

Henderson

NEVADA

The Las Vegas Valley Address For *Business Success*

BUILT TO SUIT

Nevada
Business
THE DECISION MAKER'S magazine

SPECIAL REPORT

Celebrating 30 Years of Award Winning Leadership



Burke Construction Group Principals, Sitting – Kevin Burke President & CEO,
Standing – Tony Dazio, Chief Marketing / Governmental Affairs Officer

NAIOP 2014 GENERAL CONTRACTING
FIRM OF THE YEAR



385 Pilot Road • Las Vegas • 702.367.1040 • www.burkecgi.com

Nevada State Contractor's Board
License # 0022189 – AB Unlimited

Arizona Registrar of Contractors
License # ROC257273-B/ # ROC257274-A

California State Contractors Board
License # 932836 – AB

Utah State Contractors Board
License # 7418995-5501 – B100/E100



Sometimes making life simple is pretty complex.

And there are few things that make your life simpler than electricity. The complex part is getting that energy to you, 24 hours a day, 365 days a year. But it's not just about NV Energy's robust energy infrastructure that provides some of the most reliable service in the country. It's about the people behind it who are ready to help you build a successful business without a second thought. See how we can make your life easier.

Visit nvenergy.com/econdev





Henderson

NEVADA

The Las Vegas Valley Address For *Business Success*

Welcome to Henderson!

It's not often that you find a city that offers the best of residential life and outstanding educational opportunities and combines them both with a business-friendly environment. The City of Henderson does just that and gives residents and businesses the best of many worlds. We at the city are proud of what Henderson has achieved in the past 61 years.

Some of those achievements include recognition as number six on Law Street Media's *Top 10 Safest Cities with Populations over 200,000* list. The city was also ranked 58th on Livability.com's *Top 100 Best Places to Live* list.

With over 10,000 businesses calling Henderson home, hundreds more are looking to relocate or expand here. We've recently welcomed Flowers Baking Co., Barclaycard US and Life Time Fitness Inc., among others, to their new facilities in Henderson. VadaTech Inc. has also grown tremendously, capitalizing on the city's business-friendly offerings.

One reason businesses love the city is Henderson's low property tax rates. In fact, the city offers the lowest in property tax rates throughout the entire state of Nevada and was rated by Kosmont-Rose's *Cost of Doing Business Survey* as a "Very Low Cost City."

Showing that we're all about the people as well, Henderson now has 22 built-out master-planned communities with several more in their planning stages. The city boasts 29 elementary schools, nine middle schools, nine high schools and 12 higher education schools. Henderson also has a robust, award-winning parks and recreation system which offers a variety of parks, trails and recreation centers for residents.

As the City of Henderson continues to grow at an incredible pace, the quality of life for both residents and businesses remains high. We look forward to sharing our wonderful city with you!

Sincerely,

Mayor Andy Hafén
The City of Henderson



HENDERSON: BUILT TO SUIT

By Doresa Banning

Henderson, now in its 61st year, has evolved into a first-rate location for companies. Today, this progressive city delivers exceptional services and amenities for businesses, living up to its moniker: the Las Vegas Valley Address for Business Success. It's home to many nationally and regionally known enterprises; others are in the process of making it so. More than 10,000 business licenses are active in Henderson, and at any given time, the city works with about 100 companies considering relocating or expanding there.



MADIERA CANYON PARK



Converse Consultants

731 Pilot Rd., Suite H
Las Vegas, NV 89119

P 702-263-7600
F 702-269-8353

kgoebel@converseconsultants.com

www.converseconsultants.com

Kurt Goebel

Practice Areas

- Environmental Due Diligence & Compliance
- Soil & Groundwater Remediation
- Brownfields and Redevelopment

Kurt Goebel is vested in Nevada. He moved here in 1985, received his Master's degree from UNLV in 1989, and joined Converse in 1991. As a Certified Environmental Manager, Kurt has grown to become a Senior Vice President and Regional Environmental Manager. Kurt is pro-business and believes in providing solutions to help businesses succeed. He advocates balancing his clients' business needs while accomplishing the environmental requirements to minimizing their cost and liability. He understands business and is active in the community. He is connected to a strong network of professionals and community leaders. He believes in having ethical conduct, and works well with other community leaders. He has successfully mitigated some of the largest private and public sector environmental projects in southern Nevada. Kurt enjoys being with family, sitting next to the campfire along the Virgin River in southern Utah.

