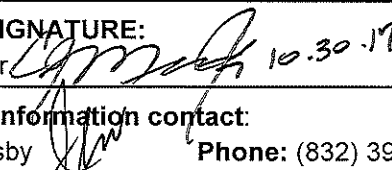



TO: Mayor via City Secretary

REQUEST FOR COUNCIL ACTION

SUBJECT: Lease Agreement (Parking) with Anvil International, LLC, at 6618 Navigation Blvd., Houston, Texas.		Page 1 of 1	Agenda Item
FROM (Department or other point of origin): General Services Department		Origination Date	Agenda Date
DIRECTOR'S SIGNATURE: C. J. Messiah, Jr.  10.30.17		Council District affected: 1	
For additional information contact: Jacquelyn L. Nisby  Phone: (832) 393-8023		Date and identification of prior authorizing Council action:	
RECOMMENDATION: Approve and authorize a Lease Agreement (Parking) between the City of Houston (Landlord) and Anvil International, LLC, (Tenant), for parking at 6618 Navigation Blvd., Houston, Texas.			
Amount and Source of Funding: Revenue		Finance Budget: N/A	

SPECIFIC EXPLANATION: The General Services Department recommends approval of a Lease Agreement for Parking with Anvil International, LLC, (Tenant), previously known as J.B. Smith Mfg. Co., LLC, for 21,864 square feet of vacant land located beneath the Navigation Blvd. overpass, between the east side of the railroad tracks and west of Terminal Street. Anvil has utilized the property for parking by its employees and visitors since 1982, but the lease expired July 31, 2017.

The proposed Parking Lease provides for an initial term of five years, with three five-year renewal options. The annual market rental rate for the first year is \$8,063.87 with 3% annual escalations thereafter, as described below. In the event the market rate exceeds the 3% escalation rate by more than 1%, the annual rental payment shall be the market rate.

Year	Annual Payment
1	\$8,063.87
2	\$8,305.79
3	\$8,554.96
4	\$8,811.61
5	\$9,075.96

The effective date of the Lease Agreement shall be the first day of the following month of the date of countersignature by the City Controller.

CJM:JLN:RAV:DAW:daw

xc: Marta Crinejo, Anna Russell, and Jacquelyn L. Nisby

REQUIRED AUTHORIZATION

CUIC ID# 25 DW 29

General Services Department: 10/26/17

Richard A. Vella
Assistant Director
Real Estate, Design & Construction

