

COB - BOSAIR FORM

05/07/2026 2:34 PM (MST)

Submitted by Lupe.Fimbres@pima.gov



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number: CT RPS CT2400000014

Award Type: Contract

BOSAIR Activity: Board Meeting Request

Requested Board Meeting Date: 05/26/2026

Supplier / Customer / Grantor / Subrecipient: Rillito Park Foundation, an Arizona nonprofit corporation

Project Title / Description: Historic Jelks House Operating Agreement, Fifth Amendment to Operating Agreement

Purpose: Fifth Amendment to Operating Agreement (the "Agreement") for the Historic Jelks House is located at 1090 E. River Rd. (the "Property"). County and the Rillito Parks Foundation (the "Operator") have agreed to extend the Agreement for an additional one (1) year term, with a clause that County can terminate the Agreement with a 90-day prior notice.

Procurement Method: Real Property Agreements, land Titles, Appraisals, Relocation, Property Management: Exempt per Section 11.04.020

Procurement Method Additional Info: N/A

Program Goals/Predicted Outcomes: The Operator will continue to pay monthly fee and maintain the Property during the term of the Amendment.

Public Benefit and Impact: Collection of monthly fees in the amount of \$2,000.00 per month. The fees will be deposited into a special revenue fund with Pima County Parks and Recreation to be used exclusively for the County authorized capital improvements to the Property.

Strategic Plan Pillar

- Infrastructure & Growth

Support of Prosperity Initiative:

- N/A

Provide information that explains how this activity supports the selected Prosperity Initiatives N/A

Metrics Available to Measure Performance: The monthly fee of \$2,000.00 per month is based on an independent appraisal.

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VERSION: 3
PAGES: 4

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Retroactive:

NO

Amendment / Revised Award Information

Record Number: CT RPS CT2400000014

Document Type: CT
Department Code: RPS
Contract Number: CT2400000014
Amendment Number: 5
Commencement Date: 07/01/2026
Termination Date: 06/30/2027
Customer Headquarters Location Tucson, Arizona

* Headquarters information is not a consideration for awards

Is the Termination Date new?

YES

Classification: Revenue
Adjust Level: No change
Prior Contract Number (If Applicable): CTN-PW-23000000000000000185

Amount This Amendment:
\$24,000.00

Funding Source(s) required: Parks & Recreation Special Revenue

Funding from General Fund?

NO

Contract is fully or partially funded with Federal Funds?

NO

Contract is fully or partially funded with Non-Federal Grant Funds?

NO

Department: Real Property Services

Name: Rita Leon

Telephone: 520-724-6462

Add GMI Department Signatures

No

Department Director Signature: CL... George Cardieri Date: 5/7/20
Deputy County Administrator Signature: [Signature] Date: 5/8/2020
County Administrator Signature: [Signature] Date: 5/10/2020



<p>PIMA COUNTY DEPARTMENT OF: PARKS & RECREATION</p> <p>PROJECT: Historic Jelks House Operating Agreement</p> <p>OPERATOR: Rillito Park Foundation, an Arizona nonprofit corporation</p> <p>OPERATING AGREEMENT NO.: CT2400000014 (Formally known as CTN-PW-21-0094, and CTN-RPS-23*0185)</p> <p>AMENDMENT NO.: Five (5)</p>	
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ORIGINAL OPERATING TERM: 07-01-2021 – 06-30-2023	ORIG. AMOUNT:	\$31,200.00
TERMINATION DATE PRIOR AMENDMENT: 06-30-2026	PRIOR AMENDMENTS:	\$72,000.00
TERMINATION THIS AMENDMENT: 06/30/2027	AMOUNT THIS AMENDMENT:	\$24,000.00
	TOTAL AMOUNT:	\$127,200.00

FIFTH AMENDMENT TO OPERATING AGREEMENT

1. BACKGROUND AND PURPOSE; EFFECTIVE DATE

1.1. Pima County, a political subdivision of the State of Arizona (“County”) owns real property at 1090 E. River Rd., Tucson, Arizona (the Property), which is depicted in Exhibit A.

1.2. Rillito Park Foundation, an Arizona non-profit corporation (“Operator”) currently occupies the Property under an Operating Agreement # CTN-RPS-23*0185 (formally known as CTN-PW-21-0094, reissued due to internal department/unit revisions), dated July 1, 2021, and First Amendment dated July 1, 2023. The First Amendment to Operating Agreement terminated on June 30, 2024, Second and Third Amendments terminated June 30, 2025, and Fourth Amendment is scheduled to terminate on June 30, 2026

1.3 The parties wish to extend the Term of the Operating Agreement for an additional one-year term.

1.4 **Effective Date:** This Amendment is effective as of July 1, 2026.

2. **MODIFICATION OF OPERATING AGREEMENT.** County and Operator hereby modify the terms of the Agreement as follows:

2.1. **Term:** The Operating Agreement is extended for an additional one-year term, with the amended Term to begin on July 1, 2026, and terminate on June 30, 2027, unless otherwise terminated or extended by the parties.

2.2. **County's Right to Terminate:** County shall have the right to terminate the Operating Agreement with 90 days prior notice.

2.3. **Notices:** Any notice required hereunder must be delivered personally or by certified mail, directed as follows:

If to County:

Victor Pereira, Director
Parks and Recreation
3500 W. River Rd.
Tucson, Arizona 85741
Victor.Pereira2@pima.gov

With a copy to:

George Cardieri, Director
Pima County Real Property
201 N. Stone Ave. 6th Floor
Tucson, Arizona 85715-1215
George.Cardieri@pima.gov

If to Operator:

Jaye Wells
Rillito Park Foundation
1090 E. River Road
Tucson, Arizona 85718
jayewells@gmail.com

3. **REMAINING OPERATING AGREEMENT and FIRST, SECOND, THIRD, FOURTH AMENDMENT TERMS UNCHANGED.** All other terms and conditions of the Operating Agreement not specifically modified by this Amendment remain in full force and effect.

