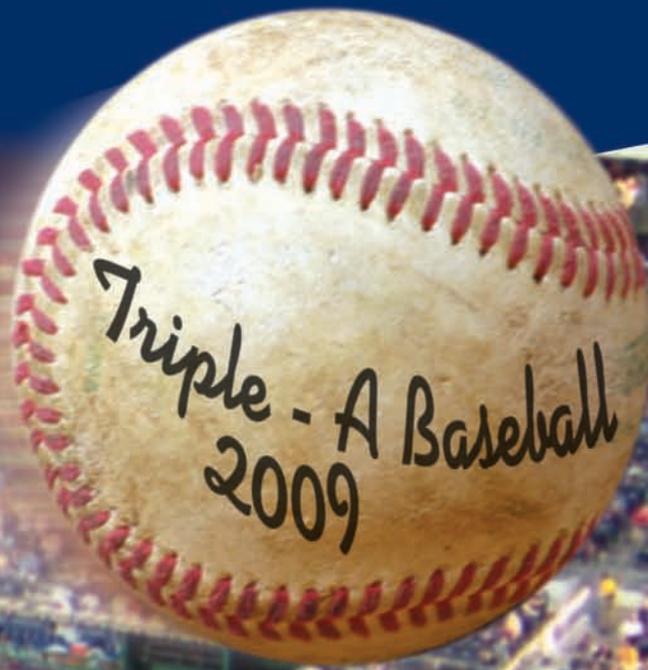


**City of Reno
Redevelopment Agency**

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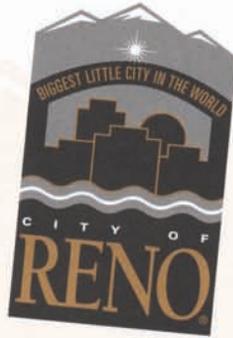
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I'm proud to be mayor of the City of Reno, a modern, progressive and dynamic city located in Northern Nevada.

Reno is nationally recognized as one of the best places to live and raise a family in the United States. And Reno was voted the Friendliest Town in Nevada Magazine's 2003 Best of Nevada Readers' Poll, earning that title for the seventh year in a row.

Our community is bounded on the west by the beautiful Sierra Nevada, and on the north, south and east by the high desert of the Great Basin. One of the region's most precious resources, the Truckee River, flows through our downtown area, creating recreation and wildlife opportunities for residents and visitors alike.

Reno offers year-round recreational opportunities, exciting community events and entertainment for the whole family. Reno's arts and cultural programs include the month-long ARTown celebration, the Reno Philharmonic Symphony, Nevada Festival Ballet and Nevada Opera Association performances and events.

Reno has a mild climate with four distinct seasons, and is one of the major tourist destinations within the United States, supported by its international airport, interstate highways and transcontinental rail lines.

In addition, we enjoy a strong economy with very low unemployment, affordable housing, an excellent school system, low taxes, and wonderful higher education opportunities through Truckee Meadows Community College and the University of Nevada Reno.

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DOWNTOWN RENO

Celebrating 25 Years of Change

The lights are on, people are moving in, baseball is coming and so is an urban farmer's market – downtown Reno is on the move: vibrant, vital and full of variety.

The overall goal of a downtown is to be the heart of a city, the place where people go to shop, to eat, to catch a show. The place where developers want to place their next projects. The place where private and public partnerships come together.

The overall goal of the City of Reno Redevelopment Agency is to revitalize Reno and create more economic opportunities within the region. Which is why redevelopment doesn't end. It isn't a finite task, or even a series of finite tasks, goals or milestones set and achieved. Redevelopment is a process, not a project.

"There's always going to be more to do," said Mark Lewis, Redevelopment Administrator. "We want to keep downtown vital."

Toward that end, the Redevelopment Agency works with a variety of tools to accomplish its goals, including existing properties, empty plots of land, blighted properties needing to

be upgraded and made fresh, new public/private partnerships, economic stimulus packages, financing for special projects, meetings with developers, meetings with consultants.

Redevelopment works by utilizing property tax increments to encourage private investment in areas that have slowed or aren't demonstrating growth. That's where the City of Reno Redevelopment Agency comes in. The agency has had great success in the last 25 years, and they're not done yet.

"I really believe with everything we've got going that you're not going to recognize this place in five years," said Mark Lewis. "It will be more dynamic, more vital and more fascinating place to be."

It takes constant, ongoing change to keep a city and a downtown vital. Without change, an area goes stagnant. Which is when it's time to remind private investors and the public that downtown is the heart of a city.

With that in mind, welcome to the new downtown Reno.

City of Reno Redevelopment Agency

In 2008, the City of Reno Redevelopment Agency celebrates 25 years of reuse and revitalization in downtown Reno. Formed in 1983, the agency is the driving force behind downtown revitalization and the catalyst for projects such as the ReTRAC project, the largest public works project ever undertaken in Reno which lowered the train tracks into a trench and returned 120 acres to the city, the Reno Events Center and the downtown Ballroom. Look throughout this publication for 25 Years: A Place in History to see some of the changes the agency has already made.

Take Me Out to the Ball Game

Reno was looking for a major catalyst to drive economic development in downtown, and it just so happened that a Tucson AAA baseball team was looking for a home.

