City of Las Vegas
Economic and Urban Development Projects

FISCAL YEAR 2012 IN REVIEW

EXHIBIT G Senate Committee on Government Affairs
Date: 5-3-2013 Page: 1 of 32

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Front cover: Upgrades and expansion work on the Neon Museum Boneyard Park will be finished in the fall of 2012. The museum is located at 770 Las Vegas Blvd. North in an area called the Cultural Corridor.

2012: THE YEAR OF DOWNTOWN

Civic boosters promoted 2012 as "The Year of Downtown." It wasn't hype. Years of revitalization efforts came to fruition in 2012, helping to change the worn-looking face of Las Vegas' urban core for the better. New businesses of all sizes opened this year, as you will note while reviewing this publication. Six big projects in particular, totaling hundreds of millions of dollars, have helped improve the downtown landscape. They are acting as catalysts for further development.

The Smith Center for the Performing Arts:
Public-private initiative totaling $485 million. Opened on March 10, 2012.

Neon Museum:
A $1.9 million museum initiative that is expected to be fully completed during the fourth quarter of 2012.

(New) City Hall Campus Complex:
This public-private initiative features the $146.2 million, 309,000-square-foot City Hall and the completed Bonneville Transit Center serving as anchors for one million square feet of proposed Class A office and retail space. Employees moved to the new City Hall in February 2012.

National Museum of Organized Crime and Law Enforcement (Mob Museum):
The $42 million Mob Museum's creative team is led by Dr. Dennis Barrie, whose other developments include the Rock and Roll Hall of Fame in Cleveland and the International Spy Museum in Washington, D.C. Opened Feb. 14, 2012.

Discovery Children's Museum:
A new $56 million home is being built for this museum, which is scheduled to open next to The Smith Center in 2013.

Zappos.com Headquarters:
The Company has begun renovation plans for their new corporate headquarters in the former Las Vegas City Hall, now that public employees are situated in the new City Hall building. Price tag: $58 million (sale of building and renovation costs). Estimated move-in date for Zappos: late 2013.

Photo by Todd Korgan

Downtown Excitement

My wife and I could move anywhere in the country, but we choose to live in the city of Las Vegas - specifically downtown - because we love it. We are part of something special that is only happening here and now, and can never be duplicated in another time or place. We get to participate in the next great evolution of this city... Nowhere else does this kind of excitement, energy and opportunity exist.

