

## Public Purpose/Impact Analysis

City Council/Redevelopment Agency Meeting  
May 16, 2007

**Title of Project:** Commercial Visual Improvement Agreement (CVIP) between the LV Redevelopment Agency and FR Fremont, LLC d/b/a USA Hostels LV (1322 Fremont Street)

**Project Description:** Exterior improvements will be undertaken by the CVIP applicant/property owner for the property located at 1322 Fremont Street.

**Sponsor/Developer:** FR Fremont, LLC (Charles Fox Managing Member)

**Assistance Provided by:** Redevelopment Agency. Total project cost is approximately \$55,809.00. Agency will reimburse the CVIP applicant on a 1:1 basis for pre-approved qualified exterior improvements. The Agency will reimburse the CVIP applicant \$27,904.50 and, if necessary, an additional 20% as a contingency for cost overruns pertaining to the qualified exterior improvements. Reimbursement will not exceed \$33,485.40. 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, and painting.

**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:**

This area of Fremont Street is populated with minor retail store fronts and a number of older Motels that have been neglected and cater to weekly and monthly customers. Since this property is a Youth Hostel and has foreign visitors, a property that is well maintained and visually attractive will provide a positive impression to its guests. This project also will compliment the new residential units that are being constructed at 11<sup>th</sup> Street and Carson, the Urban Lofts.

Quantitative Economic Benefits:

\$55,809.00 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 \$55,809.00. Once the project is completed, then the CVIP will reimburse the applicant for an amount not to exceed \$33,485.40. (\$27,904.50, plus a 20% contingency for cost overruns for qualified exterior improvement, if necessary)

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:

\$55,809.00

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