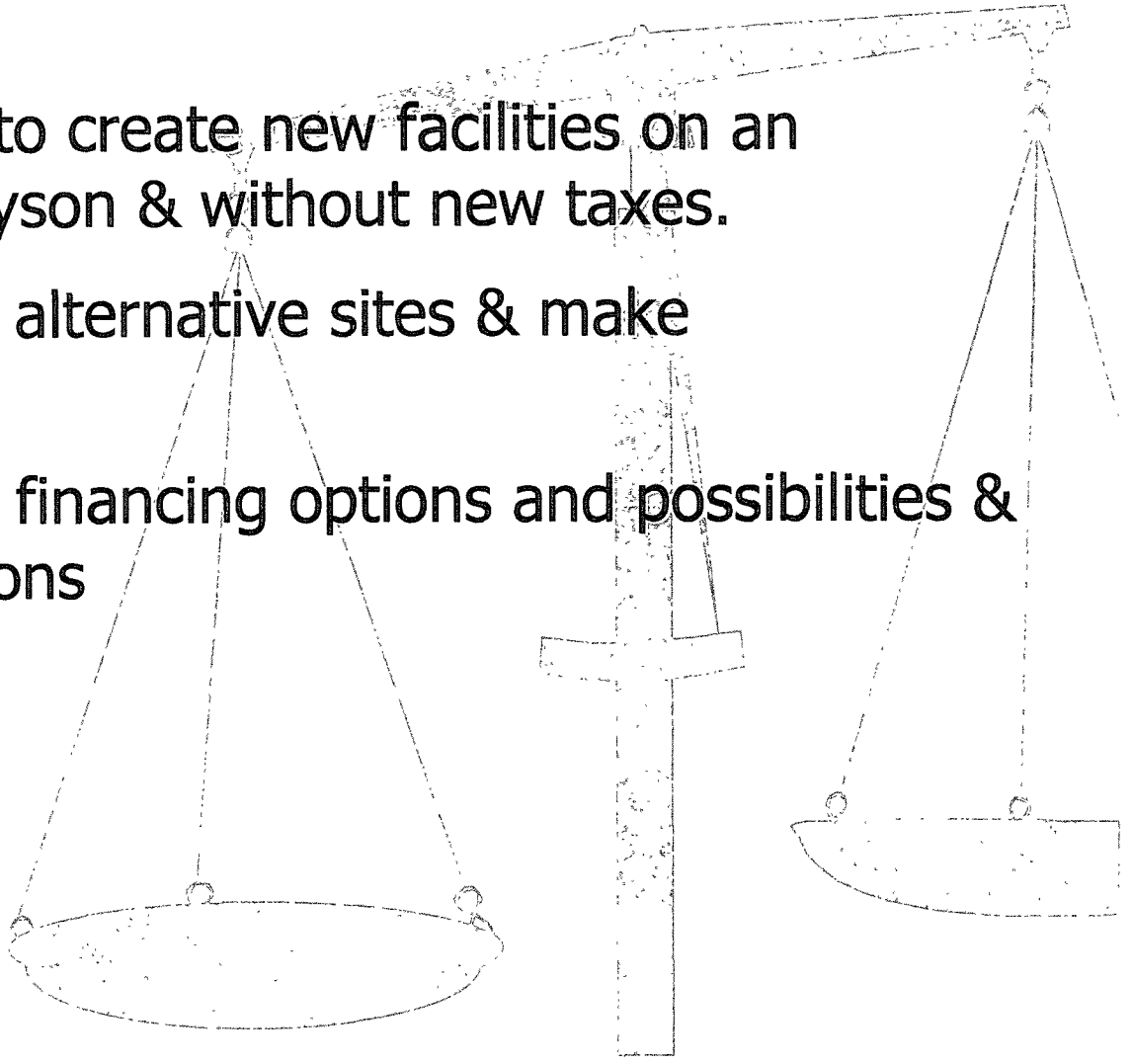
"Gila County Facilities Forward"

- The team:
  - Leon Keddington, Chair
  - Al Poskanzer, former member, County Facilities Planning Committee
  - Tim Fruth, Payson Vice Mayor
  - Andy Romance, Payson Town Councilman & civil engineer
  - Rex Hinshaw, architect
  - Larry McIntyre, builder
  - Sue McIntyre, builder
  - Dr. Gary Gibbons, Finance Consultant
  - Kathy Patrick-Baas

- Guests & Advisors:
  - Bob McQueen, commercial realtor
  - Rod McKinnon, developer
  - Peter Cahill, Superior Court Judge
  - Dorothy Little, No. Gila County Justice of the Peace & Town Magistrate
  - John Nelson, Deputy County Manager
  - Dick Reese, Former Town Councilman & project manager
  - Steve Kontoulis, banker

Our Objectives

- We must find a way to create new facilities on an acceptable site in Payson & without new taxes.
- To carefully study all alternative sites & make recommendations
- To carefully study all financing options and possibilities & make recommendations



Criminal Justice Needs*

Payson

(Phase 1A)