— Michael Cornthwaite, owner, Downtown Cocktail Room

BY THE NUMBERS

FY 2012 PROJECTS COMPLETED

5,202 CONSTRUCTION WORKERS EMPLOYED*
1,541 PERMANENT JOBS CREATED
$754 MILLION PROJECT VALUE/COST

FY2012 PROJECTS UNDER CONSTRUCTION

1,726 CONSTRUCTION WORKERS CURRENTLY EMPLOYED
1,918 PERMANENT JOBS TO BE CREATED
$355 MILLION PROJECT VALUE/COST

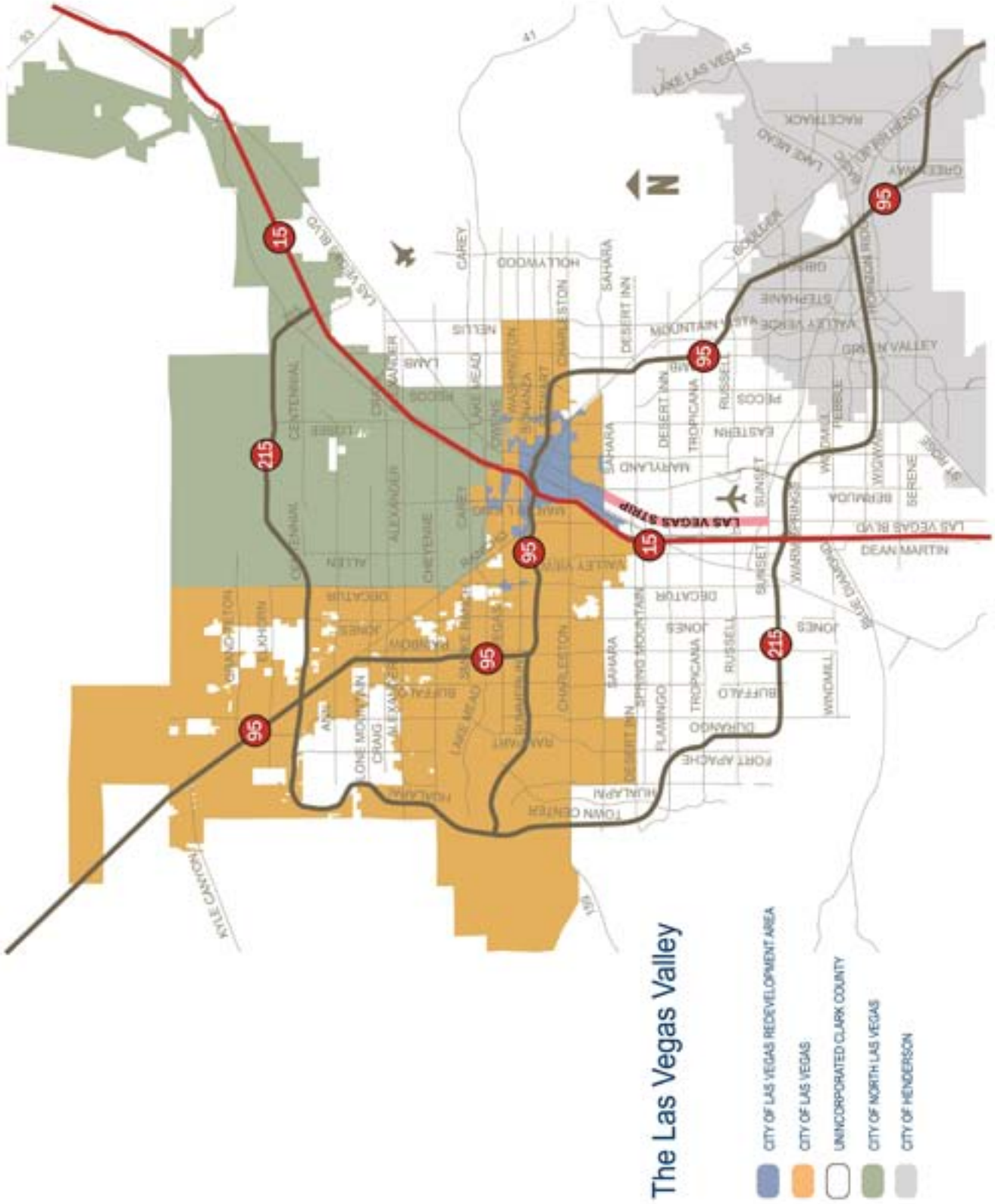
PLANNED PROJECTS

2,101 CONSTRUCTION EMPLOYMENT PROJECTED
1,525 PERMANENT JOBS PROJECTED
$395 MILLION PROJECT VALUE/COST ESTIMATED

* Peak employment

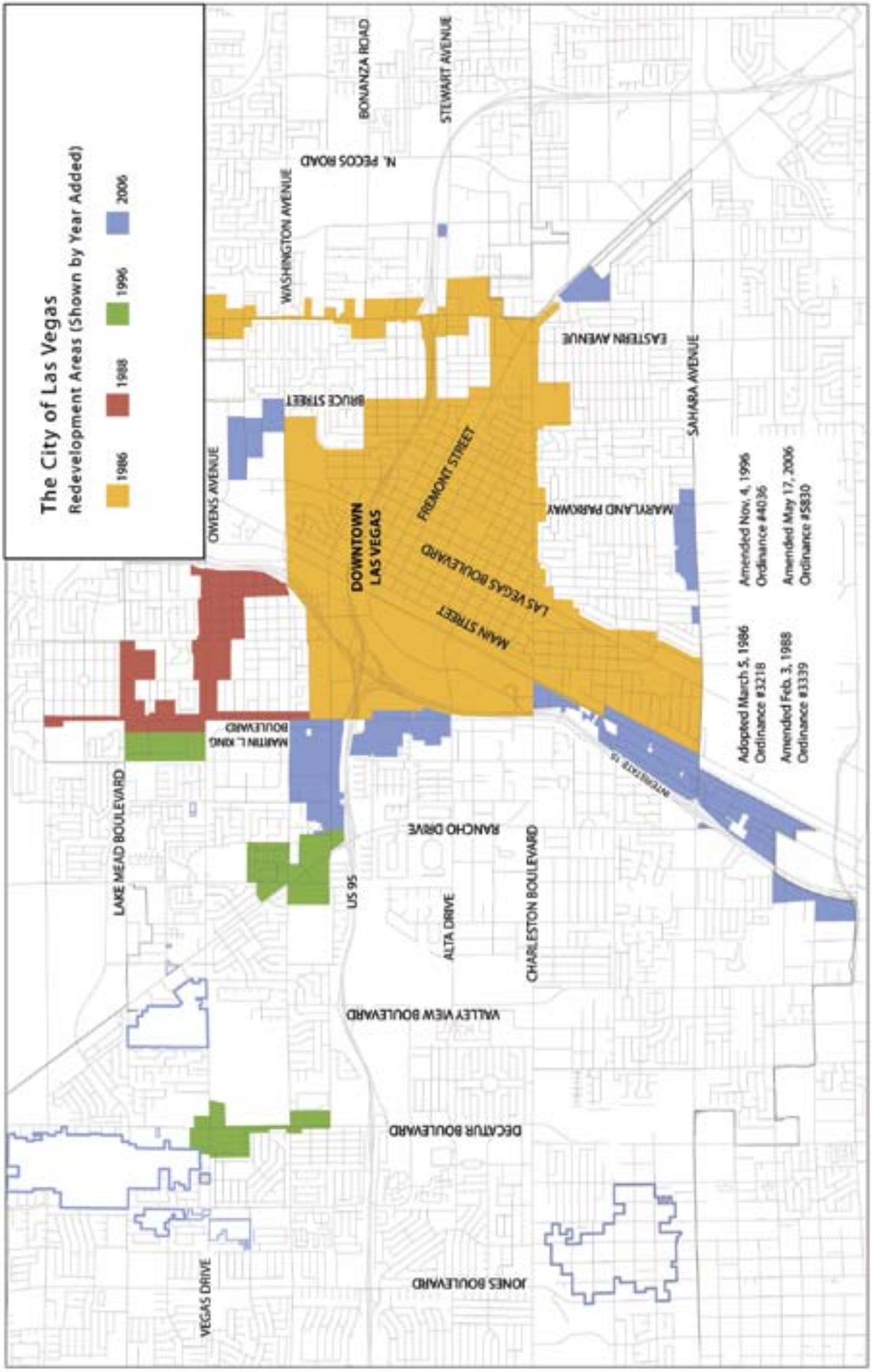
ABOUT THE CITY OF LAS VEGAS ECONOMIC AND URBAN DEVELOPMENT DEPARTMENT

The Economic and Urban Development Department creates, coordinates and encourages new development and redevelopment throughout the city of Las Vegas. It increases and diversifies the city's economy and creates jobs through business attraction, retention and expansion programs. This newly expanded department now includes the Neighborhood Development and Parking divisions. The Neighborhood Development Division oversees and manages grant money used to support affordable housing for Las Vegas families with low incomes, as well as other public services and facilities. The newly reorganized and consolidated Parking Division has begun work on modernizing parking meters, online customer service, downtown parking locator assistance and aiding developers with their parking-related plans.


The Las Vegas Valley
CITY OF LAS VEGAS REDEVELOPMENT AREA
CITY OF LAS VEGAS
UNINCORPORATED CLARK COUNTY
CITY OF NORTH LAS VEGAS
CITY OF HENDERSON
LAS VEGAS STRIP
LAKE LAS VEGAS
LAS VEGAS BLVD
DEAN MARTIN
KYLE CANYON
15
95
215

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

Although the RDA legally is a separate entity from the city of Las Vegas, City Council members sit on its board and provide input on projects.



