

Memorandum



CITY OF DALLAS

DATE February 21, 2025

TO Honorable Mayor and Members of the City Council

SUBJECT **City Department Leased Properties**

An updated comprehensive list of leased properties has been provided at the request of the Government Performance and Financial Management Committee (GPFM).

Attached for your review is a listing of these properties by department which includes the following:

- Property addresses
- Term
- Lease start and end dates
- Size
- Monthly and Annual rental amounts
- Use and Justification

Staff from the associated department will be available during the GPFM Committee meeting to answer any questions. Should you require any further details or have any questions regarding the information provided, please let me know.

Service First, Now!

Donzell Gipson
Assistant City Manager

[Attachment]

c: Kimberly Bizzor Tolbert, City Manager
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety
Dev Rastogi, Assistant City Manager

M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
Robin Bentley, Assistant City Manager
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

2/21/2025									
ACQUISITION LEASES									
				BASE RENTAL		ADDITIONAL RENTAL			
STREET ADDRESS	INCEPTION DATE	EXPIRATION DATE	SQ. FT.	MONTHLY	ANNUAL	MONTHLY	ANNUAL	DEPARTMENT USE	DEPARTMENT JUSTIFICATION
CITY COUNCIL									
802 S. BUCKNER SUITE 213	8-Aug-2024	31-Jan-2026		Feb 1, 2025-Jan 31, 2026 \$400	Feb 1, 2025-Jan 31, 2026 \$4,800			District 5 Community Office	District 5 Community Office
CITY ATTORNEY'S OFFICE									
2111 S. CORINTH ST, SUITE 109	22-Feb-2012	2/21/2032	1,068	\$0.00	\$0.00			South Oak Cliff Community Court	This property is the location of the South Oak Cliff Community Court. The court assists residents in the southern portion of Dallas to address their standing citations and warrants, by providing them community service options for payments of fines/court fees and connection to necessary social services. The court also supports veterans who are in need of varying social services, including substance use and mental health treatment. Court staff offices at the property when court is not in session.
1122 COLORADO ST., STE., 104A AUSTIN, TX	1-Aug-2024	7/31/2025	233	\$1,600.00	\$19,200.00			Legislative Session	This property is an office for the city's state legislative director to conduct city business in Austin during the legislative session.
AVIATION									
6333 Denton Dr. , 6334 Maple Ave, 6400 Maple Ave, 2603 Manor Way, 2607 Manor Way, and 2623 Manor Way Dallas, TX 75235	1-Jan-2016	31-Dec-2045	731,372	\$257,570.00	\$3,090,840.00	\$45,548.27	\$546,579.24	Airport support	This property was acquired under a long-term lease-to-own agreement, whereby the City will own the property at the end of the lease term. The property generates additional revenue to the Aviation Enterprise fund and is under consideration for the future expansion or relocation of Dallas Love Field support functions.
6814 Harry Hines Blvd. Dallas, TX 75235	1-Jul-2015	31-Jul-2045	585,534	\$174,393.76	\$2,092,725.12	\$15,300.00	\$183,600.00	Airport parking	This property was acquired under a long-term lease-to-own agreement, whereby the City will own the property at the end of the lease term. The property is used as remote employee parking for Dallas Love Field.
