

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/11/25 M&C FILE NUMBER: M&C 25-1048

LOG NAME: 21AT FUEL LEASE AGREEMENT

SUBJECT

(CD 10) Authorize Execution of a Facilities Lease Agreement with AT Fuel Services, LLC for Approximately 793 Square Feet of Office Space Located at 2008 Eagle Parkway, Fort Worth, Texas, 76177 within a Portion of what is Known as the Chemical Maintenance Storage Building #3 at the Alliance Fort Worth Maintenance Facility

RECOMMENDATION:

It is recommended that City Council authorize the execution of a facilities lease agreement with AT Fuel Services, LLC for approximately 793 square feet of office space located at 2008 Eagle Parkway, Fort Worth, Texas, 76177, within a portion of what is known as the Chemical Maintenance Storage Building #3 at the Alliance Fort Worth Maintenance Facility.

DISCUSSION:

AT Fuel Services, LLC (ATF) currently operates the aviation jet fuel facility at the Alliance Fort Worth Maintenance Facility (AMF) under the Fuel Farm Management Agreement, effective February 5, 2015, assigned to the City of Fort Worth (City) as City Secretary Contract Number 46422.

ATF has requested the use of approximately 793 square feet of space within the Chemical Maintenance Storage Building #3 (Premises) at the AMF to be used as office and office supply storage.

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

- Primary lease term to expire on September 30, 2026;
- Three consecutive options to extend the term, each for a period of three years;
- No use of the Central Utility Plant or Industrial Waste Treatment Facility located at the AMF;
- Rent is a gross monthly fee to include common area maintenance and operating expenses;
- Gross rent is as follows:

Base Rent Rate	Monthly Rent	Annual Rent
\$8.00/SF	\$528.67	\$6,344.00

- Gross rent rate reflects fair market value for comparable spaces at the AMF;
- Gross Rent shall increase by three percent (3%) of the then-current Gross Rent rate at the start of each year of an 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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