

RE:

Development

REDEVELOPMENT AGENCY : 2007 ANNUAL REPORT : CITY OF LAS VEGAS

“DOWNTOWN LAS VEGAS
CONTINUES ITS
SUCCESSFUL MARCH
TOWARD A REVITALIZED
URBAN CORE.”

— *Las Vegas Mayor Oscar B. Goodman*



WORLD
MARKET
CENTER



RE:THINKING

It's about looking at Las Vegas in a different light. And overturning the conventional wisdom about building downtown. Developers are seizing the opportunities presented in the city's urban core — and making a \$24 billion investment in our revitalization.

For downtown Las Vegas, 2007 was a year of changes and growth. High-rise residential developments now dot the skyline. New restaurants, cocktail lounges and hotspots have opened their doors. An entertainment district has been transformed.

In short, the city's urban core continues to witness a remarkable revitalization. It's all part of an ongoing urban renaissance that's helping to return downtown Las Vegas to its glory days — only with a new, more modern twist.

What was once a dream is now becoming a reality. And the city of Las Vegas Redevelopment Agency (RDA) has had a major role in making this happen. During Fiscal Year 2007, the RDA added the following to its roster of achievements:

- Assisted with \$24 billion worth of projects in various stages of development. This includes \$1.67 billion in projects now under construction, \$844 million pending regulatory approval, \$20 billion planned and \$766 million completed since 2004.
- Worked with developers and businesses on 43 successfully completed projects. In addition, 30 more projects are under construction, 31 developments are pending regulatory approval and 98 projects are in the planning stages.
- Entered into public/private partnerships to develop several large-scale projects downtown. These include the Union Park mixed-use development; the growing World Market Center (WMC); Forest City Development's Live Work Las Vegas civic/office/retail center; and CIM Group's ambitious renovation plans for the Lady Luck Hotel and Casino, which include adjacent retail and entertainment venues.
- Helped builders with numerous downtown residential developments. Currently, a combined total of at least 15,500 residential units are under construction or planned.
- Completed a major \$5.5 million streetscape project in downtown's new entertainment district, Fremont East. Improvements were made to the three-block area between Las Vegas Boulevard and Eighth Street.
- Approved a \$9.5 million construction contract for renovations to the Fifth Street School in April 2007. Construction began in May 2007 and is expected to be completed in summer 2008.
- Aided 97 local businesses by facilitating expedited entitlements and permitting through our Fast Track program.
- Enhanced the look of downtown Las Vegas by assisting companies with exterior façade improvements through the Redevelopment Agency's Commercial and Entertainment Visual Improvement Programs (VIPs).
- Produced and distributed the first visitor's guide exclusively devoted to promoting the downtown Las Vegas area. The 30-page guide targets local residents and visitors alike, providing details on casinos, restaurants, nightlife, attractions, museums, wedding chapels and more.
- In a high-profile visit to New York led by Mayor Oscar B. Goodman, promoted downtown Las Vegas development to some of the world's most prominent investment and financial firms.
- Developed a downtown retail attraction program, dubbed *Retail Downtown Las Vegas*.

ABOUT THE REDEVELOPMENT AGENCY

The city of Las Vegas Redevelopment Agency (RDA) was founded in 1986, amended in 1989 and expanded in 1992, 1996 and 2006. The RDA promotes the redevelopment of downtown Las Vegas and surrounding commercial districts by working with developers, property owners and community associations to accomplish beneficial revitalization efforts.

The Las Vegas Redevelopment Area encompasses 3,948 acres. The area roughly includes the greater downtown Las Vegas area east of Interstate 15, south of Washington Avenue, north of Sahara Avenue and west of Maryland Parkway. It also includes the Charleston Boulevard, Martin Luther King Boulevard and Eastern Avenue corridors.

In 2006 the Las Vegas City Council approved the RDA's proposal to expand the existing Redevelopment Area by approximately 750 acres. The expansion added six new areas, including portions along Sahara Avenue east of Paradise Road and sections along Martin Luther King Boulevard and Bonanza Road near the I-15/U.S. Highway 95 interchange. These areas consist mainly of older commercial and manufacturing properties.

Assistance programs for companies located within the Redevelopment Area include Tax Increment Financing, our Fast Track program for expedited entitlements and permitting, and Visual Improvement Programs.

The Las Vegas City Council serves as the RDA's Board of Directors, with Mayor Oscar B. Goodman acting as chairman. City Manager Douglas A. Selby is our executive director and Mark Vincent, the city's financial director, is our financial officer.

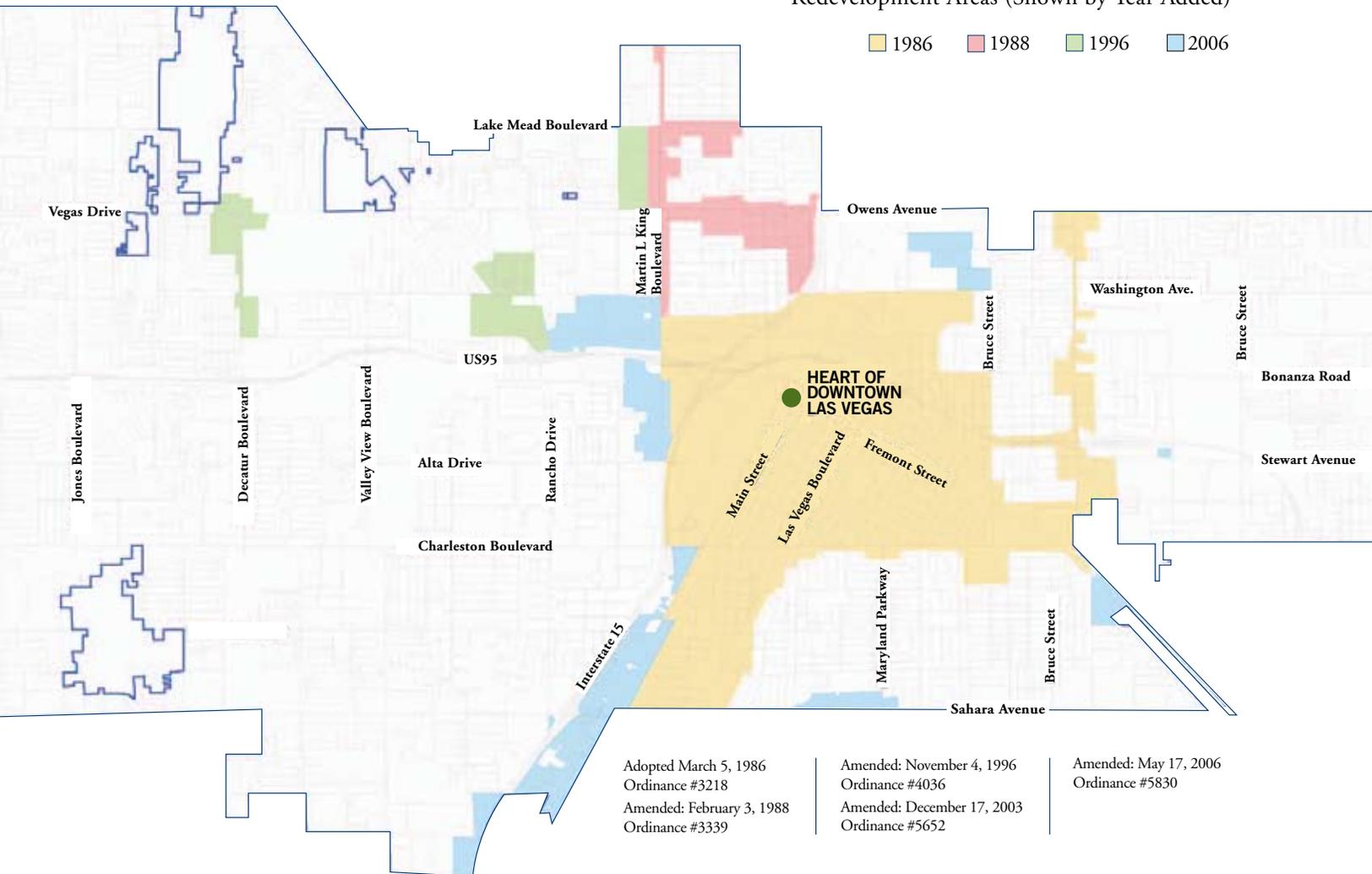
Day-to-day RDA functions are led by Operations Officer Scott D. Adams, who also serves as director of the city's Office of Business Development (OBD), and OBD Deputy Director Steve van Gorp. A team of 26 RDA and OBD staff members manage redevelopment, real estate, fast track and economic development projects for the agency.