3448 W. Mockingbird Ln. Dallas, TX 75235	1-Feb-2017	31-Jan-2027	33,518	\$27,621.00	\$331,452.00	\$5,800.00	\$69,600.00	Real Estate & Airline Affairs, Groud Transportation, Innovation & Quality, and Transportation Regulation offices	The City's Transportation Regulation division (formerly part of Aviation) required a public facility for issuing permits and conducting inspections. The Department of Aviation also required additional office space for staff due to limited availability in existing facilities.
BUILDING INSPECTION									
11910 GREENVILLE AVENUE, SUITE 100	1-Oct-2008	10/31/2029	4,290	\$6,324.18	\$75,890.16			Building Inspection Northeast District Office (NWDO)	District offices play a vital role in supporting the city's permitting and inspection services, performing over 200,000 inspections annually across four quadrants. Strategically located within the areas they serve, these offices enhance operational efficiency by reducing travel time, saving fuel costs, and ensuring timely inspections. They also provide a dedicated and accessible location for building inspection services, fostering continuity, community engagement, and improved service delivery.
2730 COOMBS CREEK DRIVE	1-Dec-2014	11/30/2026	4,996	Dec 1, 2024-Nov 30, 2025 \$10,096.08 Dec 1, 2025-Nov 30, 2026 \$10,298.00	Dec 1, 2024-Nov 30, 2025 \$121,152.96 Dec 1, 2025-Nov 30, 2026 \$123,576.00			Building Inspection Southwest District Office (SWDO)	District offices play a vital role in supporting the city's permitting and inspection services, performing over 200,000 inspections annually across four quadrants. Strategically located within the areas they serve, these offices enhance operational efficiency by reducing travel time, saving fuel costs, and ensuring timely inspections. They also provide a dedicated and accessible location for building inspection services, fostering continuity, community engagement, and improved service delivery.
4850 OLSON DRIVE	1-Oct-2020	9/30/2030	5,000	Oct 1, 2024-Sept 30, 2025 \$10,833.33 Oct 1, 2025-Sept 30, 2026 \$11,145.83 Oct 1, 2026-Sept 30, 2027 \$11,458.33 Oct 1, 2027-Sept 30, 2028 \$11,770.83 Oct 1, 2028-Sept 30, 2029 \$12,093.33 Oct 1, 2029-Sept 30, 2030 \$12,395.83	Oct 1, 2024-Sept 30, 2025 \$129,999.96 Oct 1, 2025-Sept 30, 2026 \$133,749.96 Oct 1, 2026-Sept 30, 2027 \$137,499.96 Oct 1, 2027-Sept 30, 2028 \$141,249.96 Oct 1, 2028-Sep 30, 2029 \$145,119.96 Oct 1, 2029-Sep 30, 2030 \$148,749.96			Building InspectionSoutheast District Office	District offices play a vital role in supporting the city's permitting and inspection services, performing over 200,000 inspections annually across four quadrants. Strategically located within the areas they serve, these offices enhance operational efficiency by reducing travel time, saving fuel costs, and ensuring timely inspections. They also provide a dedicated and accessible location for building inspection services, fostering continuity, community engagement, and improved service delivery.
7610 N. STEMMONS FRWY STE 190	1-Nov-2024	10/31/2027	4,162	Nov 1, 2024-Oct 31, 2025 \$6,450.00 Nov 1, 2025-Oct 31, 2026 \$6,643.50 Nov 1, 2026-Oct 31, 2027 \$6,842.81	Nov 1, 2024-Oct 31, 2025 \$77,400.00 Nov 1, 2025-Oct 31, 2026 \$79,722.00 Nov 1, 2026-Oct 31, 2027 \$82,113.72			Building Inspection Northwest District Office (NWDO)	District offices play a vital role in supporting the city's permitting and inspection services, performing over 200,000 inspections annually across four quadrants. Strategically located within the areas they serve, these offices enhance operational efficiency by reducing travel time, saving fuel costs, and ensuring timely inspections. They also provide a dedicated and accessible location for building inspection services, fostering continuity, community engagement, and improved service delivery.