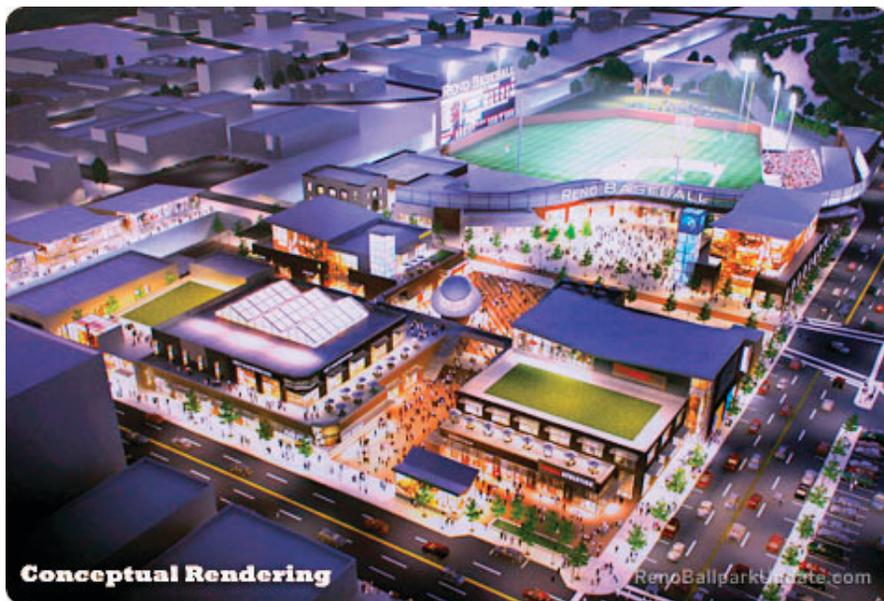
What a match. Reno has been looking for years to bring baseball to our city and the team hadn't settled on a place to relocate. So the Redevelopment Agency and City of Reno made a major league effort to relocate them right into downtown.

It worked. Welcome to AAA baseball in Reno. The AAA team for the Arizona Diamondbacks – owned by SK Baseball, LLC, headed by Stuart Katzoff – will relocate in time to play ball here in 2009. Which means Reno residents and visitors alike can go downtown, buy a hot dog and engage in that most American of past times – watching a ball game.

But that isn't all. The game plan, so to speak, is that most people will not only come downtown to watch a game, but will also walk through downtown Reno's entertainment and retail core.

Visitors coming from Virginia Street to the new stadium will walk by a variety of retail shops, along the First Street shops and through the new downtown entertainment core before reaching the stadium. Eventually, the entire journey will be through a multifaceted entertainment-walking district.

The Redevelopment Agency worked with land trades, consolidations and lease-backs to acquire an 8-acre site made up of five parcels to house the stadium. Agreements also provide for 25,000 square feet of retail, as well as the adjacent 100,000 square feet of retail not located with-



The 8-acre baseball stadium will be home to the AAA team for the Arizona Diamondbacks in 2009.

in the stadium. In addition, the city plans to purchase the old Regional Transportation Commission site on Fourth Street after the new site is completed and develop more retail in that location.

The baseball stadium broke ground in February and the 10,000-seat stadium is underway for the 2009 season. Demolition of nearby existing structures has taken place, and excavation of the bowl for the stadium is underway.

Priority Projects

Every year the city council sets a list of priorities for the City of Reno. For the 2007-2008 year, priorities included communication with residents and businesses to learn what emerging issues were; planning to continue making Reno a great city; redevelopment to continue diversifying the downtown experience for residents and visitors alike; public safety to maintain police and fire protection

Economic Impact of AAA Baseball

Stadium economic impacts include

- Annual attendance expected of 382,000
- \$3.684 million in new expenditures from residents
- \$1.095 million in new expenditures from visitors
- 15,364 new lodging room nights from visitors coming to see games
- 283 ongoing jobs created
- 1,239 "one time" jobs created
- \$135.0 million in "one time" economic impact
- \$19.4 million in ongoing economic impact



Coming Soon... An Urban Market

Jennifer Bushman is a long time local media personality – and self-professed enthusiastic foodie. Her roots and her career were built in Reno and she wants to help fuel the process that will lead to the West Street Market and its success.

Currently, she's designing some of the food-related programming for the West Street Market. Bushman is very connected in the local food community, knowing everyone from home cooks who always wanted to own a bakery to executive chefs to organic farmers, so she's planning food demonstrations and weekly and seasonal themes, and when the market fires up in July 2008, so will the programming.

"We're also working with Washoe County School District to bring third, fourth and fifth graders down to the market, and we're working on having kids and family programming," said Bushman.

In addition to food, and food vendors, and arts and jewelry, a local radio station will broadcast from the market and so, said Bushman, "It's going to have everything necessary to make people slow down and enjoy their city."

The indoor market will run year round and during the summer the courtyard between the buildings will house a farmer's market for 20 weeks from May to October, with tents and events and, in the evenings during the week, the market will spill out into one lane of West Street, adding another 100 or so tents and vendors.

"We're encouraging people to buy local and support Nevada food growers and local farmers," said Craig. "If you know where your food is coming from, and it's coming from within a 150-mile radius, then it's fresher."

throughout Reno; and intergovernmental cooperation.

The West Street Market, according to Craig, satisfies several of these expectations, from providing residents with the chance to shop for locally grown foods at an environmentally healthy market to diversifying the downtown experience for those residents who live downtown and those who visit, and for out-of-town visitors who are looking for a different downtown experience to what they might expect.

Bringing AAA Baseball to downtown also diversifies the entertainment experience, should drive retail into downtown Reno in droves, and provides another piece of the entertainment core experience.

Priorities also included diversifying the downtown experience so people can live/work/play downtown. Providing food choices, retail, entertainment and public transportation makes living, working and playing all in one place a lot more feasible for the downtown residents and the 15,000 people who work downtown.

It also opens up venues for the 5 million visitors who come to Reno each year, giving them even more to do in a downtown where redevelopment has already provided them with a Reno experience that includes Artown, the whitewater park and a downtown arts and culture core that includes an award-winning museum.

Of the priority redevelopment projects identified by the Reno City Council in March 2007, most of them

are in progress or nearing completion. They include:

- Community Assistance Center
- Entertainment Core Retail
- Downtown Parking Structures
- ReTrac (Phase I)
- Post office Acquisition
- Downtown Beautification
- Urban Market
- Ballroom – Phase II Events Center
- AAA Baseball Stadium

West Street Market



Think Pike's Market in Seattle. Think, maybe, of Fisherman's Wharf in San Francisco. Now think of Reno.

