



space

AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting of October 13, 2015
Second Reading Ordinance for the City Council Meeting of October 20, 2015

DATE: September 19, 2015
TO: Ronald L. Olson, City Manager
FROM: Alyssa M. Barrera, Business Liaison
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Lease Agreement with Results Company for Mann Parking Lot

CAPTION:

Ordinance authorizing the City Manager or designee to execute a lease with the Results Companies for portion of City parking lot located at Mann Street and Mesquite Street for a term of three years, with a two year renewal option.

PURPOSE:

The purpose of this item is to approve a three-year lease with the Results Company ("Results Co.") for 85 parking spaces in the City-owned parking lot at Mann and Mesquite Street ("Mann Parking Lot"), to accommodate 150 new jobs over the term of the lease.

BACKGROUND AND FINDINGS:

Results Co. is a call center that employs over 350 people and offices in the Bay View Tower at 400 Mann Street. Due to the square foot of office space needed for each production seat, this type of operation creates more parking needs than other types of office users. While the Bay View Tower is 67% occupied, the adjacent structured parking garage is 92% occupied; leaving Results Co. employees to overflow into other locations.

Broken parking meters in the Mann Parking Lot enabled Results Co. employees to utilize the site for free. However, once those meters were repaired, Parking Control resumed enforcing the rate of \$4 per space, per day. With the new parking rate, the City collects \$300 a month for 120+ spaces on the lot. Across I-37 is another City-owned lot that is unmetered, so rather than paying the \$4 rate, employees resort to parking across I-37, and crossing on foot creating a dangerous situation for pedestrians and the extended hours of operations.

Results approached the Corpus Christi Regional Economic Development Corporation and the Corpus Christi Downtown Management District regarding this parking issue. The lease at Bay View Tower was nearing expiration and they were considering adding 150 positions, but the parking challenge was causing them to consider leaving downtown for a location with abundant parking supply.

Staff worked with Results over several months to develop a satisfactory arrangement to keep them as an occupant downtown. Under this agreement, Results Co. will lease 85 spaces in the

lot from the City, in exchange for creating 150 new jobs, designating the spaces and maintaining the lot. Additionally, Results Co. will pay \$2,000 per year, which will go into the Parking Improvement Fund. Since the Mann Parking Lot currently produces \$300 a month in revenue, the City will maintain 36 spaces at its regular rate.

About the Property

This lot was constructed around 1957, after the City and the State entered into an agreement for construction of parking facilities in the freeway right-of-way. In 1998, the property was given to the City by the State.

ALTERNATIVES:

Staff explored multiple concepts to accommodate this request, including a yearly permit hangtag system. However, due to the hours of operation and transitory nature of the employees, it was impractical to manage.

OTHER CONSIDERATIONS:

This item received a motion of support by the Parking Advisory Committee on October 5, 2015.

CONFORMITY TO CITY POLICY:

N/A

EMERGENCY / NON-EMERGENCY:

Non-Emergency Item

DEPARTMENTAL CLEARANCES:

Parking Control (Police), Facility Maintenance

FINANCIAL IMPACT:

☐ Operating X Revenue ☐ Capital ☐ Not applicable

Fiscal Year: 2015-2016	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item		\$2,000	\$4,000	\$6,000
BALANCE				

Fund(s): Parking Improvement Fund

Comments: This item will add \$2,000 per year to the Parking Improvement Fund.

RECOMMENDATION:

Staff recommends approval of the lease.

LIST OF SUPPORTING DOCUMENTS:

Ordinance – Mann Parking Lot Lease
Agreement- Mann Parking Lot Lease