

**THIS IS A PROPOSED DRAFT AND WILL BE REPLACED BY THE FINAL, SIGNED ORDINANCE OR RESOLUTION ADOPTED BY THE CITY COUNCIL.**

**ORDINANCE**

**APPROVING A LEASE AGREEMENT WITH GPIF WSAN RIVERWALK HOTEL LLC. D/B/A THE WESTIN RIVERWALK, SAN ANTONIO FOR THE USE OF 1,173.59 SQUARE FEET OF RIVER WALK PATIO SPACE FOR FOOD AND BEVERAGE SERVICE. REVENUE GENERATED FROM THIS LEASE AGREEMENT WILL BE DEPOSITED INTO THE RIVER WALK CAPITAL IMPROVEMENT FUND.**

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**WHEREAS**, Ordinance 87002 authorized a lease agreement with the Westin Riverwalk for use of 1,173.59 square feet of River Walk patio space effective March 1, 2000 through February 28, 2005; and

**WHEREAS**, the agreement included three, five-year renewal options, the last of which expired on February 28, 2020; and

**WHEREAS**, since this period, the Westin Riverwalk has been a month-to-month lessee; and

**WHEREAS**, this ordinance will authorize a new five-year lease agreement with the Westin Riverwalk effective February 5, 2021 through February 4, 2026; and

**WHEREAS**, due to the adverse economic impact the COVID-19 pandemic has had on the City's visitor industry, the lease rates for year one and two of the lease agreement will remain flat at \$1.91 per square foot per month; and

**WHEREAS**, lease rates for remaining years will increase by 1.5% annually; and

**WHEREAS**, lastly, the lease agreement provides for one, five-year renewal option; and

**WHEREAS**, approval of this ordinance is consistent with the City's policy of leasing River Walk patio space to adjacent businesses for outdoor dining alongside the San Antonio River;  
**NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or designee, or the Director of the Center City Development and Operations Department or designee, is authorized to execute the five-year lease agreement with GPIF WSAN Riverwalk Hotel LLC. d/b/a The Westin Riverwalk for the use of 1,173.59

square feet of River Walk patio space for food and beverage service. A copy of the lease agreement, in substantially final form, is attached hereto and incorporated herein for all purposes as **Attachment I**.

**SECTION 2. NO FINANCIAL LANGUAGE.**

**SECTION 2.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

**SECTION 3.** This Ordinance is effective immediately upon the receipt of eight affirmative votes; otherwise, it is effective ten days after passage.

**PASSED AND APPROVED** this \_\_\_\_\_th day of \_\_\_\_\_, 2021.

**M A Y O R**  
Ron Nirenberg

**ATTEST:**

**APPROVED AS TO FORM:**

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Tina J. Flores, City Clerk

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Andrew Segovia, City Attorney