



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 12/13/2022

SUBJECT: APPROVAL OF PURCHASE AND SALE AGREEMENT BETWEEN TARRANT COUNTY AND THE TARRANT COUNTY HOSPITAL DISTRICT, D/B/A JPS HEALTH NETWORK FOR THE PURCHASE OF REAL PROPERTY LOCATED AT 1101 AND 1201 S. MAIN STREET, FORT WORTH, TEXAS AND AUTHORIZE THE COUNTY ADMINISTRATOR TO EXECUTE CLOSING DOCUMENTS RELATED TO THE SALE

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve a Purchase and Sale Agreement between Tarrant County and the Tarrant County Hospital District, d/b/a JPS Health Network (TCHD) for the purchase of real property located at 1101 and 1201 S. Main Street located in Fort Worth, Texas, and authorize the County Administrator to execute closing documents related to the sale.

BACKGROUND

The property located at 1101 and 1201 S. Main Street is an approximately 12.28 acre tract that abuts the North boundary of Rosedale Street, West boundary of Main Street, South boundary of Magnolia Street and the East boundary of Crawford Street. The property has three (3) structures, the first is a single level 73,431 square foot building which is currently occupied by the Tarrant County Public Health Department, the second structure is a single level 46,971 square foot building which is currently occupied the TCHD, and the third building is a single level 5,324 square foot building that provides HVAC to both buildings.

The purpose of the purchase is to further the progression of Tarrant County's Space Master Plan for the Tarrant County Public Health Department. Over the next few years, renovations will be requested to increase the size of the clinics, laboratory, and staff spaces to provide properly sized areas to allow Public Health staff to continue to provide health related services to the growing population in Tarrant County. The property also includes 591 parking spaces for County use.

The terms of the Purchase and Sale Agreement include the following:

1. Purchase price of \$17,143,578.00 to be paid to JPS Health Network.
2. Mineral rights are to be conveyed to Tarrant County.
3. Tarrant County will pay for all closing costs.
4. Closing will occur within five (5) days after both parties execution of the contract of sale.
5. Tarrant County will enter into an Interlocal Agreement (ILA) that allows JPS Health Network to continue to occupy the 1201 S. Main Street Building. The ILA shall commence on the effective date as stated at the beginning of this Agreement and end on December 31, 2026. The details of the ILA are in an upcoming Commissioners Court action request.

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Michael Amador
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The Criminal District Attorney's Office has reviewed the Agreement as to form.

FISCAL IMPACT

The fiscal impact is \$17,143,578.00 to be paid by Tarrant County to TCHD. The closing costs including the title policy and recording fees is estimated to be less than \$66,000.00.

This item has been recommended or approved for ARPA/FRF funding.