

Mayor and Council Communication

DATE: 01/13/26

M&C FILE NUMBER: M&C 26-0052

LOG NAME: 21COWTOWN COLISEUM ROOF REPAIRS

SUBJECT

(CD 2) Adopt Appropriation Ordinance in the Public Events Capital Fund in the Amount of \$828,738.00, from Available Commercial Exhibit Building Lease Funds Resulting from Management and Operations Profits at the Cowtown Coliseum, for the Purpose of Reimbursing Stockyards Coliseum LLC for Roofing and Exterior Building Improvements at the Cowtown Coliseum, and Amend the Fiscal Years 2026-2030 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Public Events Capital Fund, in the amount of \$828,738.00 from available Commercial Exhibit Building Lease funds UNSPECIFIED-COWTOWN COLISEUM project (City Project No. UNSPCC), resulting from management and operations profits at the Cowtown Coliseum, for the purpose of funding the FY24 Cowtown Structural Repair project (City Project No. 106682) to reimburse Stockyards Coliseum LLC for roofing and exterior building improvements at the Cowtown Coliseum; and
2. Amend the Fiscal Years 2026-2030 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to appropriate funding in the Public Events Capital Fund from available Commercial Exhibit Building Lease proceeds from profits related to the management of the Cowtown Coliseum currently operated by Stockyards Coliseum LLC (Operator) for the purpose of reimbursing the Operator for roofing and exterior building improvements.

On February 12, 2002, City Council authorized the execution of a License Agreement with Rodeo Plaza, Inc. for the management and operation of Cowtown Coliseum, located at 122-133 East Exchange Avenue, Fort Worth, Texas 76164 (M&C C-18960).

On December 17, 2019, City Council authorized the execution of an amended and restated License Agreement for the management and operation of the Cowtown Coliseum (M&C 19-0401) (License Agreement) that was later assigned to Stockyards Coliseum, LLC (Stockyards Coliseum). As part of the agreement, Stockyards Coliseum agreed to pay the City of Fort Worth (City), in arrears, an annual payment equal to 20% of the net profits generated from the operation of the Cowtown Coliseum.

On August 7, 2024, City Council authorized an amendment to the License Agreement (M&C 24-0755) with Stockyards Coliseum, LLC to reduce the City's percentage of net profits from 20% to 12% in exchange for terms allowing net profits to be used for debt coverage and additional funding to developers for promotion of the stockyards area.

Per section 4.1 of the License Agreement, the "City shall perform, at its sole cost and expense, all maintenance, repair and replacement for (i) the roof and exterior walls of the Cowtown Coliseum." The Operator submitted a reimbursement request in accordance with section 4.1 of the License Agreement for roofing and other exterior repairs performed at the Cowtown Coliseum. The renovations total \$828,738.00.

Funding for this project was not included in the FY2026-2030 Capital Improvement Program due to the building improvements not being completed in time to be incorporated into the Capital Improvement Program at the time of adoption. The action in this M&C will amend the FY2026-2030 Capital Improvement Program as approved in connection with Ordinance 27979-09-2025.

Funding is budgeted in the Public Events Capital Fund for the Public Events Department for the purpose of funding the FY24 Cowtown Structural Repair project.

This property is located in Council District 2.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the UNSPECIFIED-COWTOWN COLISEUM project within the Public Events Capital Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the Public Events Capital Fund for the FY24 Cowtown Structural Repair project. Prior to any expenditure being incurred, the Public Events Department has the responsibility of verifying the availability of funds.

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