

On this, the 11<sup>th</sup> day of May 2026, the Commissioners' Court of Galveston County, Texas, convened in a regularly scheduled meeting with the following members thereof present:

**Mark Henry, County Judge;**  
**Darrell A. Apffel, Commissioner, Precinct No. 1;**  
**Joe Giusti, Commissioner, Precinct No. 2;**  
**Hank Dugie, Commissioner, Precinct No. 3;**  
**Robin Armstrong, MD, Commissioner, Precinct**  
**No. 4; and Dwight Sullivan, County Clerk**

when the following proceedings, among others, were had, to-wit:

**Whereas**, by Resolution dated January 16, 2026, the Commissioners' Court appointed its Chief Right of Way Agent, Elizabeth Robertson as Special Commissioner to advertise and receive bids for the executing of a lease with an AARP Chapter for the use of the Joe Faggard Building with the exception of an office approximately 400 square feet in size located at 1750 S.H. 87 Bolivar Peninsula in Galveston County, Texas; and


**Whereas**, the report of said Special Commissioner has been this day received by the Commissioner's Court. It appears that all requirements for the execution of the lease have been met, and that Crystal Beach AARP Chapter 1591 tendered a proposal wherein they agreed to offer services and activities to senior citizens living on Bolivar Peninsula; and

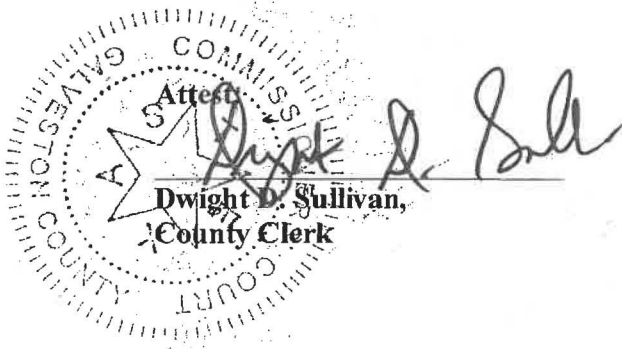
**Whereas**, this proposal is the best received by the Special Commissioner.

**Be it Therefore Resolved** by the Commissioners' Court of Galveston County, Texas, that the proposal for the use of the above-described space is hereby awarded to Crystal Beach AARP Chapter 1591 and that the County Judge be and he is hereby authorized to execute on behalf of the County of Galveston, Texas, the attached Lease Agreement.

**Upon Motion Duly Made and Seconded**, the above Resolution was passed this 11<sup>th</sup> day of May 2026.

**County of Galveston**

By:   
**Mark Henry,**  
**County Judge**



## **Lease**

This Lease is entered into between Galveston County (Lessor) and Bolivar Peninsula AARP Chapter 1591(Lessee).

For and in consideration of the covenants, conditions, and provisions contained in this instrument County hereby leases to AARP the Joe Faggard Building "Facility" (with the exception of an office approximately 400 square feet that is being utilized by the Bolivar Chamber of Commerce) in size located at 1750 S.H. 87, Bolivar Peninsula, Galveston County, Texas 77650.

The term of this lease is for 12 months beginning on the 1<sup>st</sup> day of January 2026 and ending on the 31st day of December 2026.

Lessee has the option to renew this lease for 4 additional one-year periods for the same consideration and under the same conditions, covenants, and provisions applicable under this lease during the primary term. To exercise the option, Lessee must give written notice of their intention to do so to Lessor not later than 30 days before the expiration of the primary term of the Lease and not later than 30 days before the expiration of each additional renewal period.

Lessee agrees that its President is its only representative who is authorized to communicate with and to coordinate activities concerning the use of the leased premises with the County. County's Authorized Representative for all purposes of this lease is its Parks & Cultural Services Director.

