

## WORK SESSION AGENDA

CITY COUNCIL WORK SESSION  
TUESDAY  
JANUARY 13, 2026

COUNCIL CHAMBERS  
211 WEST ASPEN AVENUE  
3:00 P.M.

All City Council Meetings are live streamed on the city's YouTube page  
(<https://www.youtube.com/@FlagstaffCityGovernment>)

### \*\*\*PUBLIC COMMENT\*\*\*

Verbal public comments not related to items appearing on the posted agenda may be provided during the "Open Call to the Public" at the beginning and end of the meeting and may only be provided in person.

Verbal public comments related to items appearing on the posted agenda may be given in person or online and will be taken at the time the item is discussed.

To provide online verbal comment on an item that appears on the posted agenda, use the link below.

### [ONLINE VERBAL PUBLIC COMMENT](#)

Written comments may be submitted to [publiccomment@flagstaffaz.gov](mailto:publiccomment@flagstaffaz.gov). All comments submitted via email will be considered written comments and will be documented in the record as such.

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#### 1. Call to Order

#### NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

*Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for discussion and consultation with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).*

#### 2. Roll Call

*NOTE: One or more Councilmembers may be in attendance through other technological means.*

MAYOR DAGGETT  
VICE MAYOR SWEET  
COUNCILMEMBER ASLAN  
COUNCILMEMBER GARCIA

COUNCILMEMBER HOUSE  
COUNCILMEMBER MATTHEWS  
COUNCILMEMBER SPENCE

#### 3. Pledge of Allegiance, Mission Statement, and Land Acknowledgement

#### MISSION STATEMENT

*The mission of the City of Flagstaff is to protect and enhance the quality of life for all.*

#### LAND ACKNOWLEDGEMENT

*The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions, and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.*

**4. Open Call to the Public**

*Open Call to the Public enables the public to address the Council about an item that is not on the prepared agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. Open Call to the Public appears on the agenda twice, at the beginning and at the end. The total time allotted for the first Open Call to the Public is 30 minutes; any additional comments will be held until the second Open Call to the Public.*

*If you wish to address the Council in person at today's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Open Call to the Public and Public Comment. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.*

**5. PROCLAMATIONS**

**A. Proclamation: Flagstaff Human Trafficking Awareness and Prevention Month**

Read and present the Proclamation.

**6. Review of Draft Agenda for the January 20, 2026 City Council Meeting**

*Citizens wishing to speak on agenda items not specifically called out by the City Council may submit a speaker card for their items of interest to the recording clerk.*

**7. Criminal Justice Coordinating Council (CJCC) Overview and Update**

Information only.

**8. Fiscal Year 2025-2026 Solid Waste Update**

To provide an update on the improvements and efficiencies made in the Solid Waste Section during recent years. To review the financial status of the operations component of the Solid Waste Fund and seek direction from City Council on options to consider for balancing the Solid Waste Fund in Fiscal Year 2026-2027.

**9. Film Regulations - Discussion on making Flagstaff a film-ready community**

Direction on how the Council would like us to proceed with our film regulations.

**10. Information Regarding the Potential Purchase of Property Identified as 320 North Humphreys Street; Assessors Parcel Number (APN) 101-13-008A.**

Council will hear an update about the potential purchase of real property at 320 North Humphreys Street in the northern part of the downtown and provide guidance on the potential changes in the project.

**11. Open Call to the Public**

**12. Informational Items To/From Mayor, Council, and City Manager; future agenda item requests**

**13. Adjournment**

**CERTIFICATE OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Stacy Saltzburg, MMC, City Clerk

THE CITY OF FLAGSTAFF ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 213-2076 or email at [stacy.saltzburg@flagstaffaz.gov](mailto:stacy.saltzburg@flagstaffaz.gov) to request an accommodation to participate in this public meeting.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Flagstaff makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Flagstaff City Council meetings are live-streamed and recorded and may be viewed on the City of Flagstaff's website. If you permit your child to attend/participate in a televised Council meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

6. A.

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Jessica Matias, Chief of Staff  
**Date:** 12/31/2025  
**Meeting Date:** 01/13/2026



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**TITLE:**

**Proclamation:** Flagstaff Human Trafficking Awareness and Prevention Month

**DESIRED OUTCOME:**

Read and present the Proclamation.

**Executive Summary:**

N/A

**Information:**

N/A

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**Attachments:** [Proclamation](#)

# CITY OF FLAGSTAFF – OFFICE OF THE MAYOR

## PROCLAMATION

**WHEREAS, Flagstaff, both a tourist destination and rural community, is uniquely affected by human trafficking, which includes both sex and labor exploitation crimes.** The same economic forces that have shaped Flagstaff also inadvertently contribute to human trafficking crimes—a thriving tourism industry, limited affordable housing, and a geographic location that limits access to services and resources. A lack of awareness of how trafficking crimes present within a community of this size and geographic position has also been a contributing factor.

**WHEREAS, the biggest misconception is that trafficking is something that happens in larger cities or overseas.** Local and federal law enforcement has indicated that sex trafficking is happening in Arizona at an alarming rate. The income potential and the use of technology are among reasons why the crime is prevalent.

**WHEREAS, profit from sex trafficking is a billion-dollar business, second only to illegal arms trafficking and the illicit drug trade.** Sex trafficking is a high profit, low risk business where the commodity, human beings, can be sold repeatedly, unlike drugs or weapons where the product can only be sold one time. For any business to survive, it requires supply and demand. There appears to be an unwavering demand fueled by easy access through the internet, and a ready supply of both adults and youth that are constantly being recruited and exploited.

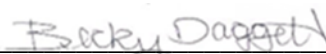
**WHEREAS, since 2018, agencies in the Flagstaff community have come into contact with over 522 victims.** Through various law enforcement investigations, a demand for the purchase of commercial sex has been identified in the region that fuels these crimes.

**WHEREAS, Flagstaff Initiative Against Trafficking (FIAT) is a community collective of professional service providers who want to end Human Trafficking.** The goals of FIAT are to: Construct a unified response for trafficking victims and survivors to get out of the life safely, educate and to bring awareness to our community on human trafficking in order to drive down demand, and to collect data to determine the true impact of Human Trafficking in Flagstaff.

**NOW, THEREFORE, I, Mayor Becky Daggett, Mayor of the City of Flagstaff, Arizona do hereby proclaim January 2026 as**

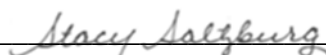
## FLAGSTAFF HUMAN TRAFFICKING AWARENESS AND PREVENTION MONTH

Dated this 13<sup>th</sup> day of January 2026



MAYOR

ATTEST:



CITY CLERK

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Georganna Staskey, Deputy City Clerk  
**Date:** 12/30/2025  
**Meeting Date:** 01/13/2026



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**TITLE:**  
**Criminal Justice Coordinating Council (CJCC) Overview and Update**

**DESIRED OUTCOME:**

Information only.

**Executive Summary:**

**Information:**

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**Attachments:** [Presentation](#)

# The Criminal Justice System and Its Impacts

Improving  
Community  
Safety and  
Wellness?

