

HENDERSON ECONOMIC DEVELOPMENT/ REDEVELOPMENT FISCAL YEAR 2014



Union Village



A Place To Call Home

Henderson
NEVADA
The Las Vegas Valley Address For *Business Success*

CITY LEADERSHIP

Andy Hafen

Mayor

Sam Bateman

Councilman

Debra March

Councilwoman

John F. Marz

Councilman

Gerri Schroder

Councilwoman

CITY STAFF

Jacob Snow

City Manager

Josh M. Reid

City Attorney

Sabrina Mercadante

City Clerk

Bristol Ellington

Assistant City Manager

Fred Horvath

Assistant City Manager

Tracy Bower

Senior Director, Public Affairs and Economic & Cultural Development

Barbra Coffee

Director, Economic Development/Redevelopment

Going the Distance

\$124 Million
Total Investment by New Business



\$29 Million
Total Investment by Expanding Businesses

\$196,000
Redevelopment Grant
Assistance Provided

\$585,000 Total
Reinvestment in Downtown
Redevelopment Area

11.52% increase in
Total Assessed Values over all
5 Redevelopment Areas

ECONOMIC DEVELOPMENT: BUSINESS ATTRACTION



Vadatech Inc., a Henderson company that makes products for the embedded computer market, expanded its operations with a new \$15 million, 72,000-square-foot facility in March 2014, adding 75 additional jobs to the labor market.

Barclaycard opened a new customer contact center in February 2014. Barclaycard expects to add 400 new employees during 2014 at the center located at 2280 Corporate Circle in the Green Valley Corporate Center in Henderson. By December 2015 the center will employ 700. Once fully operational, the center will employ 1,000.

ECONOMIC DEVELOPMENT: BUSINESS ATTRACTION

Unilever invested \$20 million in a 24,000-square-foot expansion of their Henderson ice cream plant.

Living Ecology spent \$9.8 million for land and equipment to set up a manufacturing plant and relocate its corporate offices from California.



ECONOMIC DEVELOPMENT: BUSINESS ATTRACTION

Sprouts Farmers Market, one of the fastest-growing natural food retailers in the country, opened two Henderson locations this year.

Life Time Fitness is building an \$8.5 million, 171,000-square-foot facility just west of Green Valley Ranch Resort.



ECONOMIC DEVELOPMENT: EXPANSION PROJECTS



Touro University added 16,000 square-feet of clinic space at their existing facility.

Dignity Health began construction on a \$160 million, 220,000-square-foot expansion at their St. Rose Dominican, Siena Campus. The Siena Tower is expected to be complete in early 2016, bringing total capacity at the Siena Campus to 326 adult and pediatric beds.

Roseman University of Health Sciences added an 18,000-square-foot lab expansion that opened in November 2013.

