

RESOLUTION NUMBER R- 258160

Adopted on MAR 28 1983

RESOLUTION AMENDING COUNCIL POLICY NO. 700-10
REGARDING DISPOSITION OF SURPLUS CITY-OWNED REAL
ESTATE.

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

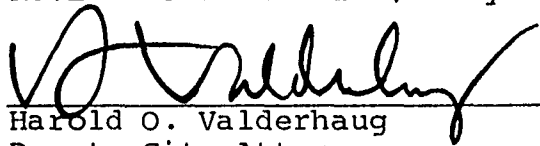
That Council Policy No. 700-10 entitled, "DISPOSITION OF SURPLUS CITY-OWNED REAL ESTATE" be and it is hereby amended as set forth in the Council Policy filed in the office of the City Clerk as Document No. RR- 258160, with an additional provision to be added as follows: "Council will be notified of a short-term lease not later than 15 days following its execution."

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

BE IT FURTHER RESOLVED, that Resolution No. R-255014 adopted September 15, 1981, be and the same is hereby rescinded.

APPROVED: John W. Witt, City Attorney

By


Harold O. Valderhaug
Deputy City Attorney

HOV:ps:011.1
02/23/83
Revised 4/4/83
Or.Dept:Prop.
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Draft Council Policy 700-10

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DOCUMENT NO. RR-258160
FILED MAR 28 1983
OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

R-258160

01465

DISPOSITION OF * CITY-OWNED REAL PROPERTY
*(Deleted "SURPLUS")

COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

BACKGROUND

The City of San Diego is owner of substantial real property which is used for various municipal purposes. As public service needs change, the requirements for these properties may be revised and, on occasion, certain parcels may be in excess of the City's current need. This requires that the site be reviewed in terms of its potential for future public use, as well as its potential economic benefit to the City. ~~If a property is not needed for public use within a reasonable time, it ~~will~~ may be made available for lease or sale, or if it will be needed at a future time, it may be suitable for lease in the interim.~~

Restated to include site review reference. Deleted extraneous section on reasons to lease and sell, covered elsewhere.

[Deleted section restated in POLICY statement on Page 3]

BACKGROUND

The City of San Diego has historically disposed of its surplus real estate holdings after the City Council has determined that City-owned property is not needed for present or future operating purposes. The disposition of these surplus parcels has been consummated through public auction sales, negotiated transactions and leasing.

Leasing of City-owned property is an effective vehicle for developing a sustained flow of revenue; providing beneficial capital improvements; and preserving the integrity of the City's land resources. It may be desirable to lease both surplus and non-surplus City property which has marketable leasehold development potential.

City property determined to be surplus and which is not economically suitable for leasing, may be sold either by negotiation or auction.

(PROPOSED)

(EXISTING)

Unchanged

The proceeds from the sale of City-owned lands are utilized for Capital Improvements Program projects, as required by the City Charter, Section 77, and the revenues generated from leases are normally utilized for General Fund purposes.

The proceeds from the sales of City-owned lands are utilized for Capital Improvements Program project as required by the City Charter, Section 77, and the revenues generated from leases are utilized for General Fund purposes.

PURPOSE

PURPOSE

It is the purpose of this policy 1) to establish a procedure by which unused and marginally used City-owned real estate is reviewed for its potential public use, and for designating unneeded parcels for lease or sale; 2) to provide guidance for the auction, negotiated sale, or exchange of City-owned real estate; and 3) to establish the conditions under which City-owned real property may be leased.

To provide maximum marketing and public exposure in order to assure that the City receives (1) the best possible offer to purchase and the highest price commensurate with the highest and best use, (2) the best possible proposal for leasehold development/operations at the maximum economic return, and (3) to establish a procedure by which City-owned real estate is declared surplus.

Revised to establish site review, sale and lease procedures as purpose. Deleted economic goals now included in policy section.

