



January 25, 2022

To All Interested Parties:

RE: Notice of Availability and Intent to Dispose of Surplus Property Pursuant to Government Code Section 54220 et seq. (NOA)

As required by Government Code Section 54220, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA (Successor Agency) is providing notification of its intent to sell the surplus property listed in the accompanying table.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via electronic mail to notify the Successor Agency of your interest in acquiring the property. However, this offer shall not obligate the Successor Agency to sell the property to you. Instead, the Successor Agency would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on sales price and terms, or lease terms, the Successor Agency may market the property to the general public.

As required by Government Code Section 54227, if the Successor Agency receives more than one letter of interest during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level. The minimum price that the City intends to accept is the fair market value, based on a broker's opinion of value or appraisal to be conducted by the City.

The deadline to notify the Successor Agency of your organization's interest to purchase or lease the Site is March 26, 2022 by 4:00 PM PST. The notice of your interest in acquiring the property shall be delivered to JENNIFER ACUÑA, at 1500 WARBURTON AVE., SANTA CLARA, CA 95050. Please address electronic submittals to: JACUNA@SANTACLARACA.GOV You may also direct your questions to MANAGER@SANTACLARACA.GOV or by calling (408) 615-2210.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

To view updates and other information related to this property, please visit the project's webpage: SantaClaraCa.gov/SuccessorAgencyRealProperty

ABOUT THE SITE

The Successor Agency owns two former Redevelopment Agency sites that are required to be sold under State Redevelopment Dissolution Laws (**Techmart Office Parcel located at 5201 Great America Parkway and Hyatt Hotel Parcel located at 5101 Great America Parkway**). This Notice is specifically for the Techmart Office Parcel.

The Santa Clara Convention Center Campus consists of four parcels of property: Techmart Office, Hyatt Hotel, Convention Center and common area. Two of the four parcels are required to be sold. Both the Techmart Office Parcel and the Hyatt Hotel Parcel are each separately burdened by a long term ground lease. The Hotel Ground Lease and the Office Ground Lease articulate the rights and obligations of the respective tenants and the Former Redevelopment Agency as Landlord. The City of Santa Clara owns the Convention Center and common area parcels. These parcels are not included in this Notice. The rights of the ground lease tenants for use of parking, ingress and egress, and use of the Common Area as included in the respective ground leases are included in the Convention Center Campus Declaration of Covenants, Conditions and Restrictions (CC&Rs) recorded on December 14, 2020. These rights do not directly accrue to the Hotel Parcel owner or the Office Parcel owner.

Pursuant to the CC&Rs, the Techmart Office Parcel and Hyatt Hotel Parcels may be used only for the purposes allowed under the Office Ground Lease and Hotel Ground Lease respectively. Upon termination of the ground leases, the parcels may be used for any permissible use under the City's zoning law.

Available Site:

1. **Techmart Office Parcel located at 5201 Great America Parkway, Santa Clara [APN 104-55-013]** is currently burdened by a ground lease until May 31, 2053, which may be further extended by the ground lessee. There are two (2) 10-year extension options which would extend the term to May 31, 2073.