

March 31, 1998

## INTER-OFFICE MEMORANDUM

TO:  JOHN REDLEIN CHIEF DEPUTY CITY ATTORNEY	FROM:  COUNCILMAN ARNIE ADAMSEN
SUBJECT:  REAL ESTATE ITEM	COPIES TO:

In light of my schedule for April 6, 1998, I will be unable to attend the next meeting of the Real Estate Committee and ask that you deliver my thoughts on one of the agenda items at that meeting.

Our development partner, Nevada Links, proposes to add two parcels totaling approximately 29 acres of land to the golf course site now being constructed at Stephanie and Vegas Valley for an addition of 10% to the annual lease payment.

✶ The 26 acre parcel to be added was not previously considered to be available because of possible Wastewater Treatment Facility expansion needs. Our engineers have now assured us that we have sufficient room for expansion indefinitely---without the use of this land.

The 3 acre parcel represents a portion of Stephanie Street running through the golf course. Mr. Walters has assisted in persuading Clark County to relieve us of the obligation of paving this roadway. Because of that vacation, I believe the land would be put to better use by being incorporated into the golf course.

Recent resolution of issues relating to our water provision agreement for the golf course persuade me that the addition of this real estate to the Links project is in the best interests of the City of Las Vegas, and will result in a higher quality golf course for already set rates to be paid by our citizens.

I support the amendment to the Lease and Management agreement and urge that the Real Estate Committee, in my absence, send the matter on to the City Council with a "do pass" recommendation.