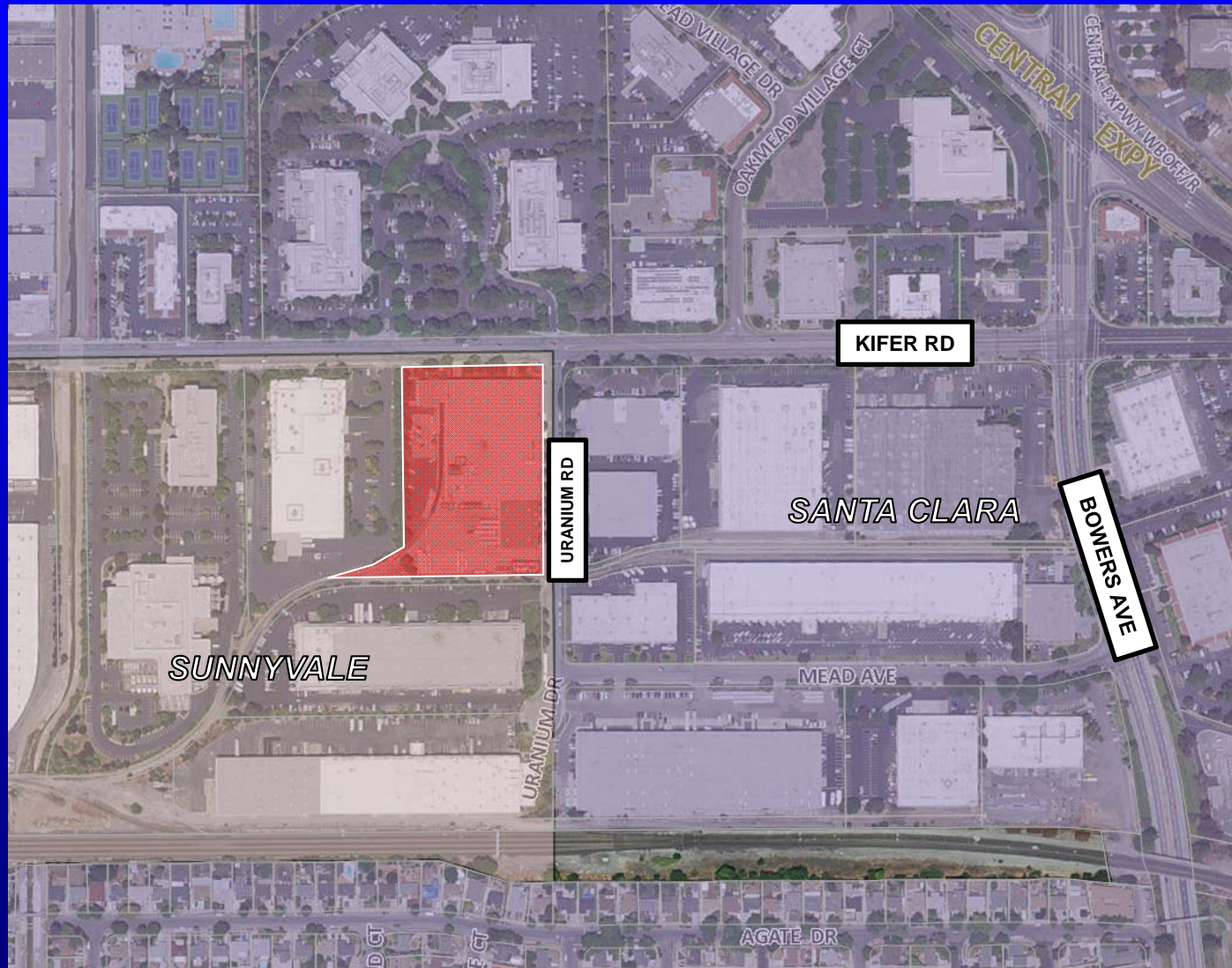


# ***Unilever Site Options and Next Steps***



# Location





# ***Background***

- ***4.8 Acres and a 96,000+ square foot Industrial Building constructed circa 1963 and expanded in mid-1980s.***
- ***1979 – Property was gifted to the City***
- ***October 31,2016 - Early lease termination agreement***
- ***Projected revenues from the sale of the property was first included as part of the FY 2006/07 budget***



# ***Background***

- ***Lawrence Station Industrial and Service Zoning District Designation (M-S/LSAP)***
- ***Office/R&D, Industrial, Commercial, and Higher Education***
- ***2015 Appraisal - \$11 Million***
- ***Best use to demo and new construction***
- ***Discussed as funding source for Civic Center project***



**Main Warehouse**



**Underground Parking Garage**

# ***Recommendation***

- ***Proceed with Alternatives 1 and 2***
  - ***Adopt Resolution declaring the parcel as surplus property for sale***
  - ***Begin process pursuant to Gov. Code Section 54222***
  - ***If no offer proceed with sale of property in open market***
  - ***Approve budget modification***
- ***Considerations***
  - ***Funding for City infrastructure needs***
  - ***Building is at end of life***
- ***Future Council Actions***
  - ***Received offer review***
  - ***Possible contract awards***
  - ***Property sale***

# ***Next Steps***

## ***Surplus Process***

- ***Council declares parcel surplus property***
- ***Notices sent to the following per Gov. Code 54222:***
  - ***School Districts***
  - ***Open Space/Special Districts***
  - ***Affordable Housing Providers***
- ***60-Day deadline for returned notices***
- ***Return to Council to consider received offers and negotiations***
- ***Enter good faith negotiations with interested party (90 Day Min)***
- ***Open market if price and terms cannot be agreed upon***

## ***If No offers – Public Sale***

- ***Select real estate broker***
- ***List and market property***
- ***Return to Council to consider offers received and how to proceed***
- ***Enter into negotiations with selected buyer***



# Location