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AMANDA HARRIS GALLERY OF CONTEMPORARY ART

Photo courtesy of Amanda Harris

Address:
Soho Lofts at 900 Las Vegas Blvd. South
Developer: Amanda Harris, Sam Cherry & Michael Vakneen
Construction Jobs Generated: 1
Permanent Jobs Generated: 1
Total Project Cost: Unavailable
City of Las Vegas Investment: N/A
Description: Opened in January 2012, this new 1,500-square-foot art gallery is located on the ground floor of Soho Lofts, in 18b, The Las Vegas Arts District. In addition to showcasing art, the gallery also hosts events, including fashion and jewelry shows, as well as weekly yoga classes.

"AMERICAN RESTORATION" TV SHOW

Address: 1112 S. Commerce St.
Developer: Rick's Restorations & the History Channel
Construction Jobs Generated: 20
Permanent Jobs Generated: 25
Total Project Cost: $250,000
City of Las Vegas Investment: Fast track and site location assistance
Description: American Restoration is a History Channel series filmed in downtown Las Vegas at Rick's Restorations' facility. Their new, 10,000-square-foot facility opened in downtown Las Vegas in early 2012. The stars of this show take old, dilapidated items and restore them to their original glory. Every restoration is a high-stakes business project intended to result in a valuable collectible, preserving a piece of American culture.

Photo by Michael Campbell

ART SQUARE

Photo by Jeremy Hostetter

Address: 1025 S. First St.
Developer: Brett Wesley Design Group
Construction Jobs Generated: Unavailable.
Permanent Jobs Generated: 14
Total Project Cost: $855,000
City of Las Vegas Investment: $50,000 Visual Improvement Program grant
Description: Opened in 2012, Art Square features 16 creative and professional spaces ranging in size from 150 to 2,500 square feet in three remodeled buildings. It also includes an open area between the buildings, which has been converted into an art and sculpture garden featuring works by local artists. Current tenants include: Art Square/Cockroach Theatre, Artifice bar/lounge, HypeFactor Films, Josephine Skaught Salon, Mingo Kitchen & Lounge. Art Square was designed and built by Brett Wesley Design Group and is their third project to be completed in 18b, The Las Vegas Arts District.

BUSINESS SUCCESS CENTER

Photo by Marty Frierson

Address: 1951 Stella Lake St., Ste. 32, West Las Vegas
Developer: Nevada Small Business Development Center
Construction Jobs Generated: N/A
Permanent Jobs Generated: 6
Total Project Cost: $438,000
City of Las Vegas Investment: $32,400 in-kind Business Development Center space and $25,000 in seed money
Description: The Business Success Center is a one-stop resource for a variety of business programs supporting entrepreneurs. It is located at the Business Development Center co-sponsored by the city of Las Vegas Redevelopment Agency and the Urban Chamber of Commerce. The Business Success Center is managed by the Nevada Small Business Development Center. Services provided include professional business consulting, microloans, economic and demographic analyses and assistance with obtaining government grants/contracts.

(NEW) CITY HALL CAMPUS

Address: 495 S. Main St.
Developer: Forest City Enterprises & Live Work LLC
Construction Jobs Generated: 1,200
Permanent Jobs Generated: N/A
Total Project Cost: $146.2 million
City of Las Vegas Investment: Land contribution
Description: A new 309,000-square-foot Las Vegas City Hall opened in February 2012. The new City Hall building and the recently completed Bonneville Transit Center have been designed to serve as anchor tenants for one million square feet of Class A office and retail space. This project, which will encompass five city blocks on approximately 13 acres, is being developed by Forest City and Live Work LLC.

Photo by Sherman Sheftall

CLAY ARTS VEGAS

Photo by Marsha MacEachern

Address: 1511 S. Main St.
Developer: Clay Arts Vegas, LLC
Construction Jobs Generated: 8
Permanent Jobs Generated: 1
Total Project Cost: $75,000
City of Las Vegas Investment: N/A
Description: Opened in June 2012, Clay Arts Vegas is a pottery studio and gallery that offers ceramic art classes for all experience levels, from beginners to advanced students. In addition, the Victor F. Keen Gallery exhibits work from local ceramic artists and offers juried exhibitions.

CLEVELAND CLINIC – FUTURE PHASE

Address: Symphony Park™ (parcels A2, B, J & K)
Developer: Cleveland Clinic Foundation
Construction Jobs Generated: 2,101 (projected)
Permanent Jobs Generated: 1,525 (projected)
Total Project Cost: $395 million
City of Las Vegas Investment: $12.4 million in land and $2.4 million in soil remediation
Description: Having recently established operations in Las Vegas with the Cleveland Clinic Lou Ruvo Center for Brain Health in Symphony Park™, Cleveland Clinic is currently interested in constructing nearby medical care and/or research facilities and other nonprofit-related uses involving 800,000 square feet. Construction is estimated to start at the very end of 2016/beginning of 2017.

COMMONWEALTH

Address: 525 Fremont St.
Developer: 6th and Free, LLC
Construction Jobs Generated: 10
Permanent Jobs Generated: 8.5
Total Project Cost: $1.23 million
City of Las Vegas Investment: $25,000 Visual Improvement Program grant. City also waived $20,000 tavern-limited license fee, since they will be located in the city's designated entertainment district.
Description: A 6,000-square-foot, two-story venue scheduled to open during 2012. Developers promise a mixture of English country home, distressed Boston pub and urban rooftop garden. The Las Vegas Redevelopment Agency assisted Commonwealth owners with $25,000 in matching grant money through its Visual Improvement Program. This money was used for interior and exterior improvements to the property, including signage.

