



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 15, 2011

DEPARTMENT: CITY MANAGER
DIRECTOR: ELIZABETH N. FRETWELL

☐ Consent ☒ Discussion

SUBJECT:
ADMINISTRATIVE:

Discussion and possible action regarding a Disposition and Development Agreement between City Parkway V, Inc. and the Cleveland Clinic Foundation for the disposition and development of parcels A2, B, J and K in Symphony Park, located at 100 South Grand Central Parkway, as a medical facility (\$2,400,000 Symphony Park Capital Projects Fund) (APNs 139-33-610-027, 025 and portions of 139-34-211-002) Ward 5 (Barlow)

Fiscal Impact:

☐

No Impact

☐ Augmentation Required

☐

Budget Funds Available

Amount: \$2,400,000

Funding Source: Symphony Park Capital Projects Fund

Dept./Division: Economic and Urban Development

PURPOSE/BACKGROUND:

The City Council approved an Exclusive Negotiation Agreement September 16, 2009 and the First Amendment to Exclusive Negotiation Agreement July 30, 2010. The Disposition and Development Agreement contains terms under which City Parkway V, Inc. would convey parcels A2, J and K as a gift and sell parcel B at fair market value to Cleveland Clinic Foundation to develop and operate a medical facility consistent with the Symphony Park Master Plan. City Parkway V, Inc. has agreed to contribute \$2,400,000 towards the cost of hauling and remediating contaminated soils excavated during construction of the project.

RECOMMENDATION:

Approval and authorization of City Parkway V, Inc., to execute the Disposition and Development Agreement.

BACKUP DOCUMENTATION:

1. Disposition and Development Agreement
2. Submitted at Meeting Public Purpose/Impact Analysis, Project Environmental Management Agreement (PEMA) and Additional Language to PEMA by Staff
3. Submitted after Meeting Executed Disposition and Development Agreement (Amended)

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, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS, STAVROS S. ANTHONY; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

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Minutes:

BILL ARENT, Director of Economic and Urban Development, presented two documents for the record: the Public Purpose/Impact Analysis and Exhibit I, Project Environmental Management Agreement.

SAM GLADSTEIN, Newland Real Estate Group, LLC, acting on behalf of the Cleveland Clinic Foundation reviewed the documents presented by MR. ARENT for the record.

BRIAN SMITH, Director of Strategic Project Development at the Cleveland Clinic, thanked City staff for their efforts, emphasized the importance of the city to the Cleveland Clinic, and requested Council approval.

MAYOR GOODMAN acknowledged the importance of the Cleveland Clinic to the city and offered the full support of the City with the development of the Clinic.

COUNCILMAN BARLOW received clarification from MR. ARENT on the appraised values of the parcels being discussed. The Councilman asked why the deposit value was so low in comparison of the appraisal value and was clarified by MR. ARENT that deposits are typically set at five percent of the total property value.

COUNCILMAN BARLOW also asked MR. ARENT about the new legislative changes to employment plans and if they would affect this agreement. MR. ARENT stated that Senate Bill 360 mirrors the city's with one distinction - the Bill incorporates all of Southern Nevada. MR. ARENT's office expects to come back to the Council with a cleanup amendment to address the change within 30-45 days. The Councilman also received confirmation from MR. ARENT that employment plan provisions are included in the Agreement.

NOTE: Item was recalled in the afternoon session where MR. ARENT read for the record additional language pertaining to the Project Environmental Management Agreement. ASSISTANT CITY ATTORNEY BRYAN SCOTT confirmed with MR. ARENT that the Cleveland Clinic was in agreement.