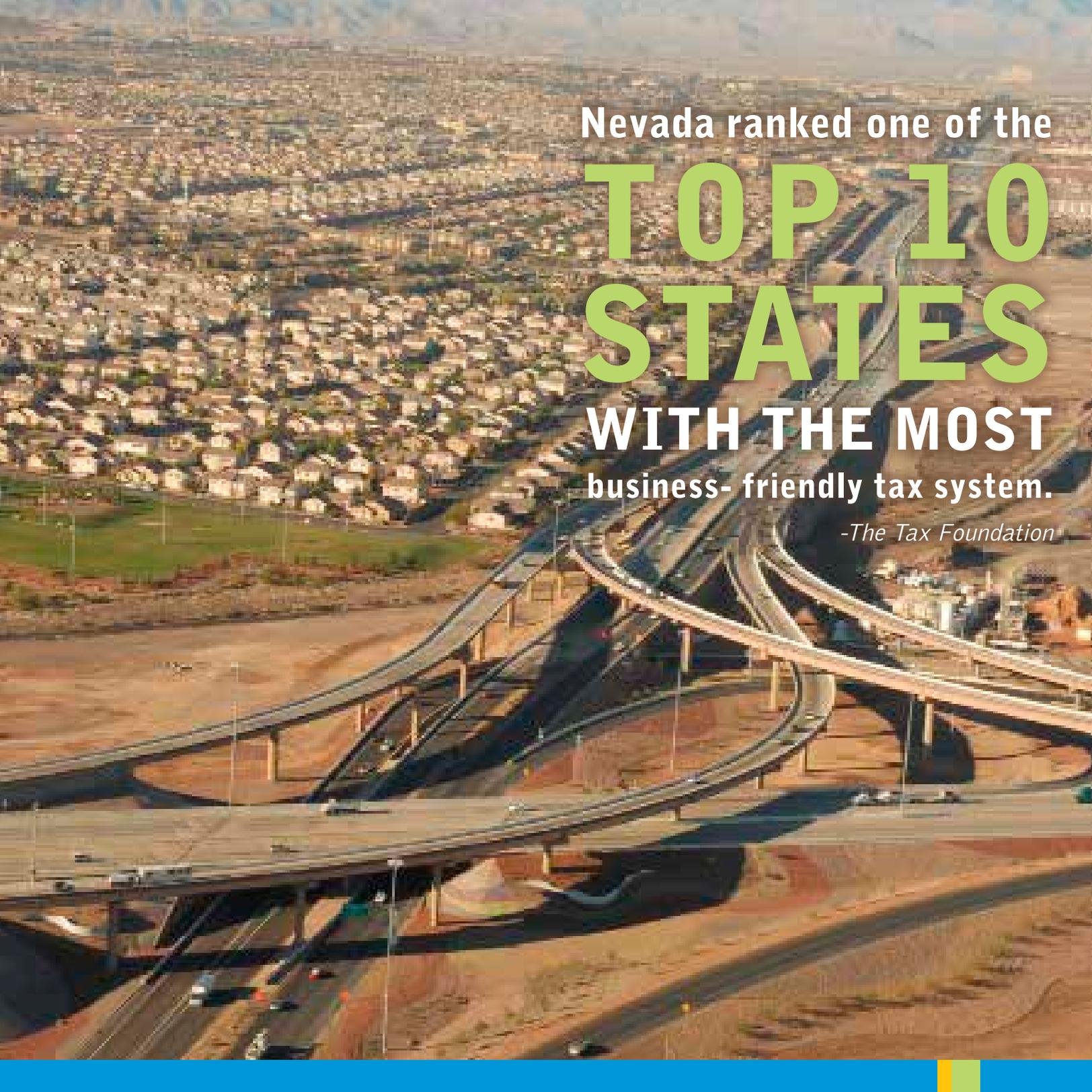
Fedex Ground built a new 300,000-square-foot facility which will kick off development of the new South 15 Airport Center business park. The \$40 million investment will bring 190 jobs to the valley.

ECONOMIC DEVELOPMENT: EXPANSION PROJECTS



Nature's Own | Flowers Foods purchased a building and expanded their business operations to Henderson in 2014, creating 60 new jobs.

TH Foods, Inc. created 25 jobs when a \$19.7 million production line was added to its Henderson facility, building on operations established here in July 2012.



Nevada ranked one of the

TOP 10 STATES

WITH THE MOST
business-friendly tax system.

