



Informational Item

For Information Only

**EXCESS PROPERTY SALES
FOR ACTION BEFORE CITY
COUNCIL IN 2015**

Smart Growth & Land Use Committee

June 10, 2015

Overview

- READ has identified various properties and will bring to City Council in 2015 for action:
 - 16 properties will use real estate brokers
 - 12 properties exclusively negotiated or direct sales
 - Additional properties may be identified
- ALL sales of City property are first presented to Smart Growth & Land Use Committee

Excess Property Sale Candidates

Eligibility –

- Not used by a City department
- Does not support a municipal function
- Is vacant and has no foreseeable use by the City
- Is a non-performing or under-performing asset and greater value can be generated by its sale
- Significant economic development opportunities can be generated by sale of property

Determining Whether to Sell

- Relieve the City of potential liabilities or the cost of maintaining property
- Return the properties to the tax rolls
- Stimulation of the economy by providing private sector investment opportunities
- Revenue to the Capital Outlay Fund or an Enterprise Fund
- Will generate greater economic value than a ground lease



Clearance Notification

60 day Mandatory Government Clearance Process:

- Notification to all governmental agencies & City departments
- 60 days to respond with intent to acquire
- If no response, the property may be deemed cleared for public sale

City properties that have been identified as candidates for sale are presented to Council for approval to be sold

Method Of Sale

- Minimum sales price is established by a current appraisal (less than 6 month old)
- Properties offered for sale receive the widest possible exposure to the open marketplace:
 - Advertising, direct marketing techniques, real estate media, City website, posting on the MLS, or any other appropriate method.



Real Estate Brokers

- Real estate brokers may be used to represent the City
- Brokers are selected for assignments through Request for Statement of Qualifications, Request for Proposals, or other methods
- Using a Request for Statement of Qualifications, the City qualified 5 commercial real estate firms:
 - Cushman & Wakefield
 - CBRE
 - Cassidy Turley
 - Jones Lang LaSalle
 - Colliers International

Excess Sales Using Brokers

No	Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	CurrentUse
1	Carmel Country & SR 56	Carmel Country	0.686	1	Remainder of land purchased for SR 56	1993	Unimproved land
2	Sorrento Valley Road West of I-805 (Portion)	Sorrento Valley Road West of I-805	2.16	1	Purchased from USA	1874	Unimproved land
3	Campus Point	Adjacent to Campus Point	42	1	Sale, lease or exchange	1966	Unimproved land
4	3050 Callan Road	3050 Callan Road	3.182	1	Resale - Repurchase	1982	Unimproved land
5	Rutgers Rd ROW	Rutgers and Van Nuys	0.128	1&2	Street	1957	Unimproved land
6	Truax House	540 W. Laurel and 2513/2515 Union	0.68	3	Street	1965	2 Homes
7	SWC Goldfinch & Spruce	APN 451-570-06	0.115	3	Tax Deed from County	1953	Unimproved land

Excess Sales Using Brokers

No	Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
8	Jamacha & Cardiff SEC	South East Corner Jamacha & Cardiff	0.602	4	Encanto Expressway	1953	Unimproved land
9	Rancho Carmel & Provencal Park N Ride	NEC Rancho Carmel & Provencal PI	0.46	5	Park N Ride	1994	Parking lot
10	Headquarters Point	Headquarters Point	10.31	6	Settlement & exchange with San Dieguito Partnership	2000	Unimproved land
11	Old Barrio Logan Library	811 S. 28th Street	0.186	8	Library	1925	Library built in 1925

Excess Sales Using Brokers

No	Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
12	40th & University (next to Standard Plumbing) – HOLD	40th & University by Std Plumbing	0.274	9	Cooperative Agreement with Caltrans for SR 274 and 209	2001	Unimproved land
13	El Cajon & Central - HOLD	North East Corner El Cajon & Central	0.282	9	Cooperative Agreement with Caltrans for SR 274 and 209	2001	Unimproved land
14	46th Street betw Myrtle & Dwight	46th Street between Myrtle & Dwight	0.215	9	Open Space. City would reserve open space easement from sale	1985	Unimproved land
15	Silktree Terrace	next to 3555 Silktree Terrace	0.118	9	RDA acquired & deeded to City for sidewalk & concrete ramp leading to former bridge to Southcrest Trails Park	2001	Abandoned sidewalk/ramp



