



Legislation Details (With Text)

File #: 21-6426 **Version:** 1 **Name:**
Type: Lease Agreement **Status:** Passed
File created: 11/15/2021 **In control:** Commissioners Court
On agenda: 11/30/2021 **Final action:** 11/30/2021
Title: Request for approval of a lease agreement with Atlas Houston Industrial, LP, a Texas limited partnership for use of office space at 8915 Knight Road, Houston, Texas 77054 in Precinct 1, for the benefit of The Houston Alumni Youth Center ("The HAY Center") for a term beginning January 1, 2022, and that the County Auditor pay monthly bills, which include deposits/fees for transferring any utilities services, with the initial monthly rent of \$10,635.91.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 21-6426 Lease - 8915 Knight Rd P1.pdf

Date	Ver.	Action By	Action	Result
11/30/2021	1	Commissioners Court		

Department: County Engineer

Department Head/Elected Official: Loyd Smith, P.E., Interim County Engineer

Regular or Supplemental RCA: Regular RCA

Type of Request: Lease Agreement

Project ID (if applicable): N/A

Vendor/Entity Legal Name (if applicable): Atlas Houston Industrial, LP, a Texas limited partnership

MWDBE Participation (if applicable): N/A

Request Summary (Agenda Caption):

Request for approval of a lease agreement with Atlas Houston Industrial, LP, a Texas limited partnership for use of office space at 8915 Knight Road, Houston, Texas 77054 in Precinct 1, for the benefit of The Houston Alumni Youth Center ("The HAY Center") for a term beginning January 1, 2022, and that the County Auditor pay monthly bills, which include deposits/fees for transferring any utilities services, with the initial monthly rent of \$10,635.91.

Background and Discussion:

Harris County entered into a lease agreement at 1216 West Clay with Midtown Urban Development, LLC by approval of commissioners court on January 5, 2016, for the benefit of The HAY Center. The HAY Center will move to a permanent location being built by the Engineering Department at 3131 Gulf Fwy, Houston, Texas 77003. However, the permanent location will not be ready until September 2023. Unfortunately, the lease at 1216 West Clay expired and the landlord demanded unfavorable terms of the County to continue occupying 1216 West Clay. As a result, The HAY Center seeks to relocate operations to 8915 Knight Road until their permanent location is ready.

Expected Impact:

The office space at 8915 Knight Road will help The HAY Center continue to facilitate life skill services to help youth in the foster program prepare for job readiness, college tours, drivers education, tutoring, mental health services, housing and transportation, health and safety, life decisions, responsibilities and financial management. The HAY Center begins working with foster youth at age 14 to prepare them for the transition of aging out of foster care. Allowing operations to continue at 8915 Knight Road until The HAY Center's permanent location is ready will prevent a gap in the services provided to these youth.

Alternative Options:

There is currently no space available in a County owned facility for The HAY Center. Additionally, the need for lease space for The HAY Center is approximately two years, which is considered short-term in the leasing industry. There are very limited alternatives which would accept such a short-term arrangement. The limited short-term options paired with the unfavorable terms of renewing at their current location results in 8915 Knight Road being the most favorable option for The HAY Center

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
1/5/2016	4.a.3 on p. 7	Approved a Lease Agreement at 1216 W. Clay
12/19/2017	1.g.1 on p. 3	Approved a First Amendment to Lease Agreement at 1216 W. Clay

Location:

Address (if applicable): **8915 Knight Road, Houston, TX 77054**

Precinct(s): Precinct 1

Fiscal and Personnel Summary

Service Name	HAY Center (Transition services for youth and young adults)
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	FY 21-22	FY 22	Next 3 FYs
Incremental Expenditures (do NOT write values in thousands or millions)			
Labor Expenditures	\$	\$	\$
Non-Labor Expenditures	\$35,000	\$75,000	\$170,000
Total Incremental Expenditures	\$35,000	\$75,000	\$170,000
Funding Sources (do NOT write values in thousands or millions)			
Existing Budget			
Grant	\$21,000	\$21,000	\$21,000
Other	\$14,000	\$54,000	\$149,000
Choose an item.	\$	\$	\$
Total Current Budget	\$35,000	\$75,000	\$170,000
Additional Budget Requested			
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Choose an item.	\$	\$	\$
Total Additional Budget Requested	\$	\$	\$
Total Funding Sources	\$35,000	\$75,000	\$170,000
Personnel (Fill out section only if requesting new PCNs)			
Current Position Count for Service	-	-	-
Additional Positions Requested	-	-	-
Total Personnel	-	-	-

Anticipated Implementation Date: November 30, 2021

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

Contact(s) name, title, department: Sean Durkin, Leasing Manager, Engineering

Attachments (if applicable): Lease Agreement; Map