



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

PAGE 1 OF 4

DATE: 12/17/2024

**SUBJECT: CONSIDERATION OF AMENDMENT NO. 7 TO THE LEASE
AGREEMENT BETWEEN TARRANT COUNTY AND THE TEXAS
WORKFORCE COMMISSION – VOCATIONAL REHABILITATION
SERVICES FOR OFFICE SPACE LOCATED AT THE RESOURCE
CONNECTION**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider Amendment No. 7 to the Lease Agreement between Tarrant County and the Texas Workforce Commission – Vocational Rehabilitation Services for office space located at 2400 Circle Drive at the Resource Connection.

BACKGROUND

On January 14, 2014, the Commissioners Court, through Court Order #116847, approved an ILA with the Texas Health and Human Services Commission (HHSC) for space at the Resource Connection to house the Department of Assistive and Rehabilitative Services (DARS). The term of the lease expires in December 2024.

On September 16, 2014, the Commissioners Court, through Court Order #118501, approved Amendment No. 1 to the ILA to set the rental rate for FY 2015.

On September 29, 2015, the Commissioners Court, through Court Order #121103, approved Amendment No. 2 to the ILA, increasing the janitorial service rate by \$0.10.

On September 13, 2016, the Commissioners Court, through Court Order #123455, approved Amendment No. 3 to transfer the lease agreement from HHSC to the Texas Workforce Commission retaining all terms of the current ILA.

On October 20, 2020, the Commissioners Court, through Court Order #134028, approved Amendment No. 4 to increase the annual rental rate by \$0.60 per square foot to reflect FY 2021 rental rates.

On September 5, 2023, the Commissioners Court, through Court Order #141596, approved Amendment No. 5 to increase the annual rental rate from \$13.30 per square foot to \$14.26 per square foot to reflect FY 2024 rental rates.

On November 19, 2024, the Commissioners Court, through Court Order #144300, approved Amendment No. 6 to increase the annual rental rate from \$14.26 per square foot to \$15.27 per square foot to reflect FY 2025 rental rates.

SUBMITTED BY	Resource Connection	PREPARED BY:	Jamie Willis
		APPROVED BY:	Jamie Willis



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: _____ DATE: 12/17/2024 PAGE 2 OF 4

With approval of Amendment No. 7, the amended lease term will start January 1, 2025 and extend through December 31, 2025, with one (1) option to renew for a second year, ending December 31, 2026.

The Criminal District Attorney's Office has approved this amendment as to form.

FISCAL IMPACT

The rental of this space will generate approximately \$218,788.56 for FY 2025. Funds will be placed in the following Resource Connection accounts as appropriate:

Building Rental – 10000-2025 General Fund/3420100000 Resource Connection/471001 Building Rental
Utility Billings – 10000-2025 General Fund/3420100000 Resource Connection/471008 Utility Billings
Other RC Rental (includes Common Area) - 10000-2025 General Fund/3420100000 Resource Connection/471002 Other Resource Connection Rental
Janitorial/Disposal - 10000-2025 General Fund/3420100000 Resource Connection/471011 Janitorial Disposal

TARRANT COUNTY	§	RESOURCE CONNECTION
	§	LEASE AGREEMENT AMENDMENT NO. 7
STATE OF TEXAS	§	TEXAS WORKFORCE COMMISSION -VOCATIONAL REHABILITATION SERVICES

BY THIS AMENDMENT NO 7, Court Order 116847, dated the 14th day of January 2014, by and between Tarrant County, hereinafter referred to as LESSOR, and Texas Workforce Commission-Vocational Rehabilitation Services, hereinafter referred to as LESSEE, is hereby amended and supplemented in the following respects:

1. II. GENERAL TERMS AND CONDITIONS
(b) RENEWAL OPTIONS -

The Commencement Date shall be January 1, 2025. The term of the lease shall begin on the Commencement Date and shall continue for a period of one (1) year until December 31, 2025, with the options to renew for the next succeeding one (1) year following the expiration of the original term. Either party may terminate this Lease, during the original or renewal terms, upon delivery of written notice to the Tenant or the County setting forth the date of any such termination ("Termination Date") not later than ninety (90) days prior to any such Termination Date. The change is effective January 1, 2025.

Texas Workforce Commission – Vocational Rehabilitation Services acknowledges that it is a “governmental entity” and not a “business entity” as those terms are defined in Tex. Gov’t Code § 2252.908, and therefore, no Form 1295 disclosure of interested parties pursuant to Tex. Gov’t Code Section 2252.908 is required.

Compliance with Laws. In providing the services required by this Agreement, Tenant must observe and comply with all applicable federal, state, and local statutes, ordinances, rules, and regulations, including, without limitation, workers’ compensation laws, minimum and maximum salary and wage statutes and regulations, and non-discrimination laws and regulations. Tenant shall be responsible for ensuring its compliance with any laws and regulations applicable to its business, including maintaining any necessary licenses and permits.

FISCAL FUNDING ACKNOWLEDGMENT

Notwithstanding any language to the contrary, Tenant acknowledges TARRANT COUNTY is a governmental entity and agrees TARRANT COUNTY may terminate this Agreement for future fiscal years if sufficient funding is not appropriated or allocated.

Both parties are in agreement as to the above. All other provisions of the above mentioned Lease Agreement remain in full force and effect. This Amendment is effective upon execution of addendum or amendment.

SIGNED AND EXECUTED this _____ day of _____, 20____.

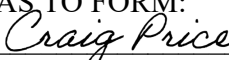
**COUNTY OF TARRANT
STATE OF TEXAS**

**TEXAS WORKFORCE COMMISSION
VOCATIONAL REHABILITATION
SERVICES**

By: _____
Tim O’Hare
County Judge

By:  _____
Edward Serna
Executive Director

APPROVED AS TO FORM:

 _____
Criminal District Attorney’s Office*

*By law, the Criminal District Attorney’s Office may only approve contracts for its clients. We reviewed this document as to form from our client’s legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

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CO#144504



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SUBMITTED BY Resource Connection

PREPARED BY: Jamie Willis

APPROVED BY: Jamie Willis



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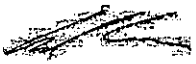
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SIGNED AND EXECUTED this _____ day of _____, 20____.

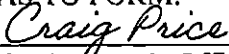
COUNTY OF TARRANT
STATE OF TEXAS

TEXAS WORKFORCE COMMISSION
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Executive Director

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Criminal District Attorney's Office*

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Consideration of Amendment No. 7 to the Lease Agreement between Tarrant County and the Texas Workforce Commission – Vocational Rehabilitation Services for Office Space Located at the Resource Connection

SIGNED AND EXECUTED this 17 day of December, 2024.

**COUNTY OF TARRANT
STATE OF TEXAS**

Tim O'Hare - County Judge

Tim O'Hare
County Judge
<#deefee5c-dd95-451e-039c-08dcb56d40e8-DateSigned#>

Consideration of Amendment No. 7 to the Lease Agreement between Tarrant County and the Texas Workforce Commission – Vocational Rehabilitation Services for Office Space Located at the Resource Connection

SIGNED AND EXECUTED this 17 day of December, 2024.

**COUNTY OF TARRANT
STATE OF TEXAS**

A handwritten signature in black ink, appearing to read "Tim O'Hare", with a horizontal line extending to the right.

Tim O'Hare
County Judge
12/19/2024