



**TO:** T.C. Broadnax, City Manager  
**FROM:** Ricardo Noguera, Director, Community and Economic Development Department  
**COPY:** Economic Development Subcommittee, City Council  
**SUBJECT:** TIER 1 PROPERTY UPDATE  
**DATE:** December 9, 2014

**SUMMARY:**

This presentation will provide an overview on property disposition activities for City-owned Tier 1 properties since Council adoption of the "Policy for the Sale/Disposition of City-owned General Government Real Property" in August, 2012.

**BACKGROUND:**

In August, 2012 Council adopted Resolution 38529 which established a policy that developed the framework for the disposition of City-owned property. This policy identifies a system for the classification of properties which is comprised of three tiers with differing policy objectives and correlative disposition processes. The policy identifies Tier 1 properties as follows:

*Tier 1 properties are generally those properties that: (1) are strategically located in the downtown or a mixed-use center with high visibility; (2) are high value (greater than \$500,000) and sizable (one-third of an acre or greater); (3) have the potential to generate a high level of community interest due to substantial neighborhood or City-wide impact that may result from their development; and (4) can be instrumental in meeting the City's economic development goals and/or in implementing its key policies.*

*Overall goals for sale of these properties will be to achieve a reasonable return on investment through such outcomes as: generate new property taxes, sales tax, business and occupation taxes, and other taxes, generate new family wage jobs, catalyze new private investment and/or leverage existing public facilities, minimize public liability, implement City master plans, encourage density, and promote sustainability.*

In 2013, based on the above criteria, staff reviewed properties that are generally consistent with descriptions identified in the policy and identified thirteen Tier 1 properties. Staff reviewed each property by site characteristics, opportunities and constraints and determined which ones were most suitable for marketing and sale within the next two to five years. Staff will provide an update on the property disposition activities as it relates to the City's vision for future development of the area in which the property is located as identified by past or current studies, development analysis and/or adopted plans. Properties that are on the list are a mix of those that staff feel are ready for disposition in the near term as well as those properties that have longer-term potential.

**ALTERNATIVES:**

This is informational only.

**FISCAL IMPACT:**

This is informational only. Fiscal impact is determined once sale terms are negotiated.

**RECOMMENDATION:**

This is an informational briefing.