

Celebrating 30 Years of Award Winning Leadership



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

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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*

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 Oping 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-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 Hafen The City of Henderson

Nevada Business

SPECIAL REPORT APRIL 2014

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>> Henderson SPECIAL REPORT





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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 Barbra 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,

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>> Henderson SPECIAL REPORT

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.



8

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.

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>> Henderson

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, head-quartered 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



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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.

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COLLEGE OF DENTAL MEDICINE

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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

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10





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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

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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.'"

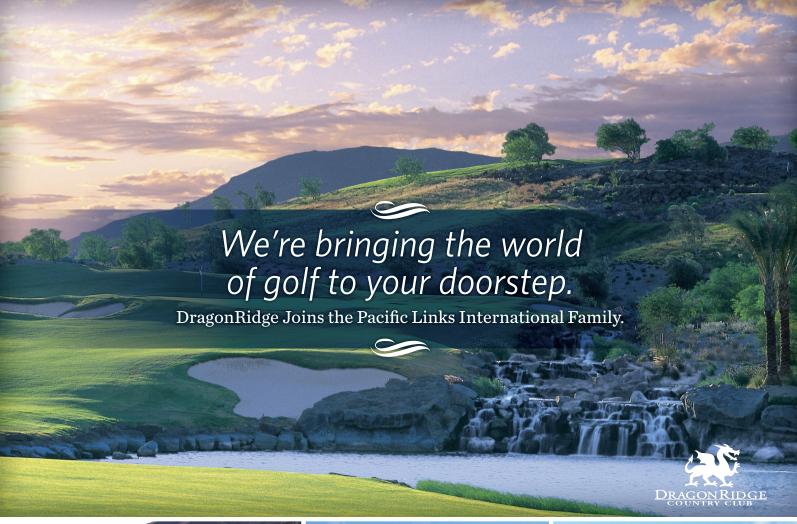
A Place to Call Home

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,

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SPECIAL REPORT

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.

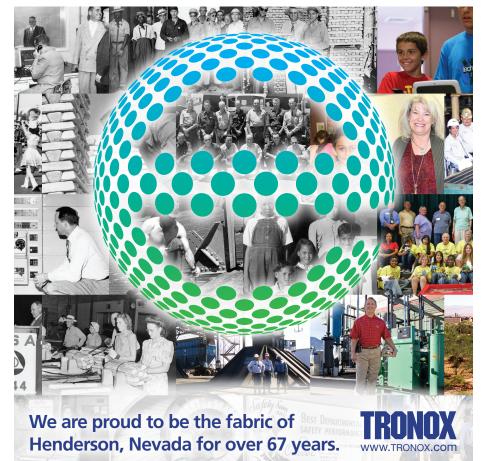
Elysian Apartments

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.

>> Henderson

"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.

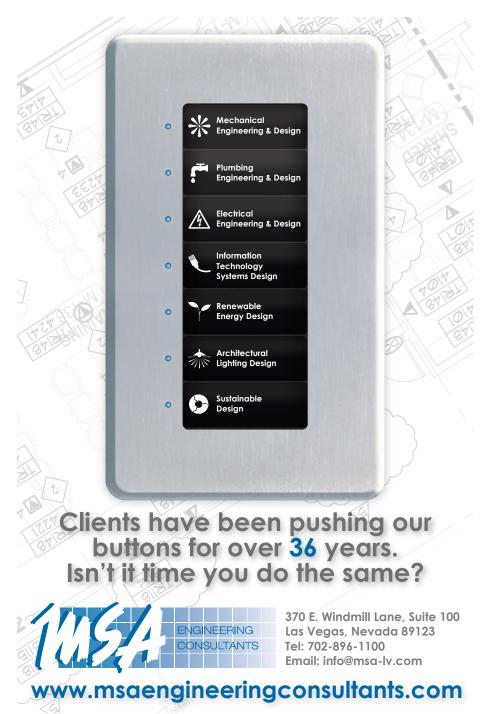
Nevada State College, founded in 2002, also has significant plans to expand in Henderson. The school recently broke ground on two new buildings, a nursing, science and education building and a student activity and administration building. The buildings are the institution's second and third permanent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



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



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

Gerri Schroder

Ward 4 Councilman

Ward 1 Councilwoman

Sitting (left to right):

Debra March

Andy Hafen

John F. Marz

Ward 2 Councilwoman

Mayor

Ward 3 Councilman

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