



AGENDA NO: 9.a

MEETING DATE: April 8, 2025

# Staff Report

**TO:** Honorable Mayor and City Council

**DATE:** March 3, 2025

**FROM:** Airlin Singewald, Community Development Director  
Erik Valentine, Assistant Planner  
Yvonne Kimball, City Manager

**SUBJECT:** Update and Discussion of City Owned Properties (2025)

## **RECOMMENDED ACTION**

Review information regarding City-owned properties and provide direction to staff regarding any potential changes to the disposition of any City-owned property. Depending on the desired objectives, the City Council could consider the following options: maintaining the status quo, disposition, or issuance of request for proposals for the purpose of potential development of certain parcels.

## **ALTERNATIVES**

There are no recommended alternatives.

## **FISCAL IMPACT**

There is no direct financial impact from this action, however future impacts may result depending on Council direction regarding the sale or development of City-owned properties.

## **BACKGROUND / DISCUSSION**

This staff report is an update of an item originally brought forth to City Council by Rob Livick, the former Public Works Director and City Engineer back in 2015. Since then, the City's property inventory has changed slightly.

As of 2025, the City owns approximately 342 acres of real property in 69 parcels, some of which are outside of the City's corporate boundary. This does not include any of the City's rights of way or easements, which are only for public use as long as they are needed for that purpose. Except in the case of fee owned rights of way, should the public's rights be abandoned or vacated, they revert back to the underlying property owner.

Attachment 1 is a spreadsheet containing each parcel owned by the City that contains information like the size of the parcel, its current use and zoning designation, and the Building Insurable Value (BIV) of any structures maintained by the City on the site. Each parcel is given a number ranging from zero (0) to four (4) that indicates its possible development potential. These categories are defined as follows:

Prepared By: EV/AS

Dept Review: AS

City Manager Review: YK

City Attorney Review: RWS

0. Questions persist about the property; development potential is unknown or future development is already planned.
1. The property almost certainly does not have development potential.
2. The property likely does not have much development potential.
3. The property may potentially have development potential.
4. The property definitely has some development potential.

A majority of the parcels owned by the City do not have significant development potential. Reasons for this include the size or shape of the parcel, or its current use and value to the community.

### **CONCLUSION**

Owning a large portfolio of real estate presents many opportunities, including financial benefits and leverage over development. To optimize the City's real estate assets, the City must take a strategic approach that takes political and economic factors into consideration. Ultimately, the City Council could consider the potential development, sale, lease, or simply maintain the status quo. The included attachments with recommended categories are meant to serve as a tool to help the Council in its consideration of the future of City owned properties. Staff recommend Council focus on properties under Category 3 and 4. This discussion is expected to continue in the months to come. It is also recommended that Council direct advisory committees to assist this evaluation of City owned properties.

### **ATTACHMENTS**

1. City-Owned Property Inventory Spreadsheet
2. Map of City-Owned Property
3. List of City-Owned Properties with Identifiers