2/21/2025				ACQUISITION LEASES											
				BASE RENTAL				ADDITIONAL RENTAL							
STREET ADDRESS		INCEPTION DATE	EXPIRATION DATE	SQ. FT.	MONTHLY		ANNUAL		MONTHLY		ANNUAL		DEPARTMENT USE	DEPARTMENT JUSTIFICATION	
COMMUNICATION & INFORMATION SYSTEMS															
2833 REMOND DRIVE		1-Nov-2013	3/10/2029	14,895	Nov 1, 2024-Oct 31, 2025 \$9,360.74 Nov 1, 2025-Oct 31, 2026 \$9,735.17 Nov 1, 2026-Oct 31, 2027 \$10,124.58 Nov 1, 2027-Oct 31,2028 \$10,529.56 Nov 1, 2028-Mar 10, 2029 \$10,950.74		Nov 1, 2024-Oct 31, 2025 \$112,328.88 Nov 1, 2025-Oct 31, 2026 \$116,822.04 Nov 1, 2026-Oct 31, 2027 \$121,494.96 Nov 1, 2027-Oct 31,2028 \$126,354.72 Nov 1, 2028-Mar 10, 2029 \$131,408.88						Radio Communication Tower	Radio communication tower site for the City's radio communication network (P25).	
5200 HARRY HINES BLVD		1-Jul-2017	1/31/2033	1,162	\$0.00		\$0.00						Radio Communication Tower	Radio communication tower site for the City's radio communication network (P25).	
501 S. POTTER ST., CEDAR HILL, TX		1-Oct-2019	9/30/2029	500	Oct 1, 2024-Sept 30, 2025 \$8,115.74 Oct 1, 2025-Sept 30, 2026 \$8,359.21 Oct 1, 2026-Sept 30, 2027 \$8,609.99 Oct 1, 2027-Sept 30, 2028 \$8,868.29 Oct 1, 2028-Sept 30, 2029 \$9,134.34		Oct 1, 2024-Sept 30, 2025 \$97,388.88 Oct 1, 2025-Sept 30, 2026 \$100,310.52 Oct 1, 2026-Sept 30, 2027 \$103,319.88 Oct 1, 2027-Sept 30, 2028 \$106,419.48 Oct 1, 2028-Sept 30, 2029 \$109,612.08						Radio Communication Tower	Radio communication tower site for the City's radio communication network (P25).	
13350 TI BLVD.		15-Aug-2019	8/14/1934	1,000	\$0.00		\$0.00						Radio Communication Tower	Radio communication tower site for the City's radio communication network (P25).	
FACILITIES AND REAL ESTATE MANAGEMENT															
1627 PACIFIC AVENUE (THANKS GIVING)		1-Jan-1972	31-Dec-2047	23,122			FY25 - \$512,491						Leased to private tenants for rental income.	Annual rental payment and sublease agreement terms setforth in 75-year agreement with Thanks-Giving Foundation.	
FIRE															
8585 STEMMONS , STE. S720		1-Jul-2022	8/31/2027	2,105	Jul 1, 2024-Jun 30, 2025 \$3,157.50 Jul 1, 2025-Jun 30, 2026 \$3,245.21 Jul 1, 2026-Jun 30, 2027 \$3,332.92		Jul 1, 2024-Jun 30, 2025 \$37,890.00 Jul 1, 2025-Jun 30, 2026 \$38,942.52 Jul 1, 2026-Jun 30, 2027 \$39,995.04						Site for the offices of DFR Peer Support Counselors and Mental Health / Resiliency clinicians.	This remote location is needed to counteract the widespread feelings of embarrassment and shame among uniformed members, when reaching out for mental health support. This is a secure, private location where DFR members can obtain mental health services, delivered by specially trained peer supporters, a licensed counselor, and the department's psychologist. This location was established for DFR after learning about DPD's practice and in response to a common request for privacy. DFR is committed to reducing mental health stress among its workforce.	
2734 BURBANK ST		1-Mar-2023	2/28/2026	8,371	Mar 1, 2024-Feb 28, 2025 \$11,500.00 Mar 1, 2025-Feb 28, 2026 \$12,000.00		Mar 1, 2024-Feb 28, 2025 \$138,000.00 Mar 1, 2025-Feb 28, 2026 \$144,000.00						DFR EMS equipment and fleet storage warehouse	DFR has expanded EMS operations over the years in response to the City's increased call volume and desire to provide appropriate, effective resources to especially vulnerable populations like those with mental health support needs and drug dependency. These expanded operations have resulted in the need for a covered, secure space where DFR can stage, repair, and maintain EMS equipment so that it is ready for emergency response.This building allows DFR to inventory, repair, and make ready special events ambulances and other frontline equipment. Finally, it is a site where EMS training and skills are practiced and evaluated.	

