

item # 23c

**City of Carson City
Agenda Report**

Date Submitted: May 11, 2010

Agenda Date Requested: May 20, 2010

To: Redevelopment Authority

Time Requested: 15 minutes

From: Joe McCarthy, Office of Business Development

Subject Title: Action to approve and recommend to the Board of Supervisors their consent to a \$37,364 incentive request by Sports Therapy and Rehabilitation to redevelop the property at 303 Fleischmann Way, with the Redevelopment Authority finding that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486, that the project benefits the current redevelopment plan area, that the project has no other reasonable means of financing available, that the incentive will be paid on a reimbursement basis for money expended by the applicant on the project, that other financing is available to pay for the remaining costs of the project and that the incentive is subject to the applicant fulfilling City requirements. (Joe McCarthy)

Staff Summary: This is a request to expend \$37,364 from the Revolving Fund for the Redevelopment Agency to support a property improvement project associated with the property at 303 Fleischmann Way. NRS 279.628 permits the expenditure of money from the redevelopment revolving fund for the purpose of any expenses necessary or incidental to the carrying out of the redevelopment plan adopted by the Carson City Board of Supervisors. On May 3, 2010 RACC recommended approval of this expenditure.

Type of Action Requested: (check one)
☐ Resolution ☐ Ordinance
☒ Formal Action/Motion ☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: I move to approve and recommend to the Board of Supervisors their consent to a \$37,364 incentive request by Sports Therapy and Rehabilitation to redevelop the property at 303 Fleischmann Way, with the Redevelopment Authority finding that this project meets the incentive program criteria and the necessary findings set forth in NRS 279.486, that the project benefits the current redevelopment plan area, that the project has no other reasonable means of financing available, that the incentive will be paid on a reimbursement basis for money expended by the applicant on the project, that other financing is available to pay for the remaining costs of the project and that the incentive is subject to the applicant fulfilling City requirements.

Explanation for Recommended Board Action: See Staff Summary.

Applicable Statue, Code, Policy, Rule or Regulation: NRS 279.486

Fiscal Impact: \$37,364.00 of tax increment funds available in the RDA's unspent bond

Explanation of Impact: Incidental to redevelopment's overall annual budget

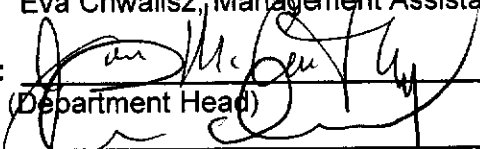
Funding Source: Bond proceeds associated with Redevelopment Project Area No. 1

Alternatives: Not approve the funding program, whole or in part

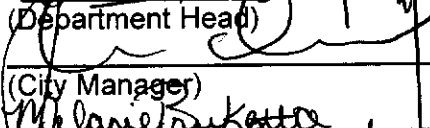
Supporting Material: Application with supporting material

Prepared By: Eva Chwalisz, Management Assistant

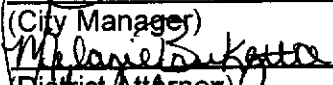
Reviewed By:


(Department Head)

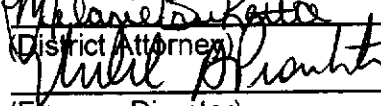
Date: 5.7.10


(City Manager)

Date: 5/11/10


(District Attorney)

Date: 5.11.10


(Finance Director)

Date: 5/11/10

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

**Consolidated Municipality of Carson City
Office of Business Development**



Incentive Program Application

Name of Business: SPORTS THERAPY AND REHABILITATION		Date: 3/22/10
Business Address 303 FLEISCHMANN WAY		
Name of Tenant:	Phone Number 885-7827	
Address of Tenant:	Fax: 885-2301	
	E-mail: joenlw@sbcglobal.net	
Name of Property Owner: LuAnn AND WARREN TULKER	Phone Number	
Address of Property Owner:	Fax:	
	E-mail:	
History of Development Entity:	How Development vision complies with objectives of redevelopment agency plan:	
Project Name:		Project Area: (check one) • Area #1 ☒ • Area #2 ☐
Project Address / Location 303 FLEISCHMANN Way	Assessors Parcel Number: 001-172-01	
Bldg Size: 3445 SQ FT	Land Area: 14,450	(170x85) (.33ac)

Project Description:

Construction of a new building to allow existing physical therapy practice to expand.

