



CITY OF LAS VEGAS
REDEVELOPMENT AGENCY

{Momentum

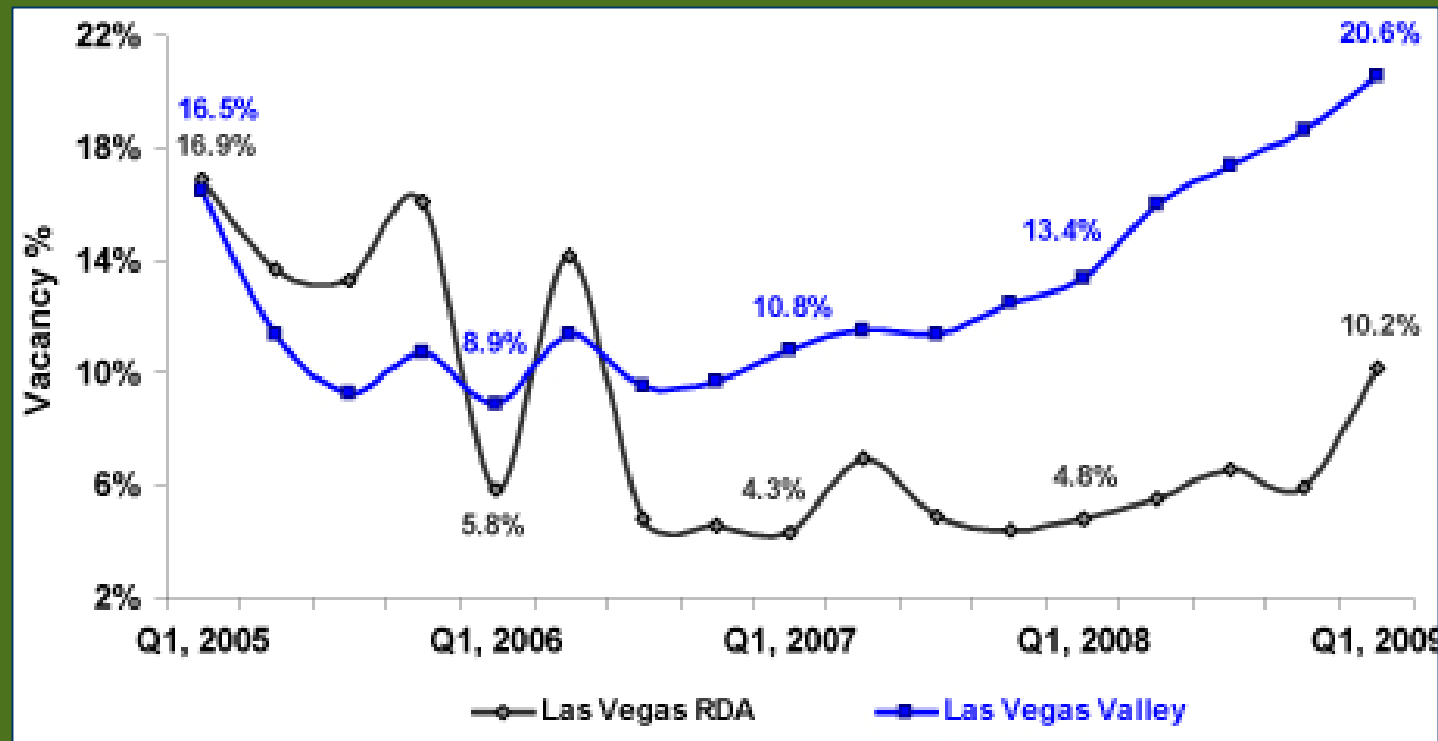
Introduction

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June 17, 2009

**Redevelopment Agency
Presentation**

RDA and Las Vegas Valley Office Vacancy Rate



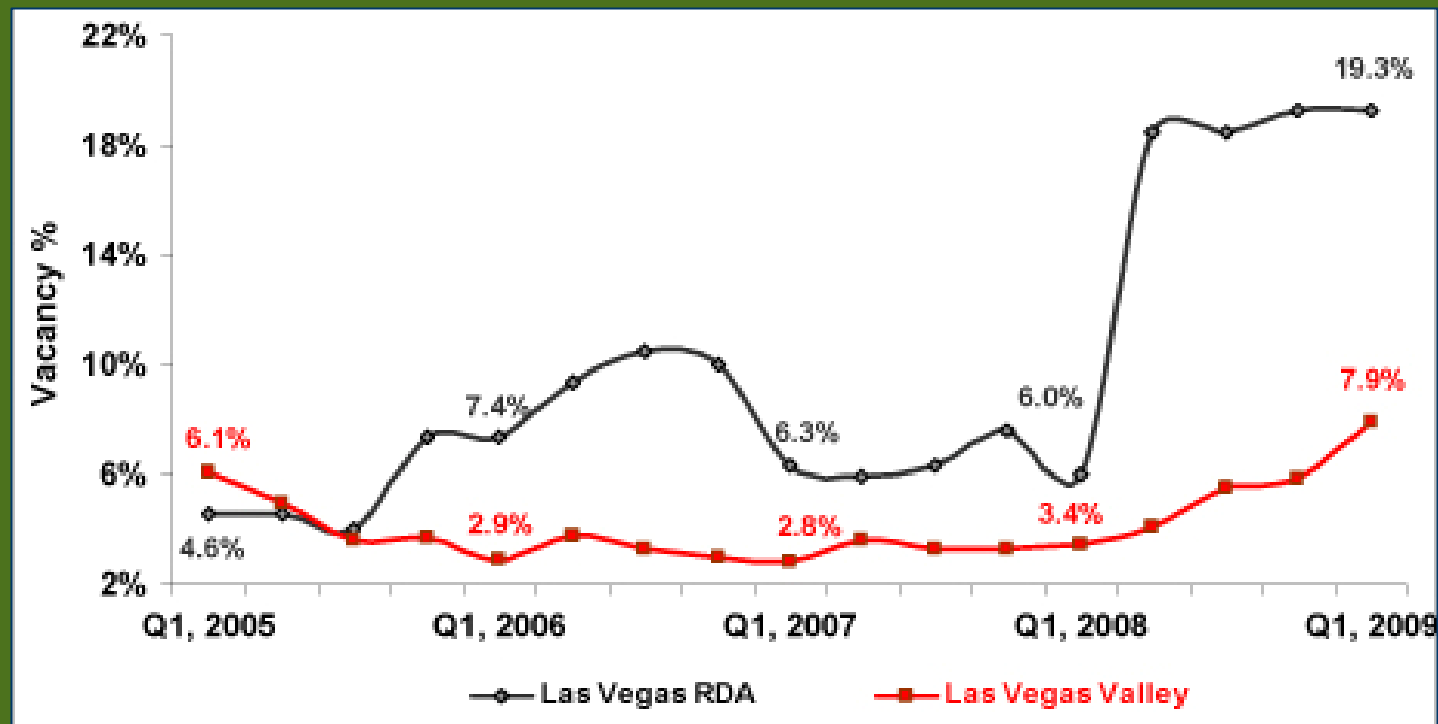
Source: Restrepo Consulting Group LLC.

RDA and Las Vegas Valley Average Office Rent



Source: Restrepo Consulting Group LLC

RDA and Las Vegas Valley Retail Vacancy Rate



Source: Restrepo Consulting Group LLC

RDA and Las Vegas Valley Average Retail Rent



Source: Restrepo Consulting Group, Inc.

Redevelopment Agency Results

RDA Accomplishment Highlights

- \$18 billion in project development
- 125 projects completed
- Created 18,577 jobs created
- Brain Center completion
- Smith Center groundbreaking
- Historic Fifth Street School revitalized
- T.I.F. for WMCLV “Building 3” & Garage
- T.I.F. for LVPO expansion
- F.I.T. construction
- V.I.P. public-to-private funds leveraged at 1:17
- Top 10 corporate tax payers diversified
- RDA public-private investment ratio: 1:15, almost double industry average

Downtown Developments

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Since 2004

- **125 Projects/\$2.18 Billion Completed**
- **139 Projects/\$15.4 Billion Under Construction, Pending Regulation & Planned**

Note: Las Vegas Technology Center and Medical District Included. *Source:* OBD EPSR.

Completed or Under Construction Since 2004

- **11,763 Construction Jobs Created**
- **7,665 Permanent Jobs Created**
- **\$3.3 Billion in Project Valuation**

Note: Las Vegas Technology Center and Medical District included. *Source:* OBD EPSR.

