



AGENDA MEMORANDUM

First Reading Ordinance for the City Council Meeting November 10, 2020
Second Reading Ordinance for the City Council Meeting November 17, 2020

DATE: October 30, 2020

TO: Peter Zaroni, City Manager

FROM: Charles Mendoza, Deputy Director of Asset Management
CharlesM2@cctexas.com
(361) 826-1941

City of Corpus Christi and Sinister Off Road Approval of Lease Agreement.
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CAPTION:

Ordinance authorizing a one year lease with Sinister, LLC with monthly rent of \$100 including an option to extend for four additional one year terms with monthly rent of \$300 for use of the city owned property located at 1401 Leopard Street for a parking lot.

SUMMARY:

The purpose of this item is to enter into an agreement with Sinister Off Road, LLC for use of a parking lot on 1401 Leopard Street in an amount of \$100 per month. This vacant parking lot will provide an opportunity for the City to gain revenue in addition to maintenance of the lot.

BACKGROUND AND FINDINGS:

Sinister Off Road is an automotive, offroad, and custom fabrication shop located on 1400 Leopard Street. With the current construction on Leopard Street, employees from this shop have had to park on the street. This lease refers to a City parking lot that has not been in use and is across the street on 1401 Leopard Street. This parking lot will assist the owner by providing a designated area for his employees' vehicles instead of on the street. In return, the City will gain revenue and maintenance on a parking lot that has been vacant.

The key points of the lease are:

- One (1) year term with (4) additional one year periods (option periods).
- \$100 per month rent, on or before the first (1st) day of each month; Rent shall increase to \$300 if any additional exercised option period years.
- Be solely responsible for the costs of surface maintenance, repairs, mowing and grounds maintenance, and all utilities.

- The premise will serve as a parking lot only, and for no other purpose.
- May not assign this lease or sublet without consent of the City.
- Shall not make alterations, additions, or structural changes without prior written consent and approval of the City.
- Responsible for the towing of unauthorized vehicles on leased property.

ALTERNATIVES:

An alternative would be to not lease the parking lot to Sinister Off Road. However, this will provide an opportunity for the City to gain revenue in addition to maintenance on a parking lot that has been vacant.

FISCAL IMPACT:

A total of \$1,200 will be the annual amount of rent for this agreement in the first year.

FUNDING DETAIL:

Fund: 1020

Organization/Activity:

Mission Element:

Project # **(CIP Only):**

Account: 343400

Cost: \$1,200

RECOMMENDATION:

Staff recommends approval of ordinance authorizing a one year lease with Sinister, LLC with monthly rent of \$100 including an option to extend for four additional one year terms with monthly rent of \$300 for use of the city owned property located at 1401 Leopard Street for a parking lot.

LIST OF SUPPORTING DOCUMENTS:

Lease agreement

Ordinance