“ THE RDA WORKS TO EMBODY THE PHILOSOPHY OF PUBLIC/PRIVATE PARTNERSHIPS. WE STRIVE TO HELP BUSINESSES HELP THEMSELVES. ”

— RDA Operations Officer Scott D. Adams

THE CITY OF LAS VEGAS
Redevelopment Areas (Shown by Year Added)

1986 1988 1996 2006



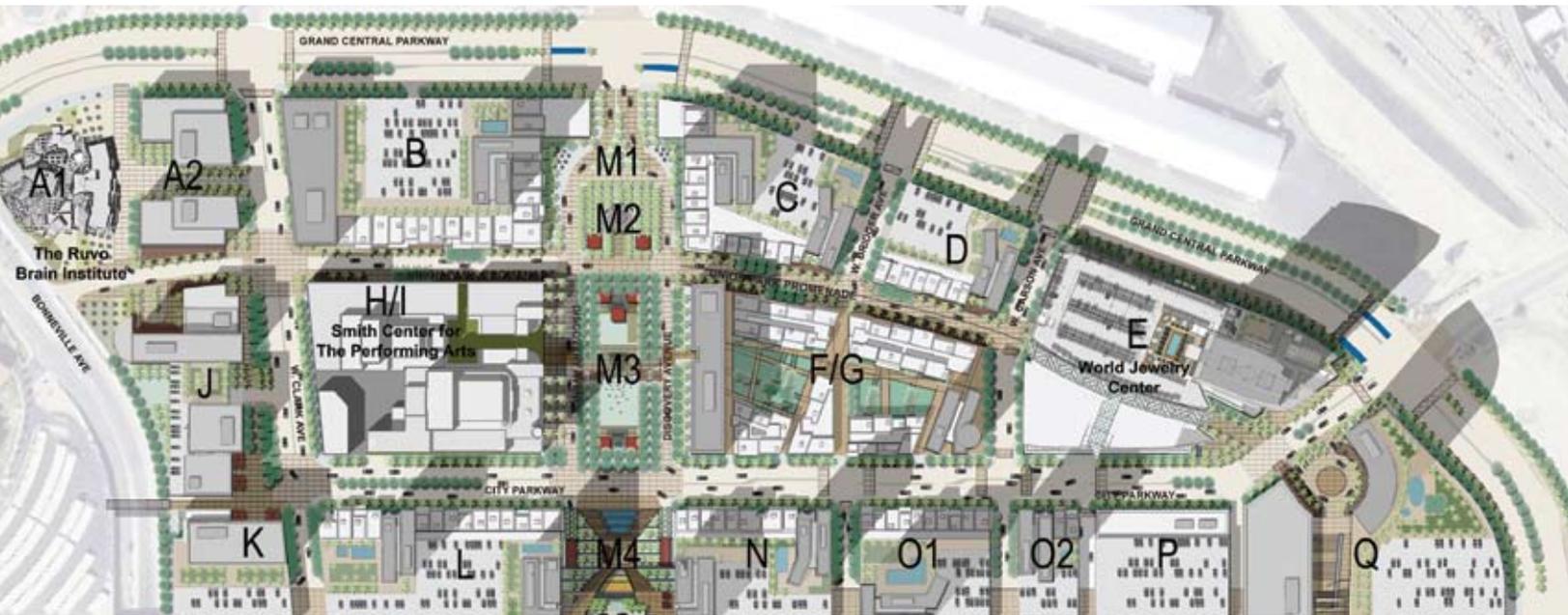
Adopted March 5, 1986
Ordinance #3218
Amended: February 3, 1988
Ordinance #3339

Amended: November 4, 1996
Ordinance #4036
Amended: December 17, 2003
Ordinance #5652

Amended: May 17, 2006
Ordinance #5830



LEFT: LOU RUVO BRAIN INSTITUTE,
A FRANK GEHRY DESIGN
BELOW: UNION PARK MASTER PLAN



ABOVE: SMITH CENTER FOR THE PERFORMING ARTS
LEFT: WORLD JEWELRY CENTER

RE:INVENTION

A bold plan for turning a brownfield into a gleaming “city within a city.” A vision of civic transformation that includes unique districts for entertainment and the arts. Las Vegas is reinventing itself yet again — and generating new growth throughout downtown.

UNION PARK

Touted as “the new downtown Las Vegas,” Union Park is a 61-acre, mixed-use parcel that will offer distinct neighborhoods with overlapping uses.

Union Park was anticipated to evolve over 15 years, but current expectations are that it will be finished at a much faster pace. Upon completion, it will encompass a total of almost 9.4 million square feet of varied building space. All development, with the exception of roadways and the Smith Center for the Performing Arts, will be private.

An analysis conducted by the locally-based Restrepo Consulting Group estimates that Union Park will employ some 8,700 people and have an annual economic impact in Clark County of approximately \$1.4 billion — about half of which is projected to occur within the city.

Las Vegas engaged Newland Communities to provide master planning and marketing for the development, which is overseen by Redevelopment Agency staff. Newland Communities is currently involved with more than 60 active projects in 14 states, including 100,000 entitled residential units.

