

RESOLUTION NUMBER R- 302651

DATE OF FINAL PASSAGE MAY 29 2007

AUTHORIZING THE MAYOR OR HIS DESIGNEE TO SELL CERTAIN EXCESS CITY PROPERTY LOCATED IN THE 1300 BLOCK OF MORENA BOULEVARD EITHER BY NEGOTIATION, PUBLIC AUCTION, SEALED BID, OR BY ANY COMBINATION OF SUCH METHODS, AT THE MAYOR'S DISCRETION IN EACH CASE; AUTHORIZING THE MAYOR TO ENTER INTO AGREEMENTS TO CONSUMMATE SUCH SALES; AUTHORIZING THE PAYMENT OF REAL ESTATE BROKERAGE COMMISSIONS RELATED TO SUCH SALES; AND AUTHORIZING THE AUDITOR AND COMPTROLLER TO ACCEPT AND DEPOSIT THE PROCEEDS OF SUCH SALES.

WHEREAS, this action requires the affirmative vote of five (5) members of the City Council [Council]; and

WHEREAS, the City is the fee owner of that certain real property [Property] located in the **1300 Block of Morena Boulevard**, described as a vacant commercial lot, and more particularly described in **Exhibit "A": "Excess Property Sales,"** attached hereto; and

WHEREAS, the Council finds that at least one of the following criteria has been met: (1) the sale of the Property will provide revenues necessary for public facilities which are not fundable through other revenue sources; (2) the Property cannot be leased because of its location, access, topography, or other considerations; (3) the sale would enhance the City's position relative to other activities, such as economic development efforts; or (4) the sale would maximize the total economic return to the City; and

WHEREAS, an appraisal of the Property prepared or obtained by the City's Real Estate Assets Department [READ] has determined the fair market value [FMV] of the Property to be One Million Fifty Thousand Dollars (\$1,050,000); and

WHEREAS, the Council deems the FMV to be the minimum acceptable price to be obtained for the Property; and

WHEREAS, the Property will be re-appraised at least once every twelve months until sold, which READ will report to Council; and

WHEREAS, if a re-appraised FMV is greater than the minimum acceptable price set on the date of this resolution, that FMV shall become the minimum acceptable price; and

WHEREAS, if a re-appraised FMV is less than the minimum acceptable price set on the date of this resolution, prior to lowering the original minimum price, the Mayor will return to the Council for further direction; and

WHEREAS, if after attempting to sell the Property at the FMV, the Mayor or his designee determines that the Property cannot be sold at or above the FMV, the Mayor shall seek review and additional direction from the Council as to the disposition of the Property; and

WHEREAS, the Council deems it in the best interests of the City to authorize the Mayor or his designee to sell the Property through negotiation, public auction, sealed bids, or any combination of such methods, in his discretion; and

WHEREAS, the Council deems it in the best interests of the City to authorize the Mayor or his designee, in his discretion, to retain the services of a real estate broker to represent the City and facilitate the sale of the Property, and that the City should pay real estate brokerage participation and brokerage fees incurred thereby, in an amount not to exceed six percent (6%) of the sale price; and

WHEREAS, all brokerage participation and brokerage fees shall comply with San Diego Municipal Code section 22.0905, Broker's Fee and Registration; and

WHEREAS, upon the sale of the Property at a price greater than or equal to the FMV, the Council deems it in the best interests of the City to authorize the Mayor or his designee to execute and deliver, on behalf of the City, a purchase and sale agreement, grant deed, and all other agreements and documents necessary and on terms and conditions deemed by the Mayor or his designee to be reasonable and in the best interests of the City to consummate the sale; and

WHEREAS, the proceeds of the sale of the Property, net of brokerage commissions and other costs of selling the Property, will be accepted by the Auditor and Comptroller and deposited into the appropriate Fund; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that that certain real property [Property] owned in fee by the City, located in the **1300 Block of Morena Boulevard**, described as a vacant commercial lot, and more particularly described in **Exhibit "A": "Excess Property Sales,"** attached hereto, is excess City property and may be sold; and

BE IT FURTHER RESOLVED, the Property may only be sold for a price equal to or greater than One Million Fifty Thousand Dollars (\$1,050,000); and

BE IT FURTHER RESOLVED, the Mayor or his designee is directed to have the Property re-appraised at least once every twelve months until sold, and the resulting fair market value of the Property shall become the minimum acceptable price, which the Mayor or his designee shall report to Council; provided, however, if a re-appraisal results in a fair market value below the minimum price set on the date of this Resolution, the Mayor shall seek Council approval prior to lowering the original minimum price; and

BE IT FURTHER RESOLVED, the Mayor or his designee is authorized and directed to sell the property through negotiation, public auction, sealed bids, or any combination of such methods, in his discretion; and

BE IT FURTHER RESOLVED, the Mayor or his designee is authorized, in his discretion, to retain, on terms deemed by him to be reasonable and in the best interests of the City, the services of a real estate broker to represent the City and facilitate the sale of the Property; and

BE IT FURTHER RESOLVED, the payment of real estate brokerage commissions related to the sale of the Property in an amount not to exceed six percent (6%) of the sale price, and otherwise in compliance with San Diego Municipal Code section 22.0905, Broker's Fee and Registration, is authorized; and

