

Mayor and Council Communication

DATE: 06/09/26

M&C FILE NUMBER: M&C 26-0416

LOG NAME: 80LVTRISE SIXTH AMENDMENT

SUBJECT

(CD 3) Authorize Sixth Amendment to the Lease and Management Agreement with LVTRise, Inc. for Rise Community Center to Provide Operations and Programming Funding in the Amount of \$150,000.00 for Fiscal Year 2026

RECOMMENDATION:

It is recommended that the City Council authorize the sixth amendment to the Lease and Management Agreement between the City of Fort Worth and LVTRise, Inc. for the Rise Community Center located at 8201 Calmont Avenue, Fort Worth, Texas 76116 to provide operations and program funding in the amount of \$150,000.00 for Fiscal Year 2026.

DISCUSSION:

The purpose of this Mayor & Council Communication (M&C) is to amend the Lease and Management Agreement with LVTRise, Inc. (LVTRise), to provide an additional year of operating and programming funding for Fiscal Year (FY) 2026 in the amount of \$150,000.00 for operations and programming at the LVTRise Community Center. Funds for the City's matching contribution are allocated in the FY2026 adopted budget.

On March 19, 2019, the City Council approved M&C L-16192, authorizing the acquisition of 8201 Calmont Avenue from YMCA of Metropolitan Fort Worth, dedicating a portion of the property as park land, and authorizing the execution of a lease and management agreement with LVTRise for the use of the property as the LVTRise Community Center and to provide programs and services beneficial to the community. As part of the M&C, the City committed to providing \$300,000.00 annually for three years, which included capital maintenance funding of \$130,000.00 and operating and programming expenses of \$170,000.00.

On June 21, 2019, the Lease and Management Agreement was amended to revise and clarify the indemnity obligations of LVTRise.

On January 10, 2022, the Lease and Management Agreement was amended to allow LVTRise to use and install an electric vehicle charging station in the parking lot located in the General Use Property of the premises.

On August 29, 2022, the Lease and Management Agreement was amended to reduce the footprint of the leased premises, revise the management and funding obligations of LVTRise, clarify the ownership of certain improvements, and provide an additional year of operating and programming funding for FY2023 (M&C L-16192, M&C 22-0329, CSC No. 52145-A3).

On September 17, 2024, the Lease and Management Agreement was amended to provide an additional year of operating and programming funding for FY2024 (M&C 24-0831, CSC No. 52145-A4).

On December 10, 2024, the Lease and Management Agreement was amended to provide an additional year of operating and programming funding for FY2025 (M&C 25-0063, CSC No. 52145-A5).

The Lease and Management Agreement requires LVTRise to contribute a 1:1 match of all City operating and programming funds for the operation, maintenance, and programming of the LVTRise facility. LVTRise must provide to the City, upon request, records evidencing its contribution of the matching funds. In no event shall the amount paid by the City for operations and programming exceed one-half of the total costs for operations and programming of the LVTRise Community Center. LVTRise will be responsible for remaining operating and programming expenses.

The 2025-2026 adopted budget for the City's General Fund includes the matching funding for LVTRise.

Because FY2027 represents the seventh year of the program, a review of the matching funds stipulation is scheduled.

Funding is budgeted in the Other Contractual Services account within the General Fund for the Park & Recreation Department as appropriated. The FID table is attached showing where funds are allocated.

The LVTRise Community Center is located in COUNCIL DISTRICT 3.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current operating budget, as previously appropriated, in the General Fund to support the approval of the above recommendation and execution of the change order. Prior to any expenditure being incurred, the Park and Recreation Department has the responsibility to validate the availability of funds.

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