

DIRECTOR'S REPORT
CITY OF SANTA CLARA
SANTA CLARA CONVENTION CENTER COMPLEX
MAINTENANCE DISTRICT NO. 183
FISCAL YEAR 2026/2027

4/21/26

COUNCIL APPROVED: (proposed June 9, 2026)

Director of Public Works/City Engineer

**SANTA CLARA CONVENTION CENTER COMPLEX
 MAINTENANCE DISTRICT NO. 183
 City of Santa Clara, California
 SPECIAL BENEFIT ASSESSMENT for Fiscal Year 2026/2027
DIRECTOR'S REPORT**

The Director of Public Works/City Engineer of the City of Santa Clara, California, pursuant to the provisions of Section 16.10.490 of the Code of the City of Santa Clara, hereby makes this report and the following special benefit assessment to cover the costs and expenses of maintaining and operating the improvements within Santa Clara Convention Center Complex Maintenance District No. 183 of said City, including the costs and expenses incidental thereto, to be paid by said Maintenance District. The amount to be paid therefore by said Maintenance District for the Fiscal Year 2026-27 is as follows:

	<u>As Finally Confirmed</u>
Maintenance and Operations	\$2,128,225
Permanent Parking Controls	\$15,000
Reserve for Dynamic Parking Controls	\$400,000
Exceptional Improvements	\$0
Funds Advanced by and to be Repaid to City	\$0
TOTAL COST	\$2,543,225
Less Amount of Surplus From Prior Years:	
Convention Center	\$0
Hyatt Corporation - A Delaware Limited Liability Corporation	\$0
Hudson Techmart Commerce Center L.L.C	\$0
Amount of Reserves:	\$0
Amount of Contribution:	\$0
BALANCE OF ASSESSMENT	\$2,543,225

And I do thereby assess and apportion the amount of said costs and expenses, including the costs and expenses incidental thereto, upon the several lots or parcels of property liable therefore and specially benefited thereby, in proportion to the benefits to be received by each lot or parcel of property, from the maintenance and operation thereof and more particularly set forth in the list hereto attached and by reference made a part hereof.

Each lot or parcel of land is described in the assessment list by reference to its parcel number as shown on the assessor's maps of the County of Santa Clara for Effective Roll Year 2026-27 to the right of the parcel numbers and include all of such parcel.

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the District receives a special benefit over and above the benefits conferred to the public at large and that the amount of the assessment is proportional to the benefits specially received or enjoyed by each parcel or property within the District.

Date: _____
Director of Public Works
 City of Santa Clara

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 MAINTENANCE DISTRICT NO. 183
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 SPECIAL BENEFIT ASSESSMENT for Fiscal Year 2026-27**

DIRECTOR'S REPORT

TABLE 1. BUDGET

Category	Estimated Cost	Description Of Category
Maintenance and Operation	\$2,128,225	Labor, materials, supplies and equipment to maintain and operate Maintenance District No. 183 including, but not limited to water, sewer, electrical and other utility costs, sweeping of parking lots, maintenance of pavement and sidewalks, pavement striping, signs, fountains, landscaping, storm drains, lighting, space frames, parking structure, bridges, other common improvements, City supervision and management of maintenance district, insurance, contingencies, and incidental expenses.
Permanent Parking Controls	\$15,000	Labor, materials, supplies and equipment to maintain and operate fixed directional signs, electronic signs, automatic vehicle counting devices, cashiering stations, ticket printer, dispensers, card readers, cashier booths, including regularly scheduled parking attendants and guards.
Dynamic Parking Controls	\$400,000	Labor, materials, supplies and equipment to maintain and operate movable barriers and barrier placement, special parking attendants and guards, implementation of adjustable gates, special directional signs, and implementation of electronic signs.
Exceptional Improvements	\$0	Special improvement project benefiting special parcel.
Funds Advanced by and to be Repaid to City	\$0	For deficits which occurred in prior years
TOTAL COST	\$2,543,225	

Less	Amount of Surplus From Prior Years:	
	City of Santa Clara	\$0
	Hyatt Regency Hotel Santa Clara	\$0
	Hudson Techmart Commerce Center L.L.C	\$0
	Amount of Reserves:	\$0
	Amount of Contribution:	\$0
	BALANCE OF ASSESSMENT	\$2,543,225

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MAINTENANCE DISTRICT NO. 183
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**SPECIAL BENEFIT ASSESSMENT for Fiscal Year 2026-27
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TABLE 2. PROPERTY OWNERS TO BE ASSESSED

Name & Address of Owner	Assessor's Parcel Number		As Preliminarily Approved
City of Santa Clara 1500 Warburton Avenue Santa Clara, CA 95050 Santa Clara Convention Center (Convention Center)	104-55-017		\$1,163,014
Hyatt Corporation as agent of IA Lodging Santa Clara TRS, L.L.C dba Hyatt Regency Santa Clara Erin Henry – General Manager 5101 Great America Parkway Santa Clara, CA 95054 (Hotel)	104-55-005 104-55-012		\$534,093
Hudson Techmart Commerce Center L.L.C Rebecca Agbuya, Senior Director 2055 Gateway Place, Suite 200 San Jose, CA 95110 (Techmart)	104-55-013		\$846,118
TOTAL			\$2,543,225
<p>Also Send Copy of Director's Report To:</p> <p>Hyatt Regency Santa Clara Erin Henry – General Manager 5101 Great America Parkway Santa Clara, CA 95054</p> <p>Hudson Techmart Commerce Center L.L.C Rebecca Agbuya, Senior Director 2055 Gateway Place, Suite 200 San Jose, CA 95110</p>			

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TABLE 3. BUDGET/ASSESSMENT COMPARISON

	Budget for Fiscal Year 2025-2026			Budget for Fiscal Year 2026-2027		
	Total Assessment	Reduced by Proportion From Prior Year's Surplus	Net Assessment	Total Assessment	Reduced by Proportion From Prior Year's Surplus	Net Assessment
City of Santa Clara (Convention Center)	\$940,109	\$0	\$940,109	\$1,163,014	\$0	\$1,163,014
Hyatt Regency Hotel Santa Clara	\$409,460	\$0	\$409,460	\$534,093	\$0	\$534,093
Hudson Techmart Commerce Center L.L.C	\$643,656	\$0	\$643,656	\$846,118	\$0	\$846,118
TOTAL	\$1,993,225	\$0	\$1,993,225	\$2,543,225	\$0	\$2,543,225

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TABLE 4. FORMULA FOR ASSESSMENT LEVY

	Category	Estimated Expenditure	City of Santa Clara (Conv. Center)	Hyatt Regency Hotel Santa Clara	Hudson Techmart Commerce Center
			39.64%	22.94%	37.42%
I.	Maintenance and Operations	\$2,128,225	\$843,628	\$488,215	\$796,382
			30.04%	22.12%	47.84%
II.	Permanent Parking Controls	\$15,000	\$4,506	\$3,318	\$7,176
			78.72%	10.64%	10.64%
III.	Dynamic Parking Controls	\$400,000	\$314,880	\$42,560	\$42,560
IV.	Exceptional Improvements	\$0	\$0	\$0	\$0
V.	Funds Advanced by/to be Repaid to City	\$0	\$0	\$0	\$0
VI.	Surplus Funds from Prior Year	\$0	\$0	\$0	\$0
	TOTAL ASSESSMENT	\$2,543,225	\$1,163,014	\$543,093	\$846,118