



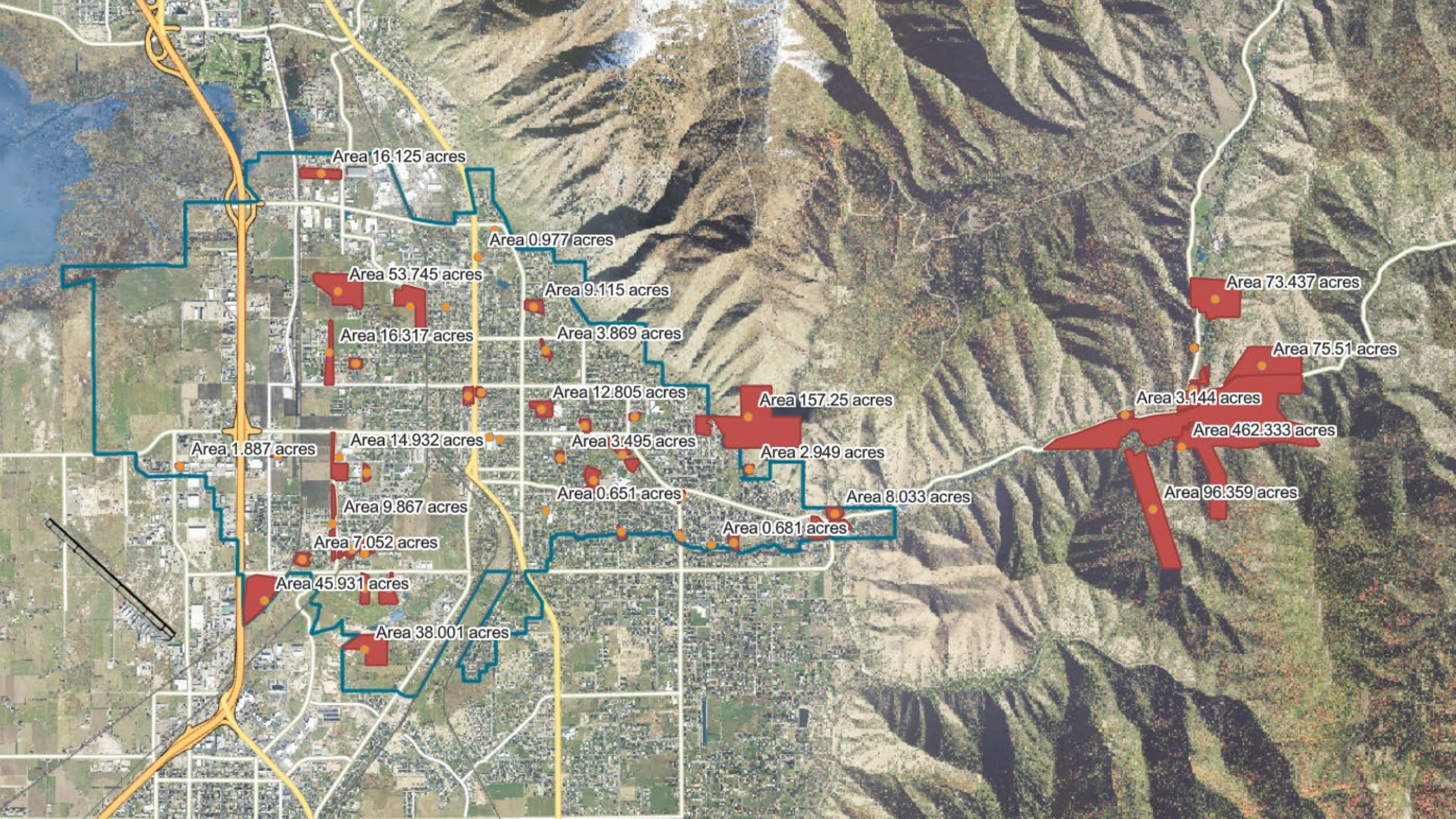
CITY COUNCIL

JANUARY 14, 2025



PROPERTY HOLDINGS

1. What Property?
2. History
3. Moving Forward Recommendation



Area 16.125 acres

Area 0.977 acres

Area 53.745 acres

Area 9.115 acres

Area 16.317 acres

Area 3.869 acres

Area 12.805 acres

Area 157.25 acres

Area 73.437 acres

Area 75.51 acres

Area 3.144 acres

Area 462.333 acres

Area 1.887 acres

Area 14.932 acres

Area 3.495 acres

Area 2.949 acres

Area 9.867 acres

Area 0.651 acres

Area 8.033 acres

Area 96.359 acres

Area 7.052 acres

Area 0.681 acres

Area 45.931 acres

Area 38.001 acres



PROPERTY HOLDINGS (NO STRUCTURES/EQUIPMENT)

- Approximately 1175 Acres of Property, includes approximately:
 - 200 acres of developed parks; 72 acres of undeveloped park property.
 - (300 acres of developed property to meet master plan.)
 - (More acreage on westside to meet master plan locations.)
 - 32 acres of open space and trails.
 - 500 of acres of hillside property.
 - 72 acres undeveloped up left hand fork. (35 acres of hillside)
 - 128 acres of undeveloped property with no department claim for future use
 - Industrial park 16 acres
 - Suntana 45 acres
 - Near SR 51 - 40 acres
 - Rodeo grounds - 16 acres
 - Old, old dump - 10 acres
 - 170 acres remainder property - detention basins, water tanks, substations, buildings, etc.

Total Property Value (No Structures nor equipment) = \$185,000,000 (\$6.50 ft. usable property and \$0.11 ft. hillside property)



PROPERTY STRUCTURES AND FIXTURES

Structures and Fixtures Valuation (2018 - Roughly 200 Structures):

Public Works

- Pump Stations/Well Houses \$7.5 million
- Water Tanks \$15 million
- Public Works Buildings \$3.5 million
- Misc. Structures \$10 million

Parks and Rec

- Pavilions \$1.7 million