2/21/2025				ACQUISITION LEASES										
				BASE RENTAL				ADDITIONAL RENTAL						
STREET ADDRESS				INCEPTION DATE	EXPIRATION DATE	SQ. FT.	MONTHLY		ANNUAL		MONTHLY	ANNUAL	DEPARTMENT USE	DEPARTMENT JUSTIFICATION
OFFICE OF COMMUNITY CARE & EMPOWERMENT														
3202 BUCKNER WIC #130 & 124				1-Jun-1994	5/31/2030	8,100	Jun 1, 2024-May 31, 2025 \$11,508.75 Jun 1, 2025-May 31, 2030 \$12,659.63		Jun 1, 2024-May 31, 2025 \$138,104.40 Jun 1, 2025-May 31, 2030 \$151,915.56				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
1111 W LEDBETTER #600				1-Jan-2008	12/31/2025	9,669	Jan 1, 2025-Dec 31, 2025 \$15,934.09		Jan 1, 2025-Dec 31, 2025 \$191,209.08				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
828 S. CARRIER PARKWAY				1-May-2014	4/30/2031	5,000	May 1, 2024-Apr 30, 2025 \$9,479.17 May 1, 2025-Apr 30, 2026 \$9,787.50 May 1, 2026-Apr 30, 2027 \$10,104.17 May 1, 2027-Apr 30, 2028 \$10,433.33 May 1, 2028-Apr 30, 2029 \$10,770.83 May 1, 2029-Apr 30, 2030 \$11,120.33 May 1, 2030-Apr 30, 2031 \$11,483.33		May 1, 2024-Apr 30, 2025 \$113,750.04 May 1, 2025-Apr 30, 2026 \$117,450.00 May 1, 2026-Apr 30, 2027 \$121,250.04 May 1, 2027-Apr 30, 2028 \$125,199.96 May 1, 2028-Apr 30, 2029 \$129,249.96 May 1, 2029-Apr 30, 2030 \$133,443.96 May 1, 2030-Apr 30, 2031 \$137,799.96				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
1050 S. WESTMORELAND ROAD #316				1-Dec-2008	11/30/2025	5,030	Dec 1, 2020-Nov 30, 2025 \$7,850.00		Dec 1, 2020-Nov 30, 2025 \$94,200.00				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
6925 LAKE JUNE ROAD				1-Aug-2008	7/31/2025	7,400	Aug 1, 2024-Jul 31, 2025 \$11,537.83		Aug 1, 2024-Jul 31, 2025 \$138,453.96				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
1110 S. SANTA FE TRAIL DUNCANVILLE				1-Apr-2005	3/31/2028	3,600	Apr 1, 2024-Mar 31, 2025 \$5,512.00 Apr 1, 2025-Mar 31, 2026 \$5,677.00 Apr 1, 2026-Mar 31, 2027 \$5,847.00 Apr 1, 2027-Mar 31, 2028 \$6,022.00		Apr 1, 2024-Mar 31, 2025 \$66,144.00 Apr 1, 2025-Mar 31, 2026 \$70,164.00 Apr 1, 2026-Mar 31, 2027 \$68,124.00 Apr 1, 2027-Mar 31, 2028 \$72,264.00				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
1111 W AIRPORT FREEWAY, SUITE 234				1-Sep-2009	9/30/2027	6,854	Oct 1, 2024-Sept 30, 2025 \$7,427.65 Oct 1, 2025-Sept 30, 2026 \$7,724.76 Oct 1, 2026-Sept 30, 2027 \$8,033.75		Oct 1, 2024-Sept 30, 2025 \$89,131.80 Oct 1, 2025-Sept 30, 2026 \$92,697.12 Oct 1, 2026-Sept 30, 2027 \$96,405.00				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
8202 SPRING VALLEY ROAD, SUITE 100				1-Nov-2010	12/31/2025	7,980	Jan 1, 2025-Dec 31, 2025 \$13,013.91		Jan 1, 2025-Dec 31, 2025 \$156,166.92				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
6012 ABRAMS ROAD, SUITE 150				1-Sep-2013	8/31/2028	4,272	Sep 1, 2024-Aug 31, 2025 \$7,937.00 Sep 1, 2025-Aug 31, 2026 \$8,135.00 Sep 1, 2026-Aug 31, 2027 \$8,339.00 Sep 1, 2027-Aug 31, 2028 \$8,547.00		Sep 1, 2024-Aug 31, 2025 \$95,244.00 Sep 1, 2025-Aug 31, 2026 \$97,620.00 Sep 1, 2026-Aug 31, 2027 \$100,068.00 Sep 1, 2027-Aug 31, 2028 \$102,564.00				Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.

