



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:
ETJ
Item Creation Date: 10/6/2025

25MM006 – Lease Agreement – 3000 Aldine Mail Route - Houston Health Department

Agenda Item#:

Background:

RECOMMENDATION: Approve and authorize a Lease Agreement between BakerRipley, Landlord, and City of Houston, Tenant, for the lease space at 3000 Aldine Mail Route, Houston, Harris County, Texas 77039 for the Women, Infants and Children (WIC) Program of the Houston Health Department (HHD).

SPECIFIC EXPLANATION: The General Services Department (GSD) recommends approval of the Lease Agreement with BakerRipley for 2,239 square feet of leased space, of which 1,939 square feet is located on the first floor and 300 square feet located on the second floor. The beginning monthly rate is \$4,375.38 (\$23.45/SF) and increases 2.5% annually. The Agreement is for a five-year term with one five-year optional renewal option

On August 21, 2019, by Ordinance 2019-654, City Council approved and authorized a Lease Agreement with BakerRipley for 1,173 square feet of lease space at this location for HHD. The lease expired August 31, 2024 and is currently in holdover rate status at a monthly rental rate of \$1,759.50 (\$18.00/SF). This lease amount will remain unchanged until construction is completed. The Landlord will contribute up to \$150,000.00 towards tenant improvements and the tenant will contribute \$100,000.00 towards tenant improvements.

The lease term will be November 01, 2025, through September 30, 2030.

The total rent breakdown is as follows:

FY	From	To	Months	Cumulative
2026	11/01/2025	11/30/2025	1	\$1,759.50
2026	12/1/2025	6/30/2026	7	\$30,627.66
2027	7/1/2026	6/30/2027	12	\$53,385.20
2028	7/1/2027	6/30/2028	12	\$54,721.12
2029	7/1/2028	6/30/2029	12	\$56,094.44
2030	7/1/2029	6/30/2030	12	\$57,497.52
2031	7/1/2030	10/01/2030	4	\$19,322.56

The Landlord is responsible for maintenance, taxes, insurance, and the operating expenses of the leased premises, including utilities, janitorial, and security services.

PROPERTY LOCATION: 3000 Aldine Mail Route, Houston, Texas 77039

Funding Summary:


- \$ 32,387.16 (8-Months' Rent – FY2026)
- \$ 241,020.84 (Rent Out Years)
- \$ 26,698.65 (One-Time IT & Security Cost – FY2026)
- \$ 6,253.24 (One-Time Furniture Cost – FY2026)
- \$ 1,815.40 (One-Time Moving Cost – FY2026)
- \$ 132,600.00 (One-Time Tenant Improvement, including 30% Contingency - FY2026)
- \$ 440,775.29 (Total Rent, IT & Security, Moving, and Tenant Improvements)

FISCAL NOTE: No fiscal note is required on grant items.

Estimated Spending Authority:

Houston Health Department – WIC Nutrition Program			
	FY2026	Out-Years	TOTAL
Rent	\$ 32,387.16	\$241,020.84	\$ 273,408.00
IT & Security	\$ 26,698.65		\$ 26,698.65
Furniture	\$ 6,253.24		\$ 6,253.24
Moving Cost	\$ 1,815.40		\$ 1,815.40
Tenant Improvements	\$132,600.00		\$ 132,600.00
			\$ 440,775.29

DIRECTOR'S SIGNATURE/DATE:

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 10/8/2025
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 C. J. Messiah, Jr.
 General Services Department

Theresa Q. Tran Carapucci, MD, MBA, FACEP
 Houston Health Department

Prior Council Action:

Ordinance No. 2019-654, Passed August 20, 2019

Amount and Source of Funding:

\$ 414,076.64 Federal State Local – Pass Through Fund (5030)
 \$ 26,698.65 HHD Special Revenue Fund (2020)

Contact Information:

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