


Reimagining City-Owned Land for Economic Activation, Transparency & Community Growth.

Focus: North Grove Industrial / Airport Business Park

Understanding layered leasing on public land

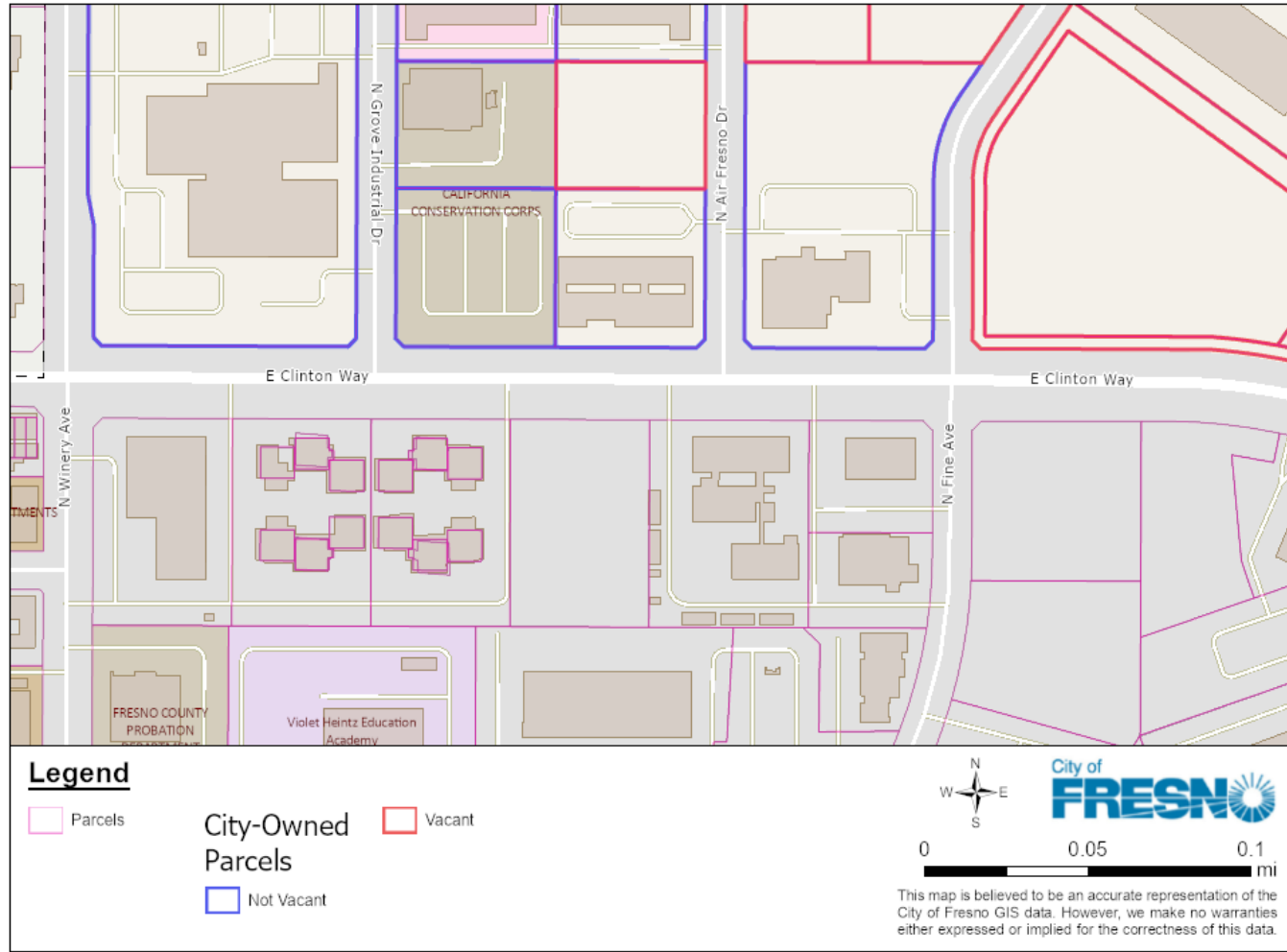
WHAT'S HAPPENING NOW:

- Community interested in opportunities
 - Public land leased through long-term master leases
 - Private entities control access and subleasing
 - Limited transparency or measurable benchmarks
- 

Lease Structure Overview



- City of Fresno (Owner)
- ↓ Ground Lease (~\$0.19/SF/yr/land)
- Master Lessee
 - ↓ Sublease
- Private Tenants
- Procurement Process?



Total: 174,000 SF
(~4 acres)

City-owned
Airport Exempt
Land

13 parcels under
long-term lease

KEY QUESTION:
System for
community use
or access of
these spaces?

These properties are classified as exempt surplus—likely due to airport-related restrictions—which allows the City to lease them without going through the standard surplus land process.”

“However, exemption from process does not mean exemption from accountability.”

Lease Highlights

Ground Lease tied to Private Management Company

Lease agreement 2007-2044 (Originally 1977 until recently modified in 2024 for early termination of parcel lease and new lease signed by private mgmt. agency)

174,000 sq ft. x .19 sq.

