



Legislation Details (With Text)

**File #:** 21-4785      **Version:** 1      **Name:**

**Type:** Lease Agreement      **Status:** Passed

**File created:** 9/7/2021      **In control:** Commissioners Court

**On agenda:** 9/14/2021      **Final action:** 9/14/2021

**Title:** Request for approval of an amendment titled, Second Lease Extension, with Houston Business Development, Inc., a Texas non-profit corporation, for the use of office space located at 5300 Griggs Road, Houston, TX on behalf of Harris County Tax Office and Justice of the Peace, Precinct 7, Place 2. The lease extension will begin on November 1, 2021. The monthly payment will be \$32,432.20. There is a 120-day termination option.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 21-4785 Lease - 5300 Griggs Rd P1.pdf

| Date      | Ver. | Action By           | Action | Result |
|-----------|------|---------------------|--------|--------|
| 9/14/2021 | 1    | Commissioners Court |        |        |

**Department:** County Engineer

**Department Head/Elected Official:** John R. Blount, P.E., County Engineer

**Regular or Supplemental RCA:**

- Regular RCA
- Supplemental RCA

**Type of Request:** Lease Agreement

**Project ID (if applicable):** N/A

**Vendor/Entity Legal Name (if applicable):** Houston Business Development, Inc., a Texas non-profit corporation

**MWDBE Participation (if applicable):** N/A

**Request Summary (Agenda Caption):**

Request for approval of an amendment titled, *Second Lease Extension*, with Houston Business Development, Inc., a Texas non-profit corporation, for the use of office space located at 5300 Griggs Road, Houston, TX on behalf of Harris County Tax Office and Justice of the Peace, Precinct 7, Place 2. The lease extension will begin on November 1, 2021. The monthly payment will be \$32,432.20. There is a 120-day termination option.

**Background and Discussion:**

Request for an extension of the Lease Agreement approved by commissioner’s court through Harris County Tax Office and Justice of the Peace, Precinct 7, Place 2. The space accommodates the office space and court space for operations administered by Harris County Tax Office and Justice of the Peace, Precinct 7, Place 2

**Expected Impact:**

The extension request will secure and provide tax office space and court space for the Harris County Tax Office and Justice of the Peace, Precinct 7, Place 2

**Alternative Options:**

As there is currently no space available in a county owned facility, there appears to be no viable alternative.

**Alignment with Goal(s):**

- Justice and Safety
- Economic Opportunity
- Housing
- Public Health
- Transportation
- Flooding
- Environment
- Governance and Customer Service

**Prior Court Action (if any):**

Harris County entered into an original lease agreement On December 19, 1995 for the benefit of Harris County Tax Office and Justice of the Peace 7, Place 2. The terms of the lease were favorable enough for the County to simply amend and extend the lease. Harris County Constable Precinct 7 is also located in a nearby suite in the same complex.

**Location:**

Address (if applicable list below):  
5300 Griggs Road, Houston, TX

- Countywide
- Precinct 1
- Precinct 2
- Precinct 3
- Precinct 4

| <b>Fiscal and Personnel Summary</b> |                                      |                 |                  |                   |
|-------------------------------------|--------------------------------------|-----------------|------------------|-------------------|
| <b>Service Name</b>                 | Harris County Tax Office and Justice | <b>FY 21-22</b> | <b>Estimates</b> |                   |
|                                     |                                      |                 | <b>FY 22</b>     | <b>Next 3 FYs</b> |
|                                     |                                      |                 |                  |                   |

| <b>Incremental Expenditures</b>  |               |             |             |               |
|--|---------------|-------------|-------------|---------------|
| Labor Expenditures   |               | -           | -           | -             |
| Non-Labor Expenditures   |               | 130k        | 240k        | 1,165k        |
| <b>Total Incremental Expenditures</b>  |               | <b>130k</b> | <b>240k</b> | <b>1,165k</b> |
| <b>Funding Sources</b> (General Fund, PIC Fund, Debt or CP, Grants, or Other - Please Specify) |               |             |             |               |
| Existing Budget  | General Fund- | 130k        | 240k        | 1,165k        |
|  |               | -           | -           | -             |
|  |               | -           | -           | -             |
| <b>Total Current Budget</b>  |               | <b>130k</b> | <b>240k</b> | <b>1,165k</b> |
| Additional Budget Requested  |               | -           | -           | -             |
|  |               | -           | -           | -             |
|  |               | -           | -           | -             |
| <b>Total Additional Budget Requested</b>   |               | <b>-</b>    | <b>-</b>    | <b>-</b>      |
| <b>Total Funding Sources</b>   |               | <b>130k</b> | <b>240k</b> | <b>1,165k</b> |
| <b>Personnel</b> (Fill out section only if requesting new PCNs)                                |               |             |             |               |
| Current Position Count for Service   |               | -           | -           | -             |
| Additional Positions Requested   |               | -           | -           | -             |
| <b>Total Personnel</b>   |               | <b>-</b>    | <b>-</b>    | <b>-</b>      |

**Anticipated Implementation Date:** 11/1/2021

**Emergency/Disaster Recovery Note:**

- Not an emergency, disaster recovery, or COVID-19 related item
- Emergency Item
- COVID-19 related Item
- Disaster Recovery related Item

**Contact(s) name, title, department:**

Sean Durkin, Leasing Manager, 713-274-3884

**Attachments (if applicable):**

Second Amendment to Lease Agreement; Map.