- Jail: 31,670 sq. ft.
  - 96 beds, 11,764 sq. ft.
  - Jail operations center: 19,906 sq. ft.
- Courts: 25,750 sq. ft.
  - 2 new Superior Courtrooms and associated offices (8,200 SF)
  - 1 new JP Courtroom and associated offices (3,550 SF)
  - Probation Office (5,400 SF)
  - Constable (400 SF)

***based on essential public safety & minimum operational needs**

Criminal Justice Needs*

Globe

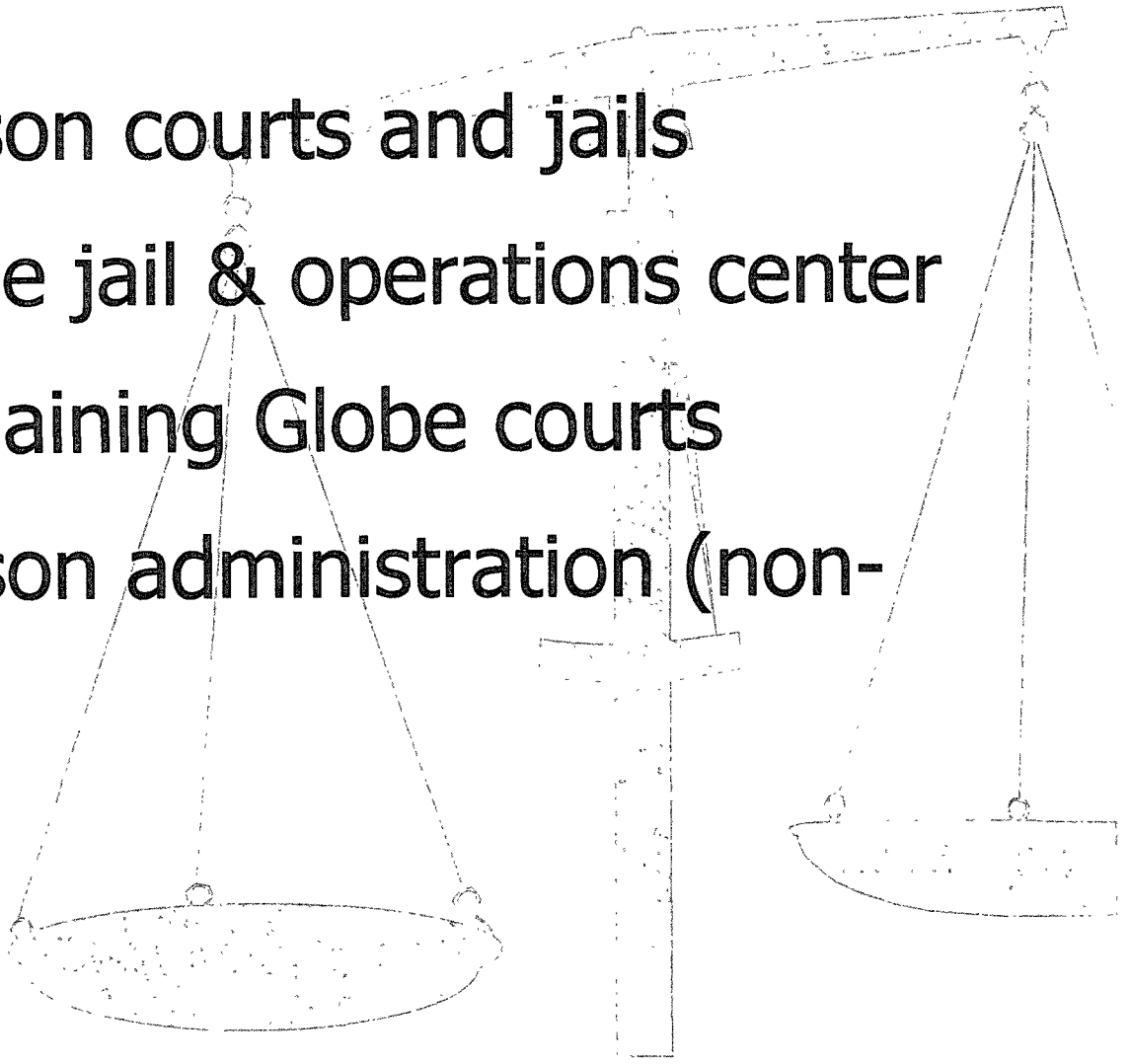
(Phase 1B)

- Jail: 24,114 sq. ft.
  - 96 beds, 11,764 sq. ft.
  - Remodel existing facilities: 12,350 sq. ft.