13-APN Lots Entire block of buildings & lots

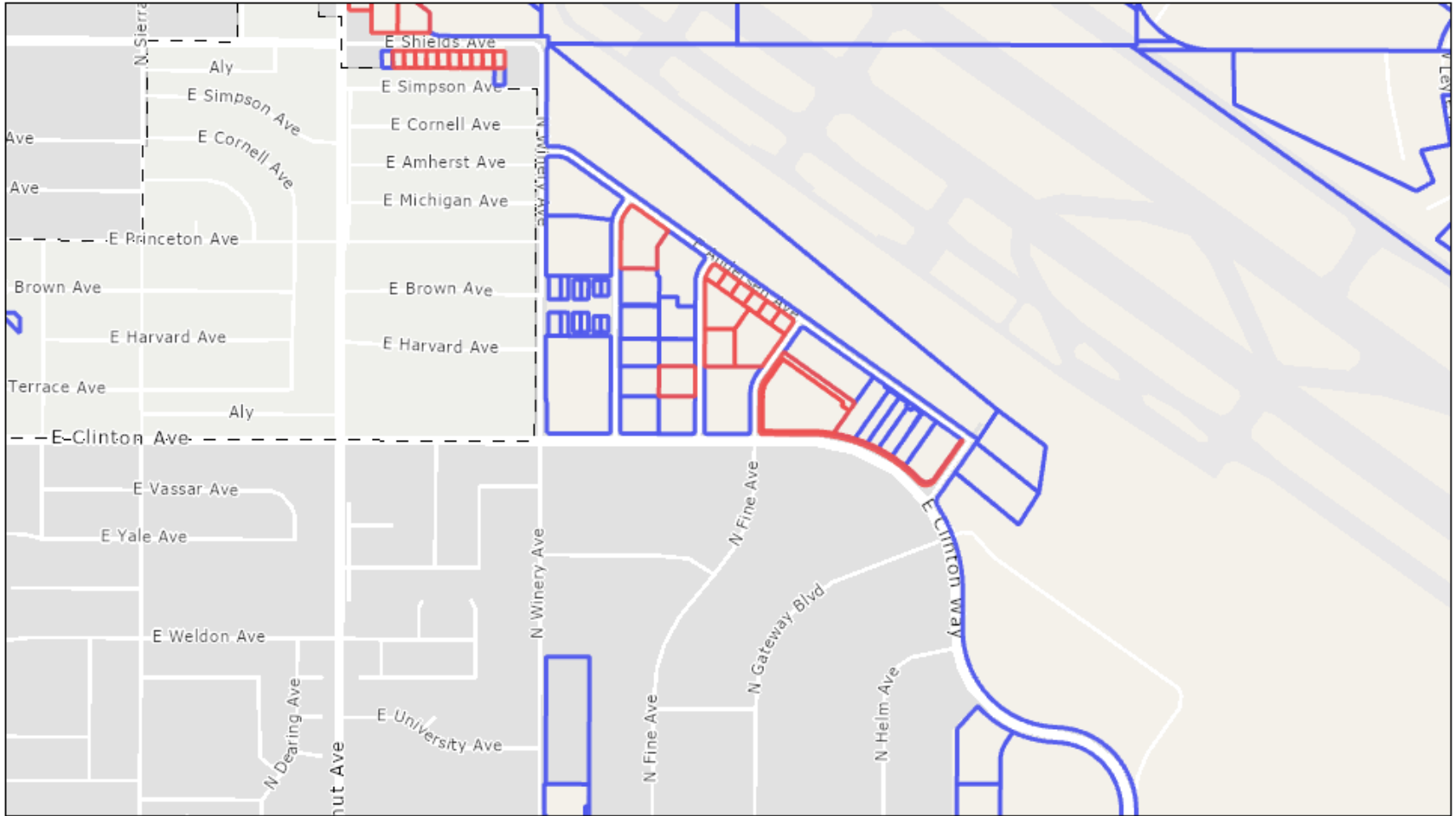
Sublease Complexity

City → Master Lease → Sublease → Assignment

Multiple layers reduce transparency and access

The further you get from the City, the less transparency and access there is.

ArcGIS Web Map

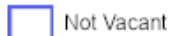


Legend

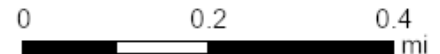
City-Owned
Parcels



Vacant



Not Vacant



This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

Opportunities: Public Land, Community Activation

OPPORTUNITIES:

- Community-based master leases (nonprofits/co-ops)
- Incubator lease models for small businesses
- Temporary activation (farmers markets, pop-ups)
- Shared wealth / revenue models
(DRIVE Initiative, CIT, Land Trust)
- Transparent public access system

BOTTOM LINE:

Public land is leveraged, ideal if the community can participate in the value it creates

Community Opportunity



Policy Reform Opportunities

This is fixable through lease amendments:

Accountability + reporting measures

Use-It-or-Lose-It Enforcement

Community Benefit Clauses

Access Pathways for Local Businesses

Activation timelines

Transparency & Oversight of Land Use

Measurable outcomes:

1. Jobs
2. Small business growth
3. Workforce development
4. Access to services