



# Public Housing Authority Commission Regular Meeting

May 23, 2022, 6:00 p.m.

Chandler City Council Chambers  
88 E. Chicago St., Chandler, AZ

## Commission Members

Chair Kevin Hartke  
Vice Chair Terry Roe  
Commissioner René Lopez  
Commissioner Christine Ellis  
Commissioner OD Harris  
Commissioner Mark Stewart  
Commissioner Matt Orlando  
Commissioner Vanessa Dearmon



Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the general public that the PUBLIC HOUSING AUTHORITY COMMISSION will hold a Regular Meeting open to the public on Monday, May 23, 2022, at 6:00 p.m., in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Commission may attend this meeting by telephone.

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2181. Requests should be made as early as possible to allow time to arrange accommodation.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

## Agenda

Call to Order/Roll Call

Scheduled/Unscheduled Public Appearances

Consent Agenda

1. **April 2022 Public Housing Authority Commission Minutes**  
Move to approve the Public Housing Authority Commission meeting minutes of the Regular Meeting of April 11, 2022.
2. **Resolution No. HO166, Approving the Ninth Amendment to the Lease Agreement Between the City of Chandler and Maricopa County Authorizing a Two-Year Lease Extension for Space in the Recreation Building at 130 N. Hamilton Street, Chandler, Arizona, for Use as a Head Start Facility.**  
Move Public Housing Authority Commission pass and adopt Resolution No. HO166, Approving the Ninth Amendment to the Lease Agreement between the City of Chandler and Maricopa County authorizing a two-year Lease Extension for space in the Recreation Building at 130 N. Hamilton Street, Chandler, Arizona, for use as a Head Start Facility.

3. **Resolution No. HO167, Approving the Tenth Amendment to the Lease Agreement between the City of Chandler and Maricopa County Authorizing a Two-Year Lease Extension for Space in the Recreation Building at 660 S. Palm Lane, Chandler, Arizona, for Use as a Head Start Facility**

Move Public Housing Authority Commission pass and adopt Resolution No. HO167, approving the Tenth Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 660 S. Palm Lane, Chandler, Arizona, for use as a Head Start Facility.

Adjourn



**City Council Memorandum      City Clerk's Office    Memo No. NA**

**Date:** May 23, 2022  
**To:** Public Housing Authority Commission  
**From:** City Clerk's Office  
**Subject:** April 2022 Public Housing Authority Commission Meeting Minutes

---

**Proposed Motion:**

Move to approve the Public Housing Authority Commission meeting minutes of the Regular Meeting of April 11, 2022.

---

**Attachments**

Minutes of the Public Housing Authority Commission Regular Meeting of April 11, 2022

# Meeting Minutes

## Public Housing Authority Commission

### Regular Meeting

April 11, 2022, | 6:00 p.m.  
Chandler City Council Chambers  
88 E. Chicago St., Chandler, AZ



### Call to Order

The meeting was called to order by Chairman Kevin Hartke at 6:00 p.m.

### Roll Call

#### Commissioner Attendance

Chairman Kevin Hartke  
Vice Chair Terry Roe  
Commissioner OD Harris  
Commissioner Mark Stewart  
Commissioner Rene Lopez  
Commissioner Christine Ellis  
Commissioner Matt Orlando  
Commissioner Vanessa Dearmon

#### Appointee Attendance

Joshua Wright, City Manager  
Kelly Schwab, City Attorney  
Dana DeLong, City Clerk

### Scheduled/Unscheduled Public Appearances

None.

### Consent Agenda and Discussion

1. February 2022 Public Housing Authority Commission Minutes  
Move to approve the Public Housing Authority Commission meeting minutes of the Regular Meeting of February 7, 2022.
2. Resolution No. HO165 Approving the Submission of the City of Chandler Housing and Redevelopment 2022 Annual Plan and Capital Fund for the Fiscal Year Beginning July 1, 2022.  
Move the Public Housing Authority Commission pass and adopt Resolution No. HO165 approving the submission of the City of Chandler Housing and Redevelopment 2022

Annual Plan and Capital Fund for the Fiscal Year Beginning July 1, 2022, and certifying compliance with related regulations.

## **Consent Agenda Motion and Vote**

Commissioner Lopez moved to approve the Consent Agenda of the April 11, 2022, Regular Public Housing Authority Commission Meeting; Seconded by Vice Chair Roe.

Motion carried unanimously (8-0).

