



Tailwind CRP, LLC Lease Agreement

City Council
September 19, 2023



Lease Agreement

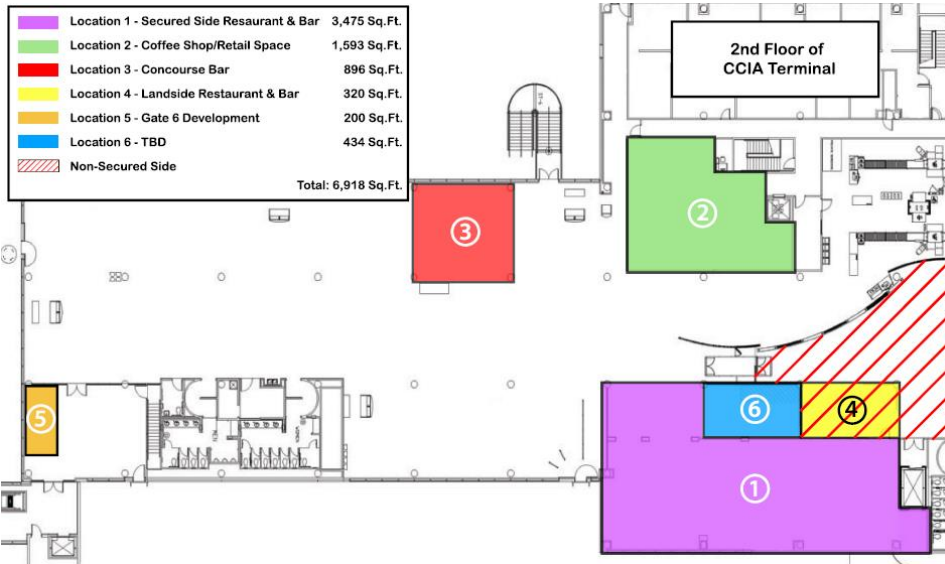


- Staff is requesting the City Council to authorize a ten-year lease agreement with an option of a one (1) additional six (6) year term for renewal with Tailwind CRP for approximately 6,918 square feet of concession space at the Corpus Christi International Airport (CCIA).
- Tailwind CRP's will pay rent based on a percentage of their monthly gross revenue.

Percentage of Monthly Gross Sales Due	
First \$100,000	20%
\$100,001 - \$200,000	12%
\$200,001 - \$300,000	10%
\$300,001 +	7%



Proposed Lease Agreement





Tailwind CRP, LLC



- Tailwind CRP will lease the second floor of the terminal in both the secured and non-secured areas.
 - They will invest approximately \$1.6 million dollars over the first 18 months of their new lease.
 - They will partner with local companies to bring a local flair to the airport.
 - Tailwind will also provide new amenities currently not available for airport customers.
 - Tailwind has been a valuable tenant, especially during the pandemic where they remained open when other concessionaires closed their doors.
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Recommendation



- City Staff recommends approval of the ten-year lease agreement.
- The Airport Board recommended approval of the lease agreement at their regular scheduled meeting that took place on July 26, 2023.

