

# Public Purpose/Impact Analysis

## NRS 279.486

**City Council Meeting  
February 19, 2025**

**Title of Project: Disposition and Development Agreement for a mixed use building**

**Project Description: 5-7 story mixed use building on three parcel generally located at the SW corner of Alta and Tonopah drives.**

**Sponsor/Developer: LCLV Med LLC**

**Address of Project: 2113 Alta Drive, 2109 Alta Drive and 504 Tonopah Drive**

**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 CC Resolution and Exhibit A for copy of agreement: Disposition and Development Agreement

**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.**

Property is being acquired for One Million Two Hundred Sixty Five dollars (\$1,265,000); construction costs are anticipated to be \$60 Million

**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?**

Property appraised for \$1,270,000

**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.**

The property is being sold at \$1,265,000 a slight reduction.

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

This project will accompany another residential project in close proximity by the same developer; between the two projects this will be the first new multifamily residential project in the Medical District in over 8 years. The Alta/Tonopah site will also have amenities including a daycare.

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

Private Investment totals approximately \$60 million provided by the developer

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

The only public investment is the slight land reduction of \$5000.

**How many Direct Jobs will be Created?** 411 Full-Timed Equivalents

**How many Indirect Jobs will be Created?** 179 Indirect and Induced jobs

**How many Direct Jobs will be Retained?** N/A

**Quantitative Economic Benefits:**

The project will generate \$8,647,507 in local, state and federal taxes annually. In addition, the project will generate \$4,951,241 in indirect and induced taxes.

**Total Direct Economic Impact:**

This project will generate approximately 411 FTEs and \$8,647,507 in taxes.

**Total Indirect Economic Impact:**

The project will generate approximately 179 indirect and induced jobs and over \$4,951,241 in indirect and induced taxes.

Economic Impact Study Performed: Yes ☒ No ☐

Return on Investment Analysis Performed: Yes ☐ No ☒