



BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS

☐ Award ☒ Contract ☐ Grant

Requested Board Meeting Date: April 7, 2020

* = Mandatory, information must be provided

or Procurement Director Award ☐

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

Young Artists' Community Ballet, Inc., an Arizona non profit corporation, aka Ballet Continental ("Lessee")

***Project Title/Description:**

Lease-2nd Amendment LCP-0043

***Purpose:**

To extend the term of the Lease for an additional one year term. No written amendment to lease will be required to exercise the option to extend the term of the Lease for four (4) additional one year terms, provided (i) Tenant gives notice to County within ninety (90) days' prior to the expiration of the then current term, and (ii) the Director of NRPR sets a reimbursement amount that does not exceed the market rate of rent as determined by Real Property Services.

***Procurement Method:**

Exempt pursuant to Pima County Code 11.04.020

***Program Goals/Predicted Outcomes:**

Staff recommends that the Board of Supervisors approve the Second Amendment to Lease with Young Artists' Community Ballet, Inc.

***Public Benefit:**

The Lease provides an opportunity for rural youth in Pima County to learn, participate in and perform ballet and it also provides numerous volunteer service opportunities to a number of County residents involved in the Young Artists' Community Ballet Program.

***Metrics Available to Measure Performance:**

Timely payment by Lessee to County of \$200.00 monthly to reimburse County for utility expenses. Lessee to provide custodial services for immediate rental premises as well as for main bathrooms on the property.

***Retroactive:**

No

Contract / Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e.,15-123): _____

Effective 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: PW _____ Contract Number (i.e.,15-123): 14*0137

Amendment No.: 2 _____ AMS Version No.: 3 _____

Effective Date: 4/7/2020 _____ New Termination Date: 3/17/2021 _____

Prior Contract No. (Synergen/CMS): _____

☐ Expense or ☒ Revenue ☒ Increase ☐ Decrease Amount This Amendment: \$ \$3,000.00Is there revenue included? ☐ Yes ☐ No If Yes \$ _____***Funding Source(s) required:**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): _____

Effective 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: Rita Leon

Department: Real Property Services Telephone: 724-6462

Department Director Signature/Date:  3/18/2020Deputy County Administrator Signature/Date:  3/19/2020County Administrator Signature/Date:  3/20/2020
(Required for Board Agenda/Addendum Items)

**PIMA COUNTY DEPARTMENT OF:
REAL PROPERTY SERVICES**

**TENANT: Young Artists' Community Ballet, Inc., aka
Ballet Continental**

CONTRACT NO.: CTN-PW-14-137

LEASE AMENDMENT NO.: Two (2)

ORIGINAL LEASE TERM: 03/18/2014-03/17/2019

TERMINATION DATE PRIOR AMENDMENT: 03/17/2020

TERMINATION THIS AMENDMENT: 03/17/2021

ORIG. LEASE AMOUNT: \$9,000.00

PRIOR AMENDMENTS: \$1,800.00

AMOUNT THIS AMENDMENT: \$3,000.00

TOTAL LEASE AMOUNT: \$13,800.00

AMENDMENT TO LEASE

1. **DEFINED TERMS.** For purposes of this Amendment, the following terms have the meanings set forth below:

1.1. Landlord: Pima County, a political subdivision of the State of Arizona (hereinafter referred to as "Landlord")

1.2. Tenant: Young Artists' Community Ballet, Inc., aka Ballet Continental , an Arizona nonprofit corporation

1.3. Premises: Room numbers 2, 3, 8, 9,10 and restrooms 4, 5, and 12 of property located at 530 E. Whitehouse Canyon Road, Continental, Arizona 85614

1.4. Lease: The lease for the leased Premises naming Tenant as tenant dated March 18, 2014 and amended May 7, 2019.

2. **MODIFICATION OF LEASE.** Landlord and Tenant hereby agree to modify the terms of the Lease as follows:

2.1. Term. The Term of the lease is hereby extended to March 17, 2021

2.2. Reimbursement Amount. Rent; Utilities; Maintenance Expenses. The Tenant Reimbursement Amount shall increase to Two Hundred Fifty Dollars (\$200.00) per month commencing on March 18, 2020.

2.3. Exercise of Option. Par. 26 titled "Entire Agreement" is amended by adding the following language: No written amendment to this Lease will be required for Tenant and the Director of Pima County Natural Resources, Parks and Recreation Department to exercise the section 4.2 Option to Extend, including setting a new Tenant Reimbursement Amount, provided that the Tenant Reimbursement Amount, as defined in section 6, does not exceed

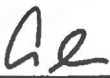
the market rate of rent as determined by a market analysis or appraisal by Pima County Real Property Services.

3. **REMAINING LEASE TERMS UNCHANGED.** Except as modified as provided in this Amendment, all of the terms and conditions of the Lease shall remain in full force and effect.

4. **EFFECTIVE DATE.** This Amendment shall be effective as of the date it is signed by Landlord and Tenant.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment.

TENANT: Young Artists' Community Ballet, Inc.



Signature

Dated: 03/12/2020

Christopher M. Cabello, PH.D., Board President, Ballet Continental
Name and Title (please Print)

LANDLORD: Pima County

Richard Elias, Chairman, Board of Supervisors

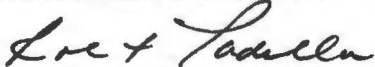
Date _____

ATTEST:

Julie Castaneda, Clerk of the Board of Supervisors

Date _____

APPROVED AS TO CONTENT:



for Christopher C. Cawein, Director,
Natural Resources, Parks and Recreation



Neil Konigsberg, Manager, Real Property Services

APPROVED AS TO FORM:



Kell Olson, Deputy County Attorney, Civil Division