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OPENING NEW DOORS

THE ROBERT L. FORBUSS BUILDING

THE GAY AND LESBIAN COMMUNITY CENTER OF SOUTHERN NEVADA

OPENING NEW DOORS

BUILDING COMMUNITY
FROM THE CENTER



THE CENTER TODAY

We have reason to celebrate. Last year alone over 30,000 people walked through our doors. We are fortunate that over the last five years The Center has embarked on a strategic plan to recruit an extraordinarily dedicated and stable Board of Directors and sustained, consistent leadership in key staff and management areas. Our programs and services are strong and in demand within the community. The result is the most established program and leadership structure in our history — all critical parts of maintaining long-term fiscal responsibility and stability.

Our vision for the future, however, is tempered with cautious optimism. A number of key factors will largely affect the potential for us to remain the leader in LGBT services and advocacy in the Southern Nevada region. Rising costs and space issues, an evolving community, and critical infrastructural needs all have an effect on the future of The Center. We believe the challenges we face together are in fact great opportunities. We are eager to show you The Center of today and share with you our vision of The Center for tomorrow.

We have an awesome responsibility and a tremendous opportunity — and it begins today. We invite you to join us in shaping the future of The Gay and Lesbian Community Center of Southern Nevada.

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OUR CHALLENGE

The challenges we face today as an organization threaten our ability to continue to maintain our position in the community. The needs of the LGBT community are expanding and changing at a tremendous rate. We are watching precious time pass without supplementing new initiatives that speak to the most pressing needs of LGBT people in Southern Nevada.

Since our founding in 1993, we have grown and moved as needed to keep up with the community's needs. Now once again we find the conditions of the building have become a barrier to our programmatic abilities. Our space is simply too small, too old, and too outdated for the thousands of community members and volunteers who utilize The Center each year. The current real estate market in Las Vegas has presented a historic opportunity to own our new home and to create a state-of-the-art facility that is both environmentally responsible and cost efficient as we prepare for the future. We realize the time to move forward is upon us.

OUR OPPORTUNITY

The Center has served the Southern Nevada region for nearly two decades. As we look ahead, we realize our opportunity to grow and thrive as a critical resource of the community will rely on far-sighted individuals, who through their philanthropy will have an impact in an especially tangible and meaningful way. The Gay and Lesbian Community Center of Southern Nevada is proud to announce **OPENING NEW DOORS**, a \$4 million facility, program, and human capital initiative designed to meet these opportunities.

SPACE

Secure the purchase of an expansive new facility to replace The Center's current, aging, and overcrowded home.

SECURITY

Provide a permanent home that ensures the stability of our vision and mission.

INNOVATION

Pioneer new programs and services to meet the emerging and evolving needs of the LGBT community and its supporters.

PEOPLE

Invest in human capital by attracting and training additional professional staff to guide the expansion of services to the community.

We invite you to learn more about **OPENING NEW DOORS** initiatives and The Center. As you learn more about us, consider your place within The Gay and Lesbian Community Center of Southern Nevada. We hope you will join us as we open the doors to a bright future.

ISSUE

SQUARE FOOTAGE

TESTING AND IMMUNIZATION CLINIC

YOUTH CENTER

SENIORS

COMMUNITY GROUPS

DAVID R. PARKS LGBT LENDING LIBRARY

OUTDOOR MEETING AND RECREATION SPACE

TECHNOLOGY

MENTAL HEALTH SERVICES

FAMILY FRIENDLY

ENVIRONMENTALLY FRIENDLY

COMMUNITY EDUCATION AND PUBLIC POLICY SERIES

CENTER CAFÉ

OUR CURRENT LEASED SPACE

- 6,000
- No dedicated space
- Limited privacy
- Common entrance
- Overcrowded
- No outdoor recreation facilities
- Technology does not allow for collaboration with other youth groups
- Programming is limited in scope and volunteer driven
- Too few rooms
- Rooms too small
- No available space for partners/tenants
- At capacity with no internet access and no secure archival storage
- No available space
- Limited and outdated
- None due to space and staffing considerations
- Located between adult businesses
- No facilities for children
- Inefficient HVAC systems result in high operation cost and waste
- Leased space does not warrant necessary investments to make space healthier and more green
- Lack of available and flexible space
- No available space

