

# SIX CITY-OWNED PROPERTIES TO DECLARE AS SURPLUS TO SELL

## Community & Economic Development

City Council  
May 25, 2021

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## BACKGROUND

1. On July 10, 2019, staff presented 3 high value properties to the Finance Committee for possible sale consideration: 1) the Fox Entertainment Plaza, 2) the Riverside Municipal Auditorium, and 3) the Riverside Convention Center; staff was directed to return with a comprehensive list of City-owned properties for consideration to declare as surplus to generate revenue as possible solution for the CalPERS Challenge.
2. On July 8, 2020, staff presented a list of 20 City-owned properties to the Financial Performance and Budget Committee and recommended that 10 sites be considered to be declared as surplus to be sold. The Committee recommended that the list of 20 properties be presented to the Budget Engagement Commission for feedback.



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## BACKGROUND (continued)

3. On September 10, 2020, staff presented a list of 22 City-owned properties to the Budget Engagement Commission (BEC). The BEC directed staff to return to the Financial Performance and Budget Committee and present the list with their recommendation to sell 7 properties.
4. On February 21, 2021, staff presented a list of (7) City-owned properties be retained, leased, or declared as surplus to sell to private entities or community corporations to either generate sale revenue or reduce operating costs to address the CalPERS challenge. The Committee recommended that staff present the list of (7) properties to City Council to be declared as surplus to either generate sale revenue or reduce operating costs to address the CalPERS challenge and financial impacts associated with COVID-19.



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## DISCUSSION

1. City should carefully review all properties to determine their potential economic benefit/liability and whether the City has an existing need or a potential future need for each site before it makes a final determination to sell a specific property if it is no longer needed for City use.
2. The City should assess whether the public purpose/mission/potential of a specific site could be better realized by a community corporation (i.e. non-profit, cooperative, community benefit or tourism improvement district, community development corporation, regional partnership, etc.) or private entity.
3. Some properties might make sense to retain for continued City use while in other situations it might make sense to lease a property instead of an outright sale to keep its residual value.



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## DISCUSSION

4. Some of the properties should be considered for sale subject to future redevelopment while other properties should be considered to be leased or sold for continued existing use. The City should also consider whether an outright sale to a private entity or to a community corporation is possible for continued community benefit of the property.
5. Staff originally identified 22 City-owned properties that could potentially generate revenue or reduce operating costs to the General Fund.
6. Per the Budget Engagement Commission, staff recommends 15 properties be retained and 7 properties be made available for either lease or sale to private entities or community corporations; Riverside Golf Course to be presented separately in connection with Ab Brown Sports Complex and Pellissier Ranch sites for a Request for Proposals for a Master Developer.



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## DISCUSSION

7. Successor Agency and Housing Authority properties were not considered due to low value to the General Fund.
8. Surplus disposition process changed with passage of Assembly Bill 1486 on October 9, 2019.



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# SURPLUS PROPERTY PROCESS FLOW CHART



Departments determine that they do not need surplus property. **City Council declares surplus.**

City of Riverside must offer property to a list of **CA Housing and Community Development (HCD) developers and public agencies (Developers)**. Developers have 60 days to respond to City's notice.



If **Developers expresses interest**, the City must allow 90 days to negotiate. Residential development proposals must include 25% of residential units to fall within affordable housing income levels. City must send **HCD a 30-day notice** summarizing the negotiation status of all proposals received before seeking City Council approval.



If **Developers do not express interest**, the City must send a **30-day notice to HCD** before the City can then sell the property at fair market value to general public.

**Note:** If 10 or more housing units are planned, then residential development proposals must include 15% of all units fall within affordable housing income levels.



