

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 09/16/25 M&C FILE NUMBER: M&C 25-0872

LOG NAME: 212944 S GROVE STREET LEASE

SUBJECT

(CD 11) Authorize the Execution of a Lease Agreement Between the City of Fort Worth and American Warrior Association for Approximately 4,000 Square Feet of Building Space and the Adjacent Parking Lot Located at 2944 and 2940 South Grove Street, Fort Worth, Texas, 76104 for Office Use and Find that the Lease Serves a Public Purpose and That Adequate Controls are in Place

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a lease agreement between the City of Fort Worth and American Warrior Association for approximately 4,000 square feet of building space and the adjacent parking lot located at 2944 and 2940 South Grove Street, Fort Worth, Texas, 76104 for office use; and
2. Find that the lease will serve a public purpose and that adequate controls are in place.

DISCUSSION:

On June 10, 2025, per Mayor and Council Communication 25-0499, the City Council gave the authorization to accept Metropolitan Area Emergency Medical Services (EMS) Authority d/b/a MedStar Mobile Healthcare assets related to the transition of EMS System Operations to the City of Fort Worth (City), including real property located at 2940 and 2944 South Grove Street, Fort Worth, Texas 76104 (Premises).

American Warrior Association (Lessee) is a nonprofit corporation established to address the profound impact of moral and mental injury on veterans, first responders, and their families.

Lessee has requested the use of approximately 4,000 square feet of space and the adjacent parking lot within the Premises to provide mental and physical wellness services to first responders, including civil and non-civil service 911 telecommunicators and EMS personnel, along with their families and retirees throughout the City of Fort Worth and the cities of Blue Mound, Edgecliff Village, Forest Hill, Haltom City, Haslet, Lakeside, Lake Worth, Richland Hills, River Oaks, Saginaw, Sansom Park, Westover Hills, Westworth Village, and White Settlement.

Per discussions between the City's Property Management Department and Lessee, the parties have agreed to a lease with the following terms and conditions:

- Lease term of two (2) years;
- Two (2) lease renewal options of one (1) year each;
- Lessee must allow City's Police and Fire Departments to access and use portions of the Premises at all times during the lease term;
- Lessee will pay annual rent of \$100.00;
- Lessee will pay all utilities and operation costs of the Premises;
- Lessee assumes all repair and maintenance expenses for the Premises; and
- City will empty the waste dumpster located on the premises in accordance with its standard schedule and practice.

Annual rent is below fair market value for the Premises because Lessee will provide a public purpose during the term of the lease by offering mental and physical wellness services to the first responders indicated above. City, as Lessor, will have the ability under the Lease to inspect and ensure the public purpose is being carried out at all times during the Term of the Lease.

This property is located in Council District 11.

FISCAL INFORMATION / CERTIFICATION:

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

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