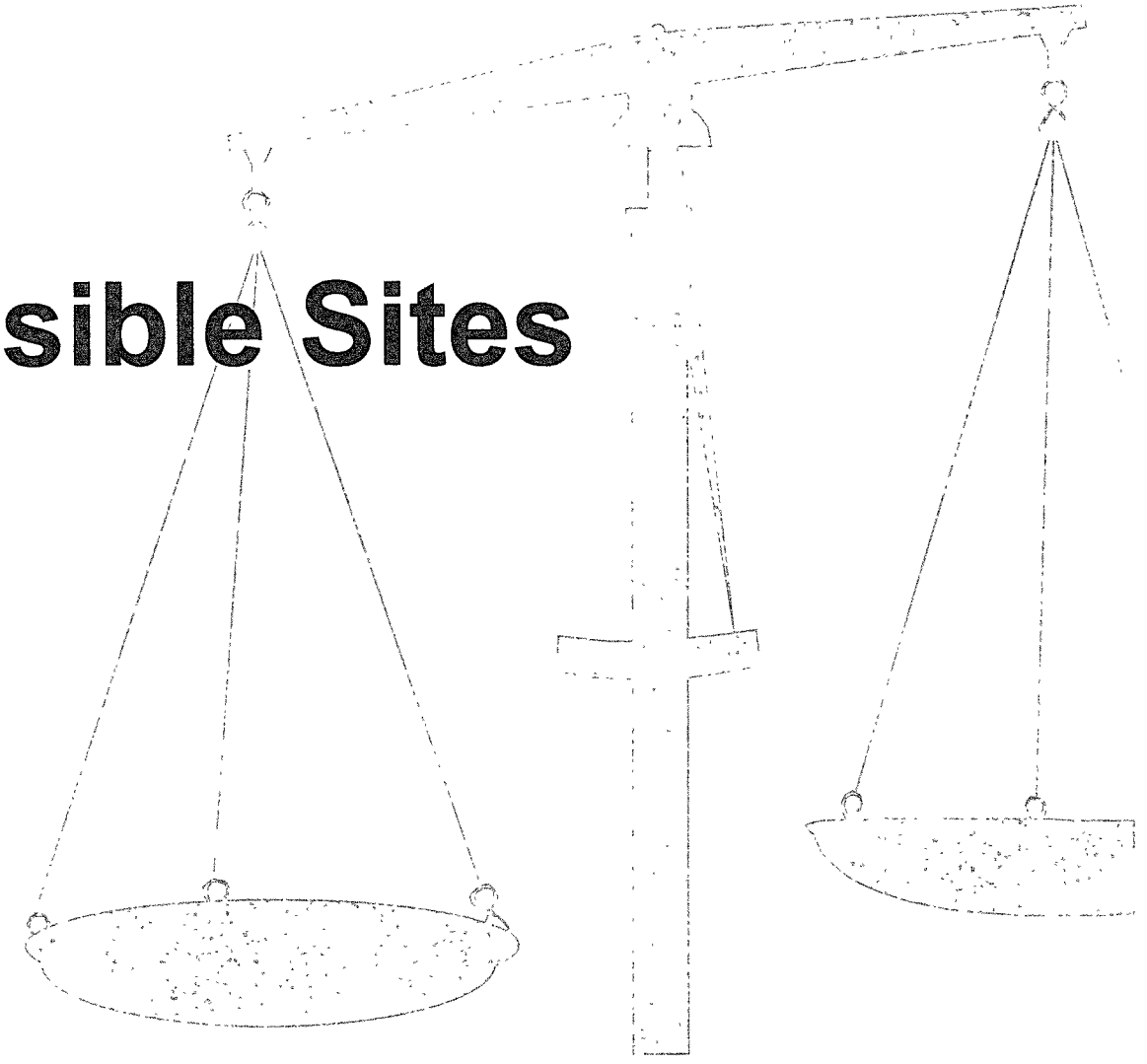
***based on essential public safety & minimum operational needs**