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DISPOSITION OF CITY-OWNED REAL PROPERTY

COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

POLICY

POLICY

It is the City's policy to manage its real estate assets so that municipal needs which rely on these assets may be properly implemented. It is not the City's policy to speculate in real estate. The City Council will review all City-owned real estate not adequately used for municipal purposes and determine the appropriate use of the property. Those properties needed for municipal purposes ~~will~~ may be so designated. If a property is not needed for public use ~~within a reasonable time~~ the foreseeable future, it ~~will~~ may be made available for lease or sale, or if it will be needed at a future time, it may be suitable for lease in the interim. Those properties not required for municipal use ~~will be~~ or designated for lease ~~if suitable, or otherwise~~ may be designated for sale.

The City Council will review all City-owned real estate not used for municipal purposes and determine the appropriate disposition of surplus real estate through public auction sale, negotiated transaction or lease.

Restated

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DISPOSITION OF CITY-OWNED REAL PROPERTY

COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

Revised to provide for optimal return; previously required "fair market" return.

The City shall optimize the sale price or lease rent from City-owned real estate based on relevant factors, including 1) an appraisal of the property which is no more than six months old at the time the transaction is presented to the City Council or one of its committees, 2) prevailing economic conditions and recent applicable trends, and 3) any special benefits to accrue from the sale or lease.

The sale or lease of City-owned real estate shall be based upon the fair market value estimate of the highest and best use or Council designated use as determined by a qualified real estate appraiser. Any transaction must be approved by City Council within six months of the date of value of the appraisal.

Unchanged

Discounts will not be negotiated unless an extraordinary need or circumstance is recognized by council resolution prior to negotiation, setting forth the amount of the discount and the justification for it.

Discounts will not be negotiated unless an extraordinary need or circumstance is recognized by Council Resolution prior to negotiation setting forth the amount of the discount and the justification for it.

(PROPOSED)

(EXISTING)

Revised by adding
"open session"
clause.

Since it is generally not in the City's best interest for a property transaction to be negotiated in open session, the City Council shall either approve, disapprove, or return to the City Manager for further negotiation or study, any recommendation regarding the disposition of City property.

The City Council shall at its sole discretion either approve, disapprove, or return for further study any recommendation of the staff regarding the disposition of City property.

PROCEDUREGUIDELINESA. Real Estate ReviewA. Surplus Review Policies

Updated; adds
"marginally used"
real estate to
review process.
Deletes "surplus"
terminology.

All unused and marginally used City-owned real estate will be reviewed on a continuing basis to determine public facility needs and General Plan element support needs on a timely basis. The following procedure shall apply:

1. All unused City-owned real estate shall be reviewed to determine public facility needs and general plan element support needs. Those parcels which fall outside of the needs requirements shall be considered surplus and available for lease or sale.

1. Review by appropriate City departments and other governmental agencies.

DISPOSITION OF CITY-OWNED REAL PROPERTY

COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

2. Review by the Subdivision Review Committee.

3. Review by the Planning Commission for consistency with the General Plan.

4. ~~3~~ The City Manager's recommendation and relevant comments are submitted to the Public Facilities and Recreation ~~Transportation and Land Use~~ Committee.

5. ~~4~~ Public Facilities and Recreation Committee ~~Transportation and Land Use~~ recommends the designation of the property and any related actions to the Council.

6. ~~5~~ The City Council then determines the designation to be applied to the property, i.e., public facility, open space, sale or lease (see Section B.).

2. The unused City-owned real estate shall be reviewed as follows:

a. Processed in order of size/usability.

b. Staff/agency review.

c. Comments forwarded to Transportation and Land Use Committee.

d. Transportation and Land Use Committee recommends to Council the disposition of said parcels, i.e., hold, sale, lease, rezone, subdivide, etc.

Updated; adds "marginally used" real estate to review process. Deletes "surplus" terminology.

