

RESOLUTION NO. R-253163

(R.81-904)

RESOLUTION AMENDING COUNCIL POLICY 900-3
REGARDING DISPOSITION OF CITY-OWNED
INDUSTRIAL PROPERTIES

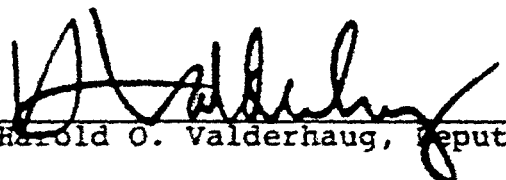
NOV 24 1980

BE IT RESOLVED, by the Council of The City of San Diego,
as follows:

That Council Policy 900-3 regarding disposition of City-
owned industrial properties be and is hereby amended as set
forth in the form of Council Policy filed in the office of
the City Clerk as Document No. RR-253163.

BE IT FURTHER RESOLVED, that the City Clerk be and he is
hereby instructed to add the aforesaid to the Council Policy
Manual.

APPROVED: JOHN W. WITT, City Attorney

By 
Harold O. Valderhaug, Deputy

HOV:ps:011.1, 710.5
11/6/80
Or.Dept. Property

COUNCIL POLICY 900-3

Disposition of City-owned Industrial Property

BACKGROUND

The City has actively engaged in the development of industrial and scientific research parks since the 1950's. This development has involved the subdivision and improvement of City lands, including Research Park, Research Park Subdivision Addition, City of San Diego Industrial Park, Torrey Pines Science Park, South San Diego Industrial Park, and Campus Point. More recently, the City has acquired property and redeveloped it for industrial use. Examples include Market Street and Dells Industrial Park. Future industrial developments will be located at Brown Field, on the City's Pueblo lands, and in redevelopment areas.

Between 1966 and 1977, the Economic Development Corporation (EDC) had an exclusive option on the City's industrial property under which it sold the property, provided that the purchaser committed to a construction schedule and achieved a high employment level in a given time period. In 1978, the City Manager assumed this responsibility.

PURPOSE

To increase employment, improve the local economy, and promote private sector activity through the acquisition, development, and sale of City land for industrial purposes.

POLICY

In general, it shall be the City's goal to maintain a moderate inventory of industrially zoned and improved properties for disposal to specified users.

1. Objectives - City property is to be held for those developments which generally insure a high employment level and provide a specific development schedule. Special consideration may be given to purchasers who engage in scientific research, manufacturing research and development, high technology light manufacturing, or corporate headquarters. This property will be sold or leased to purchasers with the following characteristics:

- * will provide primary sector employment and/or make a significant contribution toward the growth or diversification of the economic base.
- * will engage in activities compatible with the quality of life in San Diego.
- * will insure, where appropriate, a high employment level, generally a minimum of 30 employees per usable acre before the end of the third operating year.

DOCUMENT NO.

PR-253163

FILED

NOV 24 1980

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

02153

POLICY (Continued)

- * will commit to a specific development schedule, generally not to exceed 180 days (beginning at the close of escrow), with 90-day extension at City Manager discretion.
 - * will agree to appropriate reversionary rights to the City if performance is not in accordance with the requirements of the disposition agreement.
 - * will agree to abide by the provisions of any existing conditions, covenants and restrictions and all applicable laws, ordinances and regulations affecting the development and use of the property.
2. Property Inventory. The City shall continue to develop its inventory of property, and expand that inventory, where appropriate, through acquisition, redevelopment, or the development of surplus public properties. The City shall continue to recycle certain properties for industrial development by acquisition, renovation, clearance and/or consolidation of properties.
 3. Financing of Development Costs. Proceeds from the sale of City-owned industrial properties shall be deposited in the Industrial Development Fund from which up to 50 percent of the proceeds may be utilized for redevelopment of downtown in the short-term and the balance for support of the industrial development program. Expenditures from this fund shall be authorized by the Council on a case-by-case basis, and its use to comply with Section 77 of the Charter in all respects.
 4. Designation of Responsibilities between the City and the EDC. It shall be the EDC's responsibility to market the land and to suggest the prospective purchaser to the City Manager. It shall be the City Manager's responsibility to accept or reject EDC's suggestion, negotiate a contract with the prospective purchaser, and recommend the purchaser to the City Council.
 5. Sale Procedures. City industrial property will be sold or leased at fair market value, as determined by independent appraisal. This value shall be no more than six months' old at the time of Council consideration.
 6. Exclusive Negotiations. The City Manager may negotiate with a single employer when the objectives cited in Item 1 of this Policy are assured and there is a specific economic benefit. Those proposals need not be subject to advertisement prior to Council consideration, but shall be considered, based on the financial and economic benefits incorporated in the proposal. However, the ultimate responsibility for the selection or rejection of the proposed purchaser rests with the City Council.

COUNCIL POLICY 900-3

Page 3

References:

Council Policy 900-1, Economic Development
Council Policy 900-4, Industrial Development
Council Policy 700-10, Disposition of Surplus City-owned Real Property
San Diego Municipal Code, Chapter II, Article II, Division 9
Assigned Responsibility - Property Department

02151

Passed and adopted by the Council of The City of San Diego on NOV 24 1980,
by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By Mayra G. Santibano, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R-253163 Adopted NOV 24 1980