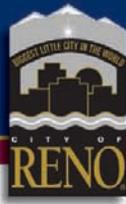
Redevelopment is all about reclaiming and reusing, rediscovering and reinventing, and as such, often works in blighted areas of the city, making the old new again.

Take West Street in downtown Reno just between First and Second Streets. The site is adjacent to five major condominium projects, including the Montage, which will open in 2008. One side of the street has already seen some redevelopment, but the east side has been dark.

The city has just taken a long-term

Take Me Out to the Ballroom

The Ballroom on Center and Fifth Streets in downtown complements the Reno Events Center. The facility allows seating for groups up to 2,000 and while the Events Center is the venue for concerts and shows, the Ballroom facilitates sit-down meals and dining and has a complete kitchen on-site.



lease on three 1920s warehouse-style brick-storefront buildings, giving them 8,500 square feet under roof to house 20 vendors selling fresh foods, prepared foods, gourmet foods, flowers, art, jewelry – all in stands around 300 to 400 square feet each, according to Karen Craig, senior management analyst. The three buildings form a courtyard around what is currently a parking lot.

Plans are now underway for the three buildings and parking lot/courtyard to be transformed into Reno's very own downtown urban market.

The proposed market will open as early as July 2008, featuring approximately 20 vendors under roof selling everything from produce to baked goods, wine to cheese, meat and barbecue, ethnic foods and there may be a deli and a grocery store. The market presents an opportunity for locally owned restaurants and retail, to try expanding in an intimate venue before jumping fully into a second location without a trial run.

There'll also be a stage for demonstrations and a demo kitchen and local media personality Jennifer Bushman is working with the city to put together programming.

The Theme is Green

One of the tenants of the urban market will be Nevada Econet (see sidebar) which is very much in keeping with the theme of the market, which is green.

The goal of the market is zero waste – everything reused, nothing wasted. No paper plates, no plastic bags, no plastic forks – forks will be potato-based products that go into a compost pile rather than a dumpster.

Does that mean visitors take the forks home with them to recycle or compost? Not at all. As part of a pilot program, all market waste will go into

one dumpster and get sorted out at the waste facility. Compostable material will be sent to a composting company. Recyclables will be recycled.

“That’s the plan, anyway,” said Jason Geddes, environmental sciences administrator, City of Reno. Everything is still in the planning stages, and many of those stages are green. In addition to the zero waste goal, the market courtyard will be paved with permeable pavers just like those used in residential back yards. “We’ll put those down instead of concrete, and rain and snow can go right through into the ground rather than running into storm drains with flood and the problems of run-off,” said Geddes.

In addition, simply reusing the site and the three buildings rather than demolishing and rebuilding is an environmental plus. Rebuilding costs

West Street Market At a Glance

- Three existing brick buildings offer 8,494-square-feet of indoor space.
- The courtyard between the buildings offers more than 6,200-square-feet for outdoor market.
- Venues for food, wine, art, education and a farmer’s market.
- Booths offering fresh food, arts and crafts in the courtyard.
- Three days a week the market will spill into one lane of West Street with additional vendors and tents.

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money, time and energy, and creates waste from new construction.

“We’re also trying to include renewable energy into the systems,” said Geddes.

With the urban market’s environmental ideas, the city and the vendors will be doing it right, according to Craig, and teaching citizens as it learns. “We’ll be making both a great city and a great public market.”

10 North Virginia Street

In the spot where the city hosts ice skating in winter, 10 North Virginia Street is the Redevelopment Agency-owned part of the City Hall Plaza. A request for proposals has identified a developer, who is working on refining designs for a city center retail facility that should start construction in fall 2008.

Parking Structures

Heading downtown to the 10 North Virginia Street Plaza, or the Post Office project or the West Street Market or the AAA Baseball Stadium is due to get easier – two public/private partnerships between the city and area casinos are in the works to provide new parking structures, one on the east side of the downtown core, the other to the west. The two structures will be phased in over time and will provide an estimated additional 1,200 new parking spaces downtown.



The ReTrac cover will add 30,000 square feet of retail space.

ReTrac Cover

The ReTrac project was the largest public works project ever undertaken in Reno. After the project sank the Union Pacific Railroad tracks 32 feet below ground, Union Pacific deeded back 120 acres of land to the city.

The plan is to cover two blocks of the ReTrac train trench going through downtown Reno. The cover would span the two blocks between West Street and North Virginia Street, and create property where at the moment, there’s only air above the trench.

“We’re planning to put 30,000 square feet of retail there,” said Fernando Leal, managing partner, L3 Development. “We’re looking at restaurants, florists, retail – two blocks of cute little shops.” And now it’s most likely going to bloom with retail around the edges, and special events in the middle of the space, opening up more of downtown to be enjoyed.

Post Office

Frederick deLongchamps served as Nevada’s State Architect from 1919 to

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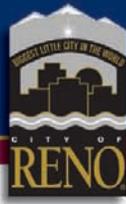
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Nevada Econet

Nevada Econet, Northern Nevada’s environmental resource and host of Earth Day for the past 19 years, will move its offices to the new downtown market and into an upstairs location at the market.

The nonprofit organization brings a broad connection with nonprofit businesses and governmental agencies and experts who know environmental, green-based activities and products and who can give presentations for residents and visitors alike visiting the market.

“On Wednesdays we’ll be putting on wholly eco-nights,” said Lauren Siegel, executive director, Econet. They’ll be inviting not only local organic farmers but booth vendors who have exhibited at Earth Day celebrations and vendors whose green-based products or services fit that week’s market theme. For example, said Siegel, one week might have a “water in the desert theme,” with water-less car wash demos and explanations of that particular innovation. During Hot August Nights, the annual celebration of everything car, experts will talk about hybrid cars.



