

Mayor and Council Communication

DATE: 09/16/25

M&C FILE NUMBER: M&C 25-0871

LOG NAME: 211500 N MAIN PARKING LEASE

SUBJECT

(CD 2) Authorize the Execution of a Parking License Agreement with Mercardo Northside, LLC for Non-Exclusive Use of the Parking Lot at 127 NE 14th Street, Fort Worth, Texas 76164, Adjacent to the Mercardo located at 1500 North Main Street, Fort Worth, Texas 76164

RECOMMENDATION:

It is recommended that the City Council authorize the execution of a parking license agreement with Mercardo Northside, LLC for non-exclusive use of the parking lot at 127 NE 14th Street, Fort Worth, Texas 76164, adjacent to the Mercardo located at 1500 North Main Street, Fort Worth, Texas 76164.

DISCUSSION:

In January 2006, the City of Fort Worth (City) entered into a License and Option Agreement (License) with 11211 Katy Freeway, L.P. (KF), the owner of the Mercardo, located at 1500 North Main, Fort Worth, Texas 76163 (Mercardo), to provide for exclusive use of the adjacent parking lot (Lot) during business hours and nonexclusive use on evenings and weekends by patrons of the Mercardo (City Secretary Number 33089).

KF is now selling the Mercardo to Mercardo Northside, LLC (MN) and the License will terminate upon the close of the sale and change of ownership of the Mercardo.

To provide for adequate parking for patrons of the Mercardo, as well as additional parking for patrons of other businesses in the area, the City and MN have agreed to enter into an long term, non-exclusive parking agreement for the Lot (Agreement).

The terms are as follows:

Term: Ninety-nine years from the Effective Date of the Agreement.

Use: Nonexclusive use of the Lot for employees and patrons of the Mercardo which will also provide much needed parking for other visitors in the area.

Fee: Due to the nonexclusive and public purpose to provide additional parking for all area visitors and business patrons, no fee will be charged.

Lot maintenance will be the responsibility of the City.

This property is located in Council District 2.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of this recommendation will have no material effect on City funds.

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

Originating Business Unit Head: Marilyn Marvin 7708

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