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(PROPOSED)

(EXISTING)

B. Lease Versus Sale

City-owned real property not required for municipal uses will be designated for lease or sale using criteria listed below. At the time staff recommends whether the property should be sold or leased, Council shall be provided with an appropriate analysis of the alternatives.

1. Criteria for Sales. Property shall be sold

when:

- a. The sale of a property will provide revenues necessary for public facilities which are unfundable through other revenue sources.
- b. The property is unleaseable because of location, access, topography, or other considerations.

None

New section added in accordance with with PF&R recommendation of April 7, 1982. These changes have been held pending a full review of Policy 700-10.

(PROPOSED)

(EXISTING)

- c. The sale would enhance the City's position relative to other activities, such as economic development efforts.
- d. The sale would maximize the total economic return to the City.

2. Criteria for Lease. Property shall be leased when:

- a. The land can only be leased because of legal restraints, such as tideland grants, airports, dedicated parks, agricultural preserves, open space, watershed or floodplains.
- b. The property is now needed, or may be needed in the future, to provide the City with a site for public facilities, or unusual services not otherwise obtainable.

None

New section added in accordance with with PF&R recommendation of April 7, 1982. These changes have been held pending a full review of Policy 700-10.

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(PROPOSED)

(EXISTING)

c. The property is in an area of uncertain future development and can be leased as an interim measure until future public needs or land use designations can be determined.

d. The City requires substantial control over development, use and reuse of the property.

e. The property has the immediate potential of a high return to the City because of its high demand and type of use, such as commercial and industrial lands.

None

New section added in accordance with with PF&R recommendation of April 7, 1982. These changes have been held pending a full review of Policy 700-10.

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DISPOSITION OF CITY-OWNED REAL PROPERTY

COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

New section added in accordance with PF&R recommendation of April 7, 1982. These changes have been held pending a full review of Policy 700-10.

3. Industrial Properties. Generally, City-owned industrial properties will be used to facilitate increased employment and otherwise enhance the local economy. Sale or lease of such proeprty will be in accordance with Council Policy 900-3, Disposition of City-owned Industrial Property.

None

C. Sale of Real Estate

1. Auction. City property designated for sale shall generally be offered by public auction unless the parcel meets the criteria for a negotiated transaction as hereinafter set out in 3 below. Public auction sales shall be conducted in accordance with Municipal Code Section 22.0902.1, Sales of Real Property - Requirements for Sale at Auction.

None

B. Sale of Surplus Real Estate

1. Public Auction Sale shall be conducted in accordance with Municipal Code Section 22.0902.1. City Council

New

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(PROPOSED)

(EXISTING)

City Council reserves the right to reject any and all bids. The minimum acceptable bid will usually be set by qualified staff after considering readily available information. The intent of this procedure is to efficiently set a minimum bid which will insure a fair return to the City for its property, while encouraging maximum participation in the bidding process.

reserves the right to reject any and all bids. As long as qualified staff are available, the minimum acceptable bid will usually be set by that staff after considering readily available information. The intent of this procedure is to efficiently set a minimum bid which will insure a fair return to the City for its property, while encouraging maximum participation in the bidding process.

2. Term Payments. The Manager may offer term payment plans on properties to be sold in order to stimulate interest in the property. Term payment plans shall insure that the City obtains an appropriate rate of return on the unpaid balance. The Manager will have the authority to vary the terms and interest rates, as appropriate, to reflect current market conditions or other special needs.

2. When City-owned property is to be sold at auction, the Manager may offer term payment plans in order to stimulate interest in the auction. Term payment plans shall insure that the City obtains an appropriate rate of return on the unpaid balance. The Manager will have the authority to vary the terms and interest rates as appropriate to reflect current market conditions.

Minor Wording Changes

Minor Wording Changes

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(PROPOSED)

(EXISTING)

3. Negotiated Sales. Negotiated transactions shall comply with the requirements of Municipal Code Sections, as applicable, and may be approved under one of the following conditions:

- a. When a parcel is landlocked.
- b. When the sale to a contiguous owner would correct a site deficiency.
- c. When a fee interest in a pipeline or other right-of-way is no longer required, it may be sold to a contiguous owner. A restrictive pipeline easement of adequate width or other required easements will be reserved from said sale.

