

*Compensation Agreement
for Diridon Properties*

February 13, 2018

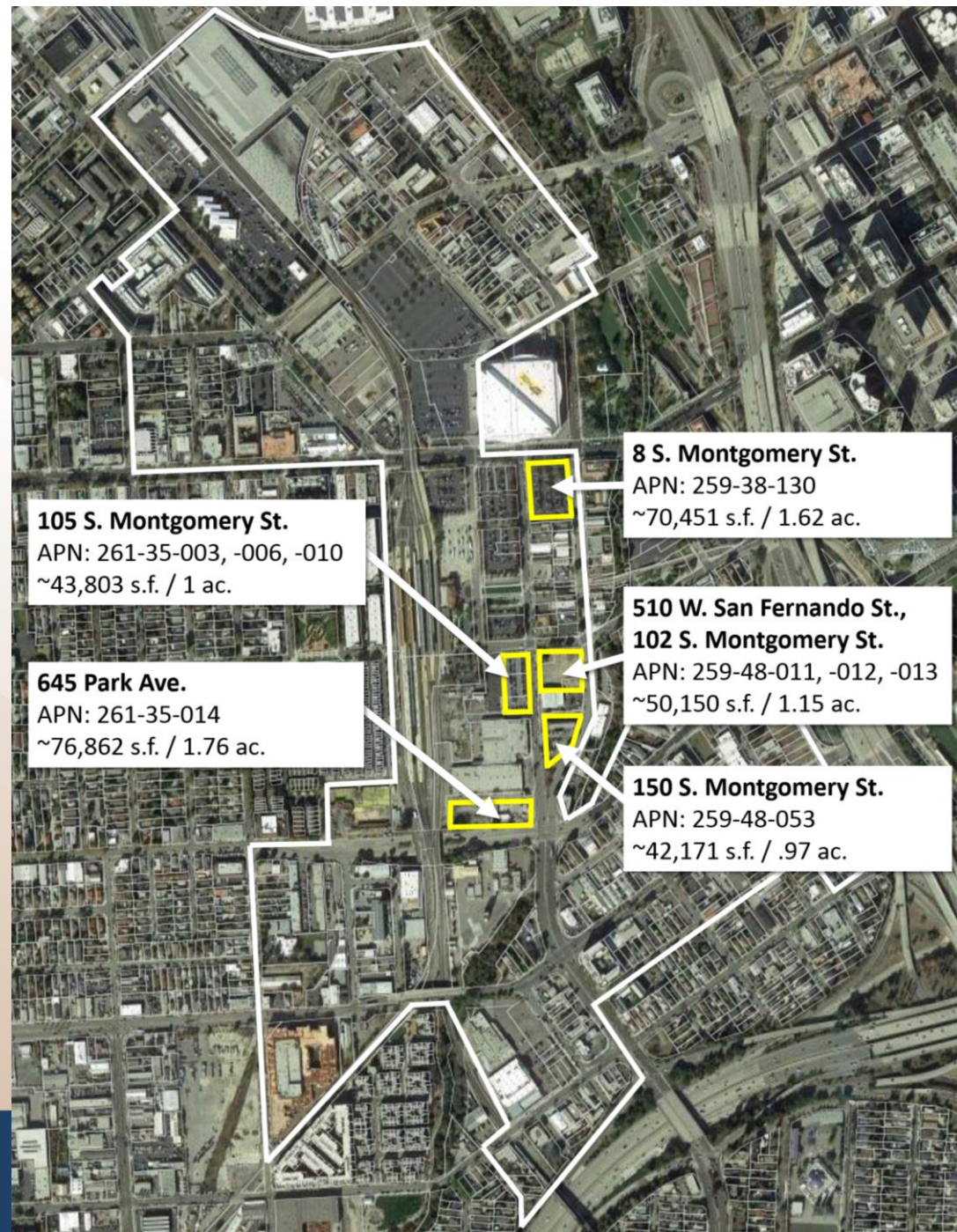
Item 9.1

Diridon Station

Diridon Station is positioned to become the **busiest transit hub** in the Western U.S., and we are planning for an **eight-fold increase** in transit trips per day.

Diridon Properties

- Owned by the Successor Agency to the Redevelopment Agency (SARA)
- 5 main sites, 9 individual parcels
- Total of ~ 6.5 acres



Diridon Properties

SARA's Long Range Property Management Plan:

- Approved by the State DOF in 2014
- Allows the City to retain properties for future development
- Diridon Properties were identified in the Plan to be retained for future development
- Process requires a Compensation Agreement with the affected taxing entities

Compensation Agreement

Appraisal:

The County and City each hired professional MAI appraisers to determine the fair market value of the Diridon Properties.

Price:

- Total price for Diridon Properties is **\$67 million**
- Originally purchased for a total of ~\$26 million
- Now valued at **more than 2.5x** original cost

Process & Timeline for Compensation Agreement Approval

Agency	Date
Santa Clara County Board of Supervisors	2/6/2018
San Jose City Council	2/13/2018
SARA Oversight Board	2/22/2018
Other 12 Taxing Entities	March – June 2018

Q & A