

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the liquor uses for Vin Sauvage, LLC, as Tenant, on Clark County-owned land leased to Beltway Business Park Warehouse No. 9, LLC, at 6900 South Decatur Boulevard, Suites 130 and 140, located at the southeast corner of Decatur Boulevard and I-215 Beltway. (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 August 21, 2001, the Board of County Commissioners (Board) approved a 50-year Lease Agreement (Ground Lease) between Clark County (County) and Beltway Business Park Warehouse No. 9, LLC (BBP Warehouse 9) for commercial development on ±17.63 acres of County-owned land. BBP Warehouse 9 has requested County consent to a sublease with Vin Sauvage, LLC (Tenant), for warehousing, distribution, wholesaling, and importing of alcoholic beverages, non-alcoholic beverages, and other miscellaneous beverages, related supplies, and related office administration on the leased premises (6900 South Decatur Boulevard, Suites 130 and 140 - 52,000 SF). The sublease term is five (5) years and three (3) months with two (2) options to extend for five (5) years each. The rent for the first year is \$45,240 per month with annual increases of 3%.

Pursuant to Section 1.4.3.1 of the Ground Lease, liquor uses require County consent. The Ground Lease provides that the refusal to consent to these uses is solely within the discretion of the Board and does not have to be reasonable. If the Board consents to the liquor uses on the leased premises, then BBP Warehouse 9 and/or Tenant must also obtain any other necessary licenses and land use approvals required by law.

This item was presented to the County Long Range Planning Committee on November 15, 2021.

Cleared for Agenda

12/07/2021

File ID#

21-1709