



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 09/04/2024

SUBJECT: APPROVAL OF AMENDMENT NO. 6 TO THE PARKING LEASE AGREEMENT BETWEEN TARRANT COUNTY AND PANTHER ISLAND PARTNERS, LP, FOR THE LA GRAVE FIELD JUROR PARKING LOT

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve Amendment No. 6 to the Parking Lease Agreement between Tarrant County and Panther Island Partners, LP, for the La Grave Field Juror Parking Lot 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 which 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.

In March 2017, FWS sold the property to Panther Acquisition Partners, LTD. (PAP). PAP assumed the parking lot lease with the County.

On April 17, 2018, the Commissioners Court, through Court Order #127477, approved a new lease agreement with PAP for one (1) year beginning January 1, 2019 through December 31, 2019, in the amount of \$12,000 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 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 on December 31, 2021, in the amount of \$12,000 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 \$1,000 monthly.

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 \$1,000 monthly.

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 annually.

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

On November 21, 2023, the Commissioners Court, through Court Order #142172, approved a Notice of Change in Landlord from Panther Acquisition Partners, LTD., to Panther Island Partner, LP.

With approval of Amendment No. 6, the parking lease agreement will be extended one (1) year beginning on January 1, 2025 through December 31, 2025, in the amount of \$36,000 annually, with no extension options.

The Criminal District Attorney's Office has approved this agreement as to form.

FISCAL IMPACT

The fiscal impact for the rent is \$36,000.00 for the one (1) year term. Funding for the rent was included in the FY 2025 Facilities Management 1860100000 budget. Also, the County is responsible for minor parking lot repairs, pole light repairs and electrical repairs. The operational costs are funded with Facilities Management operating accounts and used on a as needed basis.