

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 (Director) or her designee to sign the Lease Agreement between Clark County and Rite of Passage Adolescent Treatment Centers and Schools Inc. for leasing 520 North 30th Street, Building B, Las Vegas, NV 89101 on Assessor's Parcel Number 139-36-501-005 also known as the Spring Mountain Youth Camp Residential Facility; and authorize the Director or her designee to sign any other necessary documents related to management of the agreement. (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:

In April 2022, Clark County (County) Purchasing selected Rite of Passage Adolescent Treatment Center and Schools, Inc. (Lessee) as the Spring Mountain Youth Camp Residential Facility (Premises) operator through the RFP process. As part of operation of the facility the operator will also lease the facility as a separate agreement which will be tied to the operator agreement so that if the operator agreement is terminated then the Lease Agreement (Lease) will also terminate. Terms of the lease are as follows:

- 1.) Lease space is \pm 2,948 square feet of residential group housing for female youth between 10-18 years old.
- 2.) No rent and no security deposit.
- 3.) Initial lease term is one (1) year (Commencing on the same date as the Operator Agreement approval and terminating on June 30, 2023.)
- 4.) Four (4) – one (1) year options.
- 5.) Tenant pays for their own computers, software, printers, and Internet connectivity.
- 6.) Tenant shall maintain the Premises, including all improvements, and FF&E.
- 7.) County shall provide WIFI, power, gas, water, sewer and normal trash removal.

This item was presented to the Clark County Long Range Planning Committee on June 28, 2022.

Cleared for Agenda

08/02/2022

File ID#

22-1116