2/21/2025				ACQUISITION LEASES					
				BASE RENTAL		ADDITIONAL RENTAL			
STREET ADDRESS	INCEPTION DATE	EXPIRATION DATE	SQ. FT.	MONTHLY	ANNUAL	MONTHLY	ANNUAL	DEPARTMENT USE	DEPARTMENT JUSTIFICATION
2851 DAIRY ROAD, GARLAND TX	1-Jan-2016	12/31/2025	5,500	Jan 1, 2024-Dec 31, 2025 \$10,197.92 Jan 1, 2025-Dec 31, 2025 \$10,541.67	Jan 1, 2024-Dec 31, 2024 \$122,375.04 Jan 1, 2025-Dec 31, 2025 \$126,500.04	May 1, 2024-Apr 30, 2025 \$3,612.36 May 1, 2025-Apr 30, 2026 \$3,720.74 May 1, 2026-Apr 30, 2027 \$3,832.36 May 1, 2027-Apr 30, 2028 \$3,947.33 May 1, 2028-Apr 30, 2029 \$4,065.75	May 1, 2024-Apr 30, 2025 \$43,348.32 May 1, 2025-Apr 30, 2026 \$44,648.88 May 1, 2026-Apr 30, 2027 \$45,988.32 May 1, 2027-Apr 30, 2028 \$47367.96 May 1, 2028-Apr 30, 2029 \$48,789.00	Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
3207 W. NORTHWEST HWY	1-Mar-2022	4/30/2029	6,000	May 1, 2024-Apr 30, 2025 \$9,250.00 May 1, 2025-Apr 30, 2026 \$9,500.00 May 1, 2026-Apr 30, 2027 \$9,750.00 May 1, 2027-Apr 30, 2028 \$10,000 May 1, 2024-Apr 30, 2029 \$10,250.00	May 1, 2024-Apr 30, 2025 \$111,000.00 May 1, 2025-Apr 30, 2026 \$114,000.00 May 1, 2026-Apr 30, 2027 \$117,000.00 May 1, 2027-Apr 30, 2028 \$120,000.00 May 1, 2024-Apr 30, 2029 \$123,000.00			Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
618 CLARA BARTON, STE., 2, Garland TX	1-Mar-2022	2/28/2029	2,061	Mar 1, 2024-Feb 28, 2025 \$5,010.76 Mar 1, 2025-Feb 28, 2026 \$5,161.09 Mar 1, 2026-Feb 28, 2027 \$5,312.92 Mar 1, 2027-Feb 28, 2028 \$5,475.40 Mar 1, 2028-Feb 28, 2029 \$5,639.66	Mar 1, 2024-Feb 28, 2025 \$60,129.12 Mar 1, 2025-Feb 28, 2026 \$61,932.99 Mar 1, 2026-Feb 28, 2027 \$63,790.98 Mar 1, 2027-Feb 28, 2028 \$65,704.71 Mar 1, 2028-Feb 28, 2029 \$67,675.85	Jul 1, 2024-Jun 30, 2025 \$1,388.33 Jul 1, 2025-Jun 30, 2026 \$1,388.33 Jul 1, 2026-Jun 30, 2027 \$1,388.33 Jul 1, 2027-Jun 30, 2028 \$1,388.33 Jul 1, 2028-Jun 30, 2029 \$1,388.33 Jul 1, 2029-Jun 30, 2030 \$1,388.33	Jul 1, 2024-Jun 30, 2025 \$16,659.96 Jul 1, 2025-Jun 30, 2026 \$16,659.96 Jul 1, 2026-Jun 30, 2027 \$16,659.96 Jul 1, 2027-Jun 30, 2028 \$16,659.96 Jul 1, 2028-Jun 30, 2029 \$16,659.96 Jul 1, 2029-Jun 30, 2030 \$16,659.96	Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