Presented By:

## Coconino County Criminal Justice Coordinating Council

Superior Court Presiding Judge Ted Reed

County Attorney Ammon Barker

Legal Defender Joseph Carver

CJCC Director, Dianna Kalandros



# Stop & Investigation

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Arrest



# Detention



## Initial Appearance

Charging



QUIET  
GRAND JURY  
IN SESSION

A middle-aged man with grey hair and a beard, wearing a black judicial robe and glasses, is seated in a black leather chair at a dark wooden desk. He is looking directly at the camera with a serious expression, adjusting his glasses with his right hand. His left hand holds a pen over a document on the desk. The background features wood-paneled walls and a window with vertical blinds. The word "Arraignment" is overlaid in white text on the center of the image.

# Arraignment

- **Disclosure**
- **Case Review &**
- **Plea Negotiation**



# Change of Plea



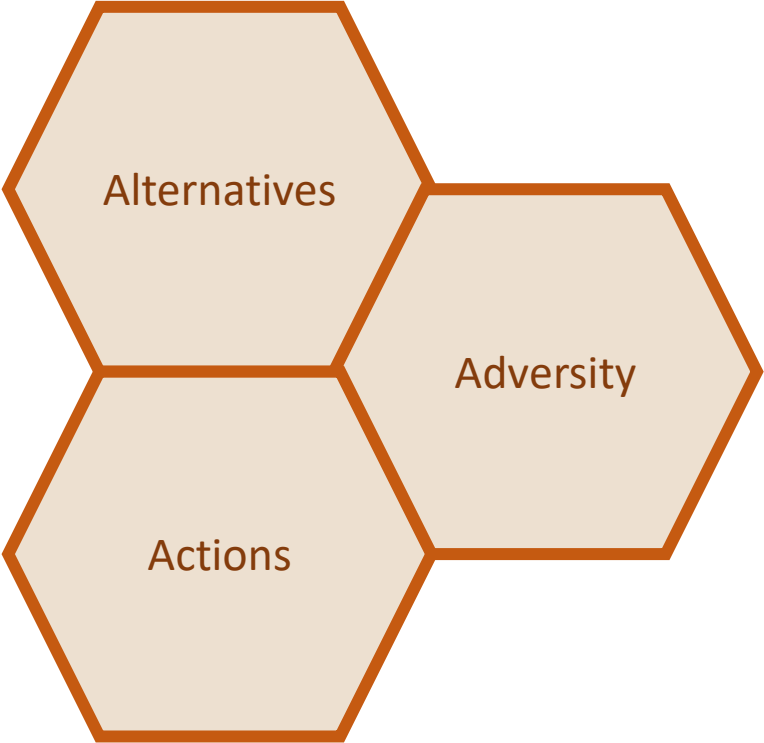


**. . . or  
Jury Trial**

A 3D maze with a white brushstroke overlay containing the text 'Navigating the System'. The maze is constructed from dark, textured blocks and is viewed from an elevated perspective. The white brushstroke is irregular and has a rough, hand-painted appearance, extending from the left side of the maze towards the right. The text is centered within this white area.

# Navigating the System

# Telling the Story



# The Decision: Trial vs. Plea

- Mandatory Minimums
- Quality of the Evidence
- Legal Issues
- Benefit of the Bargain





**Sentencing**





**JAIL**

**PRISON**

**CRIMINAL**

**CONVICTED**

**PRISON**

**CRIMINAL**

**CONVICTED**

**JAIL**

**PRISON**

**CRIMINAL**

**PRISON**





## Children of Incarcerated Parents

# How Can We Better Improve Community Safety and Wellness?



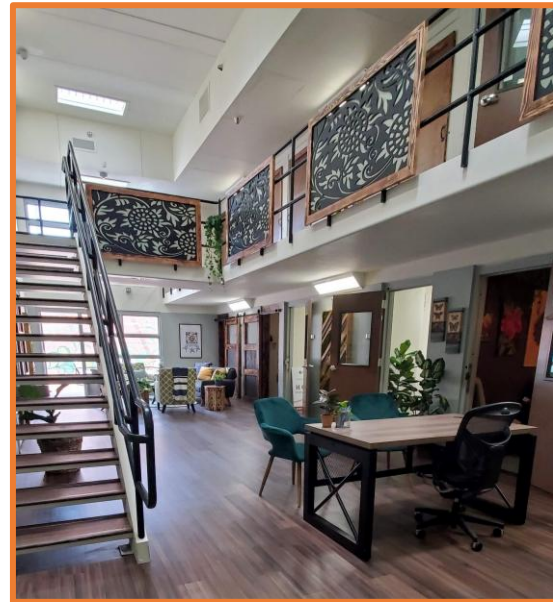
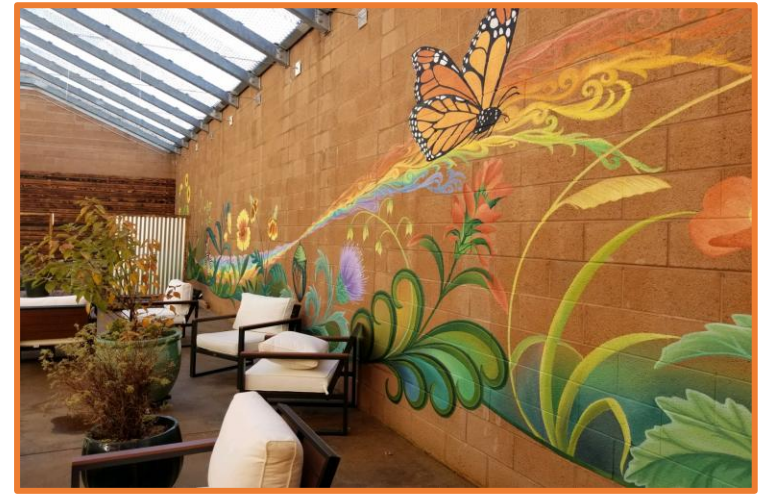
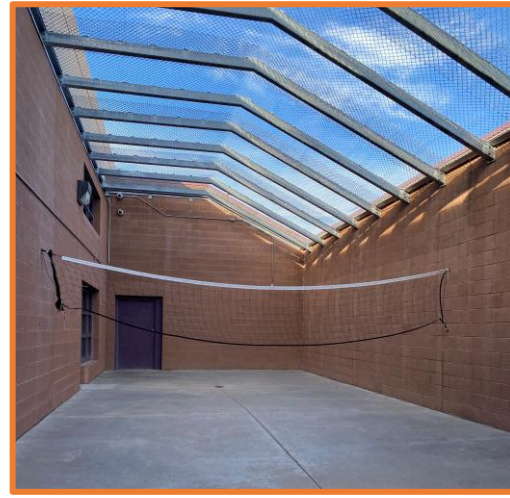
# HOPE RECEIVING CENTER