## **Adjourn**

The meeting was adjourned at 6:01 p.m.

ATTEST: \_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor



**Public Housing Authority Commission Memorandum      Neighborhood  
Resources      Memo No. HD22-06**

**Date:** May 23, 2022  
**To:** Public Housing Authority Commission  
**Thru:** Joshua Wright, City Manager  
Tadd Wille, Assistant City Manager  
Leah Powell, Neighborhood Resources Director  
**From:** Amy Jacobson, Housing and Redevelopment Manager  
**Subject:** Resolution No. HO166, Approving the Ninth Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 130 N. Hamilton Street, Chandler, Arizona, for use as a Head Start Facility

---

**Proposed Motion:**

Move Public Housing Authority Commission pass and adopt Resolution No. HO166, Approving the Ninth Amendment to the Lease Agreement between the City of Chandler and Maricopa County authorizing a two-year Lease Extension for space in the Recreation Building at 130 N. Hamilton Street, Chandler, Arizona, for use as a Head Start Facility.

**Background:**

Maricopa County has operated a Head Start pre-school program in the Public Housing Recreation Building, located at 130 N. Hamilton Street, since 1991. In 1995, the County contributed \$70,000 towards the remodeling of the existing building to better accommodate Head Start's licensing needs.

**Discussion:**

The original amended and restated lease with the current terms, conditions and rent amount was executed in 2017. The current two-year term of the amended renewal lease with Maricopa County Head Start ends June 30, 2022. The current lease amount is \$3,999.96 per year. The existing lease included an option to extend the lease for a two-year period at an annual rate of \$3,999.66 per year. Maricopa County is requesting to exercise the option for a two-year lease

extension under the same terms and conditions outlined in the current lease.

The Head Start Program serves Public Housing residents' children as well as children from the surrounding neighborhood. Head Start is a valuable resource that prepares low-income children for a school environment.

**Financial Implications:**

All costs associated with the lease and the Head Start program are paid for by Maricopa County Head Start or by the United States Department of Housing and Urban Development through the Public Housing operating budget.

---

**Attachments**

PHAC Resolution HO166

Ninth Amendment to 130 N. Hamilton St



## RESOLUTION NO. HO166

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER ARIZONA, APPROVING THE NINTH AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY OF CHANDLER AND MARICOPA COUNTY AUTHORIZING A TWO-YEAR LEASE EXTENSION FOR SPACE IN THE RECREATION BUILDING AT 130 N. HAMILTON STREET, CHANDLER, ARIZONA, FOR USE AS A HEAD START FACILITY.

WHEREAS, the existing phase of the lease, between the City of Chandler (as lessor) and Maricopa County (as lessee) for the Head Start facility located at the Public Housing Authority Commission's public housing site at 130 N. Hamilton Street, Chandler, Arizona, will expire on June 30, 2022; and

WHEREAS, the lease contains an option for an additional two years at a rental rate of \$3,999.96 per year, payable in monthly amounts of \$333.33, under the same terms and conditions; and

WHEREAS, in 1995 Maricopa County facilitated specific tenant improvements in the building at 130 N. Hamilton Street in the amount of \$70,000 to service low-income preschool children; and

WHEREAS, the Public Housing Authority Commission wants to amend the existing Lease Agreement No. C-6552 to extend its term to June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler, Arizona, as follows:

Section 1. That the two-year lease extension between the City of Chandler and Maricopa County for the Head Start facility at 130 N. Hamilton Street, Chandler, Arizona is approved as outlined in the Ninth Amendment to Lease Agreement No. C-6552.

Section 2. That the Mayor is authorized to sign in the Ninth Amendment to Lease Agreement No. C-6552 between the City of Chandler and Maricopa County.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. HO166 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona, at a regular meeting held on \_\_\_\_ day of \_\_\_\_\_, 2022 and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

*AK*

Lease No. C-6552  
C-22-06-098-4-10

Amendment No. 9

**NINTH AMENDMENT (“Amendment”) to LEASE AGREEMENT**  
**Between**  
**CITY of CHANDLER (“Lessor”)**  
**And**  
**MARICOPA COUNTY (“Lessee”)**

**RECITALS**

- A. Lessor and Lessee (collectively, the “Parties”) are Parties to that certain Lease Agreement No. C-6552 dated April 13, 2005 and subsequently amended on May 21, 2008, July 13, 2010, July 9, 2012, April 26, 2013, March 17, 2015, March 23, 2016, June 7, 2017, and June 24, 2020 (collectively, the “Agreement”). The Agreement is for Lessee use of a portion of the property owned by the City of Chandler located at 130 N. Hamilton Street, Chandler, Arizona.
- B. The term of the Agreement expires on June 30, 2022.
- C. Lessor and Lessee now mutually desire to enter into this Ninth Amendment to the Agreement (“Amendment”) to amend the Agreement to: (A) define premises (B) renew and extend the term; (C) provide renewal option; and (D) replace counterpart signature language.

