



## **AGENDA MEMORANDUM**

First Reading for the City Council Meeting of February 11, 2025  
Second Reading for the City Council Meeting of February 18, 2025

**DATE:** January 14, 2025

**TO:** Peter Zanoni, City Manager

**FROM:** Daniel McGinn, AICP, Director of Planning and Community Development  
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### **Lease Agreement with Upbring Head Start**

#### **CAPTION:**

Ordinance authorizing execution of a five-year lease, with 10 one-year mutual renewal options, with Lutheran Social Services of the South, Inc. d/b/a Upbring Head Start for real and personal properties at 1838 Frio Street (Centro de Niños Head Start Preschool), 1311 7th Street (Miramar Head Start Preschool), 3750 South Port Street (La Armada Head Start Preschool), 1402 West Point Road (Cliff Maus Head Start Preschool), 442 Mohawk (Spirit of Hope Head Start Preschool), 5805 Williams Drive (Gulfway Park Head Start Preschool), 2801 Morris Street (Los Pequeños Head Start Preschool), and 120 Nineteenth Street (Navarro Head Start Preschool) in consideration of Upbring operating Head Start Programs for eligible citizens of Corpus Christi and maintaining the properties.

#### **SUMMARY:**

This ordinance will authorize the lease of City of Corpus Christi property to Upbring Head Start to operate preschools at eight existing locations.

#### **BACKGROUND AND FINDINGS:**

Head Start is a federal program that provides free early education, health, and nutrition services to low-income children and families. The program is typically run by local organizations and school districts. The City of Corpus Christi owns most of the properties (land and building) where the centers are located, however, the City only owns the personal property, i.e. the building, at La Armada Head Start on Port Avenue, Navarro Head Start on Nineteenth Street, and Cliff Maus Head Start on West Point Road. For the last 20 years, the City has leased properties to the Nueces County Community Action Agency as the operator of the Head Start program.

Upbring Head Start was recently awarded the competitive five-year federal award to operate the program in Nueces County. Upbring Head Start has requested the City enter into a five-year lease agreement with 10 one-year mutual renewal options for eight properties owned by the City. The proposed lease would be at no cost on the condition that they continue the operation of the Head Start program serving eligible children of Nueces County, identical to the previous

lease agreement with the Nueces County Community Action Agency. Upbring will be responsible for all operating, maintenance, repair, and insurance costs at the facilities. Once leased, Upbring Head Start will fully maintain both the land and structures.

Upbring Head Start has operated and managed Head Start programs since 2015 and currently runs preschools across Texas in Bexar, Johnson, Erath, Hood, Wharton, Matagorda, Brazoria, Galveston, Bee, Live Oak, Goliad, and Refugio Counties.

**ALTERNATIVES:**

No other alternatives were considered.

**FISCAL IMPACT:**

There is no fiscal impact related to this Lease Agreement.

**RECOMMENDATION:**

Staff recommends approval of this ordinance.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Lease Agreement  
Photos of Upbring Head Start Preschools  
Company Background Info