HOPE RECEIVING CENTER  
1111 N. 10th St.  
Tulsa, OK 74103  
(918) 438-1111



# Hope Center Before & After

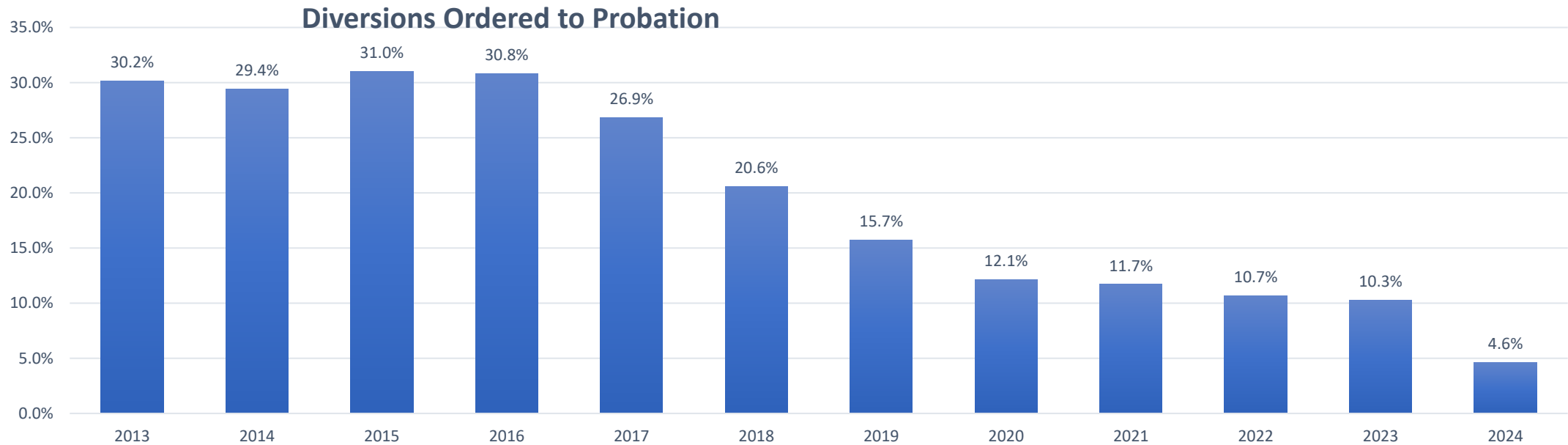




400 youth served



# Juvenile Court Diversions



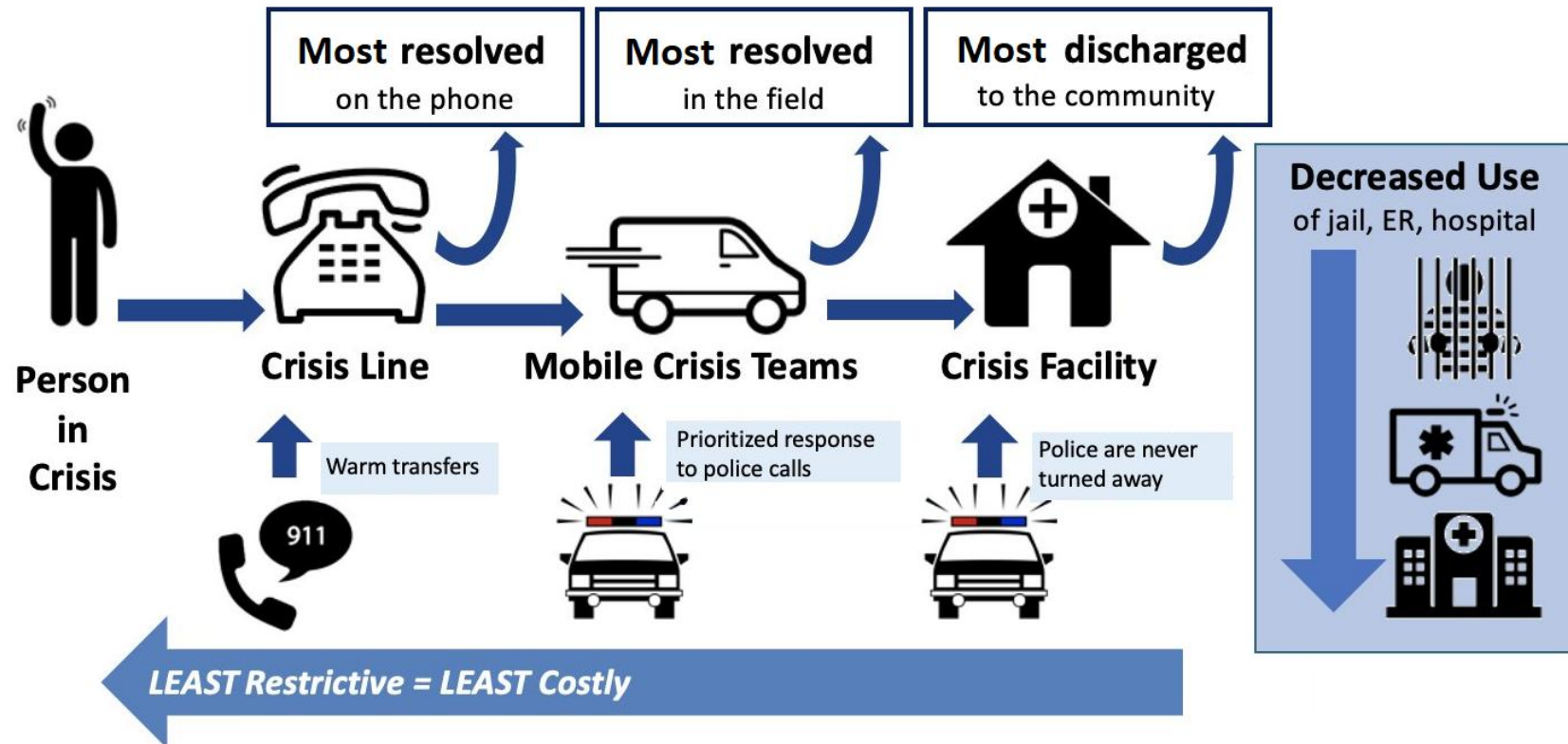




**care**

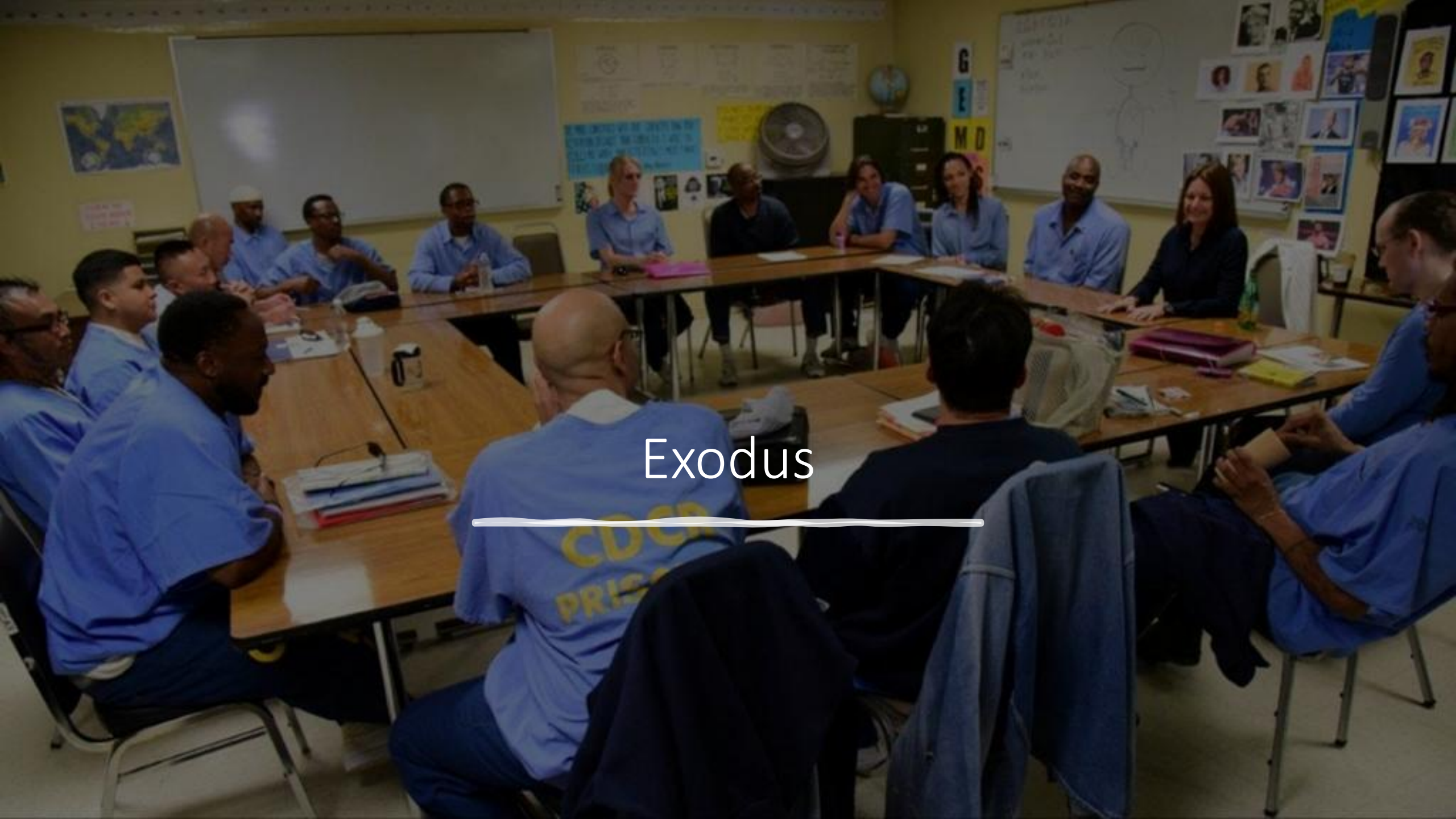
Community Alliance, Response & Engagement

# Arizona State Crisis System



## Adapted From:

Balfour ME, Hahn Stephenson A, Winsky J, & Goldman ML (2020). Cops, Clinicians, or Both? *Collaborative Approaches to Responding to Behavioral Health Emergencies*. Alexandria, VA: National Association of State Mental Health Program Directors. <https://www.nasmhpd.org/sites/default/files/2020paper11.pdf>



# Exodus

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# **Coconino County Health and Human Services**

## **PATHWAYS TO COMMUNITY**

*Provides re-entry support services for individuals leaving the Coconino County Jail.*

