

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: 5						
Corporate/Business Entity Name: Boys & Girls Clubs of the Colorado River, Inc.						
(Include d.b.a., if applicable) Boys & Girls Clubs of the Colorado River						
Street Address:		2250 Highland Road		Website: https://clubriver.org		
City, State and Zip Code:		Bullhead City, AZ 86442		POC Name: Kari Gunsalus Email: kari@clubriver.org		
Telephone No:		928-763-1411		Fax No:		
Nevada Local Street Address: (If different from above)		1975 Arie Avenue		Website: https://clubriver.org		
City, State and Zip Code:		Laughlin, NV 89029		Local Fax No:		
Local Telephone No:		702-299-9223		Local POC Name: Vanessa Gonzalez Email: laughlin@clubriver.org		

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)
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

1. 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.)

2. 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.

Jan Smith
Signature

Kari Gunsalus

Print Name

Director of Administration

Tall

01/05/2026

01/05/2024

01/05/2020

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

* 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 _____

Second Amendment to Lease Agreement Between Boys & Girls Club and Clark County

SECOND AMENDMENT TO LEASE AGREEMENT BETWEEN BOYS & GIRLS CLUB AND CLARK COUNTY

This Second Amendment to the Lease Agreement ("Second Amendment") is made and entered into this _____ day of _____, 2026 by and between CLARK COUNTY, a political subdivision of the State of Nevada (hereinafter "COUNTY" or "Lessor") and the Boys and Girls Club of the Colorado River ("BGC" or "Lessee"), individually a "Party" and collectively the "Parties".

WHEREAS, BGC entered into a Lease Agreement with the COUNTY on April 16th, 1996, and First Amendment, dated September 1, 2020 (collectively, the "Lease"), for +/- 1,419 square feet of office space for exclusive use and +/- 2,639 square feet of office and +/- 944 square feet of patio space for non-exclusive use owned by the COUNTY, within a portion of the building known as the Spirit Mountain Activity Center, located at 1975 Arie Avenue, Laughlin, NV 89029, Assessor's Parcel Number 264-21-601-002; and

WHEREAS, NRS 244.284 authorizes the Clark County Board of Commissioners ("Board") to lease any of the real property of Clark 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; and

WHEREAS, COUNTY and BGC desire to modify the Lease upon the terms and conditions hereinafter set forth.

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

1. SECTION 1 AND ATTACHMENT A OF THE LEASE, DATED APRIL 16, 1996, SHALL BE DELETED AND REPLACED WITH THE FOLLOWING:

"1. DESCRIPTION OF PREMISES. Lessor is the owner of 2610 Needles Highway, Laughlin, NV 89029 Assessor's Parcel Number 264-21-601-002 ("Property") as depicted on Exhibit A, which houses the Spirit Mountain Activity Center with the physical address of 1975 Arie Avenue, Laughlin, NV 89029 ("Building"). Lessor hereby leases to Lessee exclusive use of space within the Building in rooms #111 (RECEPT.), #112 (OFFICE), #116 (COMPUTER ROOM), #119 (KITCHEN), and #120 (PANTRY) for a total of +/-845 square feet ("Exclusive Space"), shared use of space within rooms #113 (MEN), #114 (WOMEN), #115 (TEEN ROOM), #117 (STORAGE), #118 (REC ROOM), AND #132 (COOR) for a total of +/-2,639 square feet ("Shared Space"), the Exclusive Space and Shared Space are collectively, the "Premises". The Premises are further defined and depicted on the attached Exhibit B."

Second Amendment to Lease Agreement Between Boys & Girls Club and Clark County

2. **NO OTHER MODIFICATION.** Except as modified in this Second Amendment, all other terms and conditions of the Lease shall remain unchanged and in full force and effect. To the extent of a conflict between the terms of the Lease and the terms of this Second Amendment, the terms of this Second Amendment shall prevail. A breach by BGC of any of the terms of this Second Amendment shall constitute a material breach by BGC of the Lease as to which COUNTY shall have all rights and remedies. This Second Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which, together, shall constitute one and the same instrument.

