



City of San Antonio

Legislation Details (With Text)

File #: 14-234
Type: Real Property Lease
In control: City Council A Session

On agenda: 2/20/2014

Title: An Ordinance authorizing a five year Renewal of the River Walk Patio Lease Agreement between the City of San Antonio and Rio Rio Cantina Corporation, d/b/a Rio Rio Cantina for use of 171.46 square feet of patio space along the River Walk. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development Office]

Sponsors:

Indexes: River Walk Lease

Code sections:

Attachments: 1. Rio Rio Partially Signed Renewal Feb 2014, 2. Rio Rio Signed Contracts Disclosure Form, 3. Draft Ordinance, 4. Ordinance 2014-02-20-0101

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

DEPARTMENT: Center City Development Office

DEPARTMENT HEAD: Lori Houston

COUNCIL DISTRICTS IMPACTED: 1

SUBJECT:

Renewal of River Walk Patio Lease Agreement with Rio Rio Cantina Corporation, d/b/a Rio Rio Cantina

SUMMARY:

This ordinance authorizes a five (5) year Renewal of the River Walk Patio Lease Agreement (Agreement) between the City of San Antonio and Rio Rio Cantina Corporation, d/b/a Rio Rio Cantina for use of 171.46 square feet of patio space along the River Walk.

BACKGROUND INFORMATION:

Ordinance #2009-11-19-0938 authorized a five-year Agreement with Rio Rio Cantina that will expire February 28, 2014. This ordinance will authorize renewal of the Agreement for continued use of 171.46 square feet of outdoor patio space along the River Walk. The renewal term will commence March 1, 2014 and end February 28, 2019. Rio Rio Cantina will pay a rate of \$2.63 per square foot per month the first year of the renewal term,

with the rate increasing 3.00% annually thereafter. No other terms of the Agreement will be modified through authorization of this Renewal.

ISSUE:

Approval of this ordinance is consistent with the City’s policy of leasing City-owned property and supporting economic development in the downtown area.

ALTERNATIVES:

The City may elect not to renew the Agreement, which would result in Rio Rio Cantina’s tenancy becoming month-to-month or terminating.

FISCAL IMPACT:

This ordinance authorizes a five (5) year Renewal of the River Walk Patio Lease Agreement (Agreement) between the City of San Antonio and Rio Rio Cantina Corporation, d/b/a Rio Rio Cantina for use of 171.46 square feet of patio space along the River Walk. Rio Rio Cantina will pay an initial rate of \$2.63 per square foot per month beginning on March 1, 2014. This rental rate will increase by 3.00% annually. The total amounts to be paid under the terms of this Renewal are as follows:

Period	Rate	Square Feet	Monthly	Annual
3/1/2014	\$ 2.63	171.46	\$450.94	\$5,411.28
3/1/2015	\$ 2.71	171.46	\$464.66	\$5,575.92
3/1/2016	\$ 2.79	171.46	\$478.37	\$5,740.44
3/1/2017	\$ 2.87	171.46	\$492.09	\$5,905.08
3/1/2018	\$ 2.96	171.46	\$507.52	\$6,090.24
Total				\$28,722.96

Funds collected will be deposited into the River Walk Capital Improvements Fund.

RECOMMENDATION:

Staff recommends approval of this five (5) year Renewal of the River Walk Patio Lease Agreement between the City of San Antonio and Rio Rio Cantina Corporation, d/b/a Rio Rio Cantina for use of 171.46 square feet of patio space along the River Walk.