Project Phasing

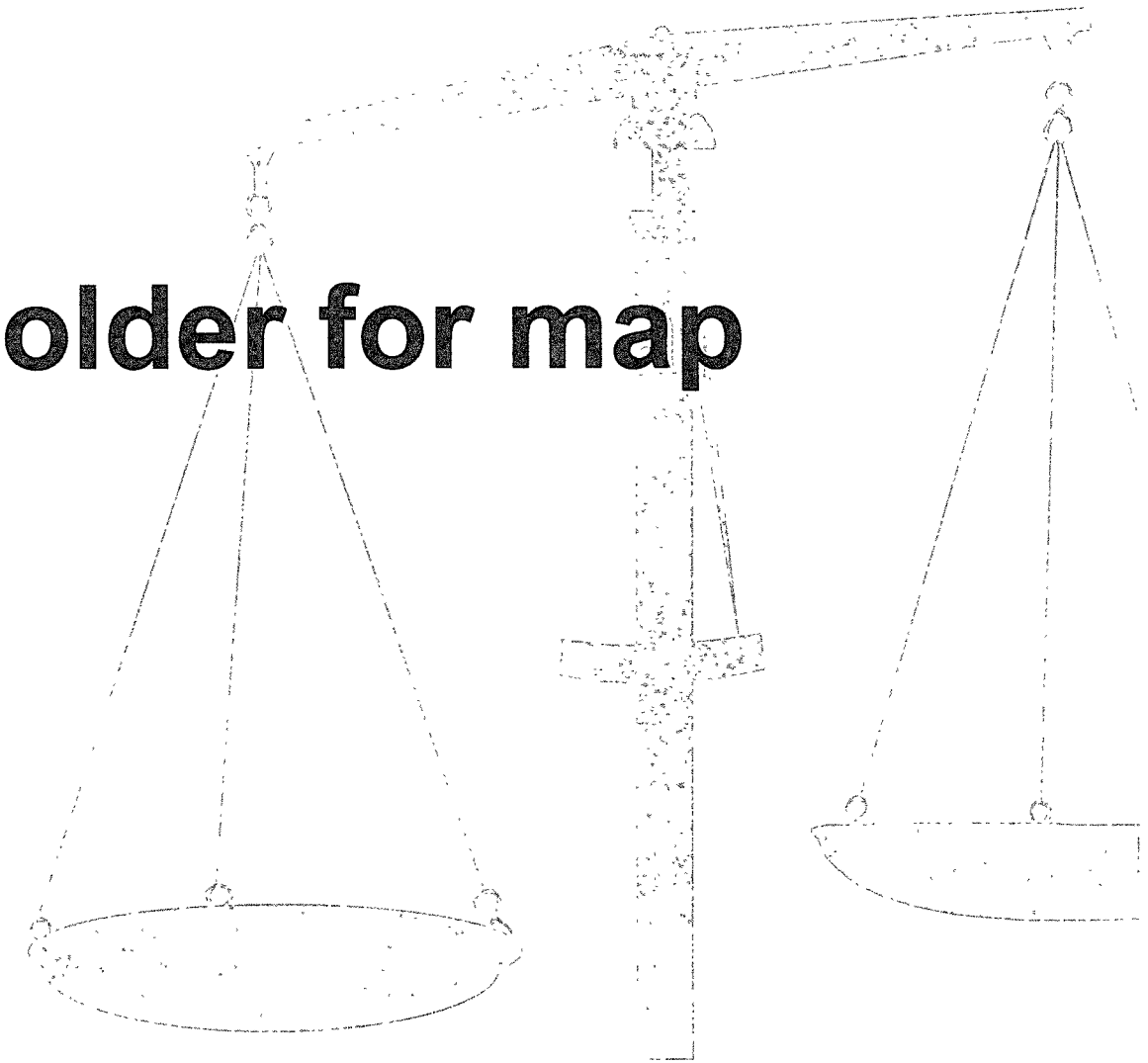
- Phase 1A—Payson courts and jails
- Phase 1B—Globe jail & operations center
- Phase 2A—Remaining Globe courts
- Phase 2B—Payson administration (non-court related)



