

# Mayor and Council Communication

**DATE:** 11/08/22

**M&C FILE NUMBER:** M&C 22-0915

**LOG NAME:** 21CENTER FOR TRANSFORMING LIVES

## **SUBJECT**

(CD 8) Authorize Execution of a Lease Agreement with Center for Transforming Lives for City Owned Space Located at 3401 Ave I, Fort Worth, Texas, 76105 for One Dollar and Find that the Lease Serves a Public Purpose as the Space Will be Used to Provide Valuable Services to the Community as a Child Care Center and for Helping Homeless Women and their Families by Educating on How to Achieve Housing Stability, Increasing Their Education and Income, and How to Stay Out of Homelessness Permanently, and that Adequate Controls are in Place to Carry out Such Public Purpose

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize execution of a lease agreement with Center for Transforming Lives for City owned space located at 3401 Ave I, Fort Worth, Texas, 76105 for one dollar.
  2. Find that the conveyance of the lease for one dollar rent to Center for Transforming Lives serves a public purpose as the space will be used to provide valuable services to the community as a child care center and for helping homeless women and their families by educating on how to achieve housing stability, increasing their education and income, and how to stay out of homelessness permanently, and that adequate controls are in place to carry out such public purpose.
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## **DISCUSSION:**

Under CSC # 13915 , Center for Transforming Lives (formerly YWCA) known as Tenant and City of Fort Worth (Landlord) entered into the original lease of the Premises previously known as Fire Station No. 14, containing approximately 4500 s.f., situated at 3401 Avenue I, Fort Worth, Texas, 76105 (the "Previous Lease");

The term for the Previous Lease expired in June 30, 1989;

Under M&C L-12118, City Council approved the execution of a new lease agreement between the Landlord and the Tenant that would have created a term extending out to December 31, 2017;

Due to various issues at the time, many unknown now, the planned lease was never executed between the parties;

The Tenant, therefore, remained in holdover status from the Previous Lease up to this day.

Now both the Landlord and Tenant wish to execute a new lease of the Premises which will update the lease provisions between the parties and formalize the longstanding relationship between the parties for years to come.

In consideration of the covenants and agreements contained in the Agreement, Landlord and Tenant hereby agree as follows:

Unless terminated earlier pursuant to the terms herein, the initial term of this Agreement shall be effective beginning on October 1, 2022 and end on September 30, 2027 ("Primary Term").

Tenant shall pay as consideration one dollar (\$1.00) annually to Landlord at the beginning of each term.

Providing Tenant is not in default under this Agreement, upon expiration of the primary term, the lease provides for two (2) automatic one (1) year renewals unless either party provides thirty (30) days prior written notice to the other party.. The first renewal expires on September 30, 2028. The second renewal expires on September 30, 2029.

Center for Transforming Lives is responsible for the maintenance and utility expenses for the facility. Center for Transforming Lives is also responsible for insuring the property.

This property is located in COUNCIL DISTRICT 8.

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## **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 General 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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