

urban.

RENAISSANCE

QUARTERLY NEWSLETTER



4	New Web Sites
4	Free Business Assistance
5	Economic Indicators
9	RDA Achievements

CHIC ART EXHIBIT SPACE PART OF SOHO RETAIL MIX

DUST

WHEN THE DUST settles among Soho Lofts' new ground-floor retail space, it won't mean it's time to call the cleaners. Instead, it will signal a concerted effort to attract sophisticated connoisseurs of contemporary art to the new high-rise, mixed-use facility located on Las Vegas Boulevard.

Sam Cherry and Cherry Development, builders of Soho Lofts, the white, 15-story condominium structure that has helped redefine the downtown Las Vegas skyline, is now setting the bar when it comes

SOHO LOFTS LEADING WAY WITH NEW DOWNTOWN RETAIL

WE RECENTLY SAT DOWN and spoke with **Grant Garcia**, chief operating officer of sales/marketing for **Cherry Development**, about attracting upscale ground-floor retail tenants to **Soho Lofts**. Cherry Development is leading the way in drawing the eclectic mix of high-end, urban-friendly boutique shops the city is

"Soho Lofts," continued on page 2

"Chic Art," continued on page 10

now attracting to downtown Las Vegas.

Q: How much ground-floor retail space is available at Soho Lofts and where will it be located?

A: About 8,700 square feet – all of it located on the street level immediately off Las Vegas Boulevard at Hoover Avenue. The other 16 floors are sold-out, loft-style condominium residences, high-end penthouses and secured parking.

All of this pedestrian-friendly retail space will open onto Hoover Avenue, which has metered parking on both sides of the street.

Q: What type of tenants are you trying to attract to your retail spaces?

A: The retail mix we’re currently designing and developing at Soho Lofts includes a hip restaurant and lounge, upscale fashion or cosmetic boutique, an exotic car dealership and the local art exhibit space called **Dust**. We want to make absolutely sure that we have control over the Soho Lofts retail spaces so that the tenants that occupy them are complimentary and tie-in with both the downtown 18b Arts District and the type of residents we’ve attracted to Soho Lofts.

Q: Speaking of that, what types of residents are living at Soho Lofts?

A: Primarily single professionals with and without children – including a fire chief, ad agency executive, night club managers, and hotel and casino executives.

Q: Can you provide us with

more details on your proposed retail tenants.

A: Certainly. The west side of the building at the corner of Fourth Street and Hoover Avenue will feature an upscale “fast-casual” restaurant. It will offer a simple menu that will service downtown workers. In addition to offering sit-down café service – both indoor and outside –

“Cherry Development is leading the way in drawing the eclectic mix of high-end, urban-friendly boutique shops the city is now attracting to downtown Las Vegas.”

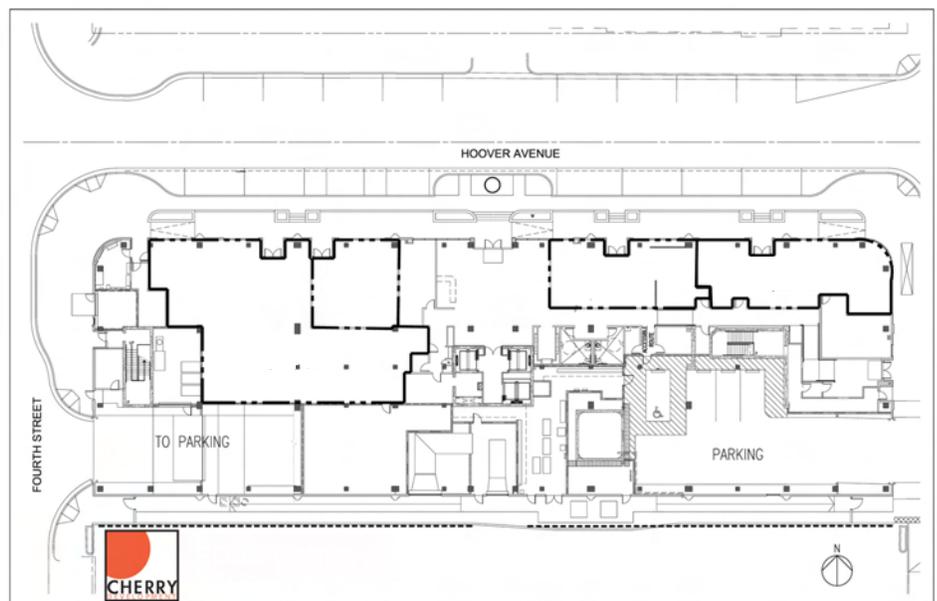
this restaurant will provide take-out foods such as salads and burgers. Its décor will fit the modern design of the building and be brightly colored. We envision the place turning into a venue with a DJ and live music. Lunch and dinner hours will be experimental in the beginning until we determine the demand for services.