Excess Sales Using Brokers

	Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
16	Old San Ysidro Fire Station	179 W San Ysidro Blvd, San Ysidro	0.320	not in City	Fire Station	1957	Old fire station

Exclusively Negotiated Sales May Be Justified

- Parcel is landlocked
- Sold to contiguous owner to correct a site deficiency
- Fee interest in a pipeline or other right-of-way is no longer required
- Other governmental, public and quasi-public agencies submit acquisition proposals
- Qualified nonprofit institutional organizations offer to purchase at fair market value under certain conditions
- Exchanges with other governmental agencies

Exclusively Negotiated/Direct Sales

	Common Name	Address/Location	Size	Council Dist	Acquisition Purpose	Acquisition Date	CurrentUse	Buyer
1	San Dieguito Land for lagoon restoration	West of El Camino, East of I5, South of Via de La Valle	21.67 acres	1	Flood control channel	1962	Unimproved land	SANDAG (lagoon restoration)
2	Portion of Draper Ave	Draper Ave betw Silver & Kline	2375 SF	1	Playground	1939	Unimproved land	Adjacent owner
3	Washington & Pac Hwy	Washington & Pacific Highway	2194 SF	2	Right of Way	-	Unimproved land	Adjacent owner
4	W. of Morena Blvd at Tecolote Rd	W. of Morena Blvd at Tecolote Rd	1.1 acres	2	Morena Blvd	1957	Unimproved land	SANDAG
5	W. of Morena betw Ariane Dr & Jutland Drive	W. of Morena Blvd betw Ariane Drive and Jutland Drive	1.50 acres	2	Access to drainage culvt	1998	Unimproved land	SANDAG
6	W. of Morena South of Jutland Drive	W. of Morena Blvd South of Jutland Drive	0.33 and 0.04 acre	2	Flood control channel	1958	Unimproved land	SANDAG
7	Balboa at Morena Blvd	Balboa Ave at Morena Blvd	4.23 acres	2	Morena Blvd	1956	Unimproved land	SANDAG
8	Serra Mesa Land	East of Encino Ave and West of Sandmark Ave	15.22 acres	6	USA	1874	Unimproved land	SDG&E
9	Texas Street ROW	Adjacent to 5005 Texas Street	0.5 acres	7	Right of Way	1962	Parking lot	Adjacent owner
10	Lauriston & Paxton	Lauriston & Paxton south of Elrose Dr	3.3 acres	8	Lawsuit	1989	Unimproved land	Approved in 2013 SD Community Land Trust
11	San Ysidro & Dairy Mart Rd ROW	San Ysidro and Dairy Mart Road ROW	0.378 Acres	8	Caltrans Relinquish	1974	Unimproved land	Adjacent owner

Direct Sale

Common Name	Address/Location	Acres	Council Dist	Acquisition Purpose	Acquisition Date	Current Use
Villa Montezuma	1925 K Street	0.215	8	Historical	1971	Museum

- Must have approval from HUD to sell or lease
- Will be advertised for sale via RFP and sold to an entity with resources to care for the property.
- The property will be sold with deed restrictions

Future Potential Excess Properties

- Vacant City facilities are being reviewed via CIPRAC
- PUD reviewed Water & Sewer Fund land assets and determined properties to be non-essential if:
 - No existing infrastructure above or below ground
 - No future infrastructure is planned
 - The site does not support habitat restoration
- Public Utilities is meeting with Park & Recreation staff to determine if any of the sites are suitable for park purposes
- READ is continuing to review its inventory for excess properties



City Council Approval

All property sales will brought before City Council for approval

2015 Excess Properties

Questions???