ADVERTORIAL PROFILE

Why Companies Choose Henderson

A huge draw is the city's ability to address businesses' needs. In fact, Henderson's Economic Development and Redevelopment Departments aim to quickly and smoothly facilitate companies through the process that leads to launching their new Henderson operations.

"It's just a very good city to work with, very open door, from the mayor and city council to the administration and the staff," said Doug Roberts, a partner of Panattoni Development Co., which owns, develops and leases industrial, office and retail projects globally, including ones in Henderson.

Henderson's economic development experts assist companies with: site tours and selection; real estate solutions; demographic and workplace profiles; connections to employment and training providers; incentive programs information; facilitation

of meetings with regulatory agencies; and introductions to community leaders, businesses, universities and other potential partners.

"We like to call ourselves facilitator, connector and advocate. We really work to help businesses be successful," said Barbara Coffee, the manager of Economic Development and Redevelopment for the City of Henderson.

Conducting business in Henderson costs less than in other places due to certain city and state tax benefits. The recent Kosmont-Rose Cost of Doing Business Survey rated Henderson, out of 300 locales, as a "Very Low Cost City." Henderson boasts one of the lowest property tax rates in the Las Vegas metropolitan area and the state as a whole.

Nevada's attractive tax structure means nobody pays corporate, personal income, franchise, chain store, bank excise, bank share, food sales, admissions,

THE DISTRICTSM
at green valley ranch

Farmer's Market



Thursdays, 4PM - 8PM

MARCH 13 - JUNE 26
AUGUST 28 - DECEMBER 18

located on Main St.

Fresh Produce
FROM LOCAL
FARMERS

SPONSORED BY: RACHEL'S KITCHEN
Wholesome Food • Delicious Recipes

Farm to MARKET *Recipes* RESTAURANT SAMPLINGS
FLOWERS DEMOS
live music

visit SHOPTHEDISTRICTGVR.COM/FARMERSMARKET for more information

 2225 VILLAGE WALK DRIVE, SUITE 171, HENDERSON, NV 89052 | 702.564.8595

Burke Construction Group Invested in Henderson



Celebrating 30 Years of Award Winning Construction in 2014, Burke was most recently honored with NAIOP's 2014 General Contracting Firm of the Year Award and the 2013 AGC / NCA J.A. Tiberti Spirit Award. Burke Construction Group has been a member of the Henderson Chamber of Commerce for over ten years. Burke Chief Marketing /Governmental Affairs Officer, Tony Dazzio has served on the Board of Trustees for the Henderson Development Association since 2009. Burke has constructed some of Henderson's most iconic projects over the years including the recently completed VadaTech Corporate Headquarters and the expansion of the Seven Hills Behavioral Institute in 2014. Other significant Henderson projects include; Cashman Equipment Company's Corporate Headquarters and the College Villas Senior Living Apartments.

"It is a great honor to be a member of the Henderson Chamber of Commerce (HCC). Chamber President, Scott Mulerath is well known in the business community and highly regarded for his leadership role in Henderson. The HCC is a phenomenal organization to work with," said Tony Dazzio, Chief Marketing /Governmental Affairs Officer.

special intangible or inheritance taxes. The state's corporate incentives range from additional tax benefits to workforce training assistance. Henderson also offers companies with large power usage a reduced utility franchise fee. Another plus is the City's efficient development process.

"We get everybody together around the table, from fire and building safety to community development and utilities, to discuss the projects and answer questions," Coffee said. "Time is money for a company, and Henderson understands that."