**AGREEMENT**

**NOW THEREFORE**, in consideration of the foregoing and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee now agree to amend the Agreement as follows:

- 1. The Recitals, by this reference, are incorporated into this Amendment.
- 2. Capitalized terms used in this Amendment without definition shall have the meanings assigned to such terms in the Agreement, unless the context expressly requires otherwise.
- 3. Section 1. Leased Premises of the Agreement is hereby deleted in its entirety and replaced with the following:  
  
Leased Premises. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, 1,341 square feet of the City of Chandler owned recreation building and the use of the covered patio and playground area (“Premises”) as depicted in Exhibit “A”, attached hereto and incorporated by this reference.
- 4. The term of the Agreement is hereby extended two (2) years, commencing on July 1, 2022 and expiring on June 30, 2024. The Agreement is subject to termination pursuant to the provisions of A.R.S. §38-511.
- 5. During the term commencing on July 1, 2022 and expiring on June 30, 2024, Lessee agrees to pay as base rent in equal monthly installments as follows:

Lease No. C-6552  
C-22-06-098-4-10

Amendment No. 9

<u>Monthly</u>	<u>Fiscal Year</u>
\$333.33	\$3,999.96

 plus rental tax

6. Renewal Option. Lessee shall have the option to renew ("Renewal Option") the term of this Agreement for one (1) additional period of two (2) years on the same terms and conditions of the then Agreement in effect. If Lessee wants to exercise the Renewal Option, Lessee will provide Lessor written notice at least 90 days prior to the Agreement expiration date. The Agreement shall be renewed upon mutual agreement by both parties in writing.
7. Section 40. Counterparts of the Agreement, as amended by Amendment 8 of the Agreement, is hereby deleted in its entirety and replaced with the following:

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Electronic signatures shall have the same force and effect as original signatures.
8. The effective date of this Amendment is the date of execution by Maricopa County.
9. The foregoing paragraphs contain all the changes made by this Amendment. All other terms and conditions of the Agreement remain the same and in full force and effect, except as herein amended.

.....

***THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK***

JK

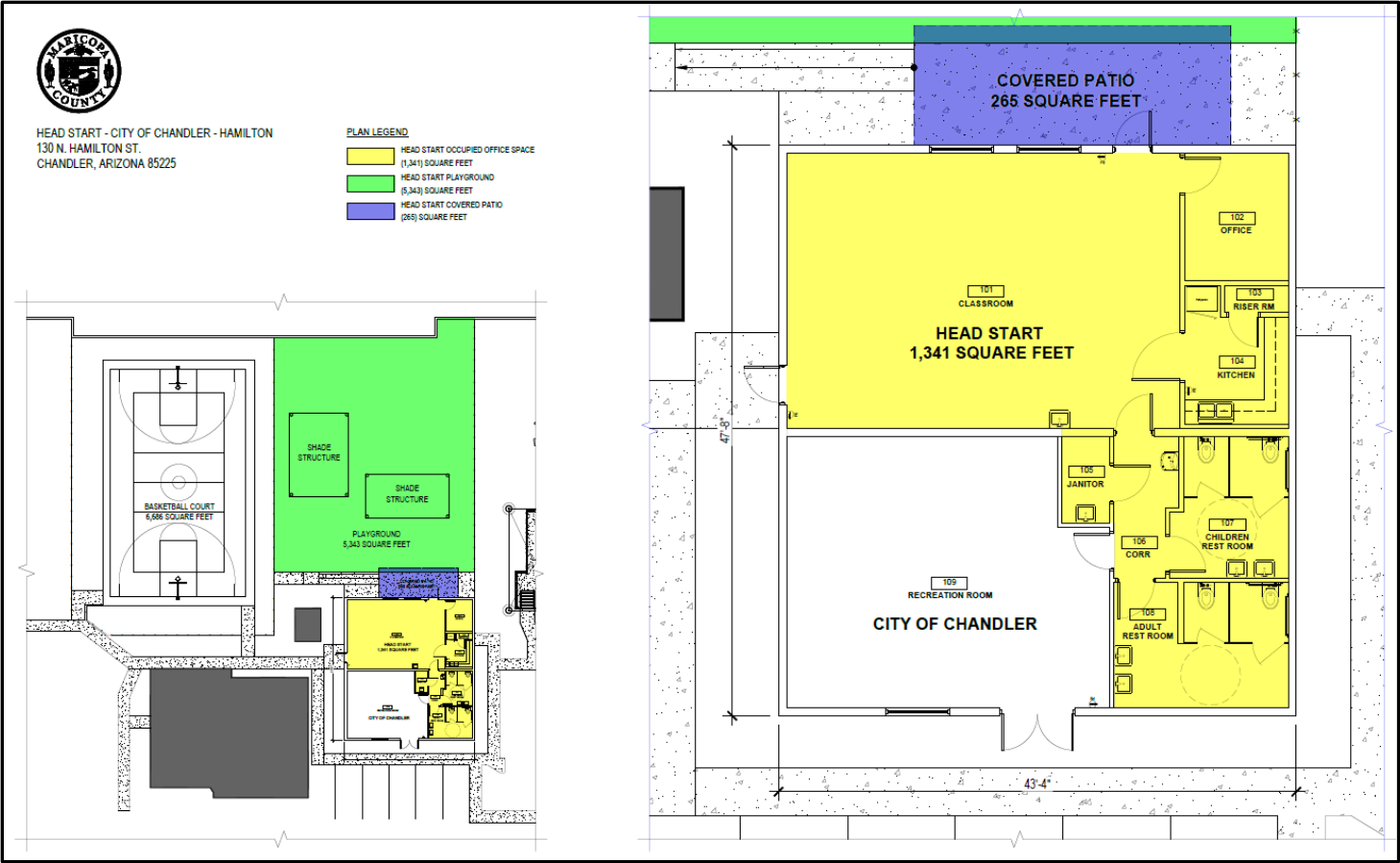


Lease No. C-6552  
C-22-06-098-4-10

Amendment No. 9

EXHIBIT "A"

Premises





**Public Housing Authority Commission Memorandum      Neighborhood  
Resources      Memo No. HD22-07**

**Date:** May 23, 2022  
**To:** Public Housing Authority Commission  
**Thru:** Joshua Wright, City Manager  
Tadd Wille, Assistant City Manager  
Leah Powell, Neighborhood Resources Director  
**From:** Amy Jacobson, Housing and Redevelopment Manager  
**Subject:** Resolution No. HO167, approving the Tenth Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 660 S. Palm Lane, Chandler, Arizona, for use as a Head Start Facility

---

**Proposed Motion:**

Move Public Housing Authority Commission pass and adopt Resolution No. HO167, approving the Tenth Amendment to the lease agreement between the City of Chandler and Maricopa County authorizing a two-year lease extension for space in the recreation building at 660 S. Palm Lane, Chandler, Arizona, for use as a Head Start Facility.

**Background:**

The Maricopa County Head Start organization has operated a Head Start pre-school program in the Public Housing Recreation Building, located at 660 S. Palm Lane, since 1993. In 1993, the County contributed \$60,000 towards the remodeling of the existing building to better accommodate Head Start's licensing needs.

**Discussion:**

The original amended and restated lease with the current terms, conditions and rent amount was executed in 2017. The current three-year term of the amended renewal lease with Maricopa County Head Start ends June 30, 2022. The current lease amount is \$3,999.96 per year. The existing lease includes an option to extend the lease for a two-year period at an annual rate of \$3,999.96 per year.



Maricopa County is requesting to exercise the option for a two-year lease extension under the same terms and conditions outlined in the current lease.

The Head Start Program serves both the Public Housing residents' children and neighborhood children. Head Start is a valuable resource that better prepares low-income children for a school environment.

**Financial Implications:**

All costs associated with the lease and the Head Start program are paid by Maricopa County Head Start or by the United States Department of Housing and Urban Development through the Public Housing Operating budget.

