

Public Purpose/Impact Analysis Report  
NRS 279.486

**City Council/Redevelopment Agency Meeting**  
**December 6, 2023**

**Title of Project:** Multifamily Residential Visual Improvement Program

**Sponsor/Developer** Nevada New Builds, LLC and RR Group, LLC

**Address Of Project:** 1922 Fairfield Ave., Las Vegas, NV 89102

**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 – MULTIFAMILY RESIDENTIAL VISUAL IMPROVEMENT AGREEMENT AND GRANT OF A FAÇADE EASEMENT AND MAINTENANCE 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**

N/A

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

The 1970's era apartment buildings are old and blighted. This exterior remodel will add 17 new one bedroom, 4 studio and 3 two bedroom units of multifamily housing in the redevelopment area and will employ at least 2 FTEs.

The MFRVIP funds will be used to assist with renovating the façade of the two "L" shaped apartment building. The property owner is also improving the parking lot and landscaping, significantly improving the appearance within the neighborhood. The owner is also conducting a full remodel of the interior of apartment units and has also applied for a MFRUIP in tandem with this MFRVIP.

No new annual state and local tax will be generated as a result of this project as it is an existing building.

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

Approximately \$625,945., approximately \$26,081. per unit – by Nevada New Builds, LLC and RR Group, LLC, the Owners

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

Not to Exceed \$25,000 by the City of Las Vegas Redevelopment Agency

**How many Direct Jobs will be Created?** 8-10 Construction jobs

**How many Indirect Jobs will be Created?** N/A

**How many Direct Jobs will be Retained?** 2

**Quantitative Economic Benefits:**

\$50,845. of labor and material will be expended in the Redevelopment Area during renovations. \$\_N/A\_\_\_ in direct and indirect annual payroll will be generated.

**Total Direct Economic Impact:**

\$625,945. in interior and exterior renovations. \$\_N/A\_\_\_ in direct payroll annually.

**Total Indirect Economic Impact:**

\$\_\_N/A\_\_\_\_\_ indirect and induced payroll annually

The timeline to construct the improvements is so short, the indirect and induced impact from construction labor has not be calculated.

Economic Impact Study Performed:

Yes

No

Return on Investment Analysis Performed:

Yes

No