City Properties Ad Hoc Committee
Purpose

Identify and evaluate underutilized city-owned properties and recommend their sale, lease, use, repurpose, or other disposition as an economic development tool for the city.
Committee Members

**Council Members**
Sarah Aquino
Rosario Rodriguez

**Residents**
Jennifer Cabrera
Robert Goss
Lance Klug
Todd Speelman
Clark Whitten

**Parks & Rec Commissioners**
Will Kempton
Brian Wallace

**Choose Folsom**
Joe Gagliardi
City Properties
Ad Hoc Committee

10 Members
8 Meetings
15 Properties
12 Undeveloped
3 Vacant / Underutilized
General Recommendations

- Establish a real estate fund
- Consider retaining a commercial real estate professional
- Investigate Surplus Land Act process
- Reappoint committee and expand scope
# Undeveloped Properties

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<tr>
<th>#</th>
<th>Address</th>
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<tbody>
<tr>
<td>0</td>
<td>End of Fong Street</td>
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<tr>
<td>1</td>
<td>E. Natoma &amp; Folsom Lake Xing</td>
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<tr>
<td>2</td>
<td>E. Natoma &amp; Briggs Ranch Drive</td>
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<td>3</td>
<td>906 Leidesdorff</td>
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<td>4</td>
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<td>5</td>
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<td>Parkshore Drive</td>
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<td>Glenn Drive</td>
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Vacant / Underutilized Properties

Einstein Café Space @ Library
Zittel Family Amphitheater
Dan Russell Arena
Property #0

Location: End of Fong Street

Acreage: .21

Recommendation: Sell
NOT A SEPARATE PARCEL

Part of R/vl.
Property #1 & 2

Location: E. Natoma & Folsom Lake Xing

Acreage: 6.56 and .63

Recommendation:
- Continue to study and explore possible uses
- Consider lot line adjustments of parcels to create usable parcels
- Consider a design to complement Johnny Cash Legacy Park
- Consider some parcels for oak tree mitigation
Property #3

Location: 906 Leidesdorff

Acreage: .15

Recommendation:

- Great potential for a unique development
- Initiate conversation with owner of adjacent lot
- Investigate Surplus Land Act process
- Good example of how a dedicated real estate fund could allow city to sell or acquire key properties
Property #4

Location: Figueroa @ Rodeo Park

Acreage: .42

Recommendation:
- Retain for possible trail connection to Sutter St.
- Rezone to park / open space
Property #5

Location: 200 Mormon

Acreage: 1.82

Recommendation: Rezone to park / open space
Independent verification of all data contained on this map product should be obtained by any user thereof. The County of Sacramento does not warrant the accuracy or completeness of this map product and therefore disclaims all liability for its fitness of use.
Property #7 & 8

Location: Behind Diamond Glen

Acreage: 2.48 and .29

Recommendation:
• Initiate conversation with Kikkoman regarding larger vision for this area
• Possible tree mitigation area
Property #9

Location: Wye Property

Acreage: 3.47

Recommendation:
- Relocate corp yard annex to existing or new corp yard
- Activate non-leased portion of property
- Restore / activate Superintendent’s House (HistoriCorps)
- Develop long-term vision
Property #10

Location: RT Parking Lot @ Glenn Station

Acreage: 2.92

Recommendation: Issue RFQ for transit-oriented development
Property #11

Location: Parkshore Drive (within the gated property of WAPA)

Acreage: .54

Recommendation:
• Ask WAPA about interest in purchasing
• Property has no access from street
• Possible River District opportunity?
Property #12

Location: Glenn Drive

Acreage: 3.2

Recommendation:
• Ask adjacent property owner about interest in northern parcel (smaller parcel)
• Retain southern parcel as it contains existing trail and Willow Creek corridor
At-a-Glance:
Underutilized city-owned properties

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<th>Number</th>
<th>Location / Address</th>
<th>Sell</th>
<th>Rezone</th>
<th>Retain &amp; Activate</th>
<th>Explore Development Opportunity</th>
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Property #13

Location: Einstein Café Space @ Library

Recommendation:

- Refer to Library Commission for their input on how best to activate the space and generate revenue with potential uses not limited to food vendors. Report back to Council with recommendation within 90 days.
Property #14

Location: Zittel Family Amphitheater

Recommendation:

• Refer to Parks & Rec Commission for their input on how best to activate the space and the surrounding district and possibly generate additional revenue
• Consider whether it would be better to outsource all operations to a third party, or continue existing partnership with FHDA with possible limitation on the number of free uses per year
• Report back to council with recommendations within 90 days
Property #15

Location: Dan Russell Arena

Recommendation:

• Refer to Parks & Rec Commission for their input on how best to activate the space and generate revenue
• Consider a public/private partnership or issuing an RFP for promoter to manage and operate venue
• Explore other uses
• Report back to Council with recommendation within 90 days
Recommendations for Next Steps

• Refer Einstein Café Space to Library Commission

• Refer Zittel Family Amphitheater and Dan Russell Arena to Parks & Rec Commission

• City Manager to return to council with:
  - Plan and timeline for selling Property #0 (Fong Street)
  - Info regarding Surplus Land Act as it relates to key properties such as 906 Leidesdorff and Glenn Station
  - Plan for activation of unleased portion of Wye Property
  - Plan to engage adjacent property owners on Parkshore and Glenn and determine fair market value of city properties
Questions / Comments