



## **AGENDA MEMORANDUM**

First Reading Ordinance for the City Council Meeting of June 21, 2016  
Second Reading Ordinance for the City Council Meeting of July 12, 2016

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**DATE:** June 6, 2016

**TO:** Margie C. Rose, Acting City Manager

**FROM:** Alyssa M. Barrera, Business Liaison  
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Amendment to Lease Agreement with Results Company for Mann Parking Lot
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### **CAPTION:**

Ordinance authorizing the City Manager or designee to execute an amendment to the lease agreement with the Results Companies for the City parking lot located at Mann Street and Mesquite Street to allow the lease of the entire City parking lot.

### **PURPOSE:**

The purpose of this item is to amend the three-year lease with the Results Company ("Results Co.") to increase the number of parking spaces in the City-owned parking lot at Mann and Mesquite Street ("Mann Parking Lot").

### **BACKGROUND AND FINDINGS:**

In September 2015, the City Council approved a lease agreement with Results Co. for 85 parking spaces at the Mann Parking Lot in order to accommodate the parking needs of the employees and addition of new jobs at the current location. Results Co. is a call center that employs over 400 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.

The September 2015 agreement enabled the company to stay at its downtown location. Results Co. committed to maintain the lot, pay \$2,000 per year for 85 spaces and create 150 new jobs over the term of the lease (50 per year).

Recently, a new client of Results Co. selected Corpus Christi over alternative sites, expanding their operations by 75 positions beyond what had been anticipated for the year. Results approached the City to ask if we would be willing to amend our 2015 Agreement to include the remainder of spaces in the lot. Our original Agreement excluded enough parking spaces for the City to maintain its \$300 per month revenue from the lot. Results agreed to pay an additional \$3,600 per year for an additional 36 spaces.

### **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:**

The Project and Financing Plan for Tax Increment Reinvestment Zone #3 includes a parking management study to further analyze and coordinate parking supply, demand and access in the Reinvestment Zone.

The Corpus Christi Regional Economic Development Corporation and Corpus Christi Downtown Management District were involved in the discussions on Results Co.'s possible relocation. Both groups supported a parking solution that enabled them to stay at the downtown location.

**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

<b>Fiscal Year: 2015-2016</b>	<b>Project to Date Expenditures (CIP only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Line Item Budget		\$2,000	\$4,000	\$6,000
Encumbered / Expended Amount				
This item		\$ 900	\$7,200	\$8,100
BALANCE		\$2,900	\$11,200	\$14,100

Fund(s): Parking Improvement Fund

**Comments:** This item will add \$3,600 per year to the Parking Improvement Fund.

**RECOMMENDATION:**

Staff recommends approval of the lease.

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance – Amendment to Mann Parking Lot Lease

Agreement- Amendment to Mann Parking Lot Lease