



Downtown Glendale Property Disposition Discussion

City Council Workshop - June 28, 2022





Overview

- Background
- Summary of Disposition of City-Owned Real Property policy
- Recommendation
- Overview of Identified City-Owned property in Downtown Glendale
- Discussion and Consensus on Council Goals and Visions for Downtown Glendale
- Next Steps



Background

- In December 2021, City Council provided consensus and direction to move forward with the Downtown Campus Reinvestment project
- Since the announcement of this major investment project, interest in acquiring and developing property in Downtown Glendale has increased



The Policy

- City Code provides authorization to sell, lease, exchange or otherwise dispose of city property for the best interests of the city as determined by the City Council
- January 14, 2020 City Council adopted resolution R20-04, the Disposition of City Owned Real Property Policy
- Policy established procedures for lease, sale or exchange of city-owned real property



The Policy

- The policy outlines three different procedures for disposition:
 - Council Initiated
 - City Manager Initiated
 - Unsolicited Offer or Inquiry
- The Policy outlines six methods for disposition:
 - Licensed Real Estate Broker
 - Sealed Bids
 - Public Auction
 - Request for Proposal/Request for Information
 - Negotiated Sales or Leases
 - Exchanges



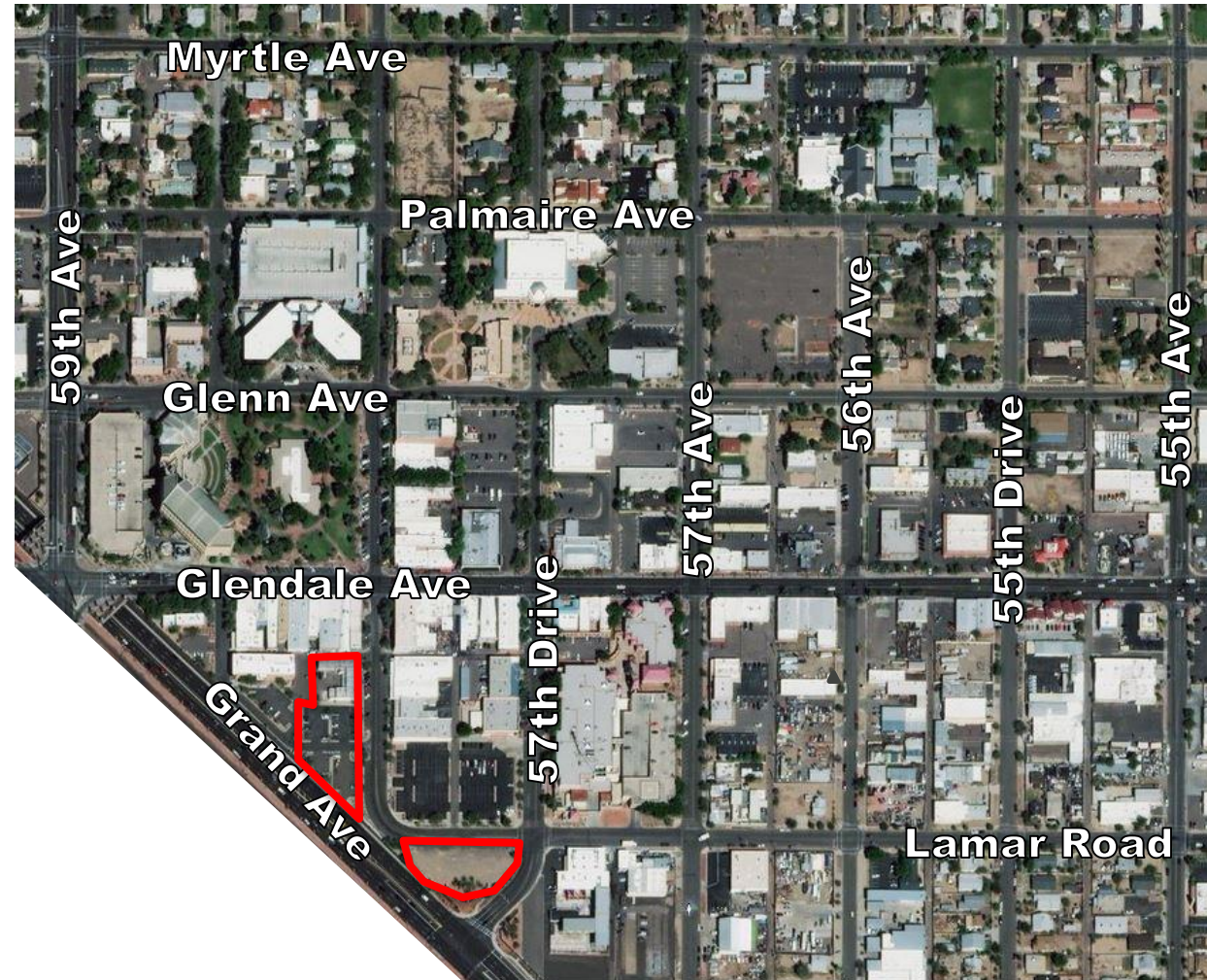
Staff Recommendation

- Issue an RFP for the following city owned parcels that include:
 - Former Thunderbird Lounge/adjoined suites
 - Former dry cleaners
 - Parking lots directly south
 - Two vacant lots at Grand Avenue/57th Drive
- RFP will prioritize the development drivers as determined by City Council in today's discussion
- City will follow the RFP procedures as set forth in city policy
 - RFP advertised for two consecutive weeks
 - Responses due no later than 30 days after first advertisement
 - RFP mailed to all addresses within 150 feet of property
 - “For Sale” sign posted on subject properties for duration of advertisement period



City owned Property in Downtown Glendale

- Based on open market inquiries and interest, staff recommends a focus on the identified city-owned properties outlined in red.





#	APN	Area (acres)	Use	Zoning
1	146-01-974	0.202	Parking Lot	C-2
2	146-01-126	0.161	Parking Lot	C-2
3	146-01-029	0.071	Parking Lot	PR
4	146-01-028	0.251	Parking Lot	PR
5	146-01-027A	0.080	Vacant Building	PR
6	146-01-024A	0.198	Vacant Building	PR
7	146-01-062B	0.144	Vacant	C-2
8	146-01-060B	0.257	Vacant	C-2



Council Goals & Vision for Downtown

- What uses should we prioritize when evaluating RFPs for downtown?
 - Restaurants
 - Residential
 - Pubs/bars/breweries
 - Night club/venue
 - Boutique Hotel
 - Bakery
 - Grocery/pharmacy
 - Art galleries/museums



Consensus

Staff is seeking consensus from Council on the following:

- What prioritized goals and vision should be communicated to the open market for proposed development in this RFP?



Next Steps

- With consensus from Council, staff will draft corresponding RFP document to communicate process, requisites, and parameters for proposed development plans to the open market for the identified city-owned parcels in downtown Glendale.