10903 SHADY TRAIL, STE., 160	1-Jul-2022	6/30/2032	8,333	July 1, 2024-Jun 30, 2025 \$7,367.07 July 1, 2025-Jun 30, 2026 \$7,588.79 July 1, 2026-Jun 30, 2027 \$7,817.67 July 1, 2027-Jun 30, 2028 \$8,055.23 July 1, 2028-Jun 30, 2029 \$8,298.28 July 1, 2029-Jun 30, 2030 \$8,548.27	July 1, 2024-Jun 30, 2025 \$88,404.84 July 1, 2025-Jun 30, 2026 \$91,056.99 July 1, 2026-Jun 30, 2027 \$93,788.69 July 1, 2027-Jun 30, 2028 \$96602.36 July 1, 2028-Jun 30, 2029 \$99,500.43 July 1, 2029-Jun 30, 2030 \$102,485.4			Women, Infants, and Children (WIC) location	The City of Dallas' Women, Infants, and Children (WIC) program is funded through a grant from the Texas Department of State Health Services. WIC currently serves more than 76,000 people each month, with a total of 16 clinics located throughout Dallas County.
LIBRARY									
8687 NORTH CENTRAL EXPWY, H2-1514	20-Jun-2007	5/31/2025	1,993	\$0.00	\$0.00			Lease for the Bookmarks Branch Library located at the Northpark Center Mall	Allows for the operation of the Bookmarks Branch Library located within Northpark Center Mall from Tues-Sat
5626 ROYAL LANE	25-Sep-1989	9/24/2049	20,000	Paid Annually	Sept 25, 2024-Sept 24, 2029 \$3,000.00 Sept 25, 2029-Sept 24, 2034 \$3,300.00 Sept 25, 2034-Sept 24, 2039 \$3,630.00 Sept 25, 2039-Sep 24, 2044 \$3,993.00 Sept 25, 2044-Sept 24, 2049 \$4,392.30			Lease with Central Congressional Church to allow for approximately 20,000 sqft for parking for the Preston Royal Branch Library	The Preston Royal Branch Library requires additional parking to accommodate staff and public parking access for the branch. The lease between the City and church allows for the needed spaces to accommodate library patronage and programming at the branch.
PARK									
2700 MEADOWSTONE ROAD	18-Dec-2008	11/30/2028	143,748	\$0.00	\$0.00			Lease for loop trail in Meadowstone Park which extends into abutting property	Lease from adjacent church for park use
621 CLARENDON DRIVE (LIC AGR)	15-Apr-2009	MTM	4,386	\$0.00	\$0.00			Dallas Zoo	Assuming that this is 621 East Clarendon Dr which is a property owned by the City-license if for use of Dart's right-of-way for a fire lane
3500 ARMSTRONG AVE (LIC AGR)	1-Sep-2009	8/31/2029	644	\$0.00	\$0.00			Katy Trail Trailhead	License Agreement with Highland Park for trailhead and public access to the Katy Trail
1775 CALIFORNIA CROSSING	1-Jun-2015	5/31/2035	10,814	\$0.00	\$0.00			Maintenance District #5 Service Center	Lease from US Army for our Maintenance District #5 service operations
17454 MEANDERING WAY (LIC AGR)	1-Mar-2009	MTM		\$0.00	\$0.00			Preston Ridge Trail	We could not identify the location of this parcel—no parcel has this address—but it is in the vicinity of the Preston Ridge Trail
8701 ISOM LN	14-Nov-2024	MTM		\$0.00	\$0.00			Public Parking for Trail in Big Cedar Wilderness Park	License Agreement with abutting chruuch for public parking for access to trail and abutting parkland

