



BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

Award Contract Grant

Requested Board Meeting Date: 12/17/2024
or Procurement Director Award:

**=Mandatory, information must be provided*

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

Stratford Art Works, Inc.

***Project Title/Description:**

Joint Development Agreement for Renovation of Teatro Carmen -Amendment 1

***Purpose:**

To extend for 1-year the Joint Development Agreement for management and oversight expertise and the raising of significant public and private sector funds to restore and rehabilitate the County Property located at 384 South Meyer Avenue. This Property includes Teatro Carmen, a historic community theatre and cultural landmark and Black Elks Lodge and associated grounds. Both structures are listed in the National Register of Historic Places.

***Procurement Method:**

Exempt Per Section 11.04.020.

***Program Goals/Predicted Outcomes:**

County, with the assistance of Stratford Art Works, Inc., desires the Property be improved, rehabilitated and restored, consistent with its value as a cultural and historical landmark, to operational condition for community use as an arts and entertainment venue.

***Public Benefit:**

This Agreement will benefit County by relieving it of a portion of the costs and burdens of associated with a rehabilitation and restoration project of this type and scope. The completed project will preserve the architectural history and culture of Tucson, Pima County and the Southwest, create a new venue where the public can gather to build community and enjoy lively arts and the unique culinary culture of the Southwest.

***Metrics Available to Measure Performance:**

Historic restoration and preservation of Southwestern architecture and culture. More opportunity for community building and sharing of local culture and history. Economic impact from increased tourism and community engagement.

***Retroactive:**

No

TO: COB, 12-4-24(1)
Vers: 0
pgs: 4

THE APPLICABLE SECTION(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: PO Department Code: FM Contract Number (i.e., 15-123): PO2400016708

Amendment No.: 1 AMS Version No.: 0

Commencement Date: 12/24/2024 New Termination Date: 12/23/2025
Prior Contract No.(Synergen/CMS): CT_22000000000000000149

Expense Revenue Increase Decrease Amount This Amendment: \$ 37,500

Is there revenue included? Yes No If Yes \$: _____

Funding Source(s) required: General Fund

Funding from General Fund? Yes No If Yes \$: 37,500.00 % 100%

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: 12.4.24

Deputy County Administrator Signature:  Date: 12/4/2024

County Administrator Signature: _____ Date: 12.4.24

Pima County Department of Facilities Management

Project: Joint Development Agreement for Renovation of Teatro Carmen -Amendment 1

Contractor: Stratford Art Works, Inc.

Contract No.: PO2400016708 (Formerly CT_2200000000000000149)

Contract Amendment No.:01

Orig. Contract Term:	12/07/2021 - 12/23/2024	Orig. Amount:	\$ 1,000,000.00
Termination Date Prior Amendment:	N/A	Prior Amendments Amount:	\$ 0.00
Termination Date This Amendment:	12/23/2025	This Amendment Amount:	\$ 37,500.00
		Revised Total Amount:	\$ 1,037,500.00

AMENDMENT ONE

This first amendment ("**Amendment**") is made by and between Pima County, a political subdivision of the State of Arizona ("**County**") and Stratford Art Works, Inc., an Arizona Non-Profit corporation ("**Non-Profit**" or "**SAW**"). 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 December 7, 2021, County entered into joint development agreement ("**JDA**") for the renovation and development of two adjacent parcels, commonly referred to as "Teatro Carmen" and the "Black Elks Theater" located at 384 S. Meyer Avenue, Tucson, Arizona, 85701 (the "**Property**"), and described more specifically in the JDA. The Term of the JDA expires on 12/23/2024. The JDA included an Option to Extend the Initial Term for up to 2 additional 1-year periods ("**Extension Term**").

1.2. Purpose. Non-Profit wishes to exercise its option to extend and County approves.

2. Term. The parties agree to extend the JDA Term for one additional year commencing on December 24, 2024 ("**Commencement Date**") and terminating on December 23, 2025 ("**Extension Term**"). Regardless of the date this Amendment is fully-executed (the "**Effective Date**"), the parties will, for all purposes, deem this Amendment to be in effect as of the Commencement Date.

3. Management Fee. During this Extension Term, Non-Profit will receive a fee of \$75,000.00 ("**Management Fee**"). During the Extension Term, County agrees to pay Non-Profit 50% of Management Fee (\$37,500.00) in 12 monthly installments. The remaining 50% of the Management Fee will be paid from proceeds raised by Non-Profit through fundraising efforts during the Extension Term.

4. **Counterparts and Copies.** This Agreement may be executed in counterparts, all of which, when taken together, shall constitute one agreement with the same force and effect as if all signatures had been entered on one document. Electronic, scanned, copied, or facsimile images of signatures in lieu of original signatures, transmitted electronically, are acceptable and shall be deemed the equivalent of an original.

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

PIMA COUNTY

Adelita S. Grijalva, Chair, Board of Supervisors

Date

Stratford Art Works, Inc.

DocuSigned by:
HERB STRATFORD
11322EC8ABBA408

Authorized Officer Signature
President

Printed Name and Title

12/3/2024

Date

ATTEST

Melissa Manriquez, Clerk of the Board

Date

APPROVED AS TO CONTENT

Tony Cisneros, Director, Facilities Management

Date

APPROVED AS TO FORM

Kyle Johnson

Deputy County Attorney

Kyle Johnson

Print DCA Name

12/3/2024

Date

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

PIMA COUNTY

Stratford Art Works, Inc.

Adelita S. Grijalva, Chair, Board of Supervisors

Authorized Officer Signature

Date

Printed Name and Title

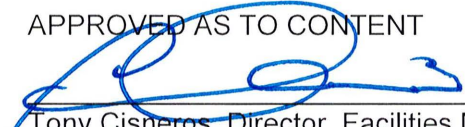
Date

ATTEST

Melissa Manriquez, Clerk of the Board

Date

APPROVED AS TO CONTENT



Tony Cisneros, Director, Facilities Management

12.3.2024
Date

APPROVED AS TO FORM

Kyle Johnson

Deputy County Attorney

Kyle Johnson

Print DCA Name

12/3/2024

Date