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August 18, 2022

Legislative Commission
c/o Brenda Erdoes, Director, Legislative Counsel Bureau
Legislative Building
401 S. Carson Street
Carson City, NV 89701-4747

Subject: **2022 Annual Report - City of Las Vegas, Nevada Tourism Improvement District (Fourth Street and Stewart Avenue)**

Dear Director Erdoes and Honorable Commissioners:

Pursuant to the requirements of Section 6 to Assembly Bill No. 376 from the 76th (2011) session of the Nevada Legislature, the City of Las Vegas hereby submits this annual report for the City of Las Vegas, Nevada Tourism Improvement District (Fourth Street and Stewart Avenue) (the "District") for your use.

The following report ("Part A") is the status of each project located or expected to be located in the District, and any changes in that status since the last annual report, NRS 271A.105(1)(a):

This Project, identified in our agreement with Nevada Taxation as Fourth Street and Stewart Avenue, is more specifically described in Las Vegas City Council Bill No. 2009-36, Ordinance No 6058, approved by the Las Vegas City Council on September 6, 2009, created the District.

The project has two main components: The Museum of Organized Crime and Law Enforcement (dba "The Mob Museum) that is located in the historic Las Vegas Federal Building-U.S. Post Office; and a mixed-use development to be constructed to the north of the Mob Museum in phases by POB Las Vegas, LLC, which is a single purpose entity affiliated with the CIM Group, a real estate investment and development company based in Los Angeles. ***On July 19, 2022, 300 Stewart Avenue Corporation (dba the Mob Museum), purchased a portion of property in the District located at APN 13934501025. The purchase was to support the planned expansion of the Museum.*** As a result, the District now has three property owners: POB Las Vegas LLC (a single-purpose entity controlled by the CIM Group), the City of Las Vegas (owning the land and existing museum building), and 300 Stewart Avenue Corporation.

There is no new significant development activity at the Mob Museum since our last report sent to the Legislative Commission. The Mob Museum is open and operating at full capacity.

For the mixed-use development phase, there is no new development activity for the mixed-use development site. (As noted in the 2020 report, the CIM Group purchased this property from the city of Las Vegas on June 3, 2020.)

The following report ("Part B") is: An assessment of the financial impact of the district on the provision of local governmental services, including, without limitation, services for police protection and fire protection, NRS 271A.105(1)(b):

- Las Vegas Fire & Rescue: No significant financial impact
- Metro Police: No significant financial impact.
- Clark County School District: None. TID statutes protects sales tax apportionment to education. The project generates no new significant demand for education services as specified in the Tourism Improvement District preponderance study prepared Applied Analysis and dated November 30, 2008.
- Infrastructure: The project has not generated any new demands.

This concludes the report required by NRS 271A.105(1)(a) and NRS 271A.105(1)(b). Should you have any questions regarding this annual report, please contact either me or Mr. Bill Arent, Deputy Director for the City's Economic and Urban Development Department at (702) 229-6551.

Sincerely,

Ryan Smith, Director

cc: Jorge Cervantes, City Manager
Tom Perrigo, Chief Operations and Development Officer
Bill Arent, Deputy Director, Economic and Urban Development
Randy Robinson, Director, Government & Community Affairs

Enclosures