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City Manager's Report

City of Benicia
February 24, 2015

In This Issue

Vacancy in the BIP

Police Monthly Report

Fire Monthly Report

Drought Tips

Opt Out Begins

Personnel News

Biolabyrinth Art

Welcome to the latest edition of the *City Manager's Report* from City of Benicia City Manager Brad Kilger. The *City Manager's Report* is published twice monthly highlighting the activities of the departments of our full-service city. Previous editions are available on the City of Benicia [City Manager's page](#).

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Brad

Firefighter Training
New Benicia Businesses
Update from Public Works

Quick Links

[City of Benicia](#)

[Economic Development](#)

[Visit Benicia](#)

[Benicia Library](#)

[Benicia Saves Water](#)

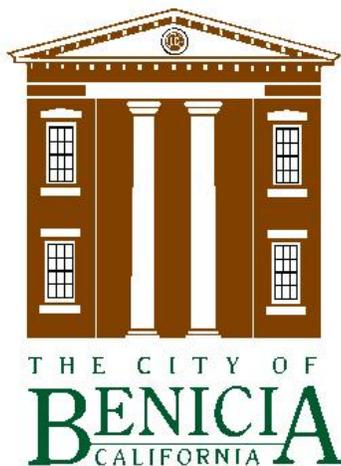
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comments to
edev@ci.benicia.ca.us or
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**Update on Vacancy
in the BIP**



News on the real estate front comes to us from Colliers International, commercial real estate brokers covering Solano, Napa, and parts of Contra Costa counties. Collier's recently released industrial market report notes the vacancy rate in Benicia declined again in the fourth quarter of 2014, from 10.8 to 10.1 percent. Solano County's vacancy rate decline of 2.1 percentage points from 9.0 percent to 6.9 percent in the fourth quarter represents a significant decline for just one quarter.

The occupancy gains experienced in recent years continued. The largest leases included HD Supply's renewal of 35,790 sq/ft of warehouse space at 6350 Goodyear Road and Lewis-Goetz and Company's new lease of a 23,514 sq/ft light industrial space at 6440 Goodyear Road.

Solano and Napa counties' sales activity dipped in the fourth quarter but was aided by the largest investment transaction covered in the report, the purchase of the 33,830 square foot light industrial building at 3070 Bay Vista Court in Benicia by the Parachini Family Trust. The sales price was \$2,725,000 which equates to \$80.55 per square foot.

The office leasing market in Solano and Napa counties remained soft in the fourth quarter as the vacancy rate

increased from 19.1 to 20.0 percent. The sales market was significantly more active than leasing in the fourth quarter. There were two sales of greater than 25,000 feet, compared with no leases of greater than 5,000 square feet. While Solano County's vacancy rate is higher at 23.5 percent, there is optimism for the future given the County's close proximity to the strongest office markets in the country, San Francisco and Silicon Valley. Despite this proximity, Solano County remains an affordable and therefore desirable option, for both residents and businesses.
-Economic Development

Police Department Monthly Report



The Benicia Police Department monthly report for January is now available. It contains a monthly wrap-up of Community Services, Professional Development, Statistics, and Interesting Case Summaries. Click [HERE](#) to read more. - *Police Department*

Fire Department Monthly Report



The Benicia Fire Department monthly report for January is now available. It contains information about Emergency Operations, Training, and Prevention. Click [HERE](#) to read more. - *Fire Department*

Leadership Training



The Benicia Police Department is currently offering a Leadership Academy for police department employees. The purpose of the Leadership Academy is to prepare employees who are interested in future promotional opportunities and upward mobility. Goals of the program include successful passage of promotional testing procedures and to expose employees to the duties of a supervisor. Also, to provide leadership skills to employees to further enhance their current job.

The academy consists of five three hour sessions covering topics relevant to leadership and supervision (e.g., role and responsibilities of a supervisor,

problem solving, decision-making, communication skills, team building, critical incident response, employee evaluations, discipline process, mentoring, supervisory challenges, etc.). Participants will be assigned reading and writing assignments and will make an oral presentation to the class.

Attendance is voluntary and employees participate on their own time. Currently, there are six police officers attending the academy, which is scheduled to graduate on **March 5**. - *Police Department*

Contact Info

Email your questions or comments to City Manager Brad Kilger at edev@ci.benicia.ca.us. For additional information on any of the items in this report, please contact one of the following departments:

[City Manager/Human Resources/I.T./City Clerk](#): 707.746.4200

[City Attorney](#): 707.746.4216

[Community Development](#): 707.746.4280

[Economic Development](#): 707.746.4202

[Finance Department](#): 707.746.4225

[Fire Department](#): 707.746.4275

[Library](#): 707.746.4343

[Parks & Community Services](#): 707.746.4285

[Police Department](#): 707.746.4265

[Public Works](#): 707.746.4240

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