



## Travis County Commissioners Court Agenda Request

**Meeting Date:** February 19, 2013

**Prepared By/Phone Number:** John Carr, 854-4772

**Dept. Head:** Roger El Khoury, M.S., P.E., Director, FMD, 854-4579

**County Executive:** Leslie Browder, Planning and Budget, 854-9106

**Sponsoring Court Members:** Commissioner Eckhardt, Precinct Two

A handwritten signature in black ink, appearing to read "Roger El Khoury".

### **AGENDA LANGUAGE:**

Consider and take appropriate action on request to approve the third option to renew the lease between Texas RioGrande Legal Aid, Inc. and Travis County for lease space at 4920 North IH-35.

### **BACKGROUND/SUMMARY OF REQUEST:**

In 2008, Travis County entered into a lease with Texas RioGrande Legal Aid, Inc. for lease of 5,605 net rentable square feet of office space at the first floor of the facility located at 4920 North IH-35. The initial term of the lease which provides space for a Community Supervision and Corrections Department (CSCD) operation was for 36 months from the Commencement Date, which was June 23, 2008. On March 29, 2011, the Commissioners Court approved exercising the first option to extend the lease for another 12 months. On March 20, 2012, the Commissioners Court approved exercising the second option to extend for another 12 months to June 22, 2013.

Facilities Management Department (FMD) received a letter from Texas RioGrande Legal Aid dated January 18, 2013 (Attachment One) offering to approve extending the lease for the remaining third option period at the same rate as the first and second additional 12 month terms. The rental rate would remain the same at \$15.97 per square foot. This is the final option available under the original lease and will provide access to the space through June 22, 2014. A new lease would be required if Travis County wished to remain beyond this June 22, 2014 date.

### **STAFF RECOMMENDATIONS:**

Facilities Management Department recommends the Commissioners Court accept the offer from Texas RioGrande Legal Aid, Inc. to extend the lease for an additional 12 month period.

**ISSUES AND OPPORTUNITIES:**

Facilities Management Department contacted Dr. Nagy with CSCD and confirmed that they are satisfied with the space and would like to remain in place for this third option.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

Annualized lease cost is \$89,511.85, included in the central line item for leases.

**ATTACHMENTS/EXHIBITS:**

1. Texas RioGrande Legal Aid ltr, January 18, 2013

**REQUIRED AUTHORIZATIONS:**

Christopher Gilmore, County Attorney's Office



LAW OFFICE OF  
TEXAS RIOGRANDE LEGAL AID, INC.  
Weslaco  
300 South Texas Blvd.  
Weslaco, TX 78698  
Telephone (956) 447-4800 Toll Free (800) 369-0574  
Fax (956) 988-8823

January 18, 2013

Mr. John Carr  
Travis County – Facilities Management Department  
PO Box 1748  
Austin, TX 78767

Re: Lease Agreement between Texas RioGrande Legal Aid, Inc. and Travis County for part of 4920 N. IH35, Austin, Travis County, Texas

Dear Mr. Carr:

This letter confirms the agreement of Texas RioGrande Legal Aid, Inc. (“Lessor”), lessor under the Lease Agreement referenced above (the “Lease”), and Travis County, lessee under the Lease (“Lessee”), that Lessee shall exercise, and Lessor shall accept in all respects, Lessee’s exercise of, it’s option to extend the Initial Lease Term (as defined in the Lease) for the third Additional Term (as defined in the Lease) of three available Additional Terms (as defined in the Lease). The initial Lease Term began on June 23, 2008 and ended on June 22, 2011. The first Additional Term began on June 23, 2011 and ended on June 22, 2012. The second Additional Term began on June 23, 2012 and will end on June 22, 2013. The monthly rental rate of \$7,459.32 in effect for the second Additional Term will remain in effect for the third Additional Term. Lessor and Lessee agree that except as expressly provided otherwise herein, all Lease terms remain in full force and effect.

Please have an authorized representative of Travis County sign the enclosed copy of this letter where indicated below to evidence its agreement with the terms stated in this letter, and return the signed copy to me at your convenience.

Sincerely,

Ricardo A. Perez  
Texas RioGrande Legal Aid Inc.  
Director of Administration

*Attachment One*

**AGREED AND APPROVED:**

Texas RioGrande Legal Aid, Inc.

By: 

Director of Administration  
Title

01/18/13  
Date

**AGREED AND APPROVED:**

Travis County

By: \_\_\_\_\_

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date