



Hidalgo County Head Start Program Policy Council Agenda

DATE: October 21, 2015

SUBJECT: Discussion/Approval for Hidalgo County Head Start Program to Exercise Option to Extend for an Additional Two Year Term on the Lease Agreements for Land (under same terms and conditions) with the following Private Entities:

Entity	Head Start Center
La Amistad Apts., Ltd.	Donna IV Head Start
Galilean Apts., Ltd.	Edinburg III Head Start
La Herencia Apts., Ltd.	La Herencia Head Start
Padre De Vida Apts., Ltd.	McAllen IV Head Start
El Patrimonio Apts., Ltd.	McAllen VI Head Start
La Estancia Apts., Ltd.	Mercedes II Head Start
Pueblo De Paz Apts., Ltd.	Mission III Head Start
Rio De Vida Apts., Ltd.	Mission IV Head Start
Daniel Garza	Granjeno Head Start
Guillermin Aguirre Garcia	Weslaco III Head Start
Saint Anne Church	Western Rd. Head Start
Texas Valley Communities Foundation	Mercedes I Head Start

RATIONALE/NEED: The existing lease agreements need to be extended in order to secure the land for the Head Start facilities to continue serving Head Start children and families.

RECOMMENDATION: Administration recommends approval.

COST: Head Start (HHS-ACF) funds are available in the budget.
Rent: 19-20-5152-10000-505

RELATED INFORMATION INCLUDED: Memo/Lease Agreement Extensions

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INITIATED BY: Ambrosio Tovar, Procurement Director *Ambrosio Tovar*

REVIEWED BY: Mr. Edmundo Garcia, Assistant Director *Edmundo Garcia*

PROGRAM DIRECTOR'S APPROVAL: *Jerem Flores*



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Lease Agreement for two (2) additional years as stated in the existing contract dated December 3rd, 2014 between Hidalgo County and **La Amistad Apts., L.P.**, (Donna IV Head Start Center) for the property located at 202 West South Avenue, Donna, TX. 78537 (The "Original Lease Agreement").

If the **La Amistad Apts., L.P.** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be December 3rd, 2015 through December 2, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:

La Amistad Apts., L.P.

Authorized Official:

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge


ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Lease Agreement for two (2) additional years as stated in the existing contract dated December 3rd, 2014 between Hidalgo County and **Galilean Apts., L.P.**, (Edinburg III Head Start Center) for the property located at 3817 Veterans Boulevard, Edinburg, TX. 78539 (The "Original Lease Agreement").

If the **Galilean Apts., L.P.** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be December 3st, 2015 through December 2, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:

Galilean Apts., L.P.

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Lease Agreement for two (2) additional years as stated in the existing contract dated December 3rd, 2014 between Hidalgo County and **La Herencia Apts., L.P.**, (La Herencia Head Start Center) for the property located at 100 La Herencia, Mercedes, TX. 78570 (The "Original Lease Agreement").

If the **La Herencia Apts., L.P.** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be December 3st, 2015 through December 2, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:

La Herencia Apts., Ltd.

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

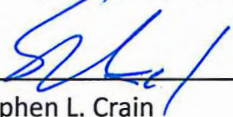
ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Lease Agreement for two (2) additional years as stated in the existing contract dated December 3rd, 2014 between Hidalgo County and **Padre De Vida Apts., L.P.**, (McAllen IV Head Start Center) for the property located at 3900 South Ware Road, McAllen, TX. 78501 (The "Original Lease Agreement").

If the **Padre De Vida Apts., L.P.** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be December 3st, 2015 through December 2, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:
Padre De Vida Apts., L.P.

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

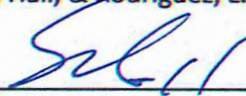
ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Lease Agreement for two (2) additional years as stated in the existing contract dated December 3rd, 2014 between Hidalgo County and **El Patrimonio Apts., L.P.**, (McAllen VI Head Start Center) for the property located at 2601 Sarah Avenue, McAllen, TX. 78502 (The "Original Lease Agreement").

If the **El Patrimonio Apts., L.P.** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be December 3st, 2015 through December 2, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:
El Patrimonio Apts., L.P.

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge


ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Lease Agreement for two (2) additional years as stated in the existing contract dated December 3rd, 2014 between Hidalgo County and **La Estancia Apts., L.P.**, (Mercedes II Head Start Center) for the property located at 3601 East Mile 8 North, Weslaco, TX. 78596 (The "Original Lease Agreement").

If the **La Estancia Apts., L.P.** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be December 3st, 2015 through December 2, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:

La Estancia Apts., L.P.

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

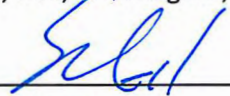
ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Lease Agreement for two (2) additional years as stated in the existing contract dated December 3rd, 2014 between Hidalgo County and **Pueblo De Paz Apts., L.P.**, (Mission III Head Start Center) for the property located at 3401 North Mayberry, Mission, TX. 78572 (The "Original Lease Agreement").

If the **Pueblo De Paz Apts., L.P.** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be December 3st, 2015 through December 2, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:
Pueblo De Paz Apts., L.P.

