

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 08/12/25 **M&C FILE NUMBER:** M&C 25-0698

LOG NAME: 21FWPD LEASE AT 2800 CHERRY

SUBJECT

(CD 3) Authorize Execution of a Five-Year Lease Agreement with Cook Children's Health Care System for Approximately 880 Square Feet of Space in the Las Vegas Trail Neighborhood Health Center, Located at 2800 Cherry Lane, in the City of Fort Worth, Tarrant County, Texas, 76116, to be Used as an Office by the Fort Worth Police Department

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a five-year Lease Agreement with Cook Children's Health Care System for approximately 880 square feet of space in the Las Vegas Trail Neighborhood Health Center, located at 2800 Cherry Lane, Fort Worth, Texas, 76116 to be used as an office by the Fort Worth Police Department and authorize five one-year automatic renewal options.

DISCUSSION:

The Fort Worth Police Department (FWPD) has identified approximately 880 square feet of space located at 2800 Cherry Lane, Fort Worth, Texas, 76116 (Leased Premises) to be used as an office by the FWPD.

The Leased Premises will not be open to the public.

With assistance from the City of Fort Worth Property Management Department (PMD), the FWPD and Cook Children's Health Care System (Landlord) have agreed on the following lease terms:

Base rent: \$0.00 per year for the entire initial term and all renewal terms.

Term:

- Initial Term: Five (5) years starting on the lease effective date (estimated to be September 1, 2025 and expiring on August 30, 2030).
- Renewals: Five (5) successive one (1) year automatic renewals after expiration of the initial term.

The landlord will cover the cost of all Triple Net Lease (NNN) fees, utilities, and maintenance repairs for the Leased Premises.

FWPD will only be responsible for the base rent of \$0.00 per year, as well as internet and phone services for the Leased Premises.

This property is located in COUNCIL DISTRICT 8.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds.

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