OUR NEW PERMANENT HOME

- 16,000
- Dedicated clinic
- Individual testing and counseling rooms
- Separate clinic entrance and waiting room
- 35% increase in dedicated program space
- New outdoor sports court
- Video conferencing technology and large screen “movie night” system
- Senior Advocacy for Gay Elders (SAGE) is a nationally recognized and professionally staffed program that will provide greatly expanded services for our seniors
- Additional conference/meeting rooms
- Large flexible space for dining or seminar-style events
- Catering kitchen will allow for special events as well as space rental income
- Leasable space set aside for other LGBT organizations
- Generous storage for text, music, video and photographic archives as well as 8 internet terminals for research and correspondence
- Outdoor plaza allowing for dining, informal meetings or meditation
- Increased internet and computer terminals as well as video conferencing capability in meeting rooms to allow for distance learning and meeting participation
- Professional counseling services for individuals and groups based on community needs
- Neighborhood location
- Children’s play area allowing parents to attend meetings
- Building and renovation will be done with an eye to efficiency, use of recycled and recyclable materials as well as design considerations that will dramatically lower The Center’s carbon footprint even as space increases
- New conference space will allow for up to 250 participants for an ongoing series of seminars, lectures and town hall meetings
- A dedicated coffee shop and community gathering spot serving a variety of fresh and healthy snacks and beverages

OPENING NEW DOORS

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FREQUENTLY ASKED QUESTIONS

How will this project make an impact?

This project will significantly enhance our ability to provide the critical programming and services that we have been delivering for over 18 years. Our success in becoming a vital partner to our Community has led to continuing growth that literally has us turning down opportunities and turning away groups.

The New Center will allow visitors, for the first time ever, to have a truly beautiful, modern community center that will feel and act as the central space for our community to meet and come together. With the new amenities offered — such as a café, library and computer lounge, outdoor plaza and meditation garden — the community will certainly feel pride in the space that is being created for them.

Why should we invest in the Opening New Doors Campaign?

The Center has served the Southern Nevada region for nearly two decades. As we look ahead, we realize our opportunity to grow and thrive as a critical resource of the community will rely on far-sighted individuals who, through their philanthropy, will have an impact in an especially tangible and meaningful way.

What will The Center's new home have that the current Center doesn't have?

Space, flexibility and ownership. We will have the space to catch up to the growth we have experienced and accommodate growth well into the future. We will have the flexibility to embrace small gatherings or large meetings at the same time allowing us to truly serve our Community with a modern, comfortable and welcoming place to gather. This place of gathering will also be permanent. We will own our Center. Ownership is a statement of

our commitment to securing the future as well as our announcement to all of Nevada that the LGBTQ Community of Nevada is serious about equality and claiming our role in making Nevada a better place to live.

Are there naming opportunities for The Center?

We have identified a number of naming opportunities to recognize donors who make a significant contribution to the success of this campaign, including an opportunity to name the building, the campus, the health clinic, the Youth/Powerment Room, meeting rooms, the garden and many other opportunities.

How long will this project take to complete?

We expect to be in the new Center in 2012.

How much will this project cost?

The total project cost is approximately \$3.3 million. The \$4 million campaign allows The Center to put \$700,000 in strategic reserve to ensure our services and programs are protected and enhanced.

Why are you seeking philanthropic support from the community?

The Center is a not-for-profit charitable organization that relies on donations, sponsorships and grants to fund their programs and services. Philanthropic support is needed to continue our mission as we also raise funds for our new home. Investment through charitable contributions by donors is essential to The Center.

Can I contribute assets other than cash?

Yes, donors may contribute stocks and other appreciated assets like real ►

OPENING NEW DOORS

FAQ (CONTINUED)

◀ estate. The Development Office will work with you to ensure that such transactions are made as seamlessly as possible.

Can I make a pledge over a multi-year period?

The value of up to five years of giving will be counted toward the Campaign goal. The Center staff and volunteers will work with donors to arrange a payment schedule.

May I donate in honor or in memory of a loved one?

Yes, making a gift in honor or in memory of a loved one is a meaningful way to pay tribute to someone's life. Tribute gifts may be made at any level. For particularly significant gifts, we are offering a menu of naming opportunities for a number of important project components. Any of these naming opportunities may also be made in tribute to a loved one.

Tell me about the financial stability of The Center.

The Center is in a great financial place. The Center has historically, over the past seven years, engaged in frugal financial oversight and cautious spending practices, which have resulted in ending each year in the black with **no debt**. The Center has established a conservative budget forecast to encompass the next three years that will continue and enhance their services and grow at a reasonable pace.

Who do I contact for more information?