Total Tenant / Property Owner Investments	Land Acquisition:	\$	148,600
	Site Development Costs:	\$	38,803
	Public Improvements:	\$	42,100
	Building Costs (Hard):	\$	357,814
	Soft Costs (Professional / legal, etc.):	\$	28,647
	Other:	\$	
	Other:		
	Total	\$	615,964
Total Tenant Investment N/A	Site Development Costs:	\$	%
	Public Improvements:	\$	%
	Building Costs (Hard):	\$	%
	Soft Costs (Professional / legal, etc.):	\$	%
	Other:	\$	%
	Other:	\$	%
	Total	\$	%
Total Property Owner Investment SEE ABOVE	Land Acquisition:	\$	%
	Site Development Costs:	\$	%
	Public Improvements:	\$	%
	Building Costs (Hard):	\$	%
	Soft Costs (Professional / legal, etc.):	\$	%
	Other:	\$	%
	Other:	\$	%
	Total	\$	%
Total Estimated Project Cost		\$	615,964
Total Incentive Funds Requested		\$	37,364
Incentive as a % of total project		%	
Demonstration why Redevelopment Agency funds are required for the development and evidence provided that no other reasonable means of financing is available.			
Estimated Project Start Date		April 12	
Estimated Project Completion Date		August 12	
Do you have a Business Plan?		☐ Yes	☐ No
Number of years business has existed under current organization:		19+yrs.	

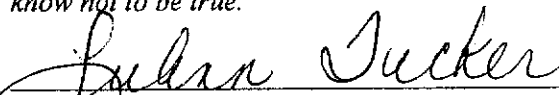
Does the applicant own an existing business?		☒ Yes	☐ No
If yes, what is the name of the business? SPORTS THERAPY AND REHABILITATION			
Number of years business has existed:		19 yrs	
Number of years business has existed under the ownership of applicant?		19 yrs.	
Please attach the most recent financial reports for this business along with a <u>credit report</u> .		Schematic drawings of conceptual site plan.	
Organizational structure of development entity, including delineation of lines of responsibility.	Proof of development entity ownership control, or a description of how entity intends to gain ownership control.	- Breakdown of the sources and use of funds for the construction of the project. - Pro-forma profit and loss statement for the project covering at least 5 years.	
Project Team: *Attach resumes for all	*Architect / *Designer	ROB DAENEY	
	*Contractor	LOGAN HAND	
	*Attorney	MARK AMODEI	
	*Accountant	VICKI PRESTON	
	*Project Manager	LOGAN HAND	
	*Construction Manager	LOGAN HAND	
	*Development Consultant		
Economic Impact Information	Anticipated Annual Payroll	\$ 300,000	
	Description of how applicant will adhere to employment plan, if applicable.		
	Anticipated Annual Sales Tax Collections	\$ N/A	
		MINIMAL	
	Anticipated Increase in Property Value	\$ 375,000	