Union Park landmarks achieved in 2007 include:

- Authorization for \$40 million in bond financing for the first phase of Union Park’s infrastructure. Phase-one infrastructure design drawings are near completion, and construction is projected to begin no later than December 2007.
- Approval of a development agreement for the Lou Ruvo Brain Institute. This 62,616-square-foot facility will be

dedicated to the research and treatment of neurodegenerative diseases such as Alzheimer’s, Parkinson’s and ALS (Lou Gehrig’s Disease). Designed by world-renowned architect Frank Gehry, the institute broke ground in February 2007 and is expected to open in 2009.

- Approval of a development agreement for the 2,050-seat Smith Center for the Performing Arts. The Smith Center will be the new home of the Nevada Ballet Theatre and Las Vegas Philharmonic, and will also serve as a venue for Broadway shows and other touring productions. The city provided the land for the Smith Center, which is being supported by both public and private sources. Construction is scheduled to start in 2008, with completion slated for 2011.
- A proposal to build a World Jewelry Center (WJC) at Union Park. With its 50-story tower, the center will be able to accommodate some 400 international wholesale jewelry dealers and manufacturers in more than 900,000 square feet of space. A 240,000-square-foot shopping promenade with some 60 retail jewelers and a gem and jewelry museum that will be open to the public will also be part of the complex. Other WJC features include state-of-the-art security, whole-ownership condo units, a Foreign Trade Zone, secure shipping and receiving, gem grading labs and education facilities, meeting and exhibition space, and more. Construction is planned to begin in 2008, and the proposed completion date is in 2011.
- The Charlie Palmer Hotel. Celebrity chef Charlie Palmer has joined with California-based City-Core Development to build an upscale hotel featuring 400 rooms as well as restaurants and other amenities. The project, to be located



on Parcel G* in Union Park, is in the conceptual design stage. Construction is expected to begin by the end of 2008.

- A 400-room Kimpton Hotel and 180,000-square-foot medical office building. TAP Property Holdings, an affiliate of Access Medical, is developing a business-oriented, non-gaming hotel with an adjacent medical office building in a mixed-use setting on Union Park's Parcel J.* The project has an estimated start date in the fourth quarter of 2008.
- New residential developments. In addition to overseeing development in Union Park as the project management arm of the city, Newland Communities will begin construction on the first of seven Union Park parcels by late 2008. The company plans to build 170 mid-rise and eight low-rise residential units on Parcel F.*

* Reference map on page 6.

CATALYSTS FOR GROWTH

Two projects are credited with initiating the downtown Las Vegas revitalization effort: Las Vegas Premium Outlets and World Market Center (WMC).

These projects have proved that downtown development can be highly successful, and have served as catalysts for other growth. The RDA provided Tax Increment Financing (TIF) incentives for both the outlet mall and the WMC.



When completed in 2003, the Las Vegas Premium Outlets had its critics. Today, the 435,000-square foot, 120-store downtown shopping complex is one of the top centers in the Chelsea Property Group portfolio. Chelsea is now a division of Simon Property Group, the largest publicly traded retail real estate company in North America. Due to merchant and customer demand, the outlet mall is undergoing an expansion that will add about 30 additional stores and two new, multi-level parking garages.

Across from the Las Vegas Premium Outlets, at the intersection of Grand Central Parkway and Bonneville Avenue, the World Market Center is poised to become the largest home furnishings showroom and trade complex in the world.

The first two WMC buildings, totaling 1.3 and 1.6 million square feet respectively, have been completed. A third, 2.1-million-square-foot building is currently under construction and is scheduled to open in July 2008. A fourth building is in the entitlements phase. When fully built out, the WMC will encompass eight buildings and 12 million square feet of space. It is estimated that the complex will contribute 45,000 direct and indirect jobs to the local economy upon completion, which is planned for 2012.

During each of its semiannual trade shows, which are attended by thousands of national and international



furniture buyers and representatives, the WMC will infuse at least \$90 million into the local economy. Ultimately the complex will be open year-round and expand its offerings into related areas such as lighting, plumbing, floor coverings, and decorative and floral furnishings.

According to the WMC, tax rebates provided by the RDA through our Tax Increment Financing program — which helped pay for infrastructure improvements — made it feasible to build this major project downtown, as opposed to near the Strip.

DOWNTOWN RISING

Adjacent to the rapidly emerging new civic/office core of downtown Las Vegas, Forest City Development and Live Work LLC have assembled five city blocks for a new civic, office, retail and transit complex called Live Work Las Vegas. The 13-acre site is bordered by Main Street, Garces Avenue, Casino Center Boulevard and Lewis Avenue, and is located directly across from Union Park.

The conceptual plans for the proposed project call for construction of approximately 1.2 million square feet of new Class A commercial office space. A new city hall, a 180,000-square-foot transit center and a multi-level parking garage are also planned for the site.

“MAYOR GOODMAN’S
VISION IS
BEING REALIZED THROUGH THE
DEDICATED EFFORT
OF THE STAFF OF THE
REDEVELOPMENT AGENCY.
THEIR EXPERTISE
IS CREATING A ‘WIN-WIN’
FOR THE PRIVATE DEVELOPER
AND THE CITY.”

— *Rita Brandin, Senior Vice President,
Newland Communities &
Project Manager for Union Park*

A notable feature of Live Work Las Vegas will be its pedestrian-oriented streetscape, with 300,000 to 500,000 square feet of street-front shops as well as second level “big box” retail, restaurants, cafes, entertainment venues and, potentially, a gaming component. Plazas and pedestrian bridges will connect the complex’s 15- to 20-story office buildings and other facilities. Construction is projected to begin in 2010, with build-out anticipated by 2015. The total cost of the project is estimated to be over \$750 million.

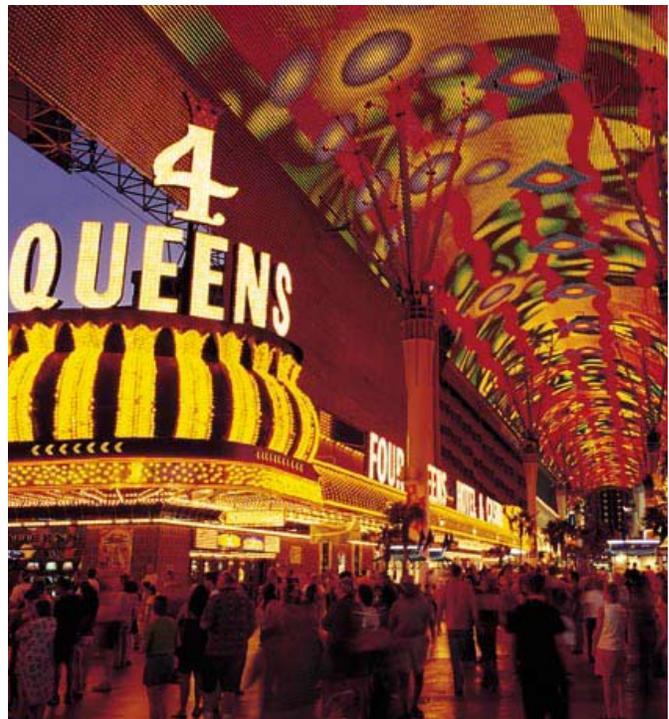
Forest City Development is recognized as one of the nation’s premier mixed-use real estate companies, with projects in 21 states. It has been a leader in developing and operating large-scale projects in key urban markets such as San Francisco, Los Angeles, Chicago, New York and Washington, DC.