Grant Garcia

Additionally, we will also feature a unique cozy urban lounge as a separate component of the restaurant. We envision this bar will become a relaxing place for locals-in-the-know, a “tucked away” sort of place offering the same discreet environment found in New York City members-only clubs. We want to position the lounge as a relaxing place for residents and local

“Soho Lofts,” continued on page 4



HIGH-RISE RESIDENTIAL DECLARED WAVE OF LAS VEGAS' FUTURE

HIGH-RISE CONSTRUCTION was hailed as the future of Las Vegas home development in a recent *Crystal Ball Housing Forecast* presented by Steve Bottfeld, executive vice president of Marketing Solutions. His presentation was part of the annual Crystal Ball Seminar, held this past January at Texas Station Hotel & Casino. Each year this seminar, geared toward real estate developers, lenders and agents, attempts to project upcoming trends in the local residential market. Bottfeld's observations included the following:

- Las Vegas is beginning to move from suburban to more urban high-rise residential living, as land availability becomes scarcer and more costly.

"It took San Diego literally twice as long to accomplish what downtown Las Vegas has realized in five years."

- The downtown Las Vegas area is redeveloping faster than downtown San Diego's Gaslamp Quarter. Bottfeld noted that it took San Diego literally twice as long to



#1 Place to Live & Play

The September 2007 issue of the *National Geographic Adventure* publication cited Las Vegas as the country's best city to play and live.



Newport Lofts

accomplish what downtown Las Vegas has realized in five years.

- "Shining star products" were mid- and high-rise residential sales, increasing 17 percent over the previous year, with more than 2,400 closings in 2007.
- One in seven residential closings in 2007 was a mid- or high-rise product. In addition, five out of the top 10 best selling communities were mid- and high-rise developments.
- Apartment-to-condominium conversions are down 69 percent from 2006, with rental product beginning to reenter the market. This is good for Las Vegas, as it will help reduce the glut of for-sale residential units in the market and at the same time provide a return to production of much-needed rental units. ■

A+ Bond Rating Awarded to RDA



An unsolicited review of the city of Las Vegas Redevelopment Agency's (RDA) bond ratings by Standard & Poor's resulted in an upgrade of RDA tax increment senior lien bonds from A- to A+. The upgrade reflected the tremendous growth in the RDA tax increment as well as increased diversification among taxpayers.

NEW WEB SITES PROVIDE DOWNTOWN DEVELOPMENT INFORMATION

TWO NEW WEB SITES are operational, providing details on development occurring within the downtown Las Vegas area. Up and running since the beginning of 2008 is a Web location devoted exclusively to **Union Park**, a 61-acre “city within a city” being developed in Las Vegas’ urban core. Details about Union Park can be found at www.unionparkvegas.com, which provides information about projects under construction and planned for this mixed-use development. These large-scale projects include the **Lou Ruvo Brain Institute**, the **Smith Center for the Performing Arts**, the **World Jewelry Center**, the **Charlie Palmer Hotel**, the 400-room **Klimpton Hotel** and a 180,000-

square-foot medical office building, and new residential developments.

