



Legislation Details (With Text)

File #: 23-2748 **Version:** 1 **Name:**

Type: Lease Agreement **Status:** Passed

File created: 5/4/2023 **In control:** Commissioners Court

On agenda: 5/16/2023 **Final action:** 5/16/2023

Title: Request for approval of a lease agreement with Lakeland West Capital 40, LLC, for the rental of 28,917 square feet, Suites 138, 140, 300, 400 and 605, in the office building located at 1160 Dairy Ashford, Houston, Texas, Harris County, Texas, for a period of sixty (60) months in the amount of \$1,807,312.50, including operating expenses. (Precinct 4).

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
5/16/2023	1	Commissioners Court		

Department: Toll Road Authority

Department Head/Elected Official: Roberto Treviño, P.E., Executive Director

Regular or Supplemental RCA: Regular RCA

Type of Request: Lease Agreement

Project ID (if applicable): E23-8007

Vendor/Entity Legal Name (if applicable): Lakeland West Capital 40, LLC

MWDBE Contracted Goal (if applicable): N/A

MWDBE Current Participation (if applicable): N/A

Justification for 0% MWDBE Participation Goal: N/A - Goal not applicable to request

Request Summary (Agenda Caption):

Request for approval of a lease agreement with Lakeland West Capital 40, LLC, for the rental of 28,917 square feet, Suites 138, 140, 300, 400 and 605, in the office building located at 1160 Dairy Ashford, Houston, Texas, Harris County, Texas, for a period of sixty (60) months in the amount of \$1,807,312.50, including operating expenses. (Precinct 4).

Background and Discussion:

As a result of moving to a hands-free for toll payments (drive now, pay later) during 2020, Harris County Toll Road Authority (HCTRA) call volumes and image reviews have increased. Additional office space locations are needed to manage this high demand of customer calls and daily volume of images. Approval of this request will provide office space in the west sector of the region. With Commissioners Court approval, the lease will commence when landlord has substantially completed the space and continue for five years.

Expected Impact:

This lease agreement will permit HCTRA to accommodate office space for needed Customer Service, Image Review, EZ TAG Store, and support services personnel.

Alternative Options:

No other recommended solutions for this identified need.

Alignment with Goal(s):

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

Prior Court Action (if any):

Date	Agenda Item #	Action Taken
04/04/2023	152	Passed

Location:

Address (if applicable): 1160 Dairy Ashford, Houston, Texas 77079

Precinct(s): Precinct 4

Fiscal and Personnel Summary			
Service Name	Administration		
	FY 23	FY 24	Next 3 FYs
Incremental Expenditures (do NOT write values in thousands or millions)			
Labor Expenditures	\$	\$	\$
Non-Labor Expenditures	\$138,560.63	\$353,028.38	\$1,315,723.50
Total Incremental Expenditures	\$138,560.63	\$353,028.38	\$1,315,723.50
Funding Sources (do NOT write values in thousands or millions)			
Existing Budget			
Revenue - TRA	\$138,560.63	\$353,028.38	\$1,315,723.50
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Total Current Budget	\$138,560.63	\$353,028.38	\$1,315,723.50
Additional Budget Requested			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$

Total Additional Budget Requested	\$	\$	\$
Total Funding Sources	\$138,560.63	\$353,028.38	\$1,315,723.50
Personnel (Fill out section only if requesting new PCNs)			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
Total Personnel	-	-	-

Anticipated Court Date: May 16, 2023

Anticipated Implementation Date (if different from Court date): Notice to proceed pending approval of the Lease Agreement.

Emergency/Disaster Recovery Note: Not an emergency, disaster, or COVID-19 related item

Contact(s) name, title, department: Nicole Stutz, Chief of Staff, Harris County Toll Road Authority

Attachments (if applicable): Lease Agreement