



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 21

Agenda Date: June 6, 2024

In Control: City Council A Session

DEPARTMENT: Center City Development & Operations

DEPARTMENT HEAD: John Jacks

COUNCIL DISTRICTS IMPACTED: District 1

SUBJECT:

Amendment #2 to the River Walk Lease Agreement with Cajun Riverport, Inc, d/b/a Boudro's Restaurant.

SUMMARY:

This ordinance authorizes the second amendment to the River Walk Lease Agreement with Cajun Riverport, Inc. d/b/a Boudro's Restaurant to expand the leased premises to include an additional 171 square feet of River Walk patio space.

BACKGROUND INFORMATION:

In January, the restaurant Rio Rio ceased operations and their former restaurant space became available for lease. Boudro's occupies an adjacent space in the same building and negotiated a lease with the building owner to backfill the former Rio Rio space, expanding the size of their restaurant. Staff then executed a temporary use agreement with Boudro's to allow them to occupy the river walk patio area formerly used by Rio Rio, pending Council consideration of this River Walk lease agreement. That temporary use agreement was effective as of March 1, 2024.

This Amendment #2 expands Boudro's current leased premises by an additional 171 square feet,

for a total area of 356 square feet of River Walk patio space. The 171 sq. ft. is the same footprint previously occupied by Rio Rio's patio area. The term of Boudro's River Walk Lease Agreement remains unchanged, as Council renewed their lease for an additional 5-year term in November 2023.

ISSUE:

This lease amendment supports Boudro's expansion. Approval of this ordinance is consistent with the City's policy of leasing River Walk space to adjacent businesses for outdoor dining and beverages alongside the San Antonio River.

ALTERNATIVES:

The City may elect not to approve the Amendment #2 to the Lease Agreement, which would prevent the use of the River Walk patio space by Boudro's.

FISCAL IMPACT:

This ordinance authorizes the second amendment to the River Walk Lease Agreement between Cajun Riverport, Inc. d/b/a Boudro's Restaurant and the City of San Antonio to expand the current leased premises by an additional 171 square feet, for a total area of 356 square feet of River Walk patio space. As a result of this amendment, additional revenue of \$35,500 over the current term of five years will be received by the City and deposited to the Riverwalk Capital Improvement Fund.

| Year | Term | Current Revenue | | Additional 171 sf. | | Total Revenue | |
|------|-----------------------|-----------------|---------------|--------------------|---------------|----------------|---------------|
| | | Monthly Amount | Annual Amount | Monthly Amount | Annual Amount | Monthly Amount | Annual Amount |
| 1 | 3/1/2024 – 12/31/2024 | \$ 620.07 | \$ 6,200.71 | \$ 575.28 | \$ 5,752.79 | \$ 1,195.35 | \$ 11,953.50 |
| 2 | 1/1/2025 – 12/31/2025 | \$ 638.67 | \$ 7,664.07 | \$ 592.54 | \$ 7,110.45 | \$ 1,231.21 | \$ 14,774.52 |
| 3 | 1/1/2026 - 12/31/2026 | \$ 657.83 | \$ 7,894.02 | \$ 610.32 | \$ 7,323.78 | \$ 1,268.15 | \$ 15,217.80 |
| 4 | 1/1/2027 - 12/31/2027 | \$ 677.57 | \$ 8,130.81 | \$ 628.62 | \$ 7,543.47 | \$ 1,306.19 | \$ 15,674.28 |
| 5 | 1/1/2028 - 12/31/2028 | \$697.90 | \$ 8,374.76 | \$ 647.48 | \$ 7,769.80 | \$ 1,345.38 | \$ 16,144.56 |

RECOMMENDATION:

Staff recommends approval of this second Amendment to the River Walk Lease Agreement with Boudro's.