



CITY COUNCIL ECONOMIC DEVELOPMENT SUBCOMMITTEE AGENDA REPORT

Meeting Date: January 22, 2026

From: Mitch Bull – Economic Vitality Director

Subject: Economic Vitality Office Update

Economic Vitality Office Update

January 2026

This report focuses on the activities at City Hall that support Economic Development and Vitality for the City of Brisbane.

Survey, Review and Evaluation of Business License Methodologies – I am continuing to work with Finance Director Carolina Yuen to examine the methodologies that we use to assess and collect Business License Tax revenue. We are working with our Business License partner (Hdl) to conduct a business license evaluation and recommendations on how we update and amend our methodologies to possibly do a ballot measure on a BL tax in November 2026. We have met several times and Hdl has recently sent us several methodologies for review. All the options presented show a sizable increase in the existing Business License Tax revenue. More details to follow as we have asked for revisions to some of the methodology.

Emergency Preparedness Processes and Protocol Discussions- we are working with other city departments and city agencies to evaluate Brisbane’s Emergency Preparedness processes and protocols. In conjunction with the Brisbane Police Department, the North County Fire Authority, Brisbane Public Works and other City Hall departments we are evaluating the processes in place to see what gaps in coverage exist, and to see what local businesses may be able to assist the city during an emergency or disaster (earthquake, fire, or another emergency). (In Process).

Outreach to local businesses – we are continuing to schedule visits to major tax revenue producing and large and small employers within the city. We met with Bi-Rite Foodservice, IRG, DoubleTree Hotel, Brisbane Hardware, Recology and Golden State Lumber. Working to schedule P&F Distributors, Homewood Suites, Freenome, Heirloom, Care DX and others in the near future.

“EVO” launch – we have started the “launch” of the EVO (Economic Vitality Office) rebranding. I have made presentations to several of the commissions as an outreach effort in launching EVO. So far UI have met with Park and Rec, IDEA, and Public Arts. Upcoming meetings to include the Planning Commission, OSEC, and Safe Streets.

Business District Overviews:

Crocker Industrial Park- The park is still approximately 93% leased with the addition of Fanatics, Encore Expositions, Mytra Logistics Planning, and Twist Bioscience. In addition, three companies, Wismattec Asian Foods, Unipart (British Auto Parts) and Greenleaf produce have renewed their

leases. (Greenleaf for a 10-year period). This is a more normal percentage and as possible future interest rate reductions help to spur the capital markets we hope to see additional activity. (Ample Battery has closed their operations as they failed to secure new capital.)

100 North Hill (Bayshore Labs) – the owners of the property have approached the city with an interest in replacing the current office complex with housing.

Bayshore Boulevard- the property at 3750 Bayshore Blvd. (VWR building) has been leased for 10 years to Amazon for a fulfillment warehouse. This operation is up and running and is contributing to the sales tax component. They have floated an idea of bringing their Amazon Pharmacy distribution component to this property in 2026. (No change as of January)

Brisbane Village Shopping Center – We met with Jane Liang (her brother-in-law is the owner of the center). We have advanced a client to Ms. Liang regarding the opening of a Mediterranean restaurant. A site visit was conducted, and the potential owner submitted a proposed lease offer. (Nothing has changed since November). Ms. Liang explained there is a chance that the owner of the center may visit in the Spring timeframe. Ms. Liang stated that a new Korean restaurant would be opening in the first quarter of 2026 in the former L&D Bistro space.

Sierra Point Properties:

Phase 3 – (Genesis Marina)- Their parcel in the NW corner (listed on their website as “Genesis – Marina”) has been completed and the first tenant, Freenome Therapeutics, has occupied approximately 35% of the total space. (No changes from November)

Healthpeak (formerly HCPI) – the group has completed their work on the “The Shores at Sierra Point ,” and are continuing to work to fill the office and lab space. Healthpeak have also made presentations regarding the next phase of their Sierra Point holdings, focusing on adding additional buildings on the parking lots adjacent to 2000 Sierra Point. (Formerly the Hitachi building site). The Sierra Point subcommittee have reviewed previous proposals and given feedback to Healthpeak. Life science company VERA therapeutics has moved into the Sierra Point complex. Life science company Nurix has taken the former Janssen (J&J) space at the end of 2025.

A recent study by Fierce Science Analysis shows that layoffs in the Life Science sector have increased steadily from 2022 to the present time. In 2022, 119 Life-Science companies posted layoffs. The figure rose to 187 in 2023 (a 57% increase), 254 in 2024 and is at 490 so far in 2025 with further announced cuts as the venture markets for life-science investment has cooled significantly amid the changes in DPH, NIH, and other government agencies.

Brisbane Quarry – (Orchard Properties) – The property developer is continuing to refine the parameters and scope of their project for city and public input and discussion.

Sangamo Therapeutics – After the extensive renovation of the Brisbane site, Sangamo has announced a major restructuring with a planned closure of the Sierra Point operation. Layoffs are

also planned for their Richmond, CA site. The downsizing has started and is expected to be completed by January 2026.

Other items:

Parkside 2 ad-hoc committee - I joined a “walk-around” with the Parkside 2 ad hoc committee in a meeting with the architect and team that redeveloped the Mill Valley Lumber site to promote ideas and visions of what the 70 Old County Road (formerly BofA) could become. We are expecting feedback to the committee within the next several weeks.

Super Bowl Related Events – Both Guy Fieri (Food Network) and Shaquille O’Neal (NBA Hall of Fame) are planning large scale events for Super Bowl Weekend at the Cow Palace on Geneva Avenue. Fieri is hosting a (free) “World’s Largest Tailgate Cookout” on the afternoon prior to the game and the Friday evening before O’Neil is planning a large dance event, featuring several entertainers and himself as the DJ. Brisbane PD is working on plans for the festivities. It is expected that our hotels will be heavily booked for the event leading up to and including the Super Bowl (LX) to be played at Levi’s Stadium in Santa Clara.

Visitacion Business Summit – we are working with staff on potentially planning a “Business Summit” with the Visitacion Avenue businesses for a future date. A preliminary draft agenda has been prepared.