Possible Sites



Placeholder for map



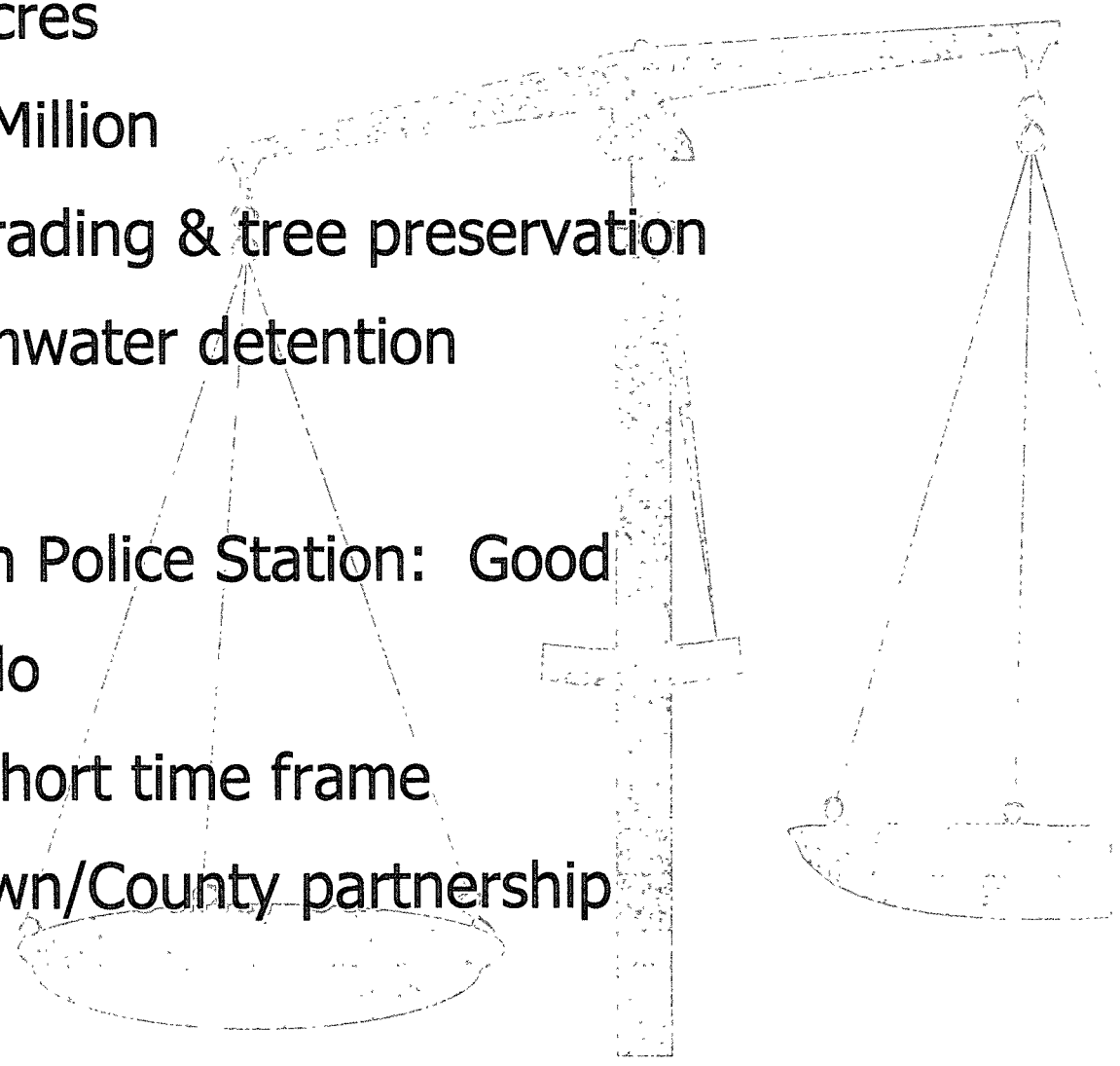
Site #1

South of Main St. w/ Messenger add-on

- Property size: 10.73 acres
- Asking Price: $2.66 Million
- Buildability: clay soils
- Infrastructure: drainage channel
- Location: Good
- Distance from Payson Police Station: Good
- Eminent Domain?: No
- Acquisition Issues: short time frame
- Miscellaneous: Town/county participation Economic revitalization/ Main Street anchor

Site #2
Behind Payson Town Hall

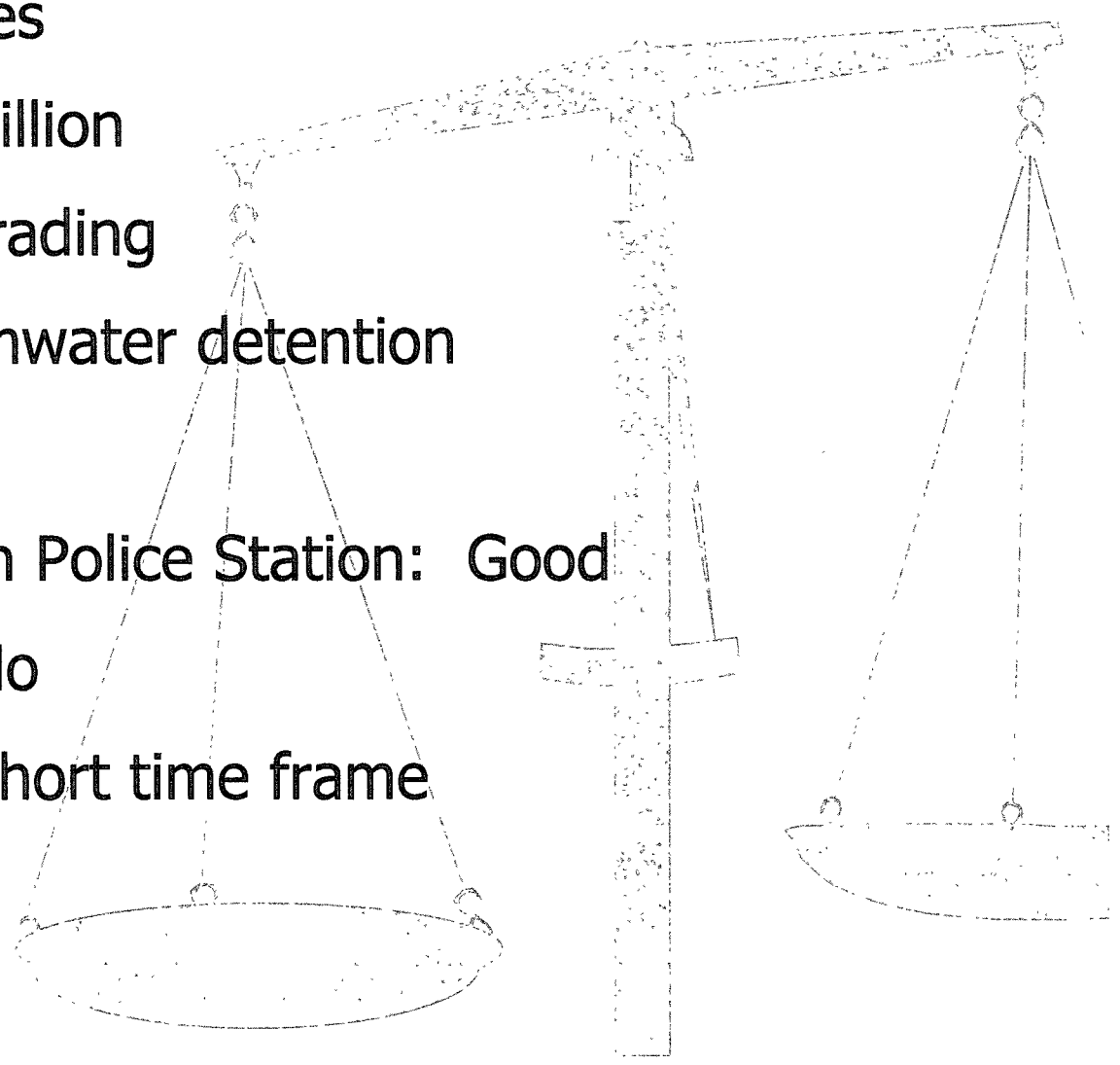
- Property size: 13.5 acres
- Asking Price: $3.75 Million
- Buildability: Some grading & tree preservation
- Infrastructure: Stormwater detention
- Location: Good
- Distance from Payson Police Station: Good
- Eminent Domain?: No
- Acquisition Issues: short time frame
- Miscellaneous: Town/County partnership