Photo by Robert Longsdorf

CORNER STORE

Address: 1201 S. Main St.
Developer: Steve Torgerson & Cima Mizrachi
Construction Jobs Generated: N/A
Permanent Jobs Generated: 2
Total Project Cost: $30,000
City of Las Vegas Investment: N/A
Description: Offers eclectic furniture and home decor. Items for sale include folk art, jewelry, throw pillows, couches, tables and more. Also for sale are eco-friendly accessories and vintage reproductions. Locally produced art sits on store walls and is available for purchase. This new store, situated in the heart of 18b, The Las Vegas Arts District, opened on May 3, 2012.

Photo courtesy of Corner Store

COWTOWN GUITARS

Photo by Charles Morrison

Address: 1009 Main St.
Developer: Jesse & Roxie Amoroso
Construction Jobs Generated: N/A
Permanent Jobs Generated: 2
Total Project Cost: Unavailable
City of Las Vegas Investment: N/A
Description: Cowtown Guitars relocated to 18b, The Las Vegas Arts District in April 2012. The guitar shop is known internationally for its vintage guitar collection. Cowtown Guitars also features hand-crafted, one-of-a-kind guitars. In addition, the shop offers a variety of gear, guitar and amp repairs, as well as appraisals. Jesse Amoroso makes regular appearances on the hit History Channel cable TV series, "Pawn Stars."

DISCOVERY CHILDREN'S MUSEUM

Address: 360 Promenade Place
Developer: The Smith Center for the Performing Arts
Construction Jobs Generated: N/A (extension of The Smith Center project)
Permanent Jobs Generated: N/A (relocation of existing entity)
Total Project Cost: $56 million
City of Las Vegas Investment: Long-term land lease; $250,000 in soil remediation
Description: A new three-story home is being built for the downtown children's museum. Currently under construction in Symphony Park™ next to The Smith Center for the Performing Arts, the 58,000-square-foot Donald W. Reynolds Discovery Center will be the future home for this children's museum. The museum blends culture, arts and education for Southern Nevada children and families through interactive, hands-on exhibits and programs. The museum will be moved from its current location at 833 Las Vegas Blvd. North to its new Symphony Park™ location in 2013.

Rendering courtesy of the Discovery Children's Museum

(THE) D LAS VEGAS CASINO HOTEL (formerly Fitzgeralds Casino)

Address: 301 Fremont St.
Developer: Desert Rock Enterprises
Construction Jobs Generated: 150
Permanent Jobs Generated: 100 (projected)
Total Project Cost: $15 million
City of Las Vegas Investment: N/A
Description: This property is undergoing a major renovation and remodel and will open under the new name of The D Las Vegas Casino Hotel. The revitalized 620,000-square-foot facility will feature two gaming floors, two new bars and 638 remodeled hotel suites. The first floor will appeal to modern tastes, while the second floor will pay homage to vintage Las Vegas. The remodel is expected to be completed in the fall of 2012.

Rendering courtesy of The D Las Vegas

DONALD W. REYNOLDS SYMPHONY PARK

Photo by Jeremy Hostetter

Address: 464 Symphony Park Ave.
Developer: The Smith Center for the Performing Arts
Construction Jobs Generated: N/A (extension of The Smith Center project)
Permanent Jobs Generated: N/A (extension of The Smith Center project)
Total Project Cost: $6.1 million
City of Las Vegas Investment: $140,000 in land; $375,000 in soil remediation
Description: Sitting adjacent to The Smith Center for the Performing Arts, this 1.5-acre green space was designed to hold concerts, festivals, community events and private gatherings. Although the park is privately owned, it is accessible to the public. The park includes commissioned art pieces throughout. The city of Las Vegas transferred ownership of this land to The Smith Center for the Performing Arts at an Oct. 19, 2011 council meeting. The Smith Center will be responsible for operations of and program development for this outdoor space.

DOWNTOWN GRAND HOTEL & CASINO (formerly Lady Luck)

Address: 206 N. Third St.
Developer: CIM Group is owner; Fifth Street Gaming is gaming licensee and will oversee development and management of property
Construction Jobs Generated: 488
Permanent Jobs Generated: 750
Total Project Cost: $100 million
City of Las Vegas Investment: $3 million in Stewart Avenue streetscape improvements
Description: Closed since 2006, the former Lady Luck complex is anticipated to reopen in 2013 as Downtown Grand Hotel & Casino. The revitalized, 300,000-square-foot complex will consist of 650 rooms, more than 15,000 square feet of new meeting space and a deck/club - with total renovations exceeding $100 million. Downtown Grand and the Mob Museum anchor **Downtown3rd**, a five-block metropolitan center under development that will eventually include 18 restaurants and bars and provide outdoor space for events and gatherings.

Rendering courtesty of the Downtown Grand

ECOMOM

Address: www.ecomom.com,
241 W. Charleston Blvd, Ste. 190, Holsum Lofts
Developer: Jody Sherman
Construction Jobs Generated: N/A
Permanent Jobs Generated: 2
Total Project Cost: $100,000
City of Las Vegas Investment: N/A
Description: Sells eco-conscious products ranging from organic baby foods and childcare products to home cleaning products and décor, which are available on the website, ecomom.com. Founded in 2008, the company moved its operations to Las Vegas from Santa Monica, Calif. in 2012.

EL CORTEZ HOTEL & CASINO UPGRADES

Photo by Christopher Bartel

Address: 600 Fremont St.
Developer: IKE Gaming, Inc.
Construction Jobs Generated: N/A
Permanent Jobs Generated: N/A
Total Project Cost: $950,000
City of Las Vegas Investment: $25,000 Visual Improvement Program grant
Description: The first hotel-casino co-owned by the infamous "Bugsy" Siegel has undergone a transformation over the past several years, with numerous upgrades and additions to both the interior and exterior. In Fiscal Year 2012, the Las Vegas Redevelopment Agency assisted El Cortez operators with $25,000 in matching grant money through its Visual Improvement Program. This money was used for additional interior and exterior improvements to the property.

