



**BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS**

Award Contract Grant

Requested Board Meeting Date: Dec. 01, 2020

* = Mandatory, information must be provided

or Procurement Director Award

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

Ajo Realty, Inc. (as Agent for owner Brenda J. Oehlerking.)

***Project Title/Description:**

Amendment One (1) to extend residential lease.

***Purpose:**

Five (5) year extension of residential lease to house PCAO attorney stationed in Ajo, AZ three (3) or more days per week.

***Procurement Method:**

Exempt pursuant to Pima County Code Section 11.04.020.D.

***Program Goals/Predicted Outcomes:**

Provide local presence of deputy County Attorney to hold criminals accountable for violations of law by investigating and prosecuting criminal cases in a manner that maximizes public safety.

***Public Benefit:**

Timely prosecute cases in the Ajo Justice court those individuals charged with misdemeanor crimes.

***Metrics Available to Measure Performance:**

Tend to court matters in a timely manner. Review cases, dispose of cases and process cases in a timely and efficient manner. Victim and witness coordination.

***Retroactive:**

No.

To: COB. 11-17-20
Vcr. - 14
Ops - 3 (1)

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: CT Department Code: PCA Contract Number (i.e., 15-123): 16-0234

Amendment No.: One (1) AMS Version No.: 14

Commencement Date: Feb. 1, 2021 New Termination Date: Jan. 31, 2026

Prior Contract No. (Synergen/CMS): _____

Expense or Revenue Increase Decrease Amount This Amendment: \$ 51,000.00

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

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

General Fund

Funding from General Fund? Yes No If Yes \$ 51,000.00 % _____

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: Zachary Mack

Department: PCAO

Telephone: 740-5609

Department Director Signature/Date: [Signature] 11/10/20

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: [Signature] 11/10/2020
(Required for Board Agenda/Addendum Items)

PIMA COUNTY DEPARTMENT: PIMA COUNTY ATTORNEY
PROJECT: Amendment One (1) to extend residential lease.
LANDLORD: Ajo Realty, as Agent for owner.
TENANT: Pima County Attorney.
PROPERTY: 532 W Hospital Road, Ajo, AZ 85321
CONTRACT NO.: CT-PCA-16-234

ORIGINAL LEASE TERM: 3/1/2016 – 1/31/21	ORIG. LEASE AMOUNT:	\$ 53,100.00
TERMINATION DATE PRIOR AMENDMENT: N/A	PRIOR AMENDMENTS:	\$ 0.00
TERMINATION THIS AMENDMENT: 1/31/2026	AMOUNT THIS AMENDMENT:	\$ 51,000.00
	REVISED TOTAL AMOUNT:	\$ 104,100.00

LEASE AMENDMENT ONE (1)

1. **DEFINED TERMS.** For purposes of this Amendment One (1), the following terms have the meanings set forth below:
 - 1.1. Landlord: Ajo Realty, a registered Trade Name with the Arizona Secretary of State, acting as Agent for owner.
 - 1.2. Tenant: Pima County, a political subdivision of the State of Arizona
 - 1.3. Leased Premises: 532 W. Hospital Road, Ajo, AZ.
 - 1.4. Lease: The Lease for the Leased Premises naming Tenant as tenant and Landlord as landlord, dated February 23, 2016 and identified as Pima County Contract number CT-PCA-16-234.

2. **BACKGROUND.**
 - 2.1. Lease Section 2.2 provides Tenant one (1) option to extend the Term, from February 1, 2021 through January 31, 2026.
 - 2.2. Pursuant to that Section, Tenant exercised its option in writing to Landlord on August 4, 2020, which Landlord accepted.

3. **MODIFICATION OF LEASE.** Therefore, Landlord and Tenant agree to modify the terms of the Lease as follows:
 - 3.1. Extension of Lease. The Term of the Lease is extended for an additional Five (5) year period (the "**Extension Period**"), which will begin on February 1, 2021 and terminate on January 31, 2026.

3.2. Rent Schedule. Full service Rent during the Extension Period is:

Amendment 1 Term (5 Years)	\$/Month	\$/Year	# Months
2/1/21 - 1/31/22	\$ 850.00	\$ 10,200.00	12
2/1/22 - 1/31/23	\$ 850.00	\$ 10,200.00	12
2/1/23 - 1/31/24	\$ 850.00	\$ 10,200.00	12
2/1/24 - 1/31/25	\$ 850.00	\$ 10,200.00	12
2/1/25 - 1/31/26	\$ 850.00	\$ 10,200.00	12
Total	\$ 51,000.00		60

3.3. New Option to Extend. Provided Tenant is not then in default, and subject to Landlord's written approval which shall not be unreasonably withheld, Tenant is granted one (1) new Option to Extend the Term for up to an additional Five (5) years (the "**Second Extension Period**"). Tenant shall exercise this Option, if at all, by giving Landlord written notice of Tenant's intent to extend the Term on or before December 1, 2025. Rent for the Second Extension Period will be negotiated in good faith by the parties and will not exceed the then-current fair market rental value of the Premises.

4. **REMAINING LEASE TERMS UNCHANGED.** Except as modified by this Lease Amendment One (1), all terms and conditions of the Lease remain in full force and effect.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the day, month and year written below.

TENANT: Pima County, a political subdivision of the State of Arizona

Ramón Valadez
Chairman, Board of Supervisors


Date

ATTEST:

Julie Castañeda
Clerk of the Board

Date

APPROVED AS TO CONTENT:




David A. Smutzer
Legal Administrator

11/10/20

Date

APPROVED AS TO FORM:

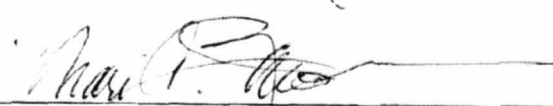


Regina Nassen
Deputy County Attorney

11/5/2020

Date

LANDLORD: Ajo Realty, as Agent for owner:



Mari Zimmerman
Designated Broker
AZ DRE Lic. # BR111330000

10/27/2020

Date