The City of Reno plans to change the historic post office into a mixed-use project.

1926 and designed many of Northern Nevada's beautiful old administrative buildings, including the circular courthouse in Lovelock, the Riverside Hotel that today houses Riverside Artist Lofts and Sierra Arts, and the historically important downtown Post Office on Mill Street.

It's the downtown Post Office the City Redevelopment Agency is looking at now and they want to keep it as beautiful as it is. And they want to keep it as a Post Office, at least in part.

Plans are underway for the City of Reno to acquire the downtown Post Office in the next two to three years.

"I think it's one of the most significant buildings in Northern Nevada at least as far as administrative buildings, and in general it's a wonderful building that symbolizes the construction that was taking place during the 1930s during the New Deal," said Cindy Ainsworth, commissioner, Historic Resources Commission, and administrator, Historic Reno Preservation Society. "There were a lot of post offices built during that time and that one has a wonderful interior and exterior and wonderful detail work."

The goal of redeveloping the Post Office has been on the books since 1993, but the Redevelopment Agency is actively working to acquire the building now and also looking for a site for a new postal facility that will need to be built. The Post Office itself is a beautiful example of art deco architecture, with unexpected artistic

touches such as the lions and eagles gracing the trim and the actual furniture used for setting packages on.

The plans include keeping a retail post office in the building but also adding small retail stores, and restaurants throughout the space, as well as possibly having some office space available. It's a mixed-use project, and definitely the best of all worlds when combining reuse of a beautiful, historic building with it's original purpose and new uses as well.

Behind the Post Office, next to the river, the current parking lot would make way for a vibrant plaza.

"Designs are being developed to create a plaza where residents could connect with the river," said Kristin Rossiter, economic development manager, Redevelopment Agency. People would be able to take kayaks

out of the river after leaving the white water course at that point, and the first floor of the building would exit out to the plaza and allow for possible outdoor dining from restaurants within the Post office. Nothing is set in concrete yet, but the possibilities being envisioned are tempting.

Beautification

One of the priorities set by the Reno City Council in March 2007 was the beautification of downtown Reno, a five-part project that included changing the streetscape, bringing public art downtown, changing Virginia Street lighting elements, a pilot program of facade improvement and creating a Virginia Street Gateway.

And as of spring 2008, those projects are completed or nearing completion.

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Streetscape

The goal of the Streetscape project was to make downtown more pedestrian friendly and attractive. Older planters that took up a lot of room at the edge of sidewalks were replaced with round, more aesthetically pleasing planters, and hanging baskets of flowers and banners were added to light poles from the north side of the Truckee River to the south side of Fourth Street.

Public Art

With a goal toward making downtown Reno an outdoor gallery, transformer boxes and other industrial-type infrastructure necessary to cities have been painted with everything

from aliens to street scenes. The public art project not only beautifies downtown Reno and some of the more industrial aspects of a city, but provides work for Reno artists. Other artists offered expertise to create fanciful bike racks shaped like everything from fish to dogs which have been installed downtown.

Facade Improvement Program

The fourth element in the beautification project is the facade improvement program, a pilot project, which involves changing the face of businesses along Virginia Street from Second Street to Douglas Alley. It's a public/private partnership that will involve changing the look of buildings,

removing stucco from one building to uncover the old brick underneath and doing whatever it takes to have a cohesive, attractive neighborhood.

Virginia Street Gateway

The fifth element of the streetscape beautification plan is the goal to enhance the pedestrian experience between Virginia Street north of downtown and the University of Nevada, Reno, by enhancing the character of Virginia Street from Seventh to Ninth Streets with landscaping and architectural features. The project is getting underway and an artist and an architect have been identified who can do the work. The staff of the Redevelopment Agency is reviewing proposals for the area.

Renown Health First To Offer Robotics-Assisted Surgery In Northern Nevada

In late February, Renown Health introduced robotics-assisted surgery, a new, minimally invasive method to treat patients. Renown Regional Medical Center is the first hospital in northern Nevada to offer this type of surgical option using the da Vinci S HD Robotic Surgical System.

Manufactured by Intuitive Surgical, the da Vinci surgical system applies a surgeon's skill to computer-enhanced technology and robotics. Housed in Renown Regional's surgical Tahoe Tower, the system enhances surgical capabilities and helps to improve clinical outcomes for patients across many disciplines. Patient benefits include: reduced trauma to the body, reduced blood loss and need for transfusions, less post-operative pain and

discomfort, less risk of infection, shorter hospital stay, less scarring and faster recovery and return to normal daily activities.

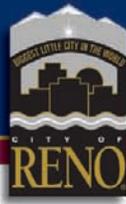
"The da Vinci gives the surgeon total control of the surgical site with magnification advantages 10-times greater than the human eye," said Linda Ferris, Ph.D., vice president of the Renown Institute for Cancer. "The da Vinci S HD Surgical System integrates three-dimensional, high-definition endoscopy and state-of-the-art robotic technology to virtually extend the surgeon's eyes and hands into the surgical field."

Seated comfortably at a console viewing a 3D HD image of the surgical field, a surgeon like Peter Lim, MD, Gynecologic Oncology, Center of Hope at Renown Health, can manipulate instru-

ments with seven degrees of freedom and 360 degree hand motion, mimicking the dexterity of the wrist and hand.

"The system seamlessly translates the surgeon's hand, wrist and finger movements into precise, real-time movements of surgical instruments inside the patient," Lim said. "With the da Vinci, surgeons can see tiny blood vessels, neuro vascular bundles and do what needs to be done in the most minimally invasive way."

A number of procedures that previously could not be performed using traditional minimally invasive surgery technologies can now be performed using the da Vinci system. Da Vinci allows a surgeon greater visualization, enhanced dexterity, precision, control and superior ergonomics.