ELECTRIC LEMONADE SHOP

Address: 220 E. Charleston Blvd.
Developer: Courtney & Kinsey Peters
Construction Jobs Generated: 4
Permanent Jobs Generated: 2
Total Project Cost: $20,000
City of Las Vegas Investment: N/A
Description: A family-owned and operated business in 18b, The Las Vegas Arts District. This boutique store sells both vintage and contemporary clothing for men and women, as well as shoes, accessories and jewelry. It opened in February 2012.

Photo by Jeremy Hostetter

Photo by Jeremy Hostetter

Energized!

We are so energized by the community movement here... in Las Vegas we have an opportunity to be part of the changing face of what is becoming a diverse cultural center.

— Kinsey Peters, co-owner Electric Lemonade
Recently opened in 18b, The Las Vegas Arts District, Electric Lemonade is a boutique offering contemporary and vintage clothing

ENERGY-EFFICIENCY HOMES

Address: 7224 Carmen Blvd. &
1824 Sierra Hills Way
Developer: Better Building Performance
Construction Jobs Generated: N/A
Volunteer labor and materials
(private contractors)
Permanent Jobs Generated: N/A
Total Project Cost:
7224 Carmen Blvd. - $121,149
1824 Sierra Hills Way - $84,293
City of Las Vegas Investment:
7224 Carmen Blvd. - $91,463 (acquisition)
1824 Sierra Hills Way - $95,492 (acquisition)
Description: Home rehabilitation work with emphasis on energy improvements. The homes are open to the public as models to educate families about the types of energy improvements available that fit their lifestyle and budget.

Photo by Erik King

ETHEL M. ROBINSON SENIOR APARTMENTS

Photo by June Johns

Address: 1327 H St.
Developer: Community Development Programs Center of Nevada
Construction Jobs Generated: 68
Permanent Jobs Generated: N/A
Total Project Cost: $6.3 million
City of Las Vegas Investment: $1.35 million
Description: Completed in December 2011, these senior apartment homes offer 38 one-bedroom, 850-square-foot units within three single-story buildings and a total of 43,560 square feet. Each unit has ceiling fans, built-in microwave, washer and dryer hookups, walk-in closets and covered patios. Picnic areas and a community room are also part of the amenities. Available to income-qualifying seniors age 55 or older.

FEDERAL JUSTICE TOWER

Rendering courtesy of SDA, Inc.

Address: 501 Las Vegas Blvd. South
Developer: SDA, Inc.
Construction Jobs Generated: 300
Permanent Jobs Generated: 300 (mostly retained)
Total Project Cost: $35 million
City of Las Vegas Investment: Facilitated sale of Redevelopment Agency land, at appraised value, to developer
Description: Construction began in mid-2012 on an 11-story, Class A office building that will house the executive offices of the Department of Homeland Security U.S. Immigration and the U.S. Attorney's Office for the District of Nevada, among others. Emphasis will be put on energy-efficient designs; this 158,000-square-foot building is expected to receive a Leadership in Energy and Environment Design (LEED®) Silver rating as established by the U.S. Green Building Council. The estimated completion date is in late 2013/early 2014.

FREMONT COUNTRY CLUB & TRIPLE B BAR

Address: 601 Fremont St.
Developer: 601 Fremont Street, LLC
Construction Jobs Generated: 62
Permanent Jobs Generated: 100
Total Project Cost: $10 million
City of Las Vegas Investment:
Five-year rent abatement
Description: Having previously held a Sears store and a city work card processing center — and then sitting vacant for a number of years — the brick building at the southeast corner of Fremont and Sixth streets is being given a new lease on life. The 14,000-square-foot ground floor is currently under construction. This floor will hold a 10,000-square-foot music venue called Fremont County Club and a 4,000-square-foot upscale sports bar and pool hall dubbed Backstage Billiards. Being developed on the second floor is an FM radio station. All are anticipated to open near the end of 2012.

Rendering courtesy of 601 Fremont Street, LLC

GOLDEN GATE HOTEL & CASINO RENOVATION/EXPANSION

Rendering courtesy of Desert Rock Enterprises

Address: One Fremont St.
Developer: Desert Rock Enterprises
Construction Jobs Generated: 350
Permanent Jobs Generated: 25
Total Project Cost: $15 million
City of Las Vegas Investment: N/A
Description: Opened in 1906, the Golden Gate has undergone remodels and name changes since then, but this will be the first expansion for the property in more than 50 years. Upgrades include a 7,000 square-foot casino floor expansion, a high-limit gaming pit and a new hotel lobby. A 35,000-square-foot, five-story hotel tower with 14 new suites and two penthouses will soon supplement its existing 106 rooms. A new porte cochere, located off Main Street, is also in the works. Developers will retain the dark interiors reminiscent of early 20th century San Francisco. The new hotel rooms, however, will feature 1920s art deco designs and nods to Frank Sinatra and the Rat Pack. The renovations are expected to be completed in fall 2012.

A Toast to the New Downtown

Our hotel has lived through every decade since Las Vegas started. My predecessors drank to good times during the Roaring 20s and the Rat Pack era. But what is happening downtown today tops anything that this neon city has even seen. This is the Las Vegas mystique at its best — a convergence of high energy entrepreneurship with new, diversified sources of talent from high tech and arts. It all comes together with a desire to create a new kind of urban community and it's a beautiful thing. Where is my martini?

— Mark Brandenburg,
owner Golden Gate Hotel & Casino
Located in downtown at the Fremont Street Experience, the Golden Gate opened in 1906, making it the first hotel and casino in Las Vegas.

Photo by Denise Bennett

HOSTEL CAT

Photo by Jeremy Hostetter

Address: 1236 Las Vegas Blvd. South
Developer: Hostel Cat, Inc.
Construction Jobs Generated: 25
Permanent Jobs Generated: 1.5
Total Project Cost: $410,200
City of Las Vegas Investment:
$5,000 Visual Improvement Program grant
Description: A facility located in 18b, The Las Vegas Arts District, Hostel Cat provides inexpensive, short-term, dorm-style and private-room lodging for vacationing youths. The Las Vegas Redevelopment Agency assisted Hostel Cat owners with $5,000 in matching grant money through its Visual Improvement Program. This money was used for interior and exterior improvements to the property, including signage.

