

Properties to be Considered for Sale

No.	Property Name	Current Use	Address/ Location	Ward	Department	Lot Size	Operating Revenue	Operating Expense	Management Fee included in Operating Expense	Estimated TOT Impact to the City	Estimated Sales Tax Impact to the City	Amount Debt Service	Financial Impact to the City in the Form of Financial Support	Community Benefit	Ownership Options (Retain, Lease, Sell to Private Entity or Community Corp., etc.)	Comments/Rationale
1	Parking Garage 1 APN 213-271-012	Parking Facility (170 stalls) (Building Size 54,870 sf)	3743 Orange Street (between Mission Inn & University Avenues)	1	Public Works (Parking Authority)	19,765 sf	\$ 213,268	\$ 211,783	\$ 162,269	\$ -	\$ -	\$ -	\$ 1,485	Yes; public parking	Sell to Private Entity	Significant repairs and maintenance of approximately \$650,000 for Parking Garage 1 and 2 are needed. Selling now could reduce Parking Authority expenditures that would be more cost effective than expending funds for repairs and maintenance. This may be a candidate for a new development opportunity.
2	Parking Garage 2 APNS 213-301-006, 015	Parking Facility (155 stalls) (Building Size 54,870 sf)	3851 & 3865 Orange Street (across from Post Office)	1	Public Works (Parking Authority)	18,923 sf	\$ 211,367	\$ 207,948	\$ 160,877	\$ -	\$ -	\$ -	\$ 3,420	Yes; public parking	Sell to Private Entity	Significant repairs and maintenance of approximately \$650,000 for Parking Garage 1 and 2 are needed. Selling now could reduce Parking Authority expenditures that would be more cost effective than expending funds for repairs and maintenance. This may be a candidate for a new development opportunity.
3	Brockton Arcade Parking Lots APN 225-213-021	Parking Lots (34 stalls)	Near the intersection of Magnolia Avenue and Nelson Street	3	Public Works (Parking Authority)	25,127 sf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Yes; public parking	Sell to Private Entity	Opportunity for property owner(s) to buy and use parking stalls to serve local businesses of privately owned retail stores or for potential infill development. It does not generate revenue for the Parking Authority.
4	Lot Adjacent to the Casa Blanca Library APN 230-351-016	Vacant Land	2695 Madison Avenue	4	Parks, Recreation & Community Services	63,597 sf	\$ -	\$ 8,675	\$ -	\$ -	\$ -	\$ -	\$ (8,675)	No, vacant lot	Lease or Sell to Private Entity	No direct vehicle access to site without driving through Casa Blanca Library. Site was rezoned as part of the Housing Element update. Potential for redevelopment in conjunction with adjacent former 9 acre radio tower property.
5	Magnolia & Van Buren Parking Lot APN 233-022-076	Parking Lot (89 stalls)	Near the intersection of Magnola Avenue and Van Buren Boulevard	5	Public Works (Parking Authority)	28,323 sf	\$ -	\$ 1,458	\$ -	\$ -	\$ -	\$ -	\$ (1,458)	Yes; public parking	Sell to Private Entity	Opportunity for property owner(s) to buy and use parking stalls to serve local businesses of privately owned office and retail stores or for potential infill development. It does not generate revenue for the Parking Authority.

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6	8700 Cypress Avenue APN 151-100-001	Community Garden	Located at the intersection of Cypress and Challen Avenues	6	Parks, Recreation & Community Services	40,946 sf	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ (600)	Yes; community garden	Lease or Sell to Private Entity	No City use needed for this siteand it does not generate revenue. It currently serves as a neighborhood community garden. Opportunity for it to be community owned and operated as a community garden or for infill development.
7	Riverside Golf Course	Former Golf Course (Building Size 11,255 sf)	1077 N. Orange Street	1	Parks, Recreation & Community Services	5,183,640 sf (119 acres)	\$ 25,500	\$ 120,000					\$ (94,500)	Yes; open space/cross country running course	Lease or Sell to Private Entity	Consider selling subject to a Request for Proposals for a master developer in conjunction with Pellisier Ranch and Ab Brown after the Northside Specific Plan has been approved by City Council. Approximately 54% of the funds would go to the General Fund and the remaining 46% of the funds would go to the Public Utilities Enterprise Fund. This is an opportunity to generate significant one-time sale revenue and annual property tax revenue to the General Fund.