



AGENDA MEMORANDUM

Action Item for the City Council Meeting April 9, 2024

DATE: April 9, 2024
TO: Peter Zanoni, City Manager
FROM: Mike Markle, Chief of Police
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361-886-2601

**Motion authorizing a lease agreement with Flint Hills Resources for Corpus Christi
Police Substation Space**

CAPTION:

Motion authorizing a lease agreement between Flint Hills Resources and the City of Corpus Christi with City payment to Flint Hills Resources from the current \$0.00 per year to \$60,000 per year, or \$5,000 per month for 3,413.93 square feet of space for the Corpus Christi Police Department Calallen Police substation, located at 1925 Tuloso Road, Council District 1.

SUMMARY:

This motion authorizes a lease agreement between the City and Flint Hills Resources (FHR) for the Corpus Christi Police Department's (CCPD) substation located at 1925 Tuloso Road, Corpus Christi, Texas.

BACKGROUND AND FINDINGS:

The City has held an agreement with FHR since 2008 that allows CCPD a right of entry, use, and access agreement to the property located at 1925 Tuloso Road. From 2008 until present, the agreement has been at no cost to the City; however, FHR has requested that the City begin paying to lease the property located at 1925 Tuloso Road for its continued use by CCPD. The lease payments will be in the amount of \$5,000.00 per month, or \$60,000.00 annually. This cost breaks down to \$1.46 per sqft. The proposed lease agreement will include approximately 40 parking spaces for CCPD personnel, which is no change from the previous agreement.

As part of the agreement since 2008, CCPD is responsible for providing janitorial services, routine (non-structural) maintenance, light bulb replacement, and trash service at the property. CCPD is also responsible for paying for internet and other communications-related utility services to the property. These will remain the responsibilities of CCPD as part of the proposed lease agreement. Like the previous agreements, FHR will provide utilities (water, electricity, etc.) and fire safety equipment and fire alarm systems.

The proposed lease agreement will replace the current agreement and be executed when City Council approval is received. The proposed agreement will extend through 2028. The City

anticipates that the new West Guth Police Substation will be completed by 2028.

ALTERNATIVES:

The alternative is not to approve the proposed lease agreement and to look for an alternative location for the police substation. However, the new West Guth Police Substation will be completed by 2028 and the proposed lease agreement will no longer be needed.

FISCAL IMPACT:

The FY 2024 fiscal impact will be an estimated \$25,000.00 funded through the State Law Enforcement Trust Fund.

Funding Detail:

Fund: 1074
Organization/Activity: 826000S State Law Enforcement Trust Fund
Department: Police
Project # (CIP Only): N/A
Account: 530160
Amount: \$25,000.00

RECOMMENDATION:

Staff recommends approval of the proposed lease agreement, as presented.

LIST OF SUPPORTING DOCUMENTS:

Lease Agreement