

DISCLOSURE OF OWNERSHIP/PRINCIPALS

Business Entity Type (Please select one)						
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Partnership	<input type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Trust	<input checked="" type="checkbox"/> Non-Profit Organization	<input type="checkbox"/> Other
Business Designation Group (Please select all that apply)						
<input type="checkbox"/> MBE	<input type="checkbox"/> WBE	<input type="checkbox"/> SBE	<input type="checkbox"/> PBE	<input type="checkbox"/> VET	<input type="checkbox"/> DVET	<input type="checkbox"/> ESB
Minority Business Enterprise	Women-Owned Business Enterprise	Small Business Enterprise	Physically Challenged Business Enterprise	Veteran Owned Business	Disabled Veteran Owned Business	Emerging Small Business
Number of Clark County Nevada Residents Employed:					36	
Corporate/Business Entity Name: Volunteers in Medicine of Southern Nevada						
<i>(Include d.b.a., if applicable)</i>						
Street Address:		1240 Martin Luther King Drive		Website: VMSN.org		
City, State and Zip Code:		Las Vegas, NV 89106		POC Name:		
Telephone No:		702-967-0530		Email:		
Nevada Local Street Address: <i>(if different from above)</i>				Fax No: 702-967-0538		
City, State and Zip Code:				Website:		
Local Telephone No:				Local Fax No:		
				Local POC Name:		
				Email:		

All entities, with the exception of publicly-traded and non-profit organizations, must list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board.

Publicly-traded entities and non-profit organizations shall list all Corporate Officers and Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use applications, extends to the applicant and the landowner(s).

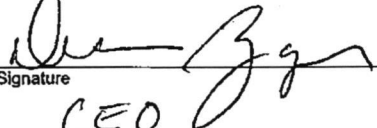
Entities include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations.

Full Name	Title	% Owned (Not required for Publicly Traded Corporations/Non-profit organizations)
Desiree Zapinsky	CEO	
Florence Jameson	Board President	
Gard Jameson	Board Treasurer	

This section is not required for publicly-traded corporations. Are you a publicly-traded corporation? Yes No

- Are any individual members, partners, owners or principals, involved in the business entity, a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
 Yes No (If yes, please note that County employee(s), or appointed/elected official(s) may not perform any work on professional service contracts, or other contracts, which are not subject to competitive bid.)
- Do any individual members, partners, owners or principals have a spouse, registered domestic partner, child, parent, in-law or brother/sister, half-brother/half-sister, grandchild, grandparent, related to a Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District full-time employee(s), or appointed/elected official(s)?
 Yes No (If yes, please complete the Disclosure of Relationship form on Page 2. If no, please print N/A on Page 2.)

I certify under penalty of perjury, that all of the information provided herein is current, complete, and accurate. I also understand that the Board will not take action on land-use approvals, contract approvals, land sales, leases or exchanges without the completed disclosure form.


 Signature _____
 Title CEO

Desiree Zapinsky
 Print Name _____
3/19/24
 Date _____

DISCLOSURE OF RELATIONSHIP

List any disclosures below:
(Mark N/A, if not applicable.)

NAME OF BUSINESS OWNER/PRINCIPAL	NAME OF COUNTY* EMPLOYEE/OFFICIAL AND JOB TITLE	RELATIONSHIP TO COUNTY* EMPLOYEE/OFFICIAL	COUNTY* EMPLOYEE'S/OFFICIAL'S DEPARTMENT
N/A			

* County employee means Clark County, Department of Aviation, Clark County Detention Center or Clark County Water Reclamation District.

"Consanguinity" is a relationship by blood. "Affinity" is a relationship by marriage.

"To the second degree of consanguinity" applies to the candidate's first and second degree of blood relatives as follows:

- Spouse – Registered Domestic Partners – Children – Parents – In-laws (first degree)
- Brothers/Sisters – Half-Brothers/Half-Sisters – Grandchildren – Grandparents – In-laws (second degree)

For County Use Only:

If any Disclosure of Relationship is noted above, please complete the following:

Yes No Is the County employee(s) noted above involved in the contracting/selection process for this particular agenda item?

