



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 2, 2007

DEPARTMENT: CITY MANAGER
DIRECTOR: DOUGLAS A. SELBY

Consent Discussion

SUBJECT:
ADMINISTRATIVE:

Discussion and possible action regarding a Third Amendment to the Project Management and Consulting Agreement between City Parkway M, Inc., the City of Las Vegas, and Newland Communities, LLC. The project management of Union Park, located North of Bonneville Avenue, East of Grand Central Parkway, South of the Ogden Avenue underpass, and West of the Union Pacific Railroad Line (APNs 139-34-110-004 and 139-33-611-001) - Ward 5 (Williams)

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The Project Management and Consulting Agreement defines the consulting responsibilities of Newland Communities, LLC for the design and development of Union Park. This Agreement also defines compensation for Newland's fulfillment of these responsibilities. This compensation includes certain fees, as well as the provision of certain development rights in Union Park. This Third Amendment to the Project Management and Consulting Agreement amends Newland Communities' development rights to include rights to develop Parcel C, Parcel D, Parcel F, Parcel L, Parcel N, Parcel O1, and Parcel O2, and clarifies the process by which Newland can exercise such development rights.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Third Amendment to Project Management and Consulting Agreement
2. Disclosure of Principals
3. Supplemental Letter and Chart of Ownership Structure from Newland Communities
4. Site Map
5. Submitted at meeting Written comments by Tom McGowan

Motion made by BRENDA J. WILLIAMS to Approve as recommended

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

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

Minutes:

SCOTT ADAMS, Director of the Office of Business Development, reported that, as part of the original agreement, the City committed six core Union Park blocks for development to Newland Communities. One of those conflicted with the block that City Core would like for the development of its boutique hotel. Hence, discussions have been held with Newland Communities about exchanging Block L. MAYOR GOODMAN noted that the committed six blocks will be sold to Newland Communities at fair market value.

RITA BRANDON, Newland Communities, expressed support for the City Core project and for exchanging the blocks. Construction of Block F should start by the fall of next year.

TOM McGOWAN, Las Vegas resident, commended Newland Communities and the Office of Business Development on this exemplary project. He questioned when public participation was allowed on the development of the project.

See Item 39 for related discussion.

