



Las Vegas

Agenda Item No.: 51.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 18, 2008

DEPARTMENT: CITY MANAGER
DIRECTOR: DOUGLAS A. SELBY

Consent Discussion

SUBJECT:
ADMINISTRATIVE:

Discussion and possible action regarding the First Amendment to Project Manager Disposition and Joint Development Agreement between City Parkway V, Inc., a Nevada non-profit corporation, the City of Las Vegas, Nevada, a political subdivision of the State of Nevada and Newland Communities, LLC, a Delaware limited liability company, concerning parcels of land within the Union Park Master Plan, generally located at the northeast corner of the intersection of Bonneville Avenue and Central Parkway - Ward 5 (Barlow)

Fiscal Impact

No Impact Augmentation Required
 Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

This amendment will allow for Newland to delay the scheduled acquisition of their reserved residential parcels within Union Park. This amendment also aligns the schedule of performance related to those parcels. Current market conditions for residential developments indicate that a delay of approximately one year is warranted. This delay will bring Newlands first project online as other public and commercial projects should be opening on Union Park as well.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. First Amendment to Project Manager and Disposition and Joint Development Agreement
3. Project Manager Disposition and Joint Development Agreement
4. Disclosure of Principals Form
5. Site Map

Motion made by RICKI Y. BARLOW to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

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Minutes:

SCOTT ADAMS, Director of the Office of Business Development, explained that Items 51 and 52 are the agreements entered into by City Parkway Corporation with Newland Communities relative to the development of Union Park. MR. ADAMS further stated that the timing would affect the purchase and development of their First and subsequent Phases of residential and retail mixed-use development.

In light of the current market conditions, Newland Communities has asked for revisions to the timing of the development agreements specifically a delay of 12 months for the purchase of the first block with subsequent delays of 24 months for the next block and all their remaining block development in Union Park. MR. ADAMS reiterated that all other timing will remain as previously set. For further clarification, he explained that when Newland Communities acquires the first block, they would have four (4) months to begin construction; thereafter, they would have 24 months to complete the construction. MR. ADAMS recommended approval.

RITA BRANDIN, representing Newland Communities, explained that the overall program for the first phase of residential construction will consist of 23 units which would be a mix of condo flats, one-story units, two-story townhomes and two-story livework units. Also included are 20,000 square feet of retail. Using the overhead, MR. BRANDIN displayed an image of a 19-story tower showing its proximity to the World Jewelry Center retail building. She mentioned that Newlands goal has been to offer a variety of housing types and a variety of price types. She asked the Council for their favorable consideration of Items 51 and 52.

COUNCILMAN WOLFSON was impressed with the aerial display of the entire Newland Project. He mentioned that he has observed so much activity in and around the Union Park area that he can almost visualize what to expect in the next few years.

Addressing the young students from Beatty Elementary School, MAYOR GOODMAN spoke proudly of the acquisition of the once fallow 61 acres. In comparison, he mentioned that in terms of development, the Mayor of Henderson may speak of developing 5,000 acres or the Mayor of the City of North Las Vegas could propose 7,500 acres for future development. MAYOR GOODMAN expressed great pride not only with the development activities occurring throughout Union Park but in accomplishing an unexpected dream. Believing that a positive economic market will be back within the year, MAYOR GOODMAN stated he would support the recommendation for approval.

As he sat looking across the 61 acres, COUNCILMAN BARLOW reflected on his childhood days when he played among the Union Pacific rail cars, not once believing that entire scene would one day be gone and a whole new world of development would surface. He expressed his excitement and anticipation and stated he would support the recommendation for approval.