

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 10/21/25 M&C FILE NUMBER: M&C 25-0987

LOG NAME: 21ALLIANCE LANDSCAPE LEASE AGREEMENT

SUBJECT

(CD 10) Authorize the Execution of a Facilities Lease Agreement with Alliance Landscape Company, LLC for Approximately 3,670 Square Feet of Space Located at 2070 Eagle Parkway, Fort Worth, Texas, 76177 within a Portion of what is Known as the Structures Building #16 at the Alliance Fort Worth Maintenance Facility

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a facilities lease agreement with Alliance Landscape Company, LLC for approximately 3,670 square feet of space located at 2070 Eagle Parkway, Fort Worth, Texas, 76177, within a portion of what is known as the Structures Building #16 at the Alliance Fort Worth Maintenance Facility.

DISCUSSION:

Alliance Landscape Company, LLC (ALC) is a commercial landscape company that offers irrigation management, soil analysis, and landscape installation services throughout North Texas, including the Alliance Fort Worth Maintenance Facility (AMF) and surrounding businesses. ALC requires storage space for its seasonal landscaping equipment and materials and has requested the use of approximately 3,670 square feet of space within a raw, unconditioned portion of the Structures Building #16 at the AMF that formerly served as a sandblast pit.

As a result of negotiations between the City's Property Management Department, Hillwood Properties (AMF property manager) and ALC, the parties have agreed to a lease under the following terms:

- Initial term to expire September 30, 2026;
- Three consecutive options to extend the term for a period of one year each;
- No use of the Central Utility Plant or Industrial Waste Treatment Facility located at the AMF; and
- Rent is a gross monthly fee as follows:

Gross Rent Rate	Gross Monthly Rent
\$3.27/SF	\$1,000.00

- Gross Rent includes common area fees and operating expenses;
- Gross Rent rate reflects fair market value for comparable raw space in the area of the AMF; and
- Gross Rent to increase 3% effective on the start date of each exercised term extension.

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 the lease agreement, 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.

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