Yes No Is the County employee(s) noted above involved in any way with the business in performance of the contract?

Notes/Comments:

Signature

Print Name
Authorized Department Representative

**AMENDMENT III TO
LEASE AGREEMENT
BETWEEN
CLARK COUNTY AND
VOLUNTEERS IN MEDICINE OF SOUTHERN NEVADA**

Amendment III to Lease Agreement ("Amendment III") is made and entered into this ___ day of _____, 2024 and between CLARK COUNTY, a political subdivision of the State of Nevada (hereinafter "County"), and Volunteers in Medicine of Southern Nevada, Inc., a Nevada non-profit corporation (hereinafter "VMSN" or "Lessee"), individually a "Party" and collectively the "Parties".

WITNESSETH:

WHEREAS, the County is the owner of a +/- 9,549 square foot medical and dental building addressed as 4770 Harrison Drive, Las Vegas, NV 89121 commonly known as the Paradise Clinic, located on Assessor's Parcel Number 162-24-403-001 (hereinafter "Property");

WHEREAS, the Parties entered into a Lease Agreement (hereinafter "Lease") dated April 19, 2016, for the +/- 4,694 square feet of medical office space within the Property (hereinafter "Premises");

WHEREAS, NRS.244.284 authorizes the Clark County Board of Commissioners ("Board") to lease any of the real property of Clark County to a corporation for public benefit as defined in NRS 82.021, if used for a charitable or civic purpose and if it is not needed for public purposes of the County, on such terms and conditions as the Board deems appropriate;

WHEREAS, VMSN is a corporation for public benefit dedicated to the charitable purpose of free medical and dental care to eligible low to moderate income residents;

WHEREAS, the Board declared that the Property was not needed for the public purposes of Clark County;

WHEREAS, on August 1, 2017, the Parties amended the Lease ("Amendment I") to include the remaining +/- 4,855 square feet of the existing dental space and storage area in the Premises with the initial term expiring on August 31, 2022, to include five (5) one (1) year options to renew upon sixty (60) days prior notification;

WHEREAS, on June 20, 2023, the Parties amended the Lease ("Amendment II"), to retroactively exercise VMSN's option to renew the Lease after it had expired, which extended the Lease to August 31, 2023, with four (4) remaining one (1) year options to renew; and

WHEREAS, the Parties desire to amend the Lease to clarify utility responsibility.

NOW, THEREFORE, in consideration of the promises and mutual covenants and agreements herein contained, the Parties agree as follows:

1. Section 7.1 of the Lease shall be deleted and replaced with the following:

“ 7.1 VMSN shall provide and pay the cost of all services and utilities, including but not limited to water, electricity, trash, gas, internet, phone, security, alarm, pest control, and janitorial in connection with the Premises. County shall provide and pay the cost of sewer services, and VMSN agrees to reimburse County for its proportionate share of sewer charges in connection with the Premises within thirty (30) days of receipt of an invoice from the County for such charges.”

2. Except as expressly amended in this Amendment III, all other provisions of the Lease, Amendment I, and Amendment II shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement III to be executed on the day and year first above written.

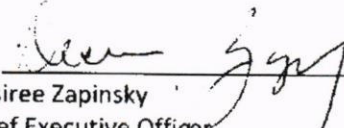
LESSOR:

Clark County, Nevada


LESSEE:

VMSN, Inc.