Henderson's location allows it to serve as an ideal transportation hub. Major highways serving the city include I-15 (a direct route to Southern California), US 93/95, Highway 146 and I-215. The area is also easily accessible by air via McCarran International Airport and the Henderson Executive Airport. Henderson's close proximity to Las Vegas equates to global exposure by utilizing the area's fame.

"A lot of our existing businesses tend to say that they get a lot more face time with their customers by virtue of being in the Las Vegas area," Coffee said.

Companies can also take advantage of Henderson's low-cost real estate, located primarily in redevelopment areas such as the Water Street District. The vision for this downtown area is a traditional Main Street: a walk-able, urban community that includes office, retail and residential components with dining, entertainment and the like.

Henderson has over 13 major business parks/industrial centers. One of the City's newest is South 15 Airport Center, a 153-acre expanse with build-to-suit opportunities for sale or lease. The developer, Panattoni Development Co., has already constructed a 320,000-square-foot distribution center there for FedEx Ground, and a second, 100,000 square foot build-to-suit facility, has been contracted for.

"The biggest thing is that FedEx is there, which gives a lot of credibility to the park," Roberts said.

In May of 2014, Henderson will auction three new parcels for development. The parcels will total 167, 108 and 81 acres for business park development.

Another huge benefit for businesses moving to the area is Henderson's educated and fast growing workforce. By 2020, the city's population is estimated to exceed 335,000. About 64 percent of its population, as of 2012, has completed some level of college and 37 percent hold, at least, a college degree. Further, the more than one million people living within 25 minutes of Henderson enhance the local labor pool.

In Good Company

One of many companies to capitalize on Henderson's advantages and offerings, VadaTech Inc. recently moved into a new, 72,000-square-foot building to expand its assembly to six from two production lines. The company will eventually employ 50 plus people. VadaTech provides embedded computing solutions from board-level products and chassis-level platforms to configurable application-ready systems.

"Henderson was originally chosen because of its proximity to a major city while having an aesthetic suburban feel, also because of the friendly business climate and proximity to western and southwestern region customers," said company CEO Saeed Karamooz.

Barclaycard US has also leased 50,000 square feet in two buildings and is using one as an additional call center. It's likely to employ approximately 1,000 full-time workers when fully staffed. The company, headquartered in Delaware, is in the payments business.

"We really wanted to take advantage of the Pacific time zone," said Craig Peters, the managing director for customer care operations. "The labor market is fantastic; there are actually a lot of people in the labor force who have the skills we're looking for. There is not a lot of risk for natural disasters and storms."

After it has been completed, Life Time Fitness Inc. will use its new, two-story, 170,000-square-foot facility for Life Time Athletic Henderson, an exercise facility with an indoor tennis center, spa and restaurant. Headquartered in Minnesota, the company helps organizations, communities and individuals achieve their total health objectives, athletic aspirations and fitness goals.

"Henderson has the qualities Life Time Fitness Inc. proactively seek when looking for new communities/markets to enter—a strong quality of life and growing economy, a strong population and population growth, family oriented and community focused," said Life Time Fitness CEO Jeff Zweifel. "There is a nice mix of small to large companies, first-class shopping destinations



We Aspire

Transforming Education.
Advancing Care. Touching Lives.

When Roseman University of Health Sciences was founded in Henderson in 1999 as the Nevada College of Pharmacy, the university aspired to positively impact health care in the region. After more than a decade of remarkable growth, Roseman is strengthening its commitment as a transforming force in vital areas of health care education.