For details about other projects occurring downtown, visit the **city of Las Vegas Redevelopment Agency’s** Web site at www.lvrda.org. In addition to providing information on entitled commercial and residential developments via an interactive map, this Web site also provides facts and demographics, printed resource information, and details on business assistance the agency provides including **Tax Increment Financing**, **Visual Improvement Programs** and the *Retail Downtown Las Vegas* assistance program. ■

FREE BUSINESS ASSISTANCE SERVICES DIRECTORY OFFERED

THE OFFICE OF BUSINESS DEVELOPMENT (OBD) recently published a new *Business Retention, Expansion & Assistance Services Directory*. The free guide lists Web sites that interested business owners and operators can visit to obtain further information on a variety of business-related services, including:

- Business and entrepreneurial financial assistance
- International trade assistance
- Business startup assistance
- Onsite and off-site management counseling
- Buyer/supplier purchasing assistance
- Worker recruitment, screening and training
- State relocation incentives
- Venture and risk capital programs
- Federal government small business resources

To obtain a copy of this complimentary directory, visit the Web location www.lasvegasnevada.gov/OBD. Scroll down to the section entitled “Publications.” Then click on the link labeled “Business Retention, Expansion & Assistance Services Directory.” A printed copy can also be picked up at the OBD offices, located on the second floor in City Hall in downtown Las Vegas. OBD hours of operation are Monday – Friday, 8 a.m. - 5 p.m. ■

“Soho Lofts,” continued from page 2

executives and as a respite for people such as hotel/casino managers. The décor of this lounge will differ from that of the restaurant; it will be more subdued, reflecting the different atmosphere – soothing, mellow and sophisticated.

Cherry Development will own and operate the restaurant and lounge, anticipating that both will open during the early summer of 2008.

Q: And the other retail merchants?

A: We also want to offer a unique “urban chic” fashion or cosmetic boutique targeting an upscale niche market.

Hugging the corner of Hoover Avenue and Las Vegas Boulevard will be a glass-encased exotic car dealership featuring Lamborghinis, Rolls Royces and Ferraris. Cherry Development will own and operate this dealership, which we plan on opening during the late summer of 2008.

In addition, our first tenant, **Dust Contemporary Fine Art** opened its doors to the public in the first week of February 2008. (Note: see the accompanying article on Dust Contemporary Fine Art in this newsletter.) ■



Economic Indicators

EMPLOYMENT ACTIVITY ⁽¹⁾		
Indicator	Clark County	Las Vegas*
Unemployment Rate	5.2%	5.2%
New Jobs	(3,033)	(727)
Total Employment	981,567	235,307
Goods Producing		
Natural Resources & Mining	646	12
Construction	110,005	13,818
Manufacturing	28,620	3,279
Services Producing		
Trade, Transportation & Utilities	174,274	41,574
Information	13,140	5,661
Financial Activities	53,990	19,165
Professional & Business Services	125,993	35,572
Education & Health Services	121,338	33,408
Leisure & Hospitality	291,041	48,188
Other Services	21,481	7,023
Government	40,273	27,337
Unknown/Other	766	270



Note: Employment is establishment-based (by place of work) and includes multiple job holders and self-employed jobs. This data is not seasonally adjusted.

* Estimated for Las Vegas.

TOURISM ACTIVITY				
VISITOR VOLUME ⁽²⁾	July	August	September	Q3, 2007
Las Vegas Valley	3,378,193	3,353,997	3,268,125	10,000,315
% CHANGE FROM PRIOR YEAR*:				
Las Vegas Valley	0.2%	0.4%	-0.3%	0.1%
GAMING REVENUE ⁽³⁾	July	August	September	Q3, 2007
Strip	\$606,797,000	\$531,551,000	\$551,926,000	\$1,690,274,000
Downtown	\$53,719,000	\$48,217,000	\$53,360,000	\$155,296,000
Boulder Strip	\$85,122,000	\$66,784,000	\$76,023,000	\$227,929,000
Las Vegas MSA**	\$745,638,000	\$646,552,000	\$681,309,000	\$2,073,499,000
Clark County	\$964,725,000	\$838,033,000	\$879,142,000	\$2,681,900,000
% CHANGE FROM PRIOR YEAR*:				
Strip	14.1%	-4.4%	6.9%	5.9%
Downtown	9.6%	5.1%	12.5%	9.2%
Boulder Strip	13.2%	-15.1%	28.5%	10.0%
Las Vegas MSA**	13.7%	-5.0%	9.4%	6.5%
Clark County	13.4%	-5.4%	8.8%	6.0%

* Q3, 2007 % changes are measured against Q3, 2006 and will not necessarily equal the simple average of % changes by month.

** Las Vegas MSA, as defined by the Las Vegas Convention and Visitors Authority, is comprised of the Strip, Downtown and the Boulder Strip.