By: _____
Shauna Bradley
Acting Director of Real Property Management

By:  _____
Desiree Zapinsky
Chief Executive Officer

APPROVED AS TO FORM:

By:  _____
Nichole Kazimirovicz
Deputy District Attorney

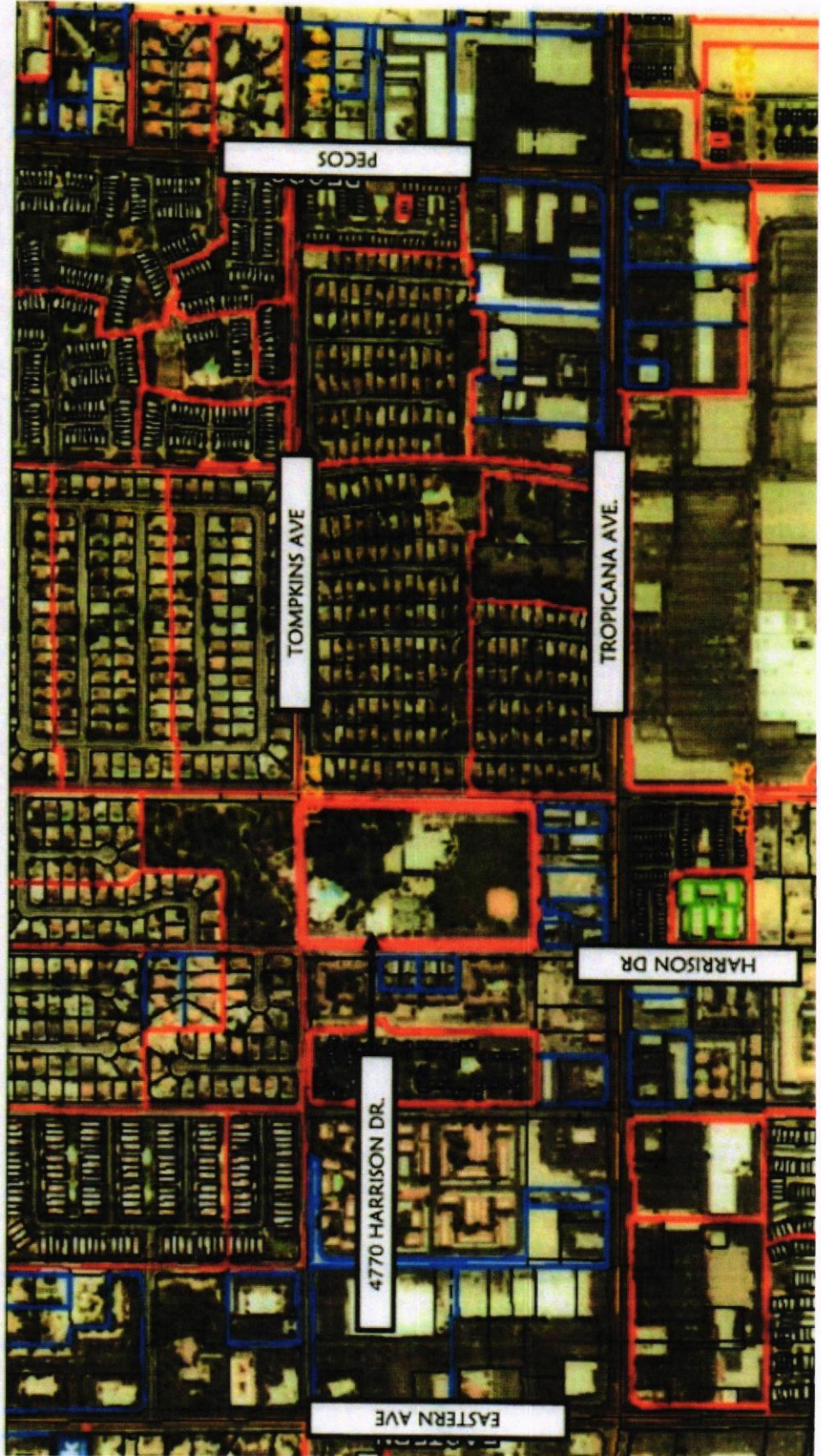
