



Contract Number: CTN-FM-CMS 139232 - 01  
Effective Date: 11-1-14  
Term Date: 10-30-2039  
Cost: \_\_\_\_\_  
Revenue: \$250. -  
Total: \_\_\_\_\_ NTE: \_\_\_\_\_  
Renewal By: 8-1-2039  
Term: 10-30-2039  
Reviewed by: [Signature]

## BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: October 22, 2014  
21

### **ITEM SUMMARY, JUSTIFICATION &/or SPECIAL CONSIDERATIONS:**

**Execute the First Amendment to Ground Lease with the YMCA of Southern Arizona, an Arizona non-profit corporation who will continue to provide child care services, recreational program and healthy living information for the next twenty-five (25) years to Pima County residents who are members of the YMCA. This will enhance the health of members of the YMCA and convenient day care to individuals who work in or near downtown Tucson. In exchange for the reduced rent being charged, the YMCA is responsible for all of the utilities and the maintenance, repair and operation of the building which the YMCA constructed with their funds.**

CONTRACT NUMBER (If applicable): CTN FM CMS 139232

### **STAFF RECOMMENDATION(S):**

**Approve this First Amendment to Ground Lease which will allow the YMCA to continue to offer day care services in addition to recreational programs to their members.**

CORPORATE HEADQUARTERS: \_\_\_\_\_

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To: CoB - 10-8-14  
Agenda - 10-21-14  
(1)

Procure Dept 10-03-14 PH0147

**CLERK OF BOARD USE ONLY: BOS MTG. \_\_\_\_\_**

**ITEM NO. \_\_\_\_\_**

**REVENUE TO PIMA COUNTY: \$250.00**

**FUNDING SOURCE(S): not applicable-tenant pays rent to Pima County.**  
(i.e. General Fund, State Grant Fund, Federal Fund, Stadium D. Fund, etc.)

**Advertised Public Hearing:**

		<b>YES</b>	<b>X</b>	<b>NO</b>
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**Board of Supervisors District:**

1		2		3		4		5	<b>X</b>	<b>All</b>	
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**IMPACT:**

**IF APPROVED: The YMCA of Southern Arizona will continue to provide day care services, recreational programs and fitness equipment to their members for an additional twenty-five years.**

**IF DENIED: Discontinuation of recreational classes, exercise equipment and day care facilities could adversely affect the health and welfare of adults and youth of Pima County who are members of the YMCA.**

**DEPARTMENT NAME: Facilities Management**

**CONTACT PERSON: Melissa Loeschen TELEPHONE NO.: 724-8230**

PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT  LEASE: 60 W. ALAMEDA STREET, TUCSON, ARIZONA  TENANT: YMCA OF SOUTHERN ARIZONA  LEASE NO.: CTN FM CMS139232  LEASE AMENDMENT NO.: ONE (1)	CONTRACT  NOLTN-FM-CMS139232  AMENDMENT NO. 01  This number must appear on all invoices, correspondence and documents pertaining to this contract.
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ORIGINAL LEASE TERM:	11/1/1989-10/30/2014	ORIG. LEASE AMOUNT:	\$250.00
TERMINATION DATE PRIOR AMENDMENT:	NA	PRIOR AMENDMENTS:	\$0.00
TERMINATION THIS AMENDMENT:	10/30/39	AMOUNT THIS AMEND.:	\$250.00
		REVISED AMOUNT:	\$500.00

### FIRST AMENDMENT TO GROUND LEASE

WHEREAS, the Ground Lease dated effective November 1, 1989 was executed by the Young Men's Christian Association of Metropolitan Tucson, a non-profit corporation (hereinafter referred to as "YMCA" and Pima County, a subdivision of the State of Arizona (hereinafter referred to as "County").

WHEREAS, YMCA has constructed a building located at 60 W. Alameda Street, Tucson, Arizona, where recreational programs and child day care services are offered to residents of the greater Tucson area.

1. **MODIFICATION OF LEASE.** YMCA and County hereby agree to modify the terms of the Ground Lease as follows:

1.1 Name Change. YMCA has notified County that YMCA's name has been changed from the Young Men's Christian Association of Metropolitan Tucson, a non-profit corporation to YMCA of Southern Arizona, a non-profit corporation.

1.2 Extension of Term. In accordance with Section 3 of the Ground Lease, the term is extended for an additional twenty-five (25) years to October 30, 2039.

1.3 Rent Payment. The rent of ten dollars (\$10.00) will be payable on November 1st annually commencing November 1, 2014, or may be paid in advance in one lump sum for the extended term.

2. **EFFECTIVE DATE.** This Amendment is effective November 1, 2014.

**SURVIVAL.** The Ground Lease will remain in full force and effect in accordance with its terms, as modified herein.

**IN WITNESS WHEREOF**, the parties hereto have executed this First Amendment to Ground Lease as of the day, month and year written below.

**LANDLORD:**

PIMA COUNTY, a political subdivision of the State of Arizona

\_\_\_\_\_  
Chair, Board of Supervisors  
Date \_\_\_\_\_

**TENANT:**

YMCA of SOUTHERN ARIZONA, INC.  
a non-profit corporation

Dane Woll, President  
Dane Woll, President  
Date 9-9-14

**ATTEST:**

\_\_\_\_\_  
Clerk of the Board of Supervisors

**APPROVED AS TO CONTENT:**

By: Michael L. Kirk  
Michael L. Kirk, FMP  
Director, Facilities Management

**APPROVED AS TO FORM:**

By: TOBIN ROSEN  
Deputy County Attorney