

**MISSION-WEST VALLEY LAND CORPORATION  
BOARD OF DIRECTORS**

(It is noted that all members of the Board of Trustees of the West Valley-Mission Community College District are members of this Board and all or a majority of the Trustees may be in attendance at this meeting)

**NOTICE OF REGULAR MEETING and AGENDA**

**August 16, 2011**

**5:00 p.m.**

Campus Center Room 217

Mission College

Saratoga, California

1. **Call to order/Roll Call**
2. **Approval of the order of the agenda**
3. **Oral communications from the public on items not listed elsewhere on the agenda**
4. **Approval of the minutes of the meeting of July 19, 2011**
5. **Executive Director's Report**

This item may include a report on matters not noticed elsewhere on the agenda. The report may include information regarding the status of ground tenants, burrowing owls, construction and/or the general business of the Land Corporation.

6. **Review, consideration and possible action to amend the Executive Director's contract as suggested by District's counsel**

This item may include action to approve an amendment to the Executive Director's existing contract with the Land Corporation in the form substantially as presented.

7. **Closed Session discussion and possible direction to negotiators**

Negotiations with QTS, LLC/Quality Investment Properties Santa Clara LLC/Chad Williams regarding issues associated with their contemplated request to seek different entitlements for the site, a possible change in use of the

site, and other development plans pursuant to certain terms of their ground lease

Property: 2805-2807 Mission College Blvd.

Negotiators: Mark Perlberger and Alan Gennis

Negotiating Parties: QTS, LLC/Quality Investment Properties Santa Clara LLC/Chad Williams and the Land Corporation

Negotiations with Lakha Properties – Santa Clara, LLC, regarding issues associated with its ground lease and the potential land revaluation and ground rent adjustment due September 19, 2011, pursuant to certain terms of the ground lease

Property: 3101 Mission College Blvd.

Negotiators: Mark Perlberger and Alan Gennis

Negotiating Parties: Lakha Properties – Santa Clara, LLC, and the Land Corporation

**8. Review, consideration and possible action to accept the Statement of Revenues, Expenditures and Net Assets of the Land Corporation as of July 31, 2011**

This item may include review, consideration and possible action to accept the Statement of Revenues, Expenditures and Net Assets of the Land Corporation as of July 31, 2011.

**9. Review, consideration and possible action to approve an updated project budget for the fiscal year beginning July 1, 2011 through June 30, 2012**

This item may include review, consideration and possible action as described above.

**10. Review, consideration and possible action to authorize the Executive Director to execute on the Land Corporation's behalf and enter into a contract with Vavrinek, Trine, Day & Co., LLP for the performance of an audit of the fiscal year end financials dated June 30, 2011**

This item may include review, consideration and possible action as described above.

**11. Director's Reports**

**12. Adjournment**