A NEW FREMONT

The revitalization of downtown Las Vegas also means that new life is being breathed into Fremont Street’s gaming establishments, all of which have new owners. These include:

- **The Golden Nugget**, a shining downtown star whose new owner, Landry’s Restaurants, Inc., recently invested an additional \$100 million in renovations. The property is also undergoing an expansion, which will add new restaurants, a showroom, club space and a 600-room tower. Landry’s total investment in the Golden Nugget will be well over \$615 million.
- **The Four Queens**, where local businessman Terry Caudill has invested more than \$20 million since he acquired the property three years ago. Improvements include remodeled guest rooms and public areas and upgraded gaming machines. New dining options were also added, including the 10,000-square-foot Canyon Club, which opened in spring 2007 offering dinner and live entertainment. The RDA provided Visual Improvement Program assistance for the Canyon Club.
- **The El Cortez**, once part-owned by the infamous mobster Bugsy Siegel, which has benefited from more than \$12 million in renovations (out of an allotted \$20 million). The RDA provided two \$75,000 Visual Improvement Program tax rebates for exterior enhancements at the El Cortez, including an upgraded exterior and porte-cochere, a new entryway and new signage off Las Vegas Boulevard.

In addition, \$5.5 million in streetscape improvements



TOP: GOLDEN NUGGET SHARK TANK POOL
MIDDLE: FOUR QUEENS AT FREMONT STREET EXPERIENCE
BOTTOM: FREMONT EAST DISTRICT GATEWAY SIGNAGE



MOLASKY CORPORATE CENTER

have helped turn three blocks of Fremont East from Las Vegas Boulevard to Eighth Street into a new entertainment district in the heart of downtown. This transformation was made possible through the joint efforts of the city — which seeks to attract nightclubs, cocktail lounges and other non-gaming entertainment options to the area— and Fremont East property owners.

The streetscape work was an integral part of the creation of this new entertainment district, which targets local residents and tourists alike. Improvements include four 40-foot, retro-looking neon signs; neon gateways and wide, pedestrian-friendly sidewalks and landscaping.

In addition to its financial contribution, the city reduced Tavern Limited licensing fees to encourage business owners to open establishments in Fremont East. Current businesses in the area may also receive rebates for approved exterior improvements as part of the RDA's Visual Improvement Program.

Fremont East sits next to the Fremont Street Experience, which helped draw 18.7 million visitors last year. This five-block attraction opened in 1995, and is a partnership between the city and the Fremont Street Experience.

GOING GREEN

Leading by example in the movement to make construction more environmentally sound is the Molasky Group of Companies. The organization recently completed the Molasky Corporate Center, located near downtown's World Market Center and Union Park, and is clearly visible from I-15 and Highway 95.

This \$107 million, 16-story, 285,000-square-foot, glass-and-steel office building is on a former three-acre brownfield site located north of Union Park. It earned its Leadership in Energy and Environmental Design (LEED) certification by incorporating such elements as energy-efficient glass, electricity-producing photovoltaic panels,

reclaimed water for landscaping, cleaner under-the-floor air circulation, and wall insulation created from recycled blue jeans.

Developed by the U.S. Green Building Council, the Leadership in Energy and Environmental Design Green Building Rating System™ is the nationally accepted benchmark for the design, construction and operation of environmentally friendly buildings. While expenses involved in building a green development add seven to 15 percent to a project's construction cost, some of that initial outlay may be offset by an estimated 30 percent increase in energy efficiency and a 25 percent decrease in water usage.

The Molasky Corporate Center's anchor tenant is the Southern Nevada Water Authority, which will occupy approximately 65 percent of the building. Other tenants include the Bank of Nevada, 24-Hour Fitness, Jason's Deli and Legal Copy.

Also going green is downtown's Union Park site, which was formerly designated a brownfield area due to spilled fuel and other hazardous debris. Union Park has been accepted into a pilot program to innovate more environmentally friendly buildings. It will also be the first project in Nevada to participate in the LEED for Neighborhood Development program, which evaluates projects on criteria such as neighborhood designs, green construction and energy conservation.

All projects within Union Park will be required to be LEED certified.

RIGHT: FIFTH STREET SCHOOL "BEFORE"
BOTTOM: FIFTH STREET SCHOOL "AFTER"



A CULTURAL OASIS

Almost \$9.5 million in renovations funded by the RDA will help turn the historic Fifth Street School into a center for the arts in the heart of downtown Las Vegas.

When these improvements are finished in the summer of 2008, this vintage 28,900-square-foot building will provide space for an assortment of local organizations. These will include the University of Nevada, Las Vegas Downtown Design Center, which is to include the College of Fine Arts and School of Architecture; the Nevada School of Arts; and the Las Vegas Chapter of the American Institute of Architects. The facility will also offer performance areas, gallery space, classrooms and more.

The 70-year-old Fifth Street School is located at the corner of Las Vegas Boulevard and Clark Avenue. It was built during the Depression era, shortly after the completion of Hoover Dam. The building and its site are listed in the National Register of Historic Places.

The facility's exterior will be restored to its original Spanish Mission revival-style appearance. Plans also call for new heating, air conditioning, electrical and plumbing systems, new interior finishes, new roofing, new landscaping and a new landscaped parking area.



CLOCKWISE: Allure, juhl, Newport Lofts



RE:EVALUATION

Take a good look at the numbers. You may decide that an investment in downtown Las Vegas promises substantial returns. And if you do, the city's Redevelopment Agency stands ready to help you realize those gains through a variety of financial incentives and resources.

Some of the world's most influential moneymakers saw the potential of downtown Las Vegas up close when Mayor Oscar B. Goodman, City Manager Douglas A. Selby and RDA staff courted New York-based investment and financial firms in fall 2006.

Mayor Goodman pronounced the trip "groundbreaking," and RDA Operations Officer Scott Adams said it put (our) downtown redevelopment efforts on the radar screen of major financial players."

