

Public Purpose/Impact Analysis Report
NRS 279.486

**City Council/Redevelopment Agency
Meeting February 5, 2025**

Title of Project: Tenant Owner Participation Agreement

Sponsor/Developer: Natalie Young (OWNER)

Address of Project: 1301 S Main St LAS VEGAS, NV 89104

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 - Tenant Owner Participation 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.

N/A

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:

The Owner is undertaking a major interior renovation. This Suite will include 2 new concepts in one space. It is to include totally reconfiguration of the space along with new neon signage and lighting for the new outdoor seating area with permanent railing and planters.

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

Approximately \$222,290.86 Natalie Young - as Owner

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

Not to Exceed \$95,000 by the City of Las Vegas Redevelopment Agency

How many Direct Jobs will be Created 30

How many Indirect Jobs will be Created 5

How many Direct Jobs will be Retained 6

Quantitative Economic Benefits:

\$3,611,245.12 Economic impact through direct, indirect, and induced impacts. \$1,426,070.44 will be spent on construction to enhance the building.

Total Direct Economic Impact:

\$2,687,424.14 Economic impact through direct, indirect, and induced impacts.

Total Indirect Economic Impact:

\$981,437.83 Economic indirect Impact

Economic Impact Study Performed:

Yes ☐

No ☒

Return on Investment Analysis Performed:

Yes ☐

No ☒