

Public Purpose/Impact Analysis

City Council/Redevelopment Agency Meeting
January 9, 2013

Title of Project: Quick Start Program Agreement (QSP) between the LV Redevelopment Agency and Artemus W Ham III (Property Owner) and Park on Fremont, LLC (CVIP Participant & Tenant) 506 Fremont Street)

Project Description: Electrical & plumbing upgrades, structural and roof code compliance upgrades and permitting fees associated with water/sewer connection & site development permits.

Sponsor/Developer: Park on Fremont, LLC (Justin Weniger-Principal)

Assistance Provided by: Redevelopment Agency. Estimated QSP project cost is approximately \$105,900.00. Agency will reimburse the QSP applicant on a 4:1 basis for code compliance and deferred maintenance improvements. The Agency will reimburse the QSP applicant up to a maximum of \$50,000.00.

Number of Direct Jobs Created: Twelve (12) Full-time jobs, consisting of two (2) full-time and twenty (20) part-time jobs.

Number of Indirect Jobs Created: Not Applicable

Number of Direct Jobs Retained: Not Applicable

Pertinent Statutes Used for Public Purpose:

In accordance with NRS 279.486, the EVIP 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 be beneficial to 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:

Park on Fremont, LLC. is leasing a property a building (approximately 1,6000 sf) and the parking lot from Artemus W. Ham III. This property was formally a souvenir, sunglasses and luggage shop for many years and most recently the Maharaja Hookah Cafe. The improvements will provide a significant visual upgrade to an important corner location at Las Vegas Boulevard and Fremont Street and renovate a building to current code standards.

This project is located in the Fremont East Entertainment District (FED). This newly formed entertainment district was formed in 2002 to attract nightclubs/bars, restaurants and live entertainment venues to the area as a way to revitalize the surrounding neighborhood. In addition, the FED had \$5.1 million worth of

streetscape improvements installed. These improvements, along with 4 new nightclubs, have revitalized the area and lessened blighting conditions.

The City and Redevelopment Agency are focusing financial and staff resources to the continued development of this area as an entertainment destination for local residents and visitors to downtown Las Vegas. As the FED grows and other projects are completed with the FED and surrounding neighborhood, a renewed interest by property owners and business owners to renovate their property or expand their business will increase.

This project will help stabilize and increase positive economic activity within the surrounding neighborhood. Park on Fremont, LLC. will encourage the creation of new business and/or appropriate development, and creates jobs or other business opportunities for nearby residents and increases local revenues from desirable sources.

Quantitative Economic Benefits:

Total project cost for the project is approximately \$895,610 and is being fed into the local economy through the employment of qualified contractors for the rehabilitation of the building.

Private Investment:

Applicant will be funding this project cost of approximately \$895,610 through investors.

Public Investment:

The QSP program requires a 4:1 match from the applicant for all code compliance and deferred maintenance improvements. For this project, the public investment will be \$19,500, resulting in a \$18:\$1 private to public ratio

Total Direct Economic Impact:

Not Applicable

Total Indirect Economic Impact:

Not Applicable

Economic Impact Study Performed:

Yes ☐

No ☒

Return on Investment Analysis Performed:

Yes ☐

No ☒