


SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF
THE CITY OF SAN JOSE

MEMORANDUM

TO: OVERSIGHT BOARD AND SUCCESSOR AGENCY BOARD	FROM: RICHARD A. KEIT MANAGING DIRECTOR
SUBJECT: SEE BELOW	DATE: APRIL 5, 2016
APPROVED: 	DATE: 4/7/16

SUBJECT: BIDS FOR THE SALE OF THE 88 GARAGE – 88 EAST SAN FERNANDO STREET

INFORMATION

The former Redevelopment Agency of the City of San Jose (“Redevelopment Agency”) owned the 330 space public parking garage located at 88 East San Fernando Street (88 Garage). Upon the dissolution of redevelopment, the 88 Garage was transferred, by operation of law, to the Successor Agency. Pursuant to the Successor Agency’s approved Long Range Property Management Plan, the 88 Garage was designated for sale.

In November of last year, Successor Agency staff commenced a solicitation process to sell the 88 Garage on the open market pursuant to the Disposition Process approved by the Oversight Board. This was after an unsuccessful attempt to sell the garage to the City through the direct sale process. On November 19, 2015, the solicitation materials for the 88 Garage were posted on the Successor Agency’s website and during the solicitation period over 200 brokers, developers and parking operators were notified that the garage was for sale. Bids were due no later than 4:00 p.m., April 1, 2016.

The attached spreadsheet lists the six bidders and the amount of each bid received. On April 28, 2016, Successor Agency staff will seek approval from the Oversight Board for the Successor Agency to sell the 88 Garage to the highest bidder, MVP San Jose 88 Garage, LLC, for \$3,575,500. As required in the solicitation materials, the new owner will be required to maintain the garage as public parking.

/s/
RICHARD A. KEIT
MANAGING DIRECTOR

For more information, contact Richard Keit, Managing Director, Successor Agency, at 408-795-1849.

Attachment

**List of Bidders with Offers to Purchase the 88 Garage from the
San Jose Successor Agency**

Company	Amount of Bid	Address
1 MVP San Jose 88 Garage, LLC	\$ 3,575,500	8880 W. Sunset Rd. Las Vegas, NV 89148
2 Stockdale Acquisitions, LLC	\$ 3,000,026	10850 Wilshire Blvd. Los Angeles, CA 90024
3 City of San Jose	\$ 1,500,000	200 E. Santa Clara St., San Jose, CA 95113
4 88 E. San Fernando, LLC	\$ 1,350,000	21710 Stevens Creek Blvd. Cupertino, CA 95014
5 Next Ventues , LLC	\$ 1,000,017	400 Skokie Blvd. Northbrook, IL 60062
6 Paul Pries	\$ 875,000	PO Box 524 San Jose CA 95150