Total Tenant Investment	Site Development Costs:	\$	%
	Public Improvements:	\$	%
	Building Costs (Hard):	\$	%
	Soft Costs (Professional / legal, etc.)	\$	%
	Other:	\$	%
	Other:	\$	%
	Total	\$	%
Total Property Owner Investment	Land Acquisition:	\$	%
	Site Development Costs:	\$	%
	Public Improvements:	\$	%
	Building Costs (Hard):	\$	%
	Soft Costs (Professional / legal, etc.)	\$	%
	Other:	\$	%
	Other:	\$	%
	Total	\$	%
Submittals Checklist	Please submit where applicable:		
		Architects / Designer Proposal	
		Architects / Designer Renderings or Drawings	
<i>Attached.</i>		Project Budget Detail	
		Site Plan	
		Lease Agreement	
		Building / Project Elevations	
		Principals and Key Individuals Resumes (see above)	
<i>Attached.</i>		Current financial statements, including a balance sheet and profit and loss statement with explanations regarding the valuation of assets and recognition of the revenue and expenses. Corresponding tax returns should also accompany the financial statements. } 2000 2007	
<i>Bank of the West Matthew Wood</i>		Identification of current banking relationships and major credit references.	
	<i>N/A</i>	Name, address and phone number of companies that have issued performance bonds on previous developments.	
• Your project must conform to all applicable codes, ordinances, and regulations as well as the common design principles established by Downtown Design Standards. • Construction documents describing your complete project must be submitted to the appropriate departments and agencies of the City for review and permitting prior to beginning work. In some cases, an architect and/or engineer must prepare these documents. All applicable permits must be obtained and all accompanying inspections must be successfully completed. • Shop drawings must also be submitted for review for all awnings, ornamental ironwork, and signs prior to beginning work.			

Acknowledgement of Application Provisions:

- ☒ I affirm that this project will not be initiated without written commitments and completed contract with the Consolidated Municipality of Carson City.
- ☒ I affirm that this project conforms to all applicable codes, ordinances and regulations, as well as the common design principles for Downtown Carson City.
- ☒ All applicable permits will be obtained for this project and all accompanying inspections will be successfully completed to receive reimbursement.
- ☒ I affirm that I am in good standing with the Consolidated Municipality of Carson City with respect to taxes, fees, loans or other financial obligations to the City.
- ☒ If this project is selected for an incentive from the Consolidated Municipality of Carson City, I acknowledge that photographs of my property may be used in promotional materials for Downtown Carson City.

I declare, under penalty of perjury, that I have not, in the filing of this application; willfully made any false statements nor have I made any unqualified statements that I know not to be true.


Applicants Signature


Applicants Signature

Applicants Signature

Date

Day March
Month 22
Year 2010

Day March
Month 29
Year 2010

Day ____
Month ____
Year ____

***Note:** ALL project related invoices must be submitted for review at conclusion of the project prior to reimbursement. In addition, approved copies of required City building, sign and other permits must be submitted as a condition of reimbursement and in order for any and all liens to be released.

(For Internal Use Only)	Date
Application Approved:	
Project Commenced:	
Project Completed:	
Reimbursement Request submitted to Finance Department	
Reimbursement remitted to Applicant	

TO: Redevelopment Authority Citizens Committee
FROM: LuAnn and Warren Tucker
DATE: March 29, 2010
SUBJECT: Request for redevelopment incentive funding for
303 Fleischmann

I, LuAnn Tucker, owner of Sports Therapy and Rehabilitation, along with my spouse, Warren Tucker, have been Carson City business owners for over 20 years. I have also been a resident of Carson City over 43 years.

My current office, which is also located in the redevelopment area, was established in 1990. I will be constructing a new physical therapy facility at 303 Fleischmann Way and will lease this space back to Sports Therapy and Rehabilitation, Inc. at fair market rate. The property is now a vacant lot in which an old triplex has been cleared and the grounds are in desperate need of restoration.

With the construction of this new facility being much larger than my current office, the expansion will provide the means of being able to increase the current staff and therefore employ more citizens. Converting this vacant lot to a new facility would also generate an increase in property tax dollars.

The improvement requirements from the city are such that sidewalk and landscaping must be provided not only on the property being developed, but also on the 'right of way'. The city requires that there be sidewalks on all 3 blocks of the property; all with ADA compliant approaches. The cost of these sidewalks, handicap approaches and landscaping goes far above the financing I have available to complete this project.

With the city's financial assistance, I will be able to provide a higher level of visual appeal to the neighborhood in which the landscape improvement will help benefit the entire redevelopment area.