BUSINESS LICENSE ACTIVITY ⁽⁴⁾		
Jurisdiction	Licenses Issued	Total Active Licenses
Unincorporated Clark County	2,490	45,409
Henderson	1,021	13,084
North Las Vegas	636	8,608
Las Vegas	2,222	39,726
Las Vegas RDA*	211	6,065
Clark County**	6,369	106,827

* RDA included in Las Vegas.

** Excludes cities of Boulder City & Mesquite.

Real Estate Indicators

FOR-SALE ATTACHED & DETACHED RESIDENTIAL PROJECTS ⁽⁵⁾

Active Projects	Projects	Total Units	Units Unsold	Q3 Sales	Avg. Min. Asking Base Price*	Avg. Price/sf
Unincorporated Las Vegas	216	47,508	18,371	2,006	\$586,902	\$346
Henderson	67	19,512	6,147	514	\$357,015	\$182
North Las Vegas	74	14,043	5,314	593	\$292,439	\$144
Las Vegas**	85	14,758	8,151	596	\$446,641	\$235
Las Vegas RDA***	6	2,405	1,423	33	\$652,337	\$574
Las Vegas Valley	442	95,821	37,983	3,709	\$485,426	\$273

Proposed Projects	Projects	Total Units Planned	Single Family Units	Multi-family Units	SF/MF Units Mixed
Unincorporated Las Vegas	204	42,156	13,271	28,885	-
Henderson	80	14,205	3,836	7,110	3,259
North Las Vegas	43	6,394	989	5,381	24
Las Vegas	87	19,274	3,833	13,918	1,523
Las Vegas RDA***	11	4,578	56	4,522	-
Las Vegas Valley	414	82,029	21,929	55,294	4,806

* These base asking prices are the most current available, do not include upgrades and are weighted by the number, types, prices and sizes of the new current home inventory in the selected areas.

** Excluding the RDA, the Las Vegas average minimum price and average price per sf were \$434,584 / \$223.

*** RDA included in Las Vegas.

Note: Active defined as projects having sales this quarter.

APARTMENT PROJECTS BY TYPE ⁽⁶⁾

Jurisdiction	Type	Expected Completion					
		Q4'07		2008		2009	
		Projects	Units	Projects	Units	Projects	Units
Unincorporated Las Vegas	Affordable	-	-	-	-	1	320
	Age Restricted	-	-	-	-	-	-
	Affordable & Age Restricted	-	-	-	-	-	-
	Conventional	-	-	7	2,335	3	686
	Total	0	0	7	2,335	4	1,006
Henderson	Affordable	-	-	-	-	1	430
	Age Restricted	-	-	-	-	-	-
	Affordable & Age Restricted	-	-	-	-	-	-
	Conventional	2	603	2	457	4	2,070
	Total	2	603	2	457	5	2,500
North Las Vegas	Affordable	-	-	1	125	-	-
	Age Restricted	-	-	-	-	-	-
	Affordable & Age Restricted	-	-	-	-	-	-
	Conventional	4	1,504	1	455	7	3,185
	Total	4	1,504	2	580	7	3,185
Las Vegas	Affordable	-	-	-	-	-	-
	Age Restricted	-	-	-	-	-	-
	Affordable & Age Restricted	-	-	-	-	1	600
	Conventional	-	-	4	1,098	-	-
	Total	0	0	4	1,098	1	600
Las Vegas RDA*	Affordable	-	-	-	-	-	-
	Age Restricted	-	-	-	-	-	-
	Affordable & Age Restricted	-	-	-	-	-	-
	Conventional	-	-	-	-	-	-
	Total	0	0	0	0	0	0
Las Vegas Valley	Affordable	-	-	1	125	2	750
	Age Restricted	-	-	-	-	-	-
	Affordable & Age Restricted	-	-	-	-	1	600
	Conventional	6	2,107	14	4,345	14	5,941
	Total	6	2,107	15	4,470	17	7,291

Note: **Affordable** is subsidized housing under Section 42 of the IRS tax code. **Age Restricted** is senior housing, generally age 55 years and older.

* RDA included in Las Vegas.

