



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 09/19/2023

**SUBJECT: APPROVAL OF SEVENTH AMENDMENT TO THE LEASE
AGREEMENT BETWEEN TARRANT COUNTY AND PARADAYIL
INVESTMENT GROUP, LLC FOR TARRANT COUNTY PUBLIC
HEALTH WOMEN INFANT AND CHILDREN'S PROGRAM WHITE
SETTLEMENT CLINIC SITE**

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve the Seventh Amendment to the Lease Agreement between Tarrant County and Paradayil Investment Group, LLC for the Tarrant County Public Health (TCPH) Women Infant and Children's Program (WIC) White Settlement clinic site.

BACKGROUND

The WIC program provides nutrition assessments, healthy foods, nutrition, breastfeeding education, and referrals for eligible pregnant, post-partum, and breastfeeding women, as well as infants and children under the age of five.

The TCPH WIC White Settlement clinic is located at 1638 S. Cherry Lane and currently serves about 3,100 residents monthly. Tarrant County receives funding from the Texas Department of Health and Human Services Commission (HHSC) for rent expenditures.

On September 10, 2002, the Commissioners Court, through Court Order #88476, approved a Lease Agreement with Cherry Hill Plaza, Ltd. for the term of October 1, 2002 through September 30, 2005, for a monthly rental fee of \$3,200.00 for Year 1, \$3,315.66 for Year 2, and \$3,450.00 for Year 3.

On September 27, 2005, the Commissioners Court, through Court Order #96474, approved a Lease Agreement with Cherry Plaza, Ltd. for the term of October 1, 2005 through September 30, 2008, for a monthly rental fee of \$3,450.00 for Year 1, \$3,570.75 for Year 2 and \$3,695.73 for Year three (3).

On September 30, 2008, the Commissioners Court, through Court Order #104074, approved the First Amendment to the Lease Agreement, with Giles Sensenbrenner, successor and interest to Cherry Plaza, Ltd, to extend the term through September 30, 2011, a monthly rental fee of \$3,825.08 for Year 1, \$3,958.96 for Year 2 and \$4,097.52 for Year 3.

On July 7, 2009, the Commissioners Court, through Court Order #105915, approved the Second Amendment to the Lease Agreement, increasing the square footage from 2,000 to 4,200 square feet, and changing the address to 1638 S. Cherry Lane. In addition, the monthly fee was amended, due to the increase in square footage to \$7,983.13 per month for the term of October 1, 2009 through September 30, 2010 and \$8,305.02 for October 1, 2010 through September 30, 2011.

SUBMITTED BY:	Public Health	PREPARED BY: APPROVED BY:	J'Vonnah Maryman
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On September 13, 2011, the Commissioners Court, through Court Order #111242, approved the Third Amendment to the Lease Agreement, extending the term through September 30, 2012, for the same monthly rental fee of \$8,305.02.

On October 9, 2012, the Commissioners Court, through Court Order #113885, approved the Fourth Amendment to the Lease Agreement, extending the term through September 30, 2015, for the same monthly rental fee of \$8,305.02.

On September 29, 2015, the Commissioners Court, through Court Order #121142, approved the Fifth Amendment to the Lease Agreement, with Philanthropolis LLC, successor and interest to Gilles Sensenbrenner, extending the term through September 30, 2020, for the same monthly rental fee of \$8,305.02.

On June 23, 2020, the Commissioners Court, through Court Order #133097, approved the Sixth Amendment to the Lease Agreement, with Paradayil Investment Group, LLC, successor and interest to Philanthropolis LLC, extending the term through September 30, 2023, at the same monthly rental fee of \$8,305.02.

With the approval of the Seventh Amendment to the Lease Agreement, the term will be extended through September 30, 2026, at the same monthly rental fee of \$8,305.02.

All other terms and conditions not hereby amended remain in full force and effect.

The Criminal District Attorney's Office has reviewed this document as to form.

FISCAL IMPACT

All associated costs will be paid from grant fund allocations as follows:

F0060-2024/5100705000 - \$55,835.49 (56%)

F0060-2024/5100708000 - \$43,870.75 (44%)