



Date: 15 July 2025
 To: Mayor and City Council
 From: Jim Schaad, City Manager
 Subject: Authorization to Retain Real Estate Brokerage Services for the City-Owned Packard Library Property

Recommendation:

Pass a motion authorizing the City Manager, or designee, to 1) execute a contract with Ed Nelson of Marcus & Millichap to provide brokerage services to identify potential users or developers for the City-owned Packard Library property, with compensation not to exceed 6% of the final sales price or an agreed commission structure for lease or partnership proposals and 2) direct staff to initiate a developer solicitation process and return to Council with proposed criteria and strategy once Council provides input on the preferred future use(s) of the property.

Rationale for Recommendation:

The City of Marysville has regained ownership of the historic Packard Library property, located at the corner of 4th Street and C Street. The site, which once served as Marysville's public library and later a youth services center, is currently vacant and in deteriorating condition. Given the building's historical significance and prominent downtown location, there is potential for adaptive reuse or redevelopment. Engaging a qualified real estate broker will allow the City to market the site effectively while Council guidance on future use will ensure alignment with community priorities.

Background:

The Packard Library was constructed in 1906 with funding and land donated by local merchant John Q. Packard. Designed by architect William Curlett in the Beaux-Arts style, the building served as the City's public library until 1977, when a new library was constructed across the street. The building was later deeded to the Sutter-Yuba Friday Night Live Partnership in 2000 following a \$500,000 Community Development Block Grant (CDBG) award to the City. The facility was used for youth programming until participation and funding declined, eventually resulting in vacancy and deterioration.

The building is listed on the National Register of Historic Places (Ref. No. 78000829), and while this does not prohibit redevelopment, it may trigger certain state or federal historic preservation requirements. Further research will be needed to determine the exact scope of restrictions.

Discussion & Analysis:

The property consists of approximately 10,000 square feet over three levels, including a raised basement, main floor, and auditorium-style upper floor. The building has a non-operational elevator and a small parking lot with approximately 8–10 stalls. It is currently in poor condition due to deferred maintenance, vandalism, and lack of occupancy.

Staff has consulted with Ed Nelson, a commercial real estate broker with Marcus & Millichap who previously assisted the City with the B Street property. Mr. Nelson has provided preliminary insight into potential reuse options and marketability. In addition to civic or nonprofit uses, Mr. Nelson has indicated that there may be interest from private developers for market-rate housing, professional offices, or mixed-use redevelopment, depending on the scope of rehabilitation and zoning allowances. Adaptive reuse or partial preservation strategies may be viable under certain development models, though feasibility would depend heavily on structural integrity, funding availability, and entitlement constraints.

City staff intend to work with Mr. Nelson to solicit interest and evaluate proposals. An RFQ/RFP process may be initiated depending on Council direction regarding preferred uses. Staff will return with specific criteria and implementation steps based on the feedback provided.

Alignment with City Council Goal(s):

Goal #2: Expand Economic Development

Goal #4: Enhance Public Safety

Environmental Impact:

This Agenda Item does not have an environmental impact.

Legal Review:

This Agenda Item does not require legal review.

Fiscal Impact:

There is an ongoing fiscal impact associated with securing, maintaining, and evaluating the property; however, the specific costs are currently unknown. There is no immediate cost to the City associated with the brokerage agreement, as commission fees would be paid upon successful sale or lease of the property. Additional costs may be incurred if the City proceeds with structural assessments, environmental reviews, or an RFQ/RFP process. Staff will seek to recover such costs through negotiated fees, grants, or sale proceeds where feasible.

Attachment(s)

a) Attachment 1 – Standard Marcus & Millichap Engagement Contract