# Pathways

TO COMMUNITY



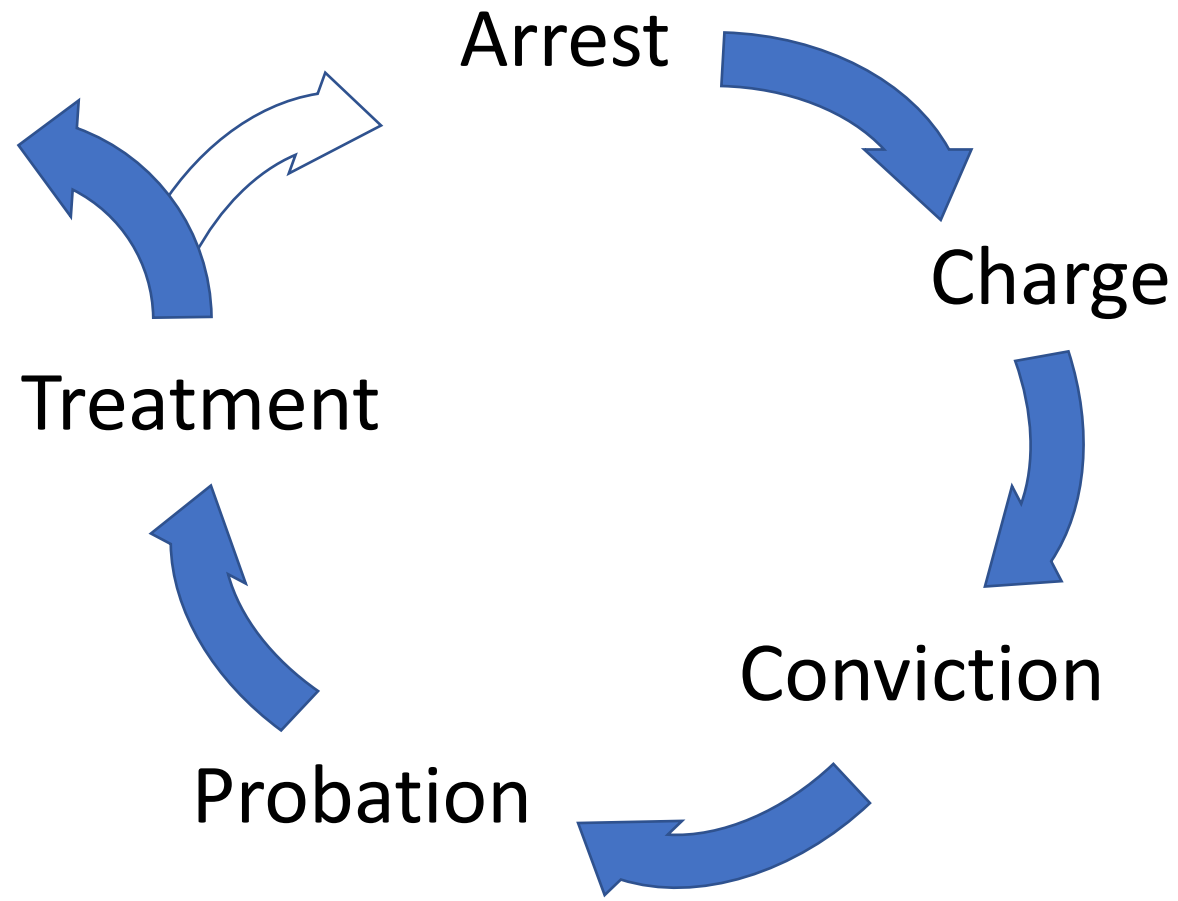


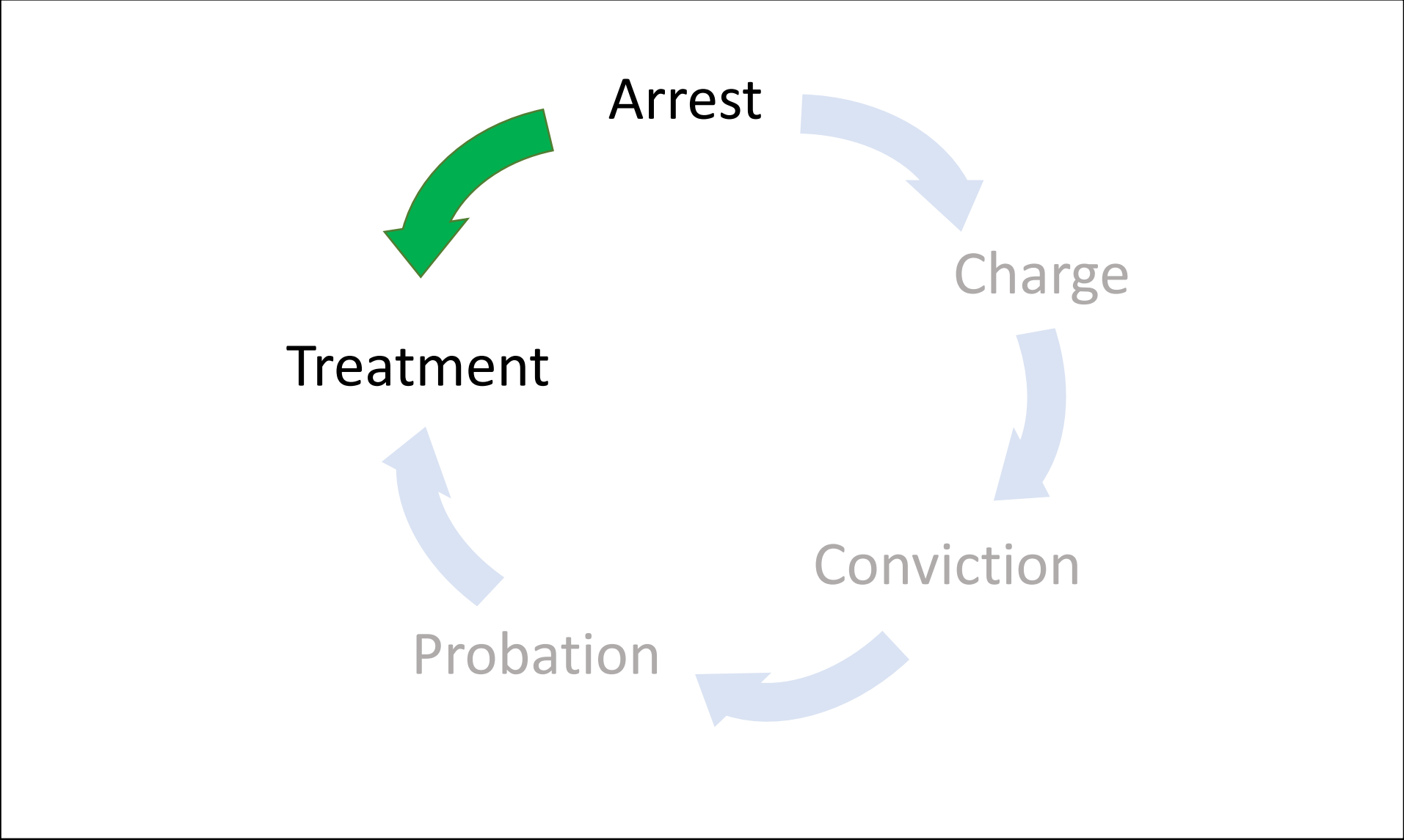


 **COCONINO**  
COUNTY ARIZONA  
Health & Human Services

# Pathways Diversion Program







Arrest

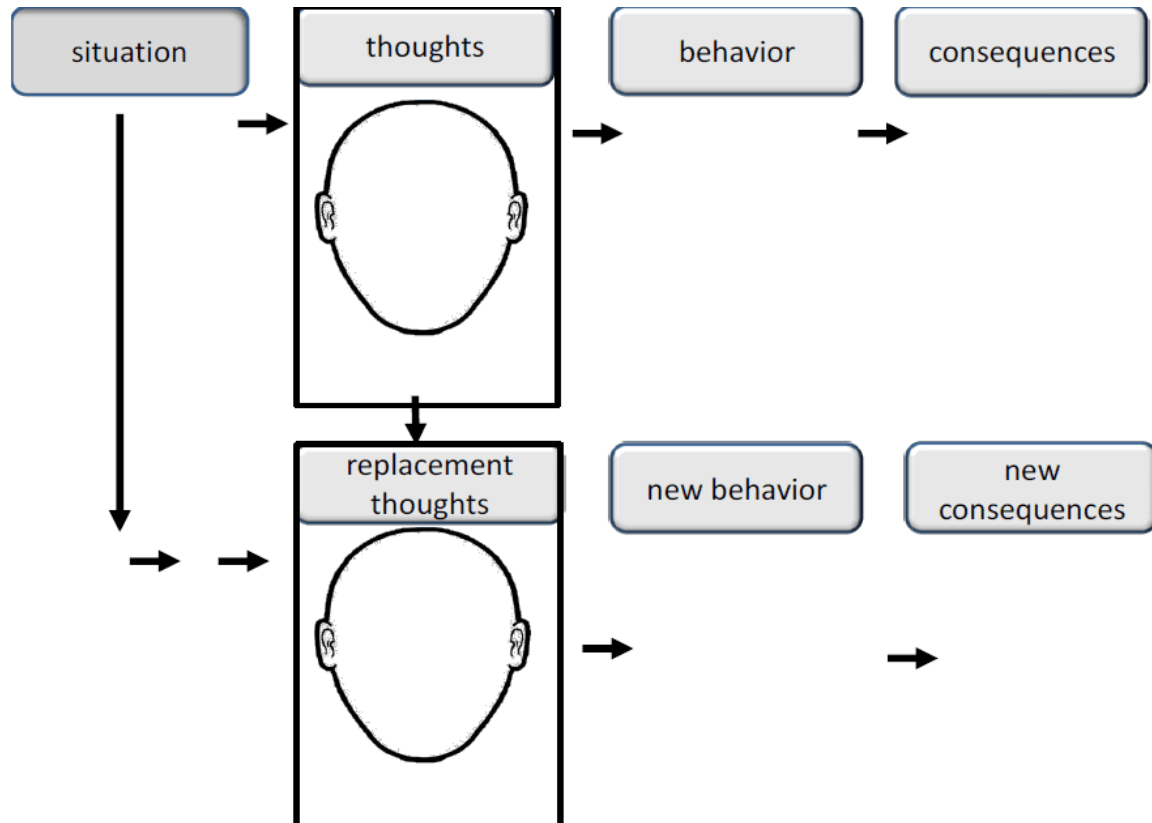
Charge

Conviction

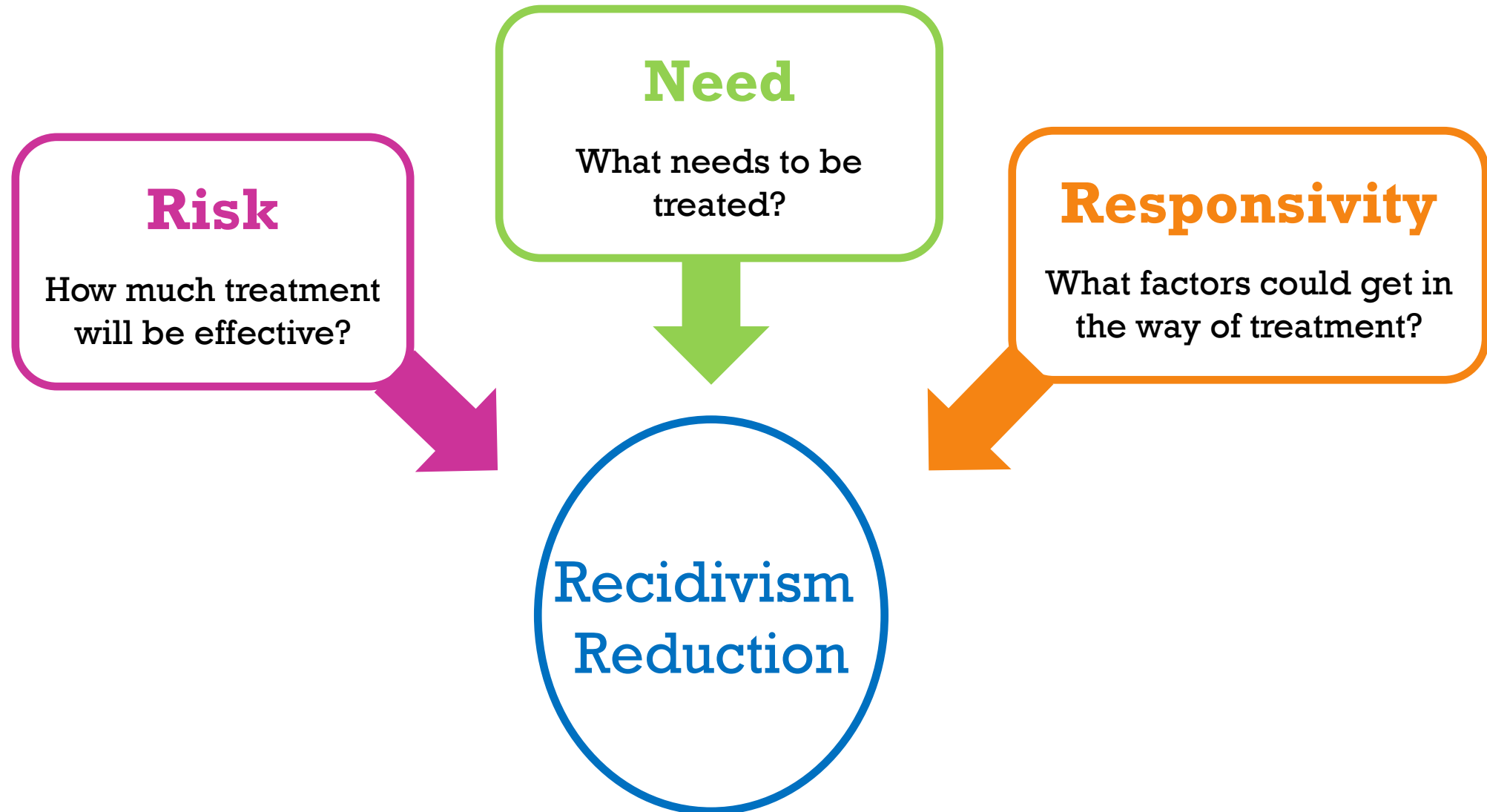
Probation

Treatment

# Probation as Agents of Change



# What Questions Does the Risk-Needs-Responsivity Model Ask?









# Superior Court

## Problem-Solving Courts

- Recovery Court
- Mental Health Court
- Veterans' Treatment Court
- Consolidated Competency Court
- Revocation Court
- Integrated Family Court
- Conciliation Court
- Juvenile Court Services
- Restitution Court





## Limited Jurisdiction Treatment Courts

- Flagstaff Municipal Court
  - Mental Health Court
  - Veterans' Treatment Court
- Flagstaff Justice Court
  - Mental Health Court
- Page Justice Court
  - Drug Court
- Page Municipal Court
  - Drug Court
  - Domestic Violence Court



Easiest point to exit a river . . .





Questions?

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Sam Beckett, Public Works Streets/Solid Waste Section Director  
**Date:** 12/29/2025  
**Meeting Date:** 01/13/2026



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**TITLE:**  
**Fiscal Year 2025-2026 Solid Waste Update**

**DESIRED OUTCOME:**

To provide an update on the improvements and efficiencies made in the Solid Waste Section during recent years. To review the financial status of the operations component of the Solid Waste Fund and seek direction from City Council on options to consider for balancing the Solid Waste Fund in Fiscal Year 2026-2027.

**Executive Summary:**

This presentation is a review of the 2025 solid waste operational changes and how the section and fund have performed since the changes. The goal of the presentation is to review key topics of interest and discuss further opportunities to balance the Solid Waste enterprise fund.