As consideration for the leased premises, Lessee will offer services and activities to senior citizens living on Bolivar Peninsula. Services and activities are described below:

Monday-Friday from 10:00am-2:00pm at a minimum of three times per week, during peak months (March-October). Acceptable services or activities include, but are not limited to, seminars, fitness classes, arts & crafts, games, lunch/socials, etc. Upon execution of this lease and the commencement of any renewal term, AARP's President will send a recurring calendar of anticipated services and activities (the "Calendar") to the County's Authorized Representative. The AARP President will email the County's Authorized Representative any updates or deviations from the Calendar as they happen. The Calendar will be used by the County to determine when the Facility is available for use by the County and other persons or parties.

At least once a month, AARP will offer field/group trips for senior citizens residing on Bolivar Peninsula. Such trips shall be voted on and determined by a majority vote of the senior citizens who participate in services or activities conducted by AARP at the Facility. AARP agrees that it will seek to partner on such trips with the Galveston County Senior Services division whenever possible. The County agrees that its Transportation Enrichment Program ("TEP") bus can be utilized once per month at no cost, based on availability. Additional trips on the TEP bus will be offered at the in-County rate of \$150.00 per trip, in the event that the bus is needed. Trips are limited to Monday-Friday from 8:00am-5:00pm.

County will furnish such utilities and parking at the Facility to Lessee consistent with access that the County presently affords other occupants of the building. Lessee will also be permitted to install necessary computer equipment needed to provide its services and activities in the County's computer room. Lessee will be responsible for providing its own telephone service and such office supplies (including fax, copier and postage machine) and furnishings it deems desirable or necessary. AARP acknowledges that renters of the Facility will have access to such equipment and furnishings located in rentable areas of that building.

AARP at its option may provide such insurance deemed necessary to protect their office contents and personal property. The County is under no obligation to provide any insurance coverage on the building or its contents.

County reserves the right, should it desire, to use all or any portion of the leased premises for such time and such periods it deems necessary for such purposes as:

Rental of the building utilizing the County's adopted Facility Permitting Policy and coordinated through the Parks & Cultural Services Department;

A voting location site in upcoming elections;

Emergency management operations in time of natural or man-made periods of disaster;

Events, meetings, training sessions; and

All other lawful County purposes.

If the County uses the Facility for any of the items listed above, the AARP President and/or members of AARP will not be required to unlock, lock, or clean the building. AARP will lock, unlock and clean the areas of the Facility that AARP uses. The County retains access to the Facility and will work with AARP, County departments and other users the logistics of cleaning the Facility. AARP agrees that it will not monopolize the common areas of the Facility through excessive or unreasonable use. AARP acknowledges and agrees that non-AARP members may utilize the Facility as a public space and agrees that it will not charge a membership or other fee to persons utilizing the Facility as public space.

AARP understands and agrees that the County's right to occupy the Facility as and when necessary is superior to AARP's right to occupy the Facility.

AARP agrees to coordinate with the Elections Division of the Galveston County Clerk during voting periods and will facilitate access to the Facility for voting purposes.

County will attempt to notify AARP at least forty-eight (48) hours in advance of County's intended use of the Facility premises, but failure of County to give such advance notification will not preclude County from occupying the Facility for such periods of time as are deemed necessary by County.

AARP agrees that it will make such space as is necessary for County to exercise the above rights

and rent will not be abated during this period. AARP also agrees that its activities will not interfere with County activities.


The Facility will be used by AARP for senior citizen activities and services. The Facility may not be used for political events, rallies or other bi-partisan events.

County may immediately terminate this lease at any time for lessee's failure to comply with the covenants, conditions, and provisions of this lease. Also, either party may terminate this lease by providing the other party a written notice 30 days prior to the date of termination.

Executed this 11<sup>th</sup> day of May 2026.

County of Galveston County

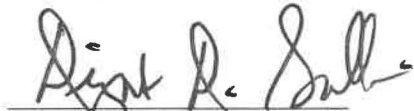
Bolivar Peninsula AARP Chapter 1591



Mark A. Henry  
County Judge

\_\_\_\_\_  
President  
Lessee

ATTEST:



Dwight D. Sullivan  
County Clerk

\_\_\_\_\_  
Print Name