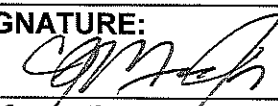





SUBJECT: Lease Agreement between City of Houston and AMG The Oaks Apartments, LLC for lease space at 100 Glenborough Drive, Houston, Harris County, Texas for the Houston Police Department.		Page 1 of 1	Agenda Item
FROM: (Department or other point of origin): General Services Department		Origination Date	Agenda Date
DIRECTOR'S SIGNATURE: C. J. Messiah, Jr.  11-15.17		Council Districts affected: B	
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 between AMG The Oaks Apartments, LLC (Landlord) and the City of Houston (Tenant) for the lease space at 100 Glenborough Drive, Houston, Harris County, Texas for the Houston Police Department.			
Amount and Source of Funding: No City funding required.		Finance Budget:	
<p>SPECIFIC EXPLANATION: The General Services Department recommends approval of a Lease Agreement with AMG The Oaks Apartments, LLC (Landlord) for approximately 15,004 square feet on the third floor at 100 Glenborough Drive for the newly formed North Belt Division of the Houston Police Department (HPD).</p> <p>The Lease Agreement provides for the lease of approximately 15,004 square feet of fully furnished office space and 116 reserved parking spaces, at a monthly rental of \$16,000.00. The Lease Agreement is funded through an Interlocal Agreement with the North Houston District (NHD), previously known as the Greater Greenspoint Management District, which will be considered in a separate City Council action.</p> <p>The lease term is for three years with two one-year renewal options. The projected lease commencement date is December 1, 2017. The City may terminate the Lease Agreement for any reason or for no reason by providing 90 days' written notice. Should the Interlocal Agreement terminate, the Lease will automatically terminate and the monthly rental will no longer be made.</p> <p>HPD will remain in the leased facility until the construction of the new Greenspoint Police Station on Gears Road, which is earmarked in the City's Capital Improvement Plan in FY2021.</p> <p>This is a full-service lease with no escalations or pass through expenses.</p>			
CJM:JLN:RAV:CF:cf xc: Marta Crinejo, Anna Russell, Jacquelyn L. Nisby, Larry Jaskolka			
REQUIRED AUTHORIZATION		CUIC ID# 25 CF 44	
General Services Department:  Richard A. Vella Assistant Director Real Estate, Design & Construction		Houston Police Department:  Art Acevedo Chief of Police	