Reno-Tahoe Your Hometown Meeting Headquarters

While Reno-Tahoe has a reputation for adventure – from snow sports and cycling, to kayaking through downtown Reno's Whitewater Park – it also makes an excellent venue for meetings.

Convenient, modern meeting facilities are located in close proximity to the downtown hotel-casino corridor and Reno-Tahoe International Airport, which boasts over 170 daily flight connecting to 50 of the country's busiest airports. Within an hour, guests can be at Lake Tahoe, breathing in the mountain air or swooshing down world-renowned alpine slopes.

No matter the meeting size Reno-Tahoe is the perfect fit. Area wide, there are about 20,000 hotel rooms – 2,000 within walking distance to the 500,000-square-foot Reno-Sparks Convention Center, and more than 6,500 in downtown Reno, near the Reno Events Center, the Reno Ballroom and the National Bowling Stadium.

Reno-Tahoe is in the midst of an urban renaissance. Building on a centrally located hotel-casino corridor, new attractions in downtown Reno include the Truckee River Whitewater Park, the Riverwalk district, as well as a Triple A baseball stadium and retail complex in development. Other recently completed projects downtown include the Reno Events Center and Reno Ballroom.

Within a stone's throw, nearly a dozen hotel-casinos have completed or are undergoing multi-million dollar renovations/expansions. In Sparks, the Legends at Sparks Marina will open in full by the end of 2008, boasting dozens of shops, restaurants and an IMAX movie theater. The center is anchored by the 245,000-

square-foot Scheels sporting goods store. Cabela's, an outdoor outfitter, recently opened one of its famed superstores in Reno.

Visitors to Reno-Tahoe enjoy all-

season activities, from indoor entertainment to outdoor adventure, including options for team-building, creative off-site venues and pre- and post-meeting tourism.



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- Two seasonal outdoor public swimming pools
- The ice skating rink at 10 North Virginia Street Plaza
- Terrace Sports Complex
- Rancho San Rafael Sports Complex
- Truckee River Whitewater Park
- Rose Garden at Idlewild Park
- Truckee River bike path
- 40 golf courses

DP Partners Enters the Reno Office Market

DP Partners has been well-known in the Reno market for 48 years as the largest industrial development firm, and nationally, as one of the top 10 privately owned industrial development firms with 35,000,000 square feet of industrial space across the country. But this year, DP Partners entered the Reno office market with the acquisition of the 78,000-square-foot, Class A, two-story office building located at 885 Trademark Boulevard in the thriving South Meadows commercial area.

"This office transaction illustrates the company's new direction and vision regarding our new operating platform," said Par Tolles, President of DP Partners. "Our goal is to diversify our current asset base into multiple property types, particularly office properties, and to apply a more entrepre-

neurial approach to all types of real estate opportunities."

The seller, Inter-Tel Incorporated, which merged with Canadian-based Mitel last summer, has signed a 10-year lease for the entire office building from DP Partners. Mitel is an international leader in providing solutions for higher-end telecommunications systems to diverse organizations throughout 90 countries in more than 100 locations.

In addition to the existing office building, the acquisition includes an additional 8.5 acres of developable land that will accommodate two additional multi-story, Class A office buildings totaling approximately 170,000 square feet. New facilities will be developed on a build-to-suit basis for lease or for purchase, for lease with an

option to purchase, or for purchase as an investment or as a joint-venture investment with DP.

"Our ability to purchase this asset with a tenant already in place, combined with the opportunity to develop additional revenue-producing properties in this highly desirable location places DP Partners in an outstanding position," said Gregory J. Shutt, SIOR, DP's Partner-Reno

Reno, Nevada-based DP Partners is a national commercial developer founded in 1960. The company develops approximately 3,000,000 square feet of speculative and build-to-suit projects annually. DP utilizes partnership structures with employees, construction companies, other developers, clients, and financial entities to achieve its successful track record.



Discovery Museum

Located within one mile of seven area schools and expected to draw some 130,000 visitors to downtown Reno annually, the Nevada Discovery Museum is on-track in its reuse and revitalization of the old City Hall building on Liberty and Center Streets. Renovation of the building will start in 2008 and exhibits are expected to open in 2009. Eight exhibits will be open when the Museum opens its doors and invites families to come experience a museum that's completely "hands on." Plans include 18,000-square-feet of gallery space, including a Cloud Climber, a tall, safe, open-to-parental-view climbing structure for kids, and da Vinci's Corner, where art and science – and experimentation – come together. The Museum also focuses on the history of our state, and the importance of water in Nevada. More information on the upcoming Discovery Museum is available at nvdvm.org or by e-mailing info@nvdvm.org.

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The Montage and Fitzgerald's



The Montage's 380 condominiums will soon offer residents the chance to live, work and play downtown, on the river's edge, in the middle of everything Reno has to offer. The private project utilizes reuse and re-life of the Golden Phoenix casino, breathing new life into the property tower residences, row homes, lofts, terrace townhomes and penthouses, not to mention decks with pools and landscaping and a dog run for downtown pet owners.

The Montage will start receiving first deliveries in June as retail and restaurants open and the Montage comes to life. One of the restaurants opening in the property is an 11,000-square-foot Ruth's Chris Steak House, notable not only for the restaurant itself but because the company has cut back expansion plans and Reno is one of the few cities where one is opening in 2008. Another internationally known non-chain restaurant is expected to be announced in coming months and locate within 6000 square feet on the property.

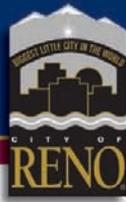
L3 Development LLC, the power behind the Montage, has also acquired Fitzgerald's Hotel & Casino in downtown Reno and is also working on plans to upgrade the property by adding new retail, entertainment and business meeting space, as well as revamping all 351 rooms.



Sierra Pacific is a proud business and community partner.

