

Mayor and Council Communication

DATE: 12/13/22

M&C FILE NUMBER: M&C 22-1021

LOG NAME: 213000 W 6TH

SUBJECT

(CD 9) Authorize Execution of a Lease Agreement with West 6th Partners LLC for the Vacant Lot at 3000 West 6th Street, Fort Worth, Texas, 76107 to be Used as Overflow Parking for the West 7th Street Substation by the Fort Worth Police Department.

RECOMMENDATION:

It is recommended that the City Council authorize execution of a lease agreement with West 6th Partners LLC for the vacant lot at 3000 West 6th Street, Fort Worth, Texas, 76107 to be used as overflow parking for the West 7th Street Substation by the Fort Worth Police Department.

DISCUSSION:

On August 8, 2018, Mayor & Council Communication (M&C) C-28818, City Council authorized execution of a lease agreement between the City of Fort Worth (City) and the Tarrant Regional Water District (TRWD) for space located at 308 Arthur Street, Fort Worth, Texas, 76107 (Property) to be used by the Fort Worth Police Department (FWPD) as a temporary police substation to serve the West 7th Street area until a more permanent location is identified.

On July 2022, the City of Fort Worth Property Management Department (PMD) and FWPD were notified the Property was being demolished for a new canal to be installed as part of the Panther Island project and the FWPD would need to vacate by December 31, 2022.

Through an extensive search, PMD and FWPD identified a stand-alone building, owned by 5th Street Partners, L.P. (Owner), located at 2929 West 5th Street, Fort Worth, Texas, 76107 (Premises) and consisting of approximately 9,311 square feet to be used as the new West 7th Street Substation.

FWPD needs additional secured parking for its 7th Street Unit officers vehicles and has identified a vacant lot for the overflow parking need owned by West 6th Partners LLC at 3000 West 6th Street, Fort Worth, Texas, 76107.

PMD and Owner, with approval of the FWPD, have agreed on the following lease terms:

- Initial Term: Three (3) years starting at a base rental rate of \$3,000.00 per month with a \$1,000.00 monthly fee for property tax expense. Property tax expense annual increase not to exceed 10% increase annually.
- Renewal Term: Automatic one (1) year renewal term unless terminated earlier in accordance with the Lease.
- Lease effective date January 1, 2023.

FWPD will be responsible for the cost of maintenance, alterations and security of the Premises.

Approval of this M&C will provide a secured overflow parking lot for the FWPD to secure officer vehicles for the West 7th Street unit.

Funding is budgeted in the Other Contractual Service account of the Police Department's rollup within the General Fund.

This property is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendation, funds are available in the current operating budget, as previously appropriated, in the General Fund. Prior to an expenditure being incurred, the Police Department has the responsibility to validate the availability of funds.

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Expedited

