



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER _____

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DATE: 09/19/2023

**SUBJECT: APPROVAL OF AMENDMENT NO. 15 TO THE REAL PROPERTY
LEASE WITH MHMR TARRANT COUNTY FOR OFFICE SPACE
LOCATED AT 3840 HULEN STREET, SUITE 604, FORT WORTH,
FOR THE TARRANT COUNTY JUVENILE SERVICES
SOUTHWEST PROBATION TEAM**

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court approve Amendment No. 15 to the Real Property Lease with MHMR Tarrant County for office space located at 3840 Hulen Street, Suite 604, Fort Worth, for the Tarrant County Juvenile Services (TCJS) Southwest Probation Team.

BACKGROUND

The office space located at 3840 Hulen Street in Fort Worth is used by the TCJS Southwest Probation Team to serve the southwestern portion of Tarrant County. Services provided include screening and diversion of cases to community resources, presenting objective reports to the court for use at disposition, executing court-ordered treatment and supervision, administering community corrections programs, securing alternative placement and administering the collection of court-ordered probation fees.

On March 19, 1996, the Commissioners Court, through Court Order #73988, approved a Real Property Lease with MHMR Tarrant County for 3,015 square feet of office space located at 3840 Hulen Street at a lease rate of \$9.00 per square foot for an annual amount of \$36,918.00.

Over the years, this real property lease agreement has been amended to extend the term of the lease and increase the rate per square foot.

On August 18, 2020, the Commissioners Court, through Court Order #133493, approved Amendment No. 14, extending the term through September 30, 2023, at a lease rate of \$18.45 per square foot for an annual amount of \$55,626.75.

TCJS has developed programs and operations with the goal of diverting youth from the juvenile justice system at the earliest appropriate point. Bennie Medlin, the Juvenile Services Director, has requested the lease be extended for one (1) additional year with an option for a two (2) year extension.

If approved, Amendment No. 15 will extend the lease through September 30, 2024 at a lease rate of \$19.18 per square foot for an annual amount of \$57,827.70. This rate includes the base rent, janitorial service, utilities, and other landlord costs of ownership.

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| SUBMITTED BY: | Facilities Management | PREPARED BY: APPROVED BY: | Misty Foster Michael Amador |
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The Criminal District Attorney's Office has approved this lease as to form.

FISCAL IMPACT

The fiscal impact for FY 2024 is \$57,827.70. Funding is included in the FY 2024 budget request for Facilities Management Juvenile Center operation funds in account 531011/3110309000/10000-2024.