PROPOSED APARTMENT UNITS BY QUARTER ⁽⁶⁾

Jurisdiction	Q4'07	2008	2009
Unincorporated Las Vegas	-	2,335	1,006
Henderson	603	457	2,500
North Las Vegas	1,504	580	3,185
Las Vegas	-	1,098	600
Las Vegas RDA*	-	-	-
Las Vegas Valley	2,107	4,470	7,291

* RDA included in Las Vegas.

Real Estate Indicators, continued

APARTMENT RENTS & VACANCIES ⁽⁶⁾

Jurisdiction	Avg. Monthly Rent	Avg. Vacancy
Unincorporated Las Vegas	\$901	7.1%
Henderson	\$992	7.2%
North Las Vegas	\$842	7.3%
Las Vegas	\$897	7.2%
Las Vegas RDA*	\$681	5.2%
Las Vegas Valley**	\$868	7.1%

* RDA included in Las Vegas.

** Valley-wide direct rent and vacancy rates weighted by units by jurisdiction.



FOR-LEASE COMMERCIAL EMPLOYMENT ⁽⁷⁾

	Existing	Under Const.	Planned
Retail Employment			
Unincorporated Las Vegas Valley	32,891	2,831	1,095
Henderson	16,619	-	-
North Las Vegas	4,733	-	553
Las Vegas	32,681	-	314
Las Vegas RDA*	1,509	-	116
Las Vegas Valley	86,924	2,831	1,962
Office Employment			
Unincorporated Las Vegas Valley	93,963	5,794	15,261
Henderson	24,789	2,782	1,947
North Las Vegas	2,690	188	314
Las Vegas	75,162	2,375	48
Las Vegas RDA*	13,668	-	-
Las Vegas Valley	196,604	11,139	17,570
Industrial Employment			
Unincorporated Las Vegas Valley	94,565	2,307	7,679
Henderson	17,113	978	-
North Las Vegas	32,649	938	517
Las Vegas	16,885	-	-
Las Vegas RDA*	9,232	-	-
Las Vegas Valley	161,212	4,223	8,196

* RDA included in Las Vegas.

FOR-LEASE COMMERCIAL INVENTORY ⁽⁷⁾

Projects	Total Existing Space (sf)	Vacancy (%)	Average Rent (\$)	Absorption (sf)	# of Forward Supply Proj.*	Under Const. (sf)	Planned (sf)	
Retail Inventory								
Unincorporated Las Vegas	99	15,176,130	2.5%	\$2.16	396,479	5	1,306,114	505,200
Henderson	49	7,714,731	3.1%	\$2.26	-56,046	1	-	450,000
North Las Vegas	18	2,349,729	9.4%	\$2.11	-27,041	6	962,099	274,700
Las Vegas	87	15,215,245	3.3%	\$2.19	80,490	2	-	146,410
Las Vegas RDA**	6	724,888	6.3%	\$0.72	-	1	-	55,710
Las Vegas Valley	253	40,455,835	3.3%	\$2.18	393,882	14	2,268,213	1,376,310
Office Inventory								
Unincorporated Las Vegas	506	18,879,728	12.9%	\$2.45	307,685	42	1,164,249	3,066,262
Henderson	129	4,942,786	12.2%	\$2.62	30,306	12	554,686	388,304
North Las Vegas	28	716,218	34.3%	\$2.80	-3,247	3	50,000	83,595
Las Vegas	359	14,291,633	8.0%	\$2.58	187,201	6	451,576	9,032
Las Vegas RDA**	62	2,515,484	4.9%	\$2.93	45,097	1	265,000	-
Las Vegas Valley	1,022	38,830,365	11.4%	\$2.52	521,945	63	2,220,511	3,547,193
Industrial Inventory								
Unincorporated Las Vegas	1,559	55,227,196	5.8%	\$0.81	86,249	49	1,347,389	4,484,595
Henderson	310	10,260,394	8.3%	\$0.76	-328,987	8	586,572	-
North Las Vegas	466	18,660,677	3.8%	\$0.61	130,478	7	536,240	295,500
Las Vegas	422	9,885,424	6.1%	\$0.83	-100,125	-	-	-
Las Vegas RDA**	237	5,257,754	3.4%	\$0.81	-49,445	-	-	-
Las Vegas Valley	2,757	94,033,691	5.7%	\$0.78	-212,385	64	2,470,201	4,780,095

Note: Commercial inventories are based on anchored retail buildings, office buildings within office centers with at least 10,000 square feet of usable space, and industrial buildings with roll-up doors.

