Public Purpose/Impact Analysis Report
NRS 279.486

City Council/Redevelopment Agency Meeting
August 21, 2013

Title of Project: **Commercial Visual Improvement Program Grant**

Sponsor/Developer: **ARELNI, LLC (Viva Vegas Souvenirs)**

Address Of Project: **18 Fremont Street (Las Vegas Club)**

Per NRS 279.486 2(a) attach a copy of any contract, memorandum of understanding or other agreement between the agency or the legislative body and any other person relating to the redevelopment project to this report.

Please refer to RDA Resolution as Exhibit A for copy of agreement: CITY OF LAS VEGAS – COMMERCIAL VISUAL IMPROVEMENT AGREEMENT AND GRANT OF FAÇADE EASEMENT

Per NRS 279.486 2(b) (1) (I) List the costs of the redevelopment project, including, without limitation, the costs of acquiring any real property, clearance costs, relocation costs, the costs of any improvements which will be paid by the Redevelopment Agency and the amount of the anticipated interest on any bonds issued or sold to finance the project.

Approximately $240,000

Per NRS 279.486 2(b) (1) (II) What is the estimated current value of the real property interest to be conveyed or leased, determined at its highest and best use permitted under the redevelopment plan?

N/A

Per NRS 279.486 2(b) (1) (III) what is the estimated value of the real property interest to be conveyed or leased, determined at the use and with the conditions, covenants and restrictions, and development costs required by the sale or lease, and the current purchase price or present value of the lease payments which the lessee is required to make during the term of the lease? If the sale price or present value of the total rental amount to be paid to the agency or legislative body is less than the fair market value of the real property interest to be conveyed or leased, determined at the highest and best use permitted under the redevelopment plan, the agency shall provide an explanation of the reason for the difference.

N/A

Per NRS 279.486 2(b) (2) How Does the Redevelopment Project Benefit the Public and Eliminate Blight:

ARELNI, LLC is an established retailer in downtown Las Vegas. This location is the third retail store on Fremont Street for ARELNI, LLC. The location of this retail business is within the Las Vegas Club. Recently, the Las Vegas Club closed its hotel portion of the property. Leaving only the casino operations open to the public. The Las Vegas Club exterior is closed off from the public and consists of two entrances into the casino. The overall exterior was dark and dated and in need of upgrading.

ARELNI, LLC leased out a portion of the ground floor and non-performing gaming area of the Las Vegas Club. To ensure the retail store had the potential to be successful, ARELNI, LLC had to open up the front of the building facing Fremont Street. This was done by designing an integrated sliding glass/HVAC system to replace the brick exterior. With the addition of an open floor design, which allows patrons to access the retail store and the casino easily, patrons are more likely to conduct business in the retail store and Las Vegas Club casino.

This project also eliminates blights due to upgrading a portion of a building fronting Fremont Street and being directly across from a $12 million investment by the Fremont Street Experience. The exterior renovations will provide a much need aesthetic improvement to the surrounding properties.

What is the amount of Private Investment and who is providing it?

Approximately $240,000 – ARELNI, LLC

What is the amount of Public Investment and who is providing it?

Not to Exceed $50,000 by the City of Las Vegas Redevelopment Agency

How many Direct Jobs will be Created? 5 Full-Time Equivalent

How many Indirect Jobs will be Created? Employment is based on those trades that will be utilized to complete this project. Trades to be utilized for this project will be electrical, plumbing and mechanical professional trades.

How many Direct Jobs will be Retained? N/A

Quantitative Economic Benefits:

$240,000 is being fed into the local economy through the employment of subcontractors for the improvements to the interior and exterior of the building.

Total Direct Economic Impact:

$240,000

Total Indirect Economic Impact:

Not Measurable at this time.

Economic Impact Study Performed:	Yes ☒	No ☐
Return on Investment Analysis Performed:	Yes ☐	No ☒