

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 01/13/26 M&C FILE NUMBER: M&C 26-0050

LOG NAME: 21MAMMOTH SECOND AMENDMENT

SUBJECT

(CD 10) Authorize Execution of a Second Amendment to the Facilities Lease Agreement with Mammoth Freighters LLC to Increase the Space Occupied in the Parts/Warehouse Building #11 Located at 2050 Eagle Parkway, Fort Worth, Texas 76177 at the Alliance Fort Worth Maintenance Facility

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a second amendment to the Facilities Lease Agreement with Mammoth Freighters LLC to increase the space occupied in the parts/warehouse building #11 located at 2050 Eagle Parkway, Fort Worth, Texas 76177 at the Alliance Fort Worth Maintenance Facility.

DISCUSSION:

The City of Fort Worth (City) entered into a Facilities Lease Agreement with Mammoth Freighters LLC (Mammoth) on February 15, 2024 to lease approximately 72,287 square feet of industrial and office space in the parts/warehouse building #11 located at the Alliance Maintenance Base as City Secretary No. 60956 (Mayor & Council Communication 23-1062) (Lease).

The City and Mammoth entered into a First Amendment to the Lease on January 14, 2025 to increase the leased space in the parts/warehouse building #11 to approximately 93,487 square feet as City Secretary No. 60956-A1 (Mayor & Council Communication 25-0046).

The City's Property Management Department and Mammoth have agreed to again amend the Lease to add approximately 1,332 square feet to the space occupied by Mammoth in the Parts/Warehouse Building #11. This addition will increase the total leased space from approximately 93,487 square feet to approximately 94,819 square feet.

The revised base rent, based upon 94,819 square feet, is as follows:

Rent Date	Price per Square Foot	Monthly Rent	Annual Rent	Tenant Rent Credit
Date of 2nd Amendment - February 14, 2028	\$2.00	\$15,803.17	\$189,638.00	\$0.00
February 15, 2028 - February 14, 2031	\$2.25	\$17,778.56	\$213,342.75	\$0.00
February 15, 2031 - February 14, 2032	\$2.50	\$4,694.17	\$56,330.00	\$180,717.50
February 15, 2032 - February 14, 2034	\$2.50	\$19,753.96	\$237,047.50	\$0.00

Tenant rent credits were agreed upon and included in the Lease and allow for Mammoth to pay a reduced base rent for twelve (12) months, commencing February 15, 2031, which provides a total value of \$180,717.50 as outlined in the table above.

This property is located in Council District 10.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendation and execution of an amendment to the Lease, funds will be deposited into the Alliance Maintenance Facility Fund. The Property Management 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: Valerie Washington 6199

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