INSIDE STYLE – HOME & DESIGN

Address: 1119 S. Main St.
Developer: ALLO, Inc.
Construction Jobs Generated: 25
Permanent Jobs Generated: 3
Total Project Cost: $230,000
City of Las Vegas Investment: $25,000 Visual Improvement Program grant
Description: This interior design firm handles projects for custom homes, high-rise condominiums, commercial spaces and turnkey vacation homes throughout the United States. The Las Vegas Redevelopment Agency assisted Inside Style owners with $25,000 in matching grant money through its Visual Improvement Program. This money was used for new signage, painting and tile work, lighting, windows and doors.

Photo courtesy of Inside Style

Photo courtesy of Inside Style

LAS VEGAS SHAKESPEARE COMPANY AT REED WHIPPLE

Address: 821 Las Vegas Blvd. North
Developer: Las Vegas Shakespeare Company
Construction Jobs Generated: Not applicable until 2013
Permanent Jobs Generated: 7 (200 temporary part-time positions during shows)
Total Project Cost: Not applicable until 2013
City of Las Vegas Investment: Provided 10-year lease at $10 per year, with option to purchase. Company responsible for operational and maintenance costs.
Description: Using a request for proposals process, the city of Las Vegas awarded the Las Vegas Shakespeare Company a 10-year lease for the vacant Reed Whipple Cultural Center. The company began productions in their new 33,000-square-foot home in the spring of 2012. The city signed a decade-long lease agreement at $10 per year, with an option to purchase. The company is responsible for operational and maintenance costs, and is currently upgrading this building in dire need of renovation.

Photo courtesy of Las Vegas Shakespeare Company

LEGAL AID OF SOUTHERN NEVADA

Address: 725 E. Charleston Blvd.
Developer: Legal Aid Center of Southern Nevada
Construction Jobs Generated: 250
Permanent Jobs Generated: 130
Total Project Cost: $13 million
City of Las Vegas Investment: N/A
Description: Construction on this 35,000-square-foot building went vertical in June 2012. This larger facility will house the nonprofit's programs, attorneys and support staff in one centralized location. The Legal Aid Center's Pro Bono Project matches volunteer attorneys with low-income clients, especially children, in need of their services. The Legal Aid Center of Southern Nevada is a private, nonprofit 501(c)(3) organization.

Courtesy of Terry Bratton

LE THAI

Address: 523 Fremont St.
Developer: Le Thai LLC
Construction Jobs Generated: 5
Permanent Jobs Generated: 7.5
Total Project Cost: $250,000
City of Las Vegas Investment: $25,000 Visual Improvement Program Grant. City also waived $20,000 origination fee, since they are located in the city's designated entertainment district.
Description: This restaurant opened in late 2011 in the Fremont East Entertainment District, occupying a space that had sat vacant for over five years. Includes 20- to 25-seat indoor dining, as well as an 800-square-foot patio that can seat up to 60 diners. The Las Vegas Redevelopment Agency assisted the owner with $25,000 in matching grant money through its Visual Improvement Program. This money was used for interior and exterior improvements to the property, including upgraded signage.

Photo by Rich Atkins

Fremont East Entertainment District

The progress on Fremont East since just early 2009 has been absolutely incredible. Even just three years ago, the walk from Neonopolis to El Cortez was desolate, at best. Now Fremont East is almost completely filled, Neonopolis is getting there, and the progress is spreading beyond Seventh [Street]! This is indeed the downtown renaissance and I'm so proud to have become a Las Vegan right at the start of it!

— Tim Spangler

MERMAIDS CASINO BAR

Photo by Jeremy Hostetter

Address: 32 Fremont St.
Developer: Granite Property AI, LLC
Construction Jobs Generated: Unavailable
Permanent Jobs Generated: N/A
Total Project Cost: $60,000
City of Las Vegas Investment: $15,000 Visual Improvement Program grant
Description: The Mermaids Casino Bar, a staple at the Fremont Street Experience, underwent renovations and upgrades in fiscal year 2012. The Las Vegas Redevelopment Agency assisted the Mermaids Casino Bar owners with $15,000 in matching grant money through its Visual Improvement Program. This money primarily was used for repair work and the purchase and installation of a new LED digital screen and energy-efficient technology.

Photo courtesy of Golden Nugget

Kudos!

We have been coming to downtown Las Vegas since 1978. We always stay at the Golden Nugget and gamble at all the other casinos. We have seen the decline of some and are very excited to see the renovations that are taking place...things sure are looking better. [On] our visit to Vegas March 10-14, 2012 we saw marked improvements...so kudos for a job well done.

— Vickie Bambini

MLK HEALTH CENTER

Address: 1888 Stella Lake St., West Las Vegas
Developer: Nevada Health Centers, Inc.
Construction Jobs Generated: 39
Permanent Jobs Generated: 81 (primarily retained)
Total Project Cost: $7 million
City of Las Vegas Investment: Sold land to company at below-market rate
Description: Officially opened in June 2012, this 30,800-square-foot community health center provides a sliding fee scale for uninsured patients. Private insurance, as well as Medicaid, Medicare and Nevada Check Up are also accepted. Approximately 19,300 square feet are devoted to comprehensive medical aid, including OB/GYN assistance and aging-related care, on the building's first floor. The second floor houses administrative services.