Site #3

SE Corner Beeline Highway & Tyler Parkway

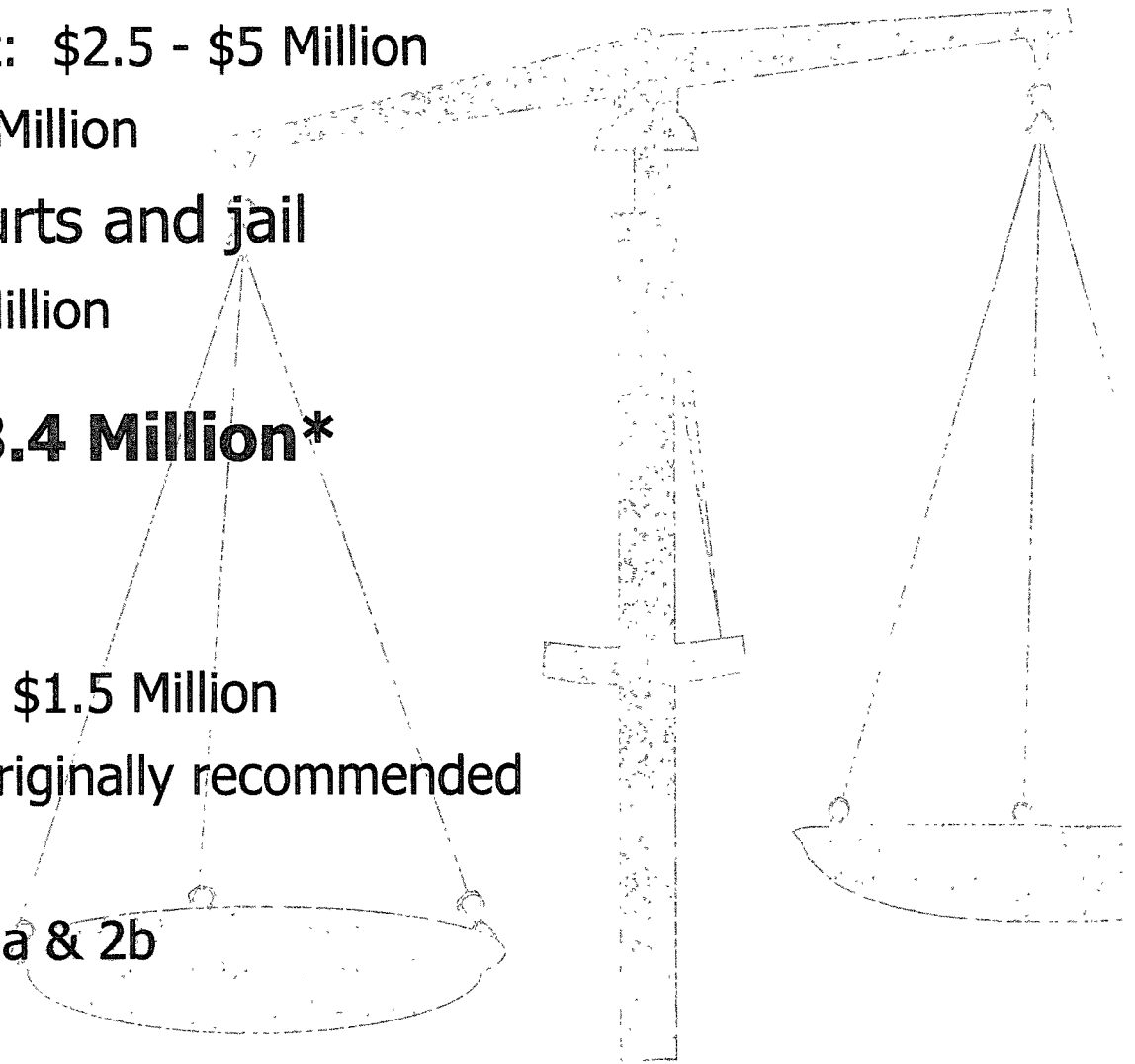
- Property size: 14 acres
- Asking Price: $2.4 Million
- Buildability: Major grading
- Infrastructure: Stormwater detention
- Location: Fair
- Distance from Payson Police Station: Good
- Eminent Domain?: No
- Acquisition Issues: short time frame
- Miscellaneous:



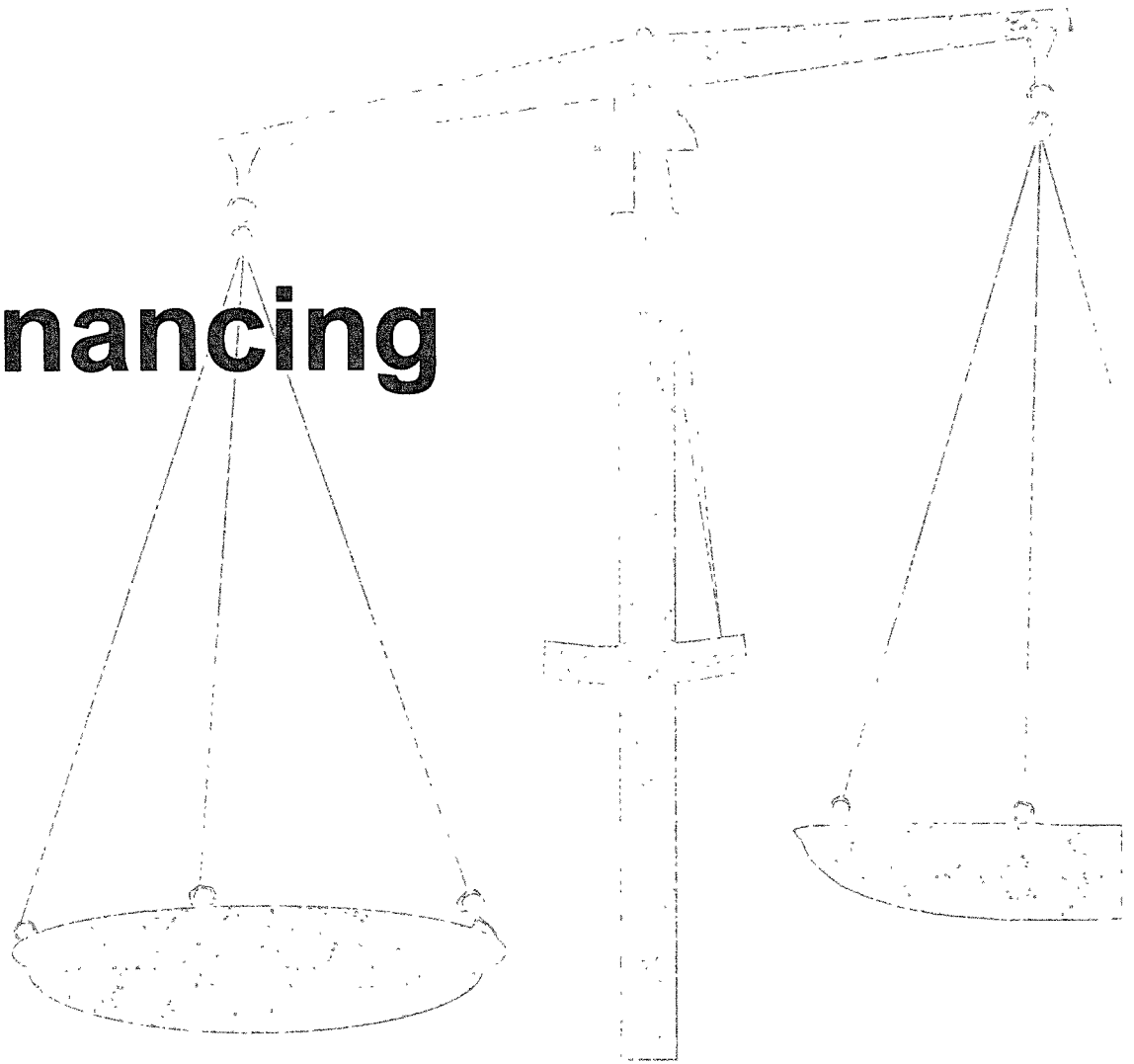
Project Costs

- Phase 1A—Payson courts and jails
  - Land & Site prep cost: $2.5 - $5 Million
  - Construction: $16.5 Million
- Phase 1B—Globe courts and jail
  - Construction: $5.7 Million
- **Total project: $23.4 Million***
  - $22.1 Million
  - Interest: $1.3 Million
  - Annual debt service: $1.5 Million
  - One-third less than originally recommended

