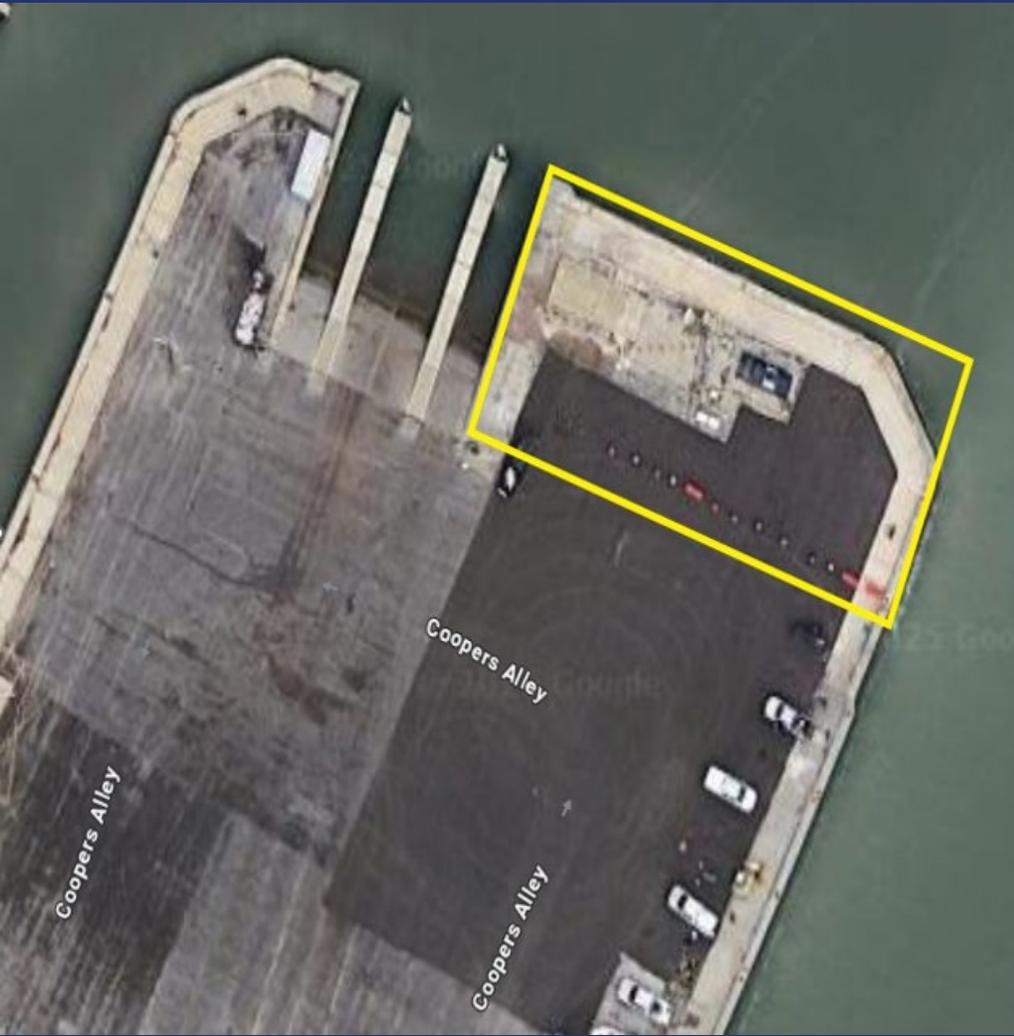




CITY OF CORPUS CHRISTI
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Lease Agreement for a Marina Fuel Station

