



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 10, 2025

DATE: May 9, 2025

TO: Board of County Commissioners

FROM: Chad Giesinger, AICP, Planning Manager, Community Services Dept.,
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THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division,
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SUBJECT: Recommendation to Approve a State of Nevada Manufacturer's Craft Distillery License application, with recommendations contained in the staff report, for Jeremy Baumann, dba Verdi Local Distillery; and if approved, authorize each Commissioner to sign the State of Nevada *Application for Manufacturer's License* with direction for the County Clerk to attest the license application. (Commission District 1.) FOR POSSIBLE ACTION

SUMMARY

Review and approve, with recommendations, the application for a State of Nevada Manufacturer's Craft Distillery License submitted by Jeremy Baumann, dba Verdi Local Distillery. Pursuant to NRS 369.180, 369.190, and 369.200 and Washoe County Code (WCC) Sections 30.3331 and 30.3335, the Washoe County Commission shall approve or disapprove applications to engage in business as a craft distillery in Washoe County.

Washoe County Strategic Objective supported by this item:

Economic Impacts: Support a Thriving Community.

PREVIOUS ACTION

March 11, 2014. The Washoe County Board of County Commissioners ("BCC" or "Board") approved and signed a State of Nevada Manufacturer's Craft Distillery License application, with recommendations contained in the staff report, for Jeremy Baumann, dba Verdi Local Distillery, as attested to by the County Clerk.

BACKGROUND

Jeremy Baumann, dba Verdi Local Distillery, has reapplied for a State of Nevada Manufacturer's Craft Distillery License to operate a whiskey distillery at 1155 Old Highway 40, Suite B, Verdi, Nevada (*see* Attachment A). The distillery is located in Verdi, south of Old Highway 40, and between Hab Drive and Second Street. The application is dated April 21, 2025.

AGENDA ITEM # _____

Verdi Local Distillery has been operating since approval of the original craft distillery license in March of 2014. However, after a recent inquiry/investigation by the State of Nevada Department of Taxation, Alcohol and Tobacco Compliance Division, it came to the attention of Washoe County Business Licensing that the owner and operator of the distillery had allowed the required liquor licenses to lapse by failing to renew the licenses (both the county and state licenses). Due to the length of time the licenses had lapsed (i.e. more than 90-days), the previously issued licenses could not be reinstated and new licenses must be issued.

The applicant has therefore reapplied for a Washoe County Craft Distillery liquor license and a State of Nevada Manufacturer's Craft Distillery License which must be approved by the BCC¹ (WCC Section 30.3331). The property is zoned General Commercial (GC) and the business operation is classified as the Liquor Sales, On-Premises and the Liquor Sales, Off-Premises use types. The Liquor Sales, On-Premises use type is for tastings and consumption that will occur at the distillery and the Liquor Sales, Off-Premises use type is for off-site wholesale sales and distribution. Both use types are allowed uses in the GC regulatory zone. Business license staff will issue the county business and liquor licenses after approval of the State of Nevada Manufacturer's Craft Distillery License application.

NRS 369.190(3) and WCC Section 30.160(1)(b)(1) specify that the County Commission "require satisfactory evidence that the applicant is a person of good moral character" when reviewing and approving a State of Nevada Manufacturer's License application. The applicant, Jeremy Baumann, has completed the required *Liquor License Personal History* form and replied in the negative to any criminal convictions in the past 10 years, or to any revocations of either a liquor license or work permit. The applicant has also passed a background check conducted by the Sheriff's Office and has completed a *Child Support Compliance Statement/Exemption Form* attesting that he is not subject to a court order for the support of a child. Based on this information, staff has determined that the applicant is of "good moral character" and is suitable to hold the State license under the provisions of State Law and County Code. Copies of both sets of forms contain personal information, so are not included in this staff report but are available to the Commission upon request.

Pursuant to Washoe County Code (WCC) Section 30.3333(4), business license staff requested that the Sheriff's Office conduct a criminal history inquiry for Jeremy Baumann. The inquiry results were returned on April 10, 2025, and stated that the applicant meets the eligibility requirements for a Washoe County Business License. Based on the results of the criminal history inquiry, staff believes the applicant is suitable to hold a Washoe County liquor license.

¹ WCC Section 30.3333(3) requires that Business License staff not place a State of Nevada Manufacturer's License application on a Board of County Commissioner's agenda for review and approval until after the results of the required criminal history inquiry are received.

The applicant paid the \$75 Washoe County business license application fee pursuant to WCC Section 25.025 and the \$225 Washoe County craft distillery liquor license fee established in the *Master Liquor License Fee Schedule* adopted by the County Commission.

NRS 597.235 outlines several requirements for operating a craft distillery in the State of Nevada. State law limits the total amount of spirits sold and transported to a licensed wholesale liquor dealer to no more than 10,000 cases from all the craft distilleries owned by a person in any calendar year [NRS 597.235(2)(b)]. State law also limits the total manufacture of spirits exported outside of Nevada to no more than 40,000 cases from all the craft distilleries owned by a person in any calendar year [NRS 597.235(2)(c)]. Finally, state law allows a craft distillery licensee to serve samples of the manufactured spirits on the premises, and to sell the manufactured spirits for consumption either on or off the premises with certain limitations [NRS 597.235(2)(d) & (e)]. Staff recommends that the requirements and restrictions established within NRS 597.235 be placed as recommendations on the Manufacturer's License application. If approved, staff will add the recommendations to the original copy of the State of Nevada Manufacturer's Craft Distillery License application.

FISCAL IMPACT

The applicant paid the \$75.00 Washoe County business license application fee pursuant to WCC Section 25.025, deposited into Permits & Licenses (105402), General Business License (421101) and the \$225.00 Washoe County craft distillery liquor license fee established in the Master Liquor License Fee Schedule, deposited into Permits & Licenses (105402), Liquor License (421200).

RECOMMENDATION

It is recommended that the Board of County Commissioners approve a State of Nevada Manufacturer's Craft Distillery License application for Jeremy Baumann, dba Verdi Local Distillery, with the following recommendations:

1. Jeremy Baumann may not sell and transport more than 10,000 cases of spirits to licensed wholesale liquor dealers within Nevada and 40,000 cases of spirits for distribution outside of Nevada from all craft distilleries operated by the company in any calendar year; and
2. Jeremy Baumann must adhere to the serving of samples and sale of manufactured spirits limitations outlined in NRS 597.235(2);

and if approved, authorize each Commissioner to sign the State of Nevada *Application for Manufacturer's License* with direction for the County Clerk to attest the license application.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to approve a State of Nevada Manufacturer's Craft Distillery License application, with recommendations contained in the staff report, for Jeremy Baumann, dba Verdi Local Distillery, and authorize each Commissioner to sign the State of Nevada *Application for Manufacturer's License* with direction for the County Clerk to attest the license application.”

Attachments:

- A. Manufacturer's License application
- B. Supporting NRS and Washoe County Code regulations

cc: Jeremy Baumann, P.O. Box 104, Verdi, NV 89439
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