

SPECIAL COUNCIL WORK SESSION

Tuesday, July 19, 5:00 p.m.
Before Regular Council Meeting
Casper City Hall
Council Meeting Room

AGENDA

1. Sale of City-Owned Property to the State of Wyoming

Mayor Sandoval called the meeting to order at 5:01 p.m. with the following Councilmembers present: Councilman Cathey, Johnson, Heili, Pacheco, Humphrey, Hopkins, Powell, and Mayor Sandoval. Councilman Miller was absent.

Mayor Sandoval began by explaining that this special meeting was regarding the meeting with State officials about the use of the state office building's parking lot. He explained that the State officials were resolute in not allowing the parking lot to be used by public citizens after work hours. He stated that the State officials do not want there to be any such conditions of sale, but they would entertain discussions of this in the future. A State legislator that was present at the meeting also made strategic mention of funding for the City of Casper in the future. Councilman Powell added that the State said that public parking would pose a security threat to their workers.

Mayor Sandoval stated that the Attorney General's Office has been working on an MOU for public parking but representatives from that office did not bring that up at the meeting as they should have. Councilman Powell stated that the City will be asking the State to reconsider this issue in the future, so the City should maintain cordial relations with them so that there will be a friendly discussion in the future.

Councilman Hopkins stated that he would like to request that these State officials be at the public hearing when this is discussed. City Manager V.H. McDonald stated that the City can request that State staff be there, and Council agreed that they would like to request that.

Mayor Sandoval stated that the City is not losing money on the sale, because it was purchased for much less than the current \$2 million appraisal. Councilman Powell added that although that is the appraisal, there has been no indication that anyone would like to purchase that land for that amount. Councilman Heili asked if the City has sought other buyers for that property. Mayor Sandoval stated that he does not believe so. Council then asked if there are assurances that the State will proceed with the state office building if the City sells them this parking lot. Mayor Sandoval responded that at the meeting Governor Mead talked about moving the project from the developmental levels 1 & 2 to a planning and building level 3. If the City and State do not get this figured out, the project will not move to level 3.

Mayor Sandoval stated that the State does have other budgetary problems to worry about right now as well, so this would be a government to government courtesy. Councilman Heili asked what information Council can supply to the citizens of Casper to allow them to understand that this is in the best interest of the City. Mayor Sandoval responded that even though the City is

selling the land for less than the appraised value, the City is still getting three times what was paid for the property. Councilman Powell added that the State office building is going to have a major impact on Casper's downtown and economy in general. It will bring 400 employees downtown and will provide jobs to construction workers. It is also much more convenient for the citizens and for State employees and will be on the bus route and that the parking issue is just a little blip in the overall scope of the project. Mayor Sandoval explained that much of this property has been fallow for decades, and the only people willing to buy it are investors who are only interested in sitting on the land and waiting for it to appreciate in value, and not in developing it. Mayor Sandoval added that selling the land for the parking lot is the City's gesture to the State that we are still on board with project.

Councilman Johnson expressed concern over the State moving forward with the project after the upcoming vote, and stated that it could always be postponed with new legislators.

Councilman Humphrey stated that she does not like the veiled threats that the State posed to the City. Councilman Powell stated that from the State's perspective, they believed that the City had promised this a long time ago through communication with the City Manager at that time.

Council decided to move forward with the public hearing for selling of the land to the State for the State office building's parking lot.

Mayor Sandoval adjourned the Special Work Session at 5:25 p.m.

ATTEST:

CITY OF CASPER, WYOMING
A Municipal Corporation

Tracey L. Belser
City Clerk

Daniel Sandoval
Mayor