BUSINESS GROWTH

As a result of the RDA's efforts, the Redevelopment Area is undergoing significant changes that have strengthened its ability to attract, retain and grow businesses. For example, total active business licenses in downtown grew from 6,672 in the third quarter of 2006 to 7,314 by the end of the second quarter of 2007. This new strength can be seen in both the residential and commercial environments in downtown.

The Residential Environment

Despite a nationwide slump in the housing market, the average selling price of condominiums in the Redevelopment Area stayed relatively flat over the past four quarters — \$603,206 in Q3 2006 versus \$601,655 in Q2 2007. In Fiscal Year 2007, there were 268 condo sales recorded in the Redevelopment Area, totaling more than \$175.5 million.

Major residential projects in the Redevelopment Area include:

- Allure Las Vegas — 428 units
- juhl Las Vegas — 341 units
- Streamline Tower — 275 units
- Newport Lofts LV — 168 units
- SoHo Lofts — 120 units
- Urban Lofts Townhomes (Fremont and 11th streets) — 71 units





“THE CITY’S COMMITMENT
TO THE REVITALIZATION AND THE INCENTIVE PROVIDED BY
THE VIP PROGRAM
WERE BOTH INSTRUMENTAL IN MY DECISION TO LOCATE
IN THE ENTERTAINMENT DISTRICT.”

— *Michael Cornthwaite, Owner, Downtown Cocktail Room*

DOWNTOWN COCKTAIL LOUNGE

Also, while apartment vacancies have increased in the rest of the Las Vegas Valley, the Redevelopment Area’s apartment vacancy rate has remained steady at 5.2% over each of the last four quarters — a good sign of continuing demand for rental units in downtown.

The Commercial Environment

In FY 2007, the ongoing downtown casino revitalization led to an increase in gaming revenues of 0.8% per slot machine and 1.0% per table game over the previous year’s figures.

Las Vegas’ redevelopment efforts have also helped attract new retail, office and industrial businesses to downtown. The data clearly indicate the high regard that the business community has for the Redevelopment Area as a central business district:

- Retail inventory in the Redevelopment Area rose from 490,392 square feet in Q3 2006 to 777,888 square feet in Q2 2007 (58.6%). Over the same period, retail employment grew from 975 jobs to 1,626 jobs (66.8%).

This is partially due to the steady growth of downtown’s population base.

- Office space in the Redevelopment Area increased from 1,982,553 square feet to 2,582,805 square feet (30.3%), and office employment grew from 10,790 jobs to 13,725 jobs (27%).
- The Redevelopment Area also experienced an increase in industrial space — from 2,404,497 square feet to 5,155,186 square feet (114.4%). Industrial employment grew from 4,306 employees to 9,136 employees (112%). Much of this growth can be attributed to the health of the casino-hotel-tourism industry, especially in the Resort Corridor, which includes downtown.

Overall, low vacancies and relatively high lease rates in the Redevelopment Area indicate high demand for commercial space:

- Throughout FY 2007, the Redevelopment Area had the lowest office and industrial vacancy rates in the Las Vegas Valley.

- In that same period, the Redevelopment Area's average office monthly rent was \$2.44 per square foot, compared to a Valley average of \$2.40 per square foot. The average industrial rent was \$0.86 per square foot, compared to the Valley average of \$0.80.

The mixed-use environment of the Las Vegas Redevelopment Area now serves multiple markets: tourists; residents; and office, retail and industrial employees. New residential construction has attracted more families to downtown and raised the value of its residential properties. Meanwhile, healthy commercial demand has brought in new businesses, which are playing an increasingly important role in shaping downtown's economic and physical character.

BUSINESS INCENTIVES

Along with advantages such as significantly lower land costs — \$6 million to \$12 million per acre downtown, compared with \$20 million to \$38 million on the Las Vegas Strip — and easy access to the entire region via two major freeways, Las Vegas provides incentives to downtown developers that include Tax Increment Financing, our Fast Track program and Visual Improvement Programs.

These programs are available to companies located within the Las Vegas Redevelopment Area:

- **Tax Increment Financing (TIF).** The RDA offers TIF rebates for high-rise residential, retail, hotel and mixed-use projects located within the Las Vegas Redevelopment Area.

A tax increment is defined as the increased property taxes generated by new development that raises a site's assessed value. Under the TIF program, up to 41 percent of the tax increment can be rebated annually to property owners for qualified expenditures. These expenditures may include street construction, gutters, water lines, storm drainage facilities, traffic signals, paving, sidewalks, flood control improvements, utilities and other infrastructure costs.

TIF revenue is currently growing faster than was initially projected. During Fiscal Years 2006 and 2007, this revenue rose at an annual rate of over 40 percent, which is considerably higher than prior years. The higher rates can be attributed to the additional 750 acres that were recently incorporated into the Redevelopment Area, as well as the size and scope of new projects coming onto the tax rolls



THE GRIFFIN SIGNAGE: ANOTHER POSITIVE RESULT OF THE VISUAL IMPROVEMENT PROGRAM

within the area. The planned taxable value of projects under construction, \$2 billion, comes close to matching the current tax base of \$2.7 billion.

- **Our RDA Fast Track program**, through which our staff assists businesses with expedited entitlements and permitting and provides information on state incentives for job creation. Within the past year alone, the RDA has helped 97 owners and developers through Fast Track.
- **Visual Improvement Programs (VIPs)**, which aid in upgrading commercial or industrial properties by offering matching grants for qualified exterior improvement costs.

The RDA sponsors both Commercial and the Entertainment VIPs. Owners of businesses within the Redevelopment Area can receive rebates for pre-approved upgrades to the appearance of their establishments and for bringing their businesses up to code. Qualified improvements may be made to signs, building façades, permanent landscaping, parking facilities and more.

To date, the following improvements and expenditures have been approved or are pending for 2007:

	CVIP	EVIP
Approved Improvements	27	3
Approved Expenditures	\$1,055,893	\$172,500
Pending Applications	5	2
Pending Expenditures	\$208,500	\$155,000

For more details about these and other Redevelopment Agency incentive programs, please visit www.lvrda.org. Turn to page 5 of this report for a map of the Las Vegas Redevelopment area.

CAPITAL IMPROVEMENT PLAN

In 2006, the Redevelopment Agency (RDA) created a Capital Improvement Plan (CIP) for the city's Redevelopment Area. Under this plan, which is revised annually, the RDA projects the revenue stream generated from Tax Increment Financing funds over the next five years and establishes a strategy for allocating those funds for operations and capital projects.

DOWNTOWN CONNECTOR: THE ACE

Those seeking a quicker trip between downtown Las Vegas and the Strip will soon have a mass transit option – “The ACE.”

The Las Vegas Resort Corridor Downtown Connector bus line will link two major and highly successful local shopping centers — the Fashion Show Mall on the Strip and the Las Vegas Premium Outlets in downtown. The Fremont Street Experience will be another stop along the route. The convenience and ease of this new service will benefit visitors, downtown workers and residents, and other locals.

