Public Purpose/Impact Analysis Report
NRS 279.486

City Council/Redevelopment Agency Meeting
December 2, 2026

Title of Project: Commercial Visual Improvement (VIP)

Sponsor/Developer: 6th and Monkey, LLC

Address Of Project: 100 South 6th Street

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 VIP 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 applicant is pursuing a variety of exterior improvements including window tints, paint, electrical work, landscaping, neon signage, landscaping, mural, and a bird cage installation.

Total new annual state and local tax to be generated as a result of this project estimated at $5,200.

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

Approximately $99,843 – 6th and Monkey, LLC, property owner

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

Not to Exceed $49,921.50 by the City of Las Vegas Redevelopment Agency

How many Direct Jobs will be Created? 1 Full-Time Equivalents

How many Indirect Jobs will be Created? 1 Indirect and Induced jobs

How many Direct Jobs will be Retained? N/A

Quantitative Economic Benefits:

$35,000 of labor and material will be expended in the Redevelopment Area during renovations.

Total Direct Economic Impact:

$99,843 in interior and exterior renovations.

Total Indirect Economic Impact:

$35,000 indirect and induced payroll annually

Economic Impact Study Performed: Yes ☐ No ☒

Return on Investment Analysis Performed: Yes ☐ No ☒