



# COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER \_\_\_\_\_

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DATE: 06/18/2024

**SUBJECT: APPROVAL OF AMENDMENT NO. 3 TO THE LEASE  
AGREEMENT BETWEEN TARRANT COUNTY AND TARRANT  
COUNTY HOSPITAL DISTRICT FOR SPACE LOCATED AT THE  
RESOURCE CONNECTION CAMPUS**

**\*\*\* CONSENT AGENDA \*\*\***

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court approve Amendment No. 3 to the Lease Agreement between Tarrant County and Tarrant County Hospital District (TCHD) for office space located at 1400 Circle Drive and 2500 Circle Drive.

**BACKGROUND**

On September 24, 2019, the Commissioners Court, through Court Order #131169, approved a new lease agreement to occupy properties located at 1400 Circle Drive, Suite 200 (10,540 square feet) and 2500 Circle Drive (39,800 square feet), Fort Worth, Texas for the use of the JPS Health Center South Campus. The combined usable square footage of the premises is 50,340 square feet. TCHD has occupied this leased space under previous agreements with Tarrant County.

On October 13, 2020, the Commissioners Court, through Court Order #133975, approved Amendment No. 1 to the lease agreement to increase the occupancy cost by \$0.60 per square foot effective October 1, 2020.

On October 3, 2023, the Commissioners Court, through Court Order #141853, approved Amendment No. 2 to the lease agreement to increase the occupancy cost by \$1.01 and extended the lease agreement through September 30, 2025.

On May 21, 2024, the Commissioners Court, through Court Order #143138, approved a temporary reassignment of space to building 2500 Circle Drive for the Tarrant County Public Health – WIC Clinic, formerly housed in building 1500 Circle Drive, in connection to the Law Enforcement Training Center Project.

With approval of Amendment No. 3, TCHD is vacating 3,542 square feet of space in the building 2500 Circle Drive. This allows available space for the temporary reassignment of the Tarrant County Public Health – WIC Clinic, effective May 1, 2024. The total combined square footage for TCHD is now 46,798 square feet, with 36,258 square feet in building 2500 and 10,540 square feet in building 1400. In addition, TCHD shall pay the actual utility used, minus nine percent (9%) of the total amount of utilities used only at building 2500.

SUBMITTED BY:	Resource Connection	PREPARED BY: APPROVED BY:	Jamie Willis
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The Criminal District Attorney's Office has approved this amendment as to form.

### **FISCAL IMPACT**

The occupancy revenue for the remainder of FY 2024 is expected to generate \$39,713.02 a month and will be placed in account 51100-2024 Resource Connection Fund – 3420100000 Resource Connection – 471001 Building Rental; 471008 Utility Billing; 471002 Other RC Rental (includes Common Area); and 471011 Janitorial/Disposal.