In summary, I believe this project is consistent with the current redevelopment policies and procedures, and I have met the required findings in the following areas:

1. This new building will be a benefit to the redevelopment area and to the immediate neighborhood by visually improving the property.
2. The facility will be a catalyst for economic development in the area by offering health services which are vital to the citizens of Carson City.
3. No other means of financing exists.

In explanation, my current business is in the redevelopment area and I would love to stay in this district. There are properties available outside of the redevelopment area with the infrastructure already in place which would obviously lower my costs of changing location. At the project location, no infrastructure exists; the city has not, at this point, helped with improving the area. With my business relocating here, I will be putting in the entire infrastructure as required by the city. The funds requested will be targeted for sidewalk, landscaping and lighting.

I will not be able to complete this project and make it the attractive business without the help and aid of the city in the form of a grant thru the redevelopment agency.

Thank you for your consideration, it is greatly appreciated.

Sincerely,

LuAnn and Warren Tucker

Financing for 303 Fleischmann project

1. Home Loan refinance---	186,000
2. Land loan--	148,600
3. Stocks, mutual funds	219,000
4. Savings	<u>25,000</u>
	578,600

Projected costs of project

1. Land acquisition	148,600
2. Site development	38,803
3. Sidewalks	19,488
4. Signage	3,500
5. Landscape	19,112
6. Building costs	357,814
7. Soft costs	<u>28,647</u>
	615,964

Total incentive funds requested \$ 37,364

[illegible]

FLOOR PLAN



HOLDOWN & SHEET WALL KEY NOTES:

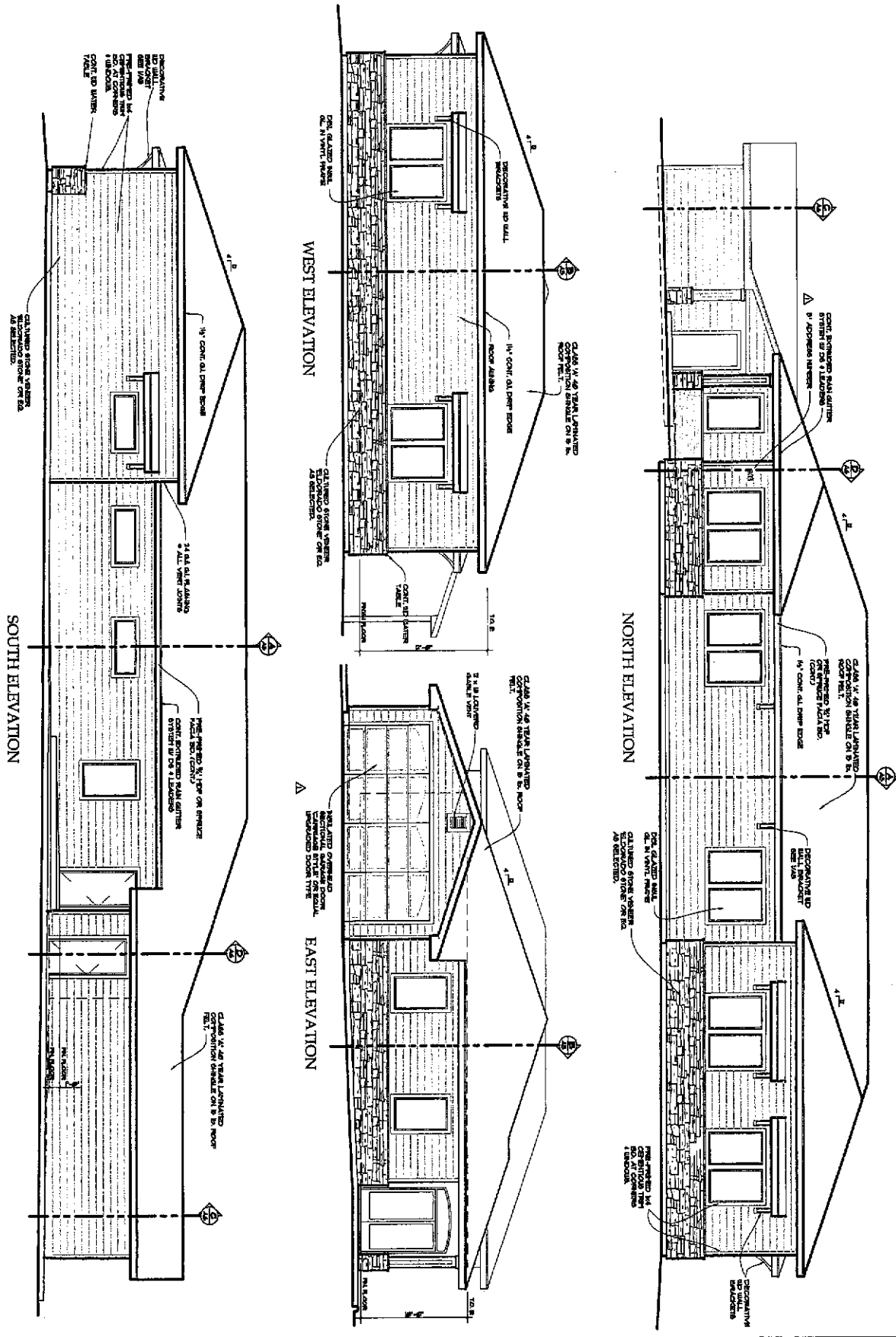
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PROJECT
A New Building for:
Sports Therapy & Rehabilitation
303 Fleischmann Way, Carson City, Nevada
SHEET TITLE
FLOOR PLAN

