



CITY OF HOUSTON - CITY COUNCIL

Meeting Date: 10/19/2021

District A

Item Creation Date: 9/19/2021

25CF97 - Fifth Amendment to Lease Agreement at 8400 Long Point - Bank of America,
N.A. (Landlord) and City of Houston (Tenant) for Houston Police Department

Agenda Item#: 36.

Summary:

ORDINANCE approving and authorizing a fifth amendment to lease agreement between **BANK OF AMERICA, NATIONAL ASSOCIATION**, as landlord, and the City of Houston, Texas, as tenant, for approximately 6,173 square feet of leased space at 8400 Long Point Road, Houston, Harris County, Texas, at a monthly rental of \$2,200.00, for the Spring Branch Storefront, Houston Police Department - **DISTRICT A - PECK**

Background:

RECOMMENDATION: Approve and authorize a Fifth Amendment to the Lease Agreement between Bank of America, National Association (N.A.) (Landlord) and the City of Houston (Tenant) for the lease space at 8400 Long Point Rd. for the Houston Police Department (HPD)

SPECIFIC EXPLANATION: The General Services Department recommends approval of a Fifth Amendment to the Lease Agreement with Bank of America, N.A. (Landlord), for approximately 6,173 square feet of space at 8400 Long Point Rd. for HPD. HPD has leased this space for various units, such as the Crime Suppression Team, DRT Unit, and Community Service Unit since July 1, 1987. The City exercised its fifth option to renew the lease for an additional three-year term that commenced on March 1, 2019 and will expire on February 28, 2022, at a monthly rental rate of \$2,000.00.

The proposed Fifth Amendment will further amend the lease for a sixth renewal term and extend the lease term by 60 months, commencing on March 1, 2022 and expiring February 28, 2027, with the monthly rental rate at \$2,200.00. The Fifth Amendment will also provide the option to renew for a seventh renewal term from March 1, 2027 through February 28, 2032, with the monthly rental increasing to \$2,420.00 per month.

The Landlord will provide maintenance, utilities, and janitorial services.

All other terms and conditions of the amended lease remain the same.

FISCAL NOTE: Funding for this item is included in the FY2022 Adopted Budget. Therefore, no Fiscal Note is required as stated in the Financial Policies.

FUNDING SUMMARY:

\$ 8,800.00 (4 months FY22)

\$123,200.00 (Out years)

\$132,000.00 Total Rent

Estimated Spending Authority:

Department	FY2022	Out-Years	Total
Houston Police Department	\$8,800.00	\$123,200.00	\$132,000.00

DIRECTOR'S SIGNATURE/DATE:

DocuSigned by:
C.J. Messiah, Jr. 10/1/2021
C. J. Messiah, Jr.
General Services Department

DocuSigned by:
Troy Finner ^{DB}
Troy Finner, Chief of Police MS
Houston Police Department

Prior Council Action:

Ordinance No. 2002-0330; May 1, 2002
Ordinance No. 2008-0770; September 3, 2008
Ordinance No. 2013-0366; May 1, 2013
Ordinance No. 2015-0847; September 9, 2015
Ordinance No. 2018-0939; November 28, 2018

Amount and Source of Funding:

\$132,000.00 – General Fund (1000)

Contact Information:

Enid M. Howard
Council Liaison
Phone: 832.393.8023

^{DB}
EH

ATTACHMENTS:

Description	Type
<u>Fifth Amendment to Lease Agreement</u>	Contract/Exhibit
<u>RCA Map</u>	Backup Material