Candice Nichols
Executive Director, The Center
702-733-9800

THE CENTER'S IMPACT

- Over 30,000 people utilized the programs and services of The Center in 2010
- Approximately 30 groups, boards and organizations met at The Center every month
- 1,370 group meetings were held at The Center with 7,091 individuals attending the various groups
- 6,189 people utilized the David Bohnett Cyber Center
- Over 300 Volunteers contributed over 3,813 service hours
- 2,652 Community Service Hours were dedicated
- 2,180 young people participated in Youth programming
- 10th Annual Youth Prom had 190 LGBTQ youth in attendance
- HIV Prevention Program The Vegas Mpowerment Project had 2,256 participants
- HIV prevention materials distributed in 2010: 11,554 safer sex kits; and over 17,340 condoms
- Vegas Mpowerment Project members participated in 43 outreach events promoting HIV prevention
- Translation, a support network of transgender individuals and their loved ones, had 577 participants
- Combined Senior programs had 1,626 participants
- The Center's Southern Nevada Health Department Clinic tested 2,950 individuals for HIV, identifying 55 new HIV positives
- 3,855 STD (sexually transmitted disease) Tests resulted in identifying 201 positives
- The David R. Parks Library has over 3,000 LGBTQ-specific books making it the largest lending library of its kind in Nevada

OPENING NEW DOORS

BUILDING COMMUNITY
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WAYS OF GIVING

Whether you intend to make an outright gift or a planned gift, the team at The Center is committed to working with you to identify a way for you to support the Campaign that makes the best sense for you.

Outright Gifts

Most donors who pledge support to The Center will fulfill their commitments with monthly, quarterly or annual pledge payments of cash or marketable securities. For gifts of cash or stock, donors are entitled to a charitable income tax deduction equal to the fair market value of the contribution paid within the tax year, provided they itemize deductions on their tax returns.

Cash

Cash is the most common and the easiest way to give. Personal checks made out to The Center are always accepted, and tax payers who itemize deductions are able to secure a charitable tax deduction. Contribution plans over a period of time are welcomed and encouraged. The pledge is booked upon receipt and donors work with The Center staff to arrange a payment schedule. Pledge payment reminders will be sent according to the established schedule.

Securities

Gifts of appreciated securities such as stocks, bonds and mutual funds provide distinct tax advantages. The donor incurs no capital gains tax on appreciated securities given for charitable purposes. A gift of securities is easy to make, and donors receive credit based on the fair market value of the securities donated.

Closely Held Stock

Closely held stock (S Corp. and C Corp.) can be contributed for charitable purposes.

The donor receives a charitable deduction based on the appraised value of the stock and incurs no capital gains tax liability on the share's appreciation.

Goods and Property

Gifts of tangible goods and property may be accepted depending on the nature and utility of the items. Donors must provide the fair market value based on IRS valuation rules and procedures.

Life Insurance

Donors may make The Center the owner and beneficiary of life insurance policies. An existing policy yields a current charitable income tax deduction approximately equal to the cash surrender value. A paid-up policy yields a charitable tax deduction approximately equal to the policy's replacement value (the exact figure is available from the issuing company). Whether it's a new policy or an existing contract, donors continue to pay the premiums and take a charitable deduction for each additional premium payment.

Matching Gifts

Many companies match employees' charitable contributions through a formalized matching gifts program. Donors are encouraged to contact your employer directly to see if you can make your gift to The Center go even further through a corporate matching gift.

Planned Gifts

Planned and deferred gifts (including bequests, charitable trusts, and others) enable many donors to make significant charitable gifts that may otherwise seem out of reach. Donors can make a valuable contribution to this campaign while taking advantage of federal and state tax levels that may allow for ►

WAYS OF GIVING (CONTINUED)

◀ reduction of income taxes, lower gift and estate taxes, or provide lifetime income. Donors are strongly encouraged to speak with their personal financial advisor when considering a planned gift.

Charitable Bequests

A gift by will to The Center offers estate tax savings and creates a living legacy to ensure a stable future for The Center. Elder donors may make a gift of specific assets, a portion of their estate or of their residual estate after payment of other bequests. Bequests are entirely free from federal estate tax and therefore offer substantial estate savings. Recommended bequest language for leaving a gift to The Center is available to donors considering such a gift.

Retirement or Pension Plans

Another opportunity for elder donors, these plans are treated as income to the beneficiaries when received and can result in a significant tax deduction. No estate tax or income tax is owed on these plans by naming The Center as the beneficiary of a retirement or pension plan.

Charitable Gift Annuities

A Charitable Gift Annuity is a contract between The Center and the donors. The donor transfers cash or negotiable securities in exchange for the promise of The Center to pay an annuity to the beneficiary for life or lives. The charitable gift annuity is treated as a general obligation of The Center, backed by all of its assets. Charitable gift annuities pay a generous rate compared to today's interest rate environment.

Deferred Charitable Gift Annuities

A donor can also create a deferred charitable gift annuity to begin payments at

least one year and a day after creating the annuity. The annuity rate is greater the longer the donor defers the initiation of payments. This annuity can help with retirement planning.

Charitable Remainder Trusts

Charitable remainder trusts pay either a fixed percentage of the value of the trust (unitrust) or a fixed payment (annuity trust) annually for a life or a term of years. Cash, appreciated securities, real estate and other assets can be contributed to these trusts.

