

Mayor and Council Communication

DATE: 05/14/24

M&C FILE NUMBER: M&C 24-0395

LOG NAME: 211607NEWYORKAVE

SUBJECT

(CD 8) Authorize the Execution of a Lease Agreement Between the City of Fort Worth (Lessor) and Brave/R Together Tarrant (Lessee) for Approximately 3,900 Square Feet of Space in the First Floor of the Building Located at 1607 New York Avenue, Fort Worth, Texas, 76104 for Use as Office and Community Meeting Space While Conducting the Evans Avenue Urban Design and Streetscape Plan Study Funded by the Fort Worth Local Development Corporation and Find that the Lease Serves a Public Purpose and that Adequate Controls are in Place to Ensure that the Public Purpose is Accomplished

RECOMMENDATION:

It is recommended the City Council:

1. Authorize the execution of a lease agreement between the City of Fort Worth (Lessor) and Brave/R Together Tarrant (Lessee) for approximately 3,900 square feet of space in the first floor of the building located at 1607 New York Avenue, Fort Worth, Texas, 76104 for use as office and community meeting space while conducting the Evans Avenue Urban Design and Streetscape Plan Study funded by the Fort Worth Local Development Corporation; and
2. Find that the lease will serve a public purpose by allowing Brave/R Together Tarrant to more efficiently complete the Evans Avenue Urban Design and Streetscape Plan Study to address racial inequities in business and economic development, education, healthcare, and housing within the 76104 zipcode and that sufficient controls are in place to ensure that the public purpose is accomplished.

DISCUSSION:

Brave/R Together Tarrant (Lessee) is a nonprofit corporation established to address racial disparities and inequities in business, economic development, education, healthcare and housing within the Fort Worth 76104 zip code.

Lessee is being paid by the City of Fort Worth Local Development Corporation (LDC) to participate in the Evans Avenue Urban Design and Streetscape Plan Study (Study) funded by the LDC.

Lessee has requested to lease from the City of Fort Worth (Lessor) use of the first floor in the former fire station located at 1607 New York Avenue, consisting of approximately 3,900 square feet of space, to be used as office and work space to provide community meetings and local resident support during completion of the Study.

Per direction of the City Manager's Office and discussions between the City's Economic Development Department, Neighborhood Services Department, Property Management Department, and Lessee, the parties have agreed to a lease with the following terms and conditions:

- Lease term commencing on the lease effective date and expiring July 31, 2025;
- Base rent of \$100.00 per year;
- Lessee will pay all utilities;
- Lessee assumes all operating and maintenance expenses for the space during the term of the lease; and
- Lessor will handle waste management at its expense.

Base rent is below Fair Market Value for the space due to Lessee providing a public purpose during the term of the lease.

This property is located in Council District 8.

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 Neighborhood Services Fund. The Neighborhood Services Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City.

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