



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 11/21/2023

SUBJECT: RECEIVE AND FILE NOTICE OF CHANGE IN LANDLORD FOR THE LA GRAVE FIELD JUROR PARKING LEASE FROM PANTHER ACQUISITION PARTNERS, LTD., TO PANTHER ISLAND PARTNER, LP

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court receive and file the notice of change in landlord from Panther Acquisition Partners, Ltd. (PAP), to Panther Island Partner, LP, for the La Grave field juror parking lot lease located at 600 North Commerce Street, Fort Worth.

BACKGROUND

On August 27, 2002, the Commissioners Court, through Court Order #88339, approved an Interlocal Agreement (ILA) with the City of Fort Worth that allowed the County to utilize several acres of City-owned land for juror parking. In exchange, the County improved the property with asphalt paving and parking space striping.

On August 16, 2007, the City sold the juror parking property to BLG Northside Development LP (BLG). BLG assumed the parking lot lease with the County.

On June 28, 2010, BLG sold the property to the Tarrant Regional Water District (TRWD). The TRWD assumed the parking lot lease with the County.

On May 27, 2016, TRWD sold the property to FW Stadium Group, LLC (FWS). FWS assumed the parking lot lease with the County.

On March 13, 2017, FWS sold the property to PAP, which assumed the parking lot lease with the County.

On April 17, 2018, the Commissioners Court, through Court Order #127477, approved a lease agreement with PAP for one (1) year beginning January 1, 2019 through December 31, 2019, in the amount of \$12,000.00 annually.

On April 30, 2019, the Commissioners Court, through Court Order #130063, renewed the lease agreement with PAP for one (1) year beginning January 1, 2020 through December 31, 2020 in the amount of \$12,000.00 annually.

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Misty Foster Michael Amador
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On April 28, 2020, the Commissioners Court, through Court Order #132680, approved Amendment No. 1 to the agreement to extend the lease term by one (1) year beginning on January 1, 2021 and ending December 31, 2021, in the amount of \$12,000.00 annually.

On January 4, 2022, the Commissioners Court, through Court Order #137170, approved Amendment No. 2 to the agreement to extend the lease term by six (6) months beginning January 1, 2022 through June 30, 2022, in the amount of \$12,000.00 annually.

On June 7, 2022, the Commissioners Court, through Court Order #138273 approved Amendment No. 3, to the agreement to extend the lease term by six (6) months beginning on July 1, 2022 through December 31, 2022, in the amount of \$12,000.00 annually.

On September 27, 2022, the Commissioners Court, through Court Order #139262 approved Amendment No. 4 to the agreement to extend the lease term by one (1) year beginning on January 1, 2023 through December 31, 2023, in the amount of \$30,000.00 annually.

On July 11, 2023, the Commissioners Court, through Court Order #141199 approved Amendment No. 5, to the agreement to extend the lease term by one (1) year beginning on January 1, 2024 through December 31, 2024, in the amount \$36,000.00 annually.

The ownership change took effect September 28, 2023. The change in ownership has no effect on the term of the lease current lease or the monthly rental amount.

FISCAL IMPACT

There is no fiscal impact associated with this receive and file.