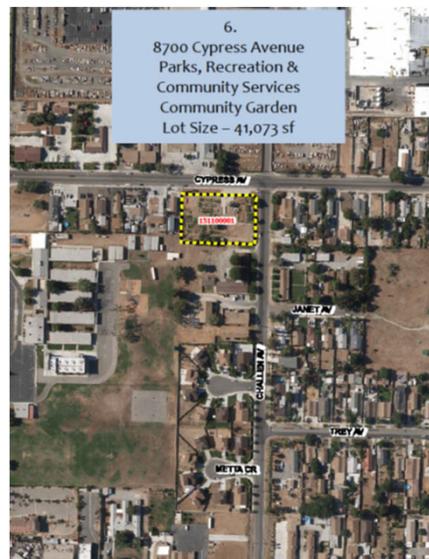
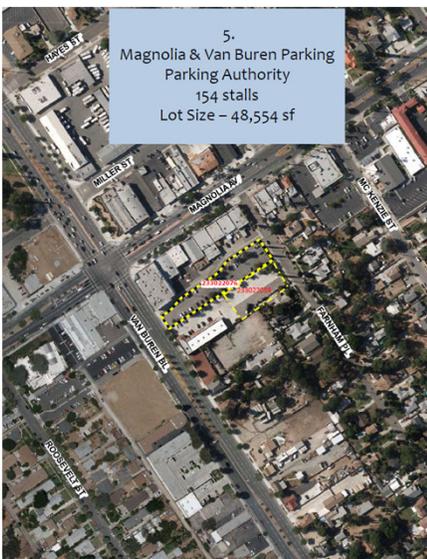
# AERIAL SITE MAPS - SELL



## AERIAL SITE MAPS - SELL



## AERIAL SITE MAPS - SELL



## RECOMMENDATIONS

That the City Council:

1. Adopt a Resolution to declare the six City-owned properties as surplus property as shown on Attachment 2 to either generate sale revenue or reduce operating costs to address the CalPERS challenge and financial impacts associated with COVID-19; and
2. Authorize the marketing and sale of these properties pursuant to Assembly Bill 1486 and in accordance with the City's Administrative Manual 8.003.00 for the Disposition and Sale of City-Owned Real Property.



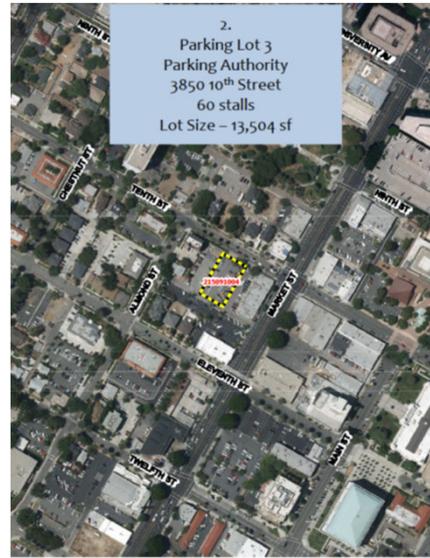
## AERIAL SITE MAPS - SELL



## AERIAL SITE MAPS - RETAIN



1.  
A1 Grit (Existing Tenant)  
Office of Homeless Solutions  
1901 Massachusetts Avenue  
Building Size – 15,000 sf  
Lot Size – 108,464 sf