Downtown Developments

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Symphony Park *District*

World Market Center Las Vegas



Phase I: 1.35M SF
Completed: June 2006

Phase II: 1.6M SF
Completed: Jan. 2007

Construction Jobs:	2,176
Permanent Jobs:	67*
Project Value:	\$579 Million

* Source: WMCLV

World Market Center Las Vegas



Phase III: 2.1M SF

Parking Garage:
3,600 Spaces

Completed: June 2008

Construction Jobs:	1,200*
Permanent Jobs:	33*
Project Value:	\$610 Million

*Source: WMCLV

Las Vegas Premium Outlets Expansion



104,000 SF of New Retail
(539,000 SF Total)

30 New Upscale Stores &
2 New Multilevel Garages

Completed: June 2008

Construction Jobs:	135*
Permanent Jobs:	218*
Project Value:	\$27 Million

* Source: Chelsea-Simon

Las Vegas Premium Outlets Expansion



\$22 million in sales tax
paid **solely** by LVPO in
2007-2008

Exceeds \$21.4 million in
total property tax
increment received by
RDA during FY 2008

Source: Applied Analysis

Molasky Corporate Center



265,000 SF - Office

25,000 SF - Retail

Completed: July 2007

Construction Jobs:	370
Permanent Jobs:	1,123
Project Value:	\$104 Million

Symphony Park



Cleveland Clinic Lou Ruvo Center for Brain Health

Under Construction
Est. Completion: 2009

Construction Jobs:	125
Permanent Jobs:	250
Project Value:	\$ 50 Million

Symphony Park



The Smith Center for the Performing Arts

Construction Jobs: 1000*
Permanent Jobs: 100*
Project Value: \$245 Million

* Source: Project Construction Manager

Symphony Park



World Jewelry Center

Construction Jobs:	2,750
Permanent Jobs:	TBD
Project Value:	\$927 Million

Symphony Park



**Charlie Palmer
Boutique Hotel**



Construction Jobs:	890
Permanent Jobs:	TBD
Project Value:	\$200 Million

Symphony Park



Parcel B
Available

Symphony Park



Parcel F

Newland Residential:
Town Houses and
Mid-rise & High-rise
Condominiums

Mixed-use, Including
Ground-Floor Retail

Construction Jobs:	409
Permanent Jobs:	TBD
Project Value:	\$92 Million

Live Work Las Vegas



Union Park Parcel P-Q
1,000-Room Hotel
65k SF Casino
250k SF Retail

**RTC Terminal &
New City Hall**

Live Work Phase I:

Office: 250,000 SF
Retail: 42,000 SF
Gaming: 31,000 SF

Total Build-Out:

Office: 1 Million SF
Retail: 299,000 SF

Construction Jobs: 2,169*
Permanent Jobs: 6,068
Project Value: \$1.95 Billion

* Based on 8-year Build-out

Residential Projects

Allure Towers



Sahara Avenue &
Las Vegas Boulevard

428 Units

Completed: June 2008

Construction Jobs:	655
Permanent Jobs:	87
Project Value:	\$221 Million

May/05/2009

Newport Lofts



Cherry Development

Casino Center Boulevard
& Hoover Avenue

168 Units

Completed: Nov. 2007

Construction Jobs:	373
Permanent Jobs:	15
Project Value:	\$84 Million

Soho Lofts



Cherry Development

Las Vegas Boulevard
& Hoover Avenue

120 Units

Completed: Jan. 2007

Construction Jobs:	320
Permanent Jobs:	10
Project Value:	\$72 Million

Streamline Tower



Las Vegas Boulevard
& Ogden Avenue

120 Units

Completed: Jan. 2007

Construction Jobs:	407
Permanent Jobs:	60
Project Value:	\$137.5 Million



11th Street &
Carson Avenue

30 Units

Completed: 2007

Urban Lofts

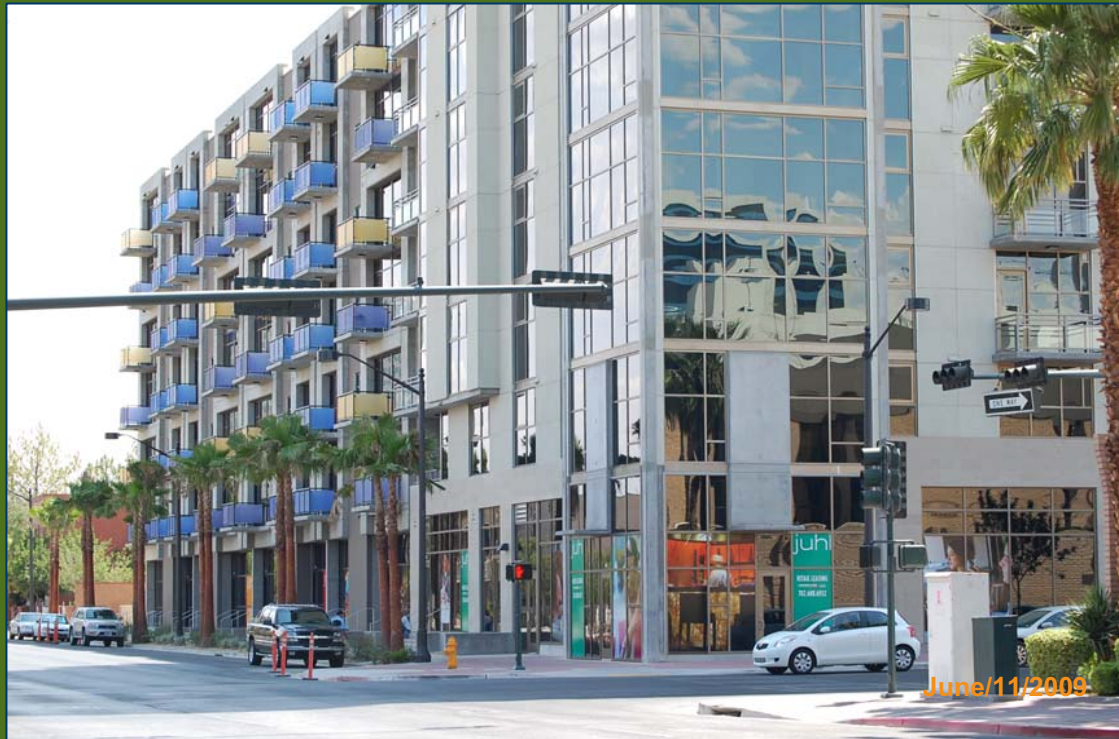
Construction Jobs:	146
Permanent Jobs:	N/A
Project Value:	\$33 Million



Fremont Street
& Bruce Street

Phase I = 21 Units
8 Complete
13 Under Construction

juhl (CityMark)



