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 Phantom Entertainment, LLC (QSP Participant) (450 Fremont Street, Suite 370)

Project Description: Exterior and Interior renovations to an existing space at Neonopolis

Sponsor/Developer: Phantom Entertainment, LLC (QSP Participant)

Assistance Provided by: Redevelopment Agency. Total project cost is approximately $1.5 million. 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: Twenty-five (25) full time jobs and Two Hundred (200) part-time jobs, for a total of 125 full-time equivalent 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 QSP 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:

Phantom Entertainment, LLC will be renovating and occupying the space for a flagship nightclub. The space to be utilized sits on the third floor of Neonoplois which has been vacant for a number of years. The current investment by the QSP Participant for this project is in excess of $1.5 million.

This project will help stabilize and increase positive economic activity within Neonopolis and the surrounding neighborhood. The QSP Participant is a well known nightclub operator and has extensive experience in the industry. This new entertainment venue will encourage the creation of other new businesses within Neonopolis and/or appropriate development, and creates jobs or other business opportunities for nearby residents and increases local revenues from desirable sources.

Quantitative Economic Benefits:

Over $1,500,000 is being fed into the local economy through the employment of qualified contractors and/or the purchase of materials for the renovation and tenant improvements of the new business. One hundred twenty-five (125) full-time equivalent jobs, consisting of 25 full-time jobs and 200 part-time jobs will be created.

Private Investment**:**

Applicant will be funding this project cost of approximately $1,500,000 through cash on hand/investors.

Public Investment:

The QSP program requires a 4:1 match from the applicant for all code compliance and deferred maintenance improvements. Private to Public Ratio is $30 to $1.

Economic Impact Study Performed: Yes ☐ No ☒

Return on Investment Analysis Performed: Yes ☐ No ☒