The Fiscal Year 2025-2026 Solid Waste Update will include presentations on:

- State of Solid Waste
- Review of Program Changes
- Financial State
- Community Communications
- 2026 Proposed Operational Changes for Consideration

**Information:**

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**Attachments:** [2025-2026 Solid Waste Update - Final](#)



# Solid Waste Program Updates 2026



# Agenda

- State of Solid Waste
- Review of Program Changes
- Financial State
- Community Communications
- 2026 Proposed Operational Changes for Consideration
- Questions



# State of Solid Waste



- The business of trash and recycling is complex.
  - 2023 former MRF transitions of recycling created an additional \$1.35M burden on a balanced fund.
  - Fund attempted to live within its means for 14 months without service modifications.
  - Operations staffing and employee concerns were top of mind.
  - The market and business is fluid and has significant regional limitations.
  - Peer community understanding and best practice services were in evaluation.

# State of Solid Waste



- Operational changes to offset the financial conditions.
  - Rate and fee study was premature and competing studies were in progress.
  - Demonstration of operational efficiencies was paramount prior to rate study.
  - Time allowed for stabilization and true costing realities of service.
  - Reviewed the plan with Leadership December 2024.
  - Changes ensured we meet all statutory requirements

*Currently trending in a positive trajectory after changes*

# Recycling Transfer Facility



- Transfer facility is staffed with 2 personnel, 1-FTE supervisor and currently 1-temp
- Facility transfers an average 379 tons of material per month.
- Material audit –
  - Fall 2023, 20.25% contamination rate
  - Fall 2025, 19.98% contamination rate
  - Current national average is at 25% per EPA
- Recycling commodity is a highly volatile market.
- Closest market for this commodity is Phoenix.
- Transportation fees are expensive.



