



AGENDA MEMORANDUM

Action Item for the City Council Meeting December 7, 2021

DATE: December 7, 2021
TO: Peter Zanoni, City Manager
FROM: Mike Markle, Chief of Police
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361-886-2601

**Approval of Lease Agreement with 101 Shoreline Limited for Police/Municipal Court
Parking Lot**

CAPTION:

Motion authorizing the renewal of a two-year Parking Space Lease Agreement with three additional one-year lease options with 101 Shoreline Limited for 150 parking spaces located at 221 South Water Street to support both the Police Department and Municipal Court facilities and approving monthly lease payments of \$7,011.80 per month inclusive of the City's share of utilities, property taxes, mowing, and parking lot maintenance, with FY 2022 funding in the amount of \$84,141.60 through the General Fund.

SUMMARY:

The current five-year lease expired on November 16, 2021 and needs to be renewed. The City of Corpus Christi Police Department (CCPD) and Municipal Court facility do not have sufficient on-site parking to meet the needs of the public and City employees.

BACKGROUND AND FINDINGS:

The City purchased the vacated Central Power & Light Company (CP&L) building at 120 N. Chaparral on October 7, 1988 and converted it to the present Police Department and Municipal Court Facility. This building had a total of 140 on-site parking spaces. Per the City's Zoning Ordinance, 262 parking spaces were required for this size building in the B-5 zoning. The parking spaces were required either on-site or within 300 feet of the facility. CCPD has determined that their actual need to be greater than the 262 spaces.

The contract provides for 150 parking spaces which meet the 300-foot criteria, and they are located two blocks south of CCPD, as shown on the attached location map marked Exhibit A. The property is located at 221 South Water Street and is owned by 101 Shoreline Limited. The City has utilized and leased these 150 spaces since October 1990 under six consecutive five-year lease agreements. This parking location is well lighted and maintained and continues to provide the necessary parking for the general public to access Municipal Court. It also provides parking spaces for departmental employees and police vehicles that park off-site. The lease has been and will continue to be adjusted annually according to the Consumer Price Index. The current per month cost is \$6,914.99. The new agreement's lease payments will be in the amount of \$7,011.80 per month.

The City currently is working with the Downtown Management District & Reinvestment Zone to explore the feasibility of building a parking garage located downtown that will be available for use by CCPD, Texas A&M University Corpus Christi, the Corpus Christi Education Center, and the Nueces County Appraisal District.

ALTERNATIVES:

The alternative is not to renew the lease and not provide additional parking for the Police/Municipal Court building employees and public.

FISCAL IMPACT:

The fiscal impact for the Police Department in FY 2022 is \$84,141.60 provided for in the General Fund Police.

FUNDING DETAIL:

Fund:	1020	General Fund Police
Organization/Activity:	11870	Building Maintenance
Mission Element:	151	Respond to Law Enforcement Calls
Project # (CIP Only):	N/A	
Account:	530160	Rentals
Amount:	\$84,141.60	

RECOMMENDATION:

Staff recommends approval of the motion as presented.

LIST OF SUPPORTING DOCUMENTS:

Contract
Map of Location