3. Negotiated Transactions shall comply with the requirements of Municipal Code Sections 22.0902 and 22.0902.2 and may be approved under one of the following conditions:

- a. When a parcel is land-locked as a result of right-of-way acquisition.
- b. When the Planning Department recommends the sale to a contiguous property owner to correct a marginal site deficiency.
- c. When a fee vesting interest in a pipeline or other right-of-way is no longer required, it may be sold to a contiguous land owner. A restrictive pipeline easement of adequate width or other required easements will be reserved from said sale.

Minor Wording
Changes

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COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

d. When other governmental, public and quasi-public agencies submit acquisition proposals, a sale may be consummated per Municipal Code Section 22.0907, Sales of Real Properties to Public Agencies. These agencies shall include but not be limited to: Federal, State, and County agencies; school districts, special districts, and regulated utility companies.

d. When other governmental, quasi-public agencies and regulated utility companies submit acquisition proposals, a sale may be consummated per Municipal Code 22.0907. These agencies shall include but not be limited to: Federal, State, County, school districts, special districts and regulated utility companies.

Minor Wording
Changes

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(PROPOSED)

(EXISTING)

e. When qualified nonprofit institutional organizations offer to purchase City-owned land, a negotiated sale may be consummated at fair market value providing there is 1) a development commitment, and 2) a right to repurchase or a reversion upon a condition subsequent. Institutional organizations such as churches, hospitals, extended care facilities, private schools and community service organizations are required to develop under the City's conditional use permit procedure.

e. When qualified nonprofit institutional organizations offer to purchase City-owned land, a negotiated sale may be consummated at fair market value providing there is a development commitment, right to repurchase or reversion upon a condition subsequent. Institutional organizations such as churches, hospitals, extended care facilities, private schools and community service organizations are required to develop under the City's conditional use permit procedure.

f. When a property has been offered by public auction and no acceptable bids were received, it may be sold on a negotiated basis to any applicant submitting an acceptable offer within six months following the date of auction.

f. Industrially zoned parcels - the negotiated sale of industrial property must comply with Council Policy 900-3.

Minor Wording Changes

New

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DISPOSITION OF CITY-OWNED REAL PROPERTY

COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

Unchanged

New

Essentially Unchanged
(Existing Section B.3)



g. Real property exchanges may be consummated by direct negotiation per Municipal Code Section 22.0902.2, Exchanges of Real Property. However, exchanges will be considered only with other governmental agencies or when there is an advantage to the City.

g. Real property exchanges may be consummated by direct negotiation per Municipal Code Section 22.0902.2.

None

4. Rezoning. Prior to completion of the sales transactions, City land(s) shall be ~~considered for rezoning and recommended for reasonable expected use~~ rezoned in accordance with the General Plan, existing community plans or other City Council direction. Also, all unnecessary easements affecting title to the property shall be removed.

3. Prior to completion of the sales transaction:

a. Excess City land(s) shall be rezoned in accordance with the General Plan, existing community plans or other City Council direction.

b. All unnecessary easements affecting title to said excess land(s) shall be removed.

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(PROPOSED)

(EXISTING)

Minor Wording
Changes

5. Easements. The City will receive current fair market value for the removal of restrictive easement(s) or access rights previously paid for by the City or other governmental agency or reserved in a sale of City property.

4. The applicant for the removal of restrictive easement(s) or access rights (previously paid for by the City or other governmental agency or reserved in a sale of City property) shall pay current fair market value for same.

D. Leasing.

C. Leasing

Minor changes and
added "reappraisals."