* Forward supply is a combination of space under-construction in a quarter and space planned to begin construction within the next four quarters.

** RDA included in Las Vegas.

RDA ANNOUNCES 2007 ACCOMPLISHMENTS

THE 2007 ANNUAL REPORT for the city of Las Vegas **Redevelopment Agency** was recently released. The report details the accomplishments achieved by the agency during Fiscal Year 2007. The Redevelopment Agency's offices are housed within the **Office of Business Development**, which in turn is located in downtown Las Vegas within City Hall.

Some of the more noteworthy 2007 Redevelopment Agency achievements included:

- Assisting with \$24 billion in development projects that have been planned, are pending regulatory approval, are under construction or completed.
- Entering into public/private partnerships to develop large-scale downtown projects, including: **Union Park**, **World Market Center**, **Forest City's Live Work Las Vegas** office and retail center anchored by a proposed new city hall, and **CIM's** proposed mixed-use hotel and retail center.
- Assisting builders with downtown residential developments. Currently, there is a combined total of more than 1,400 residential units completed or under construction.
- Completing a major \$5.5 million streetscape project for downtown's new entertainment district, **Fremont East**.
- Approving a \$9.5 million construction contract

SMITH CENTER ACCELERATES CONSTRUCTION

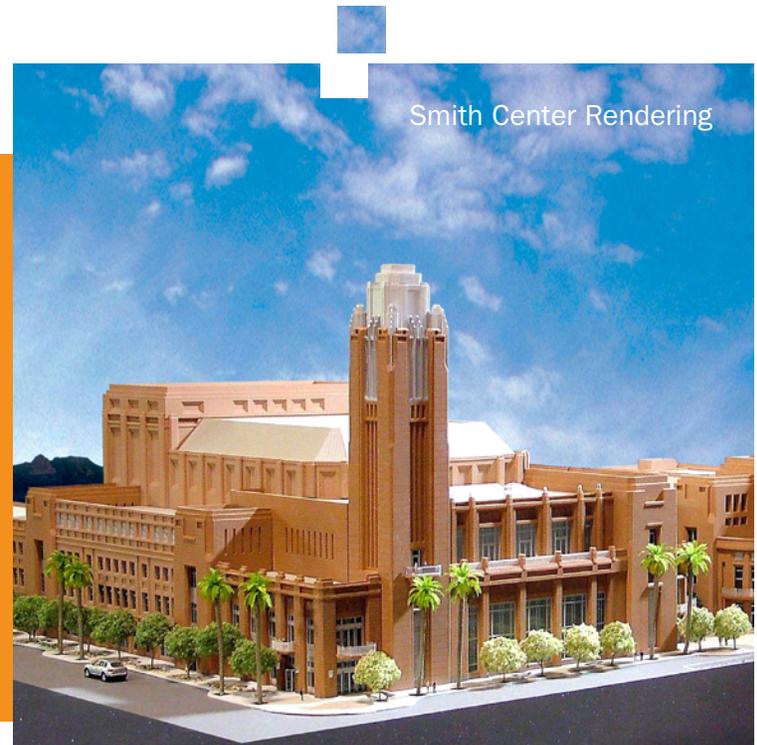
THE SMITH CENTER for the Performing Arts may open the entire campus much sooner than originally anticipated if art center backers can meet a private fund-raising goal required in order to obtain a "challenge grant." A \$100 million grant has been offered by the **Reynolds Foundation**, provided \$75 million in additional private donations can be raised by November 2008. This additional infusion of cash would allow construction efforts on the SPAC to be consolidated, instead of building the structure and its theatres in several stages as was originally planned. Construction consolidation would mean the entire center would be completed in its entirety by spring 2011, instead of in phases

"Smith Center," continued on page 10

for **Fifth Street School**. A rededication ceremony celebrating the renovation of this historic landmark and its conversion to a downtown cultural center will be held in 2008.

