

**Meeting Date** (?) 08/23/2016

**Subject Matter** \* (?) GSA Lease in Fed Bldg  
This must match rolling agenda entry

**Department of Origin** \* EXECUTIVE

**Submitted By** \* Joey Dunn

**Type of Meeting** \*  BCD  Special  Regular

**Classification** \*  Public Hearing  Consent  Statutory  Regular

**Ordinance** \*  None  First Read  Second Read  First & Only Read

**Strategic Initiative** \*  Public Safety  Service  
 Economic Development  Infrastructure  
 Quality of Life

**Agenda Item Description** \* Consider authorizing the Mayor to sign Lease Amendment No. 6 with the General Services Administration (GSA) extending the lease of 453 square feet within the Federal Building located at 216 W 26th Street, Bryan, Brazos County, Texas.

**Summary Statement** \* The GSA leases a portion of space within the Federal Building, which is owned by the City of Bryan. The space consists of a 453 square-foot stand alone office space on the main floor for a Mine Safety agency.

This Lease Amendment includes the same terms as the previous lease which expired July 31, 2016, with a rent price of \$1.06 per square foot and a 5-year term extension. After year one, the rental rate will be increased two percent per year for the remaining four years as follows:

Current rate: \$1.06/sf/mo (\$5,762.16 annual total)  
After year one: \$1.08/sf/mo (\$5,870.87 annual total)  
After year two: \$1.10/sf/mo (\$5,979.60 annual total)  
After year three: \$1.12/sf/mo (\$6,088.31 annual total)  
After year four: \$1.15/sf/mo (\$6,251.39 annual total)

**Staff Analysis & Recommendation** \* Staff recommends approval of this lease amendment. The office is best suited to being rented to a single user, and is not inherently part of the remaining space within the building. Having a single tenant in this space provides income and is compatible with other uses and tenants in the building. While all other terms and conditions of the previous lease remain in full force and effect, GSA may terminate the lease at any time by giving at least 90 days notice in writing.

**Options** \* (In Suggested Order of Staff Preference)  
1. approve the lease amendment  
2. approve the lease amendment with modifications, which may require consideration at a future City Council meeting  
3. deny approval of the lease amendment

**Funding Source** \* Rent proceeds will continue to be collected as revenue to the General Fund.

**Attachments** Federal Bldg Lease Amendment Extension 8-23-16.pdf 15.43KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:  
1. Lease Amendment No. 6

**Dept. Head Signature**



**Deputy City Manager  
Signature**

*Hugh R. Walker*

**City Manager Signature**

A handwritten signature in black ink, appearing to be "L. P.", written on a light gray rectangular background.

**City Attorney Signature**

*Janis K. Hampton*