



# CENTER CITY DEVELOPMENT & OPERATIONS

City Council Agenda #21

**Expansion of Boudro's River Walk Patio Lease**

John Jacks, Director  
June 6, 2024



# Background

- Restaurant & River Walk patio space previously occupied by Rio Rio became available in February 2024.
- Approximately 171 sqft. along the River Walk for outdoor dining and beverage service to be added to Boudro's existing lease.
- Current term expires on December 31, 2028.
- City staff has executed an administrative temporary use agreement to allow Boudro's access to the space since March.

# Amendment #2 Terms

- This amendment is effective March 1, 2024.
- Expands the current leased premises by an additional 171 sqft.
- Total leased area of 356 sqft. of River Walk patio space.





# Rent Schedule

- Rent schedule will be the following.

<b>Year</b>	<b>Current Revenue</b>	<b>Additional 171 sqft.</b>	<b>Annual Total Revenue</b>
<b>1</b>	\$ 6,201	\$ 5,753	\$ 11,954
<b>2</b>	\$ 7,664	\$ 7,110	\$ 14,775
<b>3</b>	\$ 7,894	\$ 7,324	\$ 15,218
<b>4</b>	\$ 8,131	\$ 7,543	\$ 15,674
<b>5</b>	\$ 8,375	\$ 7,770	\$ 16,145
<b>Total</b>	<b>\$ 38,264</b>	<b>\$ 35,500</b>	<b>\$ 73,765</b>



# Recommendation

- Staff recommends approval of the Amendment #2 to the River Walk Lease Agreement with Boudro's Restaurant.



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May 16, 2024