

(R-89-1367)

RESOLUTION NUMBER R- 274486


ADOPTED ON OCT 2 1989

RESOLUTION AMENDING COUNCIL POLICY NO. 900-3
REGARDING MANAGEMENT AND MARKETING OF
CITY-OWNED INDUSTRIAL PROPERTY.

BE IT RESOLVED, by the Council of The City of San Diego, that Council Policy No. 900-3 entitled, "Management and Marketing of City-owned Industrial Property," 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-274486.

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

APPROVED: John W. Witt, City Attorney

By 
Harold O. Valderhaug
Deputy City Attorney

HOV:ps
01/09/89
Or.Dept:Prop.
R-89-1367
Form=r.amcp

CITY OF SAN DIEGO, CALIFORNIA

FILED

OCT 2 1989**COUNCIL POLICY**

OFFICE OF THE CITY CLERK

SAN DIEGO, CALIFORNIA

SUBJECT

POLICY
NUMBER

900-3

EFFECTIVE
DATE

MANAGEMENT AND MARKETING OF CITY-OWNED INDUSTRIAL PROPERTY

BACKGROUND

In order to enhance the City's economic base and create employment opportunities, the City has actively engaged in the development of industrial and scientific research parks since the 1950s. 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, Campus Point, Eastgate Technology Park, and Corporate Research Park. More recently, the City has acquired property and redeveloped it for industrial use. Examples include Market Street, Dells, and Gateway Industrial Parks. Future industrial developments will be located at Brown Field, on the City's Pueblo Lands, and in redevelopment areas.

PURPOSE

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

POLICY

The City shall manage its industrial properties in accordance with the following objectives:

1. Disposition - City property can be leased or sold for those developments which offer employment opportunities, will expand and diversify the City's economic base, will engage in activities compatible with the quality of life in San Diego, and will provide a specific development schedule. Special consideration may be given to lessees or purchasers who offer employment opportunities to economically disadvantaged persons and/or who engage in scientific research, manufacturing research and development, high technology, light manufacturing, or national corporate headquarters.
2. Reversion - Purchasers must agree to appropriate reversionary rights or other penalties if performance is not in accordance with the requirements of the disposition agreement.
3. Lease Rent or Sales Price - The City shall optimize the lease rent or the sales price to be received from City-owned industrial properties based on relevant factors, including an appraisal of the property which is no more than six months old, prevailing economic conditions, recent trends in industrial land activities, and specific benefits to be generated by the user.
4. Industrial Subdivisions - The City shall continue to develop its inventory of industrial property, and expand that inventory, where appropriate, through acquisition, redevelopment, or the development of surplus public properties.

COUNCIL POLICY

SUBJECT

POLICY
NUMBER

900-3

EFFECTIVE
DATE

MANAGEMENT AND MARKETING OF CITY-OWNED INDUSTRIAL PROPERTY

5. Financing of Development Costs - Proceeds from the sale of City-owned industrial properties shall be deposited in the Industrial Development Fund. Expenditures from this fund shall be authorized by the Council on a case-by-case basis, and expenditures shall comply with Section 77 of the City Charter.
6. Marketing Responsibilities - It shall be the Economic Development Corporation's (EDC) responsibility to assist the City Manager to market the land and to suggest prospective lessees or purchasers to the City Manager. The City Manager shall be responsible for directing all marketing, including evaluating and accepting or rejecting EDC's suggestions, negotiating contracts with prospective lessees or purchasers and making recommendations to the City Council for the leases or sales.
7. Exclusive Negotiations - The City Manager may exclusively negotiate with a prospective lessee or purchaser and take the agreement to the City Council, via the appropriate Council committees, for approval. 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. Proposals may also be solicited on a competitive basis whenever practical depending on the interest indicated by the market for given properties. The ultimate responsibility for the selection or rejection of the proposed lessee or purchaser rests with the City Council. Since it is not generally in the best interests of the City for an agreement to be negotiated in open session, the Council shall either disapprove or return to the City Manager for further negotiation any agreement which the Council does not approve.
8. Considerations for Specific Sites - Specific objectives regarding lease versus sale, users, employment density, and traffic are listed in the attachment to this Policy.

CITY OF SAN DIEGO, CALIFORNIA
COUNCIL POLICY

SUBJECT

POLICY
NUMBER

900-3

MANAGEMENT AND MARKETING OF CITY-OWNED INDUSTRIAL PROPERTY

EFFECTIVE
DATE

REFERENCES

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

Adopted by Resolution 220305, 2-15-78
Amended by Resolution 253163, 11-24-80
Amended by Resolution 258161, 3-28-83

Assigned Responsibility - Property Department

ATTACHMENTS

Specific Considerations for Various City-owned Industrial Properties

DSB:st-w(67-6)
6-30-89

R-274486

Handwritten notes and scribbles at the top right of the page.

OCT 2 1989

Passed and adopted by the Council of The City of San Diego on.....
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

.....
MAUREEN O'CONNOR
Mayor of The City of San Diego, California.

(Seal)

.....
CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

By *Charles G. Abdelnour*....., Deputy.

Office of the City Clerk, San Diego, California	
Resolution Number R-274486	Adopted OCT 2 1989

2751

89 SEP -8 PM 1:12

SAN FRANCISCO, CA

100-100000-1000

100-100000-1000

100-100000-1000
100-100000-1000
100-100000-1000

100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000
100-100000-1000	100-100000-1000	100-100000-1000	100-100000-1000

100-100000-1000

100-100000-1000