-The Tax Foundation



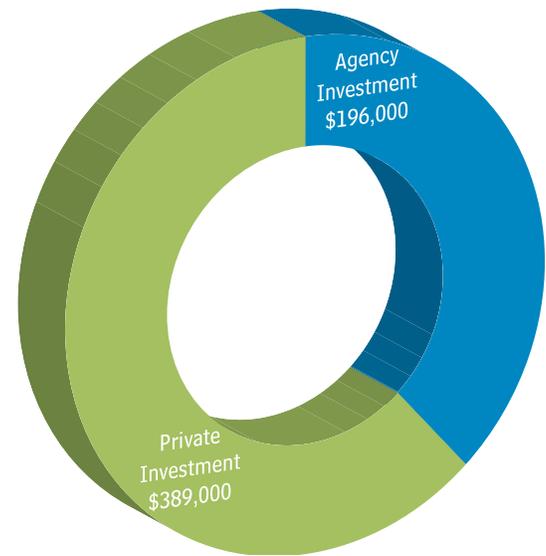
DOWNTOWN VISION

REDEVELOPMENT

Residential Assistance Program



Business Incentive Programs



Total investment of \$585,000 in the Downtown Redevelopment Area through participation in the Tenant Improvement, Sign Grant and Façade Improvement Programs.

WATER STREET DISTRICT REVITALIZATION

The Water Street District of the future is imagined as a vibrant place of activity and beauty, the kind of place where people will want to live, work and play.

- The Downtown Master Plan was adopted in June 2014 | Provides flexibility to the development community with the intent to incentivize new construction.
- The first Urban Lounge, Berwick's, opened in September 2014. The Urban Lounge use was created specifically for the Downtown Redevelopment Area and is intended to bring in a more vibrant night life, social gathering spaces and live entertainment.
- Exclusive Negotiation Agreements were executed with the developers of South End Flats and Tin Pan Lofts, two mixed-use projects that will contain both residential and commercial components.

EASTSIDE REDEVELOPMENT AREA

• CADENCE

- 2,200-acre master-planned community
- At build-out, Cadence will have 13,250 residences and 450 acres for parks, walking and bike trails, and recreational amenities.
- Construction is well underway on this development. The first commercial building is complete and construction has begun on residential units.

• COWABUNGA BAY

- 23-acre water park, featuring more than 30 water slides and attractions.
- Opened in the summer of 2014 and employs over 400 part-time staff members.

• UNION VILLAGE

- Owner Participation Agreement was adopted providing \$80.2 million in tax increment reimbursements for the construction of an Integrated Health Village.
- This project is anticipated to create over 17,000 direct, indirect and construction jobs in addition to millions in tax revenues for state and local governments.

• VALLEY HEALTH SYSTEMS

- Owner Participation Agreement was adopted providing \$33 million in tax increment reimbursements on a \$150 million hospital project that will be an anchor for the Union Village development.
- Expected completion is year-end 2016.





TUSCANY REDEVELOPMENT AREA

CORNERSTONE REDEVELOPMENT AREA

- In the prior fiscal year, DR Horton bought and completed construction of 81 homes which are now owned by residents. In FY 14, lots were sold to Ryland Homes and Villa Azure to build 74 townhomes and 48 condominium homes, respectively.
- KB Homes owns a 40-acre parcel that is being reviewed by the Planning Commission for 128 single-family homes. Developers continue to complete due diligence on the few remaining parcels.

LAKEMOOR CANYON REDEVELOPMENT AREA

- The 3 Kids Mine Remediation and Reclamation Act was signed by the President on July 25, 2014.
- Developers are now working with Nevada Department of Environmental Protection (NDEP) on a clean-up plan.

TUSCANY REDEVELOPMENT AREA

- New homes continue to be built in six communities that accent the Tuscan Residential Village with prices ranging from the low \$100's to the high \$300's.
 - At total build out, Tuscany will boast an estimated 2,100 homes.
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A group of people, including children and adults, are riding bicycles on a paved path. The path is bordered by a low brick wall on the left. In the background, there are lush green trees and a clear blue sky. A yellow diamond-shaped sign with a black silhouette of a person riding a bicycle is visible in the background, partially obscured by the text.

