



## COMMISSIONERS COURT COMMUNICATION

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

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DATE: 07/11/2023

**SUBJECT: APPROVAL OF AMENDMENT NO. 5 TO THE PARKING LEASE  
AGREEMENT BETWEEN TARRANT COUNTY AND PANTHER  
ACQUISITION PARTNERS, LTD., FOR THE LA GRAVE FIELD  
JUROR PARKING LOT**

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

**COMMISSIONERS COURT ACTION REQUESTED**

It is requested that the Commissioners Court approve Amendment No. 5 to the Parking Lease Agreement between Tarrant County and Panther Acquisition Partners (PAP), Ltd., 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 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). 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 PAP and PAP 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 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 and ending June 30, 2022, in the amount of \$1,000.00 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 July 1, 2022 and ending December 31, 2022, in the amount of \$1,000.00 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 January 1, 2023 and ending December 31, 2023, in the amount of \$30,000.00 annually.

With approval of Amendment No. 5, the lease will be extended for one (1) year beginning January 1, 2024 through December 31, 2024, in the amount of \$36,000.00 annually.

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

### **FISCAL IMPACT**

The fiscal impact to Tarrant County is \$36,000.00 for the one (1) year lease term. Funding was included in the FY 2024 Facilities Management 1860100000 budget request. 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 an as-needed basis.