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Saint Mary's Regional Medical Center Ranks No. 1 in Quality in Nevada

Throughout the past 100 years Saint Mary's Regional Medical Center has grown into one of northern Nevada's most respected health care providers. As a member of Catholic Healthcare West, Saint Mary's is dedicated to providing excellence to patients and community members alike for life's medical needs. Throughout their history, providing quality has been their number one priority and recently Saint Mary's was recognized for their commitment to quality by HealthInsight.



"Since the beginning Saint Mary's has always upheld the highest standard in providing quality health care to all of our patients and the recent ranking by HealthInsight is another example of the amazing service our employees provide every day," said Mike Uboldi, president of Saint Mary's Regional Medical Center.

HealthInsight recently ranked Saint Mary's as Nevada's top hospital in quality. A private, nonprofit Medicare Quality Improvement Organization, HealthInsight is dedicated to improving the health care systems of Nevada and Utah.

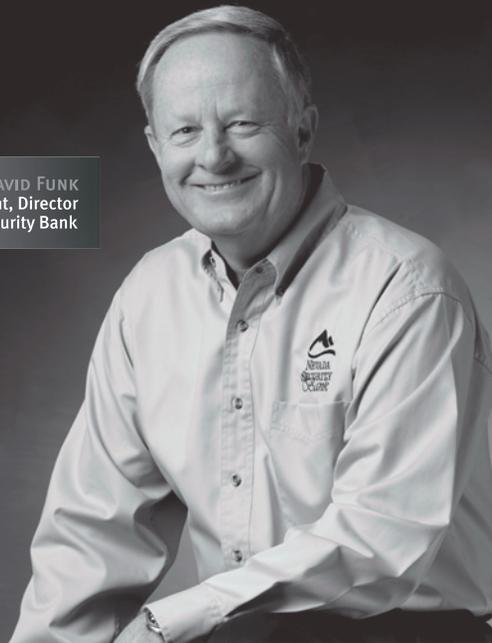
HealthInsight's ranking is compiled on the basis of 24 different quality measures including responses and procedure for heart attack, heart failure, pneumonia and surgical infection prevention.

Prior to this most recent ranking from HealthInsight, Saint Mary's Regional Medical Center had ranked the highest in Northern Nevada and con-

sistently among the highest in the state, more than 20 percentage points above the nearest regional competitor.

IF NORTHERN NEVADA HAD A FACE, IT WOULD LOOK A LOT LIKE HIS.

DAVID FUNK
President, Director
Nevada Security Bank



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Reno, Incline Village, Carson City
www.nevadasecuritybank.com

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Equal Housing Lender



Major Redevelopment Projects, 1986 - 2008



1986 - National Automobile Museum
(public/private partnership)

1986 - Reno Arch

1986 - Alleys project; Street & Sidewalk project; Downtown Improvements

1990 - Trompe L'Oeil

1990 - Raymond I. Smith Truckee River Walk (Virginia to Arlington)

1991 - Wingfield Park Amphitheater

1991 - National Bowling Stadium (acquisition, construction, police sub-station) (public/private partnership)

1993 - Parking Gallery

1993 - Virginia Street and Plaza Street Improvements

1993 - City Hall Expansion (RDA offices)

1994 - Bank of America Streetscapes

1994 - Flamingo Hilton Streetscapes

1995 - Relocation of "old" Reno Arch to Lake Street

1995 - Riverside Century 12 Theatre (acquisition through construction)

1995 - Eldorado Expansion and Theater infill

1995 - Silver Legacy (construction)

1995 - Harrah's East Tower

1995 - Cal-Neva Parking Stadium

1995 - Comstock Hotel Casino (Facade & Streetscapes)

1996 - Fourth Street sidewalk improvements

1996 - Mapes Hotel Casino (acquisition, asbestos abatement and demo)

1996 - County Courthouse (acquisition and construction) (public/private partnership)

1996 - Federal Courthouse (acquisition and construction) (public/private partnership)

1997 - Granada Theater Block (acquisition, asbestos abatement and demo)

1997 - Riverside Artist Lofts (acquisition through construction) (public/private partnership)

1997 - Center Street Bridge (public/private partnership)

1997 - Circus Circus Parking Structure

1999 - West Street Plaza (reconstruction) (public/private partnership)

1999 - Palace Jewelry & Loan

1999 - Eldorado-City Center Pavilion

2000 - Courtyard Centre Apartments

2001 - Siena Hotel Spa Casino (construction)

2001 - AT&T improvements

2001 - Cheers (condo conversions)

2001 - Trends West Resorts

2001 - City Center Apartments

2002 - Beaujolais Bistro

2002 - Walgreens

2004 - Events Center

(public/private partnership)

2004 - Silver Peak Pub & Grill on the River

2005 - River's Edge

(Theatre Corner Parcel)

2005 - Downtown Market Place

2005 - Residences at the Riverwalk (Comstock)

2005 - Belevedere Tower (Sundowner)

2006 - The Palladio Mixed-use Project at Mid-Block

2006 - ReTRAC (public/private partnership)

2007 - Cabela's

2007 - Ballroom completed

2007 - AAA Baseball stadium and retail in progress

Distinctions

- Reno ranked in the top 10 Best Places to Live by Cities.
- Reno ranked 69th out of 500 for Best Walking City in America (Prevention Magazine).
- Ranked and Rated INC's No. 4 of the 50 small metro areas to start and grow business.
- Rand McNally's No. 1 outdoor U.S. recreation area.
- CNN ranks Reno 54th out of 100 metro areas in the U.S. as the best place to live and launch a business.
- Reno ranked 137 out of 200 metro areas in Forbes Best Place for Business and Careers.
- The American Legislative Exchange Council ranked Nevada the 11th best state in the U.S. for economic competitiveness.
- In 2007 Nevada ranked second in the U.S. for small business and entrepreneurship in the Small Business and Entrepreneurship Council's Small Business Survival Index 2007.
- The Reno-Sparks economy ranked 26th in a study of Best Performing U.S. Cities (Milken Institute and Greenstreet Partners).
- In 2007 Reno ranked 8th among the Top 20 Mid-size Cities for Doing Business by Inc. Magazine.
- In 2007 Reno ranked in the America's 50 Hottest Cities by Expansion Management Magazine.