1. Rate of Return. The City shall obtain a fair market rate of return on City-owned property being considered for lease and negotiate terms and conditions which will continue to sustain a fair rate of return through rent review, consumer price index adjustments, reappraisals or the application of percentage rents to gross income. The rate of return shall be based upon the highest rate commensurate with the highest and best use of the property, or a fair rate of return commensurate with the designated public use.

1. Obtain a fair rate of return on City-owned property being considered for lease negotiate terms and conditions which will continue to sustain a fair rate of return through rent review, consumer price index adjustments or the application of percentage rents to gross income. The rate of return shall be based upon the highest rate commensurate with the highest and best use of subject property or a fair rate of return commensurate with the designated public use.

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DISPOSITION OF CITY-OWNED REAL PROPERTY

COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

Deleted duplicate language on optimal rents now covered in policy section. (Also see existing Subsection 8) [Compares to existing Policy item C.8 on page 19]

2. Rental Terms. Rental terms may be negotiated on the basis of fixed rates, percentages of gross income or combinations thereof, whichever is commensurate with the market place.

2. Long-Term Lease - a lease in excess of two (2) years requires Council approval by Resolution. [Compares to proposed Policy item D.4 on page 18]

3. Short-Term Lease - a lease term of two (2) years or less may be executed by the City Manager without Council Resolution. The City Manager shall annually submit to the City Council a report of all short-term agreements administered by the Property Department. [D.5 page 18]

Revised; previously required reviews every 2-1/2 years. (See existing Subsection 8d) [C.8.d page 20]

3. Minimum Rent. Percentage leases will provide a minimum rent which shall be adjusted at appropriate intervals ~~and in no event less~~ which shall be no more than every five years to reflect 80 percent of the average annual rent actually paid during the preceding interval. In no event shall the adjusted minimum rent be less than the minimum rent in existence preceding the adjustment.

4. Selection of Lessee - leasehold proposals shall be evaluated on the basis of:

- a. Consideration offered in the form of rent;
- b. financial capability; and
- c. management expertise in regard to the proposed leasehold development and operation. [D.6 page 18]

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(PROPOSED)

(EXISTING)

Revised from two year limit. (Existing Subsection 2) [C.2 page 17]

4. Long-term Lease. A lease in excess of three (3) years requires Council approval by Resolution.

5. Leasehold Assignments - requests for assignment of leasehold interest shall be evaluated on the same basis as the criteria used in evaluating a leasehold proposal. The City Manager may authorize assignments which meet this criteria and which do not otherwise revise the master lease provisions.

[D.7 page 19]

Revised from two year limit; deleted annual report. (Existing Subsection 3) [C.3 page 17]

5. Short-term Lease. Unless there are special circumstances, a lease term of three (3) years or less may be executed by the City Manager without Council Resolution. A short-term lease may not be renewed without Council Resolution.

6. Subleases - requests for sublease approval will be considered on the merits of each individual transaction. The City recognizes the right of the master lessee to receive a fair return on any sublease operation. No sublease shall be approved which would be detrimental to the City's rights under the master lease. The City Manager may authorize subleases which meet this condition and which do not require amendment of the master lease.

[D.8 page 19]

Minor wording changes. (Existing Subsection 4) [C.4 page 17]

6. Selection of Lessee. Leasehold proposals shall be evaluated essentially in terms of:
a. Consideration offered in the form of rent.
b. Financial capability.
c. Expertise regarding the proposed leasehold development and operation.

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(PROPOSED)

(EXISTING)

New

- d. Nature of proposed development.
- e. Special public benefits to be derived (if any).

- 7. Amendments of long-term leases require Council approval by Resolution.
- 8. Rent Terms - Rental terms may be negotiated on the basis of fixed rates, percentages of gross income or combinations thereof, whichever in commensurate with the market place.

Unchanged. (Existing Subsection 5)

- 7. Leasehold Assignments. Requests for assignment of leasehold interest shall be evaluated on the same basis as the criteria used in evaluating a leasehold proposal. The City Manager may authorize assignments which do not require amendment of the master lease provisions.

- a. Fair Market Rental - shall reflect a fair rate of return on the highest and best use value of the property.

Deleted reference to lessees right to fair return from subleases. (Existing Subsection 6)

- 8. Subleases. Requests for sublease approval will be considered on the merits of each individual transaction.

- b. Fair Rental Rate - shall reflect the highest rate of return available on those lease operations which are designated for public service operations, e.g., airport, housing, and park and recreation service facilities.

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(PROPOSED)

(EXISTING)

Unchanged. (Portion existing Subsection 6)

No sublease shall be approved which would be detrimental to the City's rights under the master lease. The City Manager may authorize subleases which meet this condition and which do not require amendment of the master lease.

c. Rental Adjustments - Rent shall be periodically reviewed and adjusted that the City will receive fair market rental or fair rental rate throughout the lease term.

Unchanged. (Existing Subsection 7)

9. Amendments. Amendments of long-term leases require Council authorization.

d. Minimum Rents - Percentage leases will provide a minimum rent which shall be adjusted every three years to reflect 80 percent of the average annual rent actually paid during the preceding three years. In no event shall the adjusted minimum rent be less than the minimum rent in existence preceding the adjustment.

New

10. Updating Lease Terms. Lease terms shall be updated as much as practicable whenever there is a request for assignment, or significant amendments or subleases are proposed.

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(PROPOSED)

(EXISTING)

11. Financial Encumbrances. The City will generally not subordinate its fee interest to encumbrances placed against the leasehold by the lessee. The City Manager may approve appropriate financial encumbrances of the leasehold interest which provide that all loan proceeds are used for authorized improvement of the premises. Loans or refinancing in the form of encumbrances against the lease for the purpose of reducing equity or financing the sale of leasehold interest will not be allowed until the property is fully developed for uses authorized in the lease. After the property is developed, such financing may be permitted so long as there is also substantial benefit to be gained by the City.

9. Audits - All percentage leases shall be audited by the City Auditor and Controller at least once every three years and more frequently as appropriate. The City shall reserve the right to audit all other leases and agreements if determined warranted by the City Auditor and Controller.

New

(PROPOSED)

(EXISTING)

New

12. Improvements. Lease improvements installed by the lessee will be removed at termination without cost to the City, or will revert to the City, at the City's option. All leasehold improvements and alterations require prior approval by the City Manager.

New

13. Lease Term. Lease term will be limited to the shortest practical time commensurate with the amount of capital investment in permanent improvements to be made by the lessee.

Revised; adds requirement for initial audit. (Existing Subsection 9)

14. Audits. All percentage leases shall be audited by the City Auditor and Comptroller in the first year of operation to establish proper reporting procedures and at least once every three years thereafter. More frequent audits may be made if appropriate.

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(PROPOSED)

(EXISTING)

Unchanged. (Portion of existing Subsection 9)

The City shall reserve the right to audit all other leases and agreements if determined warranted by the City Auditor and Comptroller.

E. Marketing.

D. Marketing

Unchanged. (Existing Section D)

Competitive offers for lease or sale shall be solicited from the open market place. This may be accomplished through a number of marketing techniques, such as requests for proposals (RFPs), a marketing subscription system, direct advertising, exposure through the real estate media, such as the multiple listing service, posting the property and any other appropriate means. Lands designated for industrial and scientific research uses shall be marketed in accordance with Council Policy 900-3.

Competitive offers for lease or sale shall be solicited from the open market place. This may be accomplished through a number of marketing techniques such as requests for proposals (RFP, a marketing subscription system, direct advertising, exposure through the real estate media, such as the multiple listing service, posting the property and any other appropriate means.

New

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(PROPOSED)

(EXISTING)

F. Real Estate Broker's Fee.

The City will normally pay a real estate brokerage fee for qualified representation of a selected lessee or purchaser of City property. When the amount of rental or purchase price offered are criteria for selecting a lessee or purchaser in competitive situations, the selection will be based on the highest net rental or net purchase price, taking into account any brokerage fees involved in the competition. All brokerage participation and brokerage fees shall comply with Municipal Code Section 22.0905, Broker's Fee and Registration.

