

3. Consideration of Amendment No. 16 to the Real Property Lease with MHMR Tarrant County for Office Space located at 3840 Hulen Street, Suite 604, Fort Worth, for the Juvenile Services Southwest Probation Team



COMMISSIONERS COURT
COMMUNICATION

REFERENCE NUMBER _____

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DATE: 09/17/2024

SUBJECT: CONSIDERATION OF AMENDMENT NO. 16 TO THE REAL PROPERTY LEASE WITH MHMR TARRANT COUNTY FOR OFFICE SPACE LOCATED AT 3840 HULEN STREET, SUITE 604, FORT WORTH, FOR THE JUVENILE SERVICES SOUTHWEST PROBATION TEAM

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider Amendment No. 16 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.

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 September 19, 2023, the Commissioners Court, through Court Order #141754, approved Amendment No. 15, extending the term through September 30, 2024, at a lease rate of \$19.18 per square foot for an annual amount of \$57,827.70.

Bennie Medlin, the Juvenile Services Director, has requested the lease be extended two (2) years.

If approved, Amendment No. 16 will extend the lease through September 30, 2026, 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 cost of ownership.

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

SUBMITTED BY:	Facilities Management	PREPARED BY: APPROVED BY:	Misty Foster Michael Amador
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COMMISSIONERS COURT COMMUNICATION

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FISCAL IMPACT

Funds are requested in the FY 2025 budget in account 10000-2025 General Fund/3110309000 Lyn W. Ross Juvenile Center/531011 Rent.

LEASE AMENDMENT #16

This AMENDMENT to Lease is made and entered into this _____ day of _____, 2024 by and between MHMR of TARRANT COUNTY (Lessor) and TARRANT COUNTY JUVENILE SERVICES (Lessee) ACTING BY AND THROUGH ITS COMMISSIONERS COURT FOR COMMERCIAL LEASE CONTRACT.

This document amends the Commercial Lease Contract for 3840 Hulen Street, Suite 604, Fort Worth, Texas executed on March 15, 1996, between the Parties.

In and for the consideration of the mutual promises contained herein, the parties agree to amend the aforementioned contract as follows:

1. **Term.** The term of the Lease shall be for a period of TWO years beginning October 1, 2024, ending September 30, 2026.
2. **Minimum Guaranteed Rent.** Lessee agrees to pay as rental for the Leased premise (3,015 square feet at \$19.18 per square feet) during the term of this Lease, the sum of \$57,827.70 per year payable in the amount of \$4,818.98 per month on the first day of every month without demand.
3. **Option to Extend.** Lessee shall have the right to renew this lease under the same terms and conditions for a two-year option to renew with an increase based on Consumer Price Index (CPI).

The parties agree that all other provisions of the aforementioned contract not amended herein, shall remain in full force and effect as they were originally written.

LESSOR:

MHMR of Tarrant County

By: _____

Printed Name: _____

Title: Chief Executive Officer

LESSEE:

TARRANT COUNTY, STATE of TEXAS

By: _____

Printed Name: _____

Title: County Judge