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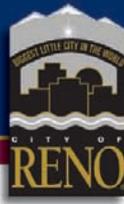
RTC 4TH STREET STATION

An Investment in Downtown Reno

Design for the new transit center in downtown Reno was recently modified to accommodate the baseball stadium planned southeast of the transit center site. The RTC anticipates completing the design phase for the Reno transit center by the fall of 2008 and opening in the summer of 2010. The facility will be located east of the National Bowling Stadium, bordered by Evans, Lake and Fourth Streets and the Plaza Street. Visit rtcwashoe.com for complete project details.

(775) 348-0400
rtcwashoe.com





Events Calendar 2008

May

Reno River Festival
Truckee River Whitewater Park
May 9-11
www.renoriverfestival.com

June

16th annual Tour de Nez Class Criterium
Part of USA Cycling's national race series
June 17-22
www.tourdenez.com

Reno Rodeo
Reno Livestock Events Center
June 19-28
www.renorodeo.com

White Water Race and Music Festival
Truckee River Whitewater Park
June 21
www.angelkissfoundation.org

Reno Tahoe Odyssey Relay Run Adventure
From Reno to Tahoe and back again, three 36-mile legs of a 178-mile race
June 6-7
www.renotahoeodyssey.com

July

Food for the Soul World Music Series
Wingfield Park
Wednesday evenings, 7-9:15
www.fbnn.org

The Great Eldorado BBQ, Brews & Blues Festival
Eldorado Hotel & Casino
June 28
www.eldoradoreno.com

Pops on the River
Reno Philharmonic
Wingfield Park
July 12
www.renophil.com

ARTOWN
Various locations in and around downtown Reno
July 1-31
www.renoisartown.com

August

Hot August Nights
Locations throughout Reno, Sparks and Northern Nevada
August 1-10
www.hotaugustnights.net

Reno-Tahoe Blues Fest
Rancho San Rafael Park
August 16-17
www.renotahoebluesfest.com

Nevada State Fair
Reno Livestock Events Center
August 20-24
www.nevadastatefair.org

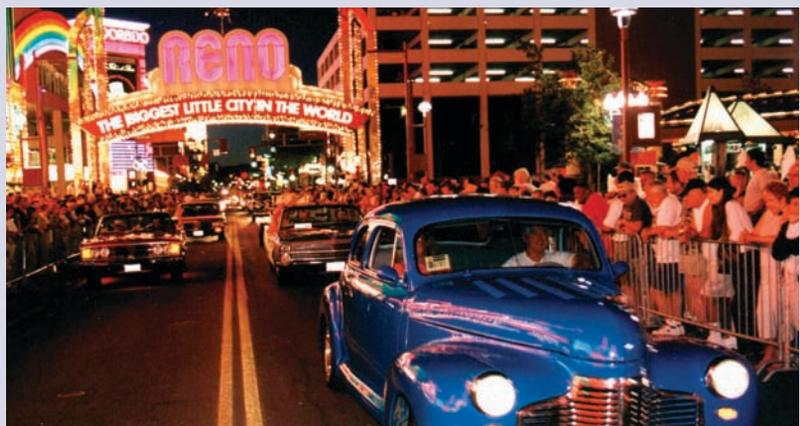
September

Great Reno Balloon Race
Rancho San Rafael and the skies above Reno
September 5-7
www.renoballoon.com

45th National Champion Air Races
Stead Airport
September 10-14
www.airrace.org

Street Vibrations
Downtown Reno and Sparks
September 24-28
www.road-shows.com

27th Annual Great Eldorado Italian Festival
Eldorado Hotel & Casino
October 11-12
www.eldoradoreno.com



Art Galleries

Artsmart Fine Dealers

100 N Sierra St, Reno, NV (775) 826-1984

River Gallery

135 N Sierra St # A, Reno, NV (775) 329-3698

Village Creek Gallery

135 N Sierra St, Reno, NV (775) 787-3600

VSA Arts

Lake Mansion, corner of Arlington Avenue and Court Street (775) 826-6100

Sierra Arts Gallery at the Riverside Artist Lofts

Sierra Arts Center

17 S. Virginia Street, Reno, NV (775) 329-ARTS

Bantu Spirit

17 S. Virginia Street, Suite 140, Reno, NV (775) 337-1717

University of Nevada Galleries

- Sheppard Gallery
- McNamara Gallery
- Front Door Gallery
- Exit Gallery

(All located in the Church Fine Arts Bldg)

