



AGENDA MEMORANDUM

First Reading for the City Council Meeting of March 19, 2013
Second Reading for the City Council Meeting of April 23, 2012

DATE: February 28, 2013
TO: Ronald L. Olson, City Manager
FROM: Michael Morris, Director
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Public Hearing and Ordinance for Lease of a Portion of Mt. Vernon Park to the Corpus Christi Area Council for the Deaf

CAPTION:

Ordinance finding that there is no feasible and prudent alternative to the expanded use from approximately 0.4 acres to 0.677 acres of Mt. Vernon Park located along 5100 block of McArdle Road by The Corpus Christi Area Council for the Deaf for the expansion and continued operation of The Corpus Christi Area Council for the Deaf, and determining that all reasonable planning has occurred to minimize harm to Mt. Vernon Park resulting from such use; and authorizing the City Manager or designee to execute a ten-year lease agreement with The Corpus Christi Area Council for the Deaf for expanded lease area of approximately .677 acres of Mt. Vernon Park, with one ten-year extension term.

PURPOSE:

Amend the current lease with the Corpus Christi Area Council for the Deaf for Mt. Vernon Park to accommodate a proposed expansion of the Deaf & Hard of Hearing Center.

BACKGROUND AND FINDINGS:

The Corpus Christi Area Council for the Deaf has a lease agreement for .4 acres of Mt. Vernon Park (5100 block of McArdle Road – near La Palmera Mall) to maintain and operate The Deaf and Hard of Hearing Center. The original lease signed was signed in 1983. An amendment the lease was amended in 1991 in order to meet Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) guidelines for funds used to expand the facility. The most recent amendment was approved on January 13, 2004 extending the term of the lease to April 10, 2014 with an automatic renewal for an additional ten year term.

In 2012, the Corpus Christi Area Council for the Deaf approached the Parks & Recreation Department regarding the possibility of amending the current lease to allow for a 3,750 square foot expansion of the Center and the associated increase for parking spaces. The expanded lease area will include approximately .677 acres of the park. Mt. Vernon Park was identified in the 2012 Corpus Christi Parks and Recreation Master Plan as a park to be repurposed. The lease amendment is congruent with the department's efforts to create partnerships and/or identify alternate uses for the park.

ALTERNATIVES:

Do not approve the lease and negate plans to expand the Deaf and Hard of Hearing Center.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

City Council is required to approve all leases with terms of five years or more.

EMERGENCY / NON-EMERGENCY:

This item requires at least a 28 day delay between the first and second reading.

DEPARTMENTAL CLEARANCES:

Legal Department

FINANCIAL IMPACT:

Operating Revenue Capital XNot applicable

Fiscal Year: 2012-2013	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: There is no revenue associated with this item.

RECOMMENDATION:

Approve the amendment to the lease.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Lease Agreement
Survey of .677 acres of Mt. Vernon Park