



AGENDA MEMORANDUM

Future Item City Council Meeting of 1/20/2014
Action Item for the City Council Meeting of 1/27/2014

DATE: December 12, 2014
TO: Ronald L. Olson, City Manager
FROM: Kimberly Jozwiak
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Lease Extension Amendment
for 615 Leopard, Suite 113A
City Detention Center

CAPTION:

Motion to authorize City Manager, or designee, to execute a Lease Expansion Amendment which applies to the original Lease Agreement dated April 13, 2004, between Landlord, Wilson Plaza Associates LP., and Tenant, The City of Corpus Christi for suite number 113-A, located at 615 Leopard Street.

PURPOSE:

The Municipal Court Administration currently utilizes the leased suite for the operation of the City Detention and Magistration Center. It is necessary to increase the suite by approximately 793 additional net rentable square feet, which shall be added to the approximately 4,710 net rentable square feet, for a total of 5,503 net rentable square feet. The expanded area allows for the creation of a safety vestibule for the Police Department, which Council approved last year. The current monthly lease payment is \$6,175.49 for approximately 4,710 rentable square feet. The monthly lease payment will increase to \$7,006.85 for a total of 5,503 net rentable square feet. This is an annual total sum of \$91,089.05, payable in monthly installments, in advance.

BACKGROUND AND FINDINGS:

In April, 2004, City Council approved a 7 year lease agreement for the City Detention and Magistration Center at the Wilson Plaza Building. Said lease agreement commenced on September 1, 2004, and ended August 31, 2011. In November, 2011, City Council approved a 2-year lease agreement extension for the City Detention and Magistration Center. Said lease agreement extension commenced on December 1, 2011, and expires on November 30, 2015, at which time both the existing lease agreement and this lease expansion addendum may be incorporated as one.

ALTERNATIVES:

Not applicable.

OTHER CONSIDERATIONS:

Not applicable.

CONFORMITY TO CITY POLICY:

City Council must authorize the City Manager to execute a contract or agreement that exceeds \$50,000.

EMERGENCY / NON-EMERGENCY:

Non-emergency.

DEPARTMENTAL CLEARANCES:

Legal, Finance

FINANCIAL IMPACT:

X Operating Revenue Capital Not applicable

Fiscal Year: 2014-2015	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget		91,089.05		91,089.05
Encumbered / Expended Amount		91,089.05		91,089.05
This item				
BALANCE		-0-		-0-

Fund(s):

Comments:

RECOMMENDATION:

Staff recommends the City Council approve the proposed motion.

LIST OF SUPPORTING DOCUMENTS:

Lease Expansion Amendment with attachments