ROBERT M. DARNEY
ARCHITECT
Design: Development: Planning:
307 W. Winde Lane, Suite 1 CARSON CITY, NV 89703
PHONE: (775) 883-3444 FAX: 883-3447
E-MAIL: darneyarch@bbsglobal.net



DATE	11-15-10
DESIGNED BY	RMD
DRAWN BY	RMD
SCALE	AS NOTED
SHEET NO.	A1



SOUTH ELEVATION

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

PROJECT

A New Building for:
Sports Therapy & Rehabilitation
 303 Fleishmann Way, Carson City, Nevada

SHEET TITLES

EXTERIOR ELEVATIONS

REVISION	DATE	BY	CHKD

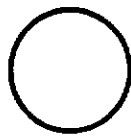
ROBERT M. DARNEY
ARCHITECT

Design Development Planning

307 W. White Lane, Suite 1 CARSON CITY, NV 89708

PH: (775) 883-3444 FAX: (775) 883-3447

E-MAIL: darneyarch@eboglobal.net



DATE: 11.15.10

DRAWN BY: RMD

CHECKED BY: RMD

SCALE: 1/8" = 1'-0"

SHEET NO. A4



Office of Business Development

201 North Carson Street, Suite 2

Carson City, Nevada 89701

Date: May 11, 2010
To: Redevelopment Authority/Board of Supervisors
From: Joe McCarthy, Director
Subject: Staff report for the May 20, 2010 meeting

On May 3, 2010, the Redevelopment Authority Citizens Committee (RACC) reviewed several project applications requesting redevelopment incentives and made the following recommendations in accordance with redevelopment policies and procedures:

1. Award, contingent upon funds being available, Luann and Warren Tucker a redevelopment incentive grant in the amount of \$37,364.00 to support upgraded exterior improvements associated with their construction of a new building at 303 Fleischmann Way. This new building will allow Luann's existing physical therapy practice to expand. The Tuckers intend to apply the incentive funds requested to help with exterior improvements and aesthetic upgrades to the new building and property including landscaping, sidewalks and lighting, signage and so forth. This redevelopment project strengthens the stability of an existing downtown business, improves the visual impact of the area and adds to the downtown mix of commercial activity.
2. Award, contingent upon funds being available, Two Rivers NV, LLC a redevelopment incentive of \$18,000 to support exterior improvements associated with the second phase of construction of a new building at 310 South Nevada Street. This new building is a multiple use office complex. Two Rivers NV, LLC requested the grant to supplement the costs associated with the next phase of adding exterior improvements to its new office building and property including landscaping, signage, fencing, lighting and associated public improvements. This redevelopment project has the intent to improve the visual impact of the area while adding new commercial activity.
3. Award, contingent upon funds being available, the Brewery Arts Center a redevelopment grant of \$20,000 to pay for a portion of the engineering costs essential to the planning and development of its proposed new arts and culture campus. As stated in its application, the BAC is meeting all its regulatory requirements within required timeframes as it also launching a capital campaign to fund to eventually project.
4. Deny the incentive request of the owners and operators of Lily's China Bistro, James and Jie Gotchy to help the cost of their improvements associated with the remodeling and reopening of an Asian restaurant in the space formerly Long John Silver's fast food restaurant. This

new restaurant is currently open for business. The applicants want to apply incentive funds requested to pay off costs incurred with the rehabilitation of the property and apply some of the funding to a second phase planned for later this year. RACC pointed out that the applicants have already paid for the remodel and opened the business without the assistance of a redevelopment grant, making the applicant ineligible for funding. The RDA's incentive program does not provide costs reimbursement for projects already completed prior review and consideration by RACC.

5. RACC recommended awarding Carson Rendezvous, Inc. a special events grant of \$6,000.00, "an expense incidental in carrying out the redevelopment plan, "in support of this year's 27th annual Rendezvous, "A Salute to the Pony Express." The applicant had requested \$10,000.00 in special events funding. Last year, the Redevelopment Authority awarded Carson Rendezvous, Inc a special events grant of \$7,500.00. The year previous, 2008, Carson Rendezvous Inc received a grant of \$4,500.00.

As part of its process in reviewing the current incentive applications, RACC made the following findings, as specified in NRS Chapter 279 and our redevelopment policies and procedures:

- (1) The buildings, facilities, structures or other improvements are of benefit to the redevelopment area; and
- (2) No other reasonable means of financing those buildings, facilities, structures and other improvements are available.

RACC also took into account the following factors:

1. Whether the buildings, facilities, structures or other improvement are likely to:
 - o Encourage the creation of new businesses or other appropriate development;
 - o Create jobs or other business opportunities for nearby residents;
 - o Increase local revenues from desirable sources;
 - o Increase levels of human activity in the redevelopment area or the immediate neighborhood in which the redevelopment area is located;
 - o Possess attributes that are unique, either as to type of use or level of quality and design;
 - o Require for their construction, installation or operation the use of quality and design;
 - o Require for their construction, installation or operation the use of qualified and trained labor; and
 - o Demonstrate greater social or financial benefits to the community than would a similar set of buildings, facilities, structures or other improvements; and
2. The opinions of persons who reside in the redevelopment area or the immediate neighborhood in which the redevelopment area is located.

As a helpful guideline when considering the second finding of "no other reasonable means of financing those buildings, facilities, structures and other improvements are available," RACC used the following summary of the City of Las Vegas Redevelopment Authority's criteria:

1. An inducement for new business/property owner to locate or existing businesses/property owner to remain within the redevelopment area in which the

business/property owner would ordinarily choose to develop or locate outside the redevelopment area if the incentive were not required.

2. There is a public objective and/or requirement that is more stringent and/or costly to undertake than a business/property owner would ordinarily embark on/develop or redevelop.
3. There is a lack of rehabilitation in the area and it is deemed unreasonable for the business/property owner to invest in improving the area unless an incentive is granted.
4. The exterior of the improvements to the property or business does not have a direct affect on the revenues; therefore making such an investment by a customary financial institution is not viewed as acceptable.
5. The visual improvement of the property or addition of the business/operation to the area is so dramatic that it is a catalyst for economic development in the area.