Fourth Street &
Bonneville Avenue

341 Units

200 Hard Contracts &
18 Move-ins as of
06/09/2009

Construction Jobs:	526
Permanent Jobs:	65
Project Value:	\$177.5 Million

Downtown Developments

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Entertainment

601 Fremont

Fremont East District
Under Negotiations



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* Source: Developer



Neonopolis



Telemundo

Grand Opening:
May 20, 2009

Redevelopment Projects

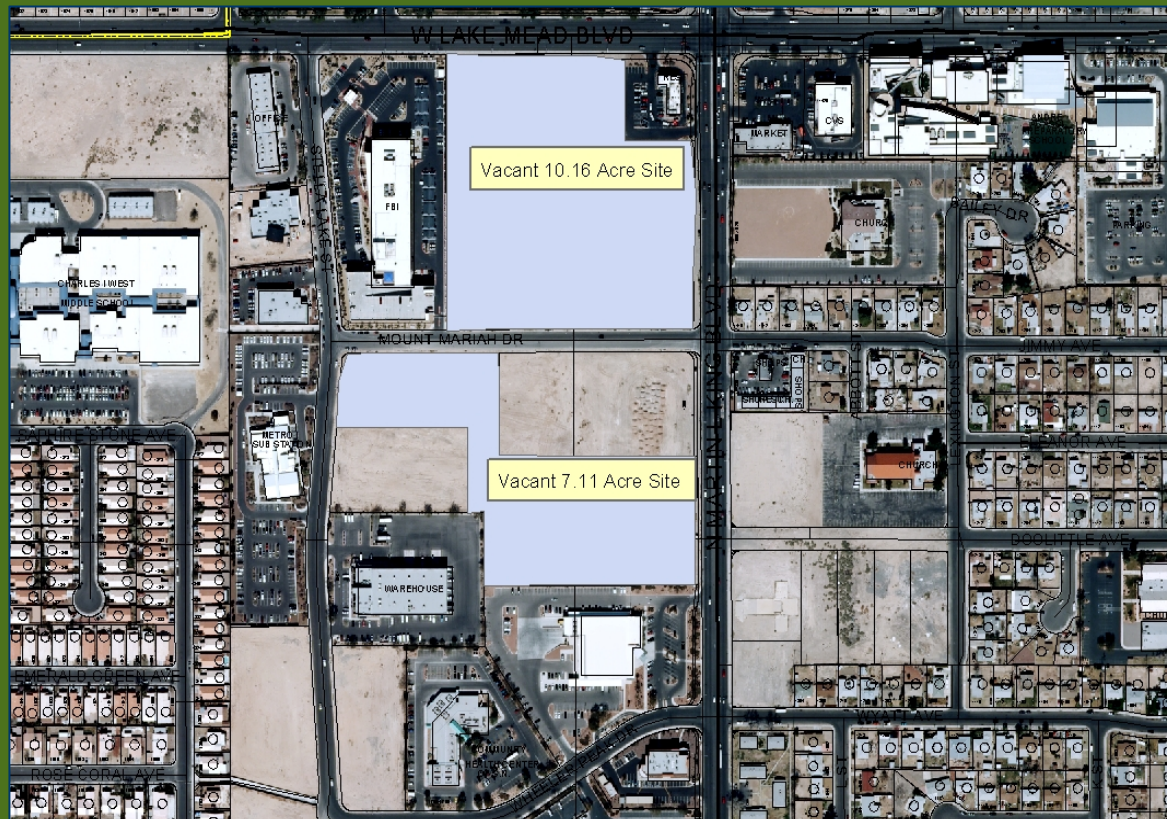
East & West Las Vegas

Sustainability Center & Incubator Reuse



Construction Jobs:	26
Permanent Jobs:	TBD
Project Value:	\$3 Million

Enterprise Park



Available 7.11-Acre
and 10.16-Acre Sites

Alpha Omega Senior Housing



1501 N. Decatur Blvd.

DDA Amendment
Scheduled for
July 1, 2009

Construction Jobs:	287
Permanent Jobs:	200 *
Project Value:	\$97 Million

* Source: Developer

Downtown Casinos

El Cortez

Cabana Suites

Grand Opening:
May 8, 2009



Construction Jobs:	74
Permanent Jobs:	N/A
Project Value:	\$1.2 Million*

* Includes Cabana Suites

Golden Nugget

Casino Enhancement

Phase I & II

Completed: Jan. 2008

Hotel Tower Addition
Under Construction

Phase III



Construction Jobs:	689
Permanent Jobs:	600
Project Value:	\$310 Million

Gold Spike



Undergoing Hotel Room
& Exterior Rehab

Rehab & Incorporation
of Travel Inn as part of
Gold Spike Property

Estimated completion:
End of Summer 2009

Construction Jobs:	11
Permanent Jobs:	N/A
Project Value:	\$1.2 Million

CIM/Lady Luck Post Office Block



Mixed-use Development

Hollywood-based CIM



Construction Jobs:	716
Permanent Jobs:	4,013
Project Value:	\$1.2 Billion*

* Source: CIM

Redevelopment Projects - Other

City Hall Annex/Arena Site



City Hall and 12-Acre Site

Drafting ENA for
Development with Major
National Developer

Available for
Mixed-use Projects



TELUS



2251 S. Decatur Blvd.
Opened: March 2009
104,000 SF Call Center

Construction Jobs:	6 *
Permanent Jobs:	1,000*
Project Value:	\$126,000

* Source: TELUS

New Campos Office Building



State of Nevada Building

Probation & Parole
Offices

215 E. Bonanza Road

Construction Jobs:	200*
Permanent Jobs:	150*
Project Value:	\$28.7 Million

* Source: state of Nevada

RTC Design



PERSPECTIVE - AERIAL VIEW

PERSPECTIVE VIEWS

1"=50'

CENTRAL CITY TRANSFER BUS TERMINAL
RTC

CONCEPTUAL DESIGN

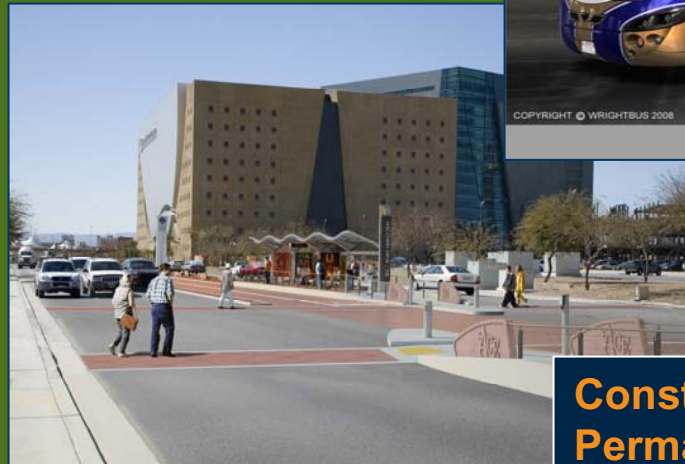
DATE: 04-04-2008 SHEET: 9 OF 17 SH PROJECT NO.: 070019

Construction Jobs:	133
Permanent Jobs:	TBD
Project Value:	\$30 Million

OF NORTHWEST VEGAS

ph 702.863.2222 fax 702.363.6060 www.ah-architecture.com

Bus Rapid Transit



Construction Jobs: 299*
Permanent Jobs: N/A
Project Value: \$50 Million

* Source: RTC

Helldorado Days Site Preparation



RDA Contributed
\$25,000 Toward
Site Prep for
75th Helldorado
Days Rodeo
(Held May 14 – 17)



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