---

**Attachments**

PHAC Resolution HO167

Tenth Amendment to 660 S. Palm Lane Agreement

## **RESOLUTION NO. HO167**

A RESOLUTION OF THE PUBLIC HOUSING AUTHORITY COMMISSION OF THE CITY OF CHANDLER ARIZONA, APPROVING THE TENTH AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE CITY OF CHANDLER AND MARICOPA COUNTY AUTHORIZING A TWO-YEAR LEASE EXTENSION FOR SPACE IN THE RECREATION BUILDING AT 660 S. PALM LANE, CHANDLER, ARIZONA, FOR USE AS A HEAD START FACILITY.

WHEREAS, the existing phase of the lease, between the City of Chandler (as lessor) and Maricopa County (as lessee) for the Head Start facility located at the Public Housing Authority Commission's public housing site at 660 S. Palm Lane, Chandler, Arizona, will expire on June 30, 2022; and

WHEREAS, the lease contains an option for an additional two years at a rental rate of \$3,999.96 per year, payable in monthly amounts of \$333.33, under the same terms and conditions; and

WHEREAS, in 1993 Maricopa County facilitated specific tenant improvements in the building at 660 S. Palm Lane in the amount of \$60,000 to service low-income preschool children; and

WHEREAS, the Public Housing Authority Commission wants to amend the existing Lease Agreement No. L-7178 to extend its term to June 30, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Public Housing Authority Commission of the City of Chandler, Arizona, as follows:

Section 1. That the two-year lease extension between the City of Chandler and Maricopa County for the Head Start facility at 660 S. Palm Lane, Chandler, Arizona is approved as outlined in the Tenth Amendment to Lease Agreement No. L-7178.

Section 2. That the Mayor is authorized to sign the Tenth Amendment to Lease Agreement No. L-7178 between the City of Chandler and Maricopa County.

PASSED AND ADOPTED by the Public Housing Authority Commission of the City of Chandler, Arizona, this \_\_\_\_ day of \_\_\_\_, 2022.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. HO167 was duly passed and adopted by the Public Housing Authority Commission of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2022 and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



Lease No. L-7178  
C-22-05-115-4-11

Amendment No. 10

## **TENTH AMENDMENT to LEASE AGREEMENT**

**Between**

**CITY of CHANDLER (“Lessor”)**

**And**

**MARICOPA COUNTY (“Lessee”)**

### **RECITALS**

- A. Lessor and Lessee (collectively, the “Parties”) are Parties to that certain Lease Agreement No. L-7178 dated December 13, 2004 and subsequently amended on November 14, 2007, February 11, 2010, January 3, 2012, October 31, 2012, April 26, 2013, March 17, 2015, March 23, 2016, June 7, 2017, and June 24, 2020 (collectively, the “Agreement”). The Agreement is for the use of 1,000 square feet of the City of Chandler owned recreation building to include covered patio and playground, approximately 2,200 square feet, at 660 South Palm Lane, Chandler, Arizona.
- B. The term of the Agreement expires on June 30, 2022.
- C. Lessor and Lessee now mutually desire to enter into this Amendment No. 10 to the Agreement (“Amendment”) to extend the term of the Agreement, provide renewal option, and update counterpart signature language.

### **AGREEMENT**

**NOW THEREFORE**, in consideration of the foregoing and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee now agree to amend the Agreement as follows:

- 1. The Recitals, by this reference, are incorporated into this Agreement.
- 2. Capitalized terms used in this Amendment without definition shall have the meanings assigned to such terms in the Agreement, unless the context expressly requires otherwise.
- 3. The term of the Agreement is hereby extended two (2) years, commencing on July 1, 2022 and expiring on June 30, 2024. The Agreement is subject to termination pursuant to the provisions of A.R.S. §38-511.
- 4. During the term commencing on July 1, 2022 and expiring on June 30, 2024, Lessee agrees to pay as base rent in equal monthly installments as follow:

<u>Monthly</u>	<u>Fiscal Year</u>	
\$333.33	\$3,999.96	plus rental tax

- 5. Renewal Option. Lessee shall have the option to renew (“Renewal Option”) the term of this Agreement for one (1) additional period of two (2) years at the same terms and

8. The foregoing paragraphs contain all the changes made by this Amendment. All other terms and conditions of the Agreement remain the same and in full force and effect, except as herein amended.

***THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK***

**LESSOR:** City of Chandler, an Arizona Municipal Corporation

**ATTEST:**

---

Date

**APPROVED as to FORM:**

Date \_\_\_\_\_

HK