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Lease Agreement for two (2) additional years as stated in the existing contract dated December 3rd, 2014 between Hidalgo County and **Rio De Vida Apts., L.P.**, (Mission IV Head Start Center) for the property located at 301 South Inspiration Road, Mission, TX. 78574 (The "Original Lease Agreement").

If the **Rio De Vida Apts., L.P.** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be December 3st, 2015 through December 2, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:
Rio De Vida Apts., L.P.

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

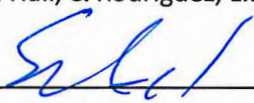
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By: _____
Arturo Guajardo, Jr., County Clerk

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Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 West State Hwy 107, McAllen, Texas 78504-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a center Lease Agreement for two (2) additional years as stated in the existing contract dated January 1st, 2015 between Hidalgo County and **Daniel Garza** (Granjeno Head Start Center) for the property located at 6610 South FM 494 Mission, TX 78572 (The "Original Lease Agreement").

If **Daniel Garza** agrees to this two (2) year extension of the Original Lease Agreement under the existing terms and conditions, please have the authorized individual sign this Lease Agreement Extension. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the Original Lease Agreement.

The Head Start Program wishes to express its appreciation to **Daniel Garza** for your cooperation and support in this matter.

The beginning and ending date of extension shall be January 1st, 2016 through December 31st, 2017. The Original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:

Daniel Garza

Authorized Official:

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall & Rodriguez, L.L.P.

By:  _____
Stephen L. Crain

Date approved by Policy Council:

Date approved by Commissioner's Court:



Hidalgo County Head Start Program

1901 W. State Hwy 107 McAllen, TX 78504, PO Box 0117, Edinburg, Texas 78540-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a Center Lease Agreement for two (2) additional years as stated in the existing contract dated January 1st, 2015 between Hidalgo County and **Guillermina A. Garcia**, (Weslaco III Head Start Center) for the property located at 1317 W. Expressway 83, Weslaco, TX 78596. (The "Original Lease Agreement").

If **Guillermina A. Garcia** agrees to this two (2) year extension of the original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, TERMS, of the original Lease Agreement.

The Head Start Program wishes to express its appreciation for your cooperation and support in this matter.

The beginning and ending date of extension shall be January 1st, 2016 through December 31st, 2017. The original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:

Guillermina A. Garcia

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date approved by Policy Council:

Date approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 West State Hwy 107, McAllen, Texas 78504-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a center Lease Agreement for two (2) additional years as stated in the existing contract dated January 1st, 2015 between Hidalgo County and **Saint Anne Church** (Western Road Head Start Center) for the property located at 8245 E. Poinsetta Dr., Mission, TX 78573 (The "Original Lease Agreement").

If **Saint Anne Church** agrees to this two (2) year extension of the Original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement Extension. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, Renewal or Termination, of the Original Lease Agreement.

The Head Start Program wishes to express its appreciation to **Saint Anne Church** for its cooperation and support in this matter.

The beginning and ending date of extension shall be January 1st, 2016 through December 31st, 2017. The Original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:

Saint Anne Church

Authorized Official:

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

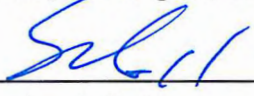
ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas, Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court:



Hidalgo County Head Start Program

1901 West State Hwy 107, McAllen, Texas 78504-0117

Two Year Lease Agreement Extension

Dear Sir/Madam:

The purpose of this letter is to exercise Hidalgo County's option to extend a center Lease Agreement for two (2) additional years as stated in the existing contract dated December 2nd, 2014 between Hidalgo County and **Texas Valley Communities Foundation**, (Mercedes I Head Start Center) for the property located at 1100 West Expressway 83, Mercedes, TX 78570 (The "Original Lease Agreement").

If **Texas Valley Communities Foundation** agrees to this two (2) year extension of the Original Lease Agreement under the same existing terms and conditions, please have the authorized individual sign this Lease Agreement Extension. It should be noted that the basis of this two (2) year extension is listed under ARTICLE 1.03, Renewal or Termination, of the Original Lease Agreement.

The Head Start Program wishes to express its appreciation to **Texas Valley Communities Foundation** for its cooperation and support in this matter.

The beginning and ending date of extension shall be December 2nd, 2015 through December 1st, 2017. The Original Lease Agreement is extended for a period of two (2) years with all conditions including the lease amount remaining the same.

ACCEPTED AND AGREED:

Valley Communities Foundation

Authorized Official:

BY: _____

Title: _____

Date: _____

Two Year Lease Agreement Extension (Cont.)

Hidalgo County Head Start Program

By: _____
Teresa Flores, Executive Director

By: _____
Ramon Garcia, County Judge

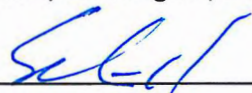
ATTEST:

By: _____
Arturo Guajardo, Jr., County Clerk

Approved As to Form:
Oxford & Gonzalez

By: _____
Ricardo Gonzalez

Approved As to Form:
Atlas Hall, & Rodriguez, L.L.P

By:  _____
Stephen L. Crain

Date Approved by Policy Council:

Date Approved by Commissioners' Court: