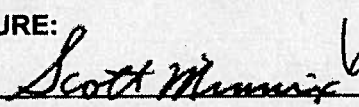
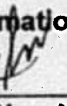
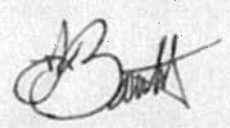
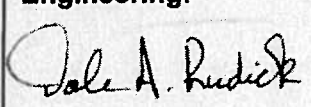


TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Parking Lease with Warehouse Associates Corporate Centre Shepherd, Ltd., for a gated parking lot under the Shepherd Overpass, south of 11 th Street and north of 6 th Street, Houston, Texas for the Department of Public Works and Engineering.		Page 1 of 1	Agenda Item
FROM (Department or other point of origin): General Services Department	Origination Date	Agenda Date	
DIRECTOR'S SIGNATURE: Scott Minnix 	Council District affected: C		
For additional information contact: Jacquelyn L. Nisby  Phone: 832-393-8023	Date and identification of prior authorizing Council action:		
RECOMMENDATION: Approve and authorize a Parking Lease between the City of Houston, (Landlord), and Warehouse Associates Corporate Centre Shepherd, Ltd., (Tenant), for a gated parking lot under the Shepherd Overpass, located south of 11 th Street and north of 6 th Street, Houston, Texas, for the Department of Public Works and Engineering.			
Amount and Source of Funding: Revenue		Finance Budget	
SPECIFIC EXPLANATION: The General Services Department recommends approval of a Parking Lease between the City of Houston (Landlord), and Warehouse Associates Corporate Centre Shepherd, Ltd., (Tenant) for approximately 9,389 square feet of land under the Shepherd Overpass, located south of 11 th Street and north of 6 th Street. The tenant operates a warehousing and storage business and has utilized this property for parking by its employees, tenants, and visitors. The proposed Parking Lease provides for an initial one-year term, at a monthly payment of \$1,215.00 (\$14,580.00 per year), with four automatic one-year renewal options. On the effective date of each renewal period, the rental payment will increase automatically by 3% compounded annually. The initial term will commence on the date of countersignature by the City Controller. Either party may terminate the Agreement by providing 90 days prior written notice to the other. The tenant is responsible for maintenance, utilities, and insurance.			
SM:HB:JLN:CF:cf xc: Marta Crinejo, Anna Russell, Jacquelyn L. Nisby, and Nancy Collins			
REQUIRED AUTHORIZATION		CUIC ID# 25 CF 26	
General Services Department:  Humberto Bautista, P.E. Assistant Director		Department of Public Works and Engineering:  Dale A. Rudick, P.E. Director	