



# South Nevada Avenue & South Tejon Street Redevelopment

THE EQUITY GROUP & IVYWILD DEVELOPMENT

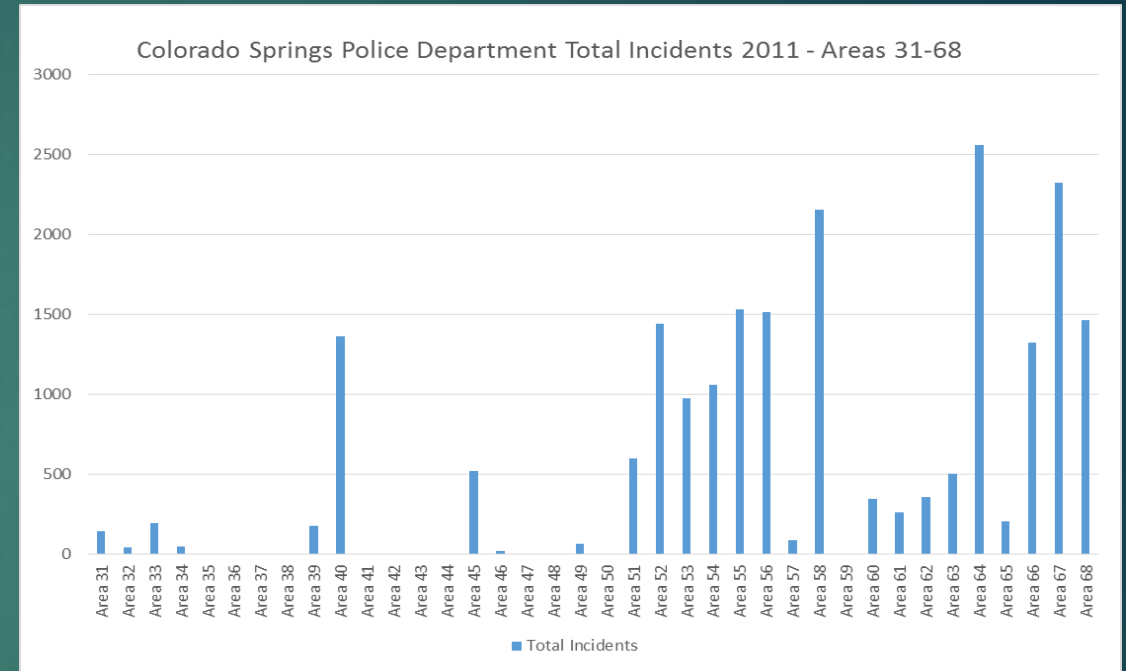
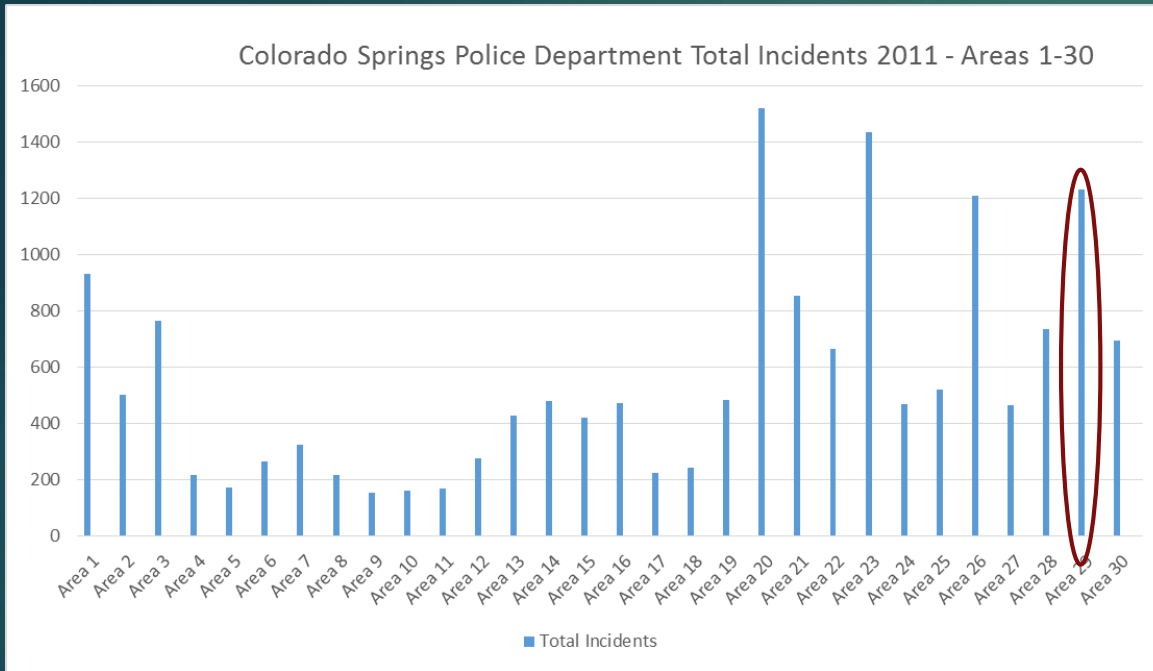
# South Nevada Avenue Redevelopment

