

Real Estate Services Division Annual Report

Community and Economic Development Committee

January 27, 2025

Item (d)3



OEDCA

Nanci Klein, Director

OEDCA

Kevin Ice, Director of Real Estate

Summary of Accomplishments in FY 2023-2024

- **Real Estate Services**
 - Property transactions, sales, and acquisition
 - Easement transfers
 - Facility leasing and property management, as landlord and as tenant
 - Negotiation and other transaction/real estate services to other departments
- **Total Revenue of \$3,768,646**
 - Exceeded target of \$3,100,000, including surplus sales and leasing activities
- **140 Total Real Estate Projects Completed**
 - Project support provided to the City Manager's Office, City Attorney's Office and Housing, Parks, Recreation and Neighborhood Services, Public Works, Environmental Services, Transportation, Police, Fire, and Energy Departments. Support also provided to other Council priorities.

Summary of Accomplishments in FY 2023-2024

- **Sale of City-Owned Properties**
 - \$867,000 in surplus sales completed
 - Sold land to San José Water Company for water supply infrastructure
- **Facility and Telecommunications Leasing**
 - Facility lease revenue totaled \$1,295,476
 - 16% increase over FY 2022-2023
 - Telecommunications lease revenue totaled \$1,606,170
 - Exceeded target by 13%
- **Vacant Land Management**
 - Integral-LIS Real Estate database buildout is underway
 - Go-live anticipated in February 2025

FY 23-24 Completed Project Highlights

Housing

- Top priority is supply for homelessness response
- Ground leases at the Cerone yard and Via Del Oro allow for 300 tiny homes
- McEvoy property acquisition

Parks, Recreation and Neighborhood Services

- Calibunga Waterpark lease assignment
- San José Water Company property swap
 - Secured 5.59 acres of parkland and \$820,000



FY 23-24 Completed Project Highlights

Environmental Services

- County Household Hazardous Waste program lease extension
- Regional Wastewater Facility major project support

Transportation

- SAP Center parking land acquisitions
- Brokered VTA's acquisition of the Apollo property
 - Secures route for High-Speed Rail through San José



FY 23-24 Completed Project Highlights

Citywide Objectives

- Multiple land use agreements to support Valley Water's Coyote Creek Flood Control project
- History Park train depot donation
- SJC airport easements
- Signia South Tower student housing



Real Estate Services Division Annual Report

Community and Economic Development Committee

January 27, 2025

Item (d)3



OEDCA

Nanci Klein, Director

OEDCA

Kevin Ice, Director of Real Estate