



17-634

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Second Amendment to Commercial Lease Agreement for 115-B Industrial Blvd. for Office Space for the City of McKinney - Municipal Uses

**COUNCIL GOAL:** Operational Excellence

**MEETING DATE:** June 20, 2017

**DEPARTMENT:** City Manager's Office

**CONTACT:** Jose Madrigal

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes the City Manager to execute a Second Amendment for 115-B Industrial Blvd.
- This location will be to accommodate Meter Services, Building Maintenance, and the IT Training room.

**BACKGROUND INFORMATION:**

- The lease space for the 115-B Industrial Blvd. is nearing the end of its term and Comegy's Holdings 1, Ltd., is extending the lease agreement from June 1, 2017 to May 31, 2020.

**FINANCIAL SUMMARY:**

- Rental rates for the term of the lease:
  - **Year 1** - \$11,083.00 per month;
  - **Year 2** - \$11,500.00 per month; and,
  - **Year 3** - \$11,917.00 per month
- Landlord will provide a \$20,000 "Lighting Reimbursement" for the lighting upgrades and Tenant shall also submit copies of contracts, receipts and back-up documentation to Landlord reflecting the actual cost of designing, constructing

- and installing the Lighting Upgrades.
- Upon confirmation of completion of the Lighting Upgrades the Landlord shall credit the Lighting Reimbursement to Tenant in equal monthly installments over the then term of this lease extension.

**BOARD OR COMMISSION RECOMMENDATION:** N/A

**SUPPORTING MATERIALS:**

[Resolution](#)

[Lease Agreement](#)