# Recap of Program Changes 2025

Holiday  
Schedules

Commercial  
Collections

Hoist and Haul  
Service

Bulk Trash

Hazardous  
Product Center

Green Waste  
Program

Community  
Communications

# Holiday Schedules

- All Solid Waste programs have observed all 13 city recognized holidays.
  - Some holidays/special events have required limited service in the downtown core.
- Landfill is closed on all holidays.
  - Messaging plan includes press releases (city & county), Constant Contact, new signage at landfill, social media, website updates, direct HOA communications.
- No bulk trash collections on holiday weeks.
  - Limited services for downtown.



## Upcoming Modified Schedule

Hello Samuel,

FLAGSTAFF, Ariz - City of Flagstaff Public Works -  
Notice of Change in Services – Monday, October 13th, 2025

In observance of Indigenous People's Day, we will be operating on a modified schedule Monday October 13th:

### RESIDENTIAL COLLECTIONS

For Monday October 13th, we will be running a modified schedule. If your regular TRASH pickup falls on Monday, 10/13/2025, your service will be moved to Tuesday, 10/14/2025. Please have your containers out by 6:00 AM on Tuesday to ensure pickup.

# Commercial Collections



- Commercial collections has found better stability after changes
- Significant reduction in overtime
- Continued service provided to existing customers without adding any new sites.
- No Sunday services outside of the downtown core.
- Equipment maintenance has improved.
- Continue to serving existing customers.



# Hoist and Haul Services



- Open market has supported this transition well.
- We continue services to local partners, municipal government, existing IGA holders.
- Staffing from this program is now able to support other collections services.
- This program has a low-cost recovery at current rates.
- This shift has given us the ability to defer larger equipment capital purchases until financial stability.

# Bulk Trash Services



- Quarterly service continues and no bulk pick up on holiday weeks.
- Constant Contact and social media platforms are key to education campaign of appropriate and use of bulk program.
  - Direct communications with HOAs on changes and education opportunities have helped.
- Bulk equipment operators are assigned commercial and residential routes on holiday weeks.
  - This helps with previous weekend overtime concerns.
- We partnered with Flagstaff Fire on targeted pine needle clean up events.
- Continued coordination with Code Enforcement for community education.

# Residential Collections



- Why were there no changes made to this program?
- Arizona mandates that cities and town's provide residential collections or contract with a provider.
- Residential refuse service is an overall predictable and routine common service.
- Commercial operators shift to residential collections to support and lower operational costs.

# Community Communications



- Constant Contact
  - Communications for holiday flex schedules. 2-3 notifications leading up to the holiday week
- Public Affairs provides the press releases on city closures
- Social media platforms
- Radio programming/advertising
- New signage at the Landfill
- Direct meetings and HOA focus
- Individual follow up by email and phone

# Current Financial State

# Financial State



- Operational deficit began with the acceptance of recycle center on Butler Ave. in 2023.
- Solid Waste made several cost saving shifts immediately.
  - Reducing contracted services (temp labor, vendors, hauling)
  - Deferred Capital projects and fleet purchases to out years.
  - Tried to reduce overtime.
- Ultimately, we needed to make more significant changes starting January 2025.

# Financial State



	Budget	Actual	Deficit	%
FY22-23 Operation	\$10,899,096.00	\$12,256,497.94	(\$1,357,401.94)	-12.45%
FY23-24 Operations	\$11,288,849.00	\$12,220,217.37	(\$931,368.37)	-8.25%
FY24-25 Operations- changes implemented mid-year	\$12,269,637.00	\$12,709,528.15	(\$439,891.15)	-3.59%

# Financial State



- We continue to work closely with finance and budget to ensure continued success and financial stability.
- Capital and Fleet costs are still programmed when high priority.
- FY 2027-28 Rate Study is tentatively programmed for evaluation.
  - This will allow us to set the operational expectation moving forward.

# 2026 Proposed Operational Changes for Consideration

# Residential Recycling

- Every other week Recycling collection
  - This is projected to bring in the same volume of material while reducing weekly vehicle miles traveled and overtime.
  - Driver audits report 60% of carts half full or less weekly.
  - Further study is needed to understand the economic benefit.
- This would not change until July 2026 to allow for customer and community communications.
- Commercial collections are based on service subscription, and no changes are proposed.



# Curbside Glass Recycling



- Less than 300 of the 27,000 customers subscribe for curbside glass collections.
- Shift to drop off locations only, ending curbside subscription. Cost savings and consolidated service.
- Restricted and limited market for glass.
  - Current market is in Las Vegas. Product is very heavy which is costly to ship.
- Continue shipments shift to alternatives in the local market including use for daily cover at Cinder Lakes Landfill?

# Questions and Discussion

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** Heidi Hansen, Economic Vitality Division Director  
**Co-Submitter:** Rebecca Sayers  
**Date:** 12/04/2025  
**Meeting Date:** 01/13/2026



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**TITLE:****Film Regulations - Discussion on making Flagstaff a film-ready community****DESIRED OUTCOME:**

Direction on how the Council would like us to proceed with our film regulations.

**Executive Summary:**

Staff will discuss with the council how we authorize film production in Flagstaff, share some of the requests we receive, obstacles that occur, and how we permit for film requests currently. Staff will also share with the Council an understanding of the federal Explore Act and the City of Phoenix's film regulations and more.

**Information:**

Our City of Flagstaff Film Commissioner manages all responsibilities of the Film office and acts as a liaison between production companies, location managers, City of Flagstaff and public prior to and during filming. Performs location research, scouting potential sites to determine their physical layout, compatibility with script needs and location proximity. Provides photographs and contact information for various locations under consideration by production company. Manages contact database of location managers, scouts, production resources and production companies. Oversees Flagstaff film permitting process and is the film liaison to local and regional film offices and organizations such as the Northern Arizona Film Collaborative and Arizona Film and Media Coalition.

Our film commissioner is an employee of the Convention and Visitors Bureau (Discover Flagstaff).

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**Attachments:** [Presentation](#)



# Flagstaff Film Commission FAIR ITEM

Ryan Randazzo  
January 2026





# FLG Film in FY25



- 9 permits.
- Estimated economic benefit: \$110,000.
- 33 additional film projects assisted.
- Budget \$71k to market COF as a film destination.

**Comparison:** Phoenix Film Office permitted 98 projects for an economic benefit of \$24 million in FY24/25.



# Permitting in FLG

- Film Permits issued once approvals from relevant departments obtained. No cost. \$2 million insurance policy required (waived for low impact film following discussion of this FAIR item).
- PROSE may require a separate Special Events Permit for exclusive use of a site. Fees vary on size/location.
- Street/lane closures: Special event permit required. PROSE and Traffic Engineering approve of traffic plan from licensed engineer.
- Atypical uses of parks/open spaces prohibited.



# Permitting in Phoenix

- Administrative procedures for permitting.
- Film Office coordinates. City departments required to approve conditions, coordinate on-duty and off-duty staff, close streets, hood meters, and bill for city expenses.
- Fees of up to \$200 to apply plus \$250 “donation” to Parks for special access/closures/atypical uses.
- Criteria: Traffic congestion, disruption of normal activities, public safety, peace and quiet, convenience, and safety of property.



