



AGENDA MEMO

CITY COUNCIL MEETING DATE: JUNE 20, 2007

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

ITEM DESCRIPTION: NEWLAND FORM DDA

- Project Management Agreement approved by City Council December 27, 2005
- 1st Amendment to Project Management Agreement approved by City Council August 16, 2006
- 2nd Amendment to Project Management Agreement approved by City Council December 6, 2006
- Parties agreed to derive Form DDA prior to Newland's deadline to exercise its development rights by July 2, 2007
- Election Notice must specify either option to buy F and C by agreed deadline, or to buy all 7 Parcels (F, C, D, L, N, O1, O2)
- Newland is in the process of recording an Option Memorandum against the 7 parcels
- City and Newland would resolve price (based on appraisals) prior to entering into a Final DDA
- Final DDA will specify purchase price for each parcel, Acquisition Deadline, and Construction Start Deadline
- Final DDA will specify City Cost Contribution (Cap) for environmental - expected to be \$12 + 30% of land sale price
- Newland must buy F on or before 6/30/08, and must buy C on or before 3/31/09
- Newland must start construction on those Parcels within 4 months of acquisition