

Public Purpose/Impact Analysis

City Council/Redevelopment Agency Meeting
October 17, 2007

Title of Project: Commercial Visual Improvement Agreement (CVIP) between the LV Redevelopment Agency and Jaffa Investments, LP and The Robert H. Ratinoff Family Trust(as Owners) and Transition Services, Inc. (as tenant and CVIP Participant) regarding a building located at 810 Las Vegas Boulevard South.

Project Description: Exterior improvements will be undertaken by the tenant and CVIP Participant for the property located at 810 Las Vegas Boulevard South. Improvements to includes: new front windows and doors; new neon signage and lighting, pre-cast decorative columns and repair/repaint of exterior, repaving/restriping of back parking lot, construct new ADA compliant entrance in back, new canopy, new door and window at back entrance of building.

Sponsor/Developer: Transition Services, Inc. (not-for-profit – Sally Rothfuss – Ex. Director)

Assistance Provided by: Redevelopment Agency. Total project cost for exterior improvements is approximately \$111,486.00. Agency will reimburse the CVIP applicant on a 1:1 basis for pre-approved qualified exterior improvements. The Agency will reimburse the CVIP applicant \$50,000.00. 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: Over the course of a year, Transition Services, Inc. expects to have 40 (developmental disabled) clients in their program selling and producing arts and crafts products.

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, signage, 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:

Transition Services, Inc. is locating in a vacant building located at 810 Las Vegas

Boulevard South. Building is located across the street from the L'Octaine affordable rental housing project that was completed in 2005. The building has sat vacant for a couple of years and has been neglected during that time period. This area is populated with a number of vacant storefronts and with this extensive interior and exterior renovation; the project will be a catalyst for other potential project throughout the area. Vacant buildings that are renovated for new businesses will provide opportunities for employment for downtown residents.

Quantitative Economic Benefits:

A total of \$438,000.00 is being fed into the local economy through the employment of subcontractors and all materials used for the project are bought locally. Additional economic benefits will come from the sale of products at Studio 810 once it is open. Foot traffic will increase and local business in the general area may benefit from this increase in foot traffic.

Private Investment:

Transition Services, Inc. will be funding the project through funds on hand and a bank loan. Total (interior and exterior) costs are estimated to be approximately \$438,000.

Public Investment:

The CVIP program requires a 1:1 match from the applicant for all pre-approved exterior improvements. The maximum CVIP reimbursement will be \$50,000.00 for qualified 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:

\$438,000.00

Total Indirect Economic Impact:

Not measurable at this time.

Economic Impact Study Performed: Yes No

Return on Investment Analysis Performed: Yes No