# EXPLORE Act

- Affects filming on all federal lands.
- No permit **or insurance** required if 8 or fewer people in film crews that do not:

Intrude on experience of other visitors, disturb or hurt natural resources, require access to an area not normally open to public, require closing an area, use a set/staging equipment other than handheld cameras/tripods.

- Outside this criteria they require a permit (\$50-\$600/day).



# Example 1

Example: Four-person crew wants to film people sitting at a picnic table in a public space during normal hours, with no closure to the public.

- **National Forest/National Park:** No permit or proof of insurance necessary.
- **Phoenix:** Film Permit (\$150) and proof of insurance.
- **Flagstaff:** Film Permit (\$0), insurance waived per new guidelines from Risk Management.



## Example 2

10-person crew filming parked car on a service road closed to traffic.

- **Papago Park city of Phoenix:** Film Permit (\$200) required, shoot must occur during a slow period for the park, and a \$250 donation to Parks Department to mitigate the disruption to the public.
- **Buffalo Park Flagstaff:** Not permitted. Location does not include a service road.
- **Forest Service public road:** Film permit (\$50-\$600/day), insurance required. Likely require shoot to take place on a Monday or slow time of week avoiding weekends. Wildlife, general suitability dependent.



# Albuquerque, N.M.

- Population ~560,000
- Ranked among top locations in the U.S.
- Offers “blanket use” permit similar to EXPLORE Act for crews of 6 or fewer with minimal impact.
- Larger projects require insurance and fees based on impact.
- City offers guidelines on traffic impacts to assist with scheduling.



# Page, Ariz.

- Population ~7,500
- City code addresses film permits.
- \$1,000 refundable deposit to city to review application and cover anticipated city expenses.
- Insurance required for permit.



# Bozeman, Mont.

- Population ~57,000.
- \$30-\$60 application fee along with proof of insurance.
- Written permission from affected city departments using a flow chart. I.E. “Does the film include characters using weapons? If yes, Police Department permission ...”
- Written permission from adjacent businesses.



# Park City, Utah

- Population ~8,500.
- No permit or insurance for small projects with one camera and no sidewalk/street closures.
- Projects requiring a closure or equipment beyond a single camera require insurance and project review for permit.



# Council discussion and questions

**CITY OF FLAGSTAFF  
STAFF SUMMARY REPORT**

**To:** The Honorable Mayor and Council  
**From:** David McIntire, Community Investment Director  
**Co-Submitter:** Bryce Doty  
**Date:** 01/07/2026  
**Meeting Date:** 01/13/2026




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**TITLE:**

**Information Regarding the Potential Purchase of Property Identified as 320 North Humphreys Street; Assessors Parcel Number (APN) 101-13-008A.**

**DESIRED OUTCOME:**

Council will hear an update about the potential purchase of real property at 320 North Humphreys Street in the northern part of the downtown and provide guidance on the potential changes in the project.

**Executive Summary:**

This item is a discussion of the potential purchase of real property. Council approved Ordinance 2025-29 in December 2025, which authorized the purchase of the property subject to a Council-approved Purchase and Sale Agreement. That purchase was originally envisioned to be the southern half of the parcel with the intention of ensuring security of tenure for parking required to support the City Courthouse and the Downtown area. Other potential uses would be considered alongside the parking provided. The seller has now offered the purchase of the entire parcel and the City is presenting that change to Council for discussion. The purchase is estimated to be approximately \$6.3 million dollars for the entire 2.1 acre parcel based on the same appraisal used in the previous discussion.

**Information:**

Council approved Ordinance 2025-29 in December 2025 which authorized the purchase of part or all of the real property at 320 North Humphreys Street from Allthrive365 (formerly the Foundation for Senior Living). At that time, the purchase was for the south half of the parcel to ensure adequate parking for the City Courthouse and the Downtown and to allow for security of tenure and other possible uses. The original plan, as presented in past years (and prior to adoption of Ordinance 2025-29), had been to purchase a portion of a parking garage as part of an affordable housing project intended for the parcel.

Allthrive365 recently informed the City that it is unable to continue carrying the parcel since the financing has not been identified for the affordable housing project. Allthrive365 offered the City first right of refusal before putting it on the market. City staff have assessed the property and are bringing the possible purchase to the City Council as the terms of the potential purchase have changed. The purchase would now be for the entire parcel, which is approximately 2.1 acres, and would be funded in part from the Courthouse project as well as other resources. The southern half of the parcel is still needed to ensure adequate parking as discussed previously. The northern half of the parcel could be used for a number of potential uses to achieve Council goals.

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**Attachments:** [Presentation](#)

# 320 S. Humphreys Acquisition 1/13/2026





# Location – 320 S. Humphreys (“FSL Parcel”)



Parcel: 101-13-008A

Zoom to

Google

Parcel: 101-13-008A

APN	101-13-008A
Owner	Private



# Procedural Background

- At a December 2, 2025, Special Meeting, Council directed staff to move forward with acquisition of the southern portion of FSL Parcel for Municipal Court/public parking.
- Council adopted Ordinance 2025-2029, authorizing acquisition of “all or a portion of the [FSL Parcel]...” on December 16, 2025.





# Reasons for Acquisition

## **Purchase of the southern half of the parcel in fee**

- Allows continued use by Courthouse and Downtown parking users.
- Provides opportunities for a future parking garage and possible other uses.
- Allows FSL (NKA "Allthrive365") to develop the northern portion of the parcel to become affordable senior housing as initially planned.



# New Opportunity

## **Allthrive has offered to sell the entire FSL Parcel to the City**

- Due to financial challenges, Allthrive 365 recognized it is not able to develop northern portion of the FSL parcel as intended.
- Allthrive 365 provided the City the option to purchase remainder of now vacant FSL Parcel based on the same appraisal as the approved transaction for a total cost of \$6.3 Million.
- Cost increase is \$2.55 Million for purchase of entire FSL Parcel.
- Purchase of entire FSL Parcel allows for achievement of all previously discussed purposes and creates potential new uses to enhance existing and future Council goals, while satisfying existing obligations for Municipal Courthouse parking.



# New Opportunity Continued

## Funding Sources

- Remaining Courthouse Capital Project Fund – (approx. \$1,880,000)
- Proceeds from sale of old Courthouse property (approx. \$2,800,000)
- Balance of Real Estate Proceeds Fund (approx. \$407,000)
- Balance from General Fund capital reserve (approx. \$1,500,000)

Budget Authority has been identified for FY 2025-26.



# New Opportunity Continued

## Potential Benefits and Risks

- Provides significant flexibility to address current and future Council goals, while providing the required parking for the Courthouse and Downtown area.
- Guarantees obligations for Courthouse parking are met.
- Risk: May lose the opportunity to purchase the southern half of the lot if Allthrive 365 markets the entire property for sale.



# Options

1. Direct staff to exercise option presented by Allthrive 365 and to move forward with purchase of entire FSL Parcel at purchase price of \$6.3M – no additional Ordinance required.
2. Direct staff to decline option presented by Allthrive 365 and to pursue potential purchase of southern portion of FSL Parcel as previously discussed – Allthrive 365 is not obligated to continue negotiations and may elect to market the entire FSL Parcel.