DOWNTOWN CONNECTOR BUS



The Downtown Connector is scheduled to begin service in early 2009. For more information, please visit www.rtcsv.com.

RETAIL ATTRACTION PROGRAM

In 2007, according to the Restrepo Consulting Group, there were 1,209,968 square feet of total available retail space in downtown Las Vegas. With the growth of the area's retail opportunities — a process enhanced by the downtown revitalization effort — the Redevelopment Agency felt it was important to develop a comprehensive outreach program to facilitate retail leasing in the area.

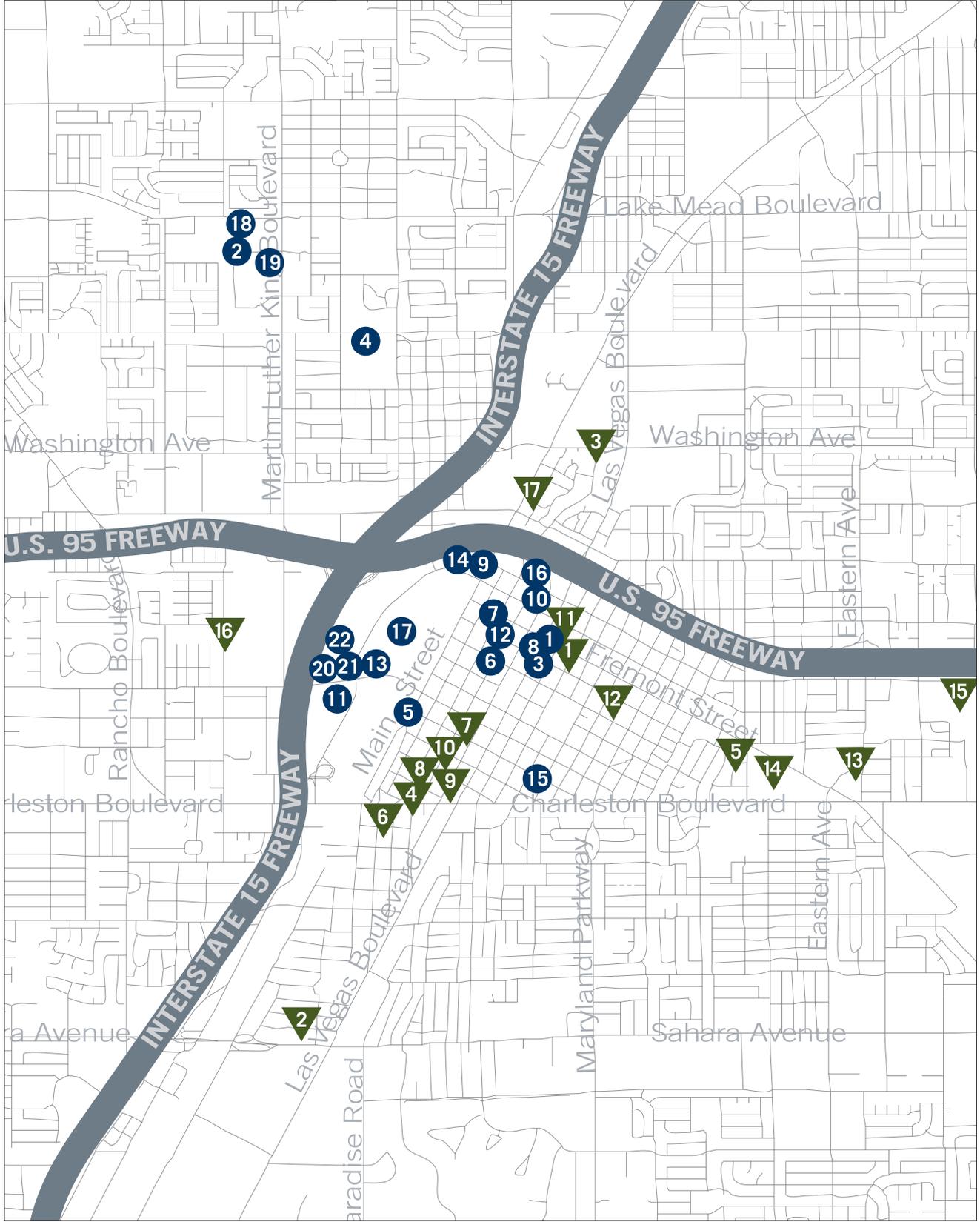
This initiative, called *Retail Downtown Las Vegas*, was implemented at the end of Fiscal Year 2007. It attracts and retains high-quality retailers by sharing information on downtown commercial opportunities, available business incentives and up-to-date market data. It includes the following elements:

- Recommending successful city programs and incentives that can encourage retailers to enter the downtown market.
- Providing property owners and tenants within the Redevelopment Area with expedited assistance for tenant improvements and development.
- Addressing social issues such as crime and transportation needs.
- Identifying existing retail trade areas, anchor tenants and tenant mixes that provide the highest and best uses for ground-floor commercial, office and downtown residential spaces.
- Creating programs to avoid redundant uses and undesired users.
- Requiring that existing store-front retail within the Redevelopment Area be merchandised or covered with uniform, design-consistent window dressing.

For more information on the retail attraction program, please call RDA real estate specialist Julie Quisenberry at 702.229.6100 or email her at jquisenberry@lasvegasnevada.gov.



CURRENT PROJECTS: REFERENCE CHARTS ON PAGES 18 - 21 FOR COMPLETE LISTINGS AND INFORMATION.