2/21/2025				ACQUISITION LEASES							
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STREET ADDRESS		INCEPTION DATE	EXPIRATION DATE	SQ. FT.	MONTHLY	ANNUAL	MONTHLY	ANNUAL	DEPARTMENT USE	DEPARTMENT JUSTIFICATION	
POLICE											
8585 STEMMONS FRWY, SUITE S-525		1-Sep-2018	10/31/2028	1,950	Nov 1, 2024-Oct 31, 2025 \$2,721.88 Nov 1, 2025-Oct 31, 2026 \$2,803.13 Nov 1, 2026-Oct 31, 2027 \$2,884.33 Nov 1, 2027-Oct 31, 2028 \$2,965.63	Nov 1, 2024-Oct 31, 2025 \$32,662.56 Nov 1, 2025-Oct 31, 2026 \$33,637.56 Nov 1, 2026-Oct 31, 2027 \$34,611.96 Nov 1, 2027-Oct 31, 2028 \$35,587.56	Nov 1, 2024- Oct 31, 2025 \$284.38 Nov 1, 2025- Oct 31, 2026 \$284.38 Nov 1, 2026- Oct 31, 2027 \$284.38 Nov 1, 2027- Oct 31, 2028 \$284.38	Nov 1, 2024- Oct 31, 2025 \$3,412.56 Nov 1, 2025- Oct 31, 2026 \$3,412.56 Nov 1, 2026- Oct 31, 2027 \$3,412.56 Nov 1, 2027- Oct 31, 2028 \$3,412.56	Dallas PD Psychological Services	An offsite location for DPD personnel to obtain psychological services.	
5351 SAMUEL BLVD.		1-Mar-2013	2/28/2030	2,500	Mar 1, 2025-Feb 28, 2026 \$4,944.00 Mar 1, 2026-Feb 28, 2027 \$5,092.32 Mar 1, 2027-Feb 28, 2028 \$5,245.09 Mar 1, 2028-Feb 28, 2029 \$5,402.44 Mar 1, 2029-Feb 28, 2030 \$5,564.52	Mar 1, 2025-Feb 28, 2026 \$59,328.00 Mar 1, 2026-Feb 28, 2027 \$61,107.84 Mar 1, 2027-Feb 28, 2028 \$62,941.08 Mar 1, 2028-Feb 28, 2029 \$64,829.28 Mar 1, 2029-Feb 28, 2030 \$66,774.24			Dallas PD Child Advocacy/Child Abuse	An offsite location to provide services and investigations of abused children	
5310 RED BIRD CTR & 5610 RED BIRD CTR, SUITE 200		31-Jan-1990	7/31/2027	89,151	Aug 1, 2024-Jul 31, 2025 \$70,010.00 Aug 1, 2025-Jul 31, 2026 \$72,110.30 Aug 1, 2026-Jul 31, 2027 \$74,273.61	Aug 1, 2024-Jul 31,2025 \$840,120.00 Aug 1, 2025-Jul 31, 2026 \$865,323.60 Aug 1, 2026-Jul 31, 2027 \$891,283.32	Calendar Yr 2025 \$23,313.46 Calendar Yr 2026 \$24,012.87 Calendar Yr 2027 \$24,733.25	Calendar Yr 2025 \$279,761.52 Calendar Yr 2026 \$288,154.44 Calendar Yr 2027 \$173,132.75	Dallas PD Recruit Training and In Service Training Centers	Training centers for all DPD personnel.	
OFFICE OF ENVIRONMENTAL QUALITY											
1415 HINTON (1550 W MOCKINGBIRD)		15-Oct-1994	2/28/2025	7,761	\$1,250.00	\$7,500.00			Regulatory Air Monitor - TCEQ	Provides access to TCEQ Regulatory Air Monitor Site, operated by Dallas Air Monitoring Program. 67% funded by TCEQ Air Monitoring Grant Contract.	
7724 CARBONDALE ST		12-Apr-2024	4/11/2034		\$0.00	\$0.00			Air Sensor - Joppa Mommas Farm	Free Lease used for access to a Dallas Community Air Sensor located in the Joppa Community, Joppa Farms	

