

**Q.** Why build now instead of waiting until the economy recovers?

**A.** The deal is available now, and it brings much needed jobs to Las Vegas by jumpstarting several downtown development projects. These major job-producing projects are the city's focus in these tough economic times. If the deal isn't done now, the private developers are likely to exit the deals and the city would be left with no new development, no new taxes and no new jobs to speed Las Vegas' economic recovery.

**Q.** Who are the private companies that the city is partnering with on the City Hall project?

**A.** The new City Hall, the surrounding office and retail complex and the transportation center will be built by Forest City Enterprises. Forest City is a \$10.9 billion, publicly traded real estate company founded in 1920 with successful projects around the country.



BONNEVILLE TRANSIT CENTER

**Q.** What other benefits will the new City Hall bring?

**A.** The new City Hall will reduce energy costs by more than \$500,000 annually compared to the current City Hall completed in 1973. The new City Hall will reduce the city's carbon footprint by 2,348 metric tons and save the city from having to replace worn infrastructure at the current City Hall.



NEW CITY HALL RENDERING

For more information, visit  
[www.lasvegasnevada.gov/cityhall](http://www.lasvegasnevada.gov/cityhall)

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**Orlando Sanchez, Deputy City Manager**  
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NEW LAS VEGAS CITY HALL

# FREQUENTLY ASKED QUESTIONS



NEW CITY HALL RENDERING

**Q.** Why does the city of Las Vegas need a new City Hall?

**A.** There are actually multiple reasons why a new City Hall will be a good thing for the city of Las Vegas. First, a new City Hall is the lynchpin in a downtown redevelopment plan that will create thousands of jobs, bring billions in private investment and millions in new

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***“City Hall is the catalyst for four major mixed-use redevelopment projects that will bring 13,441 new permanent jobs to the city of Las Vegas.”***

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tax revenue to the city. It will also result in an energy-efficient structure, while maximizing the use of city assets and lowering operating costs. By building the City Hall now, the city takes advantage of the current economy and avoids increases in future construction costs.

**Q.** What will be the results of this City Hall plan?

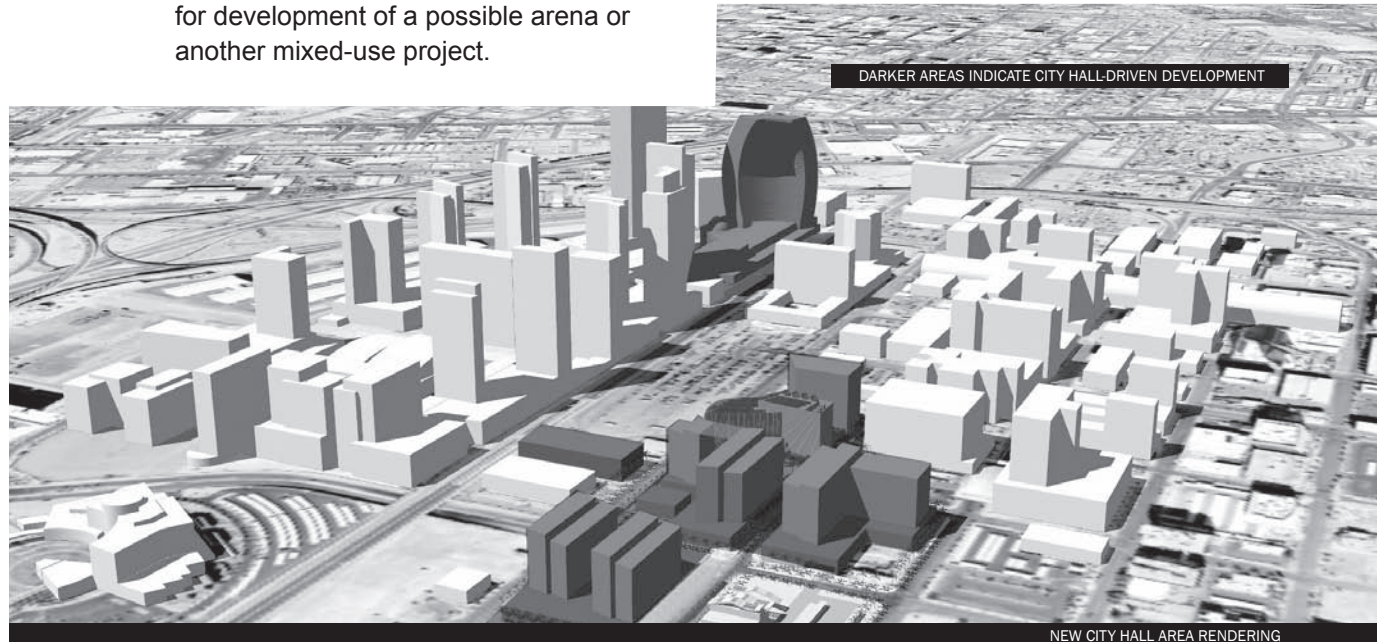
**A.** City Hall is the catalyst for four major mixed-use redevelopment projects that will bring 13,441 new permanent jobs to the city of Las Vegas, \$4.1 billion in private investment and \$16 to \$20 million in new tax revenue. The projects will also bring thousands of construction jobs to the city.

**Q.** How does this development plan work?

**A.** By moving City Hall from its current location at Stewart Avenue and Las Vegas Boulevard to Lewis Avenue and Main Street, the city sets up a chain reaction of redevelopment. The new City Hall will sit within five blocks of new office buildings and retail development that will be anchored on the north end by City Hall and on the south side by a new regional transportation center. Other private developments that the City Hall project sets in motion include a new hotel-casino at Symphony Park, and a new retail shopping complex at the site of the old transportation center, which will incorporate the Las Vegas Museum of Organized Crime and Law Enforcement and a revitalized Lady Luck hotel-casino. It will also free up approximately 17 acres, including the old City Hall site, for development of a possible arena or another mixed-use project.

**Q.** How is the city going to pay for City Hall?

**A.** City Hall itself is actually being paid for by the private sector with the city leasing the facility. This is a “lease-purchase” arrangement, which is a common method of financing used by other government entities. Property taxes will not be raised. The financing structure of the deal keeps the lease payments low for seven years. The city can refinance at any time, and future redevelopment tax revenues from all the projects that the new City Hall sparks can be used to make payments. The deal also includes an out clause that allows the city to vacate the building and stop making payments. Building the \$150 million City Hall now saves money because construction costs are well off their highs by as much as 30 percent.



NEW CITY HALL AREA RENDERING