ACADEMIC PROGRAMS

COLLEGE OF MEDICINE

Doctor of Medicine
(Nevada - Currently in Development)

COLLEGE OF DENTAL MEDICINE

Advanced Education in Orthodontics and Dentofacial
Orthopedics/MBA Residency (Nevada)
Doctor of Dental Medicine (Utah)

COLLEGE OF PHARMACY

Doctor of Pharmacy (Nevada and Utah)
Professional Continuing
Education (Nevada and Utah)

COLLEGE OF NURSING

Bachelor of Science in Nursing
(Nevada and Utah)
Accelerated Bachelor of Science
in Nursing (Nevada)

MASTER OF BUSINESS ADMINISTRATION

PATIENT CARE

Orthodontic Clinic (Nevada)
Dental Clinic (Utah)
Community Outreach for Health

RESEARCH PROGRAMS

- Diabetes & Obesity • Cancer
- Alzheimer's And Parkinson's Diseases • Cardiovascular Disease
- Adult Stem Cell & Regenerative Medicine

roseman.edu

HENDERSON | 11 Sunset Way | Henderson, NV | 89014 | tel: 702-990-4433

SUMMERLIN | 10530 Discovery Drive | Las Vegas, NV | 89135 | tel: 702-990-4433

SOUTH JORDAN | 10920 S. River Front Pkwy | South Jordan, UT | 84095 | tel: 801-302-2600

Roseman University is a private, 501(c)3 Non-Profit University. Regionally accredited by the Northwest Commission on Colleges and Universities.



BLACK MOUNTAIN AQUATIC CENTER

and an overall sense of growth—imperative for the success of any company choosing to become a part of a city.”

Flowers Baking Co. is also new to Henderson, having taken over an existing, 230,000-square-foot facility. The company is a subsidiary bakery of Flower Foods, a company that makes, markets and distributes fresh baked goods nationwide.

Looking at the company Henderson keeps and the businesses moving to the area makes one simple fact clear, Henderson is business friendly.

“That makes a difference,” Coffee said. “When a company comes here, we’re going to take care of them. We’re going to move quickly, get them answers that they need. Companies often tell us, ‘We just knew the minute we came into Henderson that this is where we wanted to be.’”

A Place to Call Home

A major consideration when moving to any area is the type of lifestyle that employees and executives can expect. Those considering Henderson can rest assured that they and their employees will be comfortable and enjoy living there. It offers a superior quality of life and numerous opportunities for fun, education and involvement. Last year, Henderson ranked No. 58 on Livability.com’s *Top 100 Best Places to Live* list and garnered the sixth spot on Law Street Media’s *Top 10 Safest Cities with populations over 200,000*.

“I love it. It really is a great place to live,” said Robert McGibney, a 14-year Henderson resident and the division president of KB Home Las Vegas, a residential builder with projects in the area. “Even though Henderson is the state’s second largest city, it still feels like a place that holds small town values, where people know their neighbors.”

Henderson boasts affordable housing options—single-family homes, townhomes, condominiums and apartments—in various architectural styles and in vibrant city,



Touro University Nevada

TO SERVE Serving the community through the Health Center and the Center for Autism and Developmental Disabilities

TO LEAD Leading the way in addressing the state’s critical health care provider and education needs

TO TEACH Teaching Nevada’s future health care and education professionals

For more information about supporting Touro University Nevada or if you are interested in a campus tour, please call: **702.777.3100** or visit our web site at **WWW.TUN.TOURO.EDU**

874 American Pacific Drive, Henderson NV 89014

Accredited by the Western Association of Schools and Colleges. Licensed in Nevada by the Commission on Post-Secondary Education. Touro University Nevada is an Equal Opportunity Employer.



We're bringing the world
of golf to your doorstep.

DragonRidge Joins the Pacific Links International Family.



SouthShore Golf Club - Henderson, NV



Southern Highlands Golf Club - Las Vegas, NV



Dove Canyon Golf Club - Orange County, CA

Membership to Pacific Links grants you access to more than 100 exclusive Clubs across the continent and around the globe including three of Las Vegas' most storied courses, Southern Highlands, SouthShore and now DragonRidge. You're also a short drive from spectacular Dove Canyon in Orange County as well as 5 celebrated TPC® locations.

JOIN DRAGONRIDGE BY MAY 30, 2014 AND SAVE UP TO \$4,000.