2/21/2025				ACQUISITION LEASES					
				BASE RENTAL		ADDITIONAL RENTAL			
STREET ADDRESS	INCEPTION DATE	EXPIRATION DATE	SQ. FT.	MONTHLY	ANNUAL	MONTHLY	ANNUAL	DEPARTMENT USE	DEPARTMENT JUSTIFICATION
WATER									
2121 MAIN STREET	24-Apr-2009	4/30/2028	33,967	Apr 24, 2009- Apr 30, 2028 \$54,290.59	Apr 24, 2009- Apr 30, 2028 \$651,487.08			Capital Improvements and Utility Automation and Integration - Engineering Services, Capital Administrative and Technical Services, Project Management, Construction Inspection, and Survey/Tie-Crew. Approximately 150 positions of which about half are field staff or inspectors.	<ul style="list-style-type: none"> DWU Capital Program has worked from the location since 1996. Central location provides access to all parts of Dallas via major highways for inspection, field staff, and project managers to job sites. Inspection staff cover all of Dallas and DWU projects in customer cities. Inspection staff in and out of office and need easy access and parking. Large surface parking lot for staff and visitors included in lease. Location is close to City Hall for meetings and provides opportunity to walk or drive (project management staff and program managers attend meetings at City Hall frequently) Location has 3 conference rooms used by project management and administrative staff for meetings, training, divisional safety meetings, and continuing education. Major conference room on 5th floor used for interviews, selections, major training, and other activities by DWU. Based on real estate in area is good value ~ \$23/sf (market - 2023) vs. \$19.18/sf (lease) Additional \$3,600/yr for additional parking of tie-crew added at no additional cost Ability to exit lease with 30-day notice at no penalty
8231 & 8239 HOYLE AVE	15-Jun-2001	9/30/2028	28,000	Oct 1, 2024-Sept 30, 2025 \$18,715.00 Oct 1, 2025-Sept 30, 2026 \$19,160.00 Oct 1, 2026-Sept 30, 2027 \$19,621.00 Oct 1, 2027-Sept 30, 2028 \$20,097.00	Oct 1, 2024-Sept 30, 2025 \$224,580.00 Oct 1, 2025-Sept 30, 2026 \$229,920.00 Oct 1, 2026-Sept 30, 2027 \$235,452.00 Oct 1, 2027-Sept 30, 2028 \$241,164.00			DWU Water Pumping and Wastewater Collections Division	There is 28,000 square feet of warehouse and office space, and 127 secured parking spaces for city fleet (large response vehicles, equipment and trailers). There are approximately 90 staff on a 24/7 basis with emergency crews and warehouse space for calibration of pumps, pipe storage, cctv and other technology. DWU currently has two facilities under construction that will be the location for these two work groups in the next 3 year
PROCUREMENT SERVICES									
10903 SHADY TRAIL, STE., 175	1-May-2022	4/30/2027	8,330	May 1, 2024-Apr 30, 2025 \$7,364.41 May 1, 2025-Apr 30, 2026 \$7,586.06 May 1, 2026-Apr 30, 2027 \$7,814.86	May 1, 2024-Apr 30, 2025 \$88,372.92 May 1, 2025-Apr 30, 2026 \$91,032.72 May 1, 2026-Apr 30, 2027 \$93,778.32	May 1, 2024-Apr 30, 2025 \$1,388.33 May 1, 2025-Apr 30, 2026 \$1,388.33 May 1, 2026-Apr 30, 2027 \$1,388.33	May 1, 2024-Apr 30, 2025 \$16,659.96 May 1, 2025-Apr 30, 2026 \$16,659.96 May 1, 2026-Apr 30, 2027 \$16,659.96	Storefront for City Store	The City Store disposes of surplus, police-confiscated, unclaimed property, and metal recycling services in compliance with AD 6-1 and the City Charter. The City Store also manages public auctions, sealed bids, and generates revenue for the City.
OFFICE OF HOMELESS SOLUTIONS									
2929 HICKORY	14-Dec-2022	12/31/2025	20,000	\$10,000.00	\$120,000.00		Total annual amount varies based on Office of Homeless Solutions activation due to inclement weather triggers.	<p>The purpose of this Lease Agreement is for the use of temporary inclement weather sheltering and for activities to be determined by the City throughout the year including but not limited to storage, training, and emergency use by the Office of Emergency Management and Office of Homeless Solutions (OHS).</p> <p>Congregate shelter area of responsibility during OHS Inclement Weather Sheltering (IWS) activation:</p> <p>1. The Landlord shall provide the landlord enhanced services as the coordinator for IWS for OHS during the entirety of the IWS event.</p> <p>a. The Landlord will provide for the delivery of goods and services at ASC 2929 Hickory Street and Fair Park, in coordination with OHS. Other locations that must be coordinated with but not serviced by the Landlord (i.e., Central Library, Oak Lawn, Our Calling, and any other newly approved TIWS).</p>	<p>Austin Street Center (ASC) 2929 Hickory Street - former ASC homeless shelter building.</p> <p>1. This building has a capacity for 360 guests and is already equipped with the amenities to temporarily shelter individuals (i.e., rest rooms, showers, and kitchen area).</p> <p>2. As this building was constructed for the sole purpose of operation as a homeless shelter, there is functionality and security features incorporated into the design.</p> <p>a. It's located adjacent to many low-economic areas and near many area hospitals - accessible to the most vulnerable.</p> <p>b. It's located next to ASC current primary location at 1717 Jeffries Street allowing ASC to easily provide support to the IWS in times of urgent need of staff or resources.</p> <p>In FY 2024-25, through this Lease Agreement the City has provided TIWS for 3,659 unsheltered individuals as of February 18, 2025.</p>
Office of Economic Development									
2401 Victory	13-Feb-2013	12/31/2028		Paid Annually	\$500,000.00			Parking for American Airlines Center events	paid annually from the Sports Arena TIF District fund to the garage owner to provide public parking dedicated to AAC events.