



**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

October 18, 2011

5:00 p.m.

Campus Center Room 219/220

Mission College

Santa Clara, 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 August 16, 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. **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

7. Report of Actions taken in closed session

Report out of any actions/direction taken during closed session.

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

9. Review, consideration and possible action to accept the Statement of Revenues, Expenditures and Net Assets of the Land Corporation as of September 30, 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 September 30, 2011.

10. Review, consideration and possible action to approve and accept the Fiscal Year-End audit of the Land Corporation, as prepared by Vavrinek, Trine, Day & Co., LLP, for the fiscal year ended June 30, 2011

This item may include review, consideration and possible action to approve and accept the Fiscal Year-End audit as described above.

11. Review, consideration and possible action on a request from the District to provide funding in support of college instructional and student support programs for a multi-year period beginning July 2, 2012

This item may include review, consideration and possible action to approve a funding request as described above.

12. Director's Reports

13. Adjournment