The Parties hereby execute this Fifth Amendment on the day, month and year written below.

LANDLORD:
**Pima County, a political subdivision of
the State of Arizona**

TENANT:
**Rillito Park Foundation
an Arizona non-profit corporation**

Jennifer Allen, Chair Board of Supervisors



Signature

Date _____

Jaye H. Wells - President

Name and Title (please print)

ATTEST:

Date 4.23.26

Melissa Manriquez, Clerk of Board

Date _____

APPROVED AS TO CONTENT:

Carmine DeBonis, Deputy County Administrator-Public Works



George Cardieri, Director, Real Property Services

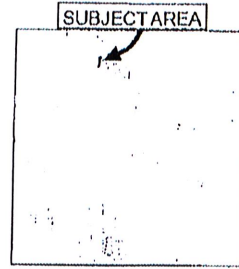
APPROVED AS TO FORM:



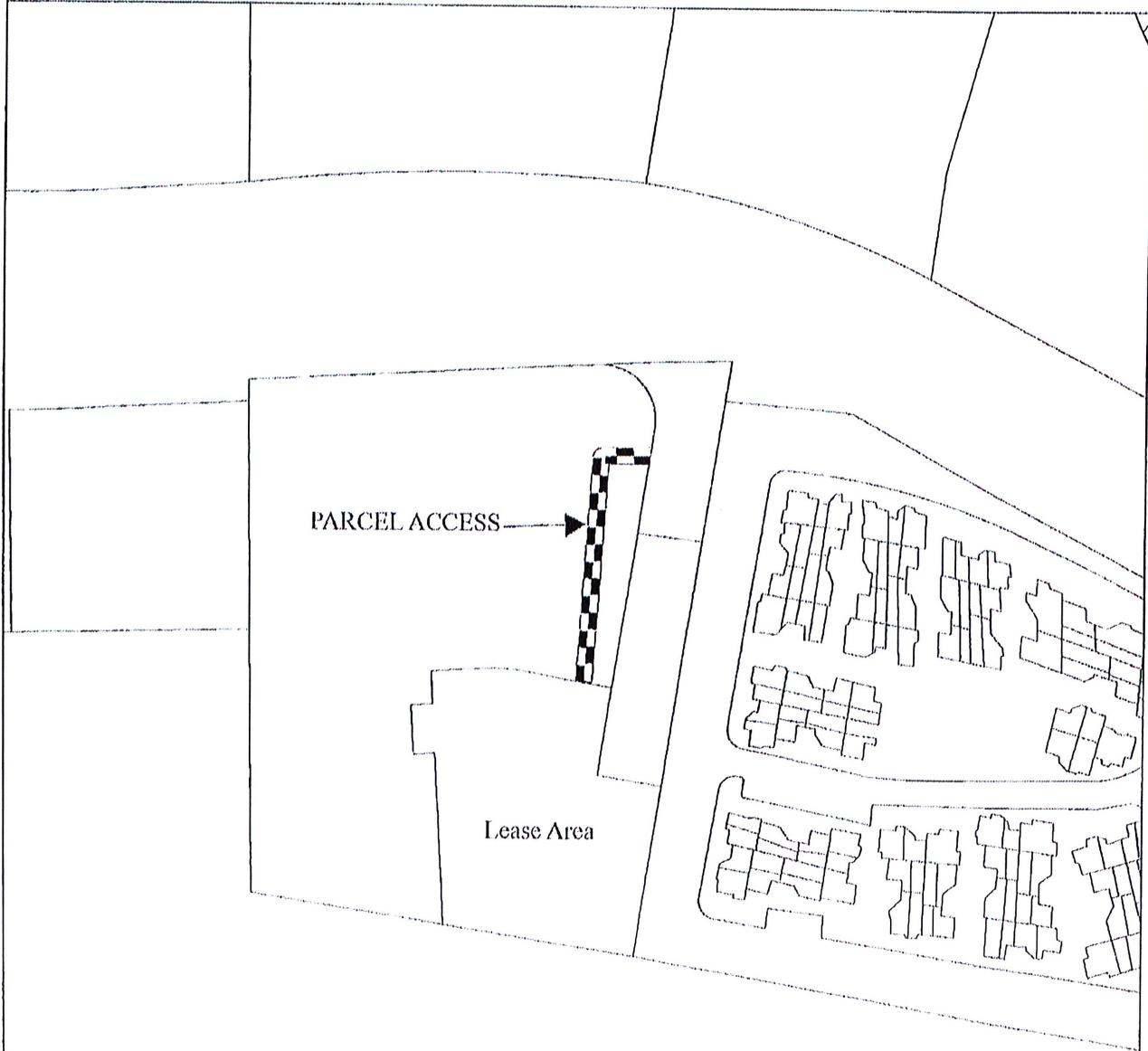
James Morrow, Deputy County Attorney

Exhibit "A"

SECTION 19
TOWNSHIP 13 SOUTH
RANGE 14 EAST



SECTION 19 G&SRM
PIMA COUNTY, ARIZONA



23069

PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT

DRAWING NOT TO SCALE DRAWN BY: S. BUTLER DATE: MAY 2023

LEGEND

 PARCEL ACCESS