

Mayor and Council Communication

DATE: 04/12/22

M&C FILE NUMBER: M&C 22-0277

LOG NAME: 21ALLIANCE FOR CHILDREN LEASE FOR FWPD

SUBJECT

(CD 3) Authorize the Execution of a Lease Agreement with Alliance For Children, Inc. for Approximately 4,403 Square Feet of Office Space at 3609 Marquita Drive, Fort Worth, Texas 76116 to be Used by The Fort Worth Police Department Crimes Against Children Unit at a Rental Rate of \$2,500.00 Per Month

RECOMMENDATION:

It is recommended that the City Council authorize the execution a lease agreement with Alliance For Children, Inc. for approximately 4,403 Square Feet of office space at 3609 Marquita Drive, Fort Worth, Texas 76116 to be used by the Fort Worth Police Department Crimes Against Children Unit at a rental rate of \$2,500.00 per month.

DISCUSSION:

On January 23, 2014, City Council approved the execution of a lease agreement (Previous Lease) between the City of Fort Worth (City) and Alliance For Children, Incorporated (AFCI) for approximately 5,036 square feet of office space located at 908 Southland Avenue, Fort Worth, Texas 76104 (Building) to be used by the Fort Worth Police Department (FWPD) Crimes Against Children Unit.

On April 19, 2019, the Previous Lease was amended to extend the term and allowed for the Previous Lease to turn into a sub-lease in the event that AFCI sold the Building to a new owner while also allowing, upon both party's required approval, the ability to enter into a new lease agreement in the event of a change of location of the leased premises in the event AFCI purchased a new property.

AFCI sold the Building to Cook Children's Health Care System (Cook) and AFCI continued operations in the Building under a lease agreement with Cook and the Previous Lease with AFCI was converted into a sub-lease.

In late 2021, AFCI purchased a new property located at 3609 Marquita Drive, Fort Worth, Texas 76116 (New Building) and terminated their lease with Cook which also terminated the Previous Lease between AFCI and City with a termination date of November 30, 2021.

Beginning in October of 2021, FWPD began the process of moving into the New Building. As of today, ACFI and the City have been operating as if the parties were in a holdover status under the Previous Lease and both parties acknowledge that all required rents and obligations are current and that no money is owed for any prior months up to today.

The City and AFCI now desire to execute a new lease agreement for approximately 4,403 square feet of office space (Leased Premises) at the New Building to be used by FWPD with the following terms:

Lease Term: The Initial Term will reflect a commencement date beginning on October 1, 2021 and expiring on September 30, 2022. The new lease will also provide for four (4) successive one (1) year automatic renewals to expire September 30, 2026.

Base rent: \$2,500.00 per month for the Initial and any Renewal Terms.

AFCI shall cover all utility, telephone and maintenance expenses of the Leased Premises.

Funding is budgeted in the Other Contractual Services account of the CCPD Alliance for Children Department's Crime Control & Prevention Dist Fund. The available balance for Fiscal Year 2022 is \$72,093.14.

This property is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current operating budget, as previously appropriated, in the Crime Control & Prev Dist Fund to support the approval of the above recommendation and execution of the lease agreement. Prior to any expenditure being incurred, the Police Department has the responsibility to validate the availability of funds.

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