



AGENDA MEMORANDUM

First Reading for the City Council Meeting of January 28, 2014
Second Reading for the City Council Meeting of February 11, 2014

DATE: December 23, 2013
TO: Ronald L. Olson, City Manager
FROM: Michael Morris, Director
MichaelMo@cctexas.com
361-826-3460

Tejano Civil Rights Museum Lease of the Grande-Grossman House at Heritage Park

CAPTION:

Ordinance authorizing City Manager or designee to execute a 60 month lease agreement with LULAC Council #1 Foundation, doing business as the Tejano Civil Rights Museum, for Grande Grossman House, located at 1517 North Chaparral Street, in the City, Lessee agrees to pay the City, on a monthly basis, zero dollars per month for the first twelve months, \$200 per month beginning the thirteenth month until the end of the twenty-fourth month, \$400 per month beginning the twenty-fifth month until the end of the thirty-sixth month, \$600 per month beginning the thirty-seventh month until the end of the forty-eighth month and \$800 per month beginning the forty-ninth month until the end of the five year period.

PURPOSE:

Lease the Grande-Grossman House at Heritage Park to the LULAC Council #1 Foundation for the purpose of creating the Tejano Civil Rights Museum. The Tejano Civil Rights Museum shall take on educational and cultural activities in order to preserve, share and celebrate the Tejano history and culture of South Texas.

BACKGROUND AND FINDINGS:

The LULAC Council #1 Foundation has reached an agreement (attachment) with Texas A&M – Kingsville College of Arts and Sciences to offer exhibits, documentary films, public lectures and workshops on Tejano history and culture. The Grande-Grossman House at Heritage Park will serve as the venue for this purpose and will be the Tejano Civil Rights Museum. The house will be lease to LULAC Council #1 Foundation at a price on a sliding scale in order to allow the Museum to become established and prosper. The five-year lease agreement provides for free rent the first year, \$200 per month the second year, \$400 per month the third year, \$600 per month the fourth year and \$800 the final year. Rent would remain at least \$800 any subsequent agreements past this first five-year agreement.

ALTERNATIVES:

Do not approve

OTHER CONSIDERATIONS:

Not applicable.

CONFORMITY TO CITY POLICY:

City Council must approve all lease agreements.

EMERGENCY / NON-EMERGENCY:

Non-emergency.

DEPARTMENTAL CLEARANCES:

Legal, Parks and Recreation

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				0
Encumbered / Expended Amount				0
This item				0
BALANCE				0

Fund(s):

Comments: Lease payments begin in 13th month of lease, January 2015.

RECOMMENDATION:

Staff recommends that the Council approve the ordinance.

LIST OF SUPPORTING DOCUMENTS:

- Ordinance
- Lease Agreement
- Memorandum of Agreement TAMU-Kingsville and LULAC Council #1 Foundation