

**CLARK COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM**

Petitioner: Shauna Bradley, Acting Director of Real Property Management

Recommendation:

Approve and authorize the Acting Director of Real Property Management (Director) or her designee to sign Amendment III to Lease Agreement (Amendment III) between Clark County and Volunteers in Medicine of Southern Nevada, a non-profit corporation, for ±9,549 square feet of medical and dental office space located at 4770 Harrison Drive, Las Vegas, NV 89121 (APN 162-24-403-001) known as Paradise Clinic; and sign any other related documents to complete the transaction and manage the lease. (For possible action)

FISCAL IMPACT:

Fund #:	N/A	Fund Name:	N/A
Fund Center:	N/A	Funded PGM/Grant:	N/A
Amount:	N/A		
Description:	N/A		
Additional Comments:	N/A		

BACKGROUND:

On April 19, 2016, the County entered into a Lease Agreement (Lease) with Volunteers in Medicine of Southern Nevada (VMSN) along with Amendment I on August 1, 2017 and Amendment II on June 20, 2023, to occupy ±9,549 SF of medical and dental space at 4770 Harrison Drive Las Vegas, NV 89121, known as the Paradise Clinic. VMSN is a non-profit that provides medical and dental care to eligible low to moderate income residents.

VMSN desires to amend the Lease to clarify utility responsibility.

This Amendment III states that 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 Lease. 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 Lease within thirty (30) days of receipt of an invoice from the County for such charges.

This item was presented to the County Long Range Planning Committee on March 13, 2024.

Cleared for Agenda

04/16/2024

File ID#

24-507