PARADISE COMMUNITY CENTER

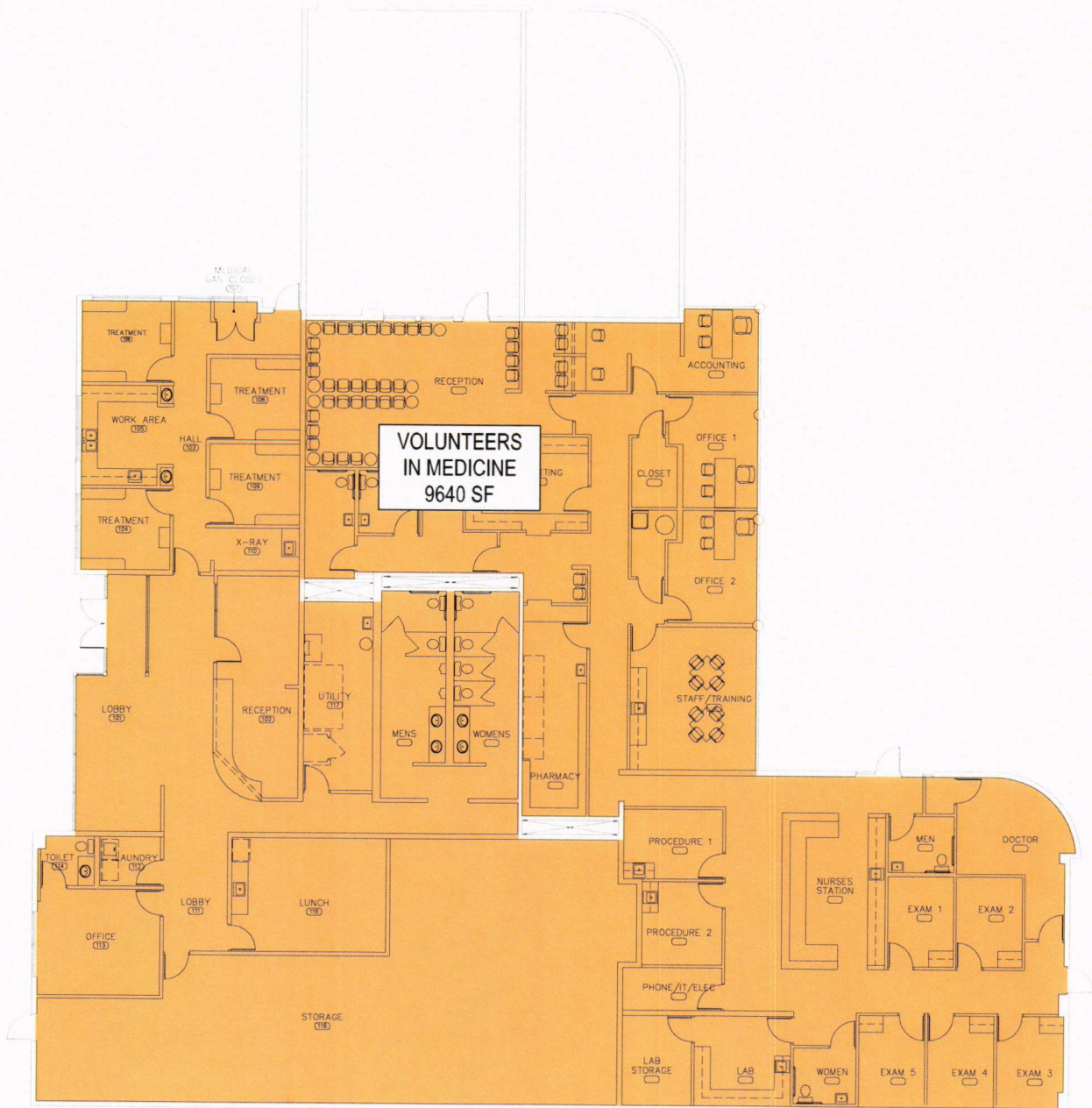
VMSN, INC.

4770 HARRISON DRIVE

LAS VEGAS, NV

APN: 162-24-403-001





PARADISE COMMUNITY CENTER

4770 HARRISON DR, LAS VEGAS 89121

SCALE: 1" = 20'-0"
10/25/2022

