



AGENDA MEMORANDUM

First Reading for the City Council Meeting February 17, 2026

Action Item for the City Council Meeting February 24, 2026

DATE: February 17, 2026
TO: Peter Zaroni, City Manager
FROM: Jeff H. Edmonds, P. E.
Director of Engineering Services
jeffrey@corpuschristitx.gov
(361) 826-3851

Lease Agreement of City Owned Land with Sinister, LLC

CAPTION:

Ordinance authorizing a five-year lease with Sinister, LLC with monthly rent of \$300 for use of the city-owned property located at 1401 Leopard Street for a parking lot, located in Council District 1.

SUMMARY:

Sinister, LLC is requesting to renew their existing lease with the City for a term of five years, to be effective on January 1, 2026. The existing lease started on January 1, 2020, and expired December 31, 2025. The lease rate will be \$300.00 per month.

BACKGROUND AND FINDINGS:

Sinister, LLC is an automotive, offroad, and custom fabrication shop located at 1400 Leopard Street directly across from the subject property. Sinister, LLC previously leased this lot from January 2020 to December 2025 and is a holdover tenant until this lease is approved.

The lease rate was reviewed for an increase, but it was determined that there would be no increase to ensure the tenant would remain for another five years. The renewed lease will ensure the City continues to gain revenue and having the City lot occupied deters trespassing and other criminal activity. It also defers maintenance and upkeep from the City to Sinister, LLC.

ALTERNATIVES:

The alternative is to not lease the city-owned land to Sinister, LLC. However, this would be a loss of revenue to the City and the City would have the responsibility of maintenance and upkeep.

FISCAL IMPACT:

The City will gain \$3,600.00 annually for the five-year term of the lease.

Funding Detail:

Fund: 1020 – General Fund

Organization/Activity: 11020 – General Governmental Revenue

Department: 59 - Finance

Project # **(CIP Only)**: N/A

Account: 343400 – Property Rentals

RECOMMENDATION:

Staff recommends approval of ordinance authorizing a five-year lease with Sinister, LLC with monthly rent of \$300 for use of the city-owned property located at 1401 Leopard Street for a parking lot.

LIST OF SUPPORTING DOCUMENTS:

Lease Agreement

Ordinance