



AGENDA MEMO

CITY COUNCIL MEETING DATE: June 18, 2008

DEPARTMENT: Office of Business Development

ITEM DESCRIPTION: First Amendment to Project Manager Disposition and Joint Development Agreement

1. Parcel F is Newlands first parcel to be developed. This amendment will delay the acquisition of this parcel by 1 year.
2. Newland has the development rights for 7 blocks within Union Park.
3. In addition to Parcel F, this amendment will delay the acquisition of the remaining 6 parcels for a period of 14 months per parcel.
4. The final block that Newland will develop in Union Park is Parcel L. Under this amendment, Newland will have to close escrow for Parcel L no later than February 28, 2016 and to complete construction no later than 24 months from that date.
5. Approval of these new acquisition dates will delay payment of the land sale proceeds to City Parkway V, Inc., and also delay Tax Increment revenue to the City of Las Vegas Redevelopment Agency.
6. Total land sale revenue from these 7 blocks totals \$47.6 million, less the cost of environmental remediation and related project management costs.
7. To summarize, the City will have to wait an additional 12 months to receive the land sale proceeds from Parcel F and an additional 14 months on the other 6 parcels.