2.  
Parking Lot 3  
Parking Authority  
3850 10<sup>th</sup> Street  
60 stalls  
Lot Size – 13,504 sf

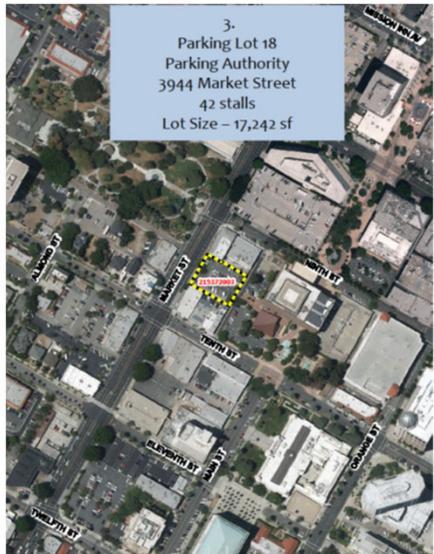


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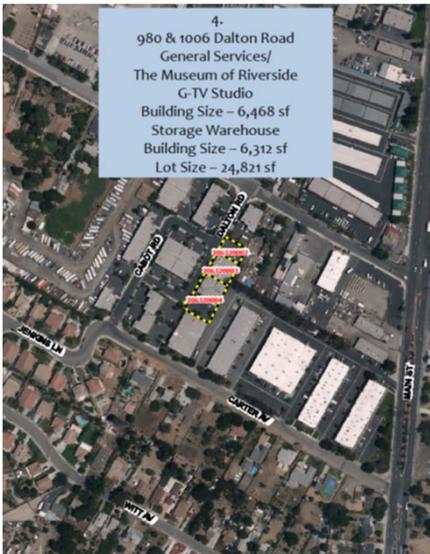
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## AERIAL SITE MAPS - RETAIN



3.  
Parking Lot 18  
Parking Authority  
3944 Market Street  
42 stalls  
Lot Size – 17,242 sf



4.  
980 & 1006 Dalton Road  
General Services/  
The Museum of Riverside  
G-TV Studio  
Building Size – 6,468 sf  
Storage Warehouse  
Building Size – 6,312 sf  
Lot Size – 24,821 sf



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## AERIAL SITE MAPS - RETAIN



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## AERIAL SITE MAPS - RETAIN



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## AERIAL SITE MAPS - RETAIN



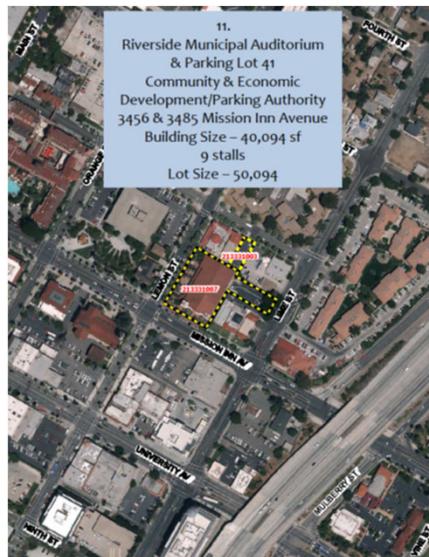
9.  
Museum of Riverside  
The Museum of Riverside  
3580 Mission Inn Avenue  
Building Size – 19,760 sf



10.  
Lot 16  
Parking Authority  
3756 Orange Street  
26 stalls  
Lot Size - 57,264 sf



## AERIAL SITE MAPS - RETAIN



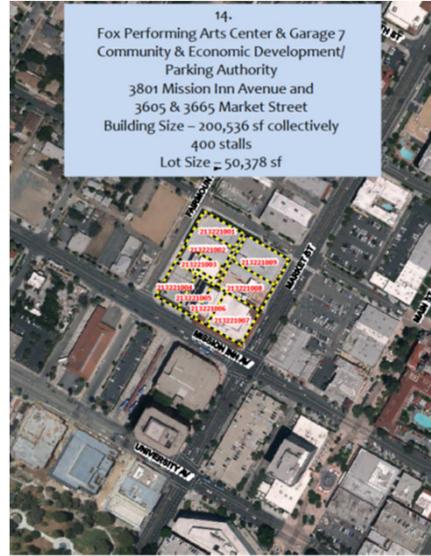
11.  
Riverside Municipal Auditorium  
& Parking Lot 41  
Community & Economic  
Development/Parking Authority  
3456 & 3485 Mission Inn Avenue  
Building Size – 40,094 sf  
9 stalls  
Lot Size – 50,094



12.  
Magnolia Retail Center  
& Police Department  
General Services  
10530-10560 Magnolia Avenue  
Building Size – 126,593 sf  
Lot Size – 11 acres



## AERIAL SITE MAPS - RETAIN



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## AERIAL SITE MAPS - RETAIN



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