

Agenda Report

DATE: AUGUST 30, 1999
TO: CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: REVISION TO PASADENA MUNICIPAL CODE SECTION 4.02.040A
SALES OF SURPLUS REAL PROPERTY

RECOMMENDATION:

It is recommended that the City Council instruct the City Attorney to prepare an ordinance revising Section 4.02.040A of the Pasadena Municipal Code (Code), increasing the reasonable market value threshold upon which surplus real property is exempt from Chapter 4.02 of the Code from \$1,000 to \$10,000.

BACKGROUND

Section 4.02.040A of the Code addressing the sale of surplus City owned land was last revised in 1985. This Code section specifically exempts real property worth less than \$1,000 from competitive sale and direct sale requirements of the Code.

Since 1985, the value of real property has increased. This price inflation renders the existing dollar threshold restrictive and therefore in conflict with public policy of returning unneeded City property to the private sector and corresponding tax roll.

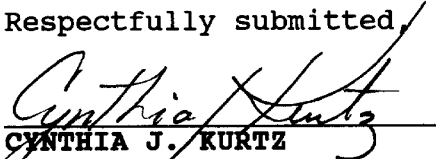
Land sold subject to Code Section 4.02.040A typically consists of remnant pieces leftover from street widenings or other public improvement projects, which are sold on a direct sale basis to the owners of adjacent land. As the value of the adjacent land has risen so has the value of the remnants. Accordingly, the current threshold hampers the efficient administration of these assets.

Consummation of the individual sales involved will continue to require City Council approval.

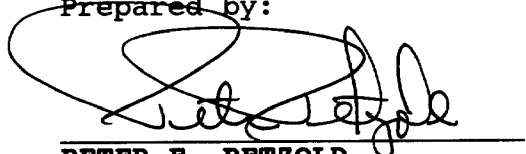
FISCAL IMPACT

Approval of staff's recommendation will have no significant direct fiscal impact. The proposed revision to the Code will enable staff to administer the disposition of remnant City owned land in a more efficient manner.

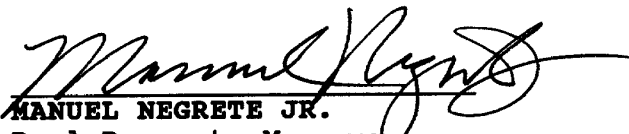
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

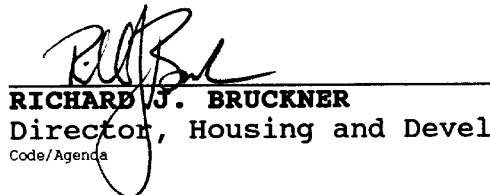
Prepared by:


PETER E. PETZOLD
Assistant Property Manager

Concurrence:


MANUEL NEGRETE JR.
Real Property Manager

Approved by:


RICHARD J. BRUCKNER
Director, Housing and Development Department
Code/Agenda