



**BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS**

Award Contract Grant

Requested Board Meeting Date: 06/20/2023
or Procurement Director Award:

**=Mandatory, information must be provided*

***Contractor/Vendor Name/Grantor (DBA):**

Eleven Cafe, LLC

***Project Title/Description:**

Amendment 1 to Lease Agreement for 33 N. Stone, Suite 150.

***Purpose:**

This first amendment to the Lease extends the Lease Term for 2 years.

***Procurement Method:**

Exempt Per Section 11.04.020.

***Program Goals/Predicted Outcomes:**

Extend the Lease Term and continue to receive revenue for space located within 33 N. Stone, Suite 150.

***Public Benefit:**

Continued revenue to County for Leased space within 33 N. Stone, Suite 150. Eleven Cafe coffee shop is one of many small businesses in the downtown area that create foot traffic and provide food and beverage services to the public who visit and work in the downtown area.

***Metrics Available to Measure Performance:**

Increased revenue for County and continued occupancy within 33 N. Stone, suite 150.

***Retroactive:**

No

TO: COB 5-22-2023 (1)
Vers: 2
pgs: 2

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THE APPLICABLE SECTIONS(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number: _____
Commencement Date: _____ Termination Date: _____ Prior Contract Number.(Synergen/CMS): _____
 Expense Amount \$: _____ Revenue Amount \$: _____
Funding Source(s) required: _____
Funding from General Fund? Yes No If Yes _____ % _____
Contract is fully or partly funded with Federal Funds? Yes No
If Yes, Is the Contract to vendor or subrecipient? _____
Were Insurance or Indemnity Clauses modified? Yes No
If Yes attach Risk's approval
Vendor is using a Social Security Number? Yes No
If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: CTN Department Code: FM Contract Number (i.e., 15-123): 19-018
Amendment No.: 1 AMS Version No.: 2
Commencement Date: 09/01/2023 New Termination Date: 08/31/2025
Prior Contract No.(Synergen/CMS): N/A
 Expense Revenue Increase Decrease Amount This Amendment: \$ 28,501.33
Is there revenue included? Yes No If Yes \$: 28,501.33
Funding Source(s) required: Rent payments from Tenant
Funding from General Fund? Yes No If Yes \$: _____ % _____

Grant / Amendment Information (for grants acceptance and awards) Award Amendment

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____
Commencement Date: _____ Termination Date: _____ Amendment Number: _____
 Match Amount: \$ _____ Revenue Amount: _____
*All Funding Source(s) required:
*Matching Funding from General Fund? Yes No If Yes, \$ _____ % _____
*Matching Funding from Other Sources? Yes No If Yes, \$ _____ % _____
*Funding Source: _____
*If Federal Funds are received, is funding coming directly from the Federal Government or passed through other organization(s)?

Contact: Kevin Button Telephone: 520-724-8230
Department: Facilities Management

Department Director Signature: _____ Date: 5-15-2023
Deputy County Administrator Signature: _____ Date: 5-19-2023
County Administrator Signature: _____ Date: 5/19/23

Pima County Department of Facilities Management

Project: Lease Agreement for 33 N. Stone, Suite 150 -Amendment 1

Contractor: Eleven Cafe, LLC

Contract No.: CTN-FM-19-018

Contract Amendment No.:01

Orig. Contract Term:	09/01/2018 - 08/31/2023	Orig. Amount:	\$ 66,802.25
Termination Date Prior Amendment:	N/A	Prior Amendments Amount:	\$ 0.00
Termination Date This Amendment:	08/31/2025	This Amendment Amount:	\$ 28,501.33
		Revised Total Amount:	\$ 95,303.58

AMENDMENT ONE

This first amendment ("**Amendment**") is made by and between Pima County, a political subdivision of the State of Arizona ("**County**" or "**Landlord**") and Eleven Cafe, LLC., an Arizona limited liability company ("**Tenant**"). County and Tenant are each individually a "Party" and collectively the "Parties."

The parties agree to amend the agreement as follows:

1. Background and Purpose.

1.1. Background. On August 30, 2018, County and Tenant entered into a lease agreement ("**Agreement**") for approximately 531 square feet of space within 33 N. Stone Avenue, Suite 150 and a Storage Cage (the "**Premises**") and described more specifically in the Agreement. The Term of the Agreement expires on August 31, 2023. Section 6.2 of the Agreement included an Option to Extend the Initial Term for up to two additional two-year periods ("**Extension Option**").

1.2. Purpose. Tenant wishes to exercise its first option to extend, and County approves.

2. Term. The parties agree to extend the contract term for two additional years commencing on September 1, 2023 and terminating on August 31, 2025. If the commencement date is before the Effective Date of this amendment, the parties will, for all purposes, deem the amendment to have been in effect as of the commencement date.

3. Base Rent. Per Section 6.2 of the Agreement, during this Extension Option, the Base Rent will be as follows:

Lease Year	SF	Monthly Base Rent	Annual Base Rent	Storage Rent Monthly	Storage Rent Annually	Combined Total Rent
9/1/2023-8/1/2024	531	\$ 1,101.54	\$ 13,218.48	\$ 75.00	\$ 900.00	\$ 14,118.48
9/1/2024-8/31/2025	531	\$ 1,123.57	\$ 13,482.85	\$ 75.00	\$ 900.00	\$ 14,382.85

All other provisions not specifically changed herein remain in effect and are binding upon the parties

PIMA COUNTY

Eleven Cafe, LLC

Adelita Grijalva, Chair, Board of Supervisors


Authorized Officer/Signature

Date

DUNG Q HOANG / owner
Printed Name and Title

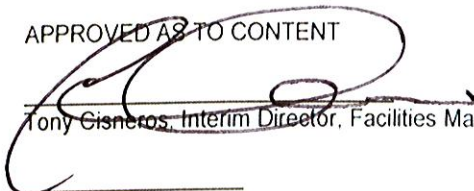
5-18-23
Date

ATTEST

Clerk of the Board

Date


APPROVED AS TO CONTENT



Tony Cisneros, Interim Director, Facilities Management

Date

APPROVED AS TO FORM



Deputy County Attorney

Bobby Yu

Print DCA Name

5/15/2023

Date

Contract No. CTN-FM-19-018