

#### Board

Tick Segerblom  
Chair, District E

Justin Jones  
Vice-Chair, District F

Jim Gibson  
District G

Marilyn Kirkpatrick  
District B

William McCurdy II  
District D

April Becker  
District C

Michael Naft  
District A

#### Executive Director

Kevin Schiller

## Commercial Center Real Property Improvement Grant Agreement

1. This grant agreement by and between **<Business Name>**, a business, located at **<Business Address>** ("Recipient") and Clark County Redevelopment Agency ("CCRDA"), a political subdivision of the State of Nevada created pursuant to Chapter 279 of Nevada Revised Statutes and individually and collectively referred herein as the "Party" and "Parties," respectively, is effective on the date the last authorized signatory affixes his/her signature to this agreement ("Effective Date").

2. Recipient is a restaurant and/or tavern located at **<Business Address>** on Assessor Parcel Number **<APN Number>**, in Tax District 411. This property has commercial zoning, and the space has a conforming use. This business has provided all required materials and has been deemed eligible for the Real Property Improvement Grant program. The purpose of this grant is to promote economic stability, serve as a catalyst for revitalization and redevelopment, and assist business owners without a reasonable means of financing improvements within the Historic Commercial Center.

3. The grant in the amount of **<Award Amount (\$)>** awarded by the CCRDA will be used to assist businesses and property owners towards construction costs associated with aesthetic or functional improvements or upgrades to any building and/or fixture attached to the land or the building that is not moveable. The grant funds shall be used to cover expenses for services described related to aesthetic or functional upgrades and/or improvements including:

- Those related to the land, the building, or permanent fixtures that are not moveable.
- Labor, including work completed inside or outside of tenant or common spaces.

#### Funds may NOT be used for the following:

- Permits and fees required to complete the improvements.
- Construction drawings.
- Conceptual design costs.
- Any work related to movable property, including chattels, inventory or vehicles.

4. The grant funds under this Agreement will only be available to the Recipient for qualifying costs and expenses incurred after the date of approval of the application by the CCRDA, and no more than 180-days after the effective date.

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CCRDA and Recipient agree that Recipient cannot receive more than a total of **<Award Amount (\$)>** in qualifying grant funds during the entire term of this Agreement, which is hereinafter referred to as the "Not to Exceed Amount." CCRDA shall not be responsible for any future maintenance of any improvements and/or upgrades once grant funds are exhausted.

5. Recipient agrees to provide actual invoices and other supporting documentation for program expenditures, including the Budget Worksheet in Exhibit A prior to payment from the CCRDA and any time thereafter upon request by the CCRDA.

6. Recipient agrees that the CCRDA's obligation to disburse grant funds is contingent upon Recipient's full compliance with the terms and conditions of this Agreement.

7. Recipient acknowledges that the identified project must be complete within 180 calendar days of the original approval date; if said project is not completed within 180 calendar days, all funds approved and allocated for said project will be forfeited by applicant and this agreement terminated.

**<Business Name>**

By: \_\_\_\_\_  
**<Grantee Name>** \_\_\_\_\_  
Grantee/Applicant Date

**Clark County Redevelopment Agency**

By: \_\_\_\_\_  
Shani Coleman \_\_\_\_\_  
Director of Operations Date

**Approved as to Form:**

By: \_\_\_\_\_  
Tyler Smith \_\_\_\_\_  
Deputy District Attorney Date

## EXHIBIT A – SCOPE OF PROJECT

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## COMMERCIAL CENTER REAL PROPERTY IMPROVEMENT GRANT

### A. PROJECT COSTS

The following items may be paid with the CCRDA grant funds, not to exceed  
<Award Amount (\$)>

Expenditure Category	County Grant Funds	Other Sources	Total
Direct Goods, Services, Costs:			
Grand Total			