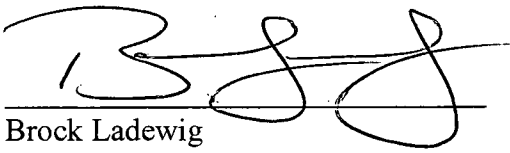
BE IT FURTHER RESOLVED, the Mayor or his designee is authorized to execute and deliver, on behalf of the City, a purchase and sale agreement, grant deed, and all other agreements and documents necessary and on terms and conditions deemed by the Mayor or his designee to be reasonable and in the best interests of the City to consummate the sale; and

BE IT FURTHER RESOLVED, the Auditor and Comptroller is authorized and directed to accept the proceeds of the sale of the Property, net of brokerage commissions and other costs of selling the Property, and deposit them into the appropriate Fund; and

BE IT FURTHER RESOLVED, if after attempting to sell the Property at the minimum price specified herein, the Mayor or his designee determines that the Property cannot be sold at

or above the minimum acceptable price, the Mayor is directed to seek review and additional direction from the Council as to the disposition of the Property.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By 
Brock Ladewig
Chief Deputy City Attorney

BL:bas
5/11/07
Or.Dept: READ
R-2007-1119
REV.
MMS #4820

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of MAY 21 2007.

ELIZABETH S. MALAND
City Clerk

By 
Deputy City Clerk

Approved: 5.29.07
(Date)


JERRY SANDERS, Mayor

Vetoed: _____
(Date)

JERRY SANDERS, Mayor

EXHIBIT "A"

| <u>SITE #</u> | <u>NAME</u> | <u>FILE#</u> | <u>ADDRESS</u> | <u>USE</u> | <u>SIZE</u> | <u>DIST</u> | <u>APN</u> | <u>VALUE</u> |
|---------------|---------------------------|--------------|----------------------------|----------------------|-------------|-------------|------------|---------------------|
| 1 | World Trade Center | S427-1 | 1250 6th Ave 92101 | Highrise Office | 127,990 sf | 2 | 534-055-01 | \$17,700,000 |
| 2 | Crabtree Bldg | S431-1 | 303 A St. 92101 | Office Building | 30,000sf | 2 | 533-433-27 | \$2,250,000 |
| 3 | Nautilus House | M102-1 | 801 Nautilus St. 92037 | SFR - Residential | 4,791sf | 1 | 351-370-15 | \$850,000 |
| 4 | Genoa House | P617-1 | 5690 Genoa Dr. 92120 | SFR - Residential | 13,068sf | 7 | 462-121-02 | \$625,000 |
| 5 | Fay Ave Duplex | M113-1 | 7021 Fay Ave. 92037 | Duplex - Residential | 26,571sf | 1 | R/W | \$3,000,000 |
| 6 | Beaumont House | N105-2 | 6216 Beaumont 92037 | SFR - Residential | 9,150sf | 1 | 357-062-02 | \$1,670,000 |
| 7 | 33rd Street House | S511-1 | 904 33rd St. 92102 | SFR - Residential | 6,969sf | 4 | 545-062-18 | \$295,000 |
| 8 | Maple St. 4-Plex | R411-3 | 505 W. Maple St. 92134 | 4-plex - Residential | 12,632sf | 3 | 533-072-20 | \$700,000 |
| 9 | Uptown Residential | Q427-1 | Otsego Dr@Brookes 92103 | Vacant Residential | 11,325sf | 2 | 452-254-01 | \$175,000 |
| 10 | Grant Hill Parcel | S596-1 | 327 Langley St 92102 | Vacant Residential | 6,098sf | 4 | 535-532-15 | \$160,000 |
| 11 | Mission Valley Commercial | P611 | Fairmount/Camino Del Rio S | Vacant -Commercial | 13,939 sf | 7 | R/W | \$460,000 |
| 12 | UC Eastgate Site | K302-8 | 9514 Towne Ctr.Dr. | Vacant -Commercial | 85,377sf | 1 | 343-122-35 | \$1,960,000 |
| 13 | Morena Commercial - East | P318-1 | E Side W. Morena Blvd. | Vacant-Commercial | 13,939sf | 6 | R/W | \$1,050,000 |
| 14 | Border Patrol Site | Z718-1 | West of I-5 at US Border | Improv -Commercial | 58,370sf | 8 | R/W | \$3,200,000 |
| 15 | SE Cor Jamacha | S799-17 | SE Cor Jamacha & Cardiff | Vacant-Commercial | 24,475sf | 4 | R/W | \$725,000 |
| 16 | Kearny Mesa Rd | St R/W | At Magnatron | Vacant-Commercial. | 32,324sf | 6 | R/W | \$300,000 |
| 17 | Morena Commercial - West | P325-1 | W Side W Morena Blvd | Vacant-Commercial | 30,056sf | 6 | 760-216-69 | \$900,000 |
| 18 | Terminix Lease Site | P313-3 | 4850 Pacific Hwy | Improv - Commercial | 42,890sf | 6 | 790-216-41 | \$3,150,000 |
| 19 | Filippi Lease Site | M509-1 | 5353 Kearny Villa Rd. | Improv - Commercial | 30,753sf | 6 | 369-110-01 | \$2,000,000 |
| | | | | | | | | \$41,170,000 |