

Date: 7-8-20
Item No. 1

Date: 5-26-20
Item No.: 3

From: princesspisceped@charter.net <princesspisceped@charter.net>
Sent: Friday, May 22, 2020 8:19:04 PM
To: Nicol, Colleen <CNicol@riversideca.gov>
Subject: [External] Potential City-Owned Properties to Declare as Surplus

Dear City Council,
Please do not sell any of the city parking lots for development.
Parking down town is already difficult to find much of the time.
I have given up sometimes as I couldn't find a spot.
Truly,
Tracy Lech

cc Mayor
City Council
City Manager
City Attorney
ACMs
DCMs
C&ED Director

Date: 7-8-20

Item No.: 1

Originally CC 5-26-20 Item No.3

Date: 5-26-20

Item No. 3

From: Perry Chastain <chasperjames@gmail.com>

Sent: Tuesday, May 26, 2020 11:17:02 AM

To: Plascencia, Gaby <GPlascencia@riversideca.gov>

Subject: [External] Selling of City Assets to balance budget Please NO!

Honorable Councilperson Plascencia

I am writing you this email to ask you to vote No on the selling of City Assets. This is a short term solution and an overreaction to a current budget crisis. I realize that the City has been hurt by diminishing sales tax revenues, it isn't all bad. Those places that have been open have done record sales (Lowes, Home Depot, Walmart, Target, Costco, etc.). Property Taxes are still being collected no matter what retail is doing. The expenses for the City during the shut down has had to be way less since all the public buildings and community centers have been closed along with less street sweeping. It would be more than foolish to sell assets such as the Fox Theater, Convention Center, Municipal Theater, and the rest. We the taxpayers paid for them and then to sell them. Of course we would still be using them at a higher cost because they would charge more in an attempt to get their money back. This would be akin to selling our freeways to a toll company and then they turn around and charge for their use. The one great thing about Riverside is Riverside Pride. The people greatly care about their City and in my opinion, that is what separates of several other cities. To do this would be akin to put a dagger through the heart of that civic pride. Please don't do this. Almost everything will be up and running retail wise by July. All the civic buildings don't have to open right away, thus saving on expenses. Do the right but the hard thing and temporarily cut expenses. P.S. Please don't vote to fund a consultant to study selling the assets at the tune of \$100K plus.

Thanks

Perry J. Chastain

4105 Harrison Street

cc: Mayor
City Council
City Manager
City Attorney
ACMs
DCMs
C&ED Director

5/23/2020

Re City Council meeting 5/26/2020 item 3

Date: 5-26-20

Item No.: 3

Mayor and City Council;

I recommend that you add Pellissier Ranch, 180 acres owned by RPU, to the surplus property list. This property in Colton has been fallow for at least 50 years and is essentially a liability to the utility and utility customers. Below is a summary of recent history.

- 2002/03 recommended by RPU to declare surplus, estimated value was \$9-\$11 million as is.
- 2002/2003 City Council elected to keep the property but directed staff to get development entitlements on the property (put a map on it), and it was believed this would increase the sale value to \$30 million.
- 2005/06 the city bought the property from RPU for \$9. mil with the objective of developing the property/entitlements and benefiting from the increased value. Nothing happened and the city forced RPU to buy the property back for the \$9 mil. Essentially the city was not capable , nor should it have been , in the development business
- RPU has discussed various water related uses including recharge basins but no formal plan exists.
- RPU's potential uses might need 20 acres near the Santa Ana River. But not the entire 180 acres.

Recommendation:

- Retain 20 acres near the JW North treatment plant for possible recharge basins
- Construct a 25 MW passive solar power plant on on 25-50 acres along the Riverside Colton boundary just north of Center Street. This creates a buffer between the Northside neighborhood and M 1 (light industrial) development in Colton. Low cost solar power benefits RPU electric customers and water customers benefit if the land for the plant is leased from the utility.
- Declare the remainder, about 100 acres, surplus and sell for development, thus benefiting RPU water customers
- This action results in turning fallow land, a liability, into a productive piece of property that will benefit RPU water and electric customers and could help the general fund depending on how the solar power plant ownership is conceived
- It is time to do something constrictive with this property.

Thank You,

Tom Evans, Ward 5

Cc Al Zelinka

Todd Corbin

cc Mayor

City Council

City Manager

City Attorney

ACMs

DCMs

C&ED Director

From: Ralph Torres <ralph@heyrriverside.com>
Sent: Tuesday, May 26, 2020 11:52 AM
To: Edwards, Erin
Subject: [External] The Fox, the Muni, and the Convention Center

Hi Erin!

Thank you a thousand times over for all your hard work on the Council.

On this "surplus" property list: I get it. I know what we're facing. Losing the Fox and Muni would be heart-wrenching. Convention Center not so much.

Obviously, I'm an artist first and not-so-much a financial guy. Just wanted to add my thoughts/feelings for consideration where it is possible.