Photo by June Johns

National Museum of Organized Crime and Law Enforcement (Mob Museum)

Photo courtesy of the Mob Museum

Address: 300 Stewart Ave.
Developer: City of Las Vegas
Construction Jobs Generated: 227
Permanent Jobs Generated: 75
Total Project Cost: $42 million
City of Las Vegas Investment: $11.5 million
Description: The Mob Museum tells the story of organized crime and law enforcement, presenting a true-to-life view of the Mob's impact on the history of Las Vegas and America. Includes high-tech theatre presentations, one-of-a-kind artifacts and interactive, themed exhibits. The Mob Museum's creative team is led by Dr. Dennis Barrie, whose other projects include the Rock and Roll Hall of Fame in Cleveland and the International Spy Museum in Washington D.C. The Mob Museum opened in February 2012.

NEON MUSEUM PARK

Photo by June Johns

Address: 770 Las Vegas Blvd. North
Developer: Neon Museum
Construction Jobs Generated: 46
Permanent Jobs Generated: 4
Total Project Cost: $1.9 million (Funded via Bureau of Land Management Southern Nevada Public Lands Management Act)
City of Las Vegas Investment: N/A
Description: The final portion of this unique park, the Neon Museum Visitor's Center, is slated to be completed in the fall of 2012. The historic, distinctive-looking La Concha Motel lobby, which once sat on the Las Vegas Strip, will serve as the visitor's center and entrance to the "Neon Boneyard" and park. The almost $2 million park includes an acre's worth of vintage neon signs, as well as a half-acre public park. The opening for the final portion of the museum park will be celebrated with a series of special events in late October 2012.

NEONOPOLIS

Address: 450 Fremont St.
Developer: Joshi & Associates
Construction Jobs Generated: 500
Permanent Jobs Generated: 500
Total Project Cost:
$3.5 million in tenant rehabs
City of Las Vegas Investment:
Parking incentives
Description: New venues have begun opening at the Neonopolis building, located next to the Fremont Street Experience in downtown. New ground-floor restaurants include Heart Attack Grill, Fremont Mediterranean Café and Luna Rossa Ristorante. Also recently opened on Neonopolis' ground floor is the Toy Shack and, on the second level, the alternative lifestyle bar called Drink & Drag. Coming soon: a flagship Denny's, Krave Massive, Banger Brewing, Ultimate Sports Memorabilia and Rockstar Tatoo.

Photo by Larry Burton

PARKING

Photo by June Johns

Address: 500 S. Main St.
Developer: City of Las Vegas
Construction Jobs Generated: N/A
Permanent Jobs Generated: 10
Total Project Cost: N/A
City of Las Vegas Investment: N/A
Description: During fiscal year 2012, the city of Las Vegas followed through on its commitment to establish a consolidated and more customer-focused parking organization. Efforts included a five-year asset management plan that was approved by city council in January 2012. This plan involves investing more than $4 million during the next five years for new parking meters, online customer service and comprehensive parking location assistance. This newly revamped division will also provide existing and potential developers with parking planning guidance. Among other assets, the Parking Division of the city's Economic and Urban Development Department manages the new $15 million, five-story city parking garage that sits immediately across the street from the new Las Vegas City Hall.

PLAZA HOTEL & CASINO

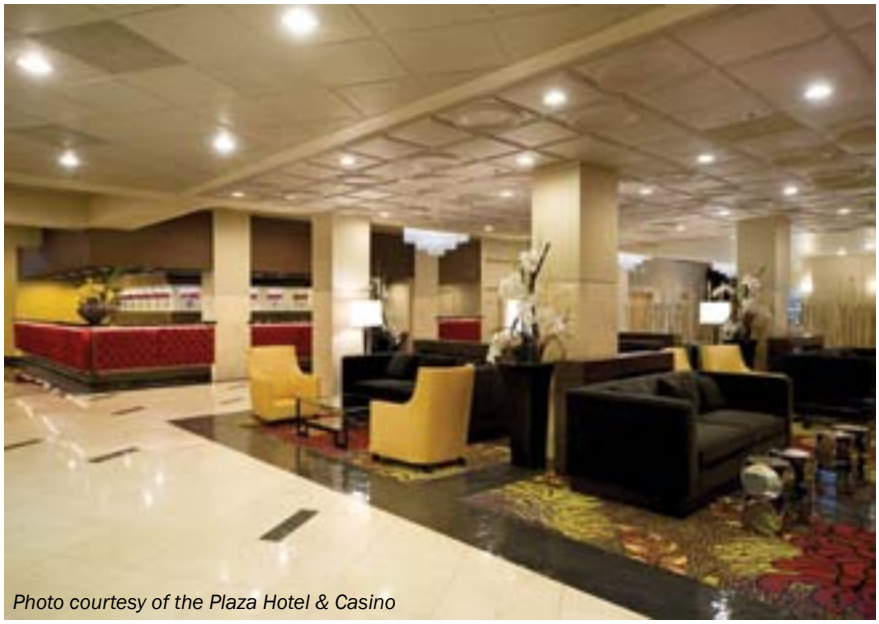
Photo courtesy of the Plaza Hotel & Casino

Address: One S. Main St.
Developer: T-UPR, LLC
Construction Jobs Generated: 311
Permanent Jobs Generated: (500 new, 300 recalled)
Total Project Cost: $35 million
City of Las Vegas Investment: $25,000 Visual Improvement Program grant
Description: A substantial portion of the Plaza's operations closed for approximately one year to undergo major renovations designed to give the 40-year-old complex a fresher, more up-to-date look. The Plaza reopened in late August 2011 with a refurbished casino floor, lounges and 1,037 renovated hotel rooms. A number of new restaurants opened as well, including Oscar's Steakhouse, named for former Las Vegas Mayor Oscar Goodman. Other recently opened establishments at the Plaza include Cafelatte, Gigi's Cupcakes, Hash House A Go Go, Island Sushi and Hawaiian Grill, Pop Up Pizza and Zaba's Mexican Kitchen. The Las Vegas Redevelopment Agency assisted Plaza owners with $25,000 in matching grant money through its Visual Improvement Program. This money was used for the installation of a 12 foot X 20 foot LED display board located in the Plaza's tower section.

