



BOARD OF SUPERVISORS AGENDA ITEM REPORT AWARDS / CONTRACTS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: 12/21/2021

* = Mandatory, information must be provided

or Procurement Director Award: ☐

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

Portable Practical Educational Preparation, Inc.

***Project Title/Description:**

Amendment 1- to Ground Lease Agreement between Pima County and Portable Practical Educational Preparation, Inc. for Amado Youth Center

***Purpose:**

Amendment 1 amends the Ground Lease altering the window PPEP may exercise its option to purchase within the first five years of the Lease Term, if Land ownership is required to secure no-cost financing for Amado Youth Center.

***Procurement Method:**

Exempt per section 11.04.020.

***Program Goals/Predicted Outcomes:**

Allows PPEP to exercise its option, granted in section 12.1 of Lease, to purchase during the first 5 years of the Lease Term, if necessary to secure financing.

***Public Benefit:**

Facilitates non-profit PPEP's financing for the development of the new Amado Youth Center.

***Metrics Available to Measure Performance:**

The Youth Center will help to reduce dropout rates for students age 14-21, increase educational opportunities and practical job skills in the southern part of the County.

***Retroactive:**

No.

TO: COB 11-30-21 (1)

Vers: 2

Pgs: 3

24-11 '21 PM03:58

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 (i.e., 15-123): _____
 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 partially funded with Federal Funds? ☐ Yes ☐ No

If Yes, is the Contract to a 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): 20*31

Amendment No.: 1 AMS Version No.: 2

Commencement Date: 12/21/2021 New Termination Date: _____

Prior Contract No. (Synergen/CMS): _____

☐ Expense ☐ Revenue ☐ Increase ☐ Decrease

Amount This Amendment: \$ 0

Is there revenue included? ☐ Yes ☒ No If Yes \$ _____

***Funding Source(s) required:** NA

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:** _____

***Match funding from General Fund?** ☐ Yes ☐ No If Yes \$ _____ % _____

***Match 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

Department: Facilities Management

Telephone: 520-724-8230

Department Director Signature: _____

Date: 11/19/2021

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: 11/24/2021

Pima County Department of Facilities Management

Project: Amendment 1- to Ground Lease Agreement between Pima County and Portable Practical Educational Preparation, Inc. for Amado Youth Center.

Contractor: Portable Practical Educational Preparation, Inc.

Contract No.: CTN-FM-20*31

Contract Amendment No.: 01

Orig. Contract Term: 08/19/2019-08/19/2044	Orig. Amount:	\$250.00
Termination Date Prior Amendment: NA	Prior Amendments Amount:	\$0.00
Termination Date This Amendment: 08/19/2044	This Amendment Amount:	\$0.00
	Revised Total Amount:	\$250.00

AMENDMENT ONE

1. Parties: This agreement is between PIMA COUNTY, a political subdivision of the State of Arizona ("County"), and Portable Practical Educational Preparation, Inc. ("PPEP"), an Arizona nonprofit corporation ("PPEP").
2. Background and Purpose:
 - 2.1. Effective August 19, 2019 County and PPEP (the "**Parties**") entered into a Ground Lease agreement ("**Lease**") for a parcel of land in the Amado area, approximately 4125 square feet in size, together with appurtenant easements on adjacent land for access, construction and maintenance of a septic system serving the property, use of a well, and parking, all as described on Exhibit A to this Lease (the "**Land**") to facilitate PPEP's construction of a new Youth Center (the "**Project**"). Section 12 of that Lease Agreement granted PPEP an option to purchase of Land no later than 1 year after substantial completion of the Project for \$1,000.00 ("**Purchase Price**").
 - 2.2. PPEP has determined that ownership of the Land is a key factor in securing no cost financing which will facilitate the construction of the Project.

Therefore, County and PPEP now wish to alter the Lease as follows:

3. Modification of Grant of Option. Sections 12.1 and 12.2 below replace section 12.1 of the original Lease.

12.1 Grant of Option. PPEP may purchase the Land for \$1,000.00 at any time within the first five years of the Lease Term if PPEP is required to own the Land to secure no cost financing.

12.2 Termination of Lease if Property Purchased. If PPEP exercises the option to purchase in 12.1, this Lease will automatically terminate at such time as the County conveys the Land to PPEP. Provisions in the Lease that provide for survival after termination will remain in effect and are not modified by this Amendment.

Except as modified by this first amendment, all other terms and conditions of the license remain in full force and effect.

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

LANDLORD:

PIMA COUNTY, ARIZONA

By: _____
Sharon Bronson,
Chair, Board of Supervisors

Date: _____

ATTEST:

By: _____
Melissa Manriquez
Clerk of the Board of Supervisors

Date: _____

APPROVED AS TO CONTENT:

By: _____
Lisa Josker, Director
Pima County Facilities Management

Date: _____

APPROVED AS TO FORM:

By: Victoria Buchinger
Victoria Buchinger
Deputy County Attorney

Date: November 15, 2021

TENANT:

**PORTABLE PRACTICAL EDUCATION
PREPARATION, INC.**

By: [Signature]
Authorized Signer

John David Arnold Ph
Print Name:

Title: CEO

Date: 11/22/21

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

LANDLORD:

PIMA COUNTY, ARIZONA

By: _____
Sharon Bronson,
Chair, Board of Supervisors

Date: _____

ATTEST:

By: _____
Melissa Manriquez
Clerk of the Board of Supervisors

Date: _____

TENANT:

**PORTABLE PRACTICAL EDUCATION
PREPARATION, INC.**

By: _____
Authorized Signer

Print Name: _____

Title: _____

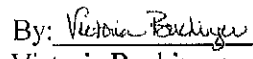
Date: _____

APPROVED AS TO CONTENT:

By:  _____
Lisa Josker, Director
Pima County Facilities Management

Date: 11/19/2021

APPROVED AS TO FORM:

By:  _____
Victoria Buchinger
Deputy County Attorney

Date: November 15, 2021