



Real Estate Update 9/19/2017



History

- **October 2011** – Ben Stringham began part-time in Real Estate
- **December 2015** – Lee Colvin retired
- **December 2015-July 2016** – Recruitment for new Real Estate Manager (7mo)
- **December 2015-July 2016** - Ben Stringham acted as interim Real Estate Manager at 80% time (backlog of tax deeds and lease renewals due to lack of resources)
- **July 2016-August 2017** – Dave Clemence began as Real Estate Manager (June 2017 Ben Stringham left leaving 2 FTEs in Real Estate)
- **August 2017** – Dave Clemence resigned



What is the workload in Real Estate?

- Approximately:
 - 38 Acquisitions (Library, MSD, Parks and Rec, Open Space, Flood Control, DA etc.)
 - 18+ Sales (mixture of county projects and tax deeds)
 - 38+ Property Management Projects (encroachments, tax issues, water rights)
 - 32+ Leases
 - Other – public & partner agency inquiries



Why now?

- Current approach is not sustainable (Lee Colvin as temp, Gary Ladle, Chris Preston)
- Difficult position to recruit for (currently 3 candidates)
- Need to set up new Real Estate Manager for success



Facilities Project Manager FTE

- On partial loan to Real Estate since 2011 (evolved from 50/50 to 20/80 due to Real Estate needs)
- Continued Facilities Project Management duties such as:
 - Multiple capital maintenance and replacement projects
 - Downtown Health Building
 - Library
- Funded from 650 Internal Services Fund (project time charged to relevant agency)
- Position needs to be maintained for succession planning (PM retirement scheduled for 2018)