

Mayor and Council Communication

DATE: 08/13/24

M&C FILE NUMBER: M&C 24-0641

LOG NAME: 17SCORERELEASEFY24

SUBJECT

(CD 11) Authorize the Execution of a Lease Agreement with SCORE Association D/B/A SCORE Fort Worth – Chapter 120 for Approximately 667 Square Feet of Space on the First Floor, Designated as Suite Numbers 108, 110, 111 and 112, of the Building Known as the James E. Guinn School Located at 1150 South Freeway, Fort Worth, Texas 76104

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a three-year lease agreement with SCORE Association D/B/A SCORE Fort Worth – Chapter 120 for approximately 667 square feet of space on the first floor, designated as suite nos. 108, 110, 111 and 112, of the building known as the James E. Guinn School located at 1150 South Freeway, Fort Worth, Texas 76104.

DISCUSSION:

The historic James E. Guinn school campus is owned by the City of Fort Worth and managed by the the Economic Development Department. The Fort Worth Business Assistance Center is located in the former middle school on the campus and provides office, training, and conference room space to organizations involved in small business development.

The purpose of the Mayor and Council Communication is to authorize the execution of a three-year lease agreement with SCORE Association, a Washington D.C. non-profit corporation, D/B/A SCORE Fort Worth – Chapter 120 for approximately 667 square feet of space in the building known as the James E. Guinn School located at 1150 South Freeway, Fort Worth, Texas 76104.

The lease terms of the agreement between SCORE Fort Worth (Lessee) and the City of Fort Worth (Lessor) are:

- The lease begins August 1, 2024 and continues for three-years with one option to renew for an additional three year term;
- The lease space consists of Suite 108 -112 (excluding Suite 109) located at 1150 South Freeway and the base rent will be \$12.52 per square foot per year plus a monthly charge of \$13.94 per phone line for telephone expenses. The space will be used solely for the purpose of office space and/or education and training; and
- Lessee may terminate the lease for cause or convenience and shall provide a 90-day Notice of Intent to Terminate.

The James E. Guinn School campus is located in COUNCIL DISTRICT 11.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendation and execution of the lease agreement, funds will be deposited into the General Fund. The Economic Development Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City.

Submitted for City Manager's Office by: William Johnson 5806

Originating Business Unit Head: Robert Sturns 2663

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