

(R-98-1272)

RESOLUTION NUMBER R- 290241

ADOPTED ON JUN 15 1998

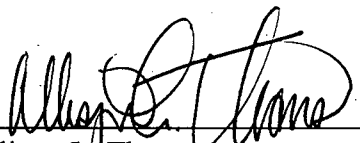
RESOLUTION AMENDING COUNCIL POLICY NO. 900-12  
REGARDING THE BUSINESS AND INDUSTRY INCENTIVE  
PROGRAM.

BE IT RESOLVED, by the Council of The City of San Diego, that Council Policy No. 900-12 titled, "Business and Industry Incentive Program," 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- 290241

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

APPROVED: CASEY GWINN, City Attorney

By  \_\_\_\_\_  
Allisyn L. Thomas  
Deputy City Attorney

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## COUNCIL POLICY

SUBJECT  BUSINESS AND INDUSTRY INCENTIVE PROGRAM	POLICY NUMBER 900-12
	EFFECTIVE DATE

## Council Policy 900-12 ("Underlined" Version)

Background:

The City of San Diego is dependent on the continued stability and growth in various revenues and jobs in order to provide essential services to the community. Stability and growth in revenues such as sales and property tax are related not only to the health of the local economy, but to the location and expansion of major revenue and job generating developments.

Commercial development such as auto malls and shopping centers as well as point of sale businesses are responsible for the substantial portion of the City's general fund revenues. A decline in these types of establishments within the City of San Diego will lead to a corresponding erosion in the tax base, jobs, and revenues to the City.

Other jurisdictions within the region are aggressively competing for additional revenues and jobs from these businesses. Incentives and subsidies are commonly provided in order to attract and retain these revenue and job generating projects.

The City of San Diego through its Redevelopment Agency has the ability to provide financial assistance to eliminate blighting conditions. Similarly, the City has developed a process and procedures for the disposition of City-owned land which include the ability to offer some financial incentives. The City also has the capability to enter into Development Agreements which include provisions for City assistance. The City does not have a program to offer financial or other types of assistance to major revenue and job generating projects outside of redevelopment project areas, large scale development agreements or city-owned property.

Purpose:

To provide criteria and procedures for a Business and Industry Incentive Program designed to attract and retain major revenue and job generating projects throughout the City.

Policy:

It shall be the policy of the City Council to consider providing assistance to attract and

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retain major revenue and job generating projects which:

Contribute to the improvement and growth of the City's economic base;

Demonstrate an established track record for high volume tax revenue generation;

Provide employment opportunities and child care facilities for city residents;

Eliminate or prevent blight;

Demonstrate a long term commitment to the community;

Are consistent with the City's Economic Development Policy and Strategic Plan and the community's needs and objectives;

Generate new or retained stabilized annual City tax revenues of at least \$500,000; create 200 quality jobs; provide for substantial new or expanded scientific research facilities.

Furthermore, it shall be the policy of the City Council to allow direct negotiation with revenue and job generating projects including the following types of assistance:

Expedited permit processing to insure the timely completion of development and initiation of revenue flow;

Formation by the City of assessment districts which provide for the long term financing of public improvements associated with the development;

Fee credits for public improvements which are associated with the development and included in an adopted facilities financing plan;

Reimbursement for costs of public improvements which are associated with the development from future revenue sources including public infrastructure funds;

Reimbursement of fees through future revenues derived from the development.

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Procedure:

Revenue and job generating developments requesting assistance from the City of San Diego shall submit information detailing how they meet the required criteria and the type of assistance requested. Upon review by staff and/or the City's financial consultants, additional information may be requested and the applicant may be required to assume the costs of an independent analysis of their project. Should it be determined that financial assistance is justified, a proposed agreement shall be brought forward to the City Council for their consideration and action. Any agreement to provide financial assistance is contingent on the approval of the development by the City Council or other appropriate City Agency.

Reference:

Council Policy 900-01 - Economic Development  
Council Policy 000-19 - Legislative Policy Guidelines

History:

Added by Resolution R-282497 08/09/93  
Amended by Resolution R-