



CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM

First Reading for the City Council Meeting of July 14, 2026
Second Reading for the City Council Meeting of August 11, 2026

DATE: June 30, 2026

TO: Peter Zaroni, City Manager

FROM: Jennifer Buxton, Interim Director, Planning and Economic Development
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361-826-3976

Ordinance Authorizing Lease Agreement with the Harbor Playhouse Company

CAPTION:

Ordinance authorizing a 10-year lease with two five-year mutual renewals, with the Harbor Playhouse Company, a Texas Nonprofit Corporation, for the Harbor Playhouse located at 1802 N. Chaparral St., in consideration of Harbor Playhouse Company advancing community theater through performances, educational programs, outreach activities, and cultural programming, and maintenance of the facilities; and providing for publication. (28-day delay required between readings)

SUMMARY:

This ordinance authorizes a 10-year lease, with two five-year mutual renewals, between the City of Corpus Christi and Harbor Playhouse Company (Harbor Playhouse) for the continued use and operation of the Harbor Playhouse facility. Harbor Playhouse is a longstanding nonprofit community theater that provides arts, educational, and cultural programming to residents and visitors. Approval of the lease will ensure the continued use of this historic City-owned facility as a community theater while preserving public access to cultural and performing arts opportunities.

BACKGROUND AND FINDINGS:

Harbor Playhouse is a historic community theater located in downtown Corpus Christi. Constructed in 1929 through the Earl C. Sams Foundation and donated to the City of Corpus Christi in 1974, the facility has served as a center for performing arts and community engagement for nearly a century.

Since acquiring the property, the City has leased the facility to Harbor Playhouse, a nonprofit organization dedicated to advancing community theater through performances, educational programs, outreach activities, and cultural programming. City Council approved an initial five-year lease agreement in 1976, followed by a long-term lease approved in 1982 and renewed in 1998 for an additional 20-year term. Following the expiration of that lease in 2018, Harbor Playhouse has continued operating under a week-to-week tenancy.

The proposed agreement is for a 10-year lease, with two five-year mutual options to continue the longstanding partnership with the City and Harbor Playhouse, ensuring operational continuity and long-term cultural arts benefits for the community. In lieu of monetary rent, the Harbor Playhouse provides public benefit through the advancement and appreciation of community theater, accomplished through educational programs, exhibits, performances, and ongoing community engagement

Tenant Responsibilities outlined in the lease:

- Insurance for Commercial General Liability, Auto Liability, Workers' Compensation, Liquor Liability, Host Liquor Liability, and Personal Property Coverage
- Maintenance of interior and exterior leased areas
- Payments of all utility costs associated with operations (gas, wastewater, stormwater, water, trash, and electricity)

City Responsibilities outlined in the lease:

- Property, Windstorm insurance and All Other Perils Coverage
- Ground maintenance for existing landscaping, exterior walkways, and driveways
- Capital improvements to the facility

The agreement preserves a historic City-owned asset while leveraging a longstanding nonprofit partnership to provide cultural services to the community and reduce the City's direct operational responsibilities.

ALTERNATIVES:

City Council can pursue alternative leasing arrangements.

FISCAL IMPACT:

The City will continue to maintain the grounds and pay for property and windstorm insurance as outlined in the lease agreement.

Funding Detail:

Fund: 1030
Organization/Activity: 12930
Department: 27
Project # (CIP Only):
Account: 550910
Amount: \$2,623.43

Fund: 5611
Organization/Activity: 40520
Department: 54
Project # (CIP Only):
Account: 537420
Amount: \$10,469.00

RECOMMENDATION:

Staff recommends approving the lease agreement with Harbor Playhouse.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Lease Agreement
Presentation