

Mayor and Council Communication

DATE: 03/31/26

M&C FILE NUMBER: M&C 26-0240

LOG NAME: 21CASA MANANA FY25 IMPROVEMENTS REIMBURSEMENT

SUBJECT

(CD 7) Authorize Execution of a Fourth Lease Addendum to the Lease Agreement Between the City of Fort Worth and Casa Manana, Inc. to Authorize Funding Participation of an Additional \$171,526.79 for the Building Systems Repairs and/or Replacements Made in Fiscal Year 2025 to the Casa Manana Facility Located at 3101 West Lancaster Avenue; Adopt Appropriation Ordinance; and Amend the Fiscal Years 2026-2030 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a fourth lease addendum to the lease agreement between the City of Fort Worth and Casa Manana, Inc. to authorize funding participation of an additional \$171,526.79 for the building systems repairs and/or replacements made in Fiscal Year 2025 to the Casa Manana facility located at 3101 West Lancaster Avenue;
2. Authorize the contribution to Casa Manana, Inc. in the amount up to \$171,526.79 as a one-time capital contribution to support repairs and/or replacements to the facility for Fiscal Year 2025;
3. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the General Capital Projects Fund by increasing estimated receipts and appropriations in the Casa Manana-Building Improve project (City Project No. 105881) in the amount up to \$171,526.79 and decreasing estimated receipts and appropriations in the Future Community Partnerships Programmable project (City Project No. P00047) by the same amount to fund a one-time capital contribution to support the repairs for Fiscal Year 2025; and
4. Amend the Fiscal Years 2026-2030 Capital Improvement Program.

DISCUSSION:

On December 10, 2024 the City Council authorized the execution of a third addendum to the lease agreement between the City of Fort Worth (City) and Casa Manana, Inc. (CMI) via Mayor and Council Communication (M&C) 24-1094 and City Secretary Contract No. 19139-AD3 provided for City participation towards the funding of certain building system repairs and/or replacements made to the Casa Manana facility, located at 3101 West Lancaster Avenue, during fiscal year 2025 in an amount up to \$200,000.00. Such building system repairs and/or replacements included improvements made to mechanical, electrical, lighting, and plumbing systems of the Casa Manana facility.

This M&C authorizes a fourth addendum to the lease agreement between City and CMI to, upon receipt of supporting invoices and documentation from CMI, allow additional participation towards the funding of building system repairs and/or replacements, completed in Fiscal Year(FY) 2025, in an amount up to \$171,526.79.

The funding for this participation is available in the Future Community Partnerships Programmable project within the General Capital Projects Fund. The Future Community Partnerships Programmable project is a holding place for monies the City has committed for use in conjunction with community partners for capital improvements. The year to date funding in the programmable project is:

	FY2026 Beginning Balance	Authority	Budget Adjustment	FY2025 Remaining Balance
Future Community Partnerships (P00047)	\$7,657,243.50	This M&C	(\$171,526.79)	\$7,485,716.71

Funding for this project was not included in the FY2026-2030 Capital Improvement Program because the additional expenses were unknown at the time. The action in this M&C will amend the Fiscal Years 2026 - 2030 Capital Improvement Program as approved in connection with Ordinance 27979-09-2025 Section 8 CAPITAL IMPROVEMENTS.

All other terms under the lease and subsequent renewals and amendments shall remain in effect.

The Casa Manana Theater is in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Future Community Partnerships Programmable project within the General

Capital Projects Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the General Capital Projects Fund for the Casa Manana-Building Improve. project to support the execution of the agreement. Prior to an expenditure being incurred, the Property Management Department will have the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Valerie Washington 6199

Originating Business Unit Head: Marilyn Marvin 7708

Additional Information Contact: Stuart Young 8379