



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of May 18, 2021
Second Reading Ordinance for the City Council of May 25, 2021

DATE: May 3, 2021

TO: Peter Zaroni, City Manager

FROM: Sarah Munoz, Interim Director of Parks and Recreation
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Lease Agreement for North Bayfront Park Kiosk

CAPTION:

Ordinance authorizing a one-year lease beginning July 1, 2021 with Yolanda Ibarra dba Mangonadas by MLB for the North Bayfront Park Kiosk, located on North Shoreline Blvd, near the intersection with Resaca Street, with monthly rent of \$913.50, with options to extend for up to 2 additional two-year terms upon agreement of the parties.

SUMMARY:

Lease of the North Bayfront Park Kiosk to Yolanda Ibarra dba Mangonadas by MLB to enable lessee to utilize premises for the sale of fruit cups, smoothies, and other consumable products. The sale of alcohol is prohibited. The lessee shall not utilize premises for any other purposes without prior written approval.

BACKGROUND AND FINDINGS:

The North Bayfront Park was completed in early 2010 to include a kiosk that has open space available to rent. From April 2014 to August 2018, the City leased the North Bayfront Park Kiosk to the Corpus Christi Convention and Visitor's Bureau (CCCVB) for office space and retail sales. After this lease was terminated, the kiosk remained vacant with no potential prospects.

The rent for the proposed Lease Agreement with Yolanda Ibarra dba Mangonadas by MLB was determined through collaboration with the City's Property and Land Acquisition manager. Available comps to the subject property suggest the price would range between \$1.00-\$2.00 per square foot, per month. Due to City property not being subject to property taxes, the price was increased to a recommended \$2.25 per square foot, per month. The property includes sub-meters for utilities. The tenant will be responsible for individual payments for each service.

Mangonadas by MLB is a small business owned by Yolanda Ibarra and operated by her since July 2016. Her business has been operating out of a food truck and she has partnered with various festival organizers to sell goods. The Kiosk on Shoreline will provide her an opportunity to operate out of a store front location and provide a food and refreshment option to tourists and locals visiting Bay Fountain Park and the surrounding area.

The business operating hours are Monday through Saturday from 11:00 am to 9:00 pm.

ALTERNATIVES:

An alternative is to pursue a lease agreement with a different vendor. However, this would lead to the North Bayfront Park Kiosk remaining vacant. Additionally, this would result in less attractions for North Bayfront Park patrons.

FISCAL IMPACT:

Overall, \$10,962 would be generated in revenue for a one-year term lease agreement.

FUNDING DETAIL:

Fund:	4710	Visitor's Facility
Organization/Activity:	13710	Cultural Facility maintenance
Mission Element:	141	Maintaining Park and Recreation Facilities
Project # (CIP Only):	N/A	
Account:	311510	Heritage Park maint contract

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing a one-year lease beginning July 1, 2021 with Yolanda Ibarra dba Mangonadas by MLB for the North Bayfront Park Kiosk, located on North Shoreline Blvd, near the intersection with Resaca Street, with monthly rent of \$913.50, with options to extend for up to 2 additional two-year terms upon agreement of the parties.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Lease Agreement
Presentation