- Outdoor Restrooms/Structures \$9.5 million
- Rec Buildings \$32.1 million

Power

- Substations/Hydro Plants \$4.1 million
- Whitehead Power Plant/Offices \$44.2 million

Library \$13.5 million

Art Museum \$8.7 million

Fire Stations \$5 million

Civic Center \$14.5 million

Total Structures and FFE
Value = \$208,134,190.00 +

Total All Real Property
Assets (w/FFE) =
\$395,000,000.00 plus



HISTORICAL STRATEGY (LITTLE IN WRITING)

Purchase and Sell of Property:

- Main Principle - What's in the best interests of the residents? (fiduciary duty)
- What does our master plans require?
- **Excitement for a good deal.**
 - 72 acres in the canyon
 - Suntana Property
 - 16 acres in industrial park
 - New SHS (New ballfields, extra property, newer and nicer equipment)
- **Replacement Property**
 - Once sell property, look to replace the asset with more property
 - One time money



MOVING FORWARD?

- Purpose and Goals
 - Economic development, public use, affordable housing, etc.
 - Policy that aligns with goals and general/master plans.
- Acquisition Policy with Clear Criteria
 - Sustainability (72 acres?)
 - Community Needs, Strategic Plans
 - Potential for economic development and economic return (community benefit)
 - How do we treat donations?
- Inventory and Management Policy (Parks and Internal Services)
- Continue with Transparency of Property Sales and Purchases (ordinances)
- Surplus Property Protocols - Lease, Sale, Demolition, Other Options (ordinances)
- Revenue Use and Accountability
 - Reinvest into community property priorities (infrastructure, additional property, property needs (affordable housing)).
 - Keep a property purchase fund on hand, maybe \$2 million or so.
 - Start an annual reporting mechanism. Metrics, meeting long-term planning, needed updates to policies, etc.