

Public Purpose/Impact Analysis Report  
NRS 279.486

**City Council/Redevelopment  
Agency Meeting March 6, 2024**

**Title of Project:** Commercial Visual Improvement Program

**Sponsor/Developer:** District Deli & Coffee, LLC (Tenant)

**Address of Project:** 1504 S MAIN STREET LAS VEGAS, NV 89101

**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 - COMMERCIAL VISUAL IMPROVEMENT AND GRANT OF FAÇADE EASEMENT

**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 Tenant is undertaking a major interior and exterior renovation. this will come with new paint, signs with LED's, outdoor seating with brand new patio cover, new sidewalk signs and patio enclosure with new planters. This project will do wonders for the Arts District and bring some new life into a under used area.

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

Approximately \$133,621.20 District Deli & Coffee - as Tenant

**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** 15

**How many Indirect Jobs will be Created** 8

**How many Direct Jobs will be Retained** 12

**Quantitative Economic Benefits:**

\$466,682.63 Economic impact through direct, indirect, and induced impacts.  
\$54,351.80 will be spent on construction to enhance the façade of the building.

**Total Direct Economic Impact:**

\$1,173,338.91 Economic impact through direct, indirect, and induced impacts.

**Total Indirect Economic Impact:**

\$392,267.94 Economic indirect Impact

Economic Impact Study Performed:

Yes ☐

No ☒

Return on Investment Analysis Performed:

Yes ☐

No ☒