On Doing Additional Downtown Deals

I closed my construction loan today, thanks to your staff's hard work... [The City of Las Vegas staff has] performed in the most professional manner possible. All of my dealings over this deal's two and a half year process have helped move the deal forward while preserving the city's goals and objectives. Because of that hard work, a Class A office building will be added to downtown and [at least] 300 jobs will return to the downtown business core...Your group's work is a big part of the overall improvement I see in downtown Las Vegas over the last 12 years. Please let me know of anything I can do to help promote downtown Las Vegas. My firm will be doing additional downtown Las Vegas deals.

— Steve Biagiotti, SDA, Inc.
SDA, Inc. is building a new 11-story building off Las Vegas Boulevard in the downtown area that will house regional offices for the Department of Homeland Security U.S. Immigration and the U.S. Attorney's Office for the District of Nevada, among others.

REAL RESULTS FITNESS

Photo by Jeremy Hostetter

Address: 1201 Commerce St.
Developer: Paul Rosenberg & Branden Collinsworth
Construction Jobs Generated: 1
Permanent Jobs Generated: Unavailable
Total Project Cost: Unavailable
City of Las Vegas Investment: N/A
Description: Offers professional fitness trainers providing customized exercise and fitness programs appropriate for men and women of all ages and fitness levels. Their half-hour workouts are designed to complement busy schedules. Healthy eating plans are also available.

SKY VIEW PINES MULTIFAMILY HOUSING

Address: 21 W. Owens Ave.
Developer: Nevada H.A.N.D., Inc.
Construction Jobs Generated: 158
Permanent Jobs Generated: 4
Total Project Cost: $17.8 million
City of Las Vegas Investment: $500,000
Description: Completed in July 2011, this development offers 144 dwellings, which include 96 one-bedroom, 748-square-foot units and 48 two-bedroom, 1,018-square-foot units in five three-story, garden-style apartment buildings. Amenities include an exercise/fitness center, a pool and spa, a community room with kitchen and a dog run. This family development is gated to provide additional safety for the children living there. These units are provided to families with very low household income.

Photo courtesy of Sky View Pines

Affordable Housing Keeping Needy Out of Shelters

I was in real estate when the bottom fell out. I ended up staying at the Shade Tree [shelter] for nine months...Then I moved here. This is a wonderful place to live...it saved my life.

– L.J. Berarducci
63-year-old, former shelter resident
Sky View Pines opened its doors to the public in July 2011, providing an affordable living option for Clark County seniors and families with low incomes. The 144-unit complex sits on former "homeless corridor" land that once held tents, trash, debris and sewage.

(THE) SMITH CENTER FOR THE PERFORMING ARTS

Photo by Geri Kodey

Address: 361 Symphony Park Ave.
Developer: City of Las Vegas
Construction Jobs Generated: 2,600
Permanent Jobs Generated: 334
Total Project Cost: $485 million
City of Las Vegas Investment: $176.4 million
($71.8 million from RDA)
Description: Newly opened in March 2012, this performing arts center offers full-length, touring Broadway productions, as well as music, dance and theatre from around the world. It is home to resident companies, Nevada Ballet Theatre and Las Vegas Philharmonic, as well as a variety of art programs for local children. The Smith Center features a 2,050-seat main hall, a 300-seat Cabaret Jazz club that overlooks a park and the 200-seat Troesh Studio Theatre. The Smith Center is funded through a public-private partnership.

VEGAS HEIGHTS SINGLE-FAMILY DEVELOPMENT

Photo courtesy of the city of Las Vegas

Address: Nine houses: six on Miller Avenue, two on Hart Avenue and one on Lawry Avenue
Developer: Habitat for Humanity
Construction Jobs Generated: 11
Permanent Jobs Generated: N/A
Total Project Cost: $1.26 million
City of Las Vegas Investment: $458,000
Description: These are 1,250-square-foot, single-family homes with three bedrooms, two bathrooms and a one-car garage. The homes are "water smart," Energy Star-rated, and undergo the LEED® sustainable certification process as established by the U.S. Green Buildings Council. These houses are built for families with low household income. Eight of the nine homes have been completed.

VEGASTECH FUND

Address: Unavailable (in transition)
Developer: Unavailable
(a consortium of investors)
Construction Jobs Generated: N/A
Permanent Jobs Generated: 40
Total Project Cost: $50 million
City of Las Vegas Investment: N/A
Description: A $50 million venture capital seed fund that was created to provide funding for qualified tech start-ups willing to relocate to downtown Las Vegas. Startup companies currently in the VegasTech Fund portfolio include: social media marketing company Digital Royalty, event ticketing website Ticket Cake, fan experience provider Fandeavor, email-based advertising network LaunchBit, short-range electrical vehicle maker Local Motion, publishing company Not Safe for Work Corp. and smartphone robot engineering firm Romotive.

ZAPPOS HEADQUARTERS

Rendering courtesy of Zappos.com

Address: 400 Stewart Ave.
Developer: Resort Gaming Group, Inc.
Construction Jobs Generated: 70 (at least)
Permanent Jobs Generated: 2,000
(1,200 retained)
Total Project Cost: $58 million
($40 million in renovations)
City of Las Vegas Investment: Sold former City Hall building at discounted price
Description: Zappos.com is currently making extensive renovations to the former Las Vegas City Hall building in preparation for relocating their corporate headquarters to downtown Las Vegas. Zappos is one of the nation's most successful and well-known shoe and clothing retailers and is consistently voted as one of the best work places. Plans are to complete renovations and relocate their employees to this new site in late 2013.

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Councilwoman Lois Tarkanian, Ward 1 • Councilman Steven D. Ross, Ward 6 • Councilman Ricki Y. Barlow, Ward 5
Councilman Bob Coffin, Ward 3 • Councilman Bob Beers, Ward 2
City Manager: Elizabeth N. Fretwell • **Deputy City Manager:** Orlando Sanchez
Chief Officer, Community Services: Scott D. Adams
Chief Officer, Internal Services: Mark R. Vincent • **Chief Officer, Public Safety:** Karen Coyne

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