



Staff Report

TO: Honorable Mayor and Members of the City Council
FROM: Gustavo J. Romo, Interim City Manager
BY: Steven D. Jones, Community Development Department Director
DATE: March 3, 2026
SUBJECT: Presentation of City of Beaumont-Owned Properties, Leasehold Inventory, Status Review, and Opportunities for Revenue Generation and Stewardship

Description: Receive and file report identifying City-owned properties and existing leaseholds and/or license/use agreements in an effort to optimize potential revenue opportunities and public benefits and solicit Council direction related to said properties.

Background and Analysis:

The City of Beaumont owns and manages a variety of properties. In some cases, the City's properties are subject to lease agreements, licenses, or other occupancy arrangements. These assets serve a range of purposes, including public services, utilities, infrastructure support, community uses, and limited private or quasi-public activities.

Historically, leaseholds have been administered on a case-by-case basis, reflecting the unique characteristics of each property and use. As the City continues to grow, there is value in periodically reviewing these assets to ensure they are aligned with current policy goals, market conditions, and long-term fiscal sustainability and used to their highest potential.

Current Leasehold Status

Staff has compiled an inventory of City leaseholds and related properties, summarized in the attached exhibit. The inventory generally identifies:

- Property location and description
- Type of lease or agreement
- General use and term status
- Revenue or in-kind benefit considerations

Some leaseholds are revenue-generating, while others are agreements that prioritize public service, operational needs, or community benefit. Certain properties may present opportunities for renegotiation, repurposing, or alternative management approaches as agreements expire or conditions change.

Opportunities and Considerations

Based on a preliminary review, staff has identified several potential areas for Council consideration:

- **Revenue Optimization:**
Evaluating whether lease rates, terms, or structures reflect current market conditions and City objectives.
- **Expanded Stewardship Models:**
Exploring partnerships, management agreements, or stewardship arrangements that reduce City maintenance obligations while preserving public benefit.
- **Strategic Use of City Assets:**
Identifying underutilized or transitional properties that could support temporary uses, pilot programs, or interim revenue opportunities.
- **Policy Framework Development:**
Considering whether a formal leasehold or City property management policy would provide consistency, transparency, and clearer direction for future agreements.
- **Alignment with City Goals:**
Ensuring leasehold uses support economic development, community services, sustainability, and long-range planning objectives.

This report is for informational purposes only and no specific actions on existing or future leases are recommended at this time.

The methodology for identifying candidate properties for inclusion in this report focused on underutilized or transitional parcels with the greatest potential to support future City objectives. Properties were screened and evaluated based on parcel size, geographic location, existing use or vacancy status, and applicable zoning designations that could reasonably accommodate reinvestment, adaptive reuse, or redevelopment.

To ensure the analysis remained targeted and practical, the review excluded parcels that function primarily as buffers, open space, or landscaped areas, as well as properties located within residential neighborhoods that are landlocked or that directly adjoin or are adjacent to sensitive receptor land uses, though some of those properties could later be identified as opportunities to facilitate City goals. This approach provides the City Council with a focused inventory of properties where future opportunities may be most viable, while avoiding areas where redevelopment would be constrained by compatibility, access, or environmental considerations.

California Environmental Quality Act

This item is exempt from review for environmental impact as defined by the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15378(b), as it involves administrative and informational activities only.

Next Steps

Based on Council direction, staff could:

- Return with specific recommendations for individual leaseholds;
- Develop a comprehensive City leasehold and property management strategy;
- Prepare policy guidelines for future leases; or
- Conduct additional market or operational analysis of City-owned properties.

Fiscal Impact:

The cost associated with the preparation of this staff report was approximately \$450. There is no immediate fiscal impact associated with receiving and filing this report. Any future actions related to lease modifications, new agreements, or property strategies would be brought forward for Council consideration with corresponding fiscal analysis.

Recommended Action:

Receive and file; or

Provide further direction.

Attachments:

- A. City of Beaumont Leasehold Inventory and Opportunity Property Summary
- B. Presentation