

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/18/25 M&C FILE NUMBER: M&C 25-1076

LOG NAME: 21TRIFORK ENTERPRISES LEASE AT HOUSTON STREET

SUBJECT

(CD 9) Authorize Execution of a Lease Agreement with Trifork Enterprises, LLC of Approximately 7,956 Square Feet of Space on the East Side Ground Floor of the Fort Worth Convention Center Garage Located at 1200 Houston Street, Fort Worth, Texas 76102 to Operate a Restaurant and Bar; Authorize the Execution of a Real Estate Brokerage Agreement with Robert A. Dorrough, Adopt Appropriation Ordinances, and Amend the Fiscal Year 2026 Adopted Budget and the Fiscal Years 2026-2030 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a lease agreement with Trifork Enterprises, LLC for approximately 7,956 square feet of space on the east side ground floor at the Fort Worth Convention Center Garage located at 1200 Houston Street, Fort Worth, Texas 76102 to operate a restaurant and bar;
2. Authorize the execution of a real estate brokerage commission agreement with Robert A. Dorrough at a rate of 4 percent of base rent;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Municipal Parking Fund, in the amount of \$62,340.71, from fund balance, for the purpose of transferring to the Municipal Parking Capital Project Fund for the Parking Garages Programmable Project (City Project No. P00008) to support additional funding of Houston Retail Space project, to be used to pay tenant's real estate broker fees;
4. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Municipal Parking Capital Project Fund, in the amount of \$62,340.71, transferred from the Municipal Parking Fund, for the purpose of funding the Parking Garages programmable project (City Project No. P00008), to support additional funding of Houston Retail Space project , to be used to pay tenant's real estate broker fees; and
5. Amend the Fiscal Year 2026 Adopted Budget and the Fiscal Years 2026-2030 Capital Improvement Program.

DISCUSSION:

The Fort Worth Convention Center Garage (building) located at 1200 Houston Street, Fort Worth, 76102 was built in 2009. In 2022, the City of Fort Worth (City) and the Fort Worth Convention and Visitor's Bureau entered into a lease for the entirety of the West Side Ground Floor of the building to be used for office space. Prior to that lease, the building's ground floor spaces had never been leased or occupied. The east side ground floor space, still to this day, has never been leased or occupied.

In late 2024, the City's Property Management Department (PMD) began discussions with Trifork Enterprises, LLC (Trifork) and their real estate representative to lease a large portion of the east side ground floor space of the building consisting of approximately 7,956 total square feet (the Leased Premises).

Following further negotiations between PMD and Trifork, the parties reached an agreement on key terms, executed a Letter of Intent, and subsequently are finalizing the Lease Agreement.

Trifork will use the Leased Premises to relocate and operate Simply Fondue restaurant (currently operating out of Sundance Square). The Lease Agreement is structured as base rent per square foot, plus Double Net (NN) charges—including common area maintenance, insurance, and property management fees—along with utilities.

The lease terms are as follows:

Primary Term of 12 years plus two (2) successive five (5) year renewal options at prevailing market rates.

- Base Rent for the Primary Leased Premises for the Primary Term:

Term	Price per SF
Months 1 thru 36	\$18.00/SF
Months 37 thru 72	\$20.00/SF
Months 73 thru 108	\$22.00/SF
Months 109 thru 144	\$24.00/SF

Trifork will be responsible for all improvements in order to finish out of the Leased Premises. In consideration for these improvements to be made by Trifork, the City will provide up to \$75.00/SF in tenant improvement credits for the Leased Premises, totaling up to \$596,700.00, to be amortized over the the primary lease term.

The Lease Agreement also stipulates that Robert A. Dorrough (Texas Real Estate License #650590), the cooperating broker representing Trifork in the lease negotiations, will be paid by the city a separate commission fee of 4.00 percent of the base rent, upon approval of this Mayor and Council Communication (M&C) and the execution of the lease.

Funding for this project was not included in the Fiscal Years 2026-2030 Capital Improvement Program due to the Development Agreement not being completed in time to be incorporated into the Capital Improvement Program at the time of adoption. The action in the M&C will amend the Fiscal Years 2026-2030 Capital Improvement Program as approved in connection with Ordinance 27979-09-2025.

Funding is available in the Municipal Parking Fund Balance. The current beginning fund balance is \$8,976,047.85, and after this Mayor & Council Communication the new balance will be \$8,913,707.14.

This property is located in City Council District 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available from fund balance within the Municipal Parking Fund and upon approval of the above recommendations, execution of the lease agreement and adoption of the appropriation ordinances, funds will be available in the Municipal Parking Capital Proj Fund for the Parking Garages programmable project. Funds will be deposited into the Municipal Parking Fund. The Transportation and Public Works Department and (Financial Management Services Department) is responsible for the collection and deposit of funds due to the City. Prior to any expense being incurred, the Transportation and Public Works Department also has the responsibility to validate the availability of funds.

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