*Not including phases 2a & 2b



Financing



Financing Recommendations

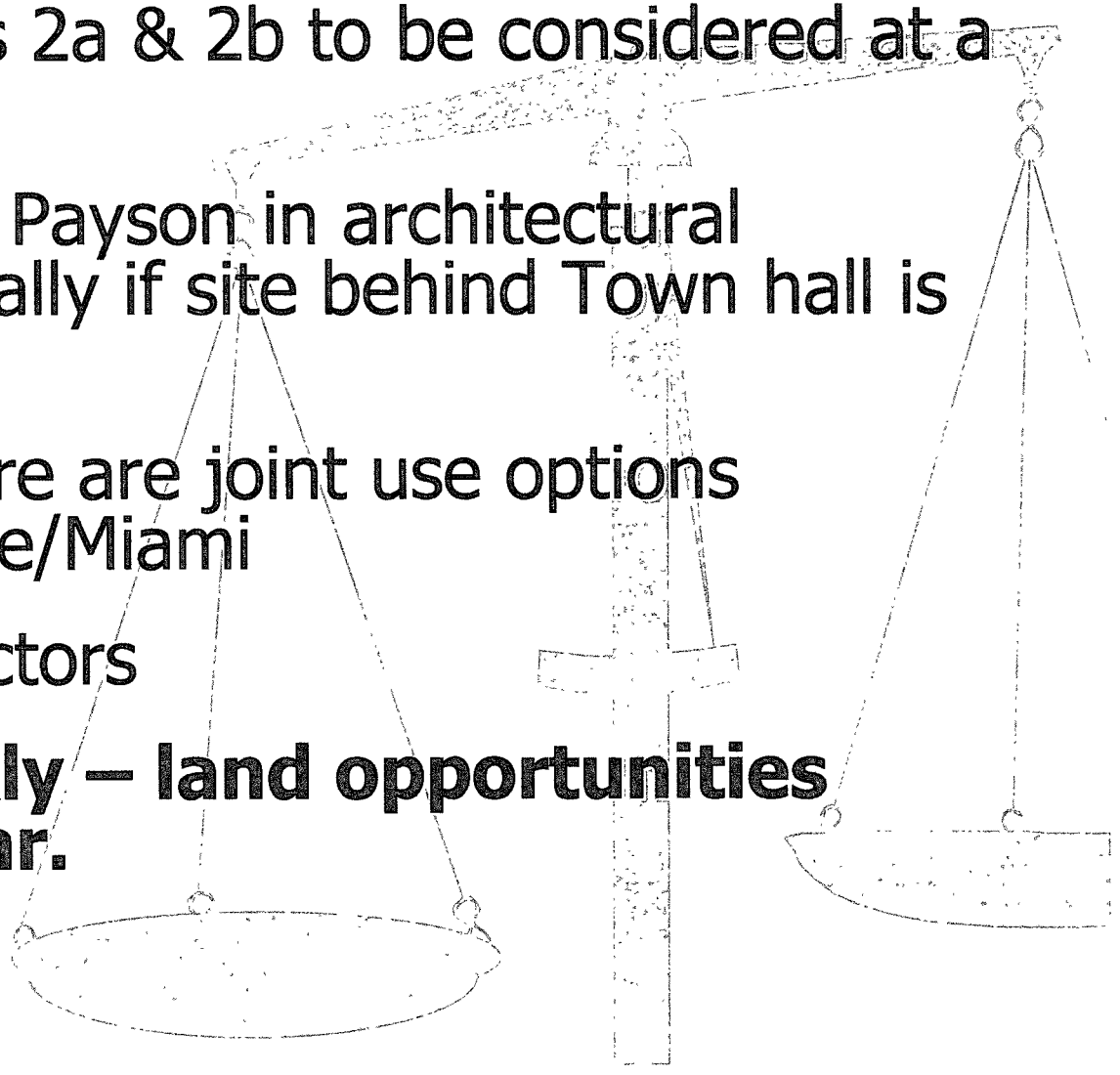
- **Site acquisition & preparation:**
  - Purchase with cash from County reserves
  - County Reserves will be replenished from eventual sale of existing property in Payson

- **Municipal Lease for construction**
  - Lease through an IDA (Town of Payson or Gila County)
  - IDA can obtain public financing
  - County makes lease payments: $1.5 Million per year
  - County owns facility when paid (20 or 25 year program)

- **Revenue generating partnership**
  - **Requires site with excess acreage**
  - Contract with developer – resell excess acreage to developer
  - OR: lease excess acreage to developer
  - Developer constructs facility for attorney offices & other businesses ancillary to criminal justice function
  - Dedicate property & sales tax revenues to offset lease payments

Additional Recommendations

- Phasing: Phases 2a & 2b to be considered at a later date
- Involve Town of Payson in architectural planning (especially if site behind Town hall is chosen)
- Determine if there are joint use options available in Globe/Miami
- Use local contractors
- **Must act quickly – land opportunities could disappear.**



Next Steps

- Site
  - County to decide on site
  - County should lock up the site by buying the land (before it goes away!)
- Arrange for Financing
  - Engage an expert on Municipal leasing and issue RFP
  - Structure financing
  - Budget appropriation
- Begin Preliminary Design followed by construction
- RFP to developers for disposition of excess land & revenue flow