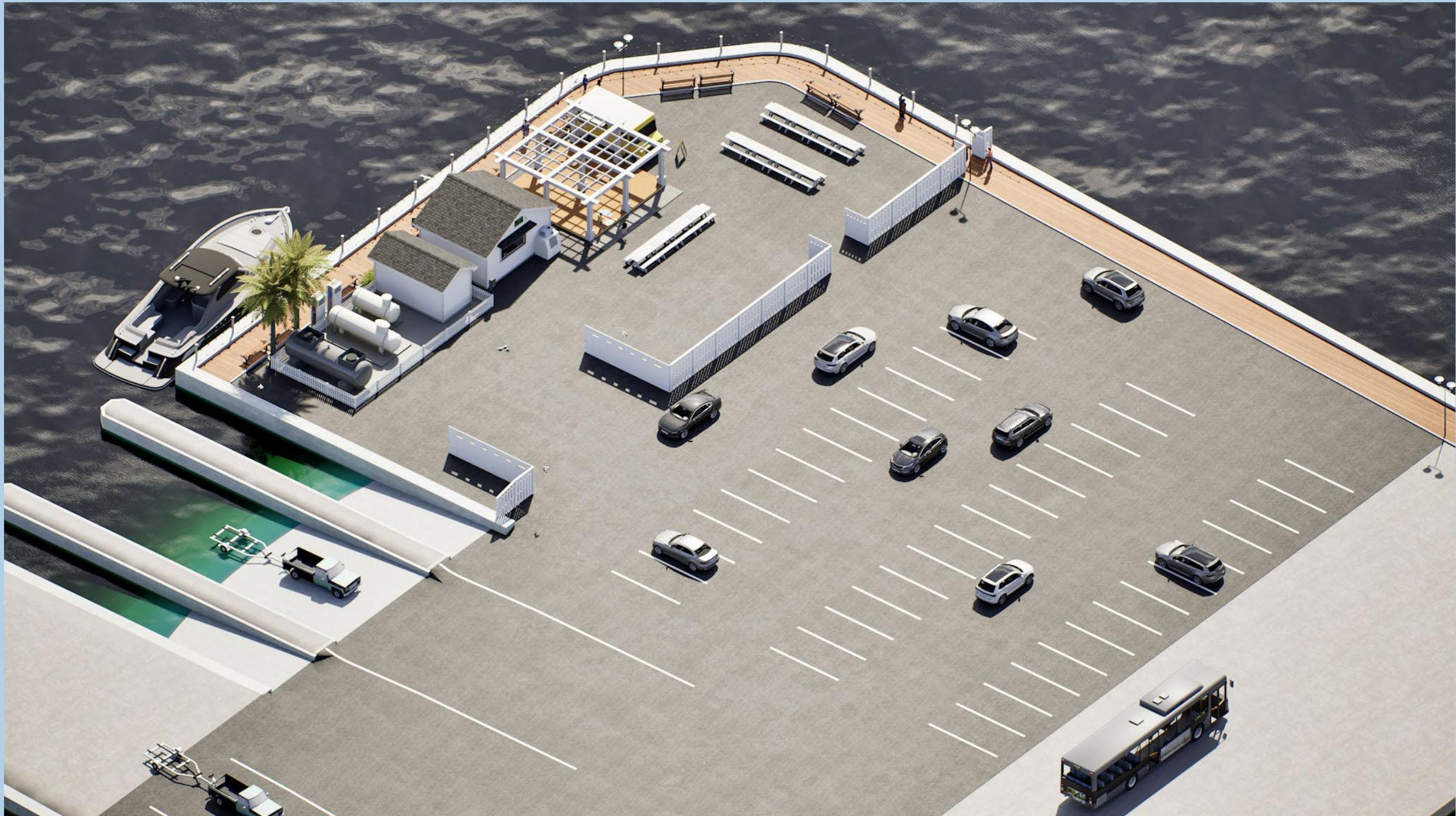
February 17, 2026



SUMMARY:

- This Ordinance approves a lease agreement with Big Johnson Fuel & Lubricants, LLC. for the use of a concrete pad & a section of the parking lot of the Cooper's Alley L-Head.
- This location will accommodate a marine fuel station & three Conex boxes to be used for office space, a small ships store & for spill response equipment.
- The Connex boxes will be retrofitted to create a professional & enjoyable space to complement tourism at the Marina.
- Additionally, the premises may be used for outside dining - food truck/bar to sell & serve food/alcoholic beverages, and the sale of souvenirs/other merchandise.









BACKGROUND:

- 2012 – A previous fuel station was installed under a lease agreement, but it was rendered inoperable after major damage from Hurricane Hannah in 2020.
- Since then, the Marina has been without a fuel station & has relied on fuel truck deliveries of every other Saturday at a cost of \$2,000/month.
- December 2023 - Request for Qualifications was issued for a fueling station but was closed in February 2024 with no submissions.
- Spring 2025 - Big Johnson Fuel & Lubricants approached the City with a proposal to provide a full-service fuel station.



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LEASE AGREEMENT:

- The Lease shall begin on April 1, 2026, with a five-year term & an option to renew for an additional two, five-year terms.
- The monthly base lease rate shall increase by 10% after the first, five-year term & increase 3% annually thereafter.
 - April 1, 2026, thru April 1, 2027, Lessee shall pay a base lease rate of \$500 per month.
 - April 1, 2027, thru April 1, 2031, Lessee shall pay a base lease rate of \$500 per month & \$0.05 per gallon of all fuel sold.
- Lessee must obtain all permits for the fuel station & install the fuel system & tanks within 60 days of the effective date.
- Lessee also must have an operational fuel station for all boaters to utilize within 90 days of the effective date.



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RECOMMENDATION:

- Staff recommend approval of the proposed five-year lease agreement with Big Johnson Fuel & Lubricants, LLC. to accommodate a fuel station at the Corpus Christi Marina.



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