

Mayor and Council Communication

DATE: 11/14/23

M&C FILE NUMBER: M&C 23-0959

LOG NAME: 21MARS AUTO

SUBJECT

(CD 10) Authorize the Execution of a Lease Agreement with Mars Auto, Incorporated for Approximately 7,310 Square Feet of Industrial Space in the Parts Building #11 Located at 2050 Eagle Parkway, Fort Worth, Texas 76177 at the Alliance Maintenance Facility to be Used for Autonomous Long Haul Truck Upfitting

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a lease agreement with Mars Auto, Incorporated for approximately 7,310 square feet of industrial space in the Parts Building #11 located at 2050 Eagle Parkway, Fort Worth, Texas 76177 at the Alliance Maintenance Facility to be used for autonomous long haul truck upfitting.

DISCUSSION:

Mars Auto, Incorporated, (Mars) a data driven autonomous long haul trucking company, had its start in 2020 as the first autonomous freight shipping company in Korea.

Mars has expressed an interest in leasing space at the Alliance Fort Worth Maintenance Facility (AMF).

The City of Fort Worth Property Management Department (PMD), Hillwood Properties, the property manager for the AMF and Mars have successfully negotiated a Lease Agreement under the following terms:

- **Lease Premises:**
 - 7,310 square feet of space in the Parts Building #11 at the AMF.
- **Term Length:**
 - Seventeen (17) months, commencing on November 1, 2023 and expiring March 31, 2025.
- **Gross Rent:**
 - \$10.00 per square foot which includes utilities and operating expenses.

Gross rent of \$10.00 per SF for the term contributes approximately \$103,558.39 in rental revenues toward the Alliance Maintenance Facility Fund and represents approximately twice the Fair Market Value for the AMF.

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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