



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: City Manager's Office

ICM: Cassey Ogden

DATE: May 5, 2026

SUBJECT

Consider an ordinance of the City of Denton, approving and authorizing the City Manager to execute a lease agreement with the Denton City Federation of Women's Clubs for approximately 18,000 square feet of land located at 610 Oakland Street, situated in Quakertown Park, for a twenty year initial term with two ten year renewals; and providing an effective date.

BACKGROUND

The City of Denton leases a site located at 610 Oakland Street to the Denton City Federation of Women's Clubs (Federation), situated within Quakertown Park. This lease was originally executed in 1927 and is set to expire in August 2026.

While the City owns the land, the Denton Woman's Club Building is operated by the Federation during the term of the Lease. Founded in 1913, the Federation constructed the facility as a hub for civic, cultural, and educational engagement. The building is a designated local landmark and is located within the O'Neil Ford Civic Complex, which includes several structures: Emily Fowler Library, City Hall, Civic Center Pool, and Quakertown Civic Center. Quakertown Park was originally a Freedmen's Town before its conversion into a municipal park in the 1920s.

Prior Council Direction

In September 2022, City Council held a work session to explore methods for commemorating former Quakertown residents. Options discussed included memorial markers, a "living museum" concept, and the potential use of the Woman's Club Building as a museum space. The City Council provided direction to incorporate these memorial elements into the Design Downtown Denton plan. Adopted in September 2024, this plan focuses on the redesign of Quakertown Park to acknowledge its layered history but did not include the use of the Woman's Club Building as a museum space.

Lease Negotiations

Following a formal request for a new lease from the Federation in the fall of 2025, City staff began negotiations to ensure the lease aligns with providing a public purpose and includes clear end-of-term options for the future City Council.

Proposed Lease Terms

Term: An initial 20-year lease with two 10-year options for renewal (subject to Council approval), totaling a potential 40-year term.

Land Valuation & Reduced Footprint: Staff determined the land value as \$27,720 annually (\$1.54 per sq. ft. for 18,000 sq. ft.). The new lease utilizes a reduced footprint from the 1927 lease, returning side and rear parking spaces to public parking.

Financial Terms: The Federation will pay an annual rent of \$1,320, with CPI adjustments every five years that are capped at 20%. The City Council through the annual budget process may dedicate these funds to a specific purpose.

Community Benefit (In-Kind): The City will receive 24 full-day rentals annually for municipal use or city-sponsored events. Scheduling procedures will be finalized via a separate memorandum within 60 days of commencement of the lease. This represents the remainder of the land valuation and is part of the rent for the lease.

Governance and Public Purpose: To ensure the lease continues to serve the residents of Denton, the agreement establishes the following oversight mechanisms:

Public Purpose: The Federation must adhere to established goals that benefit the public.

Reporting: The Federation will provide an annual report to the Park Board, detailing the building's condition and a long-term capital improvement plan.

FISCAL INFORMATION

The Federation will pay an annual rent of \$1,320, with CPI adjustments every five years. The first payment will be prorated for 2026 and due on or before commencement of the agreement (May 5, 2026) The remaining payments will be on or before January 1.

The City Council through the annual budget process may dedicate these funds to a specific purpose.

PRIOR ACTION REVIEW

Original Lease Agreement effective as of August 3, 1927

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Presentation

Exhibit 3 - Ordinance and Lease

Respectfully submitted:

Christine Taylor
Assistant City Manager