

## RESOLUTION 2015-33

### RESOLUTION APPROVING CALENDAR YEAR 2015 ANNUAL WORK PLAN FOR THE REAL ESTATE FORUM PURSUANT TO BPC POLICY NO. 018A

**WHEREAS**, the San Diego Unified Port District (District) is a public corporation created by the legislature in 1962 pursuant to Harbors and Navigation Code Appendix 1, (Port Act); and

**WHEREAS**, Board of Port Commissioners (BPC) Policy 018A provides that forums may be established by the BPC Chairman each year to provide a venue for stakeholders, tenants, and members of the public to provide input regarding issues pursuant to a BPC approved work plan; and

**WHEREAS**, the Real Estate Forum has been established by the BPC Chairman for calendar year 2015; and

**WHEREAS**, at a public meeting of the Real Estate Forum on March 26, 2015, staff suggested a proposed work plan for discussion; and

**WHEREAS**, based on comments received at the Real Estate Forum, staff has developed a work plan for 2015 to discuss implementation of a sustainable leasing policy, the results of real estate benchmarking studies, and status updates on integrated planning; and

**WHEREAS**, to facilitate input on important real estate policy matters expected to come before the BPC in 2015, staff recommends the following work plan (Annual Work Plan):

#### *Sustainable Leasing*

In December 2013, the BPC adopted a Climate Action Plan. Implementing a policy towards sustainable leasing is one of the key greenhouse gas reduction measures in the plan. Throughout 2015, the proposed work plan would provide an opportunity for interested stakeholders to discuss and assist in the development of a sustainable leasing policy to be presented to the BPC. The primary focus of the discussion will be policy matters regarding mandatory reporting as well as incentive-based programs to achieve some of the District's environmental goals.

*Real Estate Benchmarking*

BPC Policy 355 has been revised several times since the policy was re-written in 2004. In 2010, the administrative practices attached to BPC Policy 355 were revised to adopt a methodology for charging consideration under option agreements for both new projects and redevelopments. In 2013, both BPC Policy 355 and its administrative practices were extensively rewritten to provide more consistency and to clarify a number of provisions. Since May 2014, staff and consultants have been benchmarking the District's leasing practices against several other entities. Under the proposed work plan, the results of the benchmarking study would be presented for discussion in advance of any potential recommendations coming to the BPC.

*Integrated Planning*

The District is currently undertaking an integrated planning effort to establish a 50-year vision for development on tidelands. The proposed work plan would provide for periodic updates on development of the integrated plan.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Port Commissioners of the San Diego Unified Port District, that the calendar year 2015 Annual Work Plan for the Real Estate Forum pursuant to BPC Policy No. 018A is hereby approved.

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL



By: Assistant/Deputy

2015-33

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 14<sup>th</sup> day of April, 2015, by the following vote:

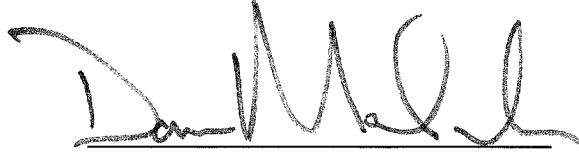
AYES: Bonelli, Castellanos, Malcolm, Merrifield, Nelson, and Valderrama.

NAYS: None.

EXCUSED: Moore.

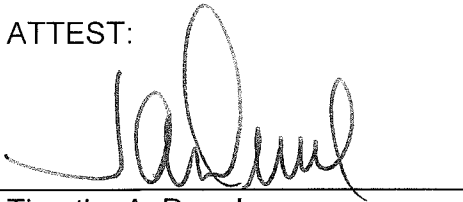
ABSENT: None.

ABSTAIN: None.

A handwritten signature in black ink, appearing to read "Dan Malcolm", written over a horizontal line.

Dan Malcolm, Chairman  
Board of Port Commissioners

ATTEST:

A handwritten signature in black ink, appearing to read "Timothy A. Deuel", written over a horizontal line.

Timothy A. Deuel  
District Clerk

(Seal)