E. Real Estate Broker's Fee

Real estate brokerage participation shall be encouraged to attract bona fide offers to lease or purchase City-owned property. The real estate broker's fee shall be paid in accordance with Municipal Code Section 22.0905. The City Council has the discretion to pay brokers' fees of up to 6 percent.

Revised; deletes reference to 6% limit (covered by Municipal Code) and adds basis of selection as net rental or sale price. (Existing Section E)

(PROPOSED)

(EXISTING)

G. Priority Handling.

Since time is of essence in land transactions, all such actions by Council and Committee shall be given the highest priority and special handling. Such action which must first go before a Council Committee will be placed on an early portion of the Committee agenda in order to assure prompt action. Subsequent to the Committee action, the item shall be placed on the docket of the next regular City Council meeting as a Supplemental Item.

F. Since time is of essence in land transactions, all such actions by Council and Committee shall be given the highest priority and special handling. Such auction which must first go before a Council Committee will be placed on an early portion of the Committee agenda in order to assure prompt action. Subsequent to the Committee action, the item shall be placed on the docket of the next regular City Council meeting as a Supplementary Item.

Unchanged, except for
typographic correction.
(Existing Section F)

DISPOSITION OF CITY-OWNED REAL PROPERTY

COUNCIL POLICY 700-10

(PROPOSED)

(EXISTING)

(Section Deleted)

IMPLEMENTATION

Specific or detailed processing procedures necessary to implement and amplify the above policy guidelines shall be appropriately addressed in the City of San Diego Administrative Regulations Manual (AR 25.10).

CROSS REFERENCE: Council Policy 700-4
Council Policy 700-9
Council Policy 700-11
Council Policy 700-12
Council Policy 700-41
Council Policy 900-3

CROSS REFERENCE: Council Policy 700-4
Council Policy 700-9
Council Policy 700-11
Council Policy 700-41

Adopted by Resolution No. 169946 03-15-62
Amended by Resolution No. 212957 04-04-75
Amended by Resolution No. 217309 12-21-76
Amended by Resolution No. 218125 04-12-77
Amended by Resolution No. 219507 10-19-77
Amended by Resolution No. 220842 05-09-78
Amended by Resolution No. 224022 07-16-79
Amended by Resolution No. 250319 10-01-79
Amended by Resolution No. 251154 02-11-80
Amended by Resolution No. 251943 06-02-80
Amended by Resolution No. 252266 07-14-80
Amended by Resolution No. 252313 07-21-80
Amended by Resolution No. 252966 10-27-80
Amended by Resolution No. 255014 09-15-81

Adopted by Resolution No. 169946 03-15-62
Amended by Resolution No. 212957 04-04-75
Amended by Resolution No. 217309 12-21-76
Amended by Resolution No. 218125 04-12-77
Amended by Resolution No. 219507 10-19-77
Amended by Resolution No. 220842 05-09-78
Amended by Resolution No. 224022 07-16-79
Amended by Resolution No. 250319 10-01-79
Amended by Resolution No. 251154 02-11-80
Amended by Resolution No. 251943 06-02-80
Amended by Resolution No. 252266 07-14-80
Amended by Resolution No. 252313 07-21-80
Amended by Resolution No. 252966 10-27-80
Amended by Resolution No. 255014 09-15-81

Assigned Responsibility - Property Department

R-258160

MAR 28 1983

Passed and adopted by the Council of The City of San Diego on _____,
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"/>	
DISTRICT 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ed Struiksmā	<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"/>	
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mayor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	VACANT

AUTHENTICATED BY:

BILL CLEATOR

Deputy Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

By *Raymond G. Fontana*, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number *R-258160* Adopted **MAR 28 1983**