## Summary of Public Financing Requirement

|   |                     |                       |
|---|---------------------|-----------------------|
| ▶ Total Land Area   | 41.7 Acres          |                       |
| ▶ 93 Parcels Under Control, 47 Different Owners           |                     |                       |
| ▶ Total Acquisition / Option Costs                        | \$49,549,178        |                       |
| ▶ Environmental/Demolition Costs                          | \$ 3,542,081        |                       |
| ▶ Public Improvements                                     | \$24,000,000        |                       |
| ▶ Other Pre-Development Costs                             | <u>\$ 1,000,000</u> |                       |
| ▶ Total Land Acquisition, Remediation, & PI's (Rounded)   |                     | \$78,000,000          |
| ▶ Greenbelt Value @ \$6 Per Square Foot                   |                     | <u>(\$11,000,000)</u> |
| ▶ Public Financing Requirement                            |                     | \$67,000,000          |
| ▶ Tax Increment Financing @ 2% (Proposed)                 |                     | <u>(\$25,000,000)</u> |
| ▶ Other CRS Title 31 & Title 32 Public Financing Required |                     | <b>\$42,000,000</b>   |
| ▶ TIF Portion of Public Financing Requirement             |                     | 37%                   |

# South Nevada Police Incidents

## Annual Statistical Report, 2011



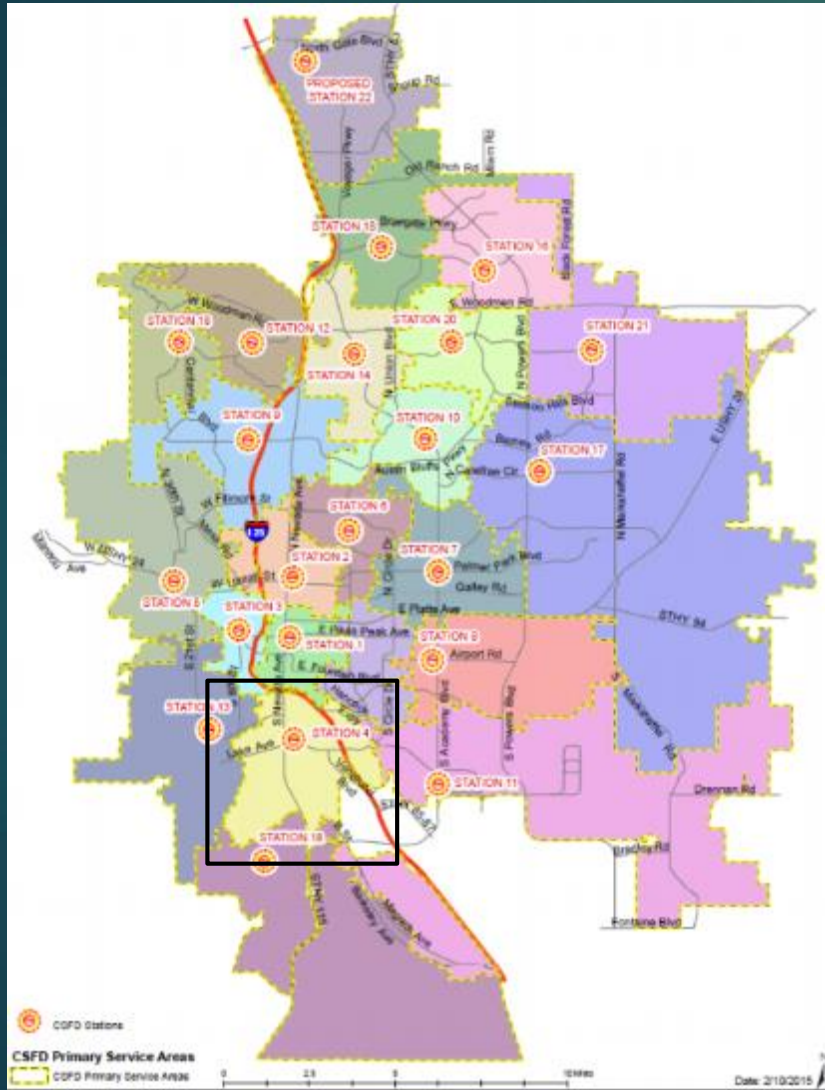
- South Nevada Avenue – Area 29 – saw 1231 total incidents –
- 11<sup>th</sup> highest out of 68 total areas
- Top 15% crime rate

- 2 Homicides
- 3 Prostitution Incidents
- 7 Kidnappings
- 242 Vandalism Incidents
- 396 Theft Incidents
- 30 Sexual Offenses Using Force
- 23 Aggravated Assaults

