



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER _____

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DATE: 6/3/2025

**SUBJECT: CONSIDERATION OF A REAL PROPERTY LEASE RENEWAL WITH
THE TEXAS HEALTH AND HUMAN SERVICES COMMISSION FOR THE
BUILDING LOCATED AT 2700 BEN AVENUE, FORT WORTH**

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

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court consider a real property lease renewal with Texas Health and Human Services Commission (HHSC) for the building located at 2700 Ben Avenue, Fort Worth, Texas.

BACKGROUND

The State of Texas has leased 33,476 square foot building located at 2700 Ben Avenue, Fort Worth, Texas from Tarrant County since 1988. The building is utilized by the Family and Protective Services division.

On May 24, 2011, the Commissioners Court, through Court Order #110491, approved an Intergovernmental Lease Agreement for sixty (60) months commencing August 1, 2011 and ending July 31, 2016, with five (5) renewal options under the same terms and conditions.

On April 14, 2015, the Commissioners Court, through Court Order #119861, approved Renewal 1 for the period commencing August 1, 2016, and ending July 31, 2021.

On February 11, 2020, the Commissioners Court, through Court Order #132126, approved Renewal 2 for the period commencing August 1, 2021, and ending July 31, 2026.

If approved, Renewal 3 of 5 shall be for the period commencing August 1, 2026, and ending July 31, 2031. By mutual agreement, once this renewal has been executed, the lease may be renewed up to two (2) additional times with written notice of intention to exercise this option at least one hundred eighty (180) days prior to expiration of this lease renewal.

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

FISCAL IMPACT

The fiscal impact of this lease to the County is the costs associated with maintaining the building envelope (foundation, walls, windows, roof) and grounds. The annual operational costs are approximately \$15,000.00. Funds are available in the Facilities Management general fund operating accounts for the Ben Avenue property 10000-2025/3110501000 CPS-Lancaster Annex/ 532011 Building Maintenance.

SUBMITTED BY	Facilities Management	PREPARED BY:	Misty Foster
		APPROVED BY:	Frank Lopez

TARRANT COUNTY

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RESOURCE CONNECTION

STATE OF TEXAS

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**LEASE RENEWAL AGREEMENT NO. 1
TEXAS HEALTH AND HUMAN SERVICES
COMMISSION (HHSC) – DEPARTMENT OF
FAMILY AND PROTECTIVE SERVICES**

Renewal 3 of 5 from Intergovernmental Lease Agreement (the "ILA"), dated the 24th day of May 2011, Court Order 110471, by and between Tarrant County (the "LESSOR") and Texas Health and Human Services Commission (HHSC) (the "LESSEE"), is hereby supplemented in the following respects:

The real property to be leased is occupied by the Texas Department of Family and Protective Services at 2700 Ben Avenue Fort Worth, Texas 76103 in Tarrant County, Texas, hereinafter the Leased Premises.

This renewal shall be for a period of (60) months commencing on the first (1st) day of August 2026 and ending on the thirty-first (31st) day of July 2031. By mutual agreement, once this renewal is executed between LESSEE and LESSOR, the ILA may be renewed up to 2 more times for a period up to 60 months each, under the same terms and conditions. LESSEE shall give LESSOR written notice of intention to exercise this option at least 180 days prior to expiration of the ILA.

Both parties are in agreement as to the above. All other provisions of the ILA remain in full force and effect. This renewal is effective upon execution of this renewal.

This ILA may be executed in one or more counterparts, each of which will be deemed to be an original copy of this ILA, and all of which, when taken together, shall be deemed to constitute one and the same agreement. The exchange of copies of this ILA and of signature pages by electronic transmission shall constitute effective execution and delivery of this ILA as to the parties and may be used in lieu of the original ILA for all purposes. Signatures of the parties transmitted or executed electronically shall be deemed to be their original signatures for any purpose whatsoever.

**TARRANT COUNTY
STATE OF TEXAS**

**TEXAS HEALTH AND HUMAN SERVICES
COMMISSION**

By: _____
Tim O'Hare
County Judge

By: _____
Melissa Rider
Associate Commissioner
Business and Regional Services

Date: _____

Date: _____

