



CITY COUNCIL ECONOMIC DEVELOPMENT SUBCOMMITTEE AGENDA REPORT

Meeting Date: October 30, 2025

From: Mitch Bull – Economic Vitality Director

Subject: Proposal Economic Vitality Office Update

1. *October/November 2025*

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.

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 and Recology. Working to schedule Golden State (Lumber), P&F Distributors, Homewood Suites, Freenome, Ample, Heirloom, Care DX and others in the near future.

“EVO” launch – we have started the “launch” of the EVO (Economic Vitality Office) rebranding. A new logo has been developed and the website is being updated with several items. The updated “Welcome to Brisbane” video has been added and I am working on webpage documents to help give businesses direction on policies and procedures to establish a business in Brisbane. This is a larger project and will take several months to complete.

In addition, I have scheduled presentations to several of the commissions as an outreach effort in launching EVO. I will be meeting with Park and Rec, IDEA, and Public Arts in November. Other meetings TBD.

2. Business District Overviews

Crocker Industrial Park – CalSTRS (State Teachers Retirement Fund) has sold their portfolio of 11 parcels within Crocker Industrial Park.

The park is still approximately 95% leased with the addition of Ample Battery, 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.

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.

Brisbane Village Shopping Center – we have established contact with the broker (Kevin Hsiao) who is working with the owners (who are based in HK). It is our intent to have a meeting once a clearer picture of their intentions is established.

3. 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.

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. They have recently added Specialty Bakery and Café as a retail tenant on Sierra Point Parkway. 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 has reviewed the newest proposal and given feedback to Healthpeak. Life science company VERA therapeutics has moved into the Sierra Point complex.

A recent study by Fierce Science Analysis shows that layoffs in the Life Science sectors 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 go through December of 2025.

4. Other items

We are working with a person who is very interested in opening a restaurant within the City. We toured with him and looked at potential sites.