- MAJOR COMMERCIAL PROJECTS
- ▼ MIXED USE & RESIDENTIAL PROJECTS

MAJOR COMMERCIAL PROJECTS

NAME	2007 STATUS	DESCRIPTION	VALUE
1. Beauty Bar 517 Fremont St., Ste. 150	Completed	Tavern-limited license, 2,000-square-foot business operating in the downtown entertainment district, Fremont East.	\$350,000
2. Expertise Cosmetology Institute 1911 Stella Lake St. in Enterprise Business Park	Completed	Nevada's first African-American owned school of cosmetology. This new, 11,000-square-foot educational and training facility was constructed under a joint development agreement with the RDA.	\$1,890,000
3. Downtown Cocktail Lounge 111 Las Vegas Blvd. S.	Completed	This 3,242-square-foot, tavern-limited license business is located in the downtown entertainment district, Fremont East. RDA provided \$52,500 in matching funds for exterior upgrades under its Entertainment Visual Improvement Program.	\$646,400
4. Edmond Town Center 921 W. Owens Ave.	Completed	Includes an 11-acre expansion and refurbishment of an existing shopping center offering new tenants. New, expanded size: 84,350 square feet.	\$11,000,000
5. Faciliteq (Art Garage) 817 S. Main St.	Completed	This 10,678-square-foot facility is being converted into live/work and commercial space. RDA provided \$50,000 in matching funds for exterior upgrades under its Commercial Visual Improvement Program.	\$600,000
6. Fifth Street School Re-Use 401 S. Fourth St.	Under Construction	Renovation of historic Fifth Street School designed to turn this 28,900-square-foot building into a "cultural oasis" in the heart of downtown Las Vegas. The refurbished facility will provide tenant space to an assortment of local arts and architectural organizations, as well as performance areas, gallery space and classrooms.	\$9,498,000
7. Golden Nugget Tower 129 Fremont St.	Under Construction	This downtown hotel/casino's phased 116,094-square-foot expansion includes a new swimming pool, restaurants, spa, casino floor, hotel and events center space.	\$100,000,000
8. The Griffin 511 Fremont St.	Completed	The 3,490-square-foot, tavern-limited license business is now operating in the new downtown entertainment district, Fremont East. RDA provided \$60,000 in matching funds for neon signage as part of its Entertainment Visual Improvement Program.	\$698,000
9. IRS Regional Headquarters 110 City Parkway	Completed	New headquarters featuring 85,000 square feet of Class A office space.	\$13,103,477
10. Lady Luck Hotel/Casino Renovation 221 N. Third St.	Proposed	Renovation and upgrade of 383,617-square-foot property, including two hotel-room towers, ground-level casino, restaurant and more.	Pending
11. Las Vegas Premium Outlets Expansion (Chelsea Premium Outlet) 875 Grand Central Parkway	Completed	Outlet mall is undergoing 109,730 square-foot expansion including 30 additional stores and two new, multi-level parking garages. Project received a Tax Increment Financing rebate from the RDA.	\$27,342,500
12. Lewis Center Parking Garage 321 S. Casino Center Blvd.	Completed	Eight-level, 423-space parking garage with 17,000 square feet of ground-floor retail.	\$9,745,000

NAME	2007 STATUS	DESCRIPTION	VALUE
13. Lou Ruvo Brain Institute 100 Grand Central Parkway F Street - Union Park's 61 Acres	Under Construction	Designed by world-renowned architect Frank Gehry, this 62,616-square-foot facility broke ground in February 2007. Plans are to have facility open in 2009. Focus of this medical center will be on research and treatment of Alzheimer's, Huntington's, Parkinson's, ALS (Lou Gehrig's disease) and memory disorders.	\$70,000,000
14. Molasky Corporate Center 100 City Parkway	Completed	Sixteen-story, 285,000-square-foot building offering Class A office space. Southern Nevada Water Authority as anchor tenant, occupying 65 percent of space. Project received a Tax Increment Financing rebate from the RDA.	\$107,000,000
15. PEL Enterprises, LLC 1020 Garces Ave.	Completed	Façade and interior rehabilitation and re-use of professional office in zoned area designated as Professional Residential District. RDA supplied \$24,431 in matching funds for exterior upgrades through its Commercial Visual Improvement Program.	\$158,000
16. POST Modern Museum 300 Stewart Ave.	Under Construction	Renovation and restoration of 38,700-square-foot historic downtown post office/court house for museum and cultural uses.	\$40,000,000
17. Smith Center for the Performing Arts 300 City Parkway - Union Park's 61 Acres	Proposed	Initial phase calls for 2,000-seat theatre. City provided land for center, which is being supported by both public and private sources. Construction is scheduled to start in 2008, with completion slated for 2011.	\$300,000,000 (Phase 1)
18. Stella Lake Partners (FBI Building) 1787 W. Lake Mead Blvd. in Enterprise Business Park	Completed	Las Vegas FBI Regional Headquarters housed in this 102,000-square-foot building.	\$25,500,000
19. Urban Chamber of Commerce 1811 Martin Luther King Jr. Blvd.	Proposed	Mixed-use, 26,231-square-foot business center with Bank West of Nevada branch and incubator office space. City is contributing land. The federal Economic Development Administration and private donors are funding construction.	\$3,040,000
20. World Market Center (Phase I) 495 S. Grand Central Parkway	Completed	Ten-story, 1.3 million-square-foot furniture showroom completed in 2006. RDA provided Tax Increment Financing assistance.	\$129,186,617
21. World Market Center (Phase II) 495 S. Grand Central Parkway	Completed	Sixteen-story, 1.6 million-square-foot furniture and interior décor showroom completed in 2007. RDA provided Tax Increment Financing assistance.	\$450,000,000
22. World Market Center (Phase III) 495 S. Grand Central Parkway	Under Construction	This 16-story, 2.1 million-square-foot building is currently under construction and scheduled to open in mid-2008. A 3,600-space parking garage is also being built. Project received a Tax Increment Financing rebate from the RDA.	\$550,000,000 (Additional \$60,000,000 for garage)

Qualifier: Only projects with an approved site plan and tentative map (fully entitled), or submitted construction drawings were included on this list.

MAJOR MIXED-USE RESIDENTIAL PROJECTS

NAME	2007 STATUS	DESCRIPTION	VALUE
1. 601 Fremont (Phase I) 601 Fremont St.	Proposed	Located within the entertainment district, Fremont East. Building's tower is expected to house 163 hotel/condominium units.	\$50,000,000
2. Allure Condos 200 W. Sahara Ave.	Under Construction	Features a 41-story tower located adjacent to the Las Vegas Strip. Offers 428 units comprised of studios, one-, two- and three-bedroom residences, as well as suites and penthouses. Offers 14 distinct open floor plans ranging in size from 669 to 4,218 square feet. Ground floor provides 35,000 square feet of retail space. Project received a Tax Increment Financing rebate from the RDA.	\$221,000,000
3. Cielo Vista 100 E. Washington Ave.	Proposed	Located on the edge of what is referred to as the Downtown North "Cultural Corridor," this 28-story building is slated to offer 414 residential units and 32,970 square feet of ground-floor retail.	\$144,392,371
4. Evolution Condos (I & II) 201 & 251 E. Charleston Blvd.	Proposed	Phase I of this mixed-use development is expected to incorporate 28 stories, 159 residential units and 7,000 square feet of retail space. Phase II plans call for a total of 280 residential units contained in 47 stories; as well as 7,000 square feet of retail.	\$220,900,000
5. Fremont Village 1800 - 1806 Fremont St.	Proposed	Planned mixed-use development including 150 apartments and 21,000 square feet of office and retail space.	\$6,300,000
6. H.U.E. @ Arts Central 200 E. Charleston Blvd.	Proposed	Project featuring 270 two-story lofts and 14,750 square feet of street-level retail including possible art gallery space.	\$135,000,000
7. juhl (CityMark) 353 E. Bonneville Ave.	Under Construction	Offers 341 residential units and 13 live/work units in a series of buildings that vary in height from six to 15 stories. Will also offer 8,600 square feet of street-level retail including dining facilities and services.	\$177,500,000
8. Newport Lofts 200 Hoover Ave.	Under Construction	Second residential hotel project by Sam Cherry Development (first was Soho Lofts). Includes 168 residential units and 6,159 square feet of commercial space.	\$84,000,000
9. Soho Lofts 900 Las Vegas Blvd. S.	Completed	This completed Sam Cherry Development project includes 120 loft units and 4,000 square feet of ground-level commercial space.	\$72,000,000
10. StanHi 814 S. Third St.	Proposed	Sam Cherry Development's third project is designed to offer 425 condominium units and provide 21,500 square feet of commercial space.	\$212,500,000
11. Streamline Development 150 Las Vegas Blvd. N.	Under Construction	Located on the fringes of downtown Las Vegas' entertainment district, this development includes 275 condominium units and 24,000 square feet of street-level retail.	\$137,500,000

