

# THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

## MEMORANDUM

TO: REDEVELOPMENT AGENCY BOARD	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: JANUARY 13, 2010

### INFORMATION

**SUBJECT: TOWER 88 REFINANCE AND SAFEWAY**

On December 17, 2009, I signed an Estoppel Certificate and Agreement Regarding Amended and Restated Disposition and Development Agreement for the Tower 88 project. The Estoppel will allow Block 3 Development Partners (Wilson Meaney Sullivan) to refinance the project and to be able to continue sales of the condominiums for an additional two years with an additional one year extension. The refinancing demonstrates confidence by the lenders and equity partners in the downtown residential market. As of December 31, 2009, a total of 44 residential units (22% of the 197 total units) have closed escrow.

One of the reasons for Tower 88's success is the opening of The Market by Safeway on August 28, 2009. Since opening, Safeway has reported strong sales and is pleased with the progress of this new market.

The progress of Tower 88 and other downtown high-rise sales can be tracked in the Agency's monthly housing report.



HARRY S. MAVROGENES  
Executive Director