

August 27, 2025

WHEREAS, on October 24, 2007, the City Council of the City of Dallas authorized a five-year lease agreement dated October 29, 2007, (the "Lease") between the City of Dallas, a Texas municipal corporation ("City"), as tenant, and Dockside Threading, Inc., a Delaware corporation, ("Landlord") as landlord, for approximately 4,896 square feet of office space, located at 1111 West Ledbetter Drive Suite 600, Dallas, Dallas County, Texas (the "Premises") to be used by the Women, Infants and Children ("WIC") Program Services, by Resolution No. 07-3151; and

WHEREAS, on August 25, 2010, the City Council authorized the First Amendment to Lease Agreement dated August 25, 2010, to (1) increase the "Premises" by approximately 4,773 square feet, for a total rental space of approximately 9,669 square feet and (2) to extend the lease term for an additional seven-years, by Resolution No. 10-2125; and

WHEREAS, on December 11, 2019, the City Council authorized the Second Amendment to Lease Agreement dated February 5, 2020 to extend the Term for an additional three-years ("Extension Term") with a three-year renewal option term ("Option Term"), by Resolution No. 19-1890; and

WHEREAS, on February 2, 2021, the City Council authorized the Third Amendment to Lease Agreement dated May 17, 2021, to grant the City, at City's sole cost and expense to make certain Leasehold Improvements, by Resolution No. 21-0011; and

WHEREAS, on May 19, 2021, the City Council authorized the Fourth Amendment to Lease Agreement dated July 9, 2021, but effective as of May 31, 2021, to provide for the Landlord to make certain leasehold improvements no later than June 30, 2021, by Resolution No. 21-0011; and

WHEREAS, on August 4, 2021, the City Council authorized the Fifth Amendment to Lease Agreement dated September 29, 2021, but effective for all purposes as of August 1, 2021, to provide for the Landlord to make certain leasehold improvements, by Resolution No. 21-0011; and

WHEREAS, on August 10, 2022, the City Council authorized the execution of an Option to Renew Letter for the Lease Agreement, as amended for a three-year renewal option term ("Option Term"), by Resolution No. 22-1089; and

WHEREAS, on May 3, 2023, City Council authorized the Sixth Amendment to Lease Agreement dated May 20, 2023 to provide for the Landlord to make certain leasehold improvements by Resolution No. 23-0011; and

WHEREAS, the Lease, as amended, expires by its own terms on December 31, 2025; and

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WHEREAS, the parties desire to renew, extend, modify and/or amend the lease to (1) extend the term for an additional five (5) year term ("Extension Term"), and (2) modify monthly payments, and (3) upon certain amended terms as provided below.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, be and is hereby authorized to execute a Seventh Amendment to the Lease Agreement between Dockside Threading, Inc, a Delaware corporation and the City of Dallas.

SECTION 2. That the special terms and conditions of the Seventh Amendment to the Lease Agreement are:

(a) The term of the Lease is hereby extended for an additional for five (5) years (the "Extension Term") beginning January 1, 2025 and ending December 31, 2030, provided however, that City and Landlord retain the right to terminate the Lease as provided elsewhere therein.

(b) Monthly Rental Payments during the Extension Term shall be as follows: (subject to annual appropriations):

January 1, 2026 – December 31, 2026	\$16,413.13 per month
January 1, 2027 – December 31, 2027	\$16,743.49 per month
January 1, 2028 – December 31, 2028	\$17,081.90 per month
January 1, 2029 – December 31, 2029	\$17,428.37 per month
January 1, 2030 – December 31, 2030	\$17,774.85 per month

(c) All other terms and conditions of the Lease, as amended, not expressly amended hereby, shall remain in full force and effect.

SECTION 3. That the Chief Financial Officer be and is hereby authorized to draw warrants payable to Dockside Threading, Inc., or its successors and assigns on the first day of each month in advance during the Extension Term beginning January 1, 2026 in the amount specified below:

January 1, 2026 – December 31, 2026: (subject to annual appropriations)	\$16,413.13 per month
January 1, 2026 – December 31, 2027: (subject to annual appropriations)	\$16,743.49 per month

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SECTION 3. (continued)

January 1, 2028 – December 31, 2028: (subject to annual appropriations)	\$17,081.90 per month
January 1, 2029 – December 31, 2029: (subject to annual appropriations)	\$17,428.37 per month
January 1, 2030 – December 31, 2030: (subject to annual appropriations)	\$17,774.85 per month

SECTION 4. That the payments will be charged as follows:

January 1, 2026 – December 30, 2030: TBD Fund WIC Program - Women, Infants and Children Grant Fund, Fund TBD, Department MGT, Unit TBD, Object 3330, Encumbrance/Contract No. WIC-2025-00028134, Commodity 97145, Vendor 349850, Amount \$1,025,300.76.

SECTION 5. That the Chief Financial Officer is hereby authorized to draw warrants payable to the respective telephone, security, communication, utility and janitorial companies upon receipt of a bill for such services or other applicable charges throughout the lease term.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly resolved.

APPROVED AS TO FORM:
TAMMY L. PALOMINO, City Attorney

BY: 

Assistant City Attorney