University of Nevada Reno Campus, Reno, NV (775) 784-6658

Gallery 516

516 S Virginia St, Reno, NV (775) 333-0900

Nevada Museum Of Art

160 W. Liberty St, Reno, NV (775) 329-3333

Metro Art Gallery

Reno City Hall

1 E. 1st St., Reno, NV (775) 329-8513

Artists Co-Op Gallery Of Reno

627 Mill St, Reno, NV (775) 322-8896

LSN Studios

19 Winter St, Reno, NV (775) 747-7211

McKinley Arts & Culture Center

925 Riverside Drive, Reno, NV (775) 334-2417

Gene Speck's Silver State

719 Plumas St, Reno, NV (775) 324-2323

Dianda Galleria

995 Forest St, Reno, NV (775) 853-9988

S-M Art Co

910 S Wells Ave, Reno, NV (775) 329-2203

Stremmel Gallery

1400 S Virginia St, Reno, NV (775) 786-0558

Acquavella Modern Art

1400 S Virginia St, Reno, NV (775) 323-1116

Eagle Valley Frames & Art

120 E Plumb Ln # F, Reno, NV (775) 827-6206

Valle Art Gallery

213 E Plumb Ln, Reno, NV (775) 323-1887

A Wildflower Village

4395 W 4th St, Reno, NV (775) 747-8848

Min's Art Gallery

2500 E 2nd Street, Reno, NV (775) 789-2000

Addi Art Gallery

2500 E 2nd St, Reno, NV (775) 323-1920

Creative Frame Designs

3702 S Virginia St # G11, Reno, NV (775) 828-5211

Frame Shop At Lakeside

3432 Lakeside Dr, Reno, NV (775) 825-1993

Gallery Decor Artive

3358 Lakeside Ct, Reno, NV (775) 825-7033

Richardson Gallery Of Fine Art

3670 S Virginia St, Reno, NV (775) 828-0888

Gallery DecorARTive

3358 Lakeside Court, Reno, NV (775) 825-7033

Fallen Leaf Gallery & Framery

3675 Baker Ln, Reno, NV (775) 826-7477

Galleries Addi

3189 Mill St, Reno, NV (775) 337-0520

Artistry In Bronze Gallery

1196 Terminal Way, Reno, NV (775) 324-1515

Giclee Limited Editions

2890 Vassar St, Reno, NV (775) 826-0900

Augustine Arts

2000 Harvard Way, Reno, NV (775) 828-3525

Gallery Chateau Decor

3882 Mayberry Dr # B, Reno, NV (775) 787-3577

Art Dogs and Grace Foundation Gallery

218 Vassar Street, Reno NV 775.324.2787

Powers Frameworks

2287 Kietzke Ln , Reno , NV (775) 825-8060

Red Mountain Gallery and Sturm Gallery

Truckee Meadows Community College

7000 Dandini Blvd., Reno, NV (775) 674-7698

American Visions Art Gallery

5138 Meadowood Mall Cir , Reno , NV (775) 824-4996

Thomas Kinkade Gallery

5138 Meadowood Mall Cir , Reno , NV (775) 824-4996

Eagle Valley Frames & Art

5460 Meadowood Mall Cir # C , Reno , NV

Campbell Art Center

255 Crummer Lane, Reno, NV (775) 829-2787

Boyce Fine Art

4900 Charlotte Way , Reno , NV (775) 857-6136

Artist Co-op Gallery

627 Mill Street, Reno, NV (775) 322-8896

Hermitage Gallery

8155 S Virginia St # A100 , Reno , NV (775) 852-2215

Odeon Gallery

7689 S Virginia St , Reno , NV (775) 852-4408

Blue Corn Gallery

Interstate 80, Exit 2 Verdi, NV (775) 345-2206

Zimmerman Gallery

1681 Dutch Ravine Ct , Reno , NV (775) 327-4646





Fast Facts



Location: The city of Reno comprises 69.1 square miles of Washoe County, bounded on the west by the towering Sierra Nevada Mountains and on the north and east by the more modest mountains of the high desert Great Basin.

Elevation:
4,411 feet above sea level.

Population:

- Reno proper 203,000
- Washoe County 409,085

Climate:
7.5 inches of precipitation per year, most in the form of snow. Winter lows reach down to the 20s, summer highs in the 90s. Reno boasts more than 300 sunny days a year and four distinct seasons.

Taxes:
Nevada encourages business and has no:

- State corporate income tax
- Personal income tax
- Unitary tax
- Franchise tax
- Inventory tax
- Inheritance tax
- Estate and/or gift tax
- Capital gains tax

Mileage from Reno to Other Destinations

Lake Tahoe	57
Sacramento	132
San Francisco	230
Las Vegas	450
Los Angeles	470
Salt Lake City	530
Portland	580
San Diego	600
Seattle	730
Phoenix	730
Denver	1030
Chicago	1950
New York City	2710

Transportation

- Two major highway corridors: Interstate 80 and U.S. Highway 395
- Reno/Sparks Foreign Trade Zone
- Rail Service: Union Pacific, Burlington Northern Santa Fe and Amtrak
- Bus service: Greyhound regional service, Citifare public transit service
- Reno-Tahoe International Airport - 14,000 passengers and 176 metric tons of cargo arrive and depart daily

Useful Web Sites

City of Reno
www.cityofreno.com

Washoe County
www.co.washoe.nv.us

State of Nevada
www.nv.gov

Economic Development
Authority of Western Nevada
www.edawn.org

Nevada Commission on
Economic Development
www.expand2nevada.com

Reno-Sparks Chamber of
Commerce
www.renosparkschamber.org

Hispanic Chamber of
Commerce of Northern Nevada
www.hcnn.org

Nevada Commission on Tourism
www.travelnevada.com

Reno-Sparks Convention and
Visitors Authority
www.visitrenotahoe.com

University of Nevada, Reno
www.unr.edu

Truckee Meadows Community
College
www.tmcc.edu

Desert Research Institute
www.dri.edu

Nevada Department of Taxation
www.tax.state.nv.us

River Walk Merchants Association
www.renoriver.org

Nevada Museum of Art
www.nevadaart.org

Sierra Arts
www.sierra-arts.org

Ranked #1 In Quality

In Northern Nevada

Our tireless pursuit of quality care is producing some truly healthy results according to HealthInsight, Nevada's Medicare-contracted quality-improvement organization.

In evaluating publicly available data, HealthInsight determines how effectively hospitals treat patients experiencing Heart Attacks, Heart Failure, and Pneumonia, as well as how successful they are in preventing Surgical Infection.

We're proud to announce that Saint Mary's HealthInsight #1 ranking is a shining example of what we see as an unending job well done.

Congratulations and thanks to each and every employee and physician who go well beyond to contribute to our daily quest for quality. Together, we're redefining what exceptional care means to our community.

Learn more at saintmarysreno.org



Saint Mary's

A member of CHW



**City of Reno
Redevelopment Agency
775.334.2077
cityofreno.com**