Charitable Lead Trusts

A charitable lead trust pays a current stream of income to The Center for a lifetime or a set number of years when it then reverts to the grantor of the trust or the grantor's heirs. This payment can be set up as a percentage of the value of the trust or a fixed payment annually for life or a term of years. This trust can help reduce gift and estate taxes.

Please note that the above is for informational purposes only. It is not intended as legal advice. Donors should consult their personal financial advisor prior to making a planned gift to The Center.

The Center's acceptance of some gifts of goods and property may require the approval of The Center's Board of Directors.

For questions please contact:
Candice Nichols
Executive Director, The Center
702-733-9800

OPENING NEW DOORS

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There are many ways to support **OPENING NEW DOORS**. Additional opportunities are available. If you have questions or would like to make your gift today, please contact:

CANDICE NICHOLS EXECUTIVE DIRECTOR

The Gay & Lesbian Community Center
of Southern Nevada
953 East Sahara Avenue, Ste. B-31
Las Vegas, NV 89104
(702) 733-9800

EXPLORE NAMING OPPORTUNITIES THAT EXIST IN OUR NEW HOME...

\$1,500,000 GIFT

Campus

\$1,000,000 GIFT

New Building Name - *Reserved*

\$500,000 GIFT

Youth and Mpowerment Center
Event Hall

\$300,000 GIFT

East Courtyard
West Courtyard

\$200,000 GIFT

Reception
Great Room - *Reserved*

\$100,000 GIFT

Health and Wellness Center - *Reserved*
Twelve Step Meeting Room
Coffee Café
The Board Room - *Reserved*
Basketball Court
Kitchen
Meditation Garden

\$50,000 GIFT

Executive Director's Office - *Reserved*
Youth Technology Center
Health and Wellness Waiting Area

\$25,000 GIFT

Meeting/Break Room - *Reserved*
Reception Desk - *Reserved*
Youth Director's Office - *Reserved*
Clinic Administrative Office
Clinic Assessment Room(s) (5)
Clinic Reception Desk

\$10,000 GIFT

Clinic Lab - *Reserved*
Outdoor Tables (6)
Outdoor Benches (6)

JOIN THE FOUNDER'S CIRCLE WITH A LEADERSHIP GIFT...

FOUNDER'S CIRCLE

In special commemoration of those donors who make transformational gifts to **OPENING NEW DOORS**, a permanent donor wall will be erected in a prominent, public location in the new home of The Center. The member names of the Founder's Circle will be displayed in tribute, celebrating the selfless generosity of these donors that ensure we remain the leading advocate and supporter of the LGBT Community of Southern Nevada for years to come.

- Founding Partner (\$1,000,000+)
- Founder Diamond Elite (\$999,999-\$500,000)
- Founder Diamond (\$499,999-\$250,000)
- Founder Platinum (\$249,999-\$100,000)
- Founder Gold (\$99,999-\$25,000)
- Founder Silver (\$24,999-\$10,000)
- Founder Bronze (\$9,999-\$5,000)

SECURE OUR FUTURE WITH A PLANNED GIFT...

LEGACY SOCIETY

The Legacy Society honors individuals who generously name The Center in their estate plans or who have established life income gifts to benefit The Center. These gifts demonstrate a long-term commitment to the future of The Center. Planned and deferred gifts enable donors to offer support to The Center while taking advantage of federal tax benefits, lower gift and estate taxes, and/or provide lifetime income.

- Charitable Bequests
- Charitable Gift Annuities
- Charitable Lead Trusts
- Charitable Remainder Trusts
- Deferred Charitable Gift Annuities
- Retirement or Pension Plans

OPENING NEW DOORS

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Gift Amount	Yearly Payments 3 Years	12 Quarterly Payments	36 Monthly Payments	Yearly Payments 5 Years	20 Quarterly Payments	60 Monthly Payments
\$1,500,000	\$500,000	\$125,000	\$41,666	\$300,000	\$75,000	\$25,000
\$1,000,000	\$333,333	\$83,333	\$27,777	\$200,000	\$50,000	\$16,666
\$500,000	\$166,666	\$41,666	\$13,888	\$100,000	\$25,000	\$8,333
\$300,000	\$100,000	\$25,000	\$8,333	\$60,000	\$15,000	\$5,000
\$200,000	\$66,666	\$16,666	\$5,555	\$40,000	\$10,000	\$3,333
\$100,000	\$33,333	\$8,333	\$2,777	\$20,000	\$5,000	\$1,666
\$50,000	\$16,666	\$4,166	\$1,388	\$10,000	\$2,500	\$833
\$25,000	\$8,333	\$2,083	\$694	\$5,000	\$1,250	\$416
\$10,000	\$3,333	\$833	\$277	\$2,000	\$500	\$166
\$5,000	\$1,666	\$417	\$139	\$1,000	\$250	\$83
\$3,000	\$1,000	\$250	\$83	\$600	\$150	\$50



FLOOR PLAN