- Aiding 97 businesses through the RDA's **Fast Track Program**, which expedites entitlements and permitting.
- Enhancing the look of downtown Las Vegas by assisting companies with exterior façade improvements through the **Commercial and Entertainment Visual Improvement Programs**.
- Promoting downtown Las Vegas development among some of the world's most influential investment and financial firms based in Manhattan.
- Developing a downtown retail attraction program, dubbed **Retail Downtown Las Vegas**.
- Developing a new Web site, **www.lvrda.org**, that includes an interactive map highlighting entitled projects in downtown Las Vegas.

To view the complete report, please visit the Redevelopment Agency's Web site, **www.lvrda.org**. Click on "Publications & Presentations" on the left-hand side menu. Then click on "Fiscal Year 2007 Annual Report." ■



to attracting a fitting mixture of chic urban retailers for the downtown area.

Dust Contemporary Fine Art, billed as a retail exhibition space offering international contemporary art according to co-owner **Naomi Arin**, opened its doors to the public at its new Soho Lofts location on Feb. 1, 2008. Operational hours will be Tuesday through Saturday from 11:00 a.m. until 6:00 p.m.

What Arin refers to as the “front room” of the Dust studio, will focus on showcasing the works of “emerging and mid-career artists.” The “back room” will exhibit and sell works by established artists curated by Arin’s business called **Naomi Arin Contemporary Art**.

The art exhibition space was recently relocated from a 1,200-square-foot facility on Main Street to its new 1,300-square-foot location, which will be situated with other upscale tenants at Soho Lofts’ street-level retail promenade – the first of its kind in downtown Las Vegas.

Arin is enthusiastic about the cache that a Las Vegas Boulevard address will lend her business, particularly among out-of-towners. The art dealer also expressed excitement concerning the retail tenant mix that Soho Loft developers are recruiting.

“Our business fits in with Cherry Development’s vision of Soho retail patrons,” Arin said. This was “a hugely important element for me when deciding to relocate to the new space,” Arin declared. “I appreciate the way Sam Cherry and his development team went to great lengths to select the right type of merchants for their retail spaces.”



Julie Quisenberry, real estate specialist for the city of Las Vegas Office of Business Development and Redevelopment Agency, concurs. “Each merchant will compliment one another, working in a synergistic way to attract the type of shopping patron that Cherry Development envisions,” Quisenberry noted. “This is the start of deliberate retail programming we want to see downtown.”

“Soho Lofts’ street-level retail promenade will be the first of its kind in downtown Las Vegas.”

Dust is celebrating its fifth year in business. Arin opened the Las Vegas art exhibition space in 2003, along with partner **Jerry Misko**.

One year prior to opening Dust, Arin moved to Las Vegas to escape the cold Northeastern weather and to be near family. Prior to moving here, Arin worked for the Institute of Contemporary Art (ICA) in Boston. Before working at the institute and during the first

four years of Dust’s existence, Arin was employed as a civil litigation attorney. Arin’s experience with the ICA taught her how to work as a curator and as a professional in the field of arts administration. ■

“Smith Center,” continued from page 9

as originally planned.

The Reynolds Foundation has already pledged \$50 million to create an endowment for the Smith Center for the Performing Arts. The \$100 million “challenge grant” would be in addition to the foundation’s original multimillion dollar pledge.

The Las Vegas Performing Arts Center Foundation, in partnership with the city of Las Vegas, is developing the Smith Center for the Performing Arts. The project is “an anchor” for the city’s **Union Park** project, a 61-acre, mixed-use development being master planned by **Newland Communities** and the city of Las Vegas.

The city is donating the 4.77-acre site in Union Park on which the Smith Center for the Performing Arts will be built. This parcel of land is located off Discovery Drive at the heart of the Union Park development. The project is being funded through a tax on car rentals in Clark County, together with private fundraising led by the foundation.

For additional details on the Smith Center for the Performing Arts, please visit the Web site www.thesmithcenter.com. ■

SCOTT CARTER PROMOTED TO REDEVELOPMENT OFFICER

SCOTT CARTER was recently promoted to the position of redevelopment officer for the **city of Las Vegas Redevelopment Agency**, whose offices are housed within the **Office of Business Development**. Previously, Carter worked for the agency as a project analyst, conducting fiscal and economic impact analyses for developers requesting financial assistance from the Redevelopment Agency. In his previous position, Carter worked on projects such as the downtown **IRS Headquarters Building**, **Allure** condominium towers and the **World Market Center**.

