

# Memorandum



CITY OF DALLAS

DATE December 23, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Update – Agenda Item #30, December 8, 2021 City Council Agenda  
Option to Renew Letter, Five-year Lease Extension – DPD Police Academy**

On December 8, 2021, the Dallas City Council considered the following item, as amended:

Authorize an Option to Renew letter to an existing lease agreement with Sealy Executive Center, L.L.C. to exercise a one-time renewal option to extend the lease agreement for an additional five-years for approximately 12.7395 acres of land improved with a vehicle obstacle driving course, and a 31,050 square foot building with classroom, office and warehouse space located at 5310 Red Bird Center Drive, and for approximately 27,051 square feet of classroom and office space located at 5610 Red Bird Center Drive, to be used by the Police Training and Education Division for the period August 1, 2022 through July 31, 2027 - Not to exceed \$5,587,310.74 - Financing: General Fund (subject to annual appropriations)

This item was approved and further amended to include a request to amend the lease, for the City's right to terminate after three years during the renewal term. On December 10, 2021, staff provided a written request to Sealy Executive Center, L.L.C., ("Landlord") to amend the lease to include early termination language, providing for the City's right to terminate at any time after three years, in its entirety or by severability for 5310 Red Bird Center Drive or 5610 Red Bird Center Drive, individually. On December 15, 2021, the Landlord provided a response to the City's amendment request and has declined to grant the City's request to amend the lease. The Landlord further acknowledged, the City has the right to terminate at the end of each fiscal year for non-appropriation, with no penalty; consequently, no additional early termination rights will be granted. The Landlord's acknowledgment is in accord with the Lease rental provisions allowing City to terminate for non-appropriation and not incur any penalty or rental liability for any unused Lease term.

Staff will proceed with administrating the Option to Renew Letter under the existing terms of the Lease to provide for the continued use of the leased premises for DPD's Police Academy. The renewal term will be for five years, commencing August 1, 2022 through July 31, 2027, subject to annual appropriations.

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If you have any questions, please contact me or Dr. Robert M. Perez, Director of the Department of Public Works.



**Majed A. Al-Ghafry, P.E.**  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Chris Caso, City Attorney  
Mark Swann, City Auditor  
Billierae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager

Jon Fortune, Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion  
Directors and Assistant Directors