FULL GOLF MEMBERSHIP

New Membership - \$8,500

** increasing to \$12,500 May 31, 2014*

SPORT SOCIAL MEMBERSHIP

New Membership - \$2,500

*** increasing to \$3,500 May 31, 2014*

Contracts are not binding. *15% deposit due upon joining with balance financed over 72 months interest free. **25% deposit due upon joining with balance financed over 36 months interest free. Young Executives Under 40 qualify for extended financing of membership fees and reduced monthly dues and food/beverage minimum.



PACIFICLINKS

PacificLinks.com

Toll Free: 1-888-888-1780

R&O Construction Building Henderson

R&O Construction is a Las Vegas, Nevada general contractor who has been constructing projects in the area for more than 30 years. Vice President and General Manager of R&O's Las Vegas office, Erik Skogstad says: "The projects we are constructing in and around Las Vegas are a good sign that the economy is coming back here. We're very optimistic about the future in Las Vegas."

Some exciting local projects R&O has under construction include:

Cowabunga Bay

Set to open on Saturday, May 24, 2014, Cowabunga Bay is a new 23 acre waterpark with attractions that include a thrill-seekers' capsule which drops from 73 feet in the air into a high-speed horizontal 360-degree loop; a 35,000 square ft. Surf-A-Rama Wave Pool; a giant slide with a four-person raft which

drops from a height of 55 feet into the world's largest man-made wave, and much more.

Elysian Apartments

A 360-unit apartment complex includes construction of 29 apartment buildings, a recreation building, fitness building, leasing/office building and two outdoor pools on a 20-acre site. It will have 50 two-story townhouses and 310 apartments in buildings of three and four stories.

Touro University Nevada Expansion

This project includes the demolition and retrofit of an existing space into a 15,000 square ft. medical clinic. The school of nearly 1,500 students focuses on the health sciences and education.

R&O is large enough to handle the most complex project, yet small enough to pay attention to project needs.

peaceful suburban and quaint rural settings. It has 22 built-out master-planned communities with 14 in planning or development stages.

Cadence is a new, 2,200-acre community near downtown Henderson, surrounded by existing homes and businesses. The LandWell Co. is the project's developer and plans for Cadence include 13,250 residences, three office buildings, 450 acres of open space including a 50-acre central park, a 100-acre sports park and 30 acres of trails. Home styles will vary, and prices for many will start in the low \$200,000s. Home sales will begin in the summer. Leasing for commercial space is already underway.

"The LandWell Co. and Henderson share a similar vision for Henderson—to make the community one of the best places to live," said Cheryl Persinger, vice president of marketing for the project. "The idea behind Cadence is to create an open community with access to Henderson's amenities, including historic downtown Water Street, outdoor trails and parks, and where neighbors can get to know one another."

New single-family homes and townhomes are also being built along with parks in the 1,500-acre community of Inspirada, located at Bicentennial Parkway and Via Firenze. KB Homes Las Vegas and Toll Brothers currently have homes for sale there. They, plus Pardee Homes and Beazer Homes will debut diverse, new products this summer. The four companies comprise Inspirada Builders LLC, which owns Inspirada's residential component. Infrastructure of the villages—seven total—is rapidly being completed. Eventually, Inspirada will contain an 85-acre system of parks, trails and open spaces.

Along with housing, numerous options abound for primary, secondary and higher education, including 29 elementary, nine middle, nine high and 12 higher education schools.

We are proud to be the fabric of Henderson, Nevada for over 67 years.

TRONOX
www.TRONOX.com

Safety Summit
BEST DEPARTMENTAL
SAFETY PERFORMANCE
2013

“We do have the top excelling schools in Clark County and continue to follow that pattern,” Coffee said.

Roseman University of Health Sciences, just last year, finished renovating a building adjacent to its Henderson campus. Of the 42,500 square feet, 8,662 will be used for faculty research, the remainder available for future expansion. The school also recently announced its intention to develop an allopathic medical school, adding to Roseman’s current health science programs.