[SIGNATURE PAGE TO FOLLOW]

Second Amendment to Lease Agreement Between Boys & Girls Club and Clark County

IN WITNESS WHEREOF, we have hereto set our hands this _____ day of _____ 2026

CLARK COUNTY

BOYS & GIRLS CLUB

By _____

Shauna Bradley
Director of Real Property Management

By Inna Platas
Name: Inna Platas
Title: Vice Chair

Approved as to form:

DISTRICT ATTORNEY

By _____


Nichole Kazimirovitz
Deputy District Attorney

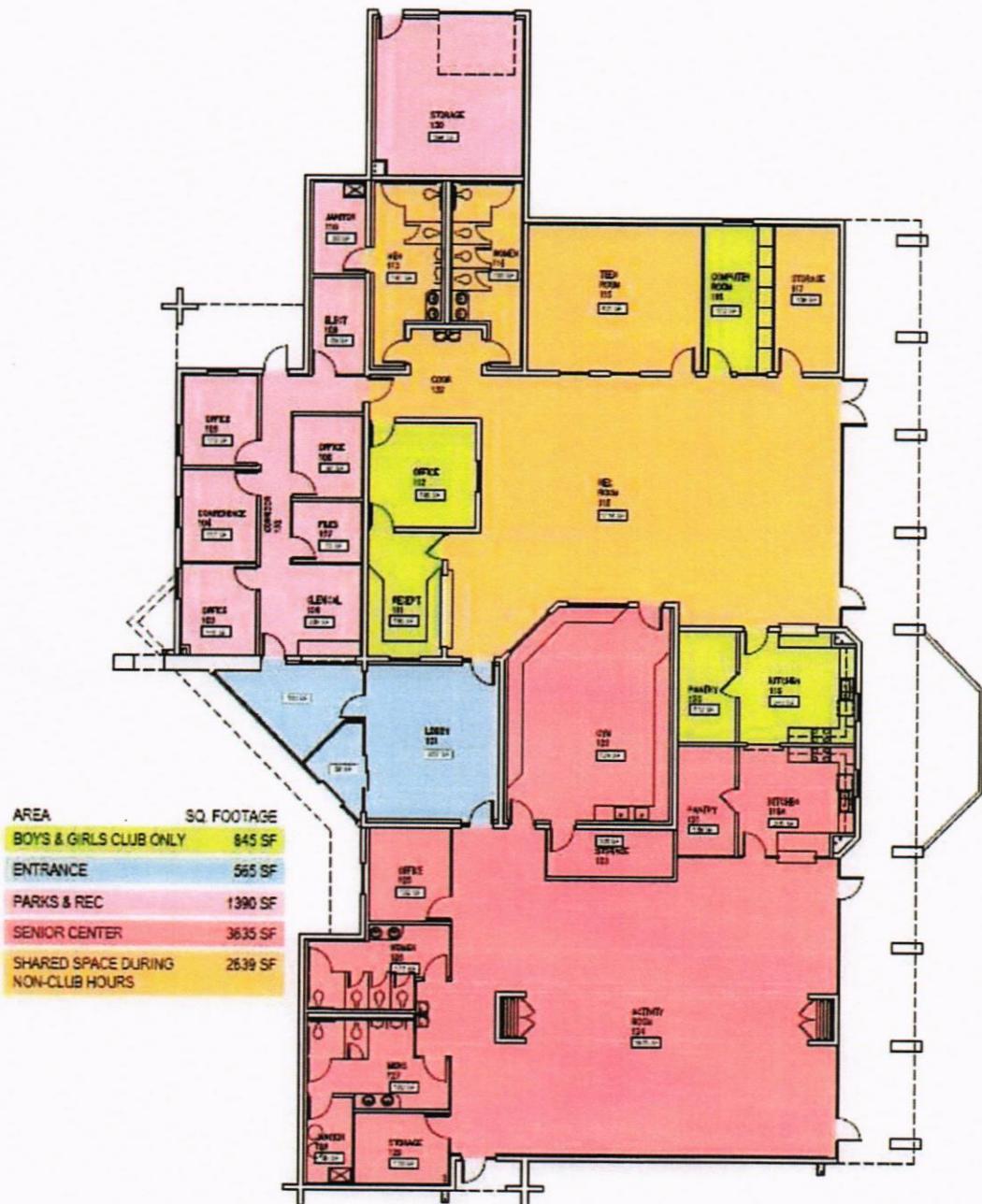
Second Amendment to Lease Agreement Between Boys & Girls Club and Clark County

EXHIBIT A



Second Amendment to Lease Agreement Between Boys & Girls Club and Clark County

EXHIBIT B



SPIRIT MOUNTAIN ACTIVITY CENTER
1975 AVE AVENUE, LAUGHLIN 89026

NOT TO SCALE
11/12/2025