COB - BOSAIR FORM

10/30/2025 3:38 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 CTN-RPS-23000000000000000050-1

Award Type:

Contract

Is a Board Meeting Date

Requested?

Yes

Requested Board Meeting Date:

11/18/2025

Signature Only:

NO

Procurement Director Award /

Delegated Award:

N/A

Supplier / Customer / Grantor /

Subrecipient:

Mount Lemmon Domestic Water Improvement District

Project Title / Description:

First Amendment to Lease Agreement

Purpose:

The Mount Lemmon Domestic Water Improvement District, as Tenant, will lease from Pima County land and a building which are located on the west side of Sabino Canyon Park Road, Mt. Lemmon, AZ, Pima County Assessor parcel number 205-14-7310. The property will provide an office for tenant to hold Board meetings and to conduct classes for the local community which shall include CPR, water education and planting for erosion control. The Lease will be renewed for 2 years with a rent amount of \$1,199 per month but may be terminated by either party on 30 days' 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 Mount Lemmon Domestic Water Improvement District will have a facility to conduct its business.

Public Benefit and Impact:

The Mount Lemmon Water District will have a facility on Mt. Lemmon from which to provide services to the community.

Budget Pillar

N/A

Support of Prosperity Initiative:

TO: COB, 11/5/25 (1)

VERSION: 0

N/A

NOV05'25PM1221PO

| Provide information that explains |
|-----------------------------------|
| how this activity supports the |
| selected Prosperity Initiatives |

N/A

| Metrics A | Available | to | Measure |
|-----------|-----------|----|---------|
| Performa | ance: | | |

The rental rate of \$1,199 is the market rent.

Retroactive:

YES

Retroactive Description:

Signature delay on part of Tenant.

Amendment / Revised Award Information

Record Number: CT RPS CTN-RPS-230000000000000000050-1

Document Type:

CT

Department Code:

RPS

Contract Number:

CTN-RPS-23000000000000000050-1

Amendment Number:

1

Commencement Date:

10/18/2025

Termination Date:

10/17/2027

Is the Termination Date new?

YES

NO

NO

Classification:

Revenue

Adjust Level:

No change

Prior Contract Number (If

Applicable):

N/A

Amount This Amendment:

\$28,776.00

Funding Source(s) required:

Regional Wastewater Treatment fund

Funding from General Fund?

Contract is fully or partially funded with Federal Funds?

Department:

Real Property Services

Name:

Diana Valdez

| Telep | hone: |
|-------|-------|
|-------|-------|

520-724-6713

Add GMI Department Signatures

No

Department Director Signature:

Date: 10/38/25

Deputy County Administrator Signature:

Date: 11/3/2025

County Administrator Signature: _

Date: 11 3 2005

PIMA COUNTY DEPARTMENT OF: REAL PROPERTY SERVICES

LANDLORD: Pima County, a Political Subdivision of the

State of Arizona

TENANT: Mount Lemmon Domestic Water Improvement

District

FILE NO.: LCP-0099

CONTRACT NO.:

AMENDMENT NO.: One (1); Revenue Contract

ORIGINAL LEASE TERM: 10/18/2022-10/17/2025 TERMINATION DATE PRIOR AMENDMENT:00/00/00 TERMINATION THIS AMENDMENT: 10/17/2027 ORIG. LEASE AMOUNT: \$41,913 PRIOR AMENDMENTS: \$0

AMOUNT THIS AMENDMENT: \$28,776 TOTAL LEASE AMOUNT: \$70,689

FIRST AMENDMENT TO LEASE AGREEMENT

- 1. DEFINED TERMS. For the purposes of this Amendment, the following terms have the meanings set forth below:
- 1.1 <u>Landlord</u>: Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "Landlord")
- 1.2 <u>Tenant: Mount Lemmon Domestic Water Improvement District</u>, a special taxing district.
- Leased Premises: The South half of that part of block 40 of Summerhaven Subdivision. Pima County, Arizona, according to the map of plat thereof record in the office of the County Recorder of Pima County, Arizona in book 4 of Maps and Plats at page 99. lying southerly of the north 76 feet of said block 40.
- 1.4 <u>Lease:</u> The lease for the Lease Premises, naming Tenant as tenant, dated October 18, 2022.
- 1.5 Effective Date: October 18, 2025.
- 2. **MODIFICATION OF LEASE**. Landlord and Tenant hereby agree to modify the terms of the Lease as follows:

- 2.1 <u>Term:</u> The term of the lease is hereby extended to an additional two (2) years, ending on October 17, 2027.
- 2.2 <u>Annual Fee:</u> Tenant shall pay \$1,199 per month in rent to the Landlord during the term of this agreement for use of the property.
- 3. **EFFECTIVE DATE.** This Amendment shall be effective as of the Effective Date.
- 4. <u>Authority to Contract</u>: Tenant warrants its right and power to enter into this Agreement. If any court or administrative agency determines that the County does not have authority to enter into this Agreement, the County will not be liable to Operator or any third party by reason of such determination or by reason of this Lease.
- 5. <u>Severability:</u> Each provision of this Agreement stands alone, and any provision of this Agreement found to be prohibited by law will be ineffective to the extent of such prohibition without invalidating the remainder of this Agreement.
- 6. <u>Applicable Law</u>: Any legal action relating to this Lease must be brought in Arizona court in Pima County; Arizona law will apply to such disputes.
- 7. **REMAINING LEASE TERMS UNCHANGED.** Except as modified as provided in this Amendment, all the terms and conditions of the Lease shall remain in full force and effect.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

| LANDLORD: Pima County, a political subdivision of the State of Arizona | TENANT: Mount Lemmon Domestic Water Improvement District, a special taxing district. |
|--|--|
| Rex Scott, Chairman, Board of Supervisors Pima County | Its: Stuart Shacter, Chairman, Board Mount Lemmon Water Improvement District |
| Date: | Date: 10-15-25 |
| ATTEST: | |
| Melissa Manriquez, Clerk of the Board | |
| Date: | |

APPROVED AS TO CONTENT:

| Jackson Jenkins, Director Regional Wastewater Reclamation | 10/21/2025 Date |
|--|--------------------|
| Jeffrey Teplitsky, Director Real Property Services APPROVED AS TO FORM: | Date_10/21/2025 |
| Kyle Johnson, Deputy County Attorney | 10/15/2025 Date |