“The city was a champion of our institution since it was founded in Henderson in 1999, and they continue to be champions of faculty, staff and students as they help improve the quality of healthcare in the city and all of Southern Nevada,” said Jason Roth, vice president of communications and public relations.

Touro University Nevada, a private, non-profit institution offering medical degrees, health sciences and education programs, is growing as well. Construction has begun on a 15,811-square-foot expansion that will more than double the size of the existing Touro Health Center and house an active aging center, a senior activity center and an enlarged student health center.

Nevada State College, founded in 2002, also has significant plans to expand in Henderson. The school recently broke ground on two new buildings, a nursing, science and education building and a student activity and administration building. The buildings are the institution’s second and third permanent buildings and will total approximately 130,000 square feet.

The potential lifestyle of Henderson attracts many. For fun, there are more than 57 parks, over 180 miles of trails and several golf courses. In addition, only short drives away residents find attractions such as Mt. Charleston, Lake Mead and Red Rock Canyon, all prime places

for outdoor activities from skiing to rock climbing. Entertainment, fine dining, shopping, theaters, gaming and more are available in Henderson and on the nearby Las Vegas Strip. World-class cultural events and performances frequently occur in the city, along with annual community events like the Fabtech Desert Classic, Winterfest and Shakespeare in the Park.

“There is a great sense of community, with the city’s nice balance of recreation, entertainment, shopping and restaurants, along with outstanding schools and neighborhoods,” Roth said. ■

For more information on Henderson and what the area has to offer, go to www.hendersonmeansbusiness.com.



Clients have been pushing our buttons for over **36** years. Isn't it time you do the same?



370 E. Windmill Lane, Suite 100
Las Vegas, Nevada 89123
Tel: 702-896-1100
Email: info@msa-lv.com

www.msaengineeringconsultants.com

RESOURCES

City Hall (Main)

702-267-2323

Mayor/City Council

702-267-2085

Business License

702-267-1730

City Clerk

702-267-1400

Development Services Center

702-267-3600

Economic Development

702-267-1650

Fire Department

702-267-2222

Parks & Recreation Department

702-267-4000

Cultural Arts & Tourism

702-267-2171

Police Department

702-267-5000

Clark County School District (Main)

702-799-5000

Henderson Chamber of Commerce

702-565-8951



HENDERSON COUNCIL

OUR VISION

To be America's premier community.

OUR MISSION

To provide services and amenities that enhance the quality of life for those who live, learn, work, and play in the City of Henderson.

Standing (left to right):

Sam Bateman

Ward 4 Councilman

Gerri Schroder

Ward 1 Councilwoman

Sitting (left to right):

Debra March

Ward 2 Councilwoman

Andy Hafen

Mayor

John F. Marz

Ward 3 Councilman

YOU MIGHT NOT
KNOW IT

but my company has been around since **1980**,
has more than **180 EMPLOYEES** who work on projects in **18 STATES**,
and has built more than **400 PROJECTS** in the past five years.

I may work for a big company, but when I'm on your project, **"I WORK FOR YOU"**



I AM



933 Wall Avenue
Ogden, Utah 84404
801.627.1403

6787 Spencer Street
Las Vegas, Nevada 89119
702.895.9322

634 South 400 West
Salt Lake City, Utah 84101
801.532.0123

www.randoco.com



**BUILT TO SUIT
YOUR NEEDS.**

Favorable tax climate featuring no corporate or personal income tax • The 2012 Kosmont-Rose Cost of Doing Business Survey rated Henderson as one of the 20 least expensive cities in which to do business • Highly educated and skilled workforce • Some of the lowest workers' compensation rates in the Western United States • Excellent Quality of Life including low housing costs, abundant entertainment and great year-round weather

Please allow us to confidentially assist you in all aspects of your site selection analysis and research.

Contact the city of Henderson Economic Development/Redevelopment Division at (702) 267-1650 or visit hendersonmeansbusiness.com.

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