



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 9/22/2020

District E

Item Creation Date: 8/24/2020

25CF79 – First Amendment to Lease for Houston Permitting Center - 1335 Regents Park Dr.

Agenda Item#: 5.

Background:

RECOMMENDATION: Approve and authorize First Amendment to Lease Agreement between Felicis Properties, Inc. as successor in interest to Saturn Venture LLC (Landlord) and the City of Houston (Tenant) at 1335 Regents Park Drive, Building 2, Suite 130, Houston, Texas, for the Houston Permitting Center.

SPECIFIC EXPLANATION: The General Services Department recommends approval of a First Amendment to Lease Agreement with Felicis Properties, Inc. for approximately 1,175 square feet of office space at 1335 Regents Park Drive, Building 2, Suite 130, Houston, Texas for the Houston Permitting Center (HPC). HPC utilizes the lease space, located in Clear Lake, as a satellite permitting office to serve the residents and businesses within this area.

The original Lease Agreement commenced on March 4, 2016 and provides for a three-year base term with two one-year renewal options at a monthly rental of \$1,542.19 (\$15.75 SF / \$18,506.28 YR). HPC has exercised its second renewal option, which terminates on March 3, 2021.

The parties now desire to amend the Lease to extend the base term for one-year and provide for one twelve-month renewal option. The monthly rental for the base term and renewal option remains at \$1,542.19. The amended base term will commence on March 4, 2021 and expire on March 3, 2022.

This is a full-service lease, covering all operating expenses and the use of the surface parking areas.

The Landlord is responsible for maintenance, utilities, taxes, and insurance.

All other terms and conditions of the Original Lease remain the same.

FISCAL NOTE: Funding for this item is included in the FY2021 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:

C. J. Messiah, Jr. 9/6/2020

C. J. Messiah, Jr.
General Services Department

DocuSigned by:

Carol Haddock 9/10/2020

Carol Ellinger Haddock, P.E.
Houston Public Works

Prior Council Action:

Ordinance No. 2016-0097; February 3, 2016

Amount of Funding:

\$18,506.28 – Building Inspection Fund (2301)

Contact Information:

Jacquelyn L. Nisby
Council Liaison
Phone: 832.393.8023



ATTACHMENTS:

Description

[Lease](#)

[Lease Renewal 3-4-19--3-3-21](#)

[Funding](#)

Type

Backup Material

Backup Material

Backup Material