In his new position, Carter will serve as project lead and negotiate



Scott Carter

contracts for the 61-acre **Union Park** project, deemed a “city within a city” in Las Vegas’ urban core. In this capacity, Carter recently completed negotiations on Union Park’s 50-story **World Jewelry Center**. He is currently working on development of the **Charlie Palmer** boutique hotel, as well as with TAP Property Holdings for a 150,000-square-foot, Class-A medical office complex and 400-room **Kimpton Hotel**.

Carter has lived in Las Vegas for nine years, working for the city for six of those years. Carter’s extensive fiscal background includes residential mortgage financing and underwriting. ■

TANYA JACKSON-RENTER JOINS STAFF

TANYA JACKSON-RENTER recently joined the **Redevelopment Agency (RDA)** as a customer service representative on a permanent, full-time basis. She had previously worked for the agency as a substitute secretary for three months.

The Redevelopment Agency offices are housed within the **Office of Business Development (OBD)**.

“After seeing what a hard and effective worker Tanya is, as well as noting how well she interacts with other staff members and the public, we know she is a great fit for our office,” noted her supervisor, **Bill Arent**, redevelopment manager.

As a customer service representative, Jackson-Renter provides administrative support for the RDA and OBD staff on a variety of projects. In addition, she acts as backup receptionist for the office and helps assist visiting clientele.

Before coming to work for the Redevelopment Agency, Jackson-Renter was employed for six months

in the city of Las Vegas Business Services Department, where she provided clerical support for issuing business licenses.

Jackson-Renter’s background includes extensive government experience, having worked for the city of Berkeley, Calif. as a senior office specialist in the finance department for over 16 years.

Jackson-Renter moved to the Las Vegas area in December 2006.

She is currently attending the College of Southern Nevada, working on a bachelor’s degree in liberal science. She hopes to one day receive her degree in nursing. ■



Tanya Jackson-Renter



OFFICE OF BUSINESS DEVELOPMENT

OBD Staff

Administration

Scott D. Adams, director
Steve van Gorp, deputy director
Susan L. Boniella, management analyst II
June Johns, sr. economic development officer
Margaret Lynn Smith, administrative secretary
Carla Parker, office specialist II
Mary Jane Porterfield, sr. professional

Economic Development

Romeo Betea, economic development manager
Jim Pegues, sr. economic development officer
Richann Bender, sr. economic development officer
Richard Atkins, sr. economic development officer
Brenda Hughes, sr. economic development officer
Shani Coleman, economic development officer
Debbie Hume, secretary

Redevelopment Team

Bill Arent, redevelopment manager
Scott Carter, redevelopment officer
Stoney Douglas, sr. economic development officer
Scott Auyong, sr. economic development officer
Adam Sumner, sr. economic development officer
Ryan Haden, economic development officer
Tanya Jackson-Renter, customer service representative

Fast Track Team

David Bratcher, redevelopment officer
Tom Burkart, sr. economic development officer

Real Estate Team

Julie Quisenberry, real estate specialist
JoAnn Crolli, business specialist I
Diane Rodriguez, professional

Special Thanks

Mayor Oscar B. Goodman

Mayor Pro Tem Gary Reese

Councilman Larry Brown

Councilman Steve Wolfson

Councilwoman Lois Tarkanian

Councilman Steven D. Ross

Councilman Ricki Y. Barlow

City Manager Douglas A. Selby

SHOW YOU'RE IN THE KNOW



Fremont East - have become popular places for after-work professionals. Those seeking trendy spots patronize the night life found at the **Beauty Bar**, also located in Fremont East. Demonstrate that you are one of those in-the-know individuals with your own Fremont East apparel and logo items, now available at www.cafepress.com/fremonteast. ■

IN-THE-KNOW locals are taking advantage of the growing night-life and more intimate atmosphere that is taking shape in the downtown Las Vegas area. Local urban lounges such as the **Downtown Cocktail Room** and **The Griffin** – both located in the new downtown entertainment district,

400 Stewart Avenue
Second Floor
Las Vegas, Nevada 89101

urban
RENAISSANCE

Toll Free 866.777.7483
Phone 702.229.6551
Fax 702.385.3128
E-mail: obd@lasvegasnada.gov
Web Site: www.lasvegasnada.gov/OBD