I hope you and your family are doing well through these astonishing times. We appreciate your continued concern and action on behalf of *all* Riversiders.

- Ralph Torres

cc Mayor
City Council
City Manager
City Attorney
ACMs
DCMs
C&ED Director



City of Arts & Innovation

**Public Comment for May 26, 2020
City Council Meeting
Prepared by the City Clerk's Office at 11 a.m. on May 26, 2020**

		Neighborhood	Position	Comments
3. Review various City-owned properties for declaration as surplus to generate sale revenue (Community and Economic Development) (All Wards) (15-minute presentation)	Danielle Trynoski		Neutral	<p>Dear members of the council,</p> <p>I strongly urge you to eliminate the historic building assets from this list of properties under consideration for sale. Historic buildings are unique assets that contribute to the quality and character of our city. The Fox and the Riverside Municipal Auditorium are wholly and completely one-of-a-kind, and they are key players in Riverside's special urban landscape. Our city's outstanding architectural heritage is indeed an asset, and helps maintain the city's reputation as a desirable place to live, work, and study. Private ownership will almost always prioritize profit over preservation, and while this approach is acceptable for a parking garage or modern commercial building, it usually results in compromising the special characteristics of historic assets. Please, eliminate the historic buildings from your list of properties under consideration to be sold, and help preserve Riverside's unique assets.</p> <p>Thank you, Danielle Trynoski 92501</p>
3. Review various City-owned properties for declaration as surplus to generate sale revenue (Community and Economic Development) (All Wards) (15-minute presentation)	Peter Wohlgemuth		Oppose	<p>I am opposed to selling long-time City properties as a quick-fix temporary stop-gap solution for long-term problems. Given, the COVID situation was completely unexpected and will have to be solved over time. However, the CALPERS pension problem has been a fact of life for years. Selling City properties will undoubtedly generated quick (relatively-speaking) cash to help with these problems - this year. But what about next year? The pension problem will still be there, we will probably still be recovering from the effects of the COVID pandemic, and all the City assets will be gone. This just another example of kicking the can down the road. Rather, hold on to the City assets and work to solve these issues with whatever harsh measures it takes once and for all. The easy one-year fix to long-term problems is a solution that costs way too much.</p> <p>Pete Wohlgemuth Northside Neighborhood</p>
3. Review various City-owned properties for declaration as surplus to generate sale revenue (Community and Economic Development) (All Wards) (15-minute presentation)	Larry Burns		Support	<p>As someone who writes books and teaches students about how we demonstrate our values through the things we make, such as buildings, it is hard to see some of the places I love on this list. However, choosing to sell assets to shore up finances is the better value to support at this time. Finding resources to support the services and programs that impact the most citizens in our city is priority number one. Please support staff and department manager recommendations in this report for all properties.</p>
3. Review various City-owned properties for declaration as surplus to generate sale revenue (Community and Economic Development) (All Wards) (15-minute presentation)	Anna Moore			<p>Please DO NOT sell the Community Garden located on Cypress Ave. Community Gardens improve children's attitude toward healthy food, increase their physical activity, and benefit their mental health. They improve the quality of life for everyone in a neighborhood, not just the people who visit them. They promote social health and community cohesion. Selling this property would be a disservice to the residents.</p>



City of Arts & Innovation

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3. Review various City-owned properties for declaration as surplus to generate sale revenue (Community and Economic Development) (All Wards) (15-minute presentation)	Erin Snyder	Northside	Oppose	Thank you for this opportunity to comment as I am unable to attend day time council meetings because I work. I'm a forty year Ward 1 resident. I ask you to reconsider the idea of selling city/community property assets. I think this proposed potential solution to the City's economic crisis is short sighted and probably not adequate to the need. This is a further example of poor governmental planning leading to even worse decisions. Certainly the potential should be studied but very careful consideration should be taken before selling public assets. Especially RPU property should not be included in any way in this effort because any benefit from that sale would need to return to ratepayers. "We own it". Additionally the RPU owned old Riverside Golf Course is currently a major part of the Northside Specific Plan and the outcome of that process could be affected. Riverside as the City of Arts and Innovation would be greatly diminished by the lose of the Museum, Fox Theater, Municipal Auditorium and Convention Center. Lose of the Convention Center could negatively impact the economic investment in hotel development downtown recently . I hope no hard and fast decisions are made today. Preliminary identification and further study of options are necessary in order to make informed constructive decisions. Please don't act too hastily thinking this effort is the magic answer that's going to solve everything. Furthermore, I don't think this is the best economic climate for real estate sales so true property values may not be realized. Please reconsider selling property assets.
3. Review various City-owned properties for declaration as surplus to generate sale revenue (Community and Economic Development) (All Wards) (15-minute presentation)	Laura McMorris			Our history is important. The Museum shuttering has created a great loss to all. We need to preserve our past.