# South Nevada URA Fire Incidents

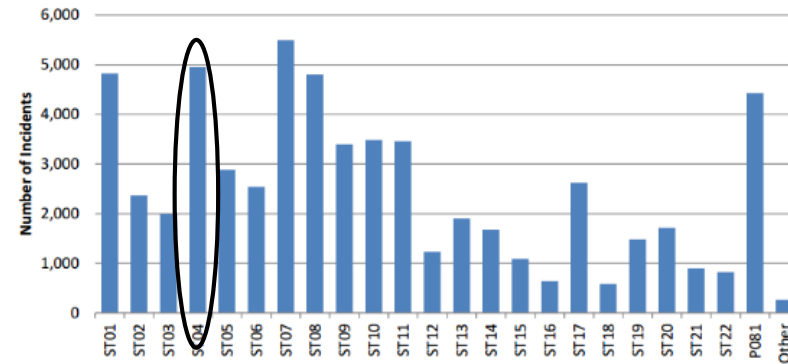
In 2014, CSFD Station 4, which serves the URA had the **second highest** number of first-response incidents in the entire city.

- 4,950 Total Incidents
- 6% Increase from the year before

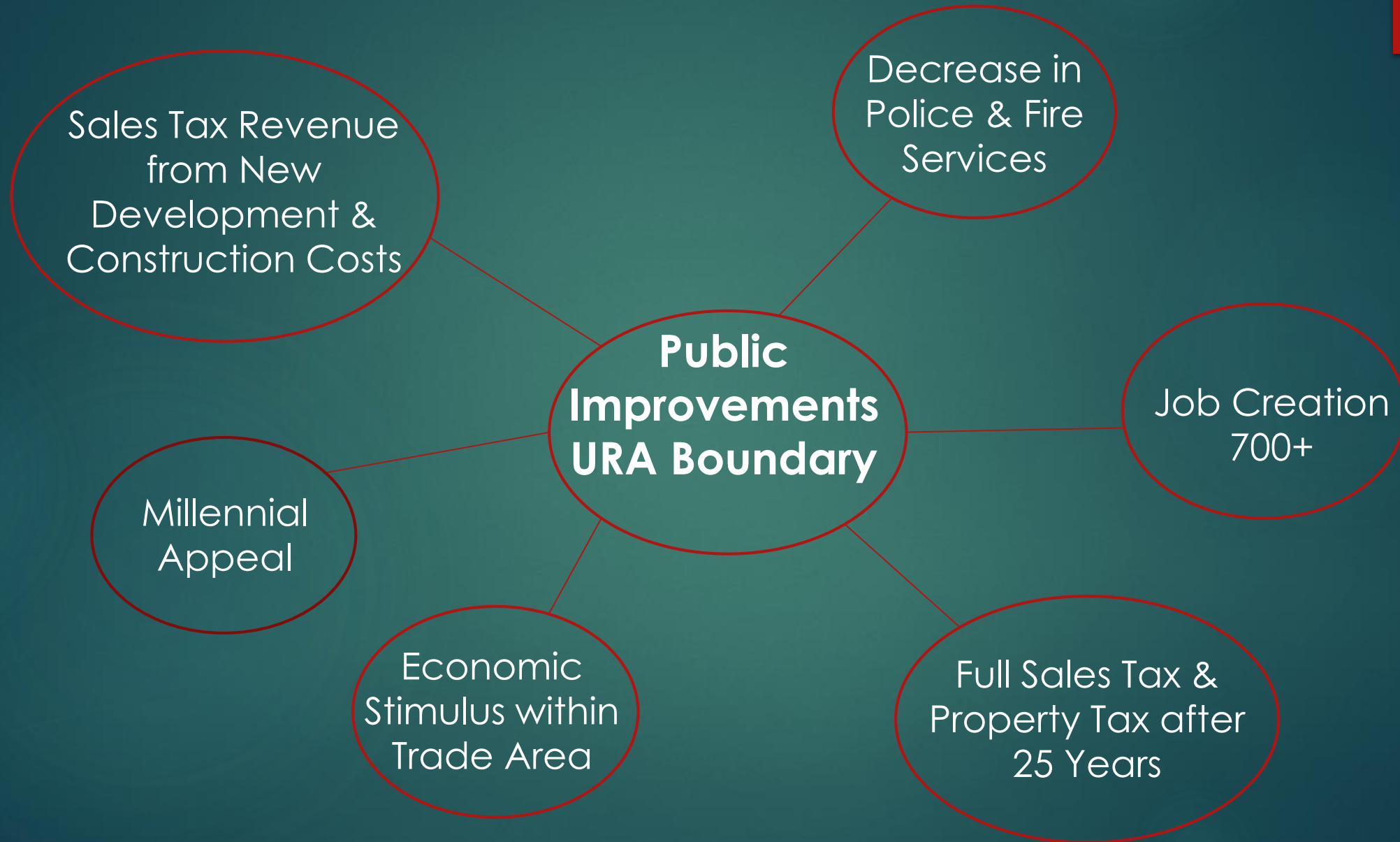


2014 CSFD Statistical Abstract

**Current Year Incidents by First-Due Response Area (Bar Chart)**



# Return On Investment





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