

Meeting Date: 06/02/09

# AGENDA REPORT

City of Santa Clara, California

Agenda Item # 3A/2A  
*Agency*



**Date:** June 2, 2009  
**To:** City Manager for Council Information  
**From:** Assistant City Manager  
**Subject:** Listing of Major City Ground Leases Within the City of Santa Clara, CA

Attached is a listing of major ground leases with the City of Santa Clara for fiscal year July 1, 2007 through June 30, 2008.

Handwritten signature of Ronald E. Garratt in cursive.

Ronald E. Garratt  
Assistant City Manager

APPROVED:

Handwritten signature of Jennifer Sparacino in cursive.  
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Jennifer Sparacino  
City Manager

***Documents Related to this Report:***

- 1) *City Property Leases for the fiscal year July 1, 2007 through June 30, 2008*

FACTYMNGRS\AGENDA REPORTS\2009\City property leases.doc

FOR THE FISCAL YEAR JULY 1, 2007 THROUGH JUNE 30, 2008

1	2	3	4	5	6	7	8
NAME AND MAILING ADDRESS OF POSSESSOR	ADDRESS OF PROPERTY INVOLVED	DESCRIPTION OF PROPERTY INVOLVED	NON-REALTY ITEMS PROVIDED	TERMS OF AGREEMENT	ANNUAL OR MONTHLY RENT	EXPENSES PAID BY CITY	OTHER
1 Techmart Bldg. Owner: CarrAmerica Techmart, LLC c/o Trisha Kincheloe Property Manager Equity Office Properties 5001 Great America Parkway Santa Clara, CA 95054	Techmart 5201 Great America Parkway Santa Clara, CA 95054  Location: North Bayshore RDA	City owned property. Lessee owns office building. Land (w/o parking) app. 1.6 ac. Bldg. 271,000 sq ft 5 stories (40% load factor)	None	Commenced May 1998. 55 year initial term with two 10 year option periods. Terminates May 2073.	Minimum rent paid monthly. For fiscal year: <b>\$1,008,333</b>	None	Non-exclusive priority parking on surface and in garage for Techmart, Hyatt and Convention Cntr.
2 Hyatt Regency Hotel Bldg.Owner: Hyatt Equities c/o Peter Rice General Manager Hyatt Regency Santa Clara 5101 Great America Parkway Santa Clara, CA 95054-1132	Hyatt Regency Santa Clara 5101 Great America Parkway Santa Clara, CA 95054-1132  Location: North Bayshore RDA	City owned property. Lessee owns hotel. Land (w/o parking) app. 1.8 ac. 12 story, 500 room hotel.	None	Commenced May 1985. 50 year initial term with four 10 year and one 9 year option periods. Terminates April 2084.	Rent paid monthly. For fiscal year: <b>\$1,465,982</b>	None	Non-exclusive shared parking on surface and in garage for Techmart, Hyatt and Convention Cntr.
3 Hilton Santa Clara Hotel Bldg. Owner: Ontario Airport Hotel Corporation c/o Roy Truitt, General Manager Hilton Santa Clara 4949 Great America Parkway Santa Clara, CA 95054	Hilton Santa Clara Hotel 4949 Great America Parkway Santa Clara, CA 95054  Location: North Bayshore RDA	City owned property. Lessee owns hotel. Land (with parking) app. 4 ac. 10 story, 280 room hotel.	None	Commenced July 1999. 55 year initial term with three 10 year option periods. Terminates June 2084.	Minimum rent paid monthly / % rent calculated and paid monthly. For fiscal year: <b>\$632,579</b>	None	On July 11, 2006, the City's Electric Utility, Silicon Valley Power, sold its interest in the ground lease to the City's North Bay- shore RDA.
4 The Gateway Office Park Project c/o Thomas Miller Senior Vice President Asset Management The Irvine Company 111 Innovation Drive Newport Beach, CA 92617	Yerba Buena Way between Great America Parkway and Lafayette Street. Site comprised of three parcels. Location: North Bayshore RDA	City owned property Lessee has a Disposition and Development Agreement to 41 acres. 21 acres of the project have been leased by TIC to date.	Conditions precedent to prepare the 40 acre site for development.	Parcel 2 lease (20 acres) commenced in April, 2000. Remaining 21 acres do not have to be taken down for a number of years.	Parcel 2 lease: Rent paid monthly. For fiscal year: <b>\$3,639,002</b>	\$16+ million expended by the NB RDA to satisfy conditions precedent.	There are no buildings yet constructed. The Parcel 2 leased site remains a bare land site.

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NAME AND MAILING ADDRESS OF POSSESSOR	ADDRESS OF PROPERTY INVOLVED	DESCRIPTION OF PROPERTY INVOLVED	NON-REALTY ITEMS PROVIDED	TERMS OF AGREEMENT	ANNUAL OR MONTHLY RENT	EXPENSES PAID BY CITY	OTHER
5 Great America Theme Park Bldg. Owner: Cedar Fair, LP c/o Bill Lentz, General Manager California's Great America 2401 Agnew Road P.O. Box 1776 Santa Clara, CA 95054	California's Great America 2401 Agnew Road Santa Clara, CA 95054  Location: North Bayshore RDA	City owned property. Lessee owns the buildings and rides. Land (Park only) app. 113 ac.	None	Commenced June 1989. 20 year initial term, with three additional 10 year option periods. Terminates December 2039.	Minimum rent paid quarterly / % rent calculated and paid annually. For fiscal year: <b>\$5,300,000</b>	None	Park has first right if land is sold by City during the term of the lease. Acreage and rent does not include parking requirement.
6 Great America Theme Park Bldg. Owner: Cedar Fair, LP Cedar Fair, LP California's Great America 2401 Agnew Road P.O. Box 1776 Santa Clara, CA 95054	California's Great America 2401 Agnew Road Santa Clara, CA 95054  Location: North Bayshore RDA	City owned property. The City has an obligation to provide 8,100 parking spaces for the Theme Park's operation. Land app. 62 ac. Lessee rents for app. 48 ac. Agency rents for app. 14 ac.	None	The lease for the parking lots exists between the City and the City's RDA.	For fiscal year: <b>\$117,857</b>	None	Cedar Fair is obligated to reimburse the RDA for the lease payment from the RDA to the City. Lease rent for 9.5 of 62 acres is paid to City's Electric Utility.

Prepared by:	Ron Garratt Assistant City Manager City of Santa Clara
Last Revised:	January 22, 2009