

Public Purpose/Impact Analysis

NRS 279.486

City Council/Redevelopment Agency Meeting September 2, 2020

Title of Project: Medical District Targeted Industry Program

Project Description: Renovation of property into a salon and medspa

Sponsor/Developer: ALG Corporation

Address of Project: 601 S. Rancho Dr. #D30

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 and Exhibit A for copy of agreement: Medical District Targeted Industry Incentive 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.

The Redevelopment Agency will contribute up to \$27,145 towards the interior renovation costs of the property.

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 work to be performed will be to reconfigure walls, update plumbing and electrical, add cabinetry and storage, plus paint, flooring, lighting, and fixtures to create a salon and medspa facility to cater to cancer patients and others who need specialized beauty services.

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

In addition to the purchase price of the property, \$372,000, the property owner is investing an additional \$62,037 in interior improvements.

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

The RDA is providing \$27,154 through a Medical District Targeted Industry Incentive to be applied to the physical improvements to the property.

How many Direct Jobs will be Created? 13 Full-Timed Equivalents

How many Indirect Jobs will be Created? N/A Indirect and Induced jobs

How many Direct Jobs will be Retained? 3

Quantitative Economic Benefits:

\$62,037 of labor and material will be expended in the Redevelopment Area during renovations.

Total Direct Economic Impact:

The total project will provide \$434,037 in interior renovation and approximately \$83,200 in direct payroll from business.

Total Indirect Economic Impact:

10 construction jobs

Economic Impact Study Performed: Yes No X

Return on Investment Analysis Performed: Yes No X