Public Purpose/Impact Analysis

City Council/Redevelopment Agency Meeting
July 7, 2010

<u>Title of Project</u>: Commercial Visual Improvement Agreement (CVIP) between the Las Vegas Redevelopment Agency and Garrett Capital, LLC (CVIP Participant & Property Owner) (1501 West Sahara Avenue)

<u>Project Description</u>: Building exterior and signage upgrade to the existing Artisan Hotel & Lounge Casino located at 1501 W. Sahara Ave which is at the southeast corner of Sahara Avenue and Interstate 15.

<u>Sponsor/Developer</u>: Garrett Capital, LLC (CVIP Participant/Property Owner)

<u>Assistance Provided by</u>: Redevelopment Agency. Total project cost is approximately $114,000.00. Agency will reimburse the CVIP applicant on a 1:1 basis for pre-approved qualified exterior improvements. The Agency will reimburse the CVIP applicant up to a maximum of $50,000.00 for exterior improvements to the building and surrounding area. 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.

<u>Number of Direct Jobs Created</u>: 60+

<u>Number of Indirect Jobs Created</u>: Employment is based on those trades that will be utilized to complete this project. Trades to be utilized for this project will include upgrading the existing signage and resurfacing the asphalt throughout the property.

<u>Number of Direct Jobs Retained</u>: 7

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:

Garret Capital, LLC took possession of the long standing Artisan Hotel & Lounge approximately 6 months ago with plans to prevent the closure of the property and to complete interior and exterior upgrades of the property. The renovations for the property include painting the building, updating the pool area, updating the existing signage, resurfacing asphalt around the property, interior upgrades of the rooms and updating the existing restaurant. The property is an oasis in the midst of an industrial area of the city. With the main entrance off Highland Ave., the investment that The Siegel Group is making in this property is significant given the industrial nature of the surrounding businesses and properties. Once the upgrades are completed the property will continue to be a local favorite and a signature icon to the city, in addition to providing much needed jobs to the local economy. In total the parent company, The Siegel Group of Nevada, will invest approximately $750, 000 for the upgrades.

Quantitative Economic Benefits:

$750,000.00 is being fed into the local economy through the employment of subcontractors for the improvements to the interior and exterior of the building along with signage and asphalt upgrades.

Private Investment**:**

Applicant will be funding the entire project cost of approximately $750,000.00. This is a reinvestment into the property and community by the owner.

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:

$750,000.00

Total Indirect Economic Impact:

Not measurable at this time.

Economic Impact Study Performed: Yes ☐ No ☒

Return on Investment Analysis Performed: Yes ☐ No ☒