

Mayor and Council Communication

DATE: 10/28/25

M&C FILE NUMBER: M&C 25-1015

LOG NAME: 20HOUSTON STREET CHILLER REPLACEMENT

SUBJECT

(ALL) Adopt Appropriation Ordinances Increasing Estimated Receipts and Appropriations in the Municipal Parking Capital Project Fund in the Amount of \$409,938.73, and Decreasing Estimated Receipts and Appropriations in the Fund Balance, for the Purpose of Funding the Garage Parking Programmable Project, and Amend the Fiscal Year 2026 Adopted Budget and the Fiscal Years 2026-2030 Capital Improvement Program

RECOMMENDATION:

It is recommended that City Council:

1. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Municipal Parking Fund, in the amount of \$409,938.73, from fund balance, for the purpose of transferring to the Municipal Parking Capital Project Fund for the Garage Parking Programmable Project (City Project No. P00008) to support additional funding of Houston Retail Space Chiller Project;
 2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Municipal Parking Capital Project Fund, in the amount of \$409,938.73, 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 Chiller Project; and
 3. Amend the Fiscal Year 2026 Adopted Budget and the Fiscal Years 2026-2030 Capital Improvement Program.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to adopt the attached appropriation ordinances increasing estimated receipts and appropriations in the Municipal Parking Capital Project Fund in an amount of \$409,938.73, transferred from the Municipal Parking Fund, for the purpose of funding the Parking Garages programmable project (City Project No. P00008), to support additional funding for chiller replacement in Houston Retail Space Chiller project.

The Houston Street Parking Garage is a valuable asset for visitors of the Fort Worth Convention Center and for daily parkers. Visit Fort Worth is located in one of the commercial spaces in the Houston Street Parking Garage. There are also other commercially viable spaces available to lease. The industrial chiller at the Houston Street Parking Garage has become inoperable. An industrial chiller is a refrigeration system used to lower the temperature of industrial spaces; industrial chillers are essential for temperature regulation. The industrial chiller must be replaced at the Houston Street Garage to ensure occupants of the spaces are comfortable.

The cost to repair the industrial chiller at the Houston Street Parking Garage is \$409,938.73.

Due to the urgent need to restore cooling and maintain operations for the commercial tenants, this project was treated as an emergency. To address the immediate need, available funds from Fund 54504 (Municipal Parking Residuals) were used to cover the cost of the chiller replacement. A portion of this appropriation will reimburse Fund 54504 to restore the balance that was temporarily utilized for the emergency purchase.

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 beginning fund balance is \$8,295,298.85, and after this M&C the new balance will be \$7,885,360.12.

This action will serve ALL COUNCIL DISTRICTS.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in Fund Balance within the Municipal Parking Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the Municipal Parking Capital Proj Fund for the Parking Garages project. Prior to an expenditure being incurred, the Transportation and Public Works Department has the responsibility of verifying the availability of funds.

Submitted for City Manager's Office by: Jesica McEachern 5804

<u>Originating Business Unit Head:</u>	Lauren Prieur	6035
	Monty Hall	8662
<u>Additional Information Contact:</u>	Peter Elliott	7977