



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

First Reading for the City Council Meeting of March 17, 2026
Second Reading for the City Council Meeting of April 14, 2026

DATE: February 17, 2026
TO: Peter Zaroni, City Manager
FROM: Robert Dodd, Director of Parks & Recreation Department
Robertd4@corpuschristitx.gov
361-826-3133

**Lease Agreement for the Operation & Management of Gabe Lozano, Sr. & Oso
Beach Golf Courses**

CAPTION:

Ordinance authorizing the third amendment to the lease with Foresight Corpus Christi Golf, LLC, to extend the lease term to 30 years with two five-year renewals, and providing for severance, publication, and an effective date. (28-day delay required between readings).

SUMMARY:

This ordinance amends the terms of the current lease agreement with Foresight Corpus Christi Golf, LLC, to manage and operate the Oso Beach Golf Course located at 5601 South Alameda Street and the Gabe Lozano Sr. Golf Center at 4401 Old Brownsville Road. The ordinance proposes to amend the initial lease term from 10 years to 30 years.

BACKGROUND AND FINDINGS:

On February 1, 2011, Parks & Recreation Department entered a 10-year lease agreement with Foresight Corpus Christi Golf to manage and operate the City's two municipal golf courses. The agreement also includes an option to extend the agreement for an additional 10 years. The initial lease agreement expired on January 31, 2021, and was followed by an extension term authorized upon written agreement with City Manager approval. The current extended term ends on January 31, 2031.

The intent of this proposed ordinance is to further prolong Foresight's partnership with the City beyond January 31, 2031, to assure both the City and Foresight maximizes their investment return. This ordinance proposes to amend the initial lease term from 10 years to 30 years. The amended leasing agreement will begin on February 1, 2011, and expires on January 31, 2041, with an option of two, five-year extension terms. The lease shall not exceed 40 years and shall not extend past January 31, 2051.

	Start date	End Date	Term
Initial Lease	February 1, 2011	January 31, 2021	10 years
Initial Lease with 1 st Extension Term	January 31, 2021	January 31, 2031	10 years
The Proposed Lease	February 1, 2011	January 31, 2041	30 years
Proposed Lease with 1 st Extension	January 31, 2041	January 31, 2046	5 years
Proposed Lease with 2 nd Extension	January 31, 2046	January 31, 2051	5 years

The structure of the lease agreement entails that Foresight pays 50% of net revenue to the City, as an annual rental payment, from the preceding calendar year's operations. In addition to green fees, Foresight collects per round, a capital improvement surcharge. The amount of the surcharge varies from \$0.75 to \$2.50 per round, depending upon which green fee rate is charged. Foresight collects, maintains and utilizes this surcharge to fund the Capital Fund. The Capital Fund is utilized only for capital improvement projects for both golf courses. Annually, Foresight provides a list of proposed capital improvement projects for both golf courses to be reviewed and approved by the City Manager.

The previous two amendments to the lease agreement occurred in 2013 and 2020. The 2013 amendment included an exhibit detailing the requirements for Capital Improvement. The exhibit listed capital equipment items that were lease-purchased by Foresight. The amendment stipulated limits on the equipment's lease term and purchase amount. The lease purchase amount will subsequently be deducted from Foresight's annual rental payment to the City. At the conclusion of Foresight's lease agreement term for both golf courses, the equipment will become City property. The 2020 amendment focused on the capital improvement surcharge, as previously mentioned above, to fund the Capital Fund.

ALTERNATIVES:

The City could hire staff to operate and manage the two courses. However, Foresight has maintained an effective partnership with the City through its competent management and operation of the City's municipal golf courses.

FISCAL IMPACT:

There will be no fiscal impact from this amendment.

RECOMMENDATION:

Staff recommend approval of this ordinance authorizing the third amendment to the lease agreement with Foresight Corpus Christi Golf, LLC, to extend the lease term to 30 years with two five-year renewals for the operation and management of Gabe Lozano and Oso Beach Golf Courses.

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Lease Agreement
- Presentation