

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the Director of Real Property Management or her designee to sign a sublease agreement (Sublease) between Clark County and Changing Smiles Pediatric Dentistry, a 501(c)(3) non-profit corporation to sublease ±3,971 square feet of existing dental office space located at 1750 Wheeler Peak Drive, Las Vegas, NV 89106 (APN 139-21-416-011) known as the Enterprise Dental Clinic; and sign any other related documents to complete the transaction and manage the Sublease. (For possible action)

FISCAL IMPACT:

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|----------------------|------------|-------------------|--------------------------------------|
| Fund #: | 2970.000 | Fund Name: | Human Services & Education Sales Tax |
| Fund Center: | 1120820000 | Funded PGM/Grant: | N/A |
| Amount: | \$350,000 | | |
| Description: | AB309 | | |
| Additional Comments: | N/A | | |

BACKGROUND:

NRS 244.284 authorizes the Clark County Board of Commissioners (Board) to sublease any of the real property of Clark County (County) not otherwise needed for public purposes to a non-profit corporation recognized as exempt under Section 501(c)(3) of the Internal Revenue Code for charitable or civic purposes on such terms and conditions as the Board deems appropriate. Clark County has been working with Changing Smiles Pediatric Dentistry (CSPD) a 501(c)(3) corporation to sublease ±3,971 square feet of dental office space at 1750 Wheeler Peak Drive, Las Vegas, NV 89106 which is known as the Enterprise Dental Clinic. CSPD has agreed to the following terms:

- 1.) Five (5) year initial term with five (5) – one (1) year options
- 2.) No rent due to their valuable service to the community
- 3.) Operating costs and utilities paid monthly and based on their percentage of occupancy
- 4.) No Operating costs or utilities for the first two (2) years of the sublease
- 5.) County will reimburse CSPD in an amount not to exceed \$350,000 for tenant improvements and equipment using AB309 funds
- 6.) CSPD can use all existing dental equipment and all new equipment will be added to County inventory
- 7.) CSPD must accept Medicaid patients
- 8.) CSPD must accept and service referrals received from County Outreach Programs for the underserved community.

This item was presented to the County's Long Range Planning Committee on October 28, 2021.

Cleared for Agenda

12/07/2021

File ID#

21-1710