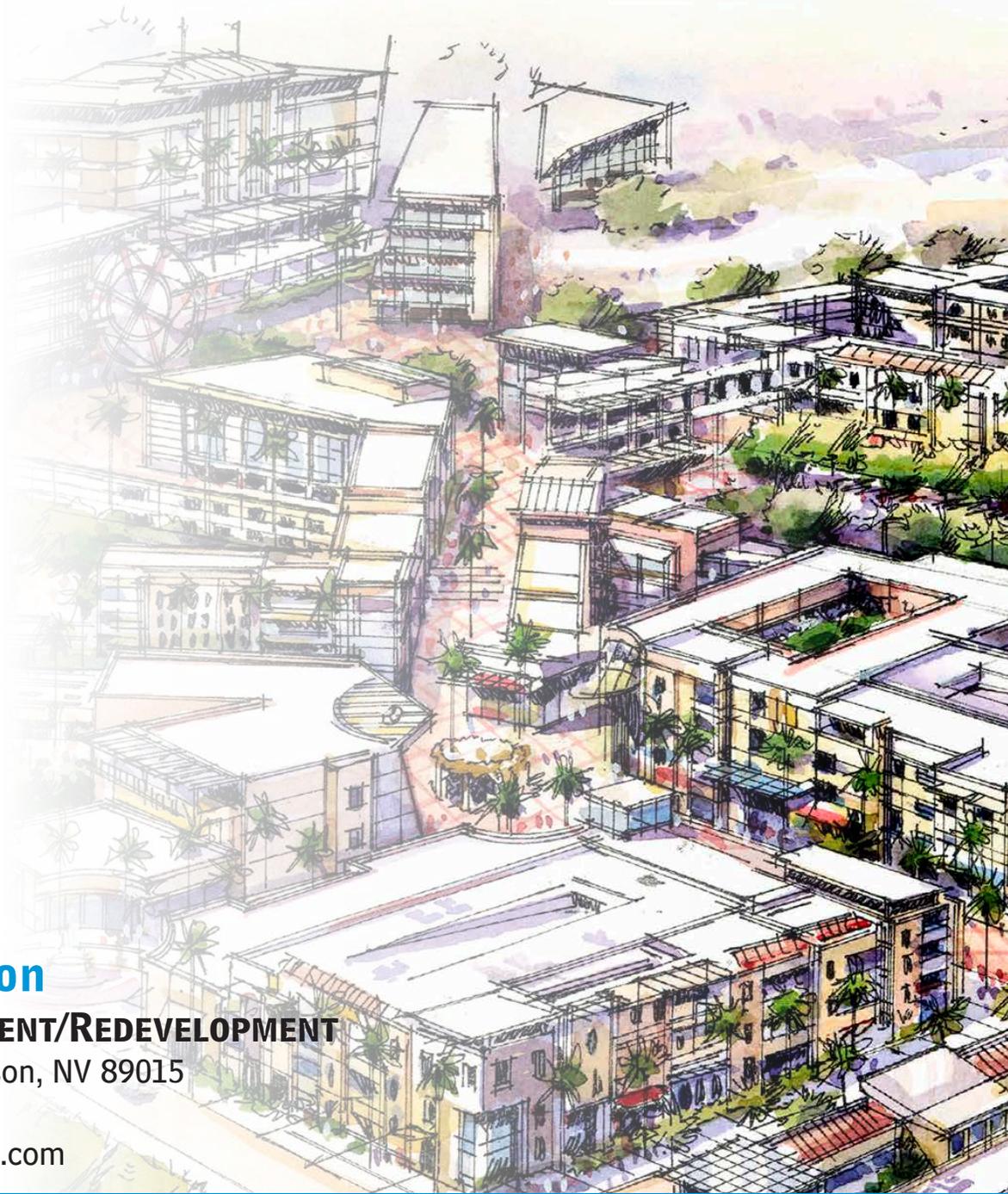
TOP
10 SAFEST
CITIES IN AMERICA
with a population over 200,000

- *Law Street Media*



America's 50 best cities

- Bloomberg Businessweek



City of Henderson

ECONOMIC DEVELOPMENT/REDEVELOPMENT

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cityofhenderson.com

hendersonmeansbusiness.com