



## AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of January 27, 2015  
Second Reading Ordinance for the City Council Meeting of February 24, 2015

**DATE:** January 2, 2015  
**TO:** Ronald L. Olson, City Manager  
**FROM:** Stacie Talbert Anaya, Acting Director  
[StacieT@cctexas.com](mailto:StacieT@cctexas.com)  
361-826-3460

**Lease Agreement with Corpus Christi Hispanic Chamber of Commerce  
for Tex Mex Railroad Depot**

**CAPTION:**

Ordinance authorizing the City Manager or designee to execute a five year lease agreement with Corpus Christi Hispanic Chamber of Commerce for the use of Tex Mex Railroad Depot located at 1800 block of Chaparral Street, in consideration of improvements to premises and rental payments of \$450 per month beginning month 37 increased to \$900 per month beginning month 49.

**PURPOSE:**

Lease the Tex Mex Railroad Depot to the Corpus Christi Hispanic Chamber of Commerce for office space for its operations.

**BACKGROUND AND FINDINGS:**

The Corpus Christi Hispanic Chamber of Commerce (CCHCC) has requested a lease with the City of Corpus Christi for the vacant Tex Mex Railroad Depot at the corner of N. Chaparral St and Hirsch St. The CCHC is planning to rehabilitate the building prior to occupancy. This is a five year lease. The lease payments for the first 36 months (three years) will be waived in lieu of repairs made to the building; payments for months 37-48 (4th year) will be \$450; payments for months 49-60 (5th year) will be \$900.

**ALTERNATIVES:**

Do not approve

**OTHER CONSIDERATIONS:**

Not applicable.

**CONFORMITY TO CITY POLICY:**

City Council must approve all lease agreements.

**EMERGENCY / NON-EMERGENCY:**

Non-emergency.

**DEPARTMENTAL CLEARANCES:**

Legal, Parks and Recreation

**FINANCIAL IMPACT:**

Operating       Revenue       Capital       Not applicable

<b>Fiscal Year: 2014-2015</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years (2018-2020)</b>	<b>TOTALS</b>
Line Item Budget		0	0	0
Encumbered / Expended Amount		0	0	0
This item		0	(\$16,200)	(\$16,200)
BALANCE		0	(\$16,200)	(\$16,200)

Fund(s): Visitor's Facility Fund 4710

**Comments:** No lease payments for the first 36 months in lieu of repairs; discounted 50% (\$450) for months 37-48 of lease. Full lease payments (\$900) for months 49-60 of lease.

**RECOMMENDATION:**

Staff recommends that the Council approve the ordinance.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Lease Agreement with Exhibits