



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.

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



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