Work Session Memorandum

Date: August 5, 2026

To: Mayor and City Councilmembers

Through: Kelly DiMartino, City Manager KD

Denzel Maxwell, Assistant City Manager DM

From: Sylvia Tatman-Burruss, Senior Policy and Project Manager ST

Subject: July 28, 2026 Work Session Summary: Real Estate Strategic Framework & Portfolio Assessment

Bottom Line

The purpose of this memo is to document the summary of discussions during the July 28, 2026 Work Session. Councilmember Fudge was absent. All other Councilmembers were present.

Discussion Summary

Council members broadly supported moving to a strategic portfolio management approach. Several members encouraged staff to evaluate alternatives beyond property disposition, including ground leases, adaptive reuse, and partnership. Councilmembers also expressed interest in exploring innovative approaches and incorporating lessons from other communities.

Council requested additional information to inform future decisions, including property valuations, existing and potential zoning, consistent evaluation criteria, anticipated disposition proceeds, workforce and facility needs, and decision timelines. Several members emphasized the importance of using the framework to identify the highest and best use of City-owned properties while maintaining transparency and consistency in future recommendations.

Discussion also focused on the Civic Center Master Plan and the importance of mixed-use, active urban spaces that complement downtown and transit-oriented development. While Council generally supported updating the plan, several members encouraged staff to carefully consider the scope, timing, budget, and relationship to other organizational priorities. Council also recommended engaging key partners to help test and refine the framework before it is finalized.

Next Steps

- Incorporate additional analysis, including property valuation, zoning considerations, evaluation criteria, and financial implications of various disposition and partnership strategies.
- Evaluate additional implementation tools, including ground leases, value-sharing approaches, adaptive reuse opportunities, and public-private partnerships.
- Engage external partners to help test the framework and assess project feasibility before returning with recommendations.
- Continue coordinating the framework with broader facility planning and the Civic Center Master Plan to ensure alignment with organizational priorities and available resources.

Follow-up Items

- Additional information on property valuation methodologies, potential revenue strategies, and opportunities to leverage City real estate assets to advance Council priorities, including affordable housing.
- Recommendations regarding the scope and sequencing of future Civic Center Master Plan work.

CC: Tracy Ochsner, Director, Facilities & Fleet
Will Flowers, Sr. Specialist, Real Estate