NAME	2007 STATUS	DESCRIPTION	VALUE
12. Urban Lofts 1106 - 1198 Carson Ave.	Under Construction	Offers 30 three-story live/work town houses. Project is “urban loft” prototype made out of Galvalume™, which is the registered trade name for a patented sheet-metal product having a coating of corrosion-resistant, aluminum-zinc alloy, applied with a continuous hot-dipping process.	\$9,000,000
13. Urban Lofts 50 N. Eastern Ave.	Proposed	Second Urban Lofts project in Las Vegas market. Features 85 live/work, three-story town homes.	\$25,500,000
14. Urban Lofts 1980 E. Fremont St.	Under Construction	Third Urban Lofts project in Las Vegas market. Features 71 live/work three-story town houses.	\$24,000,000
15. Urban Lofts Stewart Avenue & Mojave Road	Proposed	Fourth Urban Lofts project in Las Vegas market. Offers 56 single-family homes.	\$16,800,000
16. Village Paseo II 238 Shadow Lane	Proposed	Development to offer 92 single-family homes. Upon completing homes, local builder plans to rent initially and eventually sell.	\$27,600,000
17. VERGE 604 N. Main St.	Proposed	Plans for this vertical structure include 296 residential units and 33,400 square feet of ground-floor commercial space.	\$113,620,000

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“ IT IS ALWAYS A CHALLENGING ENDEAVOR EXPANDING INTO NEW MARKETS; HOWEVER, THE LAS VEGAS OFFICE OF BUSINESS DEVELOPMENT ALONG WITH OUR FAST TRACK COORDINATORS WENT ABOVE AND BEYOND TO ENSURE WE WERE GIVEN THE HIGHEST LEVEL OF CUSTOMER SERVICE AND ASSISTANCE IN THIS EXPANSION PROCESS. THE CITY’S ABILITY TO ASSIST US IN RESOLVING SEVERAL UNFORESEEN CHALLENGES HAS BEEN CRITICAL TO OUR SUCCESS. ”

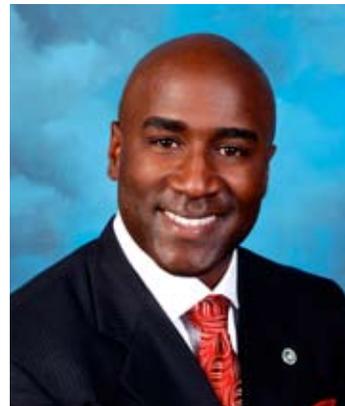
URBAN LOFTS



— Trinity Schlottman, Las Vegas Division Manager, Urban Lofts Town Homes

REDEVELOPMENT AREA FUNDS PROJECTION

SOURCES	2007-08	2008-09	2009-10	2010-11	2011-12	Totals
Base Tax Increment Revenue	\$16,192,000	\$16,516,000	\$16,847,000	\$17,184,000	\$17,527,000	\$84,266,000
New Tax Increment Revenue	\$2,630,000	\$10,234,000	\$16,053,000	\$23,738,000	\$34,272,000	\$86,927,000
Rollover for Fifth Street School	\$9,800,000	\$-	\$-	\$-	\$-	\$9,800,000
Land Sale Proceeds	\$-	\$8,765,000	\$-	\$-	\$-	\$8,765,000
<i>Subtotal Tax Increment Revenue</i>	\$28,622,000	\$35,515,000	\$32,900,000	\$40,922,000	\$51,799,000	\$189,758,000
USES						
Housing Set-Aside, 18%	\$3,388,000	\$4,815,000	\$5,922,000	\$7,366,000	\$9,324,000	\$30,815,000
Tax Increment Rebate	\$1,512,000	\$3,235,000	\$4,698,000	\$5,301,000	\$5,654,000	\$20,400,000
Union Park (City Parkway V) Budget	\$1,204,000	\$1,228,000	\$1,253,000	\$1,363,000	\$1,304,000	\$6,352,000
Union Park Bonds	\$1,484,000	\$2,268,000	\$2,529,000	\$3,619,000	\$4,708,000	\$14,608,000
Operations Budget (Office of Business Development & Redevelopment Agency)	\$3,215,000	\$3,536,000	\$3,890,000	\$4,279,000	\$4,707,000	\$19,627,000
Existing Debt Service	\$5,013,000	\$5,026,000	\$4,440,000	\$4,448,000	\$4,460,000	\$23,387,000
<i>Subtotal Expenditures</i>	\$15,816,000	\$20,108,000	\$22,732,000	\$26,376,000	\$30,157,000	\$115,189,000
Net Tax Increment for New Projects (CIP, Debt or Other)	\$12,806,000	\$15,407,000	\$10,168,000	\$14,546,000	\$21,642,000	\$74,569,000



REDEVELOPMENT AGENCY

Top Row, L-R:

Oscar B. Goodman, president
Gary Reese, board member
Larry Brown, board member
Steve Wolfson, board member

Bottom Row, L-R:

Lois Tarkanian, board member
Steven D. Ross, board member
Ricki Y. Barlow, board member
Douglas A. Selby, executive director

Not Pictured:

Mark Vincent, financial officer
Scott D. Adams, operations officer
Steve van Gorp

“I BELIEVE
WE HAVE REALLY TURNED A CORNER
WHEN IT COMES TO ATTRACTING
SOME OF THE BIGGEST FINANCIAL
COMPANIES IN THE COUNTRY TO
PROVIDE FUNDING OPPORTUNITIES
TO DEVELOPERS WHO DESIRE PROJECTS
IN LAS VEGAS, PARTICULARLY IN THE
DOWNTOWN AREA.”

— Douglas A. Selby, City Manager

RDA STAFF

ADMINISTRATION

Scott D. Adams, OBD director & RDA operations officer
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, senior professional

ECONOMIC DEVELOPMENT TEAM

Romeo Betea, 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, manager
Scott Carter, acting 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

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

City of Las Vegas Redevelopment Agency

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Business Hours:
Monday – Friday
8:00 a.m. – 5:00 p.m. (Pacific Time)



