



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-3478

**Type:** Real Property Lease

**In control:** City Council A Session

**On agenda:** 6/18/2015

**Title:** An Ordinance authorizing a consent agreement with H.E. San Antonio I, LLC (Hyatt Regency) to allow sublease of sidewalk space in Hyatt atrium. [Carlos Contreras, Assistant City Manager; Lori Houston, Director, Center City Development and Operations]

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Disclosure Form, May 2015, 2. Hyatt Atrium, Consent to Kiosk Lease, signed by Hyatt only, May 2015, 3. Hyatt Atrium, Consent to First Amendment to Sublease Agreement, signed by Hyatt only, May 2015, 4. Draft Ordinance, 5. Ordinance 2015-06-18-0556

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council A Session	adopted	Pass

**DEPARTMENT:** Center City Development and Operations

**DEPARTMENT HEAD:** Lori Houston

**COUNCIL DISTRICTS IMPACTED:** 1

### SUBJECT:

Consent Agreements with Hyatt Regency for Use of Atrium Sidewalk

### SUMMARY:

This ordinance authorizes consent agreements with H.E. San Antonio I, LLC (Hyatt Regency) to sublease atrium sidewalk spaces for a kiosk to market Hyatt Residence Club resorts and for a seating area in support of an ice cream shop.

### BACKGROUND INFORMATION:

In 1990, City Council approved a 45 year lease agreement with H.E. San Antonio I, LLC for use of City property upon which the Hyatt Regency atrium was built. The lease agreement was amended in 1997, 2007,

and 2011 to clarify property lines, capital improvements, and payment obligations. The agreement allows the Hyatt to sublease atrium sidewalk space, provided City Council consents and the subleases do not interfere with pedestrians' use of the walkway.

The Hyatt has requested the City's consent to amend and extend for five years an existing sublease with Ice Cream and Chocolates that would allow placement of tables and chairs adjacent to the ice cream shop's entrance in the atrium. The Hyatt has also requested the City's consent to enter a one year sublease with HTS San Antonio to market Hyatt Residence Club resorts from a kiosk in the atrium.

#### **ISSUE:**

The Hyatt Regency must receive City Council consent to enter and extend subleases for use of the sidewalk within the Hyatt atrium.

#### **ALTERNATIVES:**

The City may elect not to consent to one or both of the Hyatt's proposed subleases for atrium sidewalk space.

#### **FISCAL IMPACT:**

Approval of the proposed consent agreements for the Hyatt atrium will not have a fiscal impact on the City of San Antonio.

#### **RECOMMENDATION:**

Staff recommends approval of the proposed consent agreements, authorizing H.E. San Antonio I, LLC (Hyatt Regency) to sublease atrium sidewalk space for a kiosk to market Hyatt Residence Club resorts and for a seating area in support of an ice cream shop.