

CLARK COUNTY BOARD OF COMMISSIONERS

AGENDA ITEM

Petitioner: Lisa Kremer, Director of Real Property Management

Recommendation:

Approve and authorize the liquor uses for Summit Spirits & Wine, Inc. and its wholly owned subsidiary, Good Spirits Distributing, LLC, jointly and severally as Tenant, on Clark County-owned land leased to Beltway Business Park Warehouse No. 3, LLC, at 6975 South Decatur Boulevard, Suites 100 and 110, located at the southwest corner of Decatur Boulevard and Badura Avenue. (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. 3, LLC (BBP Warehouse 3) for commercial development on ±30.19 acres of County-owned land. BBP Warehouse 3 has requested County consent to a sublease with Summit Spirits & Wine, Inc. and its wholly owned subsidiary, Good Spirits Distributing, LLC (jointly and severally, as Tenant), for warehousing and distribution of beer, wine, liquor and related office administration on the leased premises (6975 South Decatur Boulevard, Suites 100 and 110 - 30,000 SF). The sublease term is five (5) years and three (3) months. The rent for the first year is \$24,900.00 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 3 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 April 22, 2021.

Cleared for Agenda

05/18/2021

File ID#

21-675