

Public Purpose/Impact Analysis

City Council/Redevelopment Agency Meeting
April 18, 2007

Title of Project: Commercial Visual Improvement Agreement (CVIP) between the LV Redevelopment Agency and Exber, Inc. d/b/a El Cortez Hotel & Casino (600 Fremont Street)

Project Description: Exterior improvements will be undertaken by the CVIP applicant/property owner for the property located at 600 Fremont Street. Improvements to the porte cochere will be constructed on the west-side of the building.

Sponsor/Developer: John D. Gaughan

Assistance Provided by: Redevelopment Agency. Total project cost is approximately \$1,066,802.00. Agency will reimburse the CVIP applicant on a 1:1 basis for pre-approved qualified exterior improvements. The Agency will reimburse the CVIP applicant \$75,000.00 for exterior improvements. Agency will also record a Façade Easement and Building Maintenance Agreement against the property for a period of five (5) years, from date of completion of project.

Number of Direct Jobs Created: Not Applicable

Number of Indirect Jobs Created: Employment is based on those trades that will be utilized to complete this project. Trades to be utilized for this project will include electrical, construction, landscaping, structural, painting, and signage.

Number of Direct Jobs Retained: Not Applicable

Pertinent Statutes Used for Public Purpose:

In accordance with NRS 279.486, the CVIP applicant has submitted a signed and notarized Participant Affidavit and Employment Plan which states that without the Redevelopment Agency's assistance, the proposed project would not be completed to a level that would benefit the redevelopment area and the surrounding neighborhood. Any potential job creation opportunities will be advertised within the surrounding neighborhoods for qualified applicants.

How Does the Project Benefit the Public:

Main entrance (on 6th Street) has not been renovated since it was constructed in the early 1980s. Concrete driveway was saw-cut and is cracked. Existing valet booth is dated and shows significant wear and tear. As such, the entire main entrance will be completely refurbished and resurfaced. The existing faux brick will be replaced with real stone on all columns and cut-outs. Ceiling is also being replaced with wood beams, lighting and a new finish. Existing concrete will be removed and replaced

with new stamped and tinted concrete. Additional enhancements will be made to a new doorway to the south of the main entrance that will be constructed to match the porte cochere improvements. Appropriate landscaping will be installed as well.

Quantitative Economic Benefits:

\$1,066,802.00 is being fed into the local economy through the employment of subcontractors and all materials used for the project are bought locally.

Private Investment:

Applicant will be funding the entire project cost of approximately \$1,066, 802.00. Once the project is completed, then the CVIP will reimburse the applicant for \$75,000.00

Public Investment:

The CVIP program requires a 1:1 match from the applicant for all pre-approved exterior improvements. Once the project is complete the Redevelopment Agency will record a Façade Easement and Building Maintenance Agreement against the property for a period of five years. At the end of five years, the property is façade easement and building maintenance agreement is removed from the property.

Total direct Economic Impact:

\$1,066,802.00

Total Indirect Economic Impact:

Not measurable at this time. However, this CVIP has indicated that they will be assessing the